

A watercolor painting of a lush landscape. In the foreground, a river flows through a valley, with a small bridge crossing it. The middle ground is filled with dense green trees and foliage. In the background, rolling hills are visible under a bright, hazy sky. The overall style is soft and painterly, with visible brushstrokes and a rich color palette of greens, blues, and earthy tones.

ZRICKS .COM

Gangetica

Where tranquility resides

[www.Zricks.com](http://www.Zricks.com)



#### The quiet abode

Imagine a place without worries, elegantly green and tranquilly surrounded, nestled in a quiet nook near the Ganges. This tranquil abode is where you can drift away to peace and start a new life.



Just 1 km from the site are ...



Police Station



Market



Hospital



Schools



College



Chandernagore  
Bus Stop



Jyoti  
Cinema Hall



Court



Museum



Ferry  
Services



Banks



Premium  
Retail Store

#### The ideal location

About 40 kilometres north of Kolkata, you will find an erstwhile French colony, Chandernagore. Steeped in history, it has been favoured by legends like Ratanasathi Tagore and Ishwar/Bandra Vidyasagar. Unbothered by industrial pollution, it offers all modern amenities, while embracing its heritage.

#### Key distances

- Delhi Road - 5 km
- Chandernagore Railway Station - 1.5 km
- Marikonda Railway Station - 2 km
- Supreme Knowledge Foundation Group of Institutions - 2 km

**An overview**

Land Area - 121 caran  
Total Flats - 144  
Total Blocks - 2

**Flat sizes**

2 & 3 BHK



Master site plan



© 2014 Zrick's

#### Explore serenity

Open your eyes to a place where your surroundings will fill you with a calm, you have never experienced. A place where you will feel at home without the hustle and bustle of daily life.

[www.Zricks.com](http://www.Zricks.com)



On the first floor, near the Plodium,  
bond with your neighbours as you  
meet and share experiences.

[www.Zricks.com](http://www.Zricks.com)



Connect with your self at the  
Common Terrace on the ninth floor.  
Immerse in your thoughts to find  
clarity of vision as you let go of all  
your worldly worries.

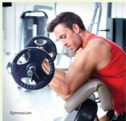


Water soothes the soul. The serenity of the natural waterbody will permeate your being as you enjoy the view from the Pergola.





Reflect in the stillness of the surface, broken by soothing ripples driven by a gentle breeze.



## SPECIFICATIONS

### Lobby

Granite or vitrified tiles on ground lobby floor.  
Ceramic tiles on staircase floor.

### Doors & Windows

All internal doors to have seasoned hard wood frames with flush core moulded shutter.  
Decorative main door of reputed make right leaf.  
Aluminium sliding windows with clear glass.

### Bedroom & Living Room

Vitrified tiles flooring.

### Kitchen

Granite top counters with stainless steel sink.  
Ceramic tiles up to 2 feet above kitchen platform.  
Ceramic tiles on flooring.  
Exhaust fan point.

### Bathroom

Wall/Door of toilet with ceramic tiles till door height.  
CP fittings.  
White sanitary ware.  
Ceramic tiles in flooring.

### Finishing

POP finished walls.

### Electrical

Crossed copper or aluminium wiring.  
Modular switches of reputed make.

### Lifts

Automatic.

## AMENITIES

- Gymnasium
- Community Hall
- Indoor Games Room and Library
- Outdoor Adda Zone
- 24 Hours Filtered Water Supply
- Servants' and Drivers' Toilet
- Firefighting Arrangement
- Natural Waterbody
- Facility Mangement



**Commercial block**

At Zricks, the core belief is to let you relax. Unwind, live at your own pace. Everything you need is at your doorstep.

FLOOR PLANS



Ground floor plan

FLOOR PLANS



First floor plan



ZRICKS.COM

Second floor plan

FLOOR PLANS



Block 1  
Third floor plan

Flat Type	Unit Type	Serviceable Area (SQM/A)	Built-up Area (SQM/A)	Open Terrace Area
A	3 BHK	1286	1029	405
B	3 BHK	1195	956	355
C	3 BHK	1195	956	356
D	3 BHK	1286	1029	405
E	3 BHK	1238	1102	382
F	2 BHK	941	775	382
G	2 BHK	941	775	382
H	3 BHK	1238	1102	382

All measurements are in sq. ft.

FLOOR PLANS



Block 1  
Fourth-Eleventh floor plan

Floor Type	Unit Type	Available Area (SQ/ft)	Build-up Area (SQ/ft)
A	3 BRK	1286	1027
B	3 BRK	1195	956
C	3 BRK	1195	956
D	3 BRK	1286	1027
E	3 BRK	1076	1162
F	3 BRK	967	775
G	3 BRK	967	775
H	3 BRK	1076	1162

All measurements are in sq. ft.

FLOOR PLANS



Block 2  
Second floor plan

Unit Type	Unit Type	Seizable Area (SMA)	Built-up Area (BUA)	Open Storage Area
A	3 BHK	1266	1029	405
B	3 BHK	1195	956	547
C	3 BHK	1195	956	547
D	3 BHK	1266	1029	405
E	3 BHK	1238	1102	NA
F	2 BHK	949	775	NA
G	2 BHK	949	775	NA
H	3 BHK	1238	1102	NA

All measurements are in sq. ft.



FLOOR PLANS



Block 2  
Third-Eighth floor plan

Floor Type	Unit Type	Selectable Area (SQM)	Build-up Area (SQM)
A	3 BDRM	1286	1627
B	3 BDRM	1195	956
C	3 BDRM	1195	956
D	3 BDRM	1286	1627
E	3 BDRM	1376	1742
F	3 BDRM	947	775
G	3 BDRM	947	775
H	3 BDRM	1376	1742

All measurements are in sq. ft.

FLOOR PLANS



Block 2  
North - Eleventh floor plan

Flat Type	Unit Type	Salable Area (SqM)	Build-up Area (SqM)
A	3 Bed	1286	1607
B	3 Bed	1195	956
C	3 Bed	1195	956
D	3 Bed	1286	1607
E	3 Bed	1376	1762
H	3 Bed	1376	1762

All measurements are in sq. ft.

We found  
tranquility



Praveen Paul

Bangonica is a first-of-its-kind project in Chandernagore. The residential-commercial complex is one of the latest in Chandernagore. The quality is far superior to those of our local developers.

The progress of the project is as per schedule which, as a buyer, I am quite satisfied with. Surely after completion it will become one of the landmarks which we can be proud of.



Jayanta Kumar Das  
and Deepjyoti Das

My wife and I booked an apartment at Bangonica in December 2013. The main reason for choosing Bangonica was peace. The serenity of the location is unmatched, and all the amenities one can imagine is within reach. We are really pleased with the overall construction quality and the friendly approach of the marketing team. We look forward to living here.



Dr. Anshu Gangopadhyay

I have invested in Bangonica, a project at Primus at Chandernagore. I am very impressed with the amenities, location and affordable price. I have had a great experience in dealing with Primus. Their sales team is knowledgeable and experienced, while their customer service is very cooperative and friendly.



Rajan Barua

I had been searching for a residential flat in a non-congested area around Chandernagore. The location of Bangonica seemed to be the ideal place for me. I immediately contacted their marketing executive who responded warmly. They gave me a good and prompt home service, collected all the flat forms, cheques, receipts and other documents.



Abhijit Basu

When I came to know about Bangonica, Chandernagore, it was one of first steps for my family. After the very first day we looked at an apartment. It's a really unique place where we get all the modern amenities in a location accessible by road and rail. We are eagerly waiting to be a part of the Bangonica family.



Associates

#### SUBIR KUMAR BASU

#### ARCHITECT

The founder of Consulting Architects & Engineers **Subir Kumar Basu** is an Indian Architect, Urban Designer and Academician. He is the elected member representing the Eastern Region of India in the Council of Architecture (COA), Government of India. He is the immediate past Chairman of the West Bengal chapter of the Indian Institute of Architects, which got multiple accolades during his tenure. A member of the High Power Technical Committee of the West Bengal Government and the Heritage Conservation Committee of Kolkata Municipal Corporation, he specialises in large Housing Complexes and Township Projects. Subir Kumar Basu is the architect for Metro Railway, East West Metro Railway, Mookambiah Burns Limited, Bengal Greenfield Housing Development Company Limited to name a few.

#### PREFERRED MARKETING AGENT



Modern Properties is a 17 year old real estate firm in Kolkata with in-depth market knowledge, and comprehensive property expertise. It is one of the premier real estate solution providing organisations in Kolkata, with professional, reliable and personalised service.



Established by the Technical family, Ami International is a Kolkata based realty group that has been associated with numerous prestigious projects in the city and its suburbs. Over the last 15 years they have developed a large and loyal clientele and their reputation can be gauged by the fact that the Developer's rely on their expertise to market their projects. The team of professionals constantly search for scope to grow in all the categories, whether it is residential, commercial and IT, land & logistics, retail, leisure or theme based assistance.



A joint venture



## JUNCTION™

Fashion | Adda | Entertainment | Food

Junction Mall, spread over 4.25 lakh square feet, strategically located at the commercial centre of Durgapur, brings shopping, entertainment and the best of brands under one roof.

Designed by internationally renowned architect Stephen Cooper, the mall has anchor stores like Pantaloons, Shoppers' Stop and Max Lifestyle.

Junction Mall also has Buzz Court - a delightful 1500 sq ft food court. Leading brands like Mainland China, KFC and Subway have contributed to its huge popularity.

The Mall has a monthly footfall of 2 - 4 lakh.



## A MARKET LEADER IN REAL ESTATE

23 ONGOING, UPCOMING AND COMPLETED PROJECTS.

**PRIMARC RIVA SURYA**  
One of the tallest buildings in Iskcondo, Pangreh.



**PRIMARC ASPIRA**  
A residential project in Medan.



**ASTITVA**  
Bakau's first Gold-rated Green Residential Building at Kungkangh.



**SOUTHWINDS**  
Towers that set new floor miles' near Southern Eggn.



**ANAKUL**  
Modern residential at Kungkangh.



**PRIMARC SHINCHI ANGLAN**  
Luxurious apartments at Negeri Sembilan.



**47 RETAIL AND LIFESTYLE DESTINATIONS THAT INCLUDE ...**



The master franchise for Agromed, the popular Malay and regional brand. 17 stores, West Bengal Odisha (Jharkhand) Bihar/Tripura (Uttar Pradesh) Assam



Junction Mall - Durgam's top and happening destination



The one-stop destination for books, toys, pens, gifts, stationary (also craft) stores, Egnited, Diamond Plaza (Asian Brands Mall) Junction Mall



Strategic equity management



A premier multi-channel rights and in-commerce, Wholesaler network across India, seller of renowned national and international brands.



The real estate division of Shrachi Group has been changing the skyline of Eastern India with landmark projects like the Synchro Business Park in Agartha, Kolkata - the first steel building in Eastern India, Junction Mall - South Bengal's biggest family destination, Greenwood Park, Greenwood Park Extension, Greenwood Park Extension, Greenwood Elements, Greenwood Courts, GreenwoodHill, Rouseau and many more.



One of the most ambitious projects by the Shrachi Group is Renaissance - a 224 unit township located on MID in Burdwan, Renaissance is an all inclusive township that offers flats, Bangladeshi, twin houses and plots. The township also boasts of Biotech - the shopping and commercial complex, Synchro Club - the resort with world class hospitality facilities, Standard International School and an upcoming hospital with world class medical facilities.

### Handed over

Greenwood Park-GreenwoodHill  
Greenwood Park Extension  
Greenwood Courts  
Shrachi Garden  
Shrachi Village  
Shrachi Lakshmi Greenfield  
Elements-Residence  
Shrachi Outdoor

### Ongoing

Rouseau  
Subhanga  
Shrachi Enterprise

### Township

Renaissance

### Office Complex

Synchro Business Park  
South India  
Green Building 2A  
Rouseau

### Associated Projects

South City  
Shrachi Crystal  
Others



Developed by



# ZRICKS



Scan to view website

**Contact**  
+91 9830 10000

**Site**  
434 Grand Trunk Road, Phase 2, Lakhota, Chandernaggar, Hooghly 711126

**Marketing**  
1 Elgin Road, Kolkata 700005, T +91 33 00074777, F +91 33 12900989

contact@primarc.in  
or www.primarcprojects.in/indianprojects

All information, features and offerings in this brochure are subject to change without notice. Photographs used in this brochure are artist's impressions and are for illustration purposes only and may not bear resemblance to actual features/offerings. This brochure is not a legal offer or document.

[www.Zricks.com](http://www.Zricks.com)