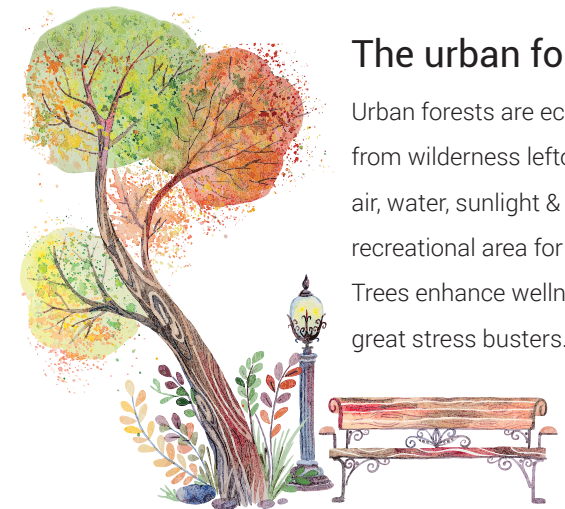




Uravan
THE URBAN FOREST



Disclaimer : This document is not a legal offering. It only describes the intent & concept of Urvan. All the areas / dimensions / layout / elevations / pictures etc. are only indicative and are not as per scale. All the details are subject to change, alteration and modification as per the developer's discretion.



The urban forest

Urban forests are ecosystem inherited from wilderness leftovers. They filter air, water, sunlight & provide shelter & recreational area for urban dwellers. Trees enhance wellness and are also great stress busters.





People create a city outside a forest. We' re creating a forest inside a city.

Artist's impression | Disclaimer - The external color scheme shown in perspective view are tentative, the same may vary and will be done as per the advise of the Project Architect



Lifestyle homes in nature's lap. At Nagerbazar, Dum Dum.

3.1 acres | 4 Hi-rise towers | B1+B2+G+13 Storeyed | 2/3/4 BHK | 363 AC apartments*

2 natural ponds | Landscaped garden | Clubhouse | Ample parking

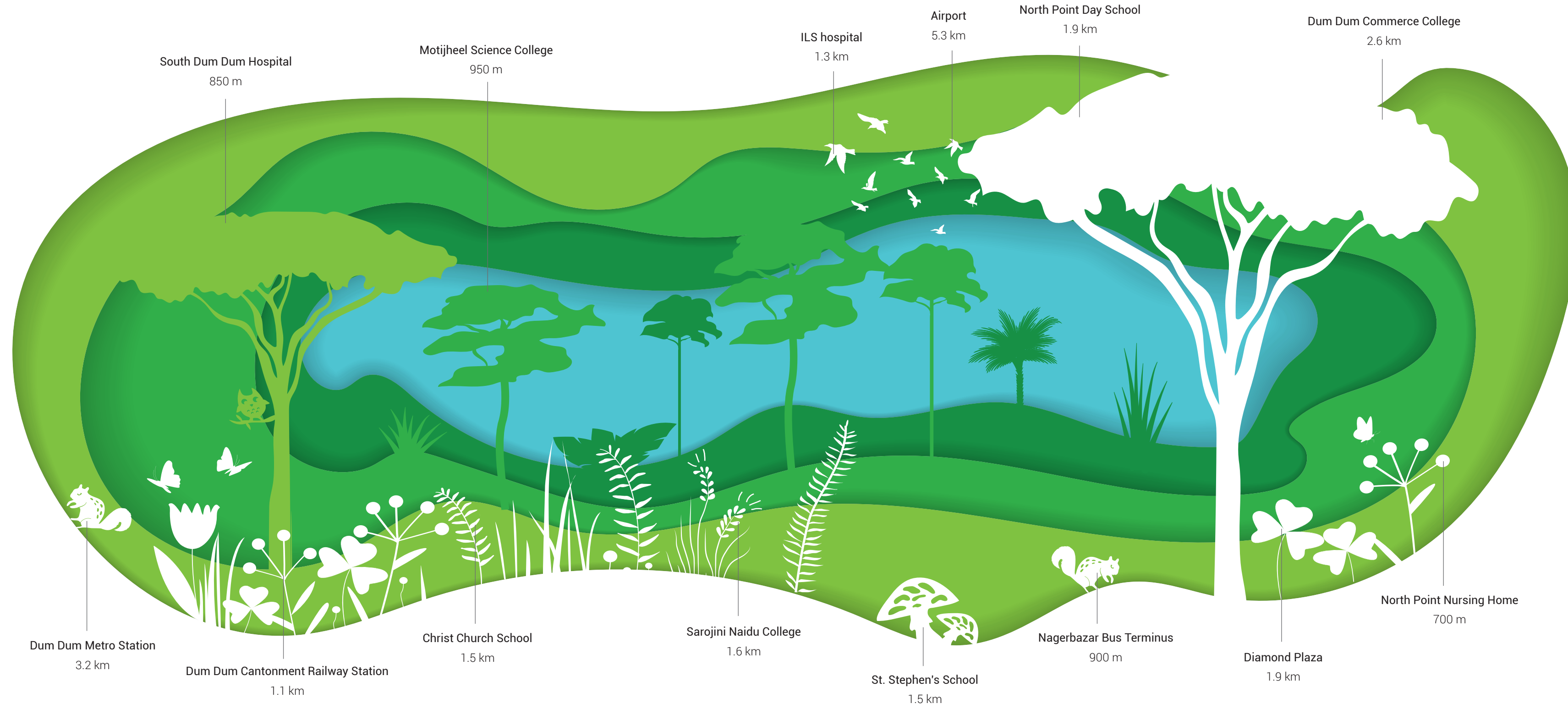


Disclaimer : The external colour scheme shown in perspective view are tentative, the same may vary and will be done as per the advice of Project Architect.

*Disclaimer : Split AC in living/dining/bedrooms only.

Urवन
THE URBAN FOREST

Important landmarks



LEGENDS

GROUND LEVEL OUTDOOR AMENITIES

- | | |
|-----------------------------|-----------------------------|
| 1 MULTIPURPOSE SPORTS COURT | 13 PARTY DECK |
| 2 OUTDOOR FITNESS STATION | 14 VIEWING DECK |
| 3 PRACTICE CRICKET PITCH | 15 NATURAL WATERBODY |
| 4 JOGGING TRACK | 16 SENSORY WALKWAY |
| 5 AROMA GARDEN | 17 SENIOR CITIZEN ADDA ZONE |
| 6 MULTI-LEVEL CAR PARKING | 18 FISHING DECK |
| 7 LANDSCAPED GARDEN | 19 COMMERCIAL PLAZA |
| 8 BBQ ZONE | 20 MEDITATION DECK |
| 9 PARTY LAWN | 21 SITTING AREA |
| 10 KIDS' PLAY AREA | 22 FLOATING DECK |
| 11 SWIMMING POOL WITH DECK | |
| 12 JACUZZI | |

GROUND LEVEL INDOOR AMENITIES

- | |
|--------------------------------|
| 23 WELL-EQUIPPED AC GYM |
| 24 AC INDOOR GAMES |
| 25 AC YOGA AND MEDITATION ROOM |
| 26 SPA |
| 27 AC COMMUNITY HALL |
| 28 SHOWROOM |





Outdoor party lawn with Barbeque and Kids play zone



Natural waterbody with fishing deck



Cricket Pitch



Multi-purpose sports court

Footprints of nature !

Two natural ponds with meditation pavilion & fishing deck | Jogging track
 Aroma garden | Multi-purpose sports court | Outdoor fitness zone |
 Floating deck | Senior citizen adda zone



Swimming Pool with Jacuzzi



AC gymnasium



AC indoor games room



AC community hall

Mayavan
THE CLUB HOUSE

Private and elite !

Swimming pool | Spa and wellness centre | AC gym | AC Banquet hall

AC indoor games room | Hi-street retail

 **510
EARTH**
TOP PROPERTY | BEST DEALS

Enlightenment

Inspired by the natural beauty and cool urban vibes, architecture at URVAN pairs the sensual and the sophisticated. Airy, light filled residential interiors capture the casual accent of life at URVAN.

URVAN is a pre-certified **gold rated green building**. Live in a home that provides improved air quality and better health for you and your family.



Artist's impression





Urata
THE URBAN FOREST

Lifestyle of a metro, Luxury of a forest resort.

510 EARTH
TOP PROPERTY | BEST DEALS

Master Plan with Flat Layout

INDEX

- 4 BHK FLATS
- 3 BHK FLATS
- 2 BHK FLATS





Tower-1 | Typical floor plan | 1st to 13th (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)
Flat No.	Flat Type	BU	Carpet	Carpet	Carpet
A	4 BHK+3T	1459	1236	40	109
B	3 BHK+2T	1097	924	33	84
C	3 BHK+2T	1163	982	26	93
D	3 BHK+3T	1267	1075	31	86

Unit info		Total flat area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)
Flat No.	Flat Type	BU	Carpet	Carpet	Carpet
E	3 BHK+2T	1097	924	33	84
F	4 BHK+3T	1459	1236	40	109
G	3 BHK+3T	1267	1075	31	86
H	3 BHK+2T	1163	982	26	93

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit.

Note: Tower 1 1st floor level has following flats : A,B,C,D,E,G,H

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions which are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.



Tower-2 | Typical floor plan | 1st to 13th (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)
Flat No.	Flat Type	BU	Carpet	Carpet	Carpet
A	3 BHK+3T	1216	1003	44	109
B	3 BHK+3T	1216	1003	44	109

Unit info		Total flat area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)
Flat No.	Flat Type	BU	Carpet	Carpet	Carpet
C	3 BHK+2T	955	792	36	68
D	3 BHK+2T	955	792	36	68

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit.

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions which are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.



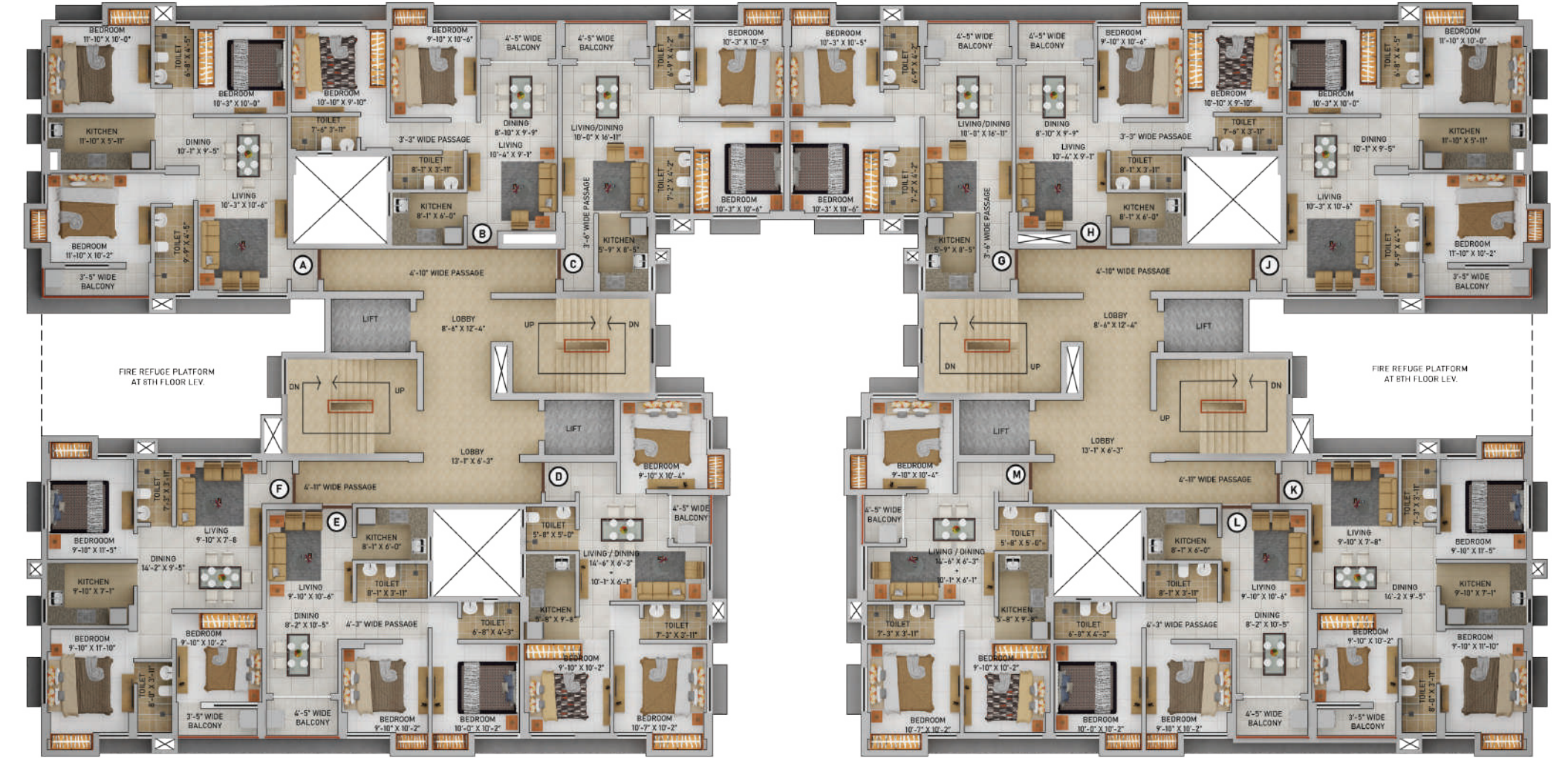
Tower-3 | Typical floor plan | 1st to 13th (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)
Flat No.	Flat Type	BU	Carpet	Carpet	Carpet
A	2 BHK+2T	723	574	16	63
B	2 BHK+2T	723	574	16	63

Unit info		Total flat area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)
Flat No.	Flat Type	BU	Carpet	Carpet	Carpet
C	3 BHK+2T	988	823	29	69
D	3 BHK+2T	988	823	29	69

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit.

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions which are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.



Tower- 4 | Typical floor plan | 1st to 13th (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)
Flat No.	Flat Type	BU	CARPET (A)	CARPET (B)	CARPET
A	3BHK+2T	941	800	17	42
B	2BHK+2T	687	580	8	38
C	2BHK+2T	696	577	9	42
D	3BHK+2T	793	664	20	24
E	2BHK+2T	694	584	16	36
F	3BHK+2T	868	737	20	31

Unit info		Total flat area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)
Flat No.	Flat Type	BU	CARPET (A)	CARPET (B)	CARPET
G	2BHK+2T	696	577	9	42
H	2BHK+2T	687	580	8	38
J	3BHK+2T	941	800	17	42
K	3BHK+2T	868	737	20	31
L	2BHK+2T	694	584	16	36
M	3BHK+2T	793	664	20	24

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit.

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions which are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.



Foundation & Structure

- Structure designed for the optimum seismic considerations as stipulated by the IS code, for better safety.
- Foundation with RCC piles & pile caps
- RCC framed super structure with AAC block/fly ash brick as per design

Building Envelope

- Iconic towers meticulously designed and externally painted with mix of anti fungal and texture/acrylic emulsion paint to increase durability and prevent fungi

Living/Dining Room

- Flooring : Large size vitrified tiles
- Wall : Putty
- Ceiling : Putty
- Main door : Wooden frame with laminated flush door.
- Hardware & Fittings : Branded locks and hardware fittings of equivalent make
- Windows : Aluminium powder coated windows with glass panes
- Electrical : Modular switches of Havells/Anchor/North-west or equivalent make with copper Wiring
- Air Conditioning : Split Air-Conditioning in living/dining rooms

Bedroom

- Flooring : Vitrified tiles
- Wall : Putty
- Ceiling : Putty
- Doors : Wooden frame with commercial flush door.
- Hardware & Fittings : Branded locks and hardware fittings of reputed make
- Windows : Aluminium powder coated windows with glass panes
- Electrical : Modular Switches of Havells/Anchor/North-west or equivalent make with copper Wiring
- Air Conditioning : Split Air-Conditioning in all bedrooms

Balcony

- Flooring : Matte finish Ceramic Tiles
- Wall : Acrylic emulsion paint
- Ceiling : Acrylic emulsion paint
- Door : Aluminium powder coated doors with glass panes
- Railing : MS/SS/Aluminium with glass

Kitchen

- Flooring : Matte finish ceramic tiles
- Wall : Ceramic tiles upto 2 Feet height above the counter
- Ceiling : Putty
- Door : Wooden frame with commercial flush door.
- Hardware & Fittings : Branded locks and hardware fittings of equivalent make
- Window : Aluminium powder coated window with glass panes and provision for exhaust fan
- Counter : Granite stone slab
- Plumbing : Stainless steel sink with hot & cold water provision.
- Electrical : Modular switches of Havells/Anchor/North-west or equivalent make with copper Wiring

Toilets

- Flooring : Anti-skid ceramic tiles
- Wall : Designer ceramic tiles upto 7 feet height
- Ceiling : Putty
- Door : Wooden frame with commercial flush door.
- Hardware & Fittings : Branded locks and hardware fittings of equivalent make
- Window : Aluminium powder coated window with glass panes and provision for exhaust fan
- Sanitary ware : Kohler/Roca/Grohe or equivalent make
- CP Fittings : Jaquar/Kohler or equivalent make

Ground Floor Lobby

- Flooring : Combination of large size vitrified tiles & granite as per design
- Wall : Combination of premium ceramic tiles, paint & wall panelling as per design
- Ceiling : False ceiling with light fixtures

Typical Floor Lobby

- Flooring : Vitrified tiles
- Wall : Combination of tiles & paint
- Ceiling : Putty

Lifts

- Otis/Schindler/Kone or equivalent make.
- Stretcher lift in each tower to support medical emergencies of the residents.

24x7 security and Fire prevention

- Fire detection & protection system as per recommendation of West Bengal Fire & Emergency Services
- Optimum power-back to sufficiently run all your electrical appliances including one Air-conditioner
- 100% Power backup for common areas & utilities
- Video door phone facility with intercom system
- 24X7 round the clock security
- Security surveillance facility with CCTV on ground floor common areas

Green Initiatives

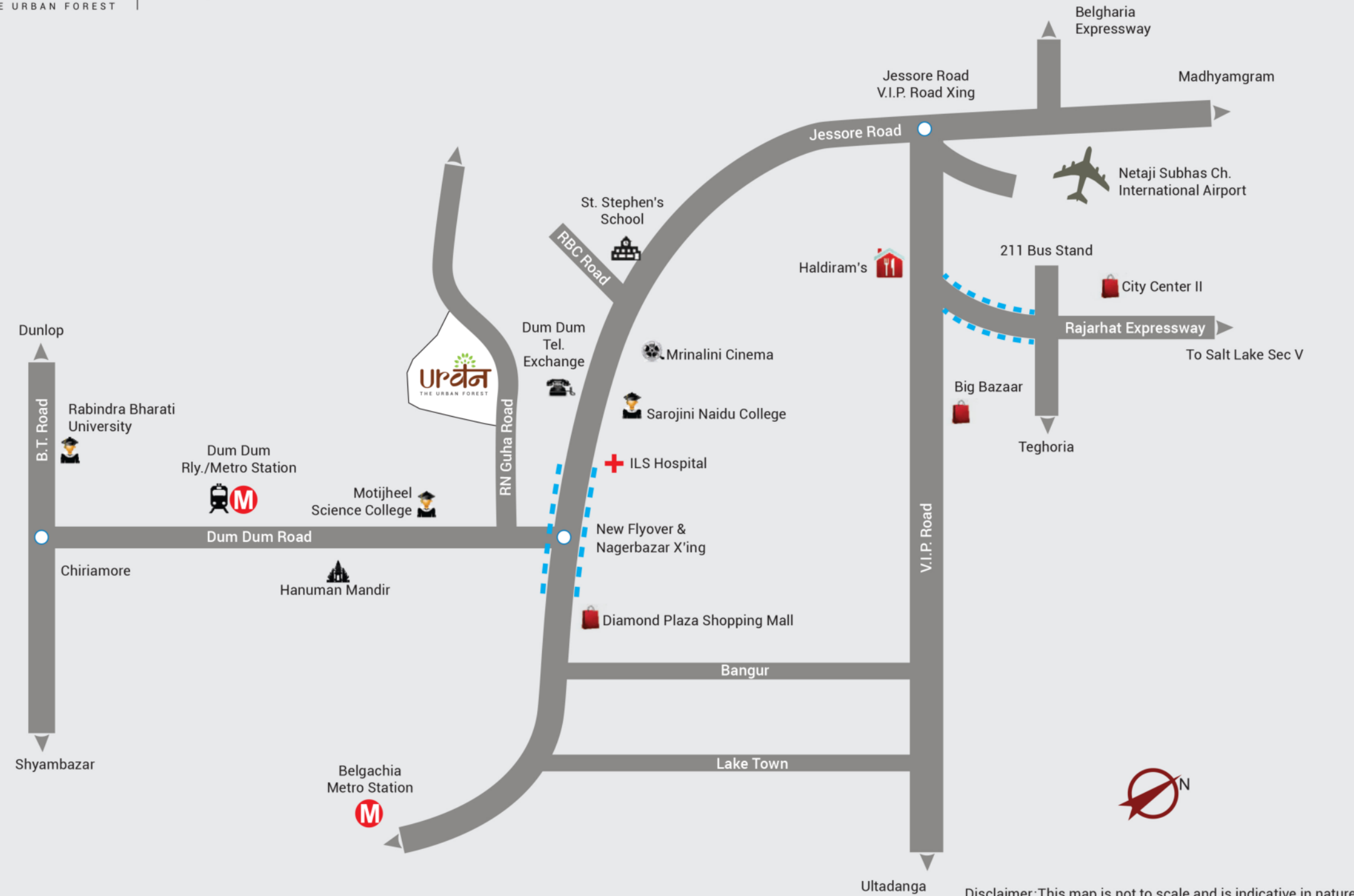
- Organic waste management
- Water efficient fixtures
- Rainwater harvesting
- Sewage treatment plant
- Ample green space with use of native plants in the landscape
- Recycled water for gardening
- Dual flushing system
- Low VOC materials
- Use of LED lights in common areas

Health & Safety

- 24 hour treated water supply through water treatment plant.
- Anti-termite treatment during various stages of construction
- Superior quality waterproofing wherever necessary
- Quality earthing for entire project
- Automatic changeover system for DGs
- Sufficient project illumination through compound & street lighting inside the complex



Well planned and well connected



Disclaimer: This map is not to scale and is indicative in nature

MARKETING PARTNER



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