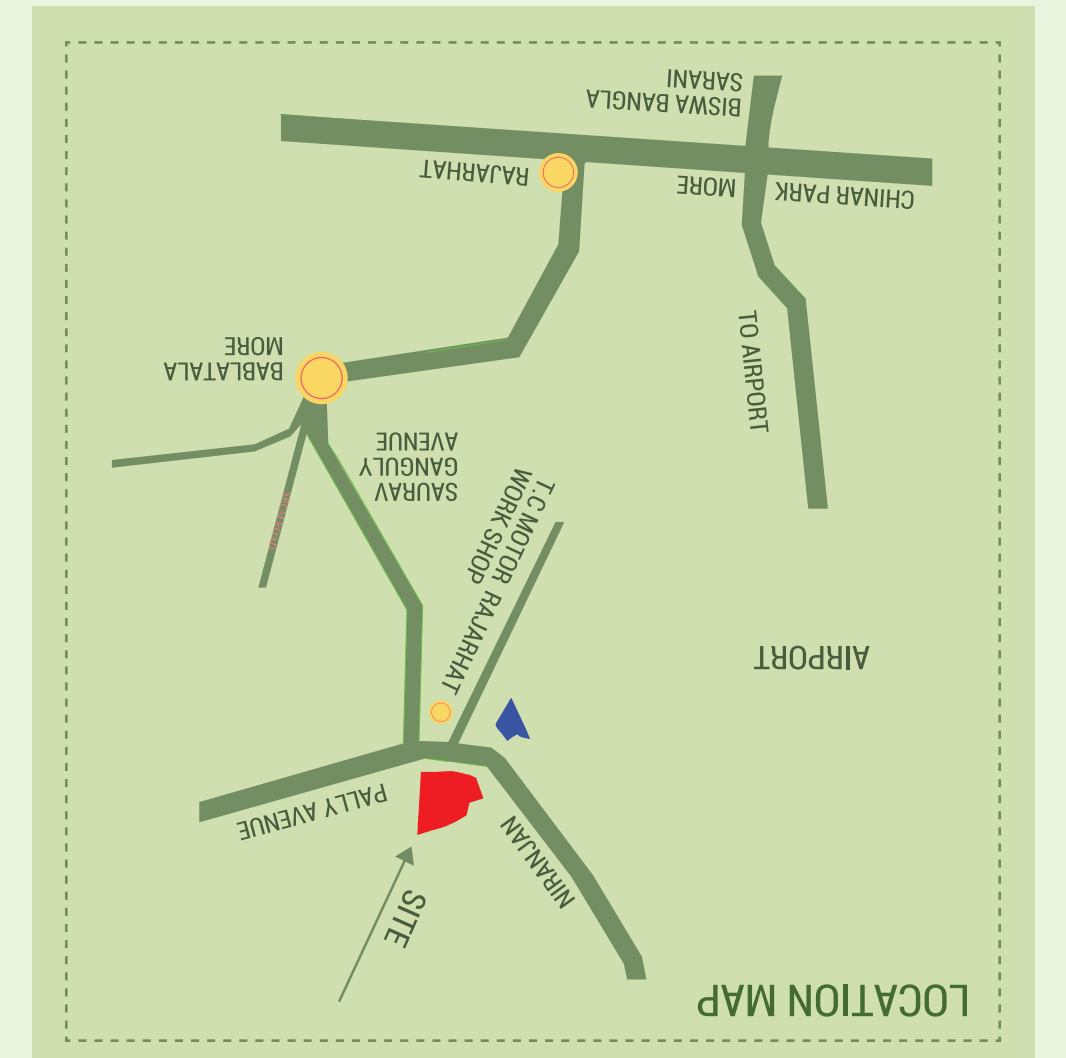




- AMENITIES**
1. Amphitheatre
  2. Play Court
  3. Ball Practice Court
  4. Library cum Co-working space
  5. Children's Play Area
  6. Toddler's Room
  7. Adda Zone
  8. Sculpture Court
  9. Multipurpose hall
  10. Indoor Games Room
  11. Multi Gymnasium

- Strategic Location**
- RAILWAYS**  
 Dum Dum Junction - 11.5 Km | Howrah Station - 18.7 Km | Proposed Chinar Park Metro Station - 4.1 Km | Proposed CC2 Metro Station - 3.2 Km
- HOTEL**  
 Taj City Centre New Town - 3.5 Km | Holiday Inn - 4 Km | Westin Hotel - 6.9 Km
- RECREATION**  
 Eco Park - 5.1 Km | Mother's Wax Museum - 7.2 Km | New Town Mega Ground - 8.9 Km | Biswa Bangla Convention Centre - 7.9 Km | Aquatica - 11.2 Km | Nazrulitha - 11 Km | Aircraft Museum - 9.3 Km | Nicco Park 15.6 Km
- HEALTHCARE**  
 Charnock Hospital - 3.6 Km | Neotia Bhagratih Women & Child Care Hospital - 8.5 Km | Ohio Hospital - 9 Km | Tata Medical Center - 9.3 Km
- ROADWAYS**  
 Chinar Park Crossing - 3 Km | Biswa Bangla Gate Crossing - 10.2 Km | VJP Road - 5.4 Km | Sec V - 12.3 Km
- MAJOR IT HUBS**  
 Ecospace Business Park - 9.4 Km | TCS Gitanjali Park - 9.5 Km | WeBel IT Park - 9.7 Km | Technopolis - 12.1 Km
- EDUCATION**  
 Delhi Public School - 9.2 Km | Narayana School - 8.6 Km | Techno International New Town - 8.7 Km | B.P. Poddar 9 Km | Derozio Memorial College - 1.5 Km | Institute of Management & Technology - 4.1 Km



**Ambey**

**UTSAV**



**A carnival called life.**

Where the walls reveal cheerfulness.  
 And curtains are draped in mirth.

Where joy wafts in through the windows.  
 And glee walks the corridors.

Where happy-coloured the sky appears.  
 And merry is a way of life.

Welcome to Ambey Utsav, twin G+4 towers housing 2BHK and 3BHK apartments, surrounded by vast swathes of greenery.

So, come home to Utsav.  
 Come celebrate a carnival called life.

**Ambey Group**  
 Residential | Commercial | Township Development

**Corporate Address**  
 M/S Ambey Realtors LLP, PS IXL Building, Unit No. 205, 2nd Floor, Biswa Bangla Sarani, Beside Holiday Inn Hotel, Chinar Park, New Town, Kolkata-700136

**Project Address**  
 Niranjani Pally, Sourav Ganguly Avenue, Rajarhat Gopalpur, Airport, Kolkata-700136 (Near Pragati Sangha Club, TC Motors Service Center)

WBREERA Registration No. : WBREERA/P/NOR/2023/000426  
 WBREERA Website Link: <http://rera.wb.gov.in/>

**Disclaimer:**  
 This Brochure is not a legal document. It only describes the conceptual plan to convey the intent & the purpose of Ambey Utsav. The floor plans are purely conceptual and not a legal offering. Furniture layout is shown to help applicant to conceptualize unit. None of the furniture shown is provided with the unit. Architect reserves right to add or delete any details / specification / feature. Area mentioned in the floor plan are tentative and subject to change due to statutory and service requirement.



## SPECIFICATIONS

**BUILDING:**  
Reinforced Cement Concrete (RCC) frame structures with columns, beams and slabs Earthquake resistance

**WALL FINISH & FLOORING:**  
Staircase/Spare room: Kota Stone/marble.  
Car parking space: Broom finish Screed Concrete  
Bed Room, Living & Dining: Vitrified Tiles  
Balcony: Anti Skid Ceramic Tiles  
Wall & Ceiling: Wall Putty

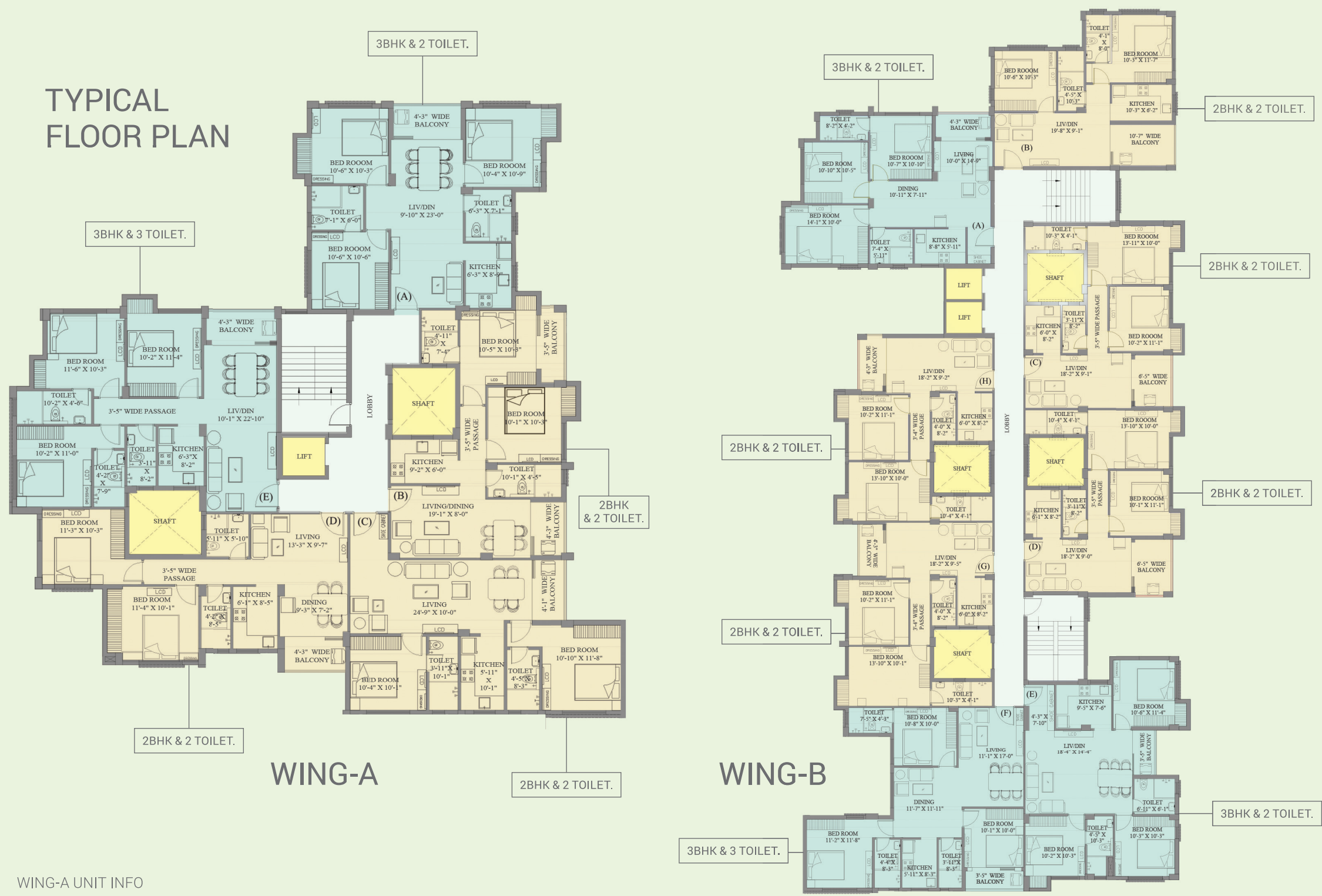
**KITCHEN:**  
Flooring: Anti Skid Tiles  
Counter: Black Stone  
Sink: Stainless Steel  
Dado: upto 2' above counter  
Electrical Point for: Exhaust fan, Microwave, Refrigerator and Water Purifier

**TOILETS:**  
Flooring: Anti Skid Tiles  
Dado: Ceramic Tiles upto Door Height  
Sanitary/CP fittings: Standard Quality  
Electrical Point: Geyser/Exhaust Fan  
Plumbing provision for: Hot & Cold Water

**DOORS & WINDOWS:**  
Window: Aluminium Window  
Door Frame: Wood Frame  
Door: Flush Door

**ELECTRICALS:**  
Concealed wiring with central MCB  
Door bell point at the main entrance door  
Modular switches  
Illumination in all floor, lobbies, stair case & common area

## TYPICAL FLOOR PLAN



### WING-A UNIT INFO

FLAT	TYPE OF FLAT	RERA CARPET AREA (SQFT)	BALC. AREA (SQFT)
FLAT-A	3 BHK & 2 TOILET	761	39
FLAT-B	2 BHK & 2 TOILET	597	65
FLAT-C	2 BHK & 2 TOILET	683	33
FLAT-D	2 BHK & 2 TOILET	632	35
FLAT-E	3 BHK & 3 TOILET	836	40

- All internal dimensions for carpet area from unfinished wall surface.
- Minor variation (+/-) 3% in actual carpet area may occur on account of site condition / column / finishes.



### WING-B UNIT INFO

FLAT	TYPE OF FLAT	RERA CARPET AREA (SQFT)	BALC. AREA (SQFT)
FLAT-A	3 BHK & 2 TOILET	781	39
FLAT-B	2 BHK & 2 TOILET	598	74
FLAT-C	2 BHK & 2 TOILET	612	56
FLAT-D	2 BHK & 2 TOILET	609	60
FLAT-E	3 BHK & 2 TOILET	819	26
FLAT-F	3 BHK & 3 TOILET	847	34
FLAT-G	2 BHK & 2 TOILET	616	42
FLAT-H	2 BHK & 2 TOILET	616	40



**No. of Wings-2 (G+4)**

**Total No. of Flats in Project**

- 2 BHK - 31 Nos. (Wing A - 12 | Wing B - 19)
- 3 BHK - 19 Nos. (Wing A - 08 | Wing B - 11)
- 2 BHK - 977-1067 Sqft
- 3 BHK - 1192-1313 Sqft.



## MASTER PLAN

### LEGENDS

- Entry/Exit
- Service Area
- Amphitheatre
- Play Court
- Driveway
- Children's Play Area
- Sculpture Point
- Adda Zone
- Ball Practice Court