

aangAn



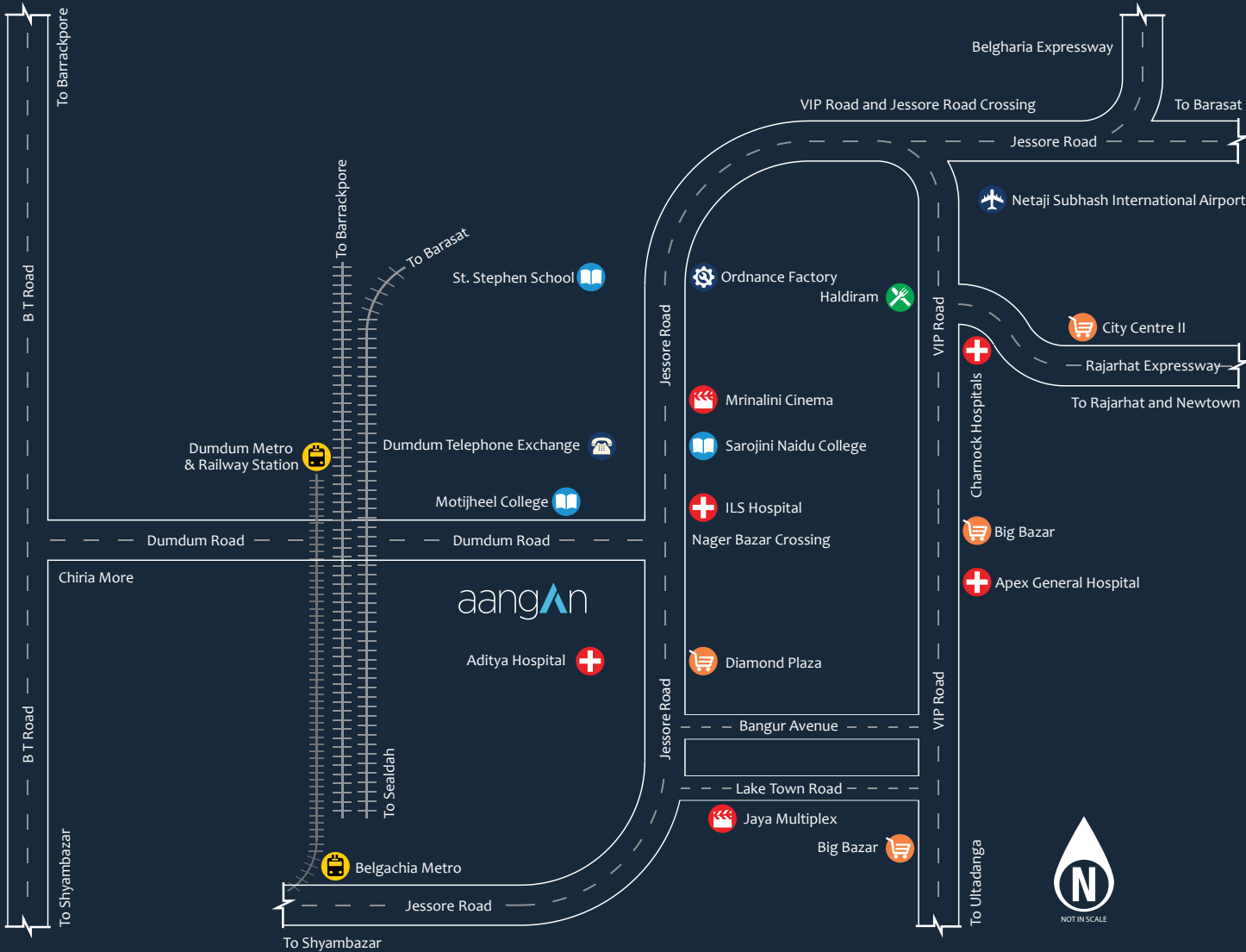
Towers overlooking the waterbody

This empire is yours

This is your calling. To embrace your destiny. The realm of Aangan awaits your arrival. Your royal chambers, overlooking lush greenery and a shimmering lake ...

Embrace luxury. Welcome to Aangan.

Connectivity



Nearby, you will find

Dum Dum Metro & Railway station ~ 2 km
St Stephen School ~ 1.5 km
Sarojini Naidu College for Women ~ 1 km

Airport ~ 3 km
Aditya Academy ~ 1 km
Banks and ATM ~ 100 m

ILS Hospital ~ 500 m
PVR Diamond Plaza ~ 1 km
Markets ~ 100 m





Aerial view

The dynasty awaits

From the time of the British Raj, Dumdum has been a province steeped in history. Old Bengali neighbourhoods with modern-day Babus ruling over the land. The undeniable old world charm of the place will take over your senses.

This is the road to your destiny. This is where you rise.

Rightfully yours

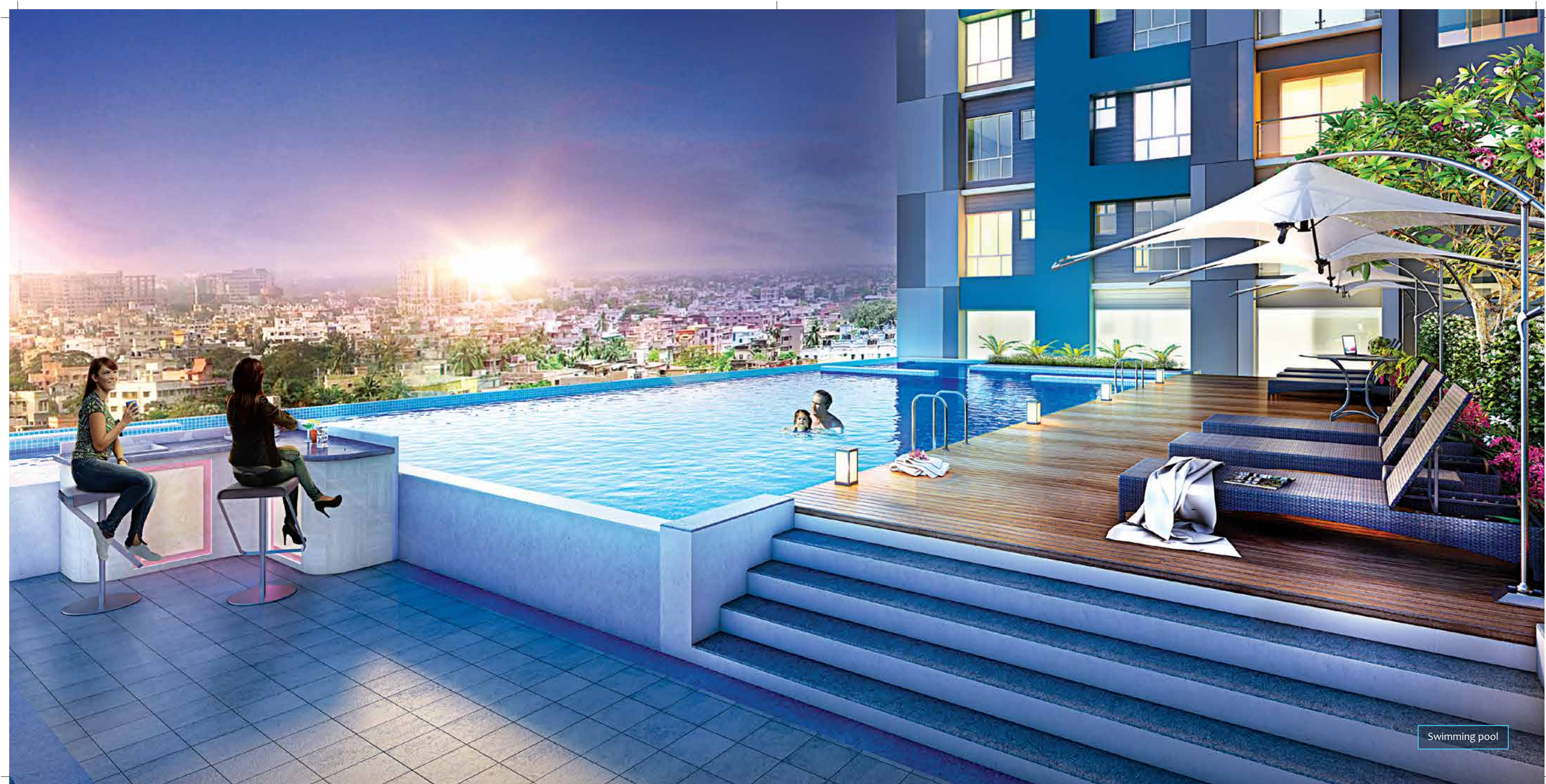
- ◆ Swimming pool with deck
- ◆ Natural waterbody
- ◆ Landscaped podium garden
- ◆ AC gymnasium
- ◆ AC community hall
- ◆ AC indoor games room
- ◆ Health club with steam bath
- ◆ Kid's play area
- ◆ Open air amphitheater
- ◆ Pond side deck
- ◆ Multipurpose badminton court
- ◆ 24X7 CCTV surveillance at campus entry and exit, ground floor lobbies & parking areas
- ◆ Generator back up for common area lighting
- ◆ Water treatment plant
- ◆ Sewerage treatment plant



Podium delights



Landscaped garden



Swimming pool



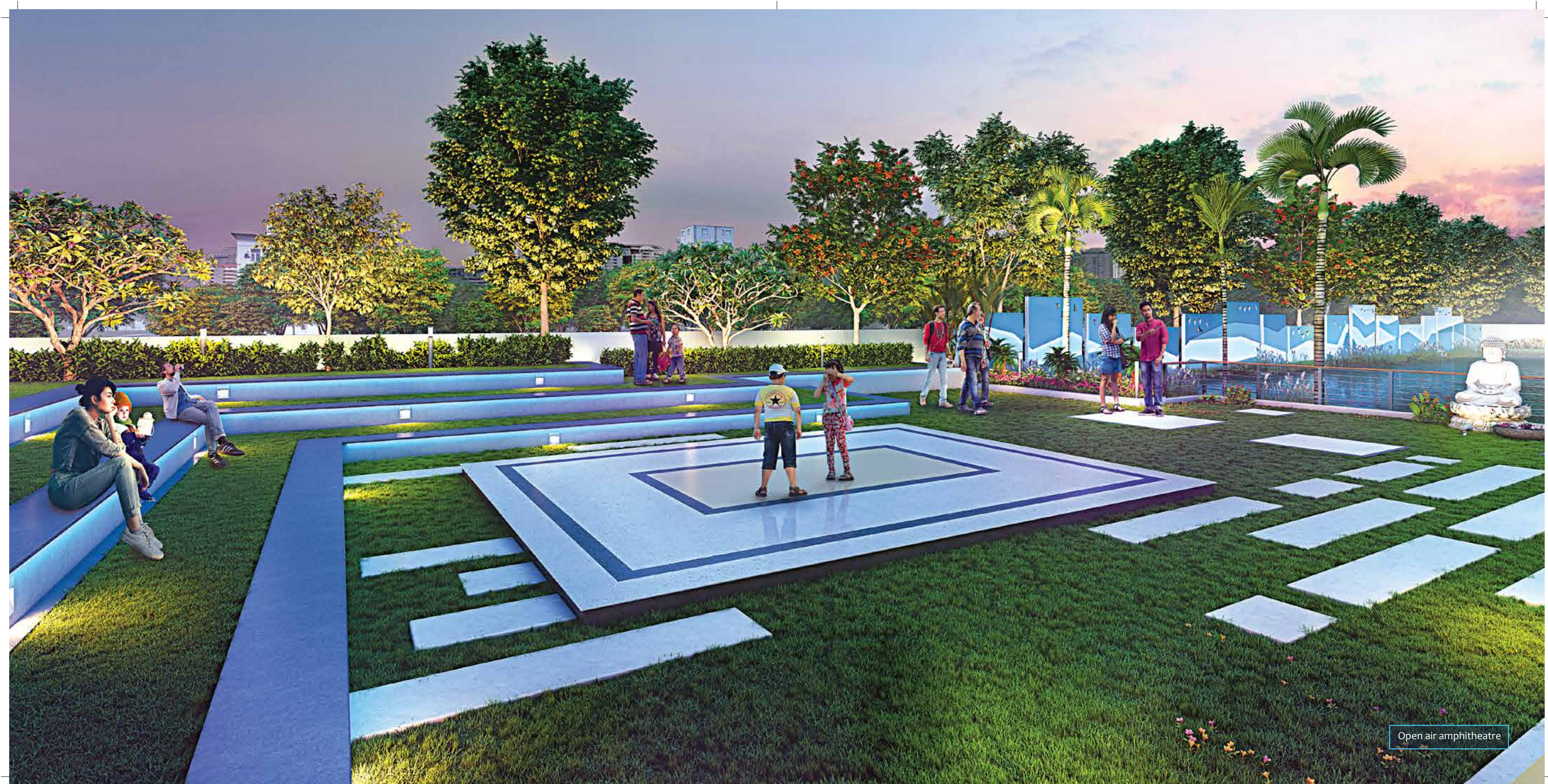
AC community hall



Badminton court



Kids' play area on ground floor



Open air amphitheatre



Pond side deck

Specifications

Structure

Pile foundation and earthquake resistant RCC structure with AAC block work / fly ash / red clay brickwork

Doors & Windows

Aluminium powder coated / UPVC sliding / openable windows
Seasoned hard wood door frames
Painted flush doors with cylindrical locks
Laminated main door with night latch of reputed make

Bedroom & Living Room

Provision for AC power points in all bedrooms, living and dining
DTH TV wiring in living / dining & master bedroom
Adequate electrical points in all bedrooms, living / dining, kitchen & toilets
Vitrified tiles in all bedrooms, living and dining

Kitchen

Dado ceramic tiles up to two feet above granite counter with stainless steel sink with drain board
Anti-skid ceramic tiles in kitchen floor
Adequate electrical points in all bedrooms, living / dining, kitchen & toilets

Toilet

Wall /dado of toilet with ceramic tiles up to door level
Anti-skid ceramic tiles in Toilet floor
C.P. fittings and sanitary fittings of reputed make
Electrical Points for geyser and exhaust fan
Plumbing provision for hot / cold water line

Finishing

Interior wall finish with POP / putty
Exterior wall finish with high quality weather shield textured paint

Electrical

Electrical points for refrigerator, water filter, microwave, kitchen chimney exhaust
Washing machine point.
Modular switches of reputed make
Intercom Facility

DG Backup

DG Backup of 1KVA For 2BHK Flats and 1.5KVA for 2.5 & 3 BHK Flats.

Elevators

Two automatic MRL lifts for each block



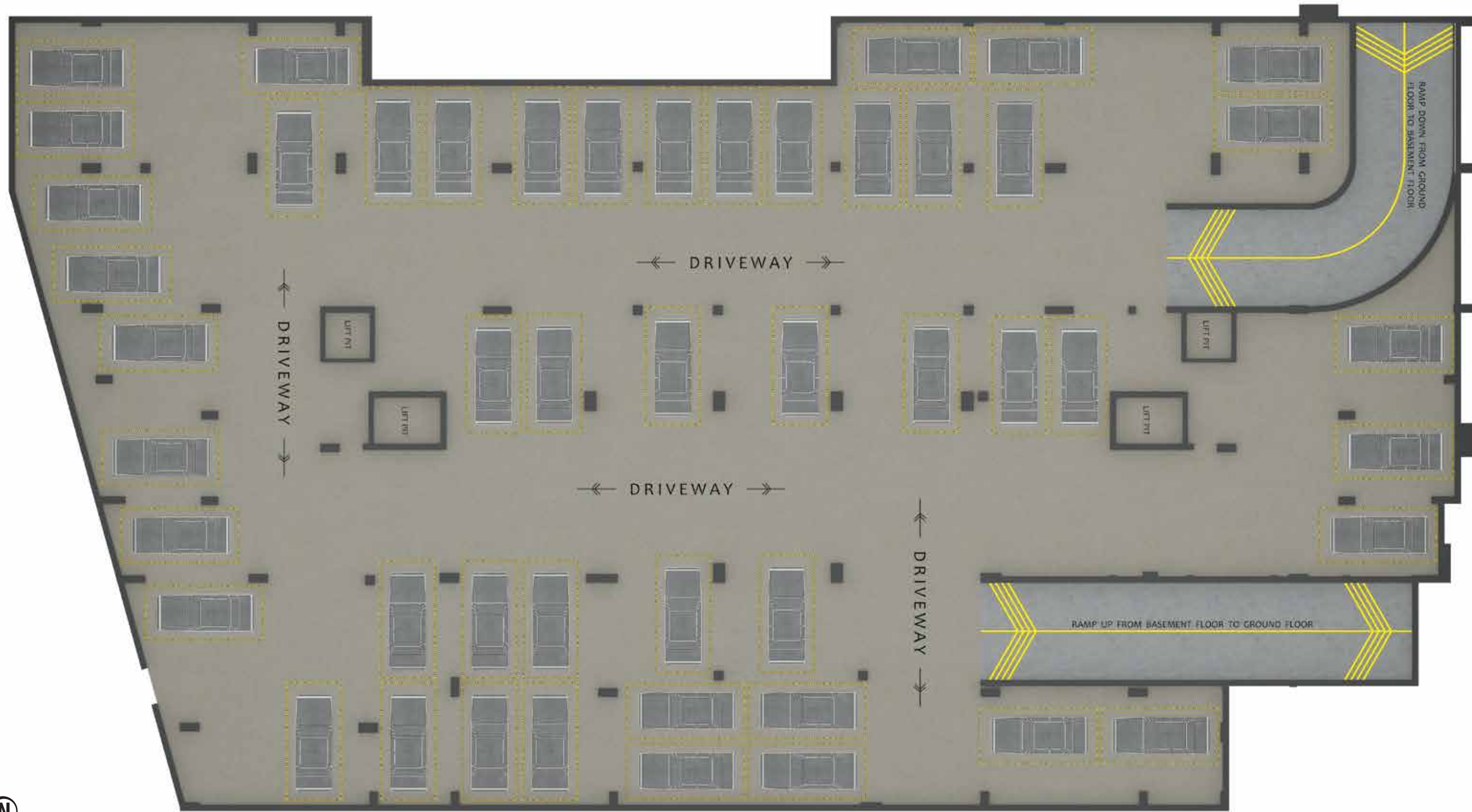


Master plan

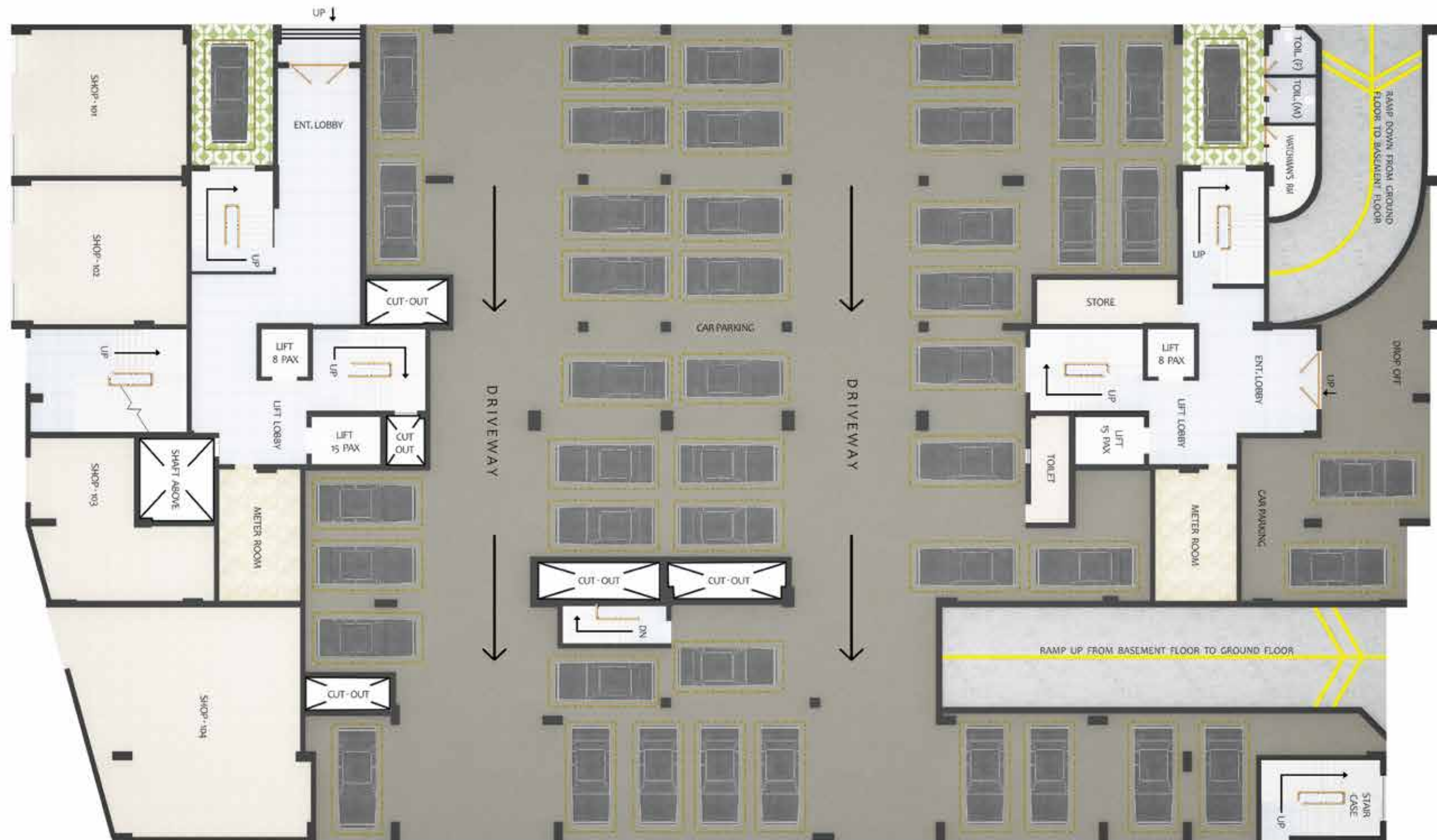
Spread over 87 Cottahs, the complex has two G+14 towers comprising of 154 units with 2 BHK & 3 BHK flats. The flats range between 966 ~ 1344 sq ft (Carpet Area - 631~849 sq ft)

HIRA* speak

Carpet Area means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. For the purpose of this clause, the expression "exclusive balcony or verandah area" means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee; and "exclusive open terrace area" means the area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee.



Basement Plan



Ground Floor



Floor 1 (Block 1 & 2)

| Flat Type | Unit Type | Built-up Area | Carpet Area (HIRA)* | Balcony Area (Carpet) | Terrace (Carpet) | Chargable Area |
|-----------|-----------|---------------|---------------------|-----------------------|------------------|----------------|
| B | 3 BHK | 966 | 849 | 28 | NA | 1255 |
| C | 2 BHK | 741 | 631 | 29 | NA | 963 |

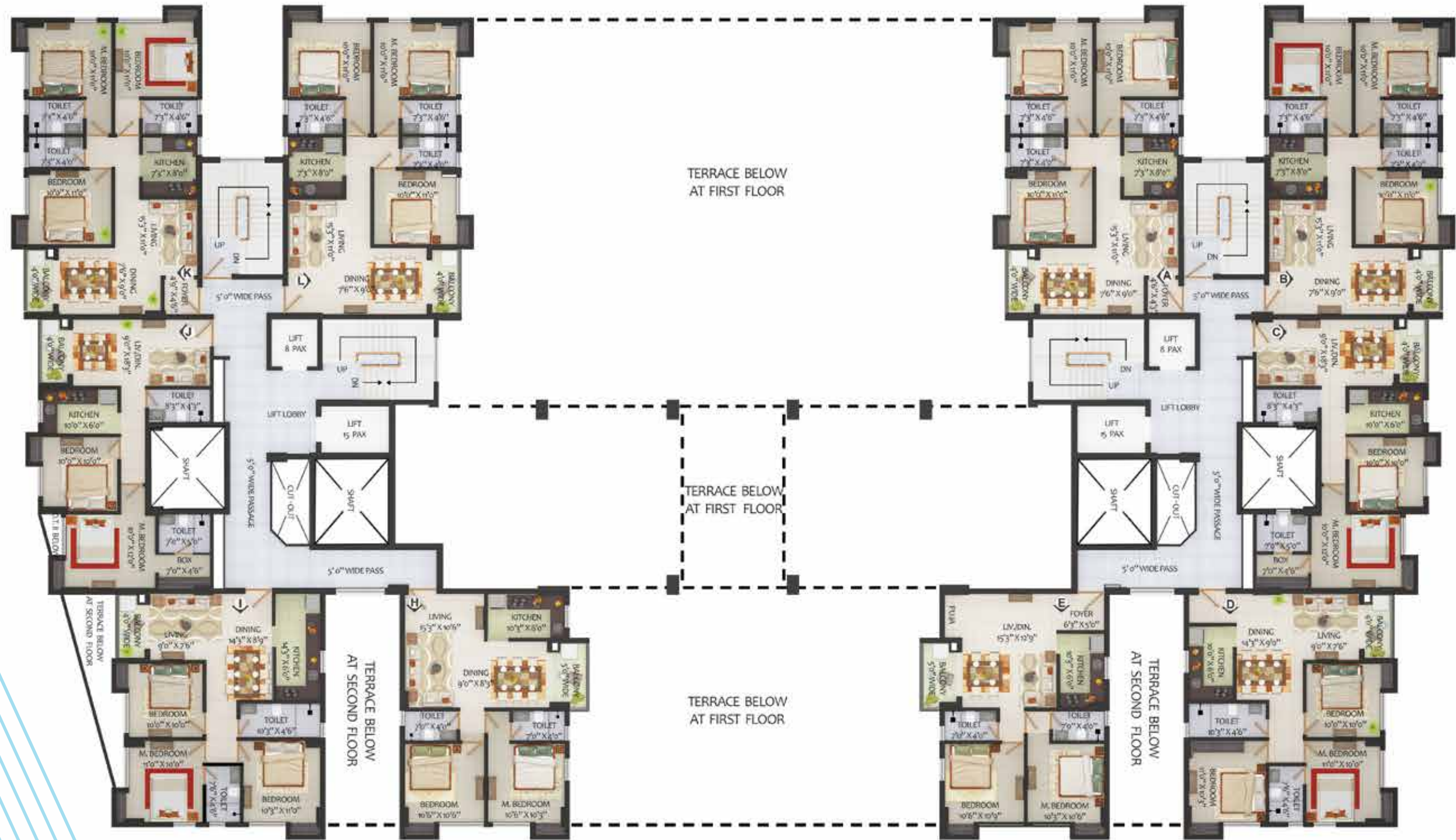
All measurements are in sq. ft.



Floor 2 (Block 1 & 2)

| Flat Type | Unit Type | Built-up Area | Carpet Area (HIRA)* | Balcony Area (Carpet) | Terrace (Carpet) | Chargable Area |
|-----------|-----------|---------------|---------------------|-----------------------|------------------|----------------|
| A | 3 BHK | 974 | 849 | 29 | NA | 1264 |
| B | 3 BHK | 966 | 849 | 28 | NA | 1255 |
| C | 2 BHK | 741 | 631 | 29 | NA | 963 |
| D | 3 BHK | 876 | 764 | 29 | 136 | 1213 |
| E | 2 BHK | 758 | 635 | 37 | 138 | 1060 |
| H | 2 BHK | 758 | 635 | 36 | 138 | 1060 |
| I | 3 BHK | 878 | 764 | 29 | 238 | 1274 |
| J | 2 BHK | 744 | 631 | 29 | 10 | 972 |
| K | 3 BHK | 965 | 848 | 28 | NA | 1254 |
| L | 3 BHK | 974 | 849 | 28 | NA | 1264 |

All measurements are in sq. ft.



Floor 3 (Block 1 & 2)

| Flat Type | Unit Type | Built-up Area | Carpet Area (HIRA)* | Balcony Area (Carpet) | Terrace (Carpet) | Chargable Area |
|-----------|-----------|---------------|---------------------|-----------------------|------------------|----------------|
| A | 3 BHK | 974 | 849 | 29 | NA | 1264 |
| B | 3 BHK | 966 | 849 | 28 | NA | 1255 |
| C | 2 BHK | 741 | 631 | 29 | NA | 963 |
| D | 3 BHK | 876 | 764 | 29 | NA | 1137 |
| E | 2 BHK | 758 | 635 | 37 | NA | 985 |
| H | 2 BHK | 758 | 635 | 36 | NA | 985 |
| I | 3 BHK | 878 | 764 | 29 | NA | 1140 |
| J | 2 BHK | 744 | 631 | 29 | NA | 966 |
| K | 3 BHK | 965 | 848 | 28 | NA | 1254 |
| L | 3 BHK | 974 | 849 | 28 | NA | 1264 |

All measurements are in sq. ft.



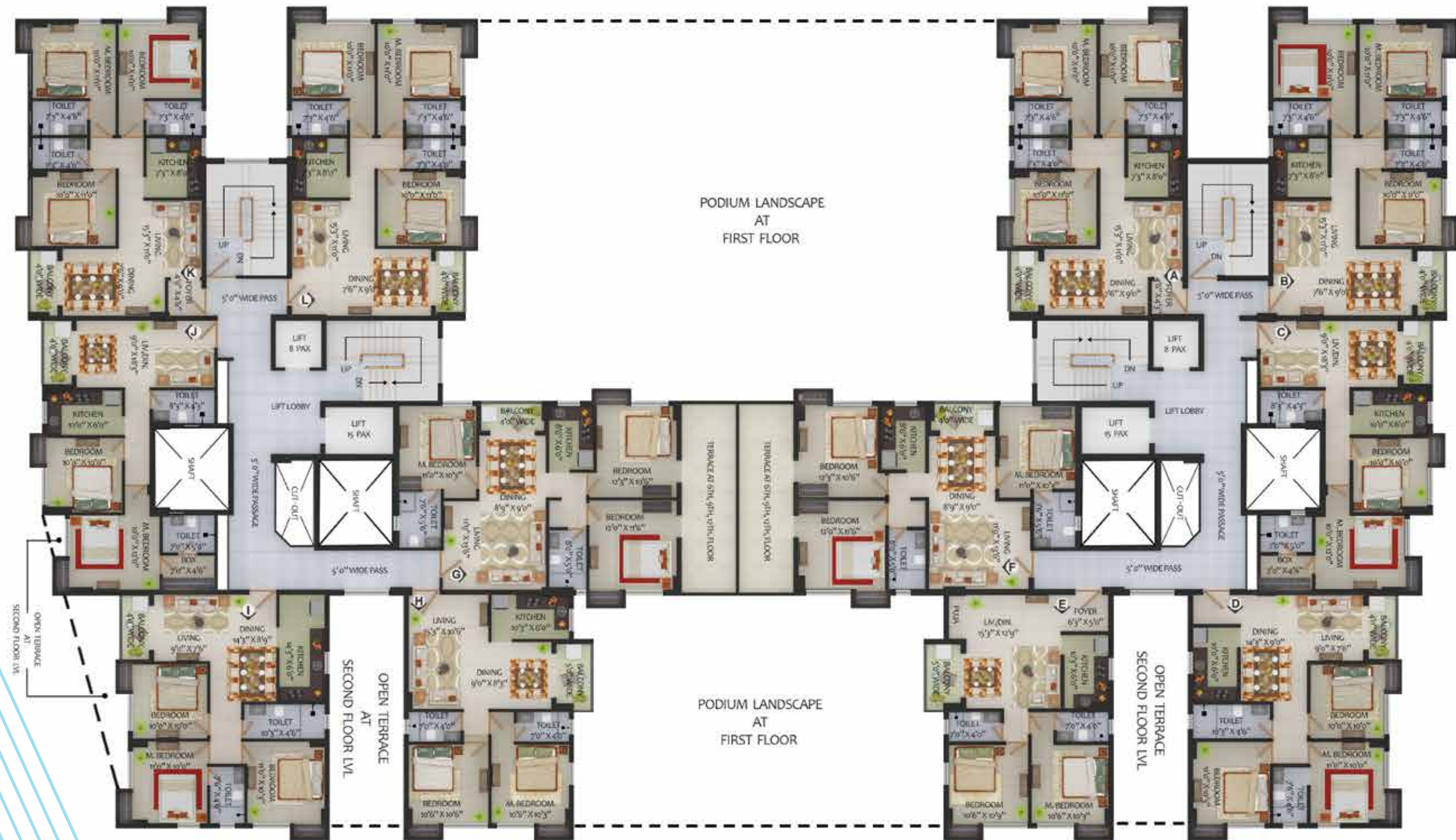
NOT IN SCALE



Floor 4, 5, 7, 8, 10, 11, 13 & 14 (Block 1 & 2)

| Flat Type | Unit Type | Built-up Area | Carpet Area (HIRA)* | Balcony Area (Carpet) | Terrace (Carpet) | Chargable Area |
|-----------|-----------|---------------|---------------------|-----------------------|------------------|----------------|
| A | 3 BHK | 974 | 849 | 29 | NA | 1264 |
| B | 3 BHK | 966 | 849 | 28 | NA | 1255 |
| C | 2 BHK | 741 | 631 | 29 | NA | 963 |
| D | 3 BHK | 876 | 764 | 29 | NA | 1137 |
| E | 2 BHK | 758 | 635 | 37 | NA | 985 |
| F | 3 BHK | 961 | 838 | 26 | NA | 1244 |
| G | 3 BHK | 959 | 839 | 26 | NA | 1246 |
| H | 2 BHK | 758 | 635 | 36 | NA | 985 |
| I | 3 BHK | 878 | 764 | 29 | NA | 1140 |
| J | 2 BHK | 744 | 631 | 29 | NA | 966 |
| K | 3 BHK | 965 | 848 | 28 | NA | 1254 |
| L | 3 BHK | 974 | 849 | 28 | NA | 1264 |

All measurements are in sq. ft.



Floor 6, 9 & 12 (Block 1 & 2)

| Flat Type | Unit Type | Built-up Area | Carpet Area (HIRA)* | Balcony Area (Carpet) | Terrace (Carpet) | Chargable Area |
|-----------|-----------|---------------|---------------------|-----------------------|------------------|----------------|
| A | 3 BHK | 974 | 849 | 29 | NA | 1264 |
| B | 3 BHK | 966 | 846 | 28 | NA | 1255 |
| C | 2 BHK | 742 | 630 | 29 | NA | 964 |
| D | 3 BHK | 877 | 762 | 29 | NA | 1139 |
| E | 2 BHK | 758 | 635 | 37 | NA | 985 |
| F | 3 BHK | 961 | 838 | 26 | 172 | 1344 |
| G | 3 BHK | 959 | 839 | 26 | 172 | 1342 |
| H | 2 BHK | 758 | 635 | 36 | NA | 985 |
| I | 3 BHK | 878 | 764 | 29 | NA | 1140 |
| J | 2 BHK | 744 | 631 | 29 | NA | 966 |
| K | 3 BHK | 965 | 848 | 28 | NA | 1254 |
| L | 3 BHK | 974 | 849 | 28 | NA | 1264 |

All measurements are in sq. ft.

Associates

DESIGN ACCORD

Landscape consultant

A Boutique Design Firm based out of New Delhi, we offer specialised design services in architecture, master planning, urban spaces, landscape design and interior design. We believe that every project provides a unique opportunity to come up with a big idea that is inspired by the local character, nature and the life style of the end-user.

We cater to the specific functional needs of the project. We have an energetic team of young architects and landscape architects who have diverse experiences and handle a vast spectrum of projects in the country and abroad including hospitality, commercial and residential landscape, master planning and also public realm projects. We recognize that the final built form must achieve a balance between the practical and the aesthetic. We believe that good design goes beyond the superficial and addresses all aspects of achieving a solution that is tailor-made for the consumer.

All of us constantly strive to provide a complete service from conceptualisation to actualisation.



Raj Agrawal & Associates

Architect

Initiated in 1996 by Raj Kumar Agarwal, we excel in themes and custom designs.

We specialise in designing aesthetically pleasing properties. With over 150 projects in and around West Bengal, Gujarat, Rajasthan, Orissa, Assam and Madhya Pradesh in a short span of nineteen years, we have grown to become a large multidisciplinary architectural consultant house. Having won the Award for “Outstanding services in the field of Architecture” from Association of Architects, Builders, Interior Designers & Allied Business, Kolkata we were also awarded for designing the Best Green Building of Kolkata.

With over 50 employees and various technical consultants to cater to the needs of a wide range of projects, our clients receive professional advice and personalised service on time and within budget.

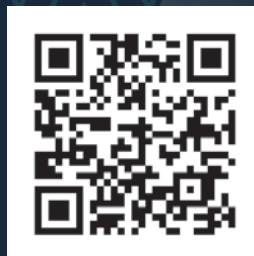


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