





aangan

www.Zricks.com

Developed by  primarc  senior



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.

Towers overlooking the waterbody

www.Zricks.com

Connectivity



Nearby, you will find

Dundrum Metro & Railway station - 3 km
 St Stephen School - 1.5 km
 Sampal Naidu College for Women - 1 km

Airport - 3 km
 Sri Sai Academy - 1 km
 Banks and ATMs - 100 m

S.I. Hospital - 100 m
 PVR Diamond Plaza - 1 km
 Markets - 100 m

ZRICKS





The dynasty awaits

From the times of the British Raj, Dumburton has been a province steeped in history. 150 Bengal 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're.

Rightfully yours

- ↑ Swimming pool
- ↑ Natural waterbody
- ↑ Landscaped podium garden
- ↑ AC gymnasium
- ↑ AC community hall
- ↑ AC indoor games room
- ↑ Health club with steam bath
- ↑ Kids' play area
- ↑ Open air amphitheatre
- ↑ Pond side yoga deck
- ↑ Multipurpose badminton court
- ↑ 24 x 7 CCTV surveillance
- ↑ Generator back-up for common area
- ↑ Water treatment plant
- ↑ Sewerage treatment plant







www.Zricks.com

Swimming pool



AC community hall

www.Zricks.com



www.Zricks.com

Badminton court



Kid's play area on ground floor



www.Zricks.com

Open air amphitheatre



www.Zricks.com

Natural waterbody

Specifications

Structure

Full foundation and earthquake resistant RCC structure with AAC blocks workfully with red clay brickwork.

Flooring

Bedroom, Living/Dining room – Vitrolite tiles
Kitchen – Antiskid ceramic tiles
Toilet – Antiskid ceramic tiles

Wall Finish

Inner walls – POP/Plaster
Outer walls – High quality weather shade textured paint

Doors

Seasoned hard wood door frames
Painted flush doors with cylindrical locks
Laminated glass door with night latch of reputed make

Windows

Aluminium powder coated/UPVC sliding operable windows

Kitchen

Radio ceramic tiles up to 2' over granite counter with stainless steel sink. Electrical points for refrigerator, water filter, microwave, kitchen chimney and exhaust fan

Toilet

CP fittings and sanitary fittings of reputed make
Electrical points for geyser and exhaust fan
Plumbing provision for hot/cold water line
Wall/cabin of toilet with ceramic tiles up to door level

Electrical

Provision for AC power points in all bedrooms, living and dining rooms
DTH TV wiring in living/dining and master bedroom
Adequate electrical points in all bedrooms, living/dining rooms, kitchen and toilet
Washing machine point
Modular switches of reputed make
Intercom facility

DC Back Up

10kVA for 1 BHK
15 kVA for 2 BHK

Elevators

2 automatic lifts/lifts for each block



Master Bedroom



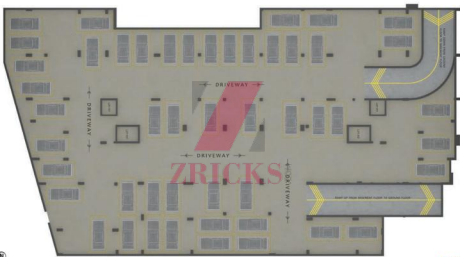
Master site plan

87 Condos | 2 Blocks
Bx Condo | 154 Flats
1 BHK - 900 sqft to 1100 sq ft
2 BHK - 1100 to 1400 sq ft



RERA 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	Sellable Area	Built-up Area	Carpet Area (SERA) ²	Balcony Area	Terrace Area
B	2 BHK	1111	954	844	54	NS
C	2 BHK	993	747	637	33	NS

All measurements are in sq.ft.





Floor 2 (Block 1 E 2)

Flat Type	Unit Type	Lettable Area	Bulkup Area	Carpet Area (GMSA)*	Balcony Area	Terrace Area
A	1 BHK	1054	104	849	34	106
B	1 BHK	1123	105	849	34	106
C	1 BHK	983	141	617	33	102
D	1 BHK	1013	114	764	33	112
E	1 BHK	1060	118	825	44	112
H	1 BHK	1060	118	825	44	112
I	1 BHK	1124	118	764	33	108
J	1 BHK	1111	144	617	33	11
K	1 BHK	1154	105	849	34	106
L	1 BHK	1054	104	849	34	106

*Measurements are in sq.ft.



Floor 3 (Block 1 E 2)

Flat Type	Unit Type	Lettable Area	Bulkup Area	Carpet Area (GEMBA)	Balcony Area	Terrace Area
A	1 BRNK	104	104	849	34	NIL
B	1 BRNK	123	105	849	34	NIL
C	1 BRNK	93	74	67	33	NIL
D	1 BRNK	117	84	764	33	NIL
E	1 BRNK	95	75	635	44	NIL
H	1 BRNK	95	75	635	44	NIL
I	1 BRNK	147	88	764	33	NIL
J	1 BRNK	95	74	67	33	NIL
K	1 BRNK	114	95	847	34	NIL
L	1 BRNK	104	104	849	34	NIL

All measurements are in sq.ft.



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

Flat Type	Unit Type	Saleable Area	Built-up Area	Carpet Area (SERA) ²	Balcony Area	Terrace Area
A	3 BHK	1064	1214	809	34	NIL
B	3 BHK	1005	1155	809	34	NIL
C	3 BHK	943	1093	809	30	NIL
D	3 BHK	1123	1273	714	33	NIL
E	3 BHK	1075	1225	825	44	NIL
F	3 BHK	1148	1298	828	33	NIL
G	3 BHK	1148	1298	828	30	NIL
H	3 BHK	985	1135	825	44	NIL
I	3 BHK	1140	1290	714	30	NIL
J	3 BHK	984	1134	827	33	NIL
K	3 BHK	1054	1204	808	34	NIL
L	3 BHK	1044	1194	809	34	NIL

All measurements are in sq.ft.





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

Flat Type	Unit Type	Sellable Area	Buildup Area	Carpet Area (SERA)*	Balcony Area	Terrace Area
A	3 BHK	1054	974	849	34	NIL
B	3 BHK	1255	965	849	34	NIL
C	3 BHK	983	747	637	33	NIL
D	3 BHK	1137	836	754	33	NIL
E	3 BHK	985	758	635	44	NIL
F	3 BHK	1244	981	838	33	193
G	3 BHK	1343	959	835	33	193
H	3 BHK	985	758	635	44	NIL
I	3 BHK	1142	838	754	33	NIL
J	3 BHK	985	744	637	33	NIL
K	3 BHK	1054	975	849	34	NIL
L	3 BHK	1054	974	849	34	NIL

*As per approved drawings and drawings.



Associates

DESIGN ACCORD

Landscape consultant

A Boutique Design Firm based out of New Delhi, we offer specialized 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 landscapes, 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 tailored made for the consumer.

All of us consistently strive to provide a complete service from conceptualizing to actualization.



Raj Agrawal E Associates
Architects

Initiated in 1994 by Raj Kumar Agrawal, we excel in themes and custom designs.

We specialize 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 Red 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 personalized service on time and within budget.

ZRICKS
P L L C

www.Zricks.com



Junction Mall

Primarc | Shracchi joint ventures

Gangetica

Gvrn | 1 Blocks | 146 Apartments

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

About 40 kilometres North of Kolkata, you will find an emerald French colony, Chandernagore. Steeped in history, it has been favoured by legends like Babur and Shivaji Maharaj and Ishwar Chandra Vidyasagar. Unspoiled by industrial pollution, it offers all modern amenities, while embracing its heritage.

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.

Primarc | Shracchi joint ventures

JUNCTION™

Fashion | Kids | Entertainment | Food

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

Designed by internationally renowned architect Stephen Costas, the mall has anchor stores like Pantaloon, Shoppers' Stop and New Lifestyle.

Junction Mall also has Buzz Court – a delightful 15000 sq ft food court. Leading brands like McDonald's, KFC, and Subway have contributed to its huge popularity.

The Mall has a monthly footfall of 3 – 4 lakh.

ZRICKS



Gangetica



A MARKET LEADER IN REAL ESTATE

23 ONGOING, UPCOMING AND COMPLETED PROJECTS.

SOUTHWINDS

Flagship project in Southern Region.



PRIMARC ALLURE

A residential project of Tampa.



ANUKUL

High living at Saginaw off Kharjurgach.



ASTITVA

Kolkata's 1st Gold medal Certified Green Residential Building at Kharjurgach.



AURA

Five star life at Manikunda, Hooghly.



PRIMARC SUKRITI

Discover delightful living at Harimur, near Narendrapur.



47 RETAIL AND LIFESTYLE DESTINATIONS THAT INCLUDE ...



The master franchise for Raymond, the popular fabric and apparel brand. 17 STORES (West Bengal, Odisha, Karnataka) (Bihar) (Tamil Nadu) (Kerala) (Assam)



Junction Mall – Designer's top and shopping destination



The one-stop-destination for books, toys, games, gifts, stationary and more. 4 STORES (Eggs Road) | National Plaza | Near Riverside Mall | Junction Mall

ZRICKS



The real estate division of Shrachi Group has been changing the skyline of Eastern India with landmark projects like Synchro Business Park in Rajarhat, Kolkata – the first steel building in Eastern India, American Mall – South Bengal's biggest family destination, Greenwood Park, Greenwood Park Extension, Greenwood Park Extension, Greenwood Towers, Greenwood Condo, Greenwood West Riverside and many more.



One of the most ambitious projects by Shrachi Group is Renaissance – a 100-acre township located in Haldia in Bardhaman. The township is an all inclusive township that offers flats, bungalows, town houses and plots. The township also boasts of health, shopping and commercial complex, Golf Club, the resort with world class hospitality facilities, Shreevastu International School and an upcoming hospital with world class medical facilities.

Handled over

Greenwood Park Extension West
Greenwood Park Extension
Greenwood Towers
Shrachi Condo
Shrachi Village
Shrachi Lakeside
Greenwood
Greenwood Riverside
Shrachi Embassy

Ongoing

Renaissance
Shreevastu
Shreevastu Sports
Greenwood

Upcoming

Renaissance
Synchro Business
Park Condo West
Green Building 2A
Tower

Associated Projects

South City
Children's Hospital
Others



Monitoring, inspiring
entrepreneurs



A partner in social channel logistics and e-commerce. Multisector network across India. Leader of movement national and international brands.



ZRICKS
SINCE 1978

Developed by



primecare 98830 55000

Site Office

14 Dandara Road,
Kupharai, Kolkata

Marketing Office

9 Egan Road, Floor 3,
Barrabazar, Kolkata 700 009
P: +91 33 4008 2000



Disclaimer: All information, features and offerings in this brochure are subject to change without notice. Photographs within this brochure are artist's impressions and are for illustrative purposes only and may not be representative of actual real estate offerings. The brochure is not a legal offer or document.

www.Zricks.com