

ORCHARD  
**AMRITAYA**  
FOREVER BY THE GANGES






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Far from the madding crowd,  
imagine a land **where you wake up  
to birdsong** and the gentle waves  
of the Ganges lapping the shore.

A romantic couple is captured in a joyful moment on a wooden boat. The man, wearing a light-colored short-sleeved shirt over a grey t-shirt and a white fedora with a black band, is smiling and looking at the woman. The woman, with long dark hair, is wearing a light blue and white striped short-sleeved top and white pants. She is laughing heartily, her head tilted back, and her hand is near her face. The boat is on a body of water, likely the Ganges, with a city skyline visible in the distance under a dramatic sunset sky with soft clouds. The overall mood is romantic and serene.

**Let the wind whisper into your ears,**  
as you sit by the Ganges and share a laugh  
with your loved ones. Here, nature  
embraces you, heals you and lets you live  
to the fullest.



Welcome to

# ORCHARD AMRITAYA

FOREVER BY THE GANGES

Nestled at a prime location near Cossipore Udyanbati, Orchard Amritaya stands tall with three G+12 towers and one G+11 tower, on a landscaped area of 35,000 sq.ft. (approximately), and is home to 369 individual state-of-the-art living spaces.





Nestled at a prime location near  
**Cossipore Udyanbati**, this iconic  
landmark has **35,000 sq. ft.** (approx.) of  
landscaped areas for **369 families**.

**Ganga promenade:**  
**656 feet** (approx.) **walkway**



View from Balcony



Landscaped Garden



Important  
Locations

Schools & Colleges

Baranagar Ramkrishna Mission Ashrama  
High School: 1.3 Km | Kendriya Vidyalaya School: 2.8 Km  
WWA Cossipore English School: 2.8 Km  
St. Mary's School: 3.4 Km

Birla Institute of Technology: 1.6 Km  
Rabindra Bharati University: 1.8 Km  
Manindra Chandra College: 3.5 Km  
Jaipuria College: 3.8 Km



Major Hospitals

New Mayfair Hospital: 1.9 Km  
Baranagar State General Hospital: 2.7 Km  
RG Kar Hospital: 3.7 Km | Zenith Super Specialist  
Hospital: 5.7 Km | ILS Hospitals: 7 Km



Shopping Malls

Diamond Plaza: 6.1 Km  
City Centre 1: 7.8 Km





### Business Hubs

Karunamoyee: 9.5 Km

Park Street: 11.4 Km

Dalhousie: 7.9 Km

Salt Lake Sector V: 11.4 Km



### Iconic Landmarks

Cossipore Udyanbati: 0.5 Km

Shyambazar 5 Point Crossing: 3.6 Km

Dakshineswar: 5.5 Km

Belur Math: 9.2 Km



### Connectivity

Dumdum Metro: 3.6 Km

Shyambazar Metro: 3.6 Km

Shobhabazar Metro: 4 Km

Kolkata Station: 4.2 Km

Airport: 8.2 Km

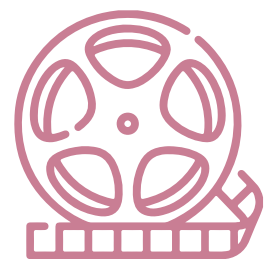
A thoughtfully designed **space**,  
surrounded by **state-of-the-art**  
**facilities** and amenities.





## Private Theatre

Enjoy the experience of a private show with your family & loved ones.





## Cosy Coffee Shop

Give your busy life a perfect coffee break  
at our aesthetically designed coffee shop.





**Ganga Sundeck**



**Ganga Sundeck**

Unwind at our spectacular Ganga Sundeck with a cup of tea, overlooking the scenic Belur Math.



## Grand Amphitheatre

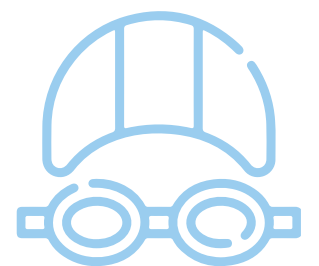
Sit back and watch a show at our amphitheatre while enjoying the cool breeze of the Ganges.





## Infinity Edge Swimming Pool

A dive into our infinity edge swimming pool will help you beat the daylong stress.





## Open Air Gym

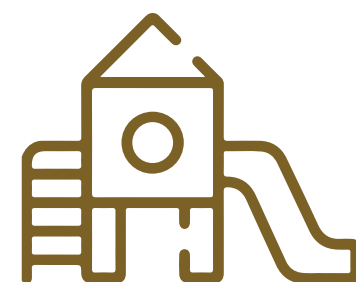
Work out by the Ganges at our fully equipped gym.





## Kids' Play Area

Revisit your childhood and get lost in the giggles and laughter with your younger ones.





## Jogger's Track

Run to stay fit. Our abundance of open space includes a perfect jogging track for your daily freehand exercise.





Games Room



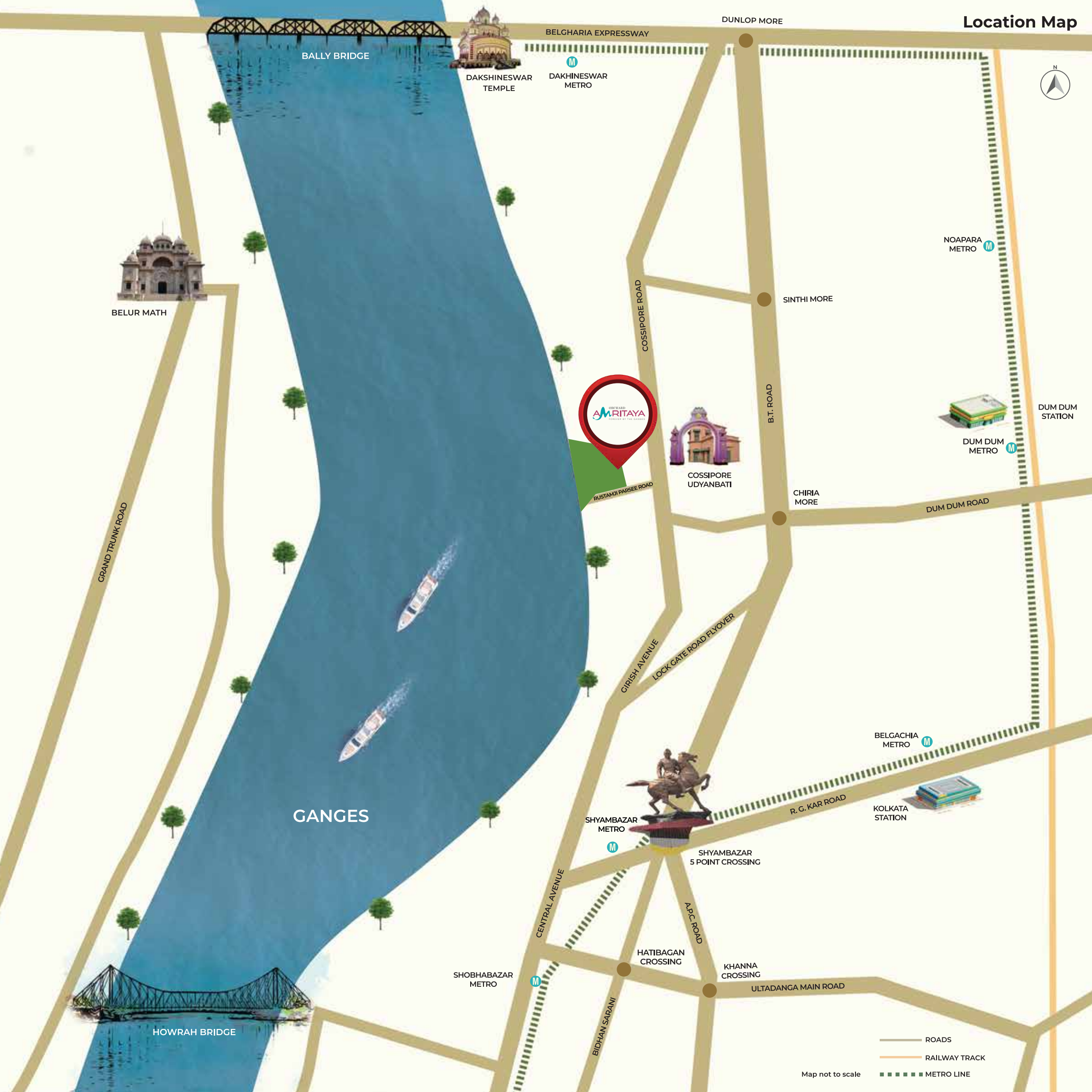
Kids' Play Room



Banquet Hall



Indoor Gymnasium



- ROADS
- RAILWAY TRACK
- METRO LINE

Map not to scale

CANCA

CANCA PROMENADE

## Master Plan



## Amenities

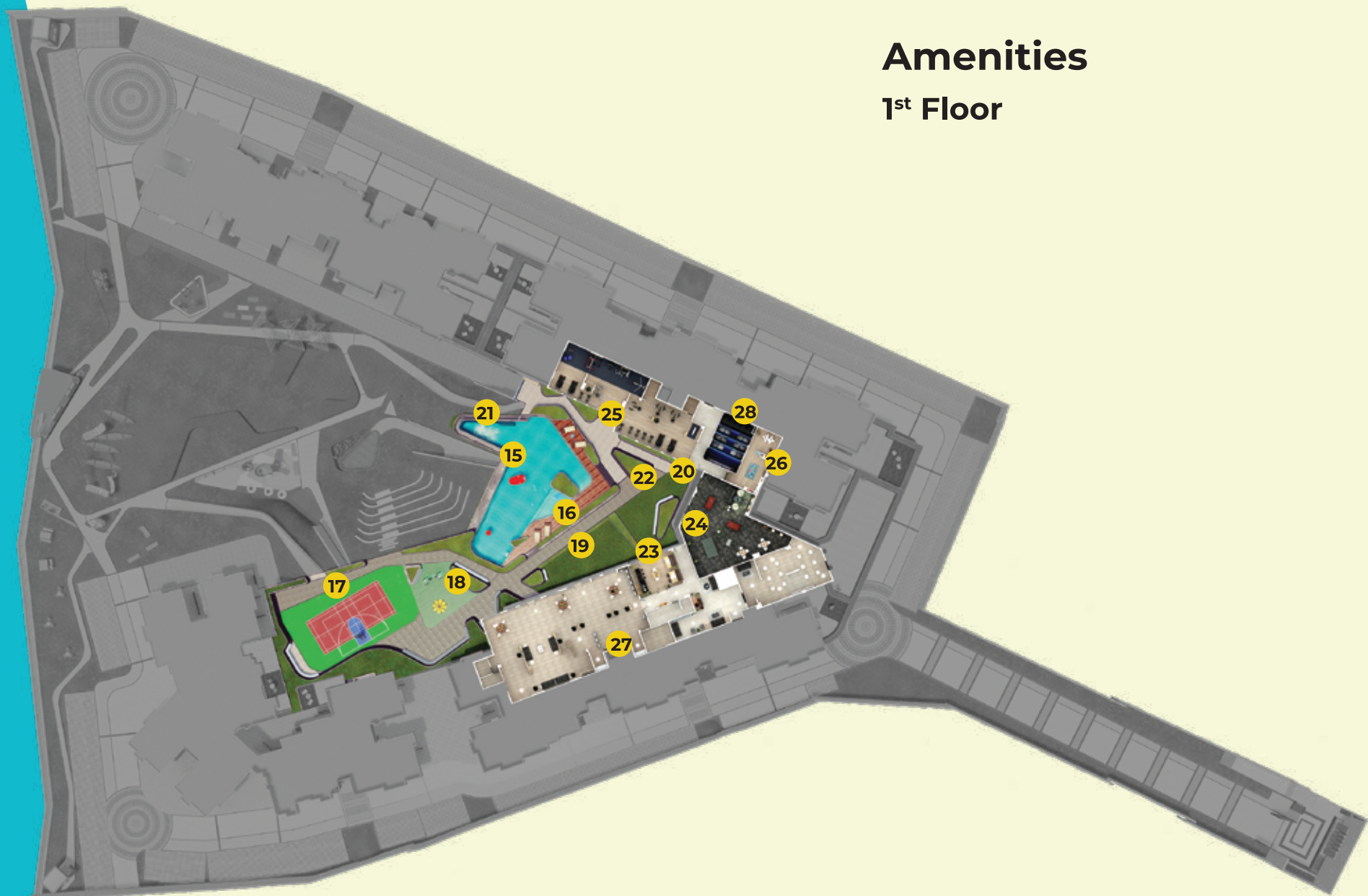
### Ground Floor

#### Exteriors

- |   |                                   |
|---|-----------------------------------|
| 1. Multipurpose Lawn                                  | 8. Picnic Lawn with Barbeque Zone |
| 2. Mound with Grand Amphitheatre                      | 9. Contemplation Garden           |
| 3. Kids' Play Area and Sand Pit with Parent's Seating | 10. Hammock Garden                |
| 4. Fitness Garden                                     | 11. Stage with Lily Pool Backdrop |
| 5. Outdoor Gym with Reflexology                       | 12. Kite Pergola                  |
| 6. Yoga Lawn  | 13. Tranquility Centre            |
| 7. Jogging Track                                      | 14. Pavilion along River Edge     |

## Amenities

### 1<sup>st</sup> Floor



### Exteriors

- 15. Infinity Edge Swimming Pool
- 16. Kids' Pool
- 17. Sports Court (Badminton and Half Basket Ball)
- 18. Kids' Play Area
- 19. Banquet Lawn
- 20. Cosy Adda Pockets
- 21. Jacuzzi
- 22. Extended Lawn

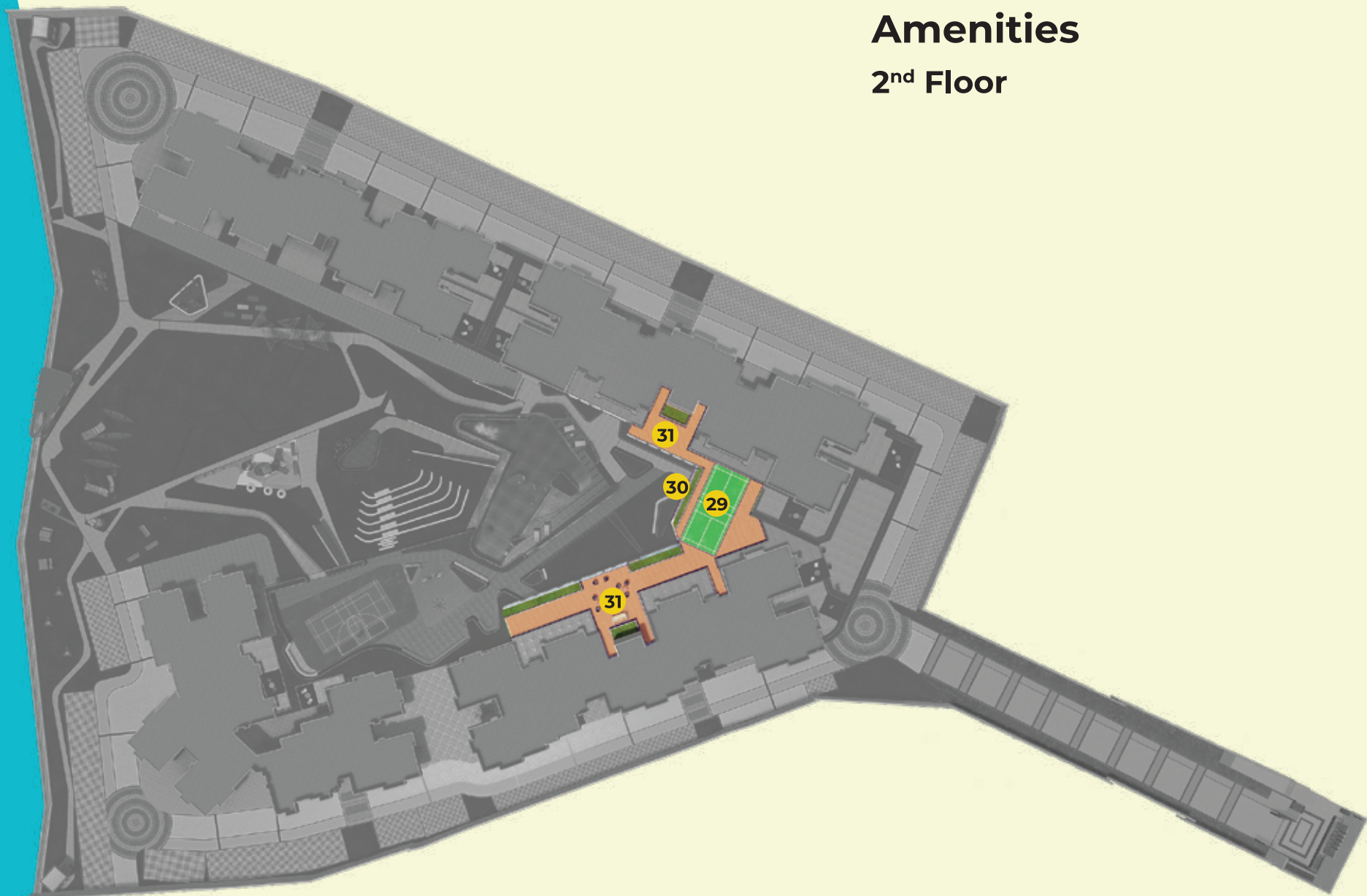
### Interiors

- 23. Cosy Coffee Shop
- 24. Games Room
- 25. Indoor Gymnasium
- 26. Kids' Play Room
- 27. Banquet Hall
- 28. Private Theatre



## Amenities

2<sup>nd</sup> Floor



### Exteriors

- 29. Badminton Court
- 30. Perch (View of the river)
- 31. Planters



# Facilities



## Green Energy

Solar panels as the source of sustainable energy.



## Rainwater Harvesting

Harvesting rainwater for environmental sustainability.



## Sewage Treatment Plant

Advanced sewage treatment plant to maintain the hygiene of our complex & environment protection.



## Mechanical Car Parking

Advanced automated puzzle parking.



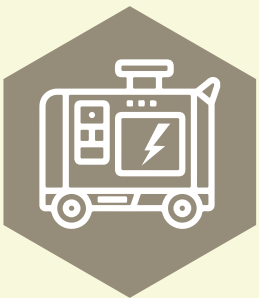
### **CCTV Camera**

The 24X7 security system monitors day-in-and-day-out activities to keep you safe.



### **Fire Safety**

All modern fire safety as per norms is available.



### **Power Backup**

Emergency power backup at your disposal without any inconvenience.



### **Specially-abled Friendly Project**

With ramps, rails, and special toilets.



### **Intercom Connectivity**

The 2-way communication device keeps the entire complex connected 24X7.



### **Service Elevator**

A separate elevator is provided for your services.



Confederation of Indian Industry  
125 Years: 1895-2020

## Indian Green Building Council (IGBC)

*hereby precertifies*

### **ORCHARD AMRITAYA**

Cossipore Udyanbati, Kolkata

(IGBC Registration No. GH 200013)

*The project has demonstrated intent to design and build  
high performance building in accordance with*

**IGBC Green Homes Rating System**

**Precertified Gold**

**April 2021**

*(Precertification is valid for 3 years, renewed based on six monthly progress updates till certification)*

**Sharukh Mistry**  
Chair, IGBC Green Homes

**V Suresh**  
Chairman, IGBC

**S Raghupathy**  
Deputy Director General, CII

**K S Venkatagiri**  
Executive Director, CII-Godrej GBC

Pre-certified for Design  
**Gold**



## Going Green

Our project has been certified as 'Green Building' by IGBC. It has 97% non-roof areas, and all the materials are sustainable and IGBC certified. They minimise heat effects and other stress on the natural resources.

# Benefits of Green Building

## Natural Vegetation & Landscape

The project has over 23% of the land area vegetated on the ground.

## Heat Island Effect

Over 90% of the roof and non-roof areas are made with SRI material negating the effect of heat.

## EV Charging Points

The project takes care of the EV by providing adequate charging points for EVs.

## Designed For Differently-abled

The project has facilities like ramps, toilets, Braille buttons, preferred parking spaces and visual warning signs for differently-abled people.

## Rainwater Harvesting

30.8% of the rainwater will be harvested, of approx. 120 CuM. The project conserves water, hence reducing a load of demand of water from the concerned authorities.

## Water-efficient Plumbing Fixtures

Saving water and saving the environment.

## Reuse of Treated Water

Treated water is used for landscape and flushing, thus reducing the overall requirement of water.

## Tobacco Smoke Control

Common areas in the project are no-smoking areas.



Entrance Lobby



## A Strong Foundation

- Earthquake-resistant RCC structure ensures safety from natural calamities



## Internal Walls

- Linear RCC walls with white putty finish



## Exterior Walls

- The exterior walls are painted beautifully with high-quality paint



## Quality Flooring

- Digital vitrified tiles for living, kitchen and rooms
- Wooden finish tiles for balcony



## Aesthetically Designed Toilet

- Anti-skid tiles on the floor
- Digitally printed tiles on walls up to door height
- All necessary electrical points
- Sanitary ware of Hindware/Parryware/Cera or equivalent
- Modern CP fittings of Jaquar/Ess Ess or equivalent



## Well-equipped Kitchen

- Granite platform with stainless steel sink
- Digitally printed tiles on walls up to 2 ft. height above platform
- All necessary electrical points
- Wash area in kitchen (3 BHK apartments only)



## Stylish Windows

- Aluminium powder coated openable windows enhancing the beauty of our rooms



## Durable and Elegant Doors

- Finished main door
- Raw flush doors for rooms and toilets



## Elevators

- 2 modern automatic elevators for residents
- 1 service-cum-stretcher elevator for each block  
(Otis/Kone/Johnson or equivalent)



## Modern Electricals

- AC points in all rooms
- Geyser point in all bathrooms
- Cable/DTH, telephone, intercom connection in the living/dining room
- All the copper wires and switches are fire-resistant



## Dual Balcony

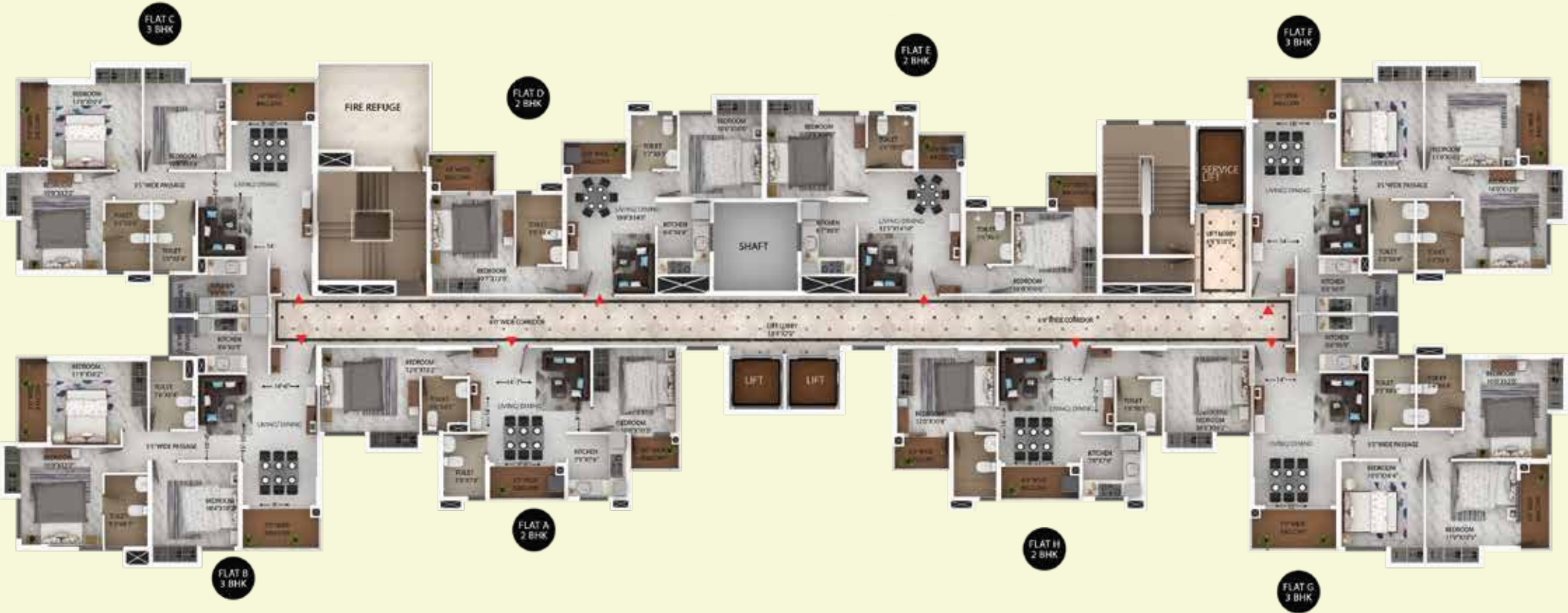
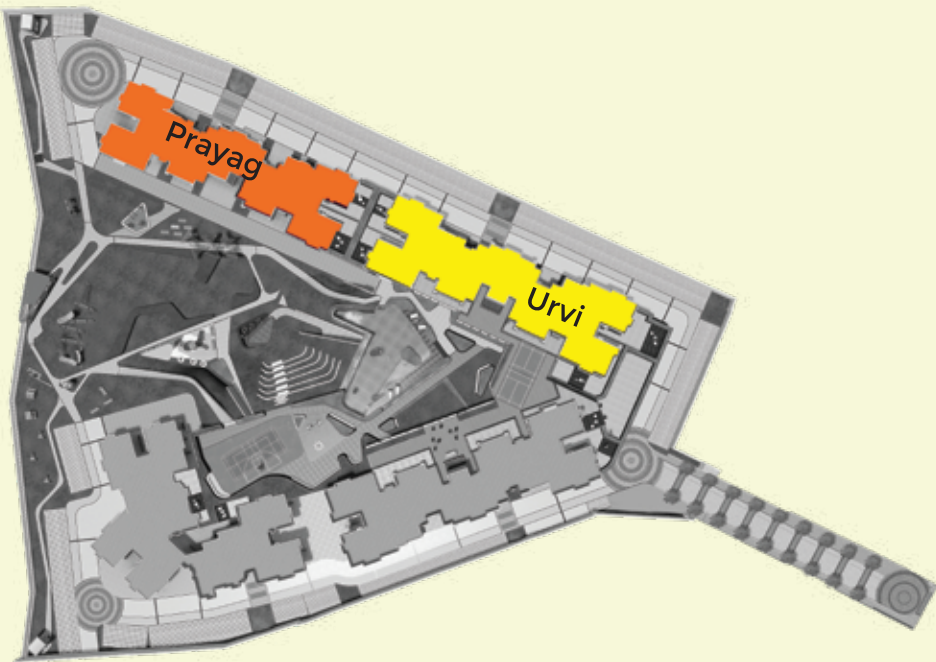
- Functional dual balcony in all flats for fresh air and an exotic view



## Water Supply

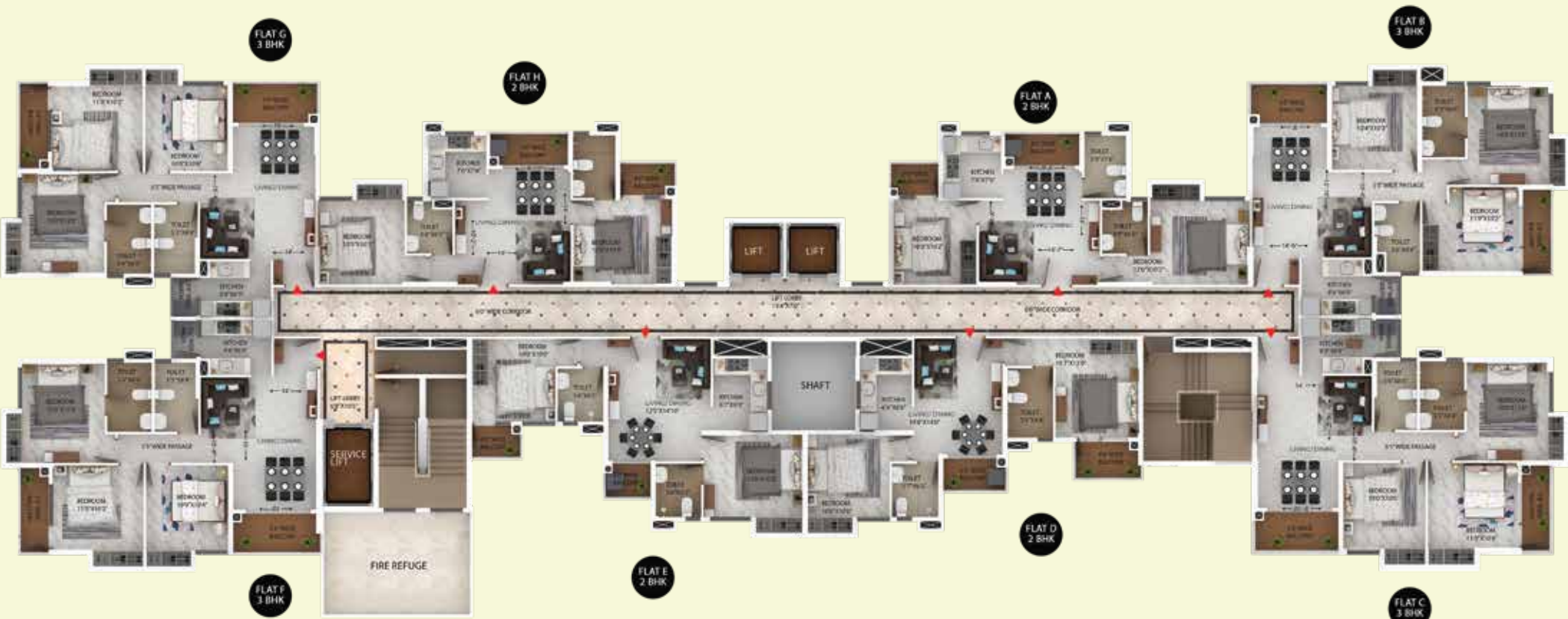
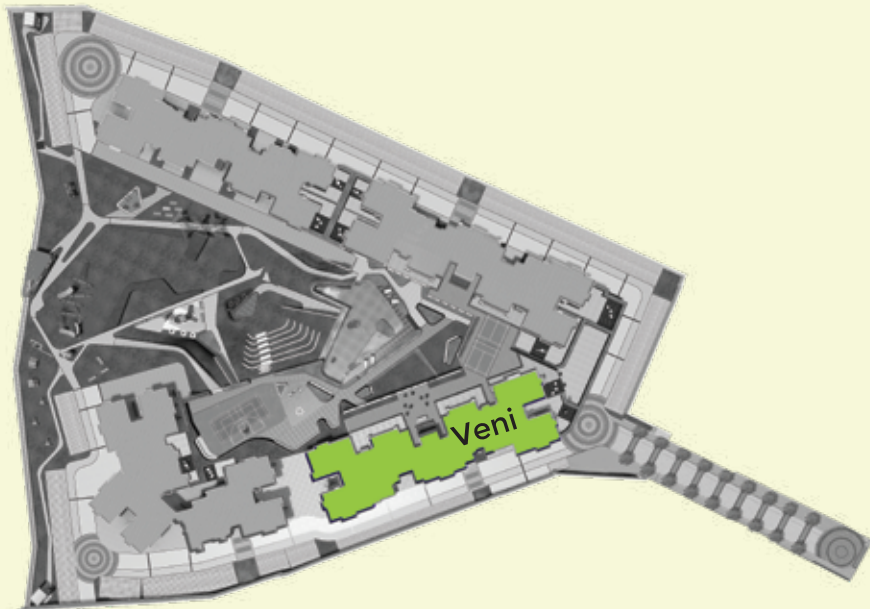
- KMC water supply with adequate storage facility, plus alternate water resources as required
- Rainwater harvesting system

# Prayag & Urvi



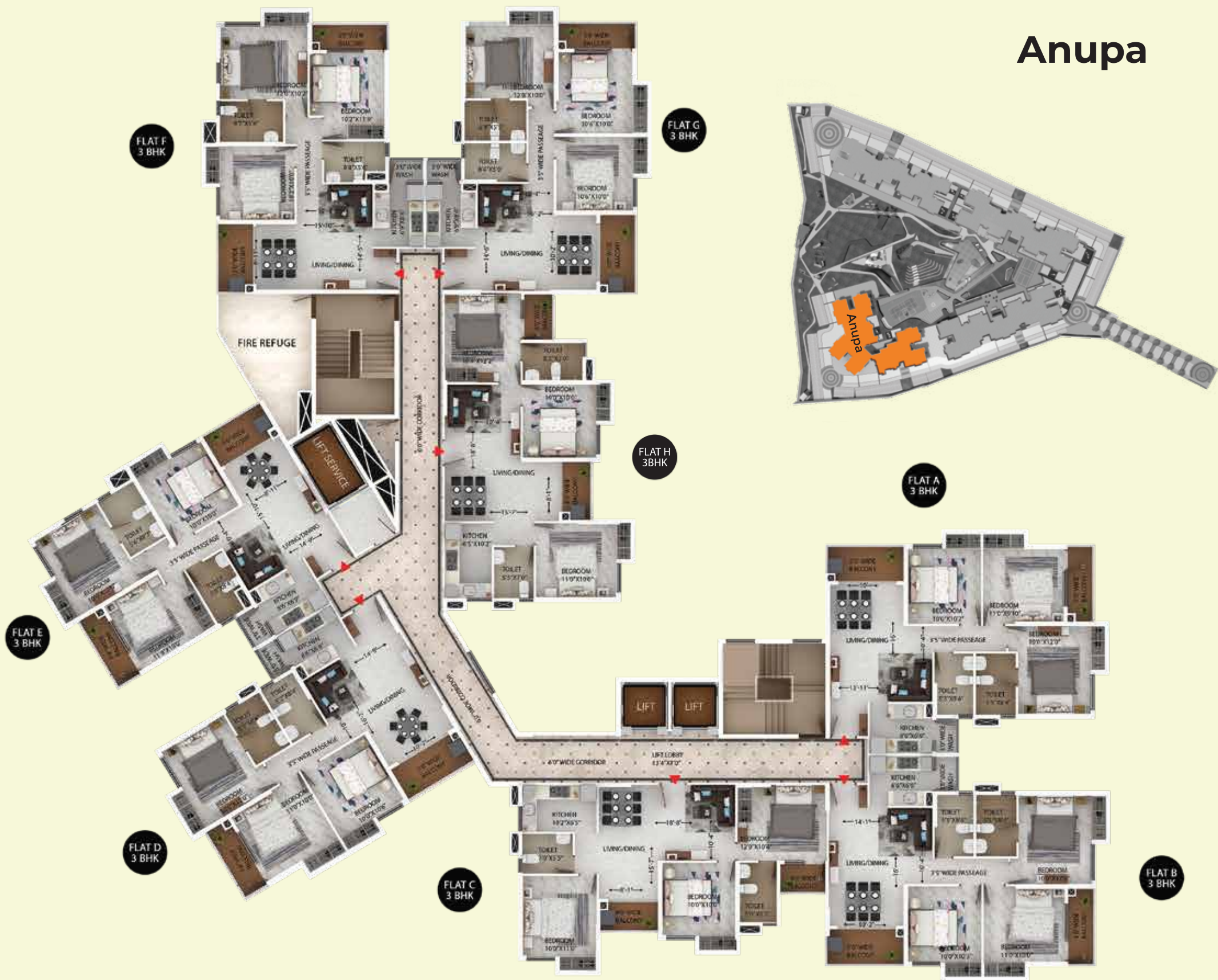
BLOCK 1 & 2 PRAYAG & URVI	TYPICAL FLOOR PLAN (3 <sup>rd</sup> to 11 <sup>th</sup> & 12 <sup>th</sup> )	Flats	A	B	C	D	E	F	G	H
		BHK	2	3	3	2	2	3	3	2
		Carpet Area (sq.ft.)	576	814	828	572	581	829	816	576
		Balcony Area (sq.ft.)	52	71	76	57	40	77	77	56
		Built-up Area (sq.ft.)	707	970	992	704	693	993	974	712
		CAM Area (sq.ft.)	940	1290	1319	936	922	1321	1295	947

# Veni



BLOCK 3 VENI	TYPICAL FLOOR PLAN (3 <sup>rd</sup> to 12 <sup>th</sup> )	Flats	A	B	C	D	E	F	G	H
		BHK	2	3	3	2	2	3	3	2
		Carpet Area (sq.ft.)	576	814	828	572	581	829	816	576
		Balcony Area (sq.ft.)	52	71	76	57	40	77	77	56
		Built-up Area (sq.ft.)	707	970	992	704	693	993	974	712
		CAM Area (sq.ft.)	940	1290	1319	936	922	1321	1295	947

Anupa



BLOCK 4 ANUPA	TYPICAL FLOOR PLAN (2 <sup>nd</sup> to 12 <sup>th</sup> )	Flats	A	B	C	D	E	F	G	H
		BHK	3	3	3	3	3	3	3	3
		Carpet Area (sq.ft.)	824	819	775	841	813	812	840	776
		Balcony Area (sq.ft.)	76	77	48	78	72	72	78	50
		Built-up Area (sq.ft.)	989	977	906	1004	974	974	1001	906
		CAM Area (sq.ft.)	1315	1299	1205	1335	1295	1295	1331	1205





Living Area



Dining Area



Master Bedroom



Wash Room



Kitchen



Balcony



## About Oswal Group

Oswal Group is one of the most promising brands amongst real estate developers in Kolkata. With our deep roots in Calendar Printing industry for the last 50 years, we diversified into real estate around the year 2000 and have since been developing projects in Kolkata.

We implement the same core values in real estate that we have in printing industry to build a trusted and reliable brand. West Bengal has become a highly sought-after state in terms of infrastructure requirements, and being one of the most credible real estate developers, Oswal Group ensures that property seekers get exactly what they desire. With a variety of projects having 2 BHK, 3 BHK and 4 BHK flats and apartments across Kolkata, Oswal Group is your trusted home developer, delivering home to 643+ families and counting.



ORCHARD  
**126**  
The Address of Life !

## Other projects

One of the promising brands among real estate developers in Kolkata, Oswal Group is ready with a host of new projects like Orchard County, Orchard Residency, Orchard 126, and now Orchard Avaasa. From exotic apartments to best-in-class amenities these residential complexes offer everything you are looking for. So get ready to buy your dream home now.

An architectural rendering of a modern, multi-story apartment building named Orchard Avaasa. The building is a tall, rectangular structure with a light beige facade and numerous balconies. The balconies are arranged in a staggered pattern, and some have glass railings. The building is surrounded by lush greenery, including palm trees and other tropical plants. In the foreground, there is a paved area with a white car parked. The background shows a cityscape with other buildings under a cloudy sky.

ORCHARD  
avaasa

84 apartments. 1 happy family.



Developer



Preferred Marketing Partner



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Site address- 1, Rustamji Parsee Road, opposite Cossipore Udyanbati, Kolkata - 700002.

Office Address: Infinity IT Lagoon, Plot no. E2-2/1, Block EP & GP, 6th floor, Room No: 607, Sector V, Salt Lake City, Kolkata 700091

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### Disclaimer

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of Orchard Amritaya. The images are imaginary and the details mentioned in this brochure are tentative and subject to change at the sole discretion of the developer and/or architect.

