



Panchpota, Garia

ABOUT THE PROJECT

 is an exclusive project in Garia, Developed by Adonis Riviere LLP.

With its intelligent layout, location in a pollution & noise - free environment, host of nest apartments & amenities, beside a childrens park,  brings its residents the opportunity to live the kind of life they've dreamt about..



DREAM IT . . .

A home where peace is a state of mind!

LIVE IT . . .

Spacious 2BHK / 3 BHK Apartments

Exclusive Balconys

Each apartment will get fresh air from the Balcony itself.

- Well Ventilated mostly 3 - Sides open
- Vaastu compliant
- CCTV surveillance
- Adequate Power back - up for Individual Apartments
- 7 X 24 Hours Security
- Modern Elevation
- High Speed Elevator



DREAM IT . . .

A home where true joy is found under open skies!

LIVE IT . . .

Decorated Rooftop Area

Also on Rooftop

- Fully equipped sky lawn with Barbeque Counter
- Decorated Sit - Outs
- Yoga Zone
- Meditation Corner
- Community Adda Zone



DREAM IT . . .

A home where tradition meets modern amenities !

LIVE IT . . .

Devasthan adding a touch of sanctity secured living with 24 X 7 CCTV surveillance all day Power Back - Up for common areas

- Community Adda Zone
- Well - Decorated Entrance Lobby
- Decorative main entrance Gate with security
- Automatic Elevator with 8 Pax Capacity
- Primary Fire - Fighting Arrangements



WHEN YOUR DREAM COMES TRUE



LOCATION ADAVANTAGE . . .

Connectivity

Eastern Metropolitan By Pass - 1.5 Kms
Garia Railway Station - 800 Metre

Hospitals

Peerless Hospital - 3 Kms
RTIICS (Devi Prasad Shetty) – 3 Kms
AMRI - 3 Kms
Sankara Netralaya - 3 Kms
Genesis Hospital - 3.5 Kms

Metro Stations

Kavi Nazrul Metro Station - 3 Kms
Kavi Subhash Metro Station - 1.2 Kms

Schools

Techno India Public School – 500 Metre
Netaji Subhash Engineering College – 500 Metre

Banks

Punjab National Bank - 700 Metre
United Bank of India - 1 Km

Market

Garia Bazar – 700 Metre

Police Station

Narendrapur Police Station – 4.8 Kms
Panchasayar Police Station - 1.9 Kms

Retail Outlets

Spencer – 1.5 Kms
Big Baazar – 4 Kms
M Baazar – 2.5 Kms
Metro Cash & Carry - 3.5 Kms

Malls

Lake Mall - 6.5 Kms
South City Mall - 6.7 Kms

Multiplexes

Cinepolis, Lake Mall - 6.5 Kms
Inox, South City Mall - 6.7 Kms

Restaurants

The Last Metro (Babumashai) – 2.5 Kms
Palki – 2 Kms
Koshe Kosha – 2 Kms
Chowman – 3 Kms



DREAM IT . . .
 An address that brings every convenience !



LIVE IT . . .

Excellent transport connectivity with major schools, medical facilities , daily markets, banks & restaurants Multiple access to Garia Railway Station & Kavi Subhash Metro Station



LOCATION MAP

ASPIRE ACHIEVED



SPECIFICATIONS...

Foundation

- Isolated Footing / Strip / Combined or Raft Foundation

Superstructure

- Reinforced Cement Concrete

Walls

- External – AAC Block
- Internal – AAC Block
- Bathroom & Toilet – Conventional Bricks / AAC Block

- Interior wall Finish:**

Smooth Finish with POP / Putty

- Bathroom & Toilet:**

Plastered and smooth Finish with POP / Putty

- Exterior wall Finish:**

Stucco Plaster followed by Normal Plaster

Flooring:

- Living / Dining / Corridor: Vitrified Tiles
- Kitchen: Vitrified Tiles
- Bedrooms: Vitrified Tiles
- Toilet: Anti - Skid Vitrified / Ceramic Tiles with matching in - size tiling - in - dado up to Door height
- Balcony: Vitrified Tiles
- Skirting
- All Floor Lobby: Vitrified Tiles
- Stairs: Vitrified / Anti - Skid Tiles
- Lift: Anti - Skid Laminated Mat
- Parking: Parking / Vitrified / Anti - Skid Tiles
- Road: Interlocking Pavers
- Walkway: Interlocking Pavers / Pavers Block
- Ramp on Ground Floor Entrance: Kota Stone / Anti - Skid Tiles

SPECIFICATIONS...

Windows

☞ Aluminium Sliding Windows with clear Gazing Glass.

Grill: As per Architect's Design

Balcony

☞ Grill: As per Architect's Design

Kitchen

☞ Marble Counter Top

☞ Sink: Stainless Steel

☞ Tiles up to 2 feet from Counter Top

☞ CP Fittings

☞ Provision for Chimney

☞ Provision for water inlet for Water Purifier

Doors

Main Doors:

☞ Flush Door / Veneer / Laminated

☞ Magic Eye / Mortice Lock / Stopper / Hinges

☞ Wooden Frame with Plaster Guard

Internal Doors:

☞ Flush Door

☞ Door Stopper / Cylindrical Lock / Hinges

☞ Wooden Frame with Plaster Guard

Toilet:

☞ Flush Door

☞ Cylindrical Lock / Hinges

☞ Wooden Frame with Plaster Guard

DECORATIVE ENTRANCE LOBBY



SPECIFICATIONS . . .

Toilet:

- Provision for Exhaust Fan
- Sanitary Fitting: White Porcelain Sanitary Ware of Reputed Make
- CP Fittings
- Provision for Hot & Cold Taps only in Common Toilet
- Basin
- Provision for Geyser only in Common Toilet

Electricals

Toilet:

- 1 No. 15 Amp Plug Point for Geyser in Common Toilet
- 2 Nos. Point for Light (1 point centrally located and 1 point above Basin)
- 1 Nos. 6 Amp Point for Exhaust Fan

Balcony:

- 1 No. Point for Light

Bedrooms:

- 2 Nos. Point for Light
- 1 No. Point for Ceiling Fan
- 1 No. Plug Point
- 1 No. 16 Amp Plug Point and starters for AC

Electricals

Living & Dining:

- 1 No. Point for Television
- 1 No. Point for Calling Bell
- 4 Nos. Point for Light
- 1 Nos. Point for Ceiling Fan with separate Regulator
- 1 No. 6 Amp Plug Point
- 2 Nos. of Plug Point
- 1 No. DG change over Switch

Electricals

Kitchen:

- 1 No. Point for Light
- 1 No. Point for Water Purifier
- 1 No. Point for Refrigerator
- 1 No. Point for Microwave
- 1 No. Point for Chimney / Exhaust fan

Common Area:

- Adequate points for Lights & Car charging facilities in Parking Area
- Parking Area

Internal corridor:

- Adequate points for Lights

SPECIFICATIONS . . .

Wiring, Switches & Fixtures:

- ▮ PVC Conduit Pipe with fire resistant Copper Wiring
- ▮ Premium Modular / Semi - Modular Switches
- ▮ Quality Earthing
- ▮ Circuit Breakers (MCCB, MCB, RCB)
- ▮ Other Fixtures

Power Back - Up

- ▮ Optimum power back up facility for common areas by Diesel Generator
- ▮ Basic power back - up for Light, Fan in Apartments

AC

- ▮ Provision for Split AC in all Bedrooms and Living / Dining with proper concealed water outlet
- ▮ Provision for Outdoor unit placement

Painting

External Walls:

- ▮ External Paint

Common Area:

- ▮ Primed and painted with commercial category Plastic Emulsion

Terrace

- ▮ Waterproofed

Lift

- ▮ Fully automatic 8 Pax Elevator of Reputed Make

Reservoir / Overhead Tank

- ▮ UG Water Reservoir
- ▮ Overhead Water Tank

Boundary Wall

- ▮ On all sides of the building as per Architects Design

PERFECT ON THE INSIDE AND OUTSIDE



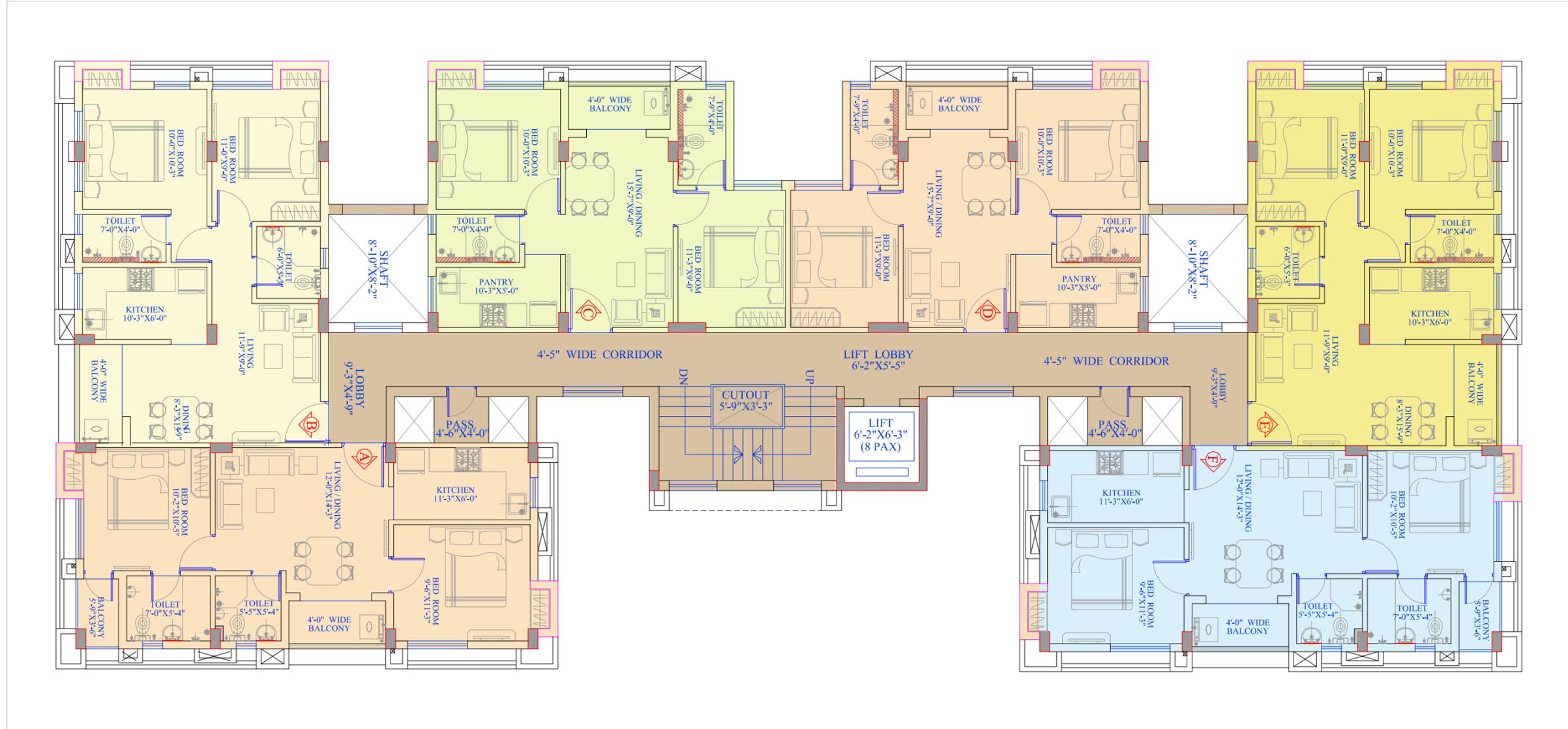


GROUND FLOOR PLAN



PROPOSED AREA STATEMENT

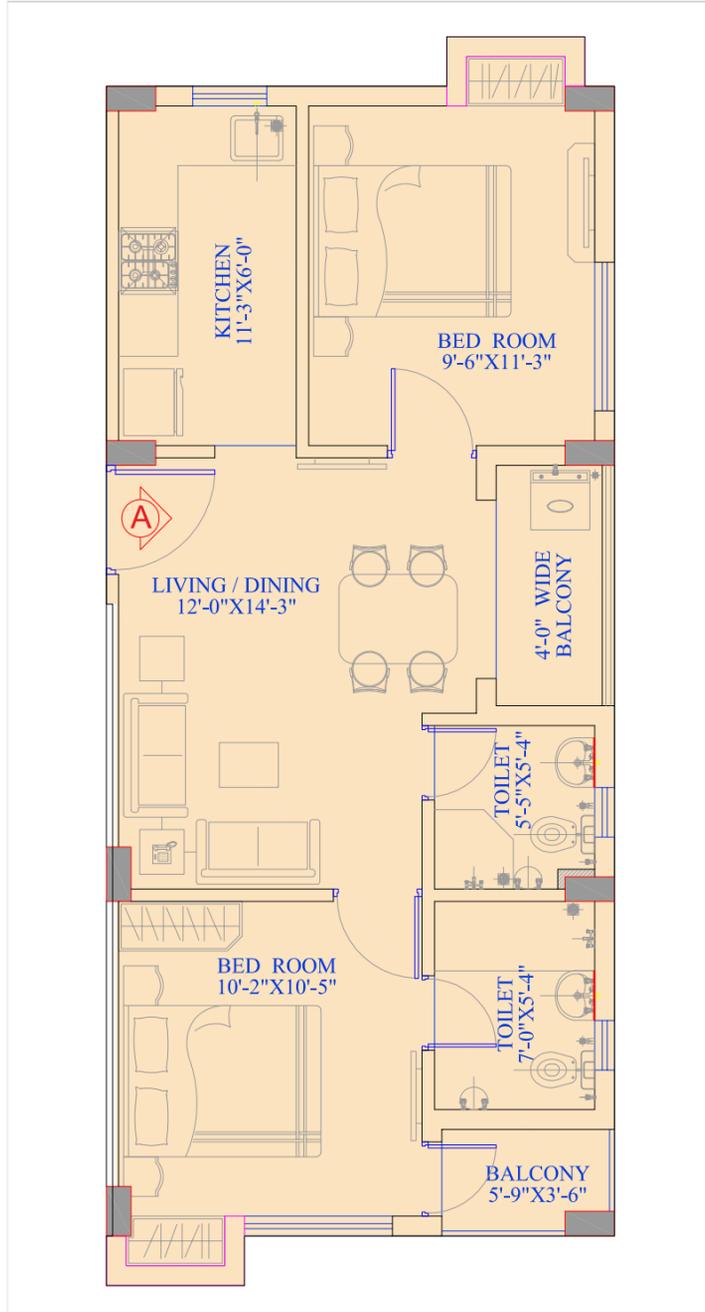
SHOP TYPE	UNIT TYPE	WBHIRA AREA	BALCONY AREA	BUILT-UP AREA	AREA INCLUDING PROPORTIONATE SHARE OF COMMON AREA	AREA TO BE REGISTERED
SHOP - 1				352	92	444
SHOP - 2				205	53	258
SHOP - 3				457	119	576



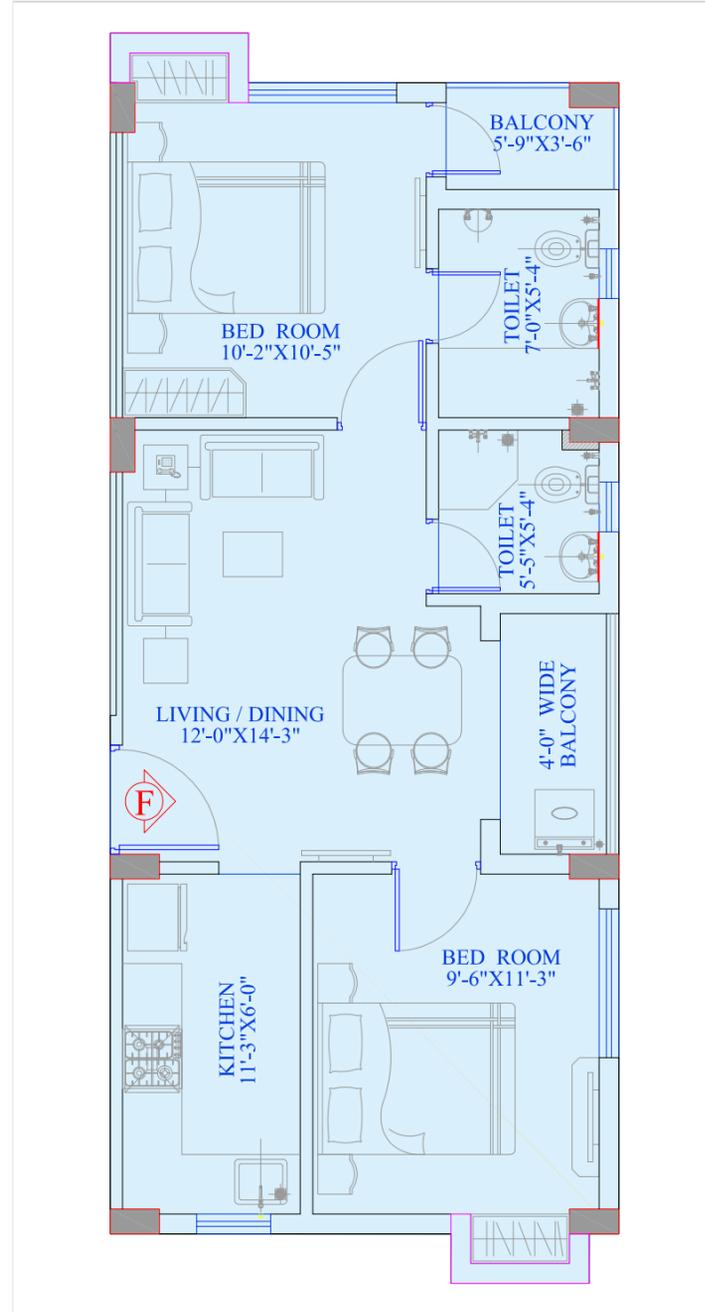
PROPOSED AREA STATEMENT

FLAT TYPE	UNIT TYPE	WBHIRA AREA	BALCONY AREA	BUILT-UP AREA	AREA INCLUDING PROPORTIONATE SHARE OF COMMON AREA	AREA TO BE REGISTERED
A	2 BHK + 2 TOI	527	52	685	178	863
B	2 BHK + 2 TOI	549	33	679	176	855
C	2 BHK + 2 TOI	488	33	611	159	770
D	2 BHK + 2 TOI	488	33	611	159	770
E	2 BHK + 2 TOI	549	33	679	176	855
F	2 BHK + 2 TOI	527	52	686	178	864

**FLOOR PLAN FOR
1ST FLOOR.....**



FLAT - 1A

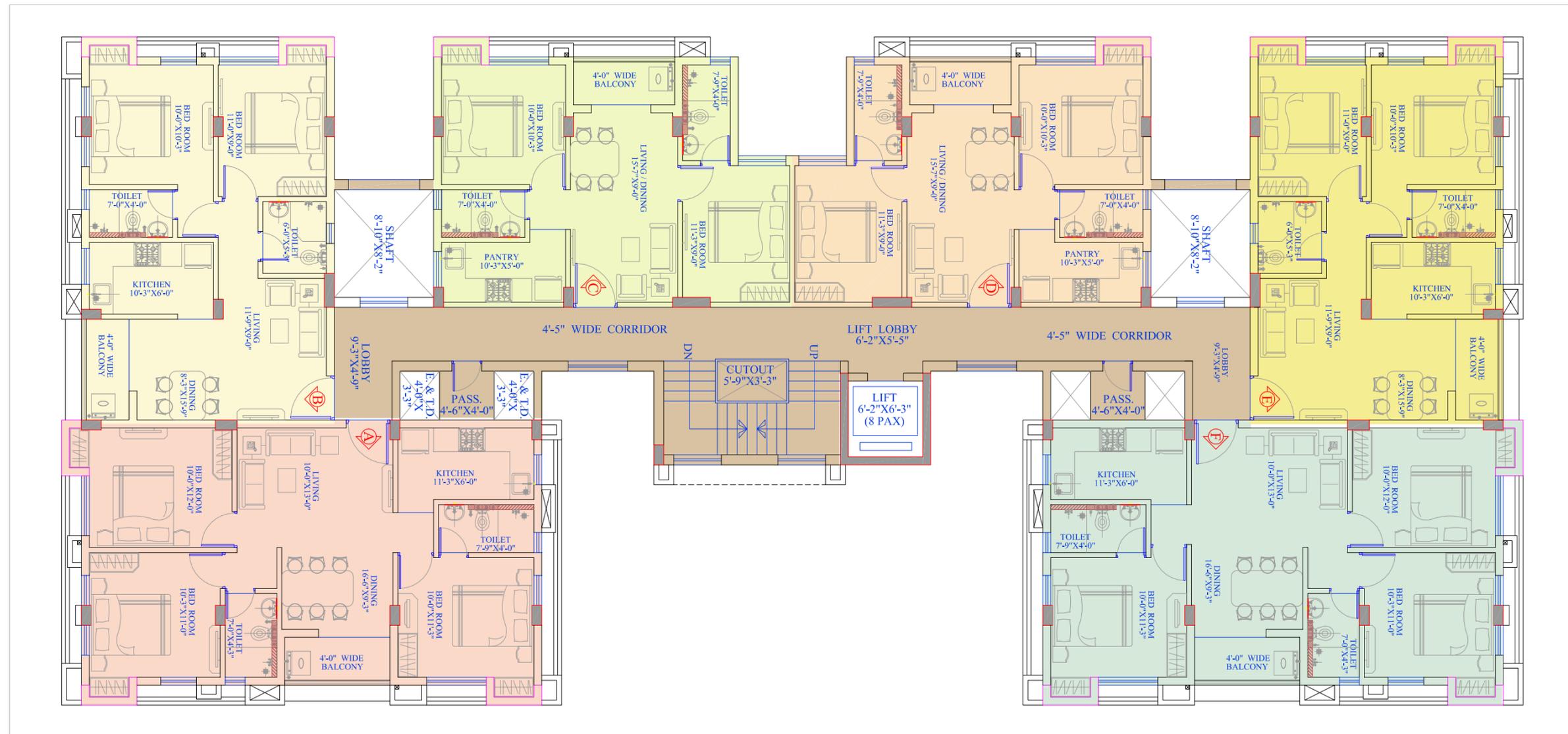


FLAT - 1F



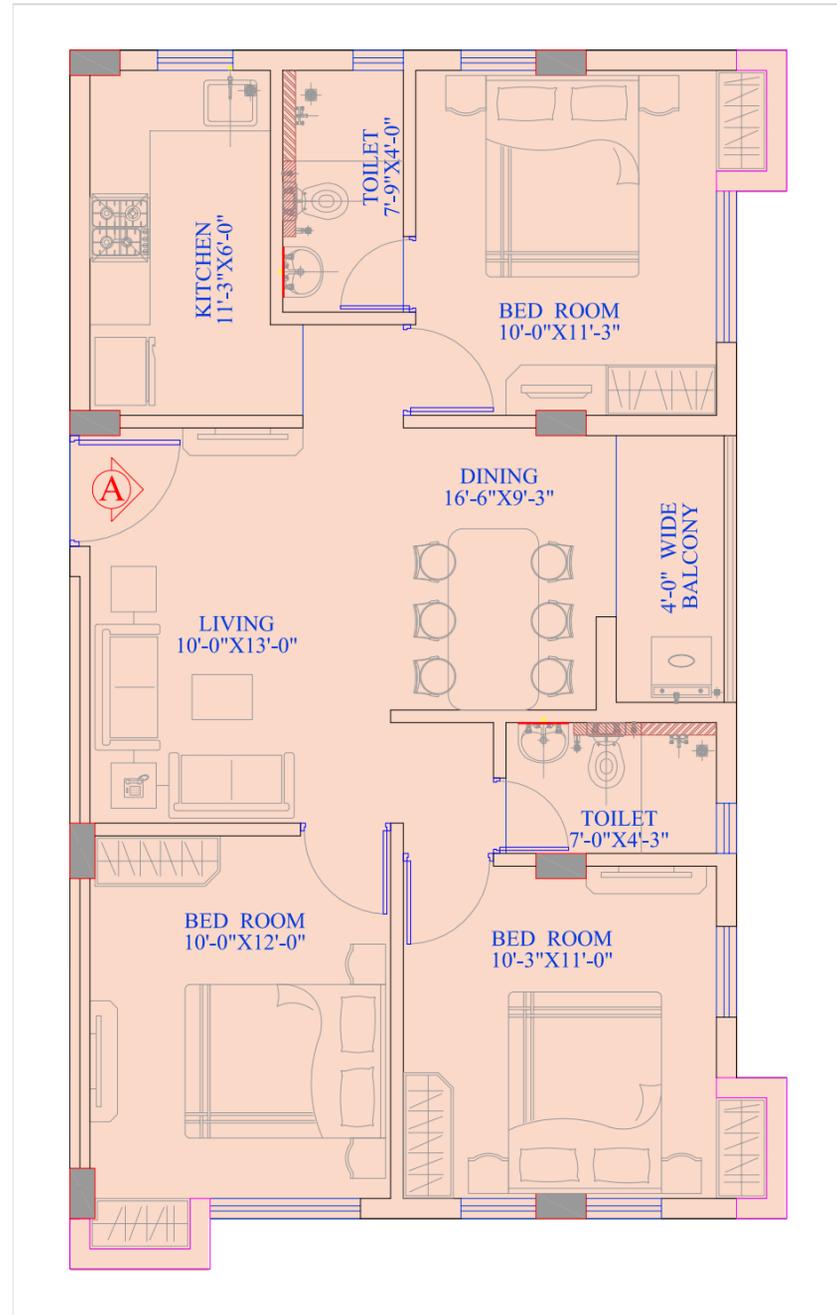
PROPOSED AREA STATEMENT						
FLAT TYPE	UNIT TYPE	WBHIRA AREA	BALCONY AREA	BUILT-UP AREA	AREA INCLUDING PROPORTIONATE SHARE OF COMMON AREA	AREA TO BE REGISTERED
1A	2 BHK + 2 TOI	527	52	685	178	863
1F	2 BHK + 2 TOI	527	52	686	178	864

**UNIT PLAN FOR
1ST FLOOR.....**

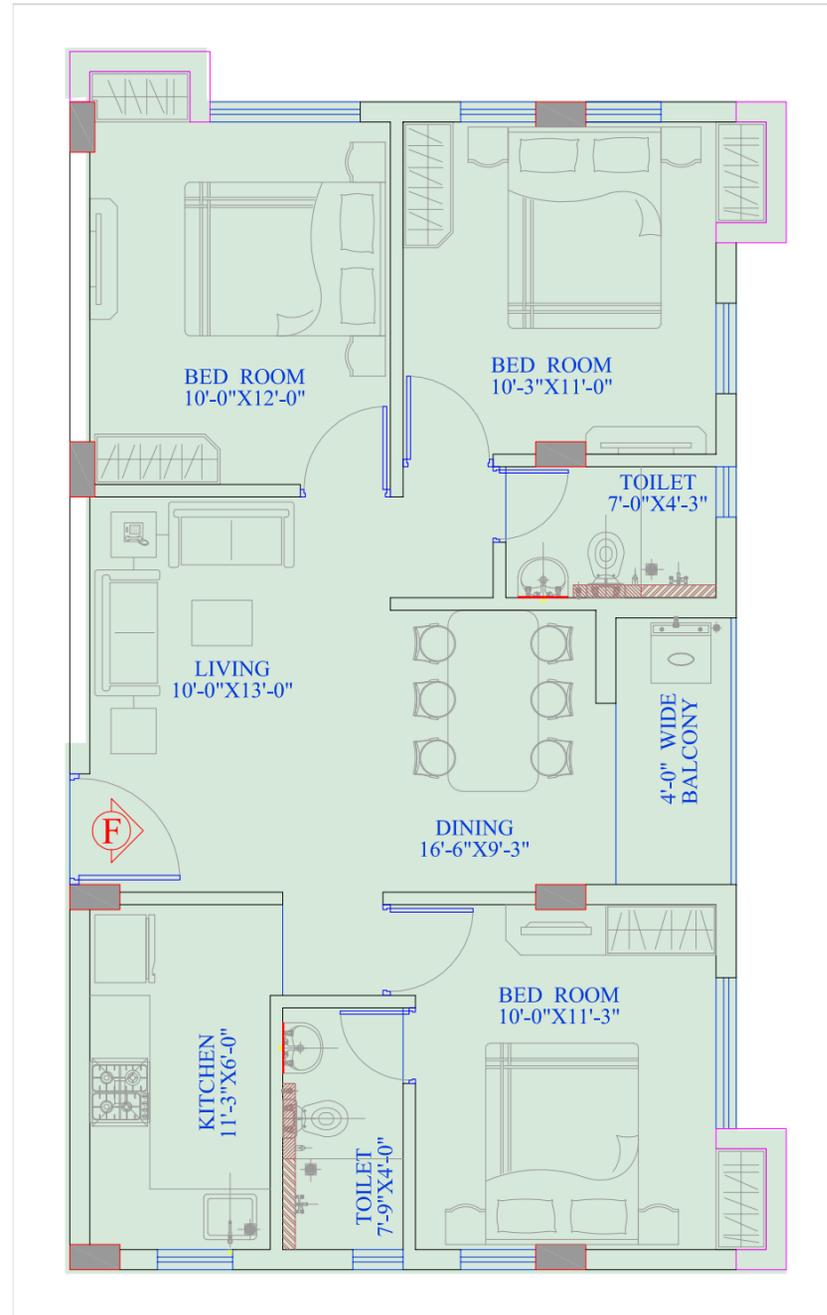


PROPOSED AREA STATEMENT						
FLAT TYPE	UNIT TYPE	WBHRA AREA	BALCONY AREA	BUILT-UP AREA	AREA INCLUDING PROPORTIONATE SHARE OF COMMON AREA	AREA TO BE REGISTERED
A	3 BHK + 2 TOI	730	34	888	231	1119
B	2 BHK + 2 TOI	549	33	679	176	855
C	2 BHK + 2 TOI	488	33	611	159	770
D	2 BHK + 2 TOI	488	33	611	159	770
E	2 BHK + 2 TOI	549	33	679	176	855
F	3 BHK + 2 TOI	730	34	888	231	1119

TYPICAL FLOOR PLAN FOR 2ND TO 4TH FLOOR.....



FLAT - 2A, 3A, 4A

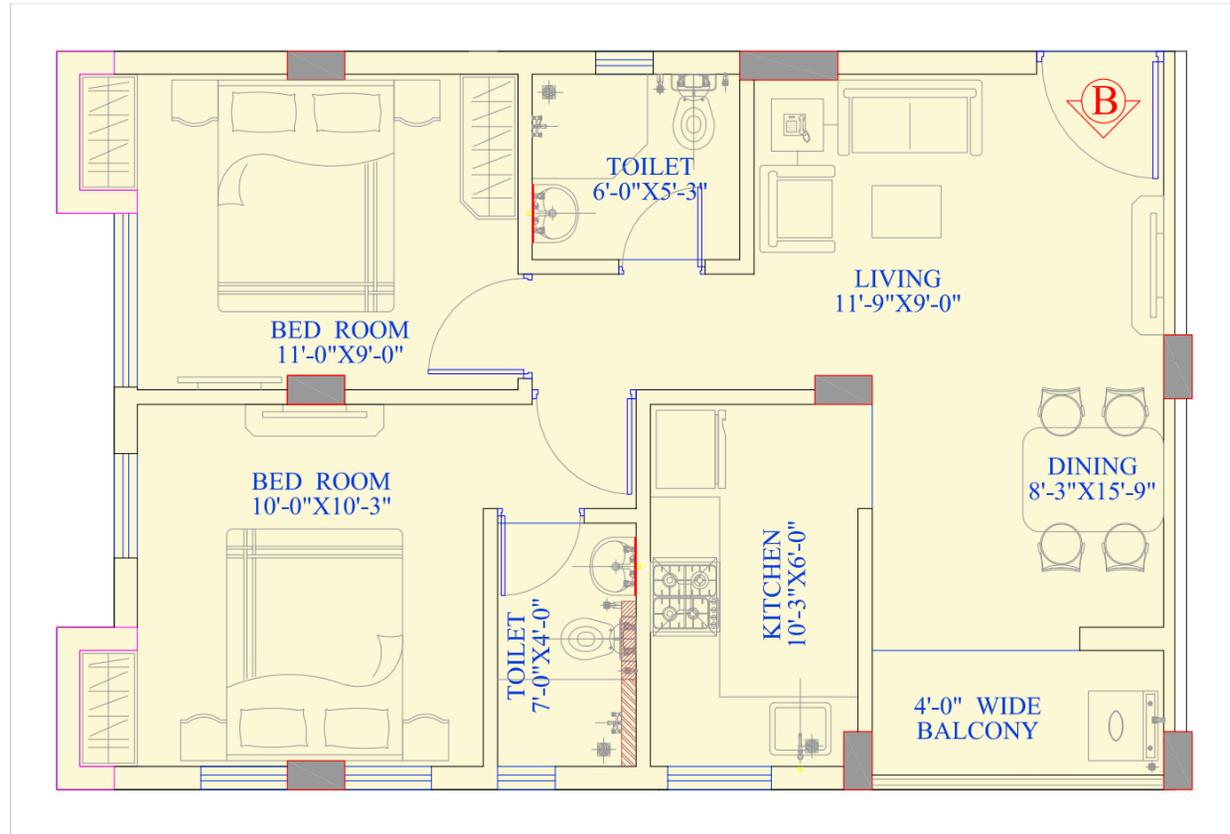


FLAT - 2F, 3F, 4F

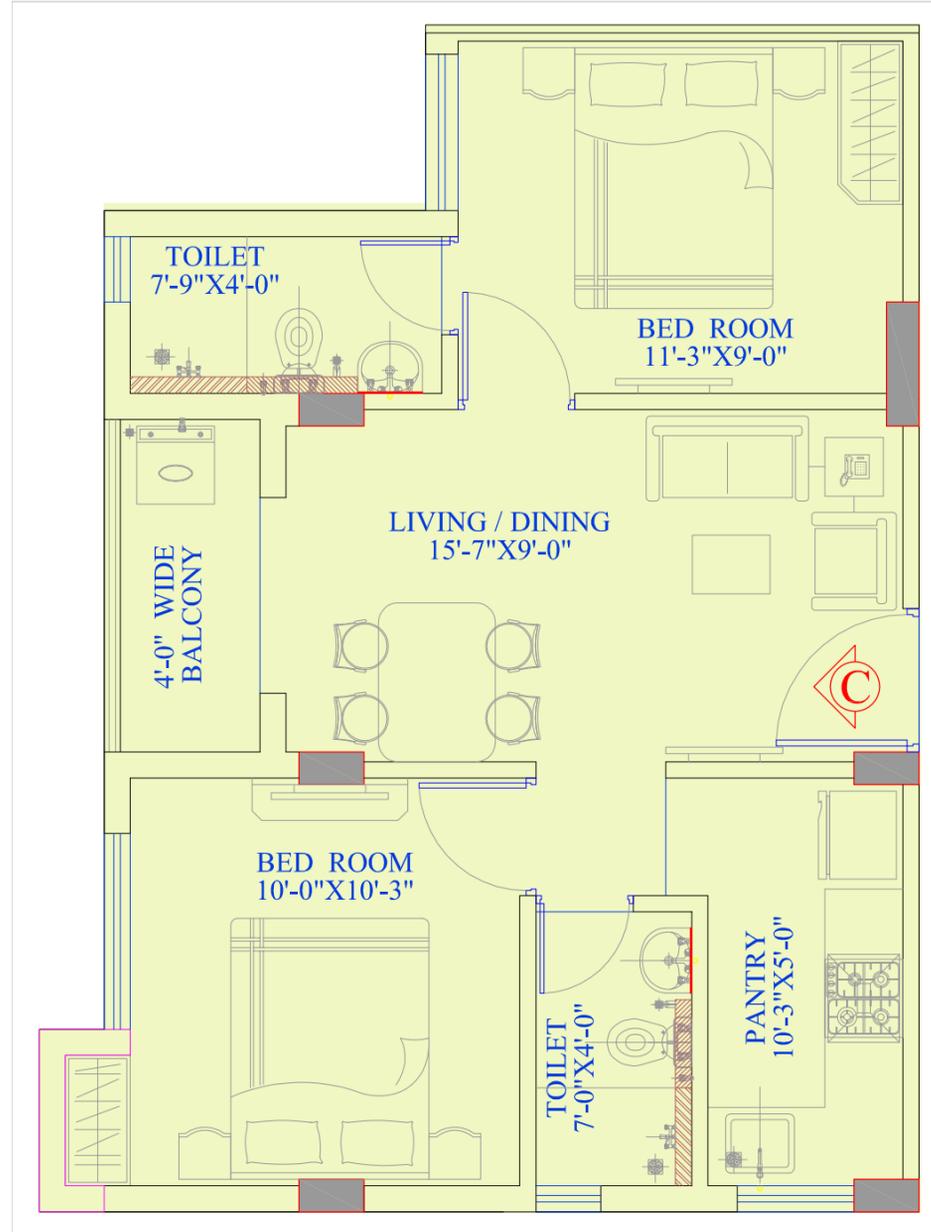


PROPOSED AREA STATEMENT						
FLAT TYPE	UNIT TYPE	WBHIRA AREA	BALCONY AREA	BUILT-UP AREA	AREA INCLUDING PROPORTIONATE SHARE OF COMMON AREA	AREA TO BE REGISTERED
2A, 3A, 4A	3 BHK + 2 TOI	730	34	888	231	1119
2F, 3F, 4F	3 BHK + 2 TOI	730	34	888	231	1119

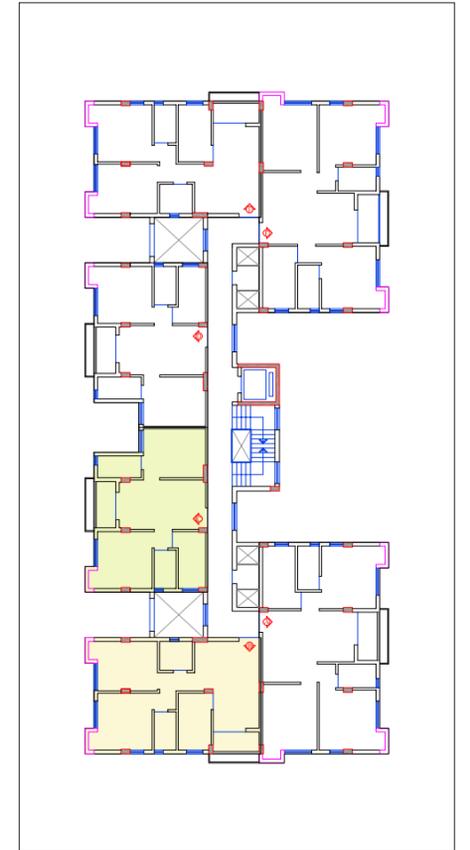
TYPICAL UNIT PLAN FOR 2ND TO 4TH FLOOR.....



FLAT - B

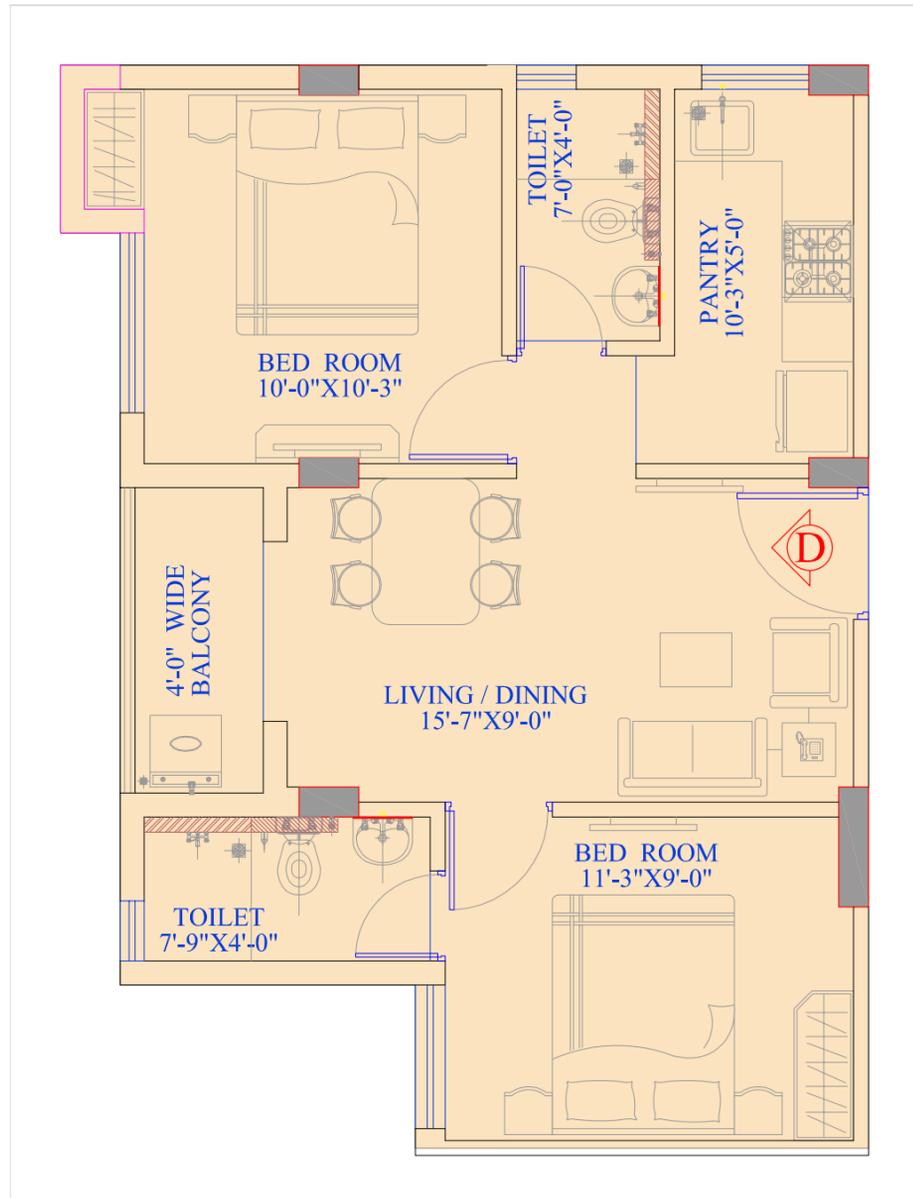


FLAT - C

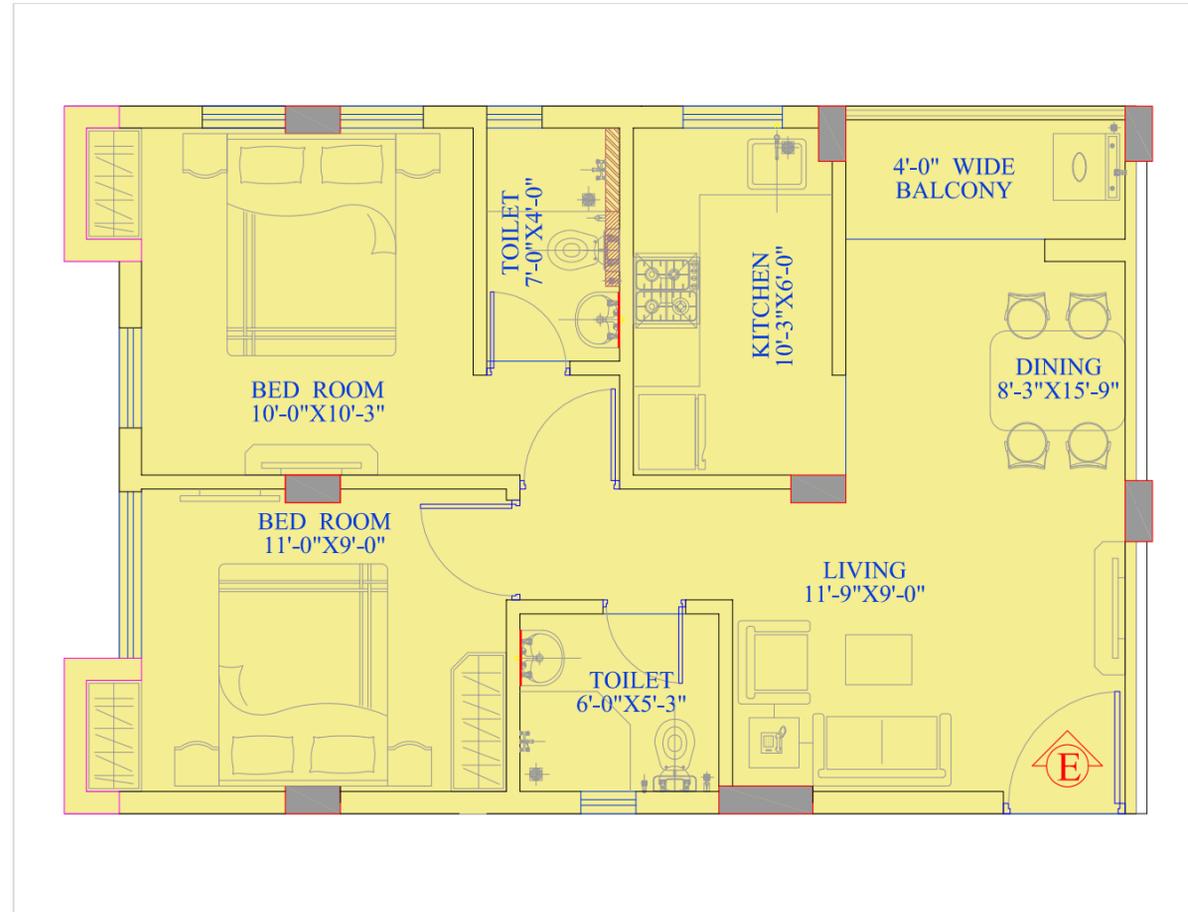


PROPOSED AREA STATEMENT						
FLAT TYPE	UNIT TYPE	WBHIRA AREA	BALCONY AREA	BUILT-UP AREA	AREA INCLUDING PROPORTIONATE SHARE OF COMMON AREA	AREA TO BE REGISTERED
B	2 BHK + 2 TOI	549	33	679	176	855
C	2 BHK + 2 TOI	488	33	611	159	770

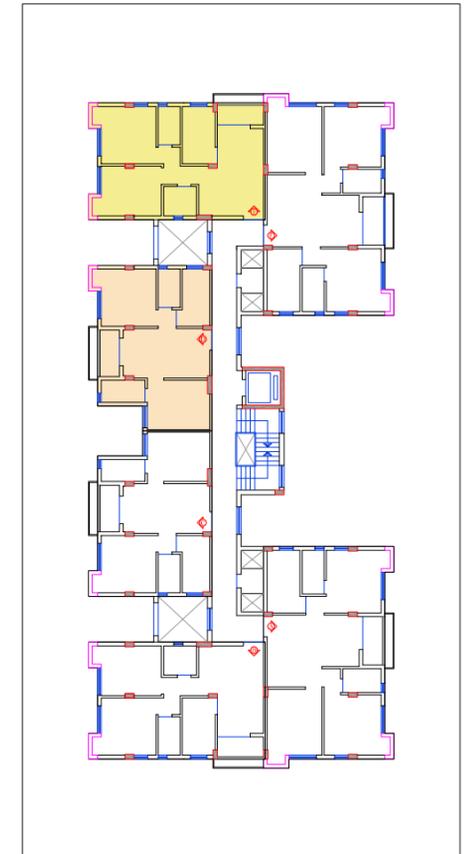
**UNIT PLAN FOR
1ST TO 4TH FLOOR.....**



FLAT - D

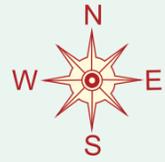


FLAT - E

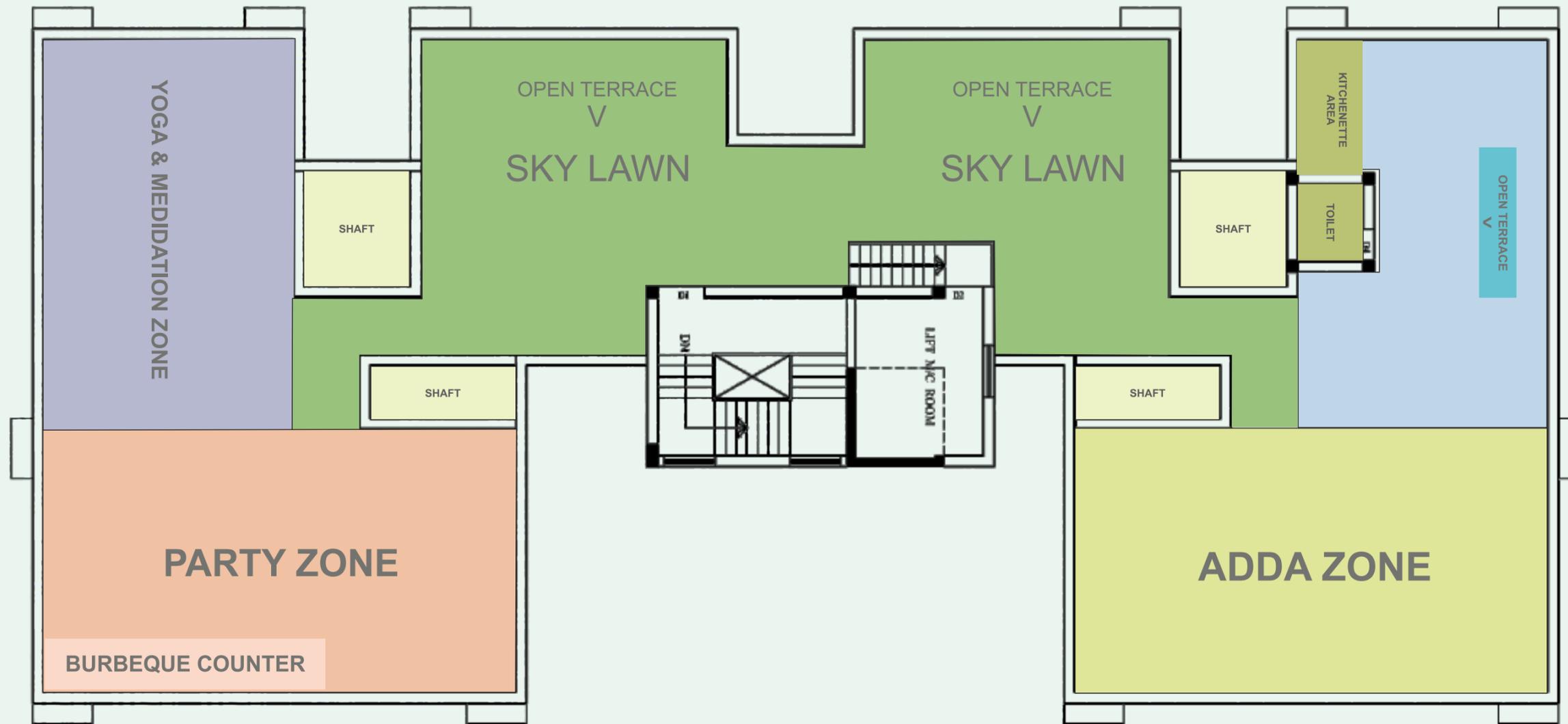


PROPOSED AREA STATEMENT						
FLAT TYPE	UNIT TYPE	WBHIRA AREA	BALCONY AREA	BUILT-UP AREA	AREA INCLUDING PROPORTIONATE SHARE OF COMMON AREA	AREA TO BE REGISTERED
D	2 BHK + 2 TOI	488	33	611	159	770
E	2 BHK + 2 TOI	549	33	679	176	855

**UNIT PLAN FOR
1ST TO 4TH FLOOR.....**



ROOF PLAN...



A HOME WHERE PEACE IS A STATE OF MIND



HIRA/P/SOU/2020/001036

TEAM...



DEVELOPER
Adonis Riviere LLP
208/8, Rashbehari Avenue, Kolkata - 700 029

Adonis Riviere LLP is a reputed enterprise focused on developing luxurious Flats with the best of amenities. The Company has developed numerous luxury apartments, villas at prime locations in kolkata, Ranchi and suburbs.



ARCHITECT
Raj Agarwal & Associates
8B, Royd Street, Kolkata - 700016

Raj Agarwal & Associates is best known for it's award winning designs in urban residential architecture. Founded in 1994 the firm works in the field of architecture, urban design, urban planning, interior design and landscape architecture. In the relatively short time since its founding, it has risen to the top tier among practicing architects in kolkata, and has been the pioneer in the use of colour in the urbanscape of Kolkata.



STRUCTURAL ENGINEER
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Consulting Civil Engineer is a firm of Structural Engineers. It provides consultancy services in structural engineers for various type of projects, like industrial, institutional buildings, housing complexes, high-rise buildings, malls, hotels and IT parks. The firm believes in innovative design approach based on contemporary and available technologies.



CHINMOY MUKHERJEE
Civil Engineer, B. Tech, M. Tech
E.S.E & L.B.S of Kolkata Municipal Corporation
E.S.E & E.B.S of Rajpur - Sonarpur Municipality



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Malay Saha is a practicing advocate with B.Sc, L.L.B and Graduate Diploma in Management certifications. He is a member of the Bar Council of India.



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THANK YOU

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