




Southern
vista

YOUR OWN
GARDEN HOMES

Land Area: 5.6 Acres

138 G+1 & G+2 Row Bungalows



Somewhere deep
Inside the heart
Always desired for
A very own Home...

It's rare now a days

Here is the home that is your very own. Not like an apartment, but a villa with plenty of space and amenities to relish the life as you want it to be.

It's well connected to the heart of the city.
It's a well-built abode where you can enjoy
the tranquillity of nature to refresh your soul.

Hospital:

- Ramkrishna Mission Ayurvedic Hospital: 4.9 Kms
- Hindusthan Health Point Pvt. Ltd.: 7.9 Kms
- IRIS Multispeciality Hospital: 10.7 Kms
- Peerless Hospital: 11.2 Kms
- R.N. Tagore Hospital: 12.5 Kms
- AMRI Hospital, Mukundapur: 12.7 Kms
- Medica Superspecialty Hospital: 13.0 Kms
- Ruby General Hospital: 14.4 Kms

School & College:

- Lions Calcutta (Greater) Vidya Mandir: 2.1 Kms
- Ramkrishna Mission Vidyalaya: 5.4 Kms
- Calcutta Boy's School, Sonarpur: 6.4 Kms
- B.D.M. International School: 6.8 Kms
- Future Institute of Engineering & Management: 7.5 Kms
- Netaji Subhash Engineering College: 12.1 Kms
- DPS Ruby Park: 15.2 kms
- Meghnad Saha Institute of Technology: 15.4 Kms

Shopping Mall:

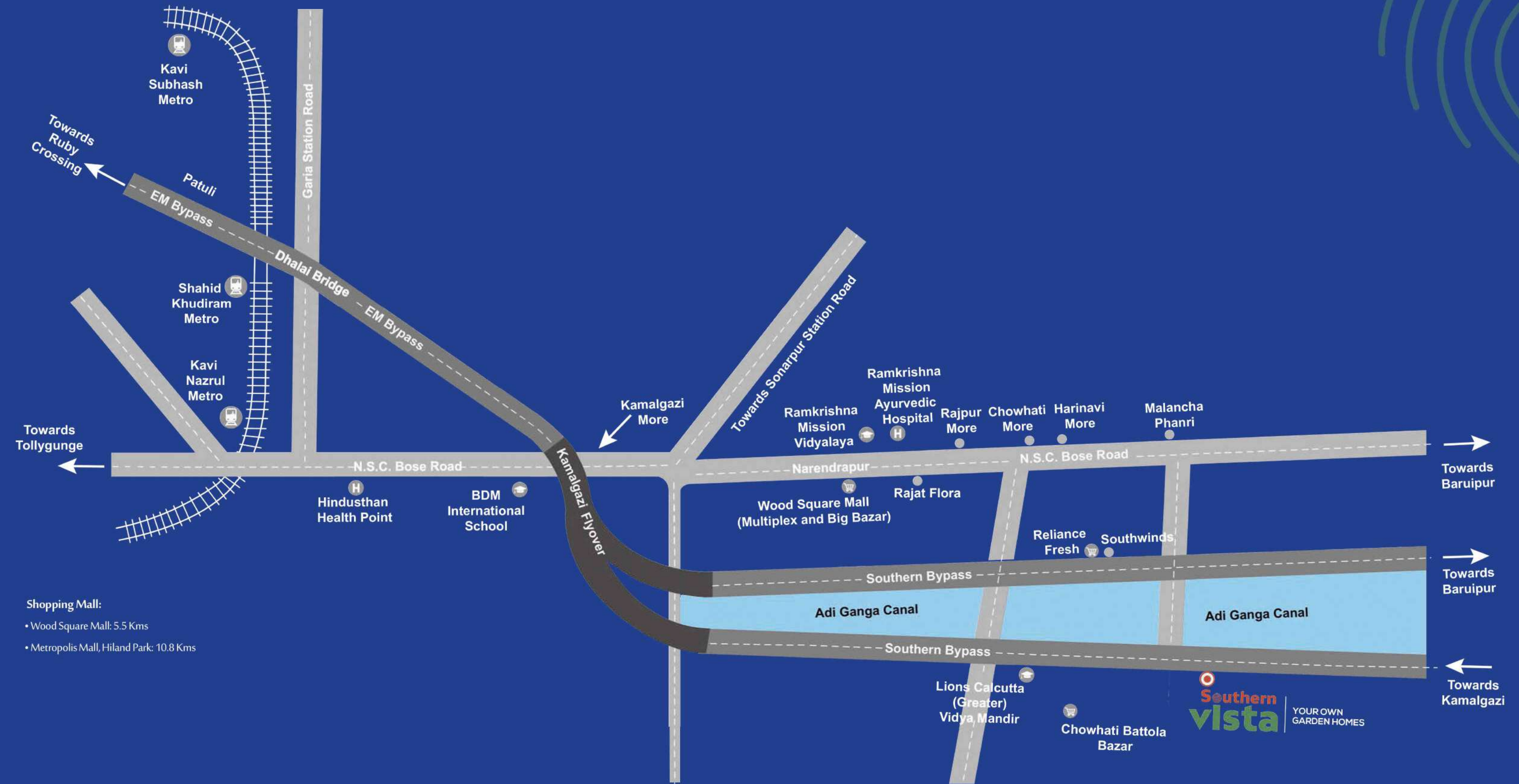
- Wood Square Mall: 5.5 Kms
- Metropolis Mall, Hiland Park: 10.8 Kms

Daily Market:

- Malancha Bazar: 950 Mtr.
- Peyara Bagan Bazar: 1.7 Kms
- Reliance Fresh, Southwinds Shopping Complex: 2.1 Kms
- Chowhati Battola Bazar: 2.5 Kms
- Rajpur Municipal Market Complex: 3.7 Kms
- Big Bazar, Wood Square Mall: 5.5 Kms

Metro & Railway Station:

- Shahid Khudiram Metro Station: 8.8 Kms
- Kavi Nazrul Metro Station: 9.1 Kms
- Mallikpur Railway Station: 2.4 Kms
- Subhasgram Railway Station: 4.0 Kms
- Baruipur Railway Station: 5.1 Kms



MAP NOT TO SCALE

Southern Vista
YOUR OWN GARDEN HOMES



No more long drives to be home

Enter a world that has been crafted for you. No need to exhaust yourself with long hours of driving when your home is well connected to all important places.



**In a world of algorithms
And hashtags**

It's the Vista of flowers and human connection

Calm the weariness of your soul down with the warm welcome of flora and fauna. Cherish your life as you forget about the world where you act as a machine.



Enjoy a life
You can't wait
To wake up to...

When we walk into a grove of trees or under an open sky, the magic of nature takes over and lets your body and mind escape to sit quietly for some time - that's the moment you seek to start afresh.

**Some beautiful paths
Can't be discovered
Without getting lost**

Let your feet walk some extra steps to find out the infinite fun at the adda zone. Share your thoughts and feelings with your friends to bring back the charm of life again.





**Choose to make
The rest of Life
The Best of Life**

Add some spice in your stereotype life with the touch of classy amenities available at the club. This is how you can make each day a memorable one.

Home on weekdays
Retreat on weekends

Weekends will be more interesting when you will find an absolute retreat in your own home. No need to go the extra mile as everything is here to pull you out of your boredom.





The body achieves
What the mind believes

Shed off extra calories with a smart workout to make yourself fit and active while enjoying the splendid view of the serene pool.

**Time is precious. Make sure you
Spend with the right people**

Life is too short to live in a monotonous way. Walk down the memory lane with some very familiar games amidst the presence of your friends.



There is always a reason to celebrate
Find it here

Celebrate each moment of your life as the party lounge is ready to make you
explore the moments of unlimited fun.





The best things in life are
The place we live ,
The people we love ,
And the memories we
Make along the way

Home is not just a place, it's a feeling. Living can be more delightful by caring about the emotional quotients. Make your living more exciting where every design element is functional and socially responsive.



Be selectively social

Here, the focus is on providing you with an exclusive style of living with an approach on low density of population in the premises. With selective neighbours, you can enjoy all common facilities as it can be in your own home.




**We may not have it all together
But together we have it all**

Make it a real family life. Create a harmony with extended members in spacious living and dining because family is like music with some high notes, and some low notes but always beautiful.

A modern bedroom interior featuring a bed with a beige headboard, a grey armchair with a matching ottoman, and a large window with lush green plants. The room has a mix of wood, green, and neutral tones, with a colorful rug and a large potted plant. The ceiling has a track lighting system and a decorative green circular pattern. The right wall is a large wardrobe with glass doors and shelves.

Alexa, play romantic numbers

It's the space where you find all the cosiness that makes you enjoy your private moments and let you have sweet dreams.



**Meals and memories
Are made here**

Kitchen is not only for cooking delicacies but also for creating memories. Be it a weekend dinner or a busy weekday supper; prepare something that will delight your taste buds.



May every sunrise bring you hope;
May every sunset bring you peace
Through your balcony

Enliven your life with positivity that comes from the infinite rays of light and stunning views of nature that surrounds your home. Make the most of every moment with the never ending positive vibes.

119

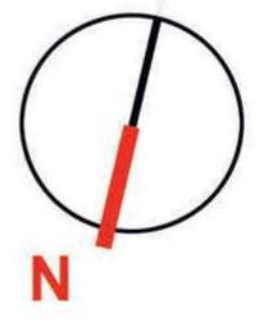
120

121



LEGEND

- 1. ENTRANCE GATE
- 2. BOOM BARRIER
- 3. SECURITY ROOM
- 4. SERVICES
- 5. LILY POND
- 6. JUNCTION PAVILION
- 7. ADDA PARK
- 8. STEPPED WATER BODY
- 9. AMPHITHEATRE
- 10. BANQUET LAWN
- 11. CLUB HOUSE
- 12. SUN DECK
- 13. KIDS POOL
- 14. LAP POOL
- 15. CHILDREN'S PLAY AREA AND SANDPIT
- 16. KUND SEATING AREA
- 17. SEATING SQUARE



FLOOR PLAN TYPE-A

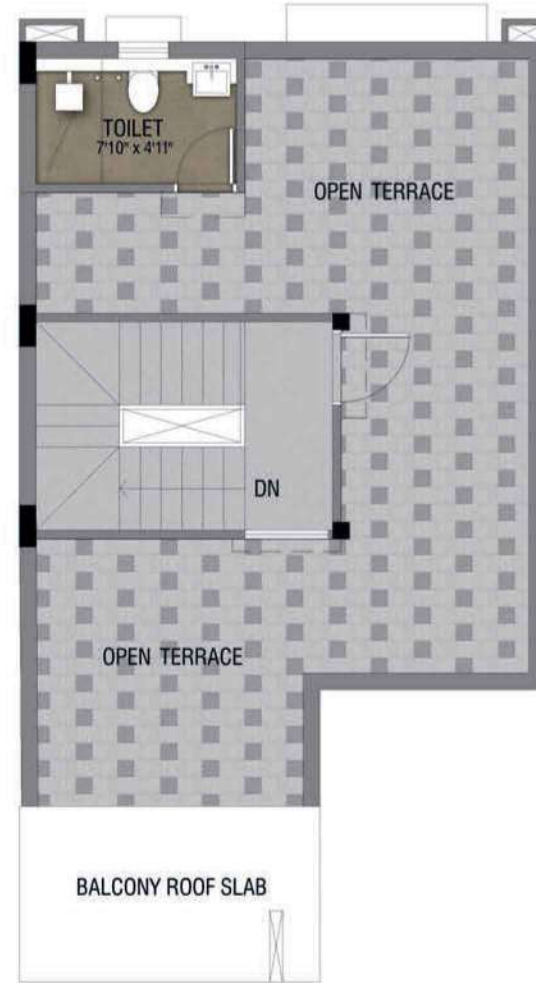
Row Bungalow Type	Configuration	Total Carpet Area as per HIRA (Sq. Ft.)	Balcony Area (Sq. Ft.)	Total Built-Up Area (Sq. Ft.)
A	3B-4T	1145.18	65.43	1458.79



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



FLOOR PLAN TYPE-A1

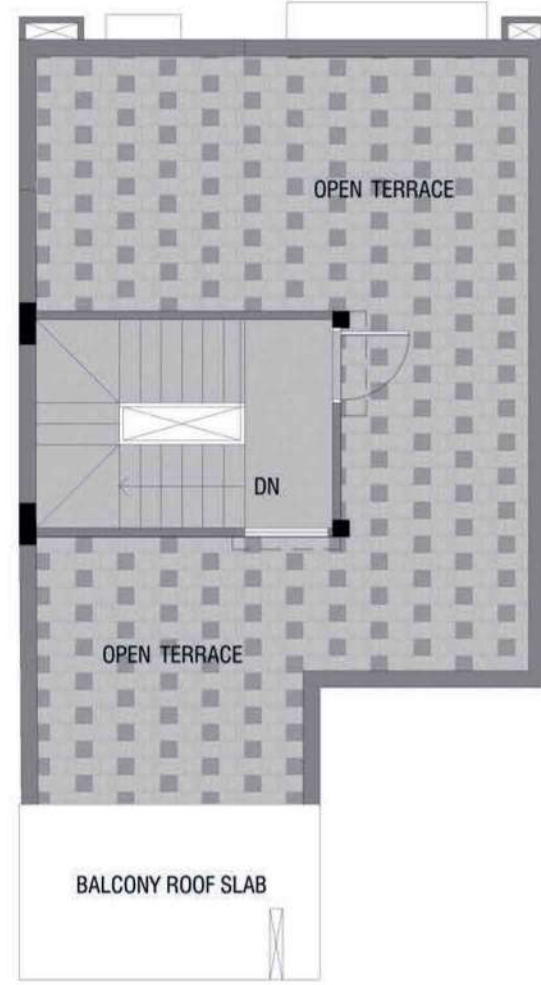
Row Bungalow Type	Configuration	Total Carpet Area as per HIRA (Sq. Ft.)	Balcony Area (Sq. Ft.)	Total Built-Up Area (Sq. Ft.)
A1	3B-3T	1106.54	65.43	1408.42



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



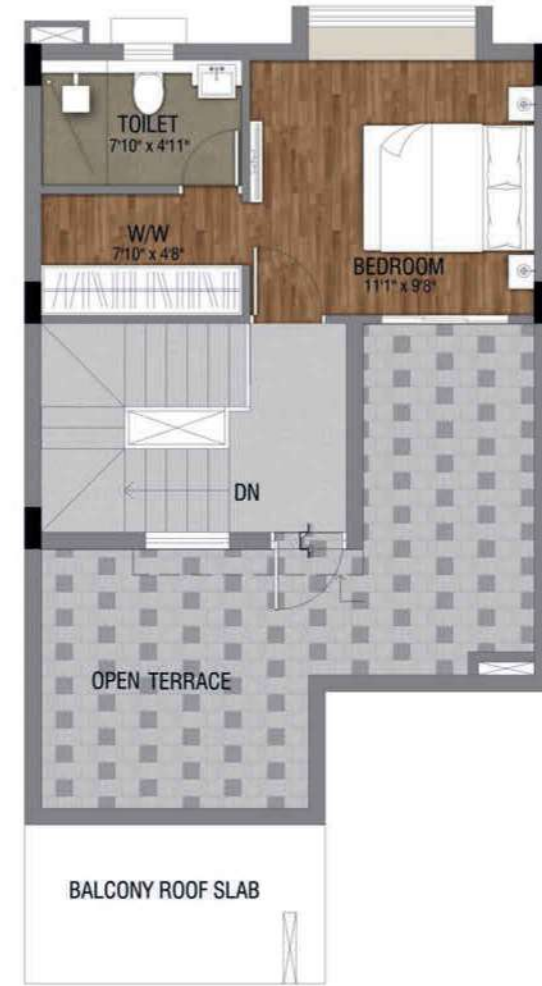
FLOOR PLAN TYPE-B



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

Row Bungalow Type	Configuration	Total Carpet Area as per HIRA (Sq. Ft.)	Balcony Area (Sq. Ft.)	Total Built-Up Area (Sq. Ft.)
B	4B-4T	1304.38	65.43	1631.23



FLOOR PLAN TYPE-C

Row Bungalow Type	Configuration	Total Carpet Area as per HIRA (Sq. Ft.)	Balcony Area (Sq. Ft.)	Total Built-Up Area (Sq. Ft.)
C	4.5B-4T	1543.77	87.19	1975.14



GROUND FLOOR PLAN

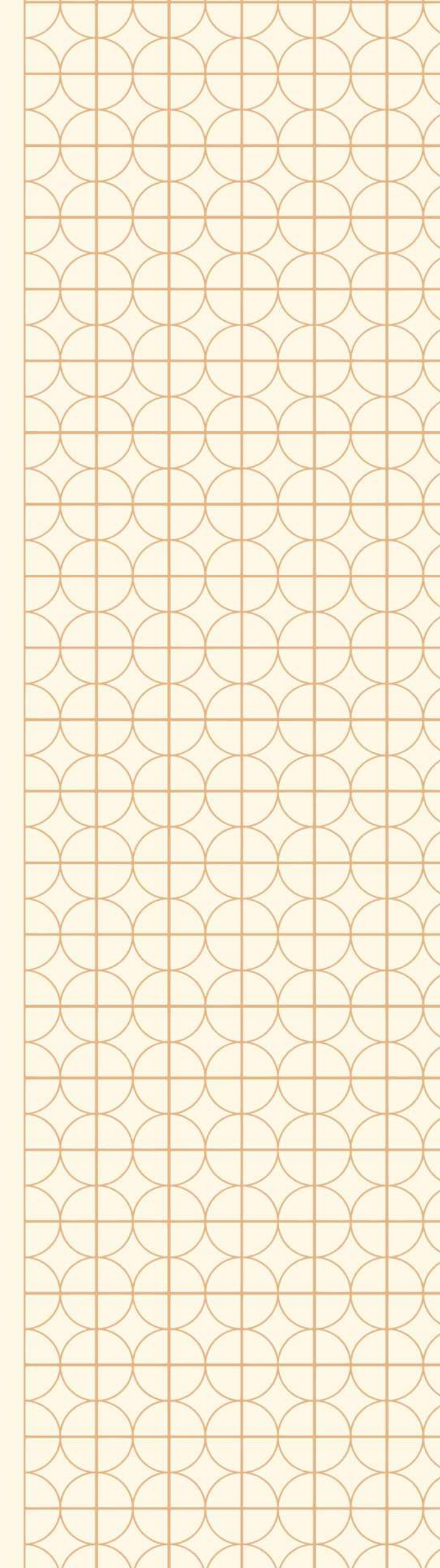


FIRST FLOOR PLAN



SECOND FLOOR PLAN





Facilities

Club:

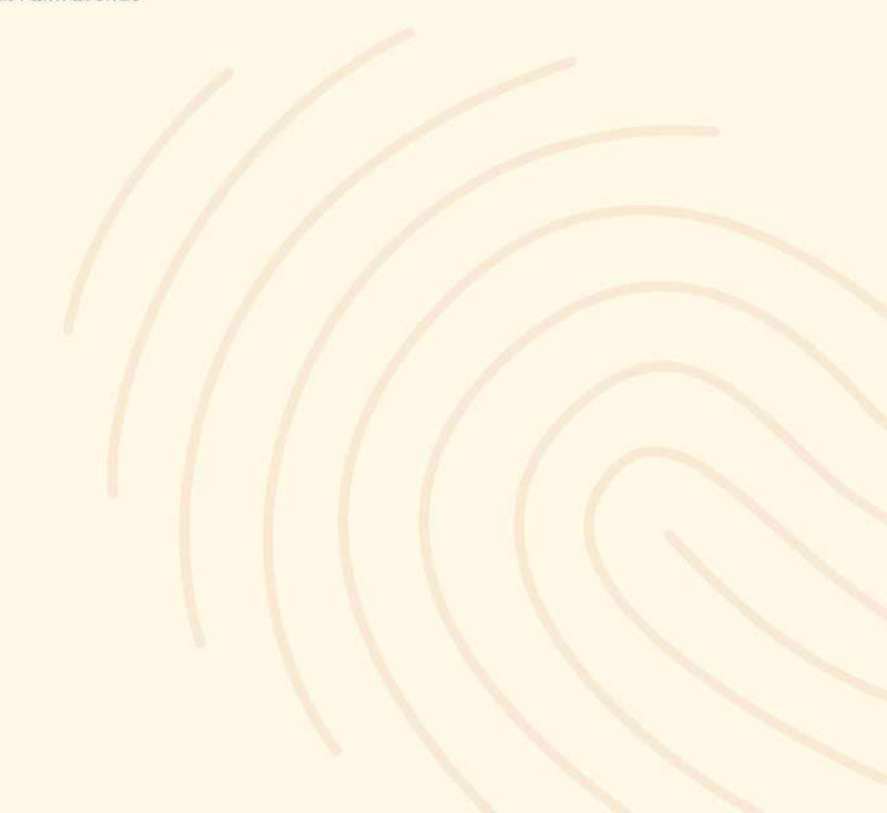
- AC community cum multipurpose hall with lawn along with pantry and toilet
- AC gymnasium
- AC indoor games room
- Swimming pool along with deck
- Kid's pool
- Male and female separate changing room with toilets and steam room
- Multi-activity zone
- Stepped water feature
- Amphitheatre
- Outdoor children's play area

Smart Security System:

- 24x7 security post with elegant gate house
- Boom barrier installed on the main gate
- 24x7 CCTV surveillance at main entrance and common area
- Intercom connectivity
- State of the art IP video door phone within every row bungalow

Other Facilities:

- Junction pavilion
- Pond along with water edge plantation and Coconut Palm avenue
- Seating square
- Adda park
- Walkway, jogging & cycling track
- Sewage treatment plant
- Fire fighting system
- Central garbage collection system
- 24x7 power back up in common area
- Water treatment plant
- 24x7 water supply
- Facility management service





Specifications

Structure: Earthquake resistant RCC framed structure

Brickwork: Fly ash bricks/AAC blocks

Doors:

Main Door: Decorative flush door

Other Doors: Flush door

Balcony: Aluminium sliding door with full glazing

Roof Door: Wood-plastic composite door

Door handles, locks and hinges are of reputed make

Windows: Anodized/Powder coated aluminium with clear glazing

Flooring:

Main Entrance: Tiles/Natural stone

Living & Dining, Bedrooms, Kitchen, Balcony: Vitrified tiles (2ft x 2ft)

Staircase: Vitrified tiles/Natural stone

Toilet: Anti-skid ceramic tiles

Roof: Heat reflective tiles

Parking: Paver blocks with grass in the middle

Kitchen:

Counter: Granite slab with stainless steel sink

Wall: Wall tiles up to 2ft height over granite counter top, rest gypsum/putty finish

Toilet:

Counter: Granite basin counter in all toilets

Wall: Ceramic tiles up to door height, rest gypsum/putty finish

Sanitary ware: Sanitary ware of reputed make

CP Fittings: CP fittings of reputed make. Plumbing provision for hot and cold water

Electricals:

Concealed wiring with modular switches of reputed make

Provision for television point in living room, family room and all bedrooms

Provision for telephone, intercom and broadband points in living room and family room

Kitchen: Electrical points for light, fan, refrigerator, water purifier, microwave, mixer grinder, exhaust fan, chimney and washing machine (except D type row bungalow)

Toilet: Electrical points for light, geyser, hairdryer and exhaust fan

(Note: Geyser point will not be provided on roof toilet of A & A2 type row bungalows)

Adequate electrical points in living & dining, all bedrooms, kitchen, toilet, parking area, backyard and roof

Railing:

Balcony & Staircase: MS railing

Wall Finish:

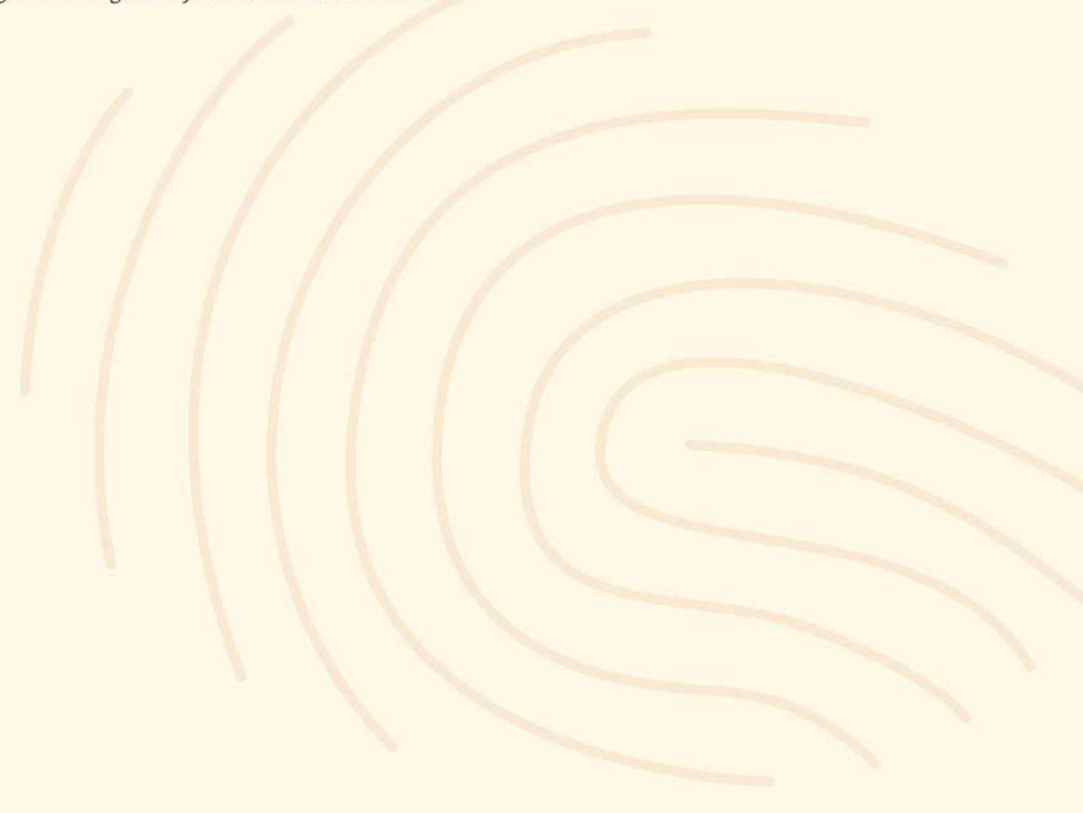
Internal Wall: Gypsum/Putty finish

Ceiling: Putty finish

Exterior: Weather shield exterior grade paint/wall cladding

Air Conditioner:

Provision for one no. split AC in living and dining, family room and all bedrooms



EDIFICE

About the Architect

Edifice Consultants Pvt. Ltd. is one of the largest design consultancy firms in the country with a direct presence in eight cities in India, strength of over 200 design and construction professionals and a client list which reads of the who's who of India's corporate world. We have also done projects in Shanghai, Hangzhou, Manila and London.

An award winning design consultancy firm, we operate from Mumbai, Pune, Hyderabad, Bengaluru, Chennai, Kochi, Kolkata, and New Delhi. Completed and Ongoing Projects covered total in excess of Seventy Million Square feet of built up area. Many of our projects are Gold/ Platinum Green LEED rated.

We believe in relationships. We have, in our own small way, participated in propelling the growth stories of such organizations as Infosys, Tata Consultancy Services, JSW, Reliance, Syntel, etc., some for as many as 18 of the 30 years of our existence.

OUR VISION

"OUR DESIGNS WILL BE SENSITIVE TO THE CONTEXT, CLIENT AND ENVIRONMENT AND WE WILL BE PROUD OF EVERY PROJECT THAT WE DELIVER."



Consultant Details

Structural Consultant

S.P.A. Consultants

Landscape Consultant

Layers Design Studio

Electrical Consultant

Saent India Engineering Consultants Pvt. Ltd.

Plumbing Consultant

Unique Engineering Consultancy Pvt. Ltd.

Southern
vista | YOUR OWN
GARDEN HOMES

Site Address: Chandpur Bادهugli, Southern Bypass, Malancha Phanri, Kolkata - 700 145
Contact No.: 9088 777 888 | E-mail: info@rajathomes.com | Website: www.rajathomes.com

Developer



Co-Developers

PRIMARC



Disclaimer: The photographs and furniture used are an artist's impressions for illustration purposes only and may not bear resemblance to the actual feature/offering. This is not intended to create any legal obligation on any party. This only describes the concept of the project. The images and details mentioned in this document are tentative and subject to change/variation, addition/alterations at the sole discretion of the Promoter, Architect and/or appropriate authorities or as may be made by the Promoter keeping in mind extant/proposed laws, rules and regulations. The plans, specifications, images and other details herein are only indicative and the Promoter reserves its right to change any or all of these in its/their own discretion subject to grant of approval from concerned authorities. This brochure does not constitute an offer, an invitation or an offer and/or commitment of any nature by and between the Promoter and the recipients. No furniture is provided with the row bungalows as depicted herein. The dimensions of chargeable area have been rounded off to the next two digits after decimal and are merely indicative and not final. Marginal revision in dimensions may be necessary during construction as per the directive of the concerned authorities and/or the Architects.

HIRA No.: HIRA/P/SOU/2020/001079 | HIRA Website: <https://hira.wb.gov.in/>