


Go with the flow  
of good living









"A drop of water,  
if it could  
write out its  
own history,  
would explain  
the universe  
to us."

Lucy Larcom



An underwater photograph looking up towards the surface. Sunlight filters through the water, creating a bright, hazy glow. The water is a deep teal color, and the surface is visible as a bright, rippling line. The overall mood is serene and tranquil.

## Immersed in life

The limpid quietude of water is capable of contemplating life into being. The germ of existence began its journey in a puddle at the dawn of Time. All life began in water and is nourished by water. That's why Aqua seemed to be a fitting name for our upcoming project. It is a tribute to the first molecule of life, the primary ingredient in the recipe for living. Aqua invites you to drown out the noise of the city and submerge yourself in tranquility.





Presenting  
**Atri**  
**aQua**  
Luxury Living

The good life is waiting for you, in the form of a breath-taking high rise on B.C. Roy Road. It is the first of its kind in the neighbourhood and comes with almost 77% of open space and natural water bodies. Most of the apartments in Atri Aqua come with 3 bedrooms and 2 balconies. What's more, all the master bedrooms will have wood finished tiles. For all intents and purposes, Atri Aqua is an ark of fine living, with seamless connectivity to Southern Bypass and Jayenpur Garia Road.

## A quick view

Land Area :	200 Kattah (approx.)
No. of Tower :	5 Towers
No of Floors :	B+G+11 & G+11
No. of Flats :	370
FLAT SIZES	
Smart 2 BHK :	676 sq.ft. – 842 sq.ft.
2 BHK :	829 sq.ft. – 867 sq.ft.
3 BHK :	1162 sq.ft. – 1186 sq.ft.
Open Space :	77%
Commencement Time :	July 2022
Completion Time :	2025 (Phase - I)









## Why Atri Aqua?

The presence of natural bodies of water around our project has inspired this simple nomenclature. With the onset of monsoon, the littoral aesthetics of the surrounding areas get further enhanced. As such, we plan on conceiving this project in aquatic overtones. To that end, lavish aquariums will be installed in every lobby at every floor. The theme will extend to colour scheme and interior design as well.



# 10 reasons why Atri Aqua is the right answer

## Go anywhere

① Located on Dr. B C Roy Road, 1.8 km from Southern Bypass, Aqua has convenient access to Southern Bypass, NSC Bose Road & Boral Main Road.

## We spoil you with balconies

④ Let's face it, life would be much paler without a proper balcony, complete with a framed view of nature. That's why, most of our 3BHK flats come with 2 balconies, so that you always have a choice.

## Come for the flat, stay for the birds

② If you're an ornithophile, you're in luck. Aqua is only 2.2 km away from Chintamani Kar Bird Sanctuary.

## Deep breaths only

⑤ Jade green scenery, as far as the eyes can see. Wide open spaces and fresh air make for 77% of our estate. Make your lungs happy, and your eyes smile.

## An inspiration for aspirations

③ Atri Aqua is the answer to the question: what do you get when you combine necessity with luxury? You get high-rise living that suits your budget.

## True to its name

⑥ Atri Aqua is not just a name. It is a lifestyle choice. As such, the premise will be conceived in Aquatic overtones, complete with an aquarium in every building lobby.

## Optimized for size

⑦ A maximum of two-side open flats and designated alcove (wardrobe) space ensures that not a single inch of your living area is compromised by design flaws.

## The good life, tailored for your needs

⑧ Avail a wide range of unit sizes. Select from smart 2BHKs, Standard 2BHKs, 3BHKs & Duplex

## You won't have to wait again

⑨ The good life comes with complimentary pick and drop services. Totos will be made available for all residents.

## Live off the land

⑩ We are growing fruit and vegetable plants inside the project, so that they are ripe and ready by the time you come to live with us. Come home to your own harvest.



# Happiness will come floating by


It doesn't get better than this. This is your chance to live the city life, leaving the noise and clutter behind you. It is our privilege to be able to introduce you to Aqua, a vision of wholesome living, striding across 200 kattahs of land. Think of it as a little pocket of solitude, far from the madding crowd, but a stone's throw away from every conceivable necessity and luxury. It is paradise, interpreted in the form of 370 flats.







# Connectivity is the currency of the future

## TRANSPORTATION

 Garia Railway Station- 18 mins  
Sonarpur Railway Station- 20 mins

 Shahid Khudiram Metro Station - 14 mins  
Kavi Nazrul Metro Station - 16 mins

 Site - Southern Bypass - Rajpur Kali Tala  
Site - Joyenpur More - Garia Metro Station  
Site - Joyenpur More - Nepalgunj

 80 B Joyenpur - Esplanade  
ST 16 Joyenpur - Garia - Shapoorji

## MULTIPLEXES

SVF Wood Square Mall  
Inox Highland Park

## SHOPPING MALLS

Wood Square Mall - Narendrapur  
Metropolis Mall Highland Park

## MARKETS

Local Markets

## ENTERTAINMENT CENTRES

Satyajit Roy Park at Patuli  
Bonobithichaya at Patuli  
Science City

## HOSPITALS

Subhashgram Health Centre  
Ramkrishna Mission Hospital  
Hindustan Health Point  
Welkin Health Point  
Peerless Hospital  
Medica Hospital

## SCHOOLS

Lions Calcutta Vidyamandir  
Narendrapur Ramkrishna Mission  
BD Memorial School  
DPS Ruby Park  
Swarnim International School

## POLICE STATION

Narendrapur Police Station





DEPARTMENTAL STORE



ATM



PHARMACY



SALON



MOBILE  
ACCESSORIES  
STORE



DIAGNOSTIC CENTRE



DOCTORS' CHAMBER

Conveniences  
at home\*





HOWRAH  
**60**  
mins



DALHOUSIE  
**50**  
mins  
(via Metro)



PARK STREET  
**45**  
mins  
(via Metro)



SCIENCE CITY  
**30**  
mins



SEALDAH  
**60**  
mins



AIRPORT  
**60**  
mins

Fluid, fast and flexible  
connections



















Your inner  
sanctum  
is a harbour  
of peace





# Taste the good life

Life finds a way to raise a toast everyday





Life @    
Luxury Living



You can bank on  
Atri Aqua for your  
wealth of health.  
Here life always finds  
a way to announce  
its indomitable nature.  
It inspires sound  
minds and makes  
for sound bodies.



Jogging & Walking Space  
Swimming Pool  
Landscaped Garden



Water Fountain

Kids' Play Area

Decorated Pond

Flower & Fruit Trees

Vegetable Plants





Badminton Court

Tennis Court  
& Yoga Space

Iron Zone

Laundry Zone

Work Station





Library, Painting Space

Open Air Amphitheatre

Solar Panel for common area  
lighting (partly)

Waste Management





## Gym

Outdoor Gym

24x7 Power Backup

24x7 Security with  
CCTV surveillance

TV Satellite Connection

Intercom in Flats





## Community Hall

Reception Lobby

Security Change Room

Servants' & Drivers'  
Toilet (Male / Female)



Maintenance Office  
Games Room  
Indoor Kids' Zone  
Water Filter Plant







Senior Citizens' Adda Zone  
Golf Cart for the Elderly  
Ambulance-on-call  
Bathroom Safety Equipment  
Wheel Chair  
Nurses-on-call





# Specifications



## Structure

RCC Foundation as per Geotechnical Engineer's recommendation



## Doors

Good quality flushed door



## Windows

Sliding aluminum windows with white glass panel



## Elevator

Adequate elevators by reputed makers in each block



## Floor

Entrance Lobby  
Elegantly designed with tiles

Floor Lobby  
Ceramic tiles

Flat interiors  
Vitrified tiles

Master Bedroom  
Wooden finish tiles



## Toilet

Floor  
Anti skid Ceramic tiles



Wall  
Ceramic tiles up to dado height



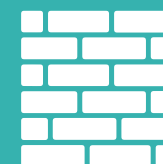
Concealed hot and cold water pipe system in shower and basin



White Sanitaryware of reputed brand



Chrome plated fittings of reputed brand



## Walls & Finishing

Internal  
5" x 3" Brick walls with Plaster of Paris finish

External  
8" Brick walls plastered with high quality weather coat paint



## Electrical Installations

Concealed copper wiring with Modular switches

Adequate light and power points

Standard main distribution box

TV / Telephone points

AC point in all bedrooms



## Kitchen

Counter table with granite top and stainless-steel sink

Ceramic tiles upto 2 ft above the counter table



## Fire Fighting System

As per WB Fire Authority Rules





# It all started with a vision

The year was 1982. Atri Group had only just arrived at the landscape of construction and real estate. Since then, it has been actively engaged in transforming Kolkata's skyline.

To appreciate the Group's celebrated commercial projects, one need only visit Free School Street, Park Street, Park Lane and Gariahat. Lake Town, Alipore, CIT Road and Southern Bypass bear witness to Atri Group's astounding residential initiatives. With its dizzying array of landmark properties and housing complexes, Atri Group has set a benchmark of expectations in and around Garia. The constructions bespeak architectural acumen and exclusivity. They come with the dual promise of convenience and affordability.



**ATRI GREEN PALACE** Kamalgazi on Garia Main Road



**ATRI GREEN VIEW** On Bypass Kamalgazi



**ATRI GREEN ENCLAVE** Narendrapur



**ATRI BLISS** On Bypass Kamalgazi



**ATRI GREEN VALLEY PHASE I** Narendrapur



**ATRI GREEN RESIDENCY** Malancha

P A S T P R O J E C T S









#### Site Address

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#### Corporate Office

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#### Architect

RAJ AGARWAL & ASSOCIATES

#### Structural Engineer

ADROIT CONSULTANT (Mainak Majumdar)

#### Solicitor

KANODIA & CO. (Mr. Aditya Kanodia)

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**APPROVED BY ALL LEADING BANKS**

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