



Realtech  
**ASTHA**



Home is where the heart lies. **Astha** is another dream project of **Realtech Group**. Despite being in the heart of the city it has a site of greenery which not comforts the eyes but also hearts.

It will make your life easier for the residents. Hustle-free life with all the modern facilities of life while almost sitting in the lap of nature is a rare combo. We are delivering that combo for you.

**Realtech Group** is dedicated to making your life more luxurious and comfortable.







Artistic Impression



Artistic Impression

**Astha** is one of the dream projects of **Realtech Group**. It is situated in the heart of the city and just a few kilometres away from the International Airport of Kolkata. Not only that it is just a few kilometres away from the IT hubs of Kolkata & Metro stations as well. It is a perfect residential apartment as it has a unique combination of greenery & modern amenities for life. This is a low-key apartment when it comes to price but it is luxurious in living facilities. This residence is close to famous hospitals and restaurants in the city. At the same time, it is closer to some of the famous educational institutes of Kolkata. This project of **Realtech Group** makes a perfect balance between comfort and luxury.

It is a perfect blend of modern life and traditional views. It is situated in the heart of the city but you will be able to avoid the pollution because of the greenery it has. It is situated at a hand distance from the famous workplaces of Kolkata. So your busy days are going to be better. Each house has a lot of stories to tell and the people make the stories & this offers a balcony with a great view to make these stories. Why only a balcony, our housing offers you a greener space where you can spend quality time with your family. Be sure that this residence will give you the chance to make memories for life.

**Astha** - a story in itself.



# Location Map



## Access Every Convenience



### EDUCATION HUB

DPS Megacity	3.5 km
Aliah University	5 km
Amity University	5.5 km
St. Xavier's University	7 km
IIT Kharagpur, Rajarhat Campus	6.5 km
Narayana School	4.3 km
Bodhicariya Senior Secondary School	5 km



### OFFICE SPACES

Ecospace	4 km
TCS	5 km
DLF 2 IT park	6 km
Unitech Infospace	5.5 km



### HOSPITALS

Bellevue Hospital	5 km
Ohio Hospital	6 km
Bhagirathi Neotia	6.5 km
Tata Medical Centre	5.5 km



### SHOPPING ZONE

Downtown Mall	7 km
Axis Mall	8 km
Central Mall	8.5 km



### AIRPORT

Netaji Subhas Chandra Bose International Airport	12 km
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### HOTELS

Novotel	8 km
The Westin	6 km
Pride Plaza Hotel	7.5 km



### METRO STATION (Upcoming)

Rabindra Tirtha Metro Station	7 km
Siksha Tirtha Metro Station	6.3 km



### RAIL STATIONS

Ultadanga Station	15 km
Dum Dum Station	17 km





## Rooftop Amenities

- 1 Community Hall
- 2 Senior Citizen Corner
- 3 Gymnasium
- 4 Children Play Area
- 5 Skywalk
- 6 Futsal Ground
- 7 Yoga Deck
- 8 Co Working Space
- 9 Library
- 10 Indoor Game

Land Area  
**110 Katha**

No. of Apartment  
**211**

No. of Blocks  
**4 Blocks**

Apartment Types  
**1, 2 & 3 BHK**

No. of Floors  
**G + 4**

Apartment Size  
**401 - 1244 sq. ft.**

**B**  
Exit Gate

**A**  
Entry Gate





### Live life healthier

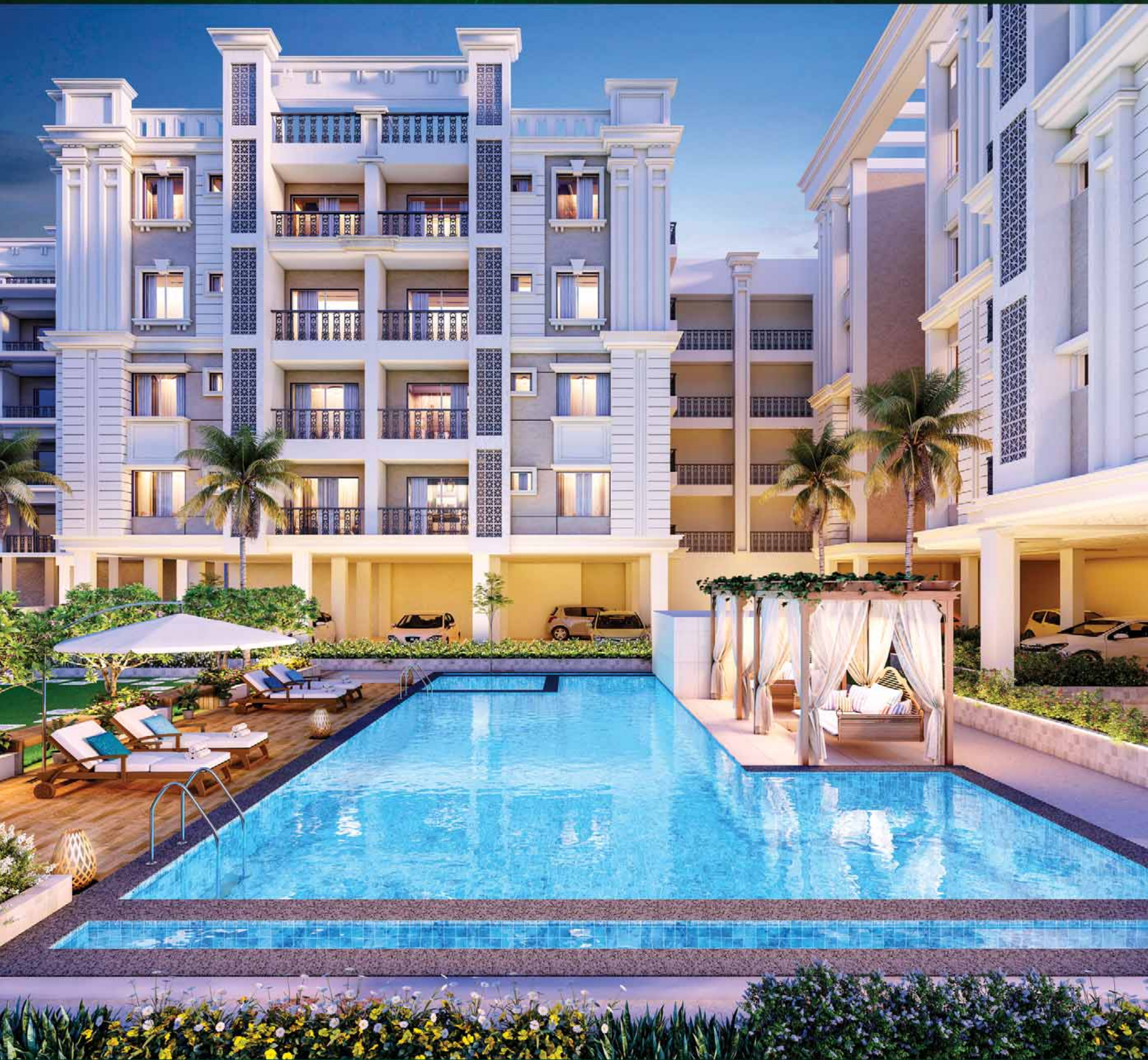
**Astha** has a gymnasium with top-notch pieces of equipment which will help you to stay fit & healthy. This finest gymnasium will not help you to take control of your body but also your mind. Remember the promise, life will be more comfortable & good with us.



### Happiness is togetherness

Be it success or moments, it is best when it is shared. In this residence, we believe in living together cause happiness starts with a family. The community hall is there which will help you to celebrate your happiness with family and it will help you to build a new family within the residence. Family can be earned too & this residence will prove that.





## Cooling Zone

We know your necessity. So, this residence has a swimming pool inside the residence to give you a cooling, soothing effect on your mind & body in the scorching summer. Stay cool, Stay calm, and Stay with **Astha**.

Access every convenience



# Master Plan

## Ground Floor Amenities

- 1 Children Park
- 2 Swimming Pool
- 3 Baby Pool
- 4 Pool Cabana
- 5 Pet Area
- 6 Servant & Driver Room
- 7 Visitors Car Parking
- 8 Entry Gate
- 9 Exit Gate



# Specifications

## Architecture:

- Roman Gothic architecture blended with modern amenities.

## Foundation:

- RCC frame structure built in line with national building code.

## Walls:

- Exterior Walls: 8 inches thick with cement mortar (1:6) and using 1st-class clay/block bricks.
- Partition Walls: 5 inches thick with cement mortar (1:6) and using 1st-class clay/block bricks.

## Wall Finish:

- Outside & Inside Walls 12 mm thick plaster and Ceiling 6 mm thick plaster (1:6 cement mortar).
- Inner walls with Putty finish over plastered surface.
- Outside walls will be finished with high-quality weather coat.

## Floors:

- Glazed Vitrified tiles for all Bedrooms, Living / Dining rooms & Balcony.
- Antiskid tiles for Bathroom Kitchen.
- The staircase and lobby will be finished with good quality vitrified tiles.

## Windows:

- Fully Aluminium windows with glass fittings and standard handle.

## Doors:

- Door frames will be made of good quality sal wood.
- Shutters will be pressed with good quality flush door and hatch bolt/aldrop.
- Mortise lock/cylindrical lock in the door and night latch for the main door of the unit will be provided.

## Kitchen:

- Granite finish cooking platform and stainless steel sink with drain board.
- Ceramic tiles up to 2.5 feet height above counter top.

## Toilet:

- Tap and shower arrangements (in all bathrooms).
- European-type water closet made of porcelain (in all bathrooms).
- Water pipeline.
- Hot & cold water line and provision for installation of Geysers (only common Bathroom).
- 2 nos. wash basin made of porcelain (only common bathroom and dining hall)

## Electrical:

- Concealed conduits with good quality copper wire will be provided.
- TV Power points in living/dining.
- Adequate electrical point in all bedrooms, living/dining, kitchen and toilets.
- Refrigerator and Geyser point.
- Modular switches of reputed make.
- Calling bell point for the main door of the Unit.
- AC point in all bed room (except dining hall).
- Transformer and Mother Meter will be provided upon completion of procedure and payment of security deposit to W/BSDDL.
- Common area will be provided with good quality copper wire and light surround the project.

## Security & Fire Fighting Arrangements:

- 24 hours security services with CCTV camera facilities & fire-fighting arrangements like sand bucket & extinguishers in appropriate locations.

## Generator:

- 24 hours power back-up for common area and every unit.

## Drainage:

- The drainage connection will be done as per approved drawing of Plumbing Engineer with very good quality material.
- Rain water pipes will be 6"/4" India made of supreme or equivalent brand.

## Water Supply:

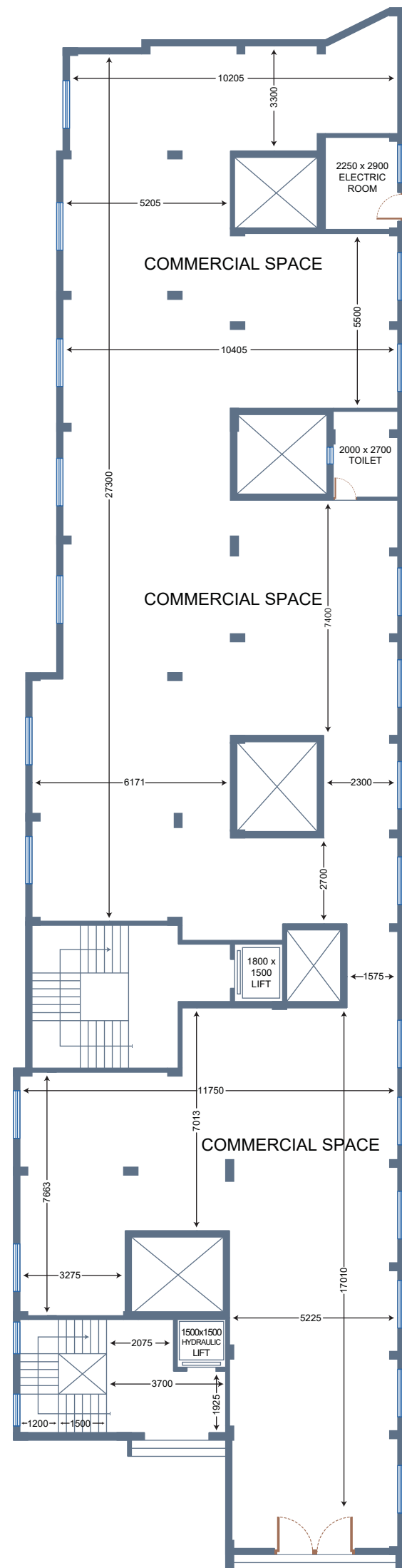
- Water supply with high quality pumps and deep tubewell boring will be made available.

## Elevators:

- Manual Lifts as per Sanction Plan for each Block.

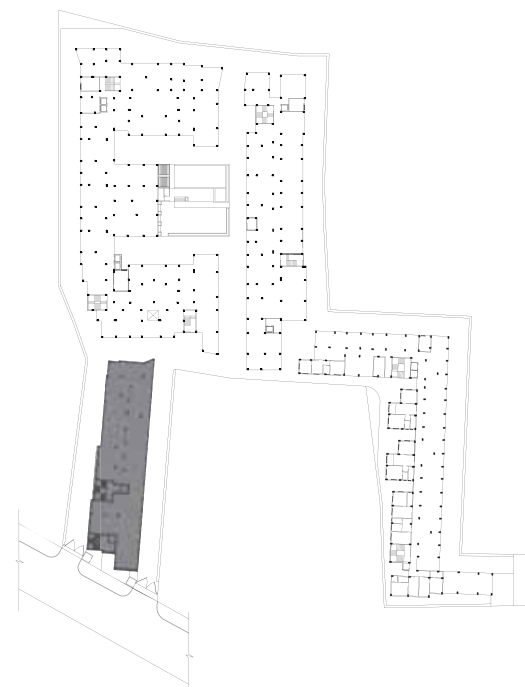


**BLOCK - A - FLOOR PLAN (GROUND FLOOR)**

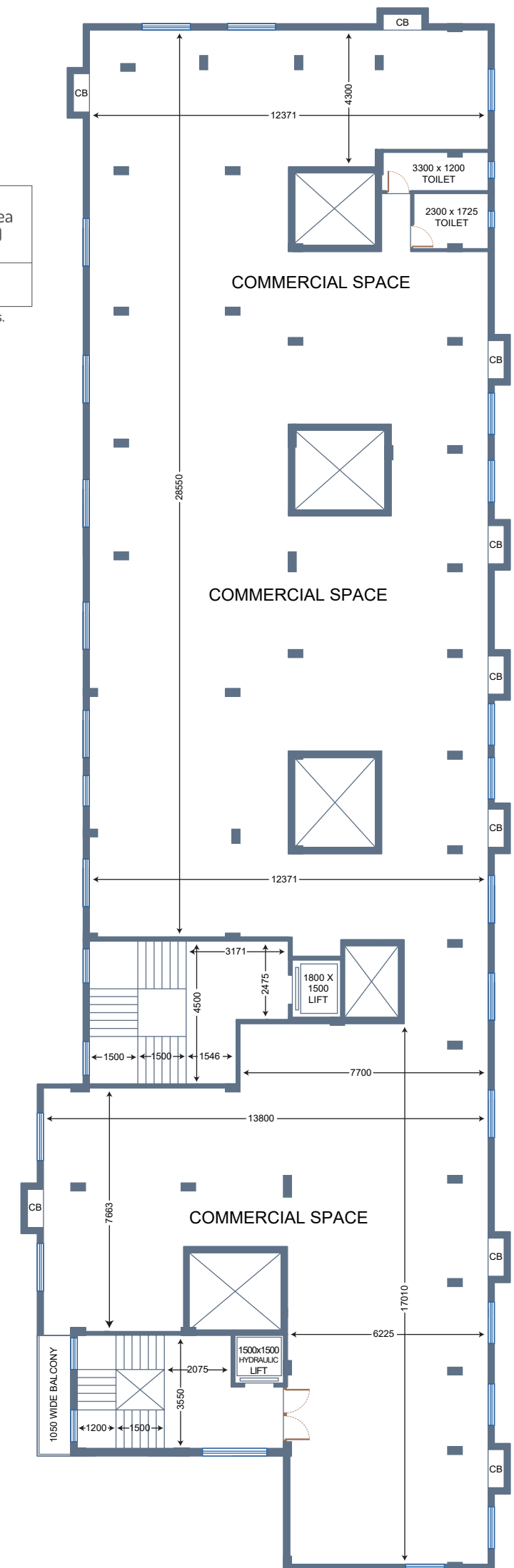


Unit No.	Carpet Area (sq. ft.)	Balcony Area (sq. ft.)	Common* Area (sq. ft.)	Total Area (sq. ft.)
<b>Ground Floor</b>	<b>4301</b>	<b>00</b>	<b>2263</b>	<b>6564</b>

\* Area of external wall & proportionate share of stair lobby & other common spaces.



**BLOCK - A - FLOOR PLAN (1ST FLOOR)**

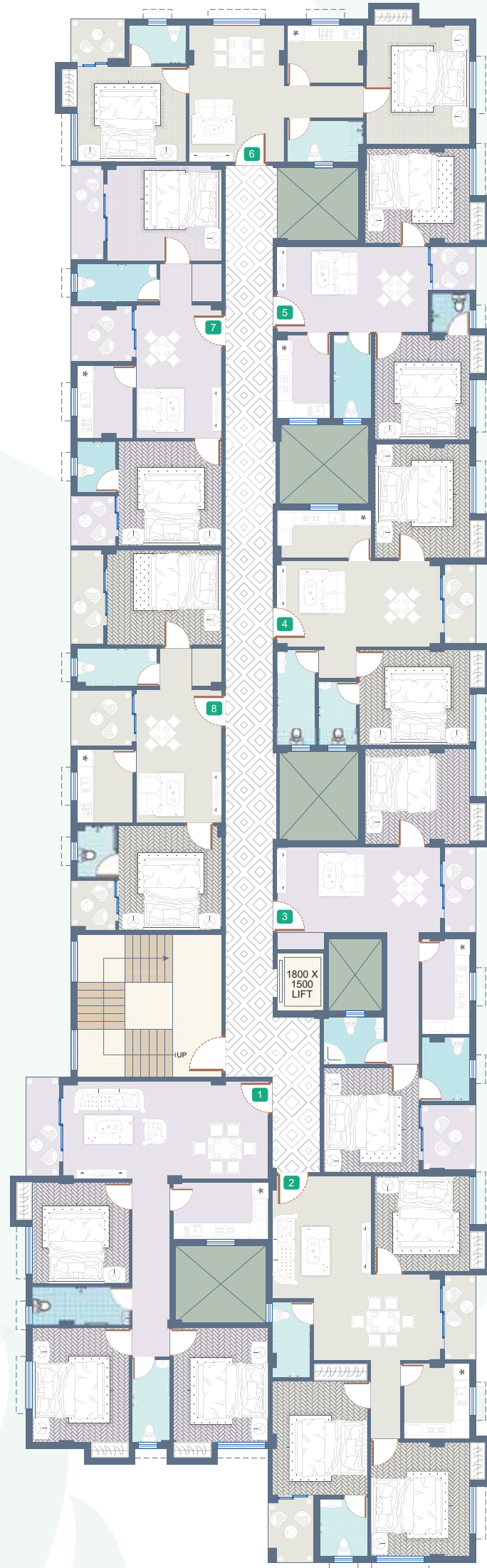


Unit No.	Carpet Area (sq. ft.)	Balcony Area (sq. ft.)	Common* Area (sq. ft.)	Total Area (sq. ft.)
<b>First Floor</b>	<b>5364</b>	<b>43</b>	<b>2675</b>	<b>8082</b>

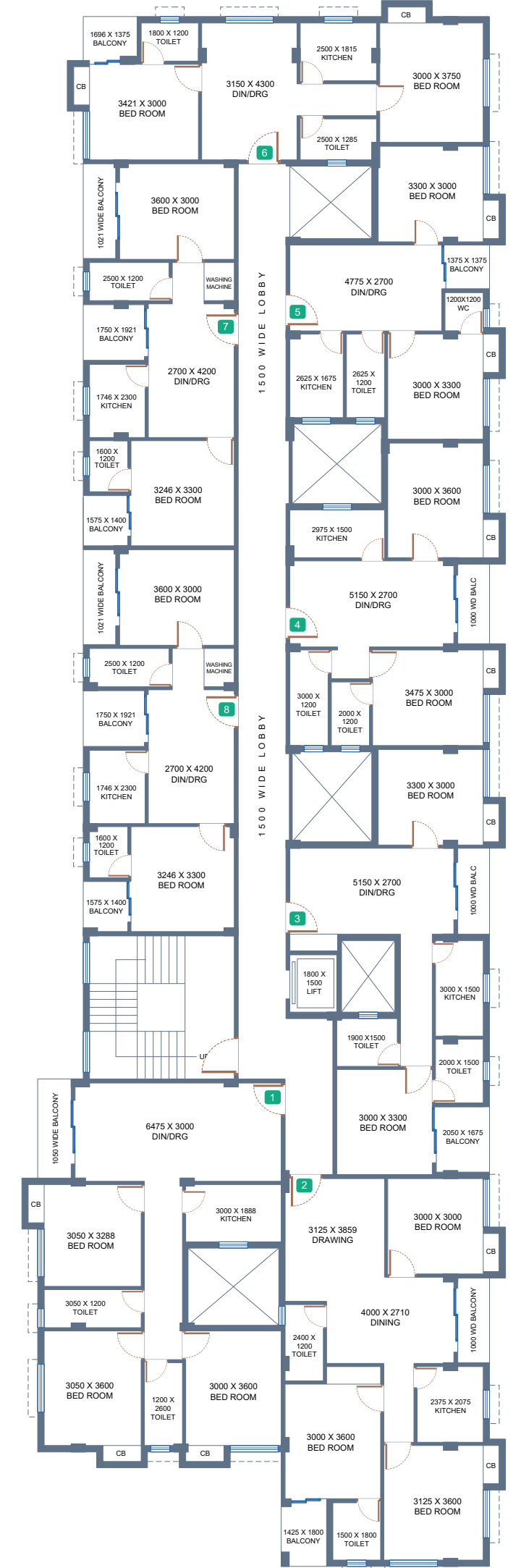
\* Area of external wall & proportionate share of stair lobby & other common spaces.



BLOCK - A - FURNITURE LAYOUT (2ND TO 4TH FLOOR)



BLOCK - A - FLOOR PLAN (2ND TO 4TH FLOOR)



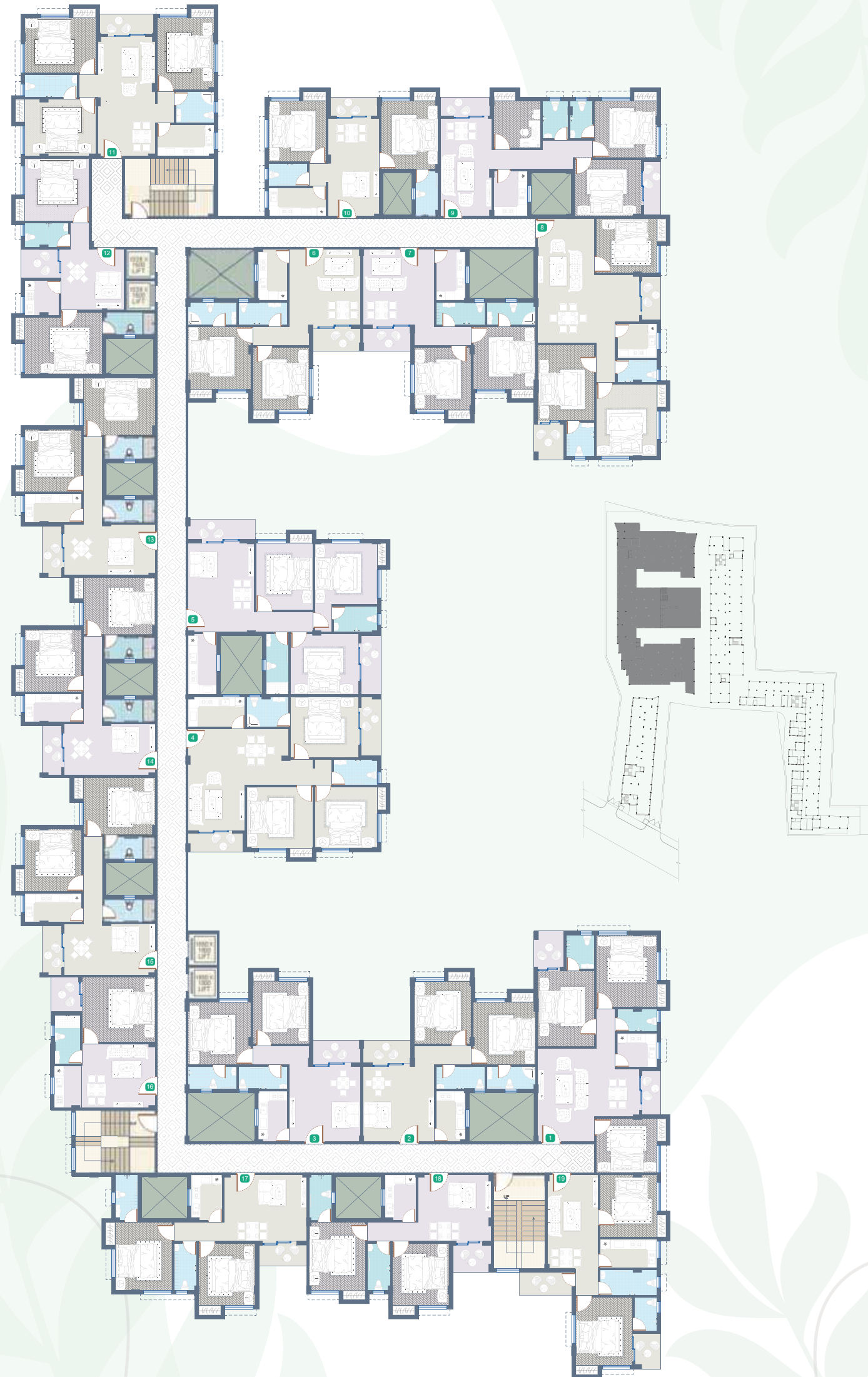
Unit No.	BHK	Carpet Area (sq. ft.)	Balcony Area (sq. ft.)	Common* Area (sq. ft.)	Total Area (sq. ft.)
A-1.	3 BHK	801	35	383	1218
A-2.	3 BHK	751	57	354	1162
A-3.	2 BHK	546	66	306	918
A-4.	2 BHK	532	27	262	821
A-5.	2 BHK	474	20	240	734
A-6.	2 BHK	539	23	268	830
A-7.	2 BHK	489	92	259	840
A-8.	2 BHK	489	92	263	844

\* Area of external wall & proportionate share of stair lobby & other common spaces.





**BLOCK - B - FURNITURE LAYOUT (1ST TO 4TH FLOOR)**



**BLOCK - B - FLOOR PLAN (1ST TO 4TH FLOOR)**



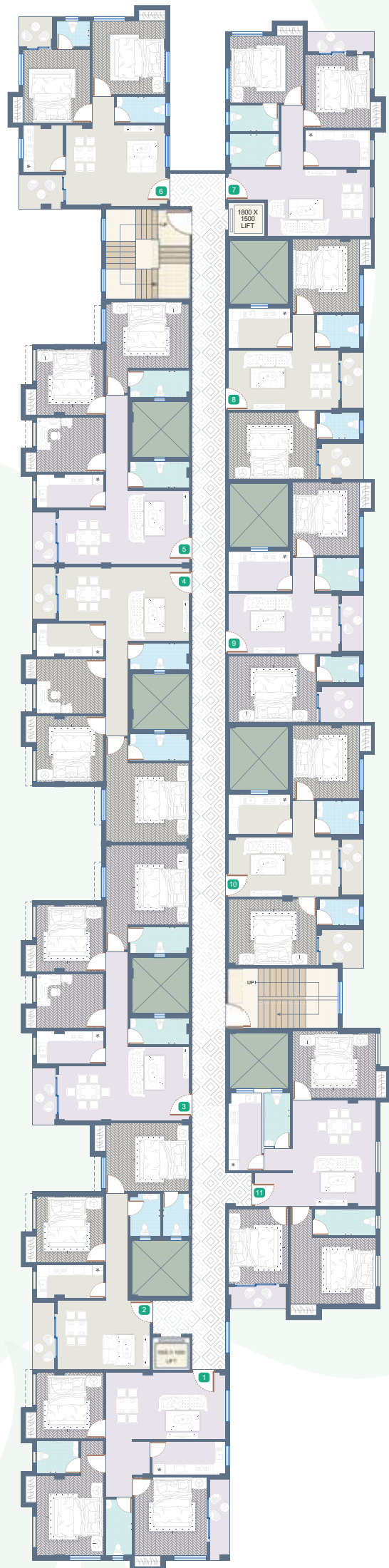
Unit No.	BHK	Carpet Area (sq. ft.)	Balcony Area (sq. ft.)	Common* Area (sq. ft.)	Total Area (sq. ft.)
B-1.	2 BHK	752	57	361	1170
B-2.	2 BHK	562	32	280	874
B-3.	2 BHK	555	32	281	868
B-4.	3 BHK	805	67	370	1242
B-5.	3 BHK	743	76	377	1196
B-6.	2 BHK	562	32	285	879
B-7.	2 BHK	562	32	480	874
B-8.	3 BHK	806	57	381	1244
B-9.	3 BHK	641	55	324	1020
B-10.	2 BHK	520	27	270	817
B-11.	3 BHK	770	32	362	1164
B-12.	2 BHK	520	34	272	826
B-13.	2 BHK	567	31	294	892
B-14.	2 BHK	567	29	291	887
B-15.	2 BHK	567	29	290	886
B-16.	1 BHK	362	28	179	569
B-17.	2 BHK	551	30	295	876
B-18.	2 BHK	533	32	282	847
B-19.	2 BHK	533	64	279	876

\* Area of external wall & proportionate share of stair lobby & other common spaces.





**BLOCK - C - FURNITURE LAYOUT (1ST TO 4TH FLOOR)**



**BLOCK - C - FLOOR PLAN (1ST TO 4TH FLOOR)**

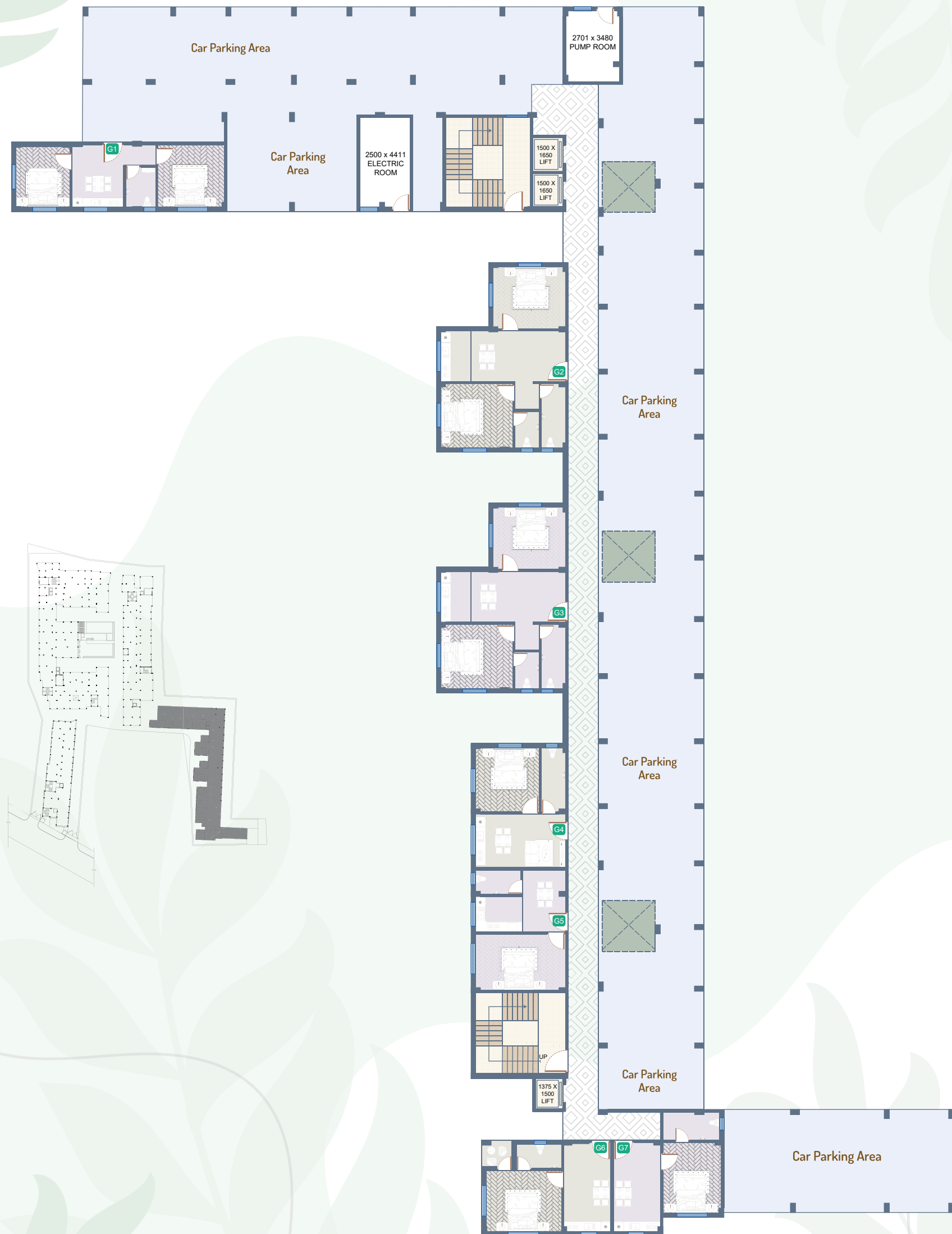


Unit No.	BHK	Carpet Area (sq. ft.)	Balcony Area (sq. ft.)	Common* Area (sq. ft.)	Total Area (sq. ft.)
C-1.	3 BHK	742	35	345	1122
C-2.	2 BHK	547	32	278	857
C-3.	2 BHK	725	29	353	1107
C-4.	2 BHK	725	27	349	1101
C-5.	2 BHK	702	27	343	1072
C-6.	2 BHK	535	54	279	868
C-7.	2 BHK	570	22	285	877
C-8.	2 BHK	532	60	278	870
C-9.	2 BHK	532	60	278	870
C-10.	2 BHK	532	61	278	871
C-11.	3 BHK	754	28	364	1146

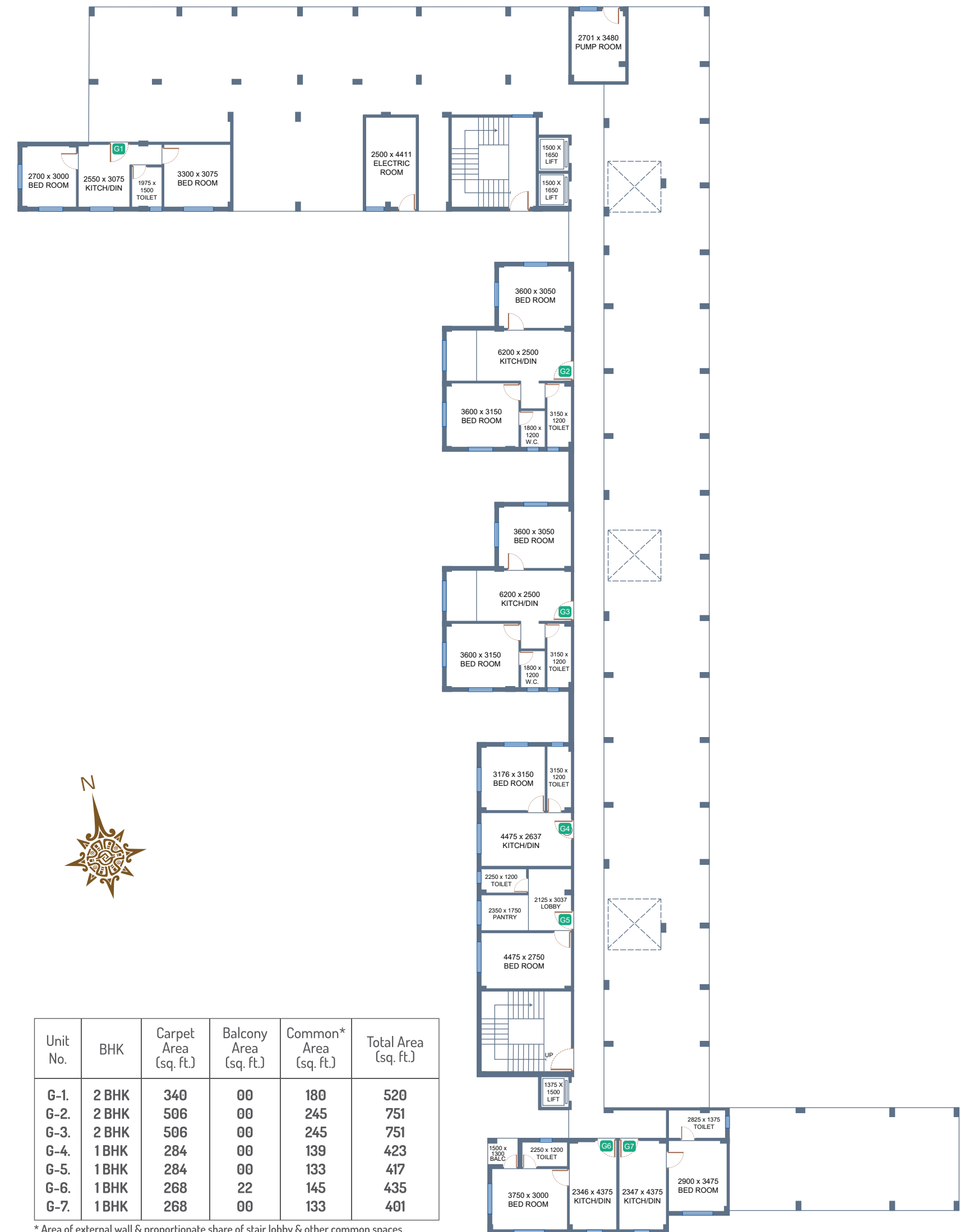
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**BLOCK - D - FURNITURE LAYOUT (GROUND FLOOR)**



**BLOCK - D - FLOOR PLAN (GROUND FLOOR)**

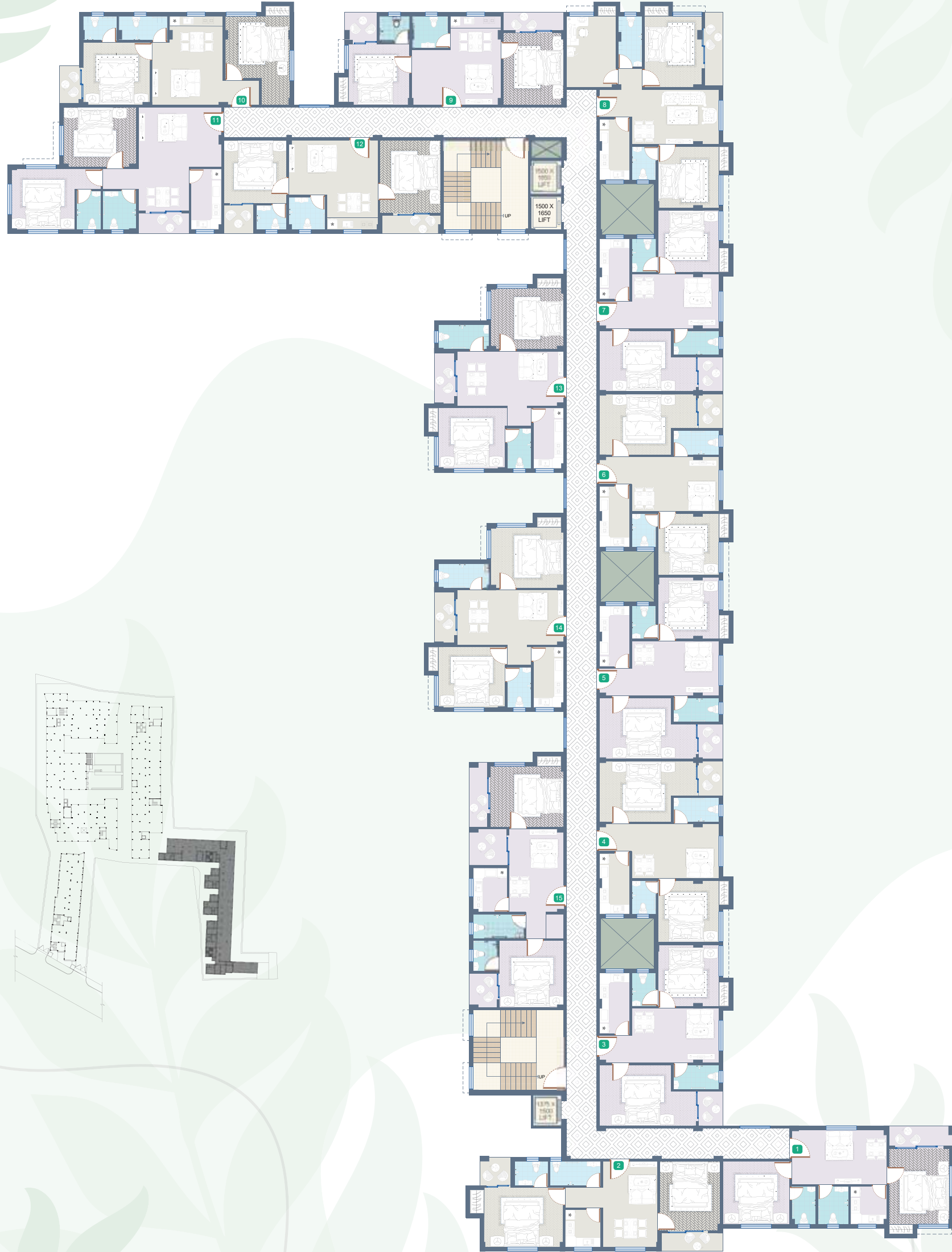


Unit No.	BHK	Carpet Area (sq. ft.)	Balcony Area (sq. ft.)	Common* Area (sq. ft.)	Total Area (sq. ft.)
G-1.	2 BHK	340	00	180	520
G-2.	2 BHK	506	00	245	751
G-3.	2 BHK	506	00	245	751
G-4.	1 BHK	284	00	139	423
G-5.	1 BHK	284	00	133	417
G-6.	1 BHK	268	22	145	435
G-7.	1 BHK	268	00	133	401

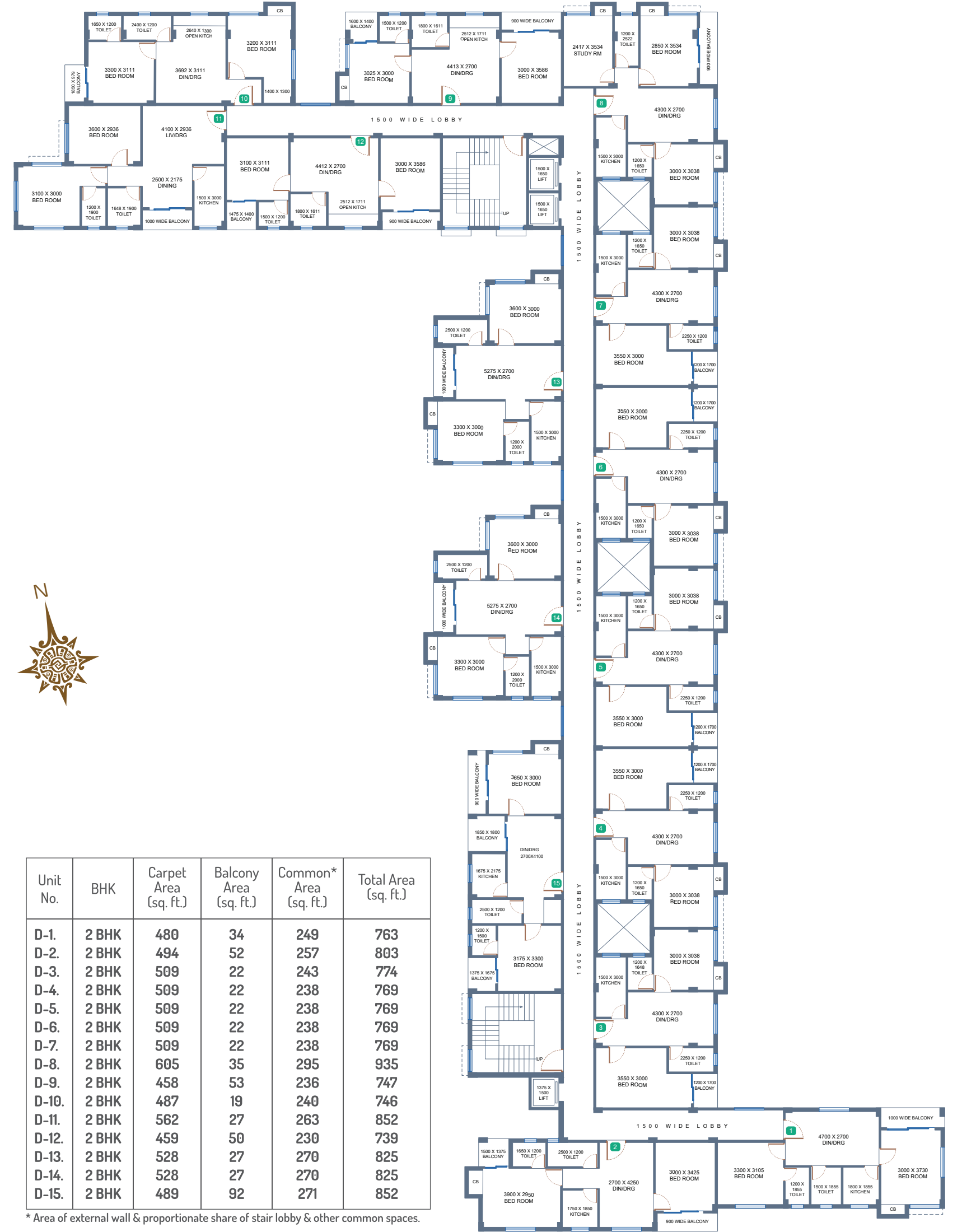
\* Area of external wall & proportionate share of stair lobby & other common spaces.



**BLOCK - D - FURNITURE LAYOUT (1ST TO 4TH FLOOR)**



**BLOCK - D - FLOOR PLAN (1ST TO 4TH FLOOR)**



Unit No.	BHK	Carpet Area (sq. ft.)	Balcony Area (sq. ft.)	Common* Area (sq. ft.)	Total Area (sq. ft.)
D-1.	2 BHK	480	34	249	763
D-2.	2 BHK	494	52	257	803
D-3.	2 BHK	509	22	243	774
D-4.	2 BHK	509	22	238	769
D-5.	2 BHK	509	22	238	769
D-6.	2 BHK	509	22	238	769
D-7.	2 BHK	509	22	238	769
D-8.	2 BHK	605	35	295	935
D-9.	2 BHK	458	53	236	747
D-10.	2 BHK	487	19	240	746
D-11.	2 BHK	562	27	263	852
D-12.	2 BHK	459	50	230	739
D-13.	2 BHK	528	27	270	825
D-14.	2 BHK	528	27	270	825
D-15.	2 BHK	489	92	271	852

\* Area of external wall & proportionate share of stair lobby & other common spaces.





Realtech  
**ASTHA**

Developed By:  
Skyscraper Realtech Properties LLP

Marketed By:



**Realtech  
Group**

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Rera No. WBRERA/P/NOR/2023/000108