



Strategic Location

- AIRPORT**
Netaji Subhash Chandra Bose International - 5.9 Km
- RAILWAYS**
Dum Dum Junction - 11.5 Km | Howrah Station - 18.7 Km | Proposed Chinar Park Metro Station - 4.1 Km | Proposed CC2 Metro Station - 3.2 Km
- POLICE STATION**
Narayanpur Police Station - 750. Mtrs
- HEALTHCARE**
Charnock Hospital - 3.6 Km | Neotia Bhagirathi Woman & Child Care Hospital - 8.5 Km | Ohio Hospital - 9 Km | Tata Medical Center - 9.3 Km
- ROADWAYS**
Chinar Park Crossing - 3 Km | Biswa Bangla Gate Crossing - 10.2 Km | VIP Road - 5.4 Km | Sec V - 12.3 Km
- MAJOR IT HUBS**
Ecospace Business Park - 9.4 Km | TCS Gitanjali Park - 9.5 Km | Webel IT Park - 9.7 Km | Technopolis - 12.1 Km
- EDUCATION**
Delhi Public School - 9.2 Km | Narayana School - 8.6 Km | Techno International New Town - 8.7 Km | Amity University - 9 Km | Derozio Memorial College - 1.5 Km | B.P. Poddar Institute of Management & Technology - 4.1 Km
- HOTEL**
Westin Hotel - 6.9 Km | Taj City Centre New Town - 3.5 Km | Holiday Inn - 4 Km
- RECREATION**
Eco Park - 5.1 Km | Mother's Wax Museum - 7.2 Km | New Town Meja Ground - 8.9 Km | Biswa Bangla Convention Centre - 7.9 Km | Aquatica - 11.2 Km | Nazruliritha - 11 Km | Aircraft Museum - 9.3 Km | Nicco Park - 15.6 Km
- SHOPPING**
City Centre II - 3.4 Km | Axis Mall - 10 Km | Decathlon - 3.8 Km | Spencer's Chinar Park - 4.3 Km



- AMENITIES**
1. Amphitheatre
 2. Play Court
 3. Ball Practice Court
 4. Library cum Co-working space
 5. Children's Play Area
 6. Toddler's Room
 7. Adda Zone
 8. Sculpture Court
 9. Multipurpose hall
 10. Indoor Games Room
 11. Multi Gymnasium



AmbeyGroup
Residential | Commercial | Township Development

Ambey
UTSAV



A carnival called life.

Where the walls reveal cheerfulness.
And curtains are draped in mirth.

Where joy wafts in through the windows.
And glee walks the corridors.

Where happy-coloured the sky appears.
And merry is a way of life.

Welcome to Ambey Utsav, twin G+4 towers
housing 2BHK and 3BHK apartments,
surrounded by vast swathes of greenery.

So, come home to Utsav.
Come celebrate a carnival called life.

SPECIFICATIONS

BUILDING:
 Reinforced Cement Concrete (RCC) frame structures with columns, beams and slabs Earthquake resistance

WALL FINISH & FLOORING:
 Staircase/Spare room: Kota Stone/marble.
 Car parking space: Broom finish Screed Concrete
 Bed Room, Living & Dining: Vitrified Tiles
 Balcony: Anti Skid Ceramic Tiles
 Wall & Ceiling: Wall Putty

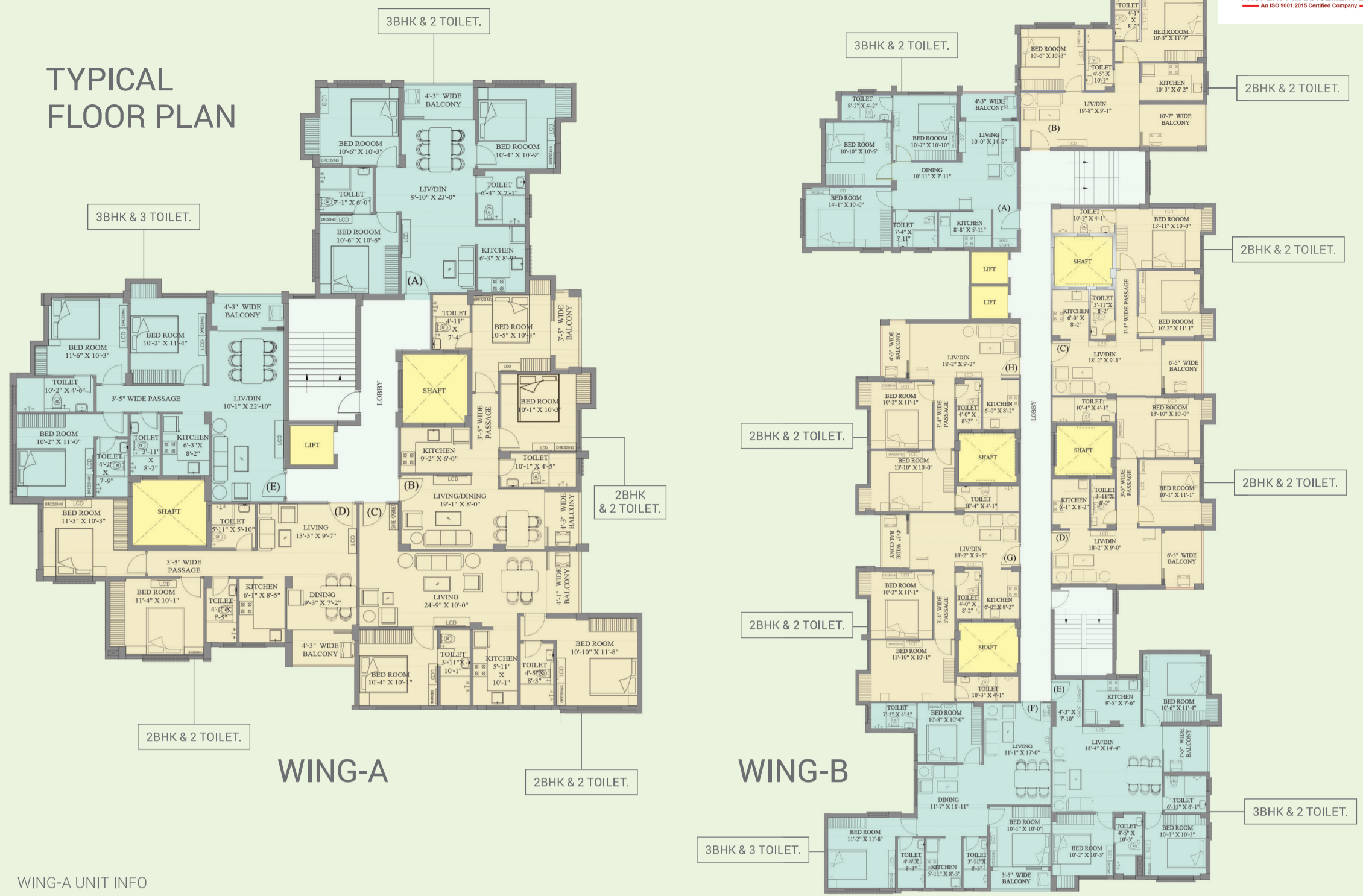
KITCHEN:
 Flooring: Anti Skid Tiles
 Counter: Black Stone
 Sink: Stainless Steel
 Dado: upto 2' above counter
 Electrical Point for: Exhaust fan, Microwave, Refrigerator and Water Purifier

TOILETS:
 Flooring: Anti Skid Tiles
 Dado: Ceramic Tiles upto Door Height
 Sanitary/CP fittings: Standard Quality
 Electrical Point: Geyser/Exhaust Fan
 Plumbing provision for: Hot & Cold Water

DOORS & WINDOWS:
 Window: Aluminium Window
 Door Frame: Wood Frame
 Door: Flush Door

ELECTRICALS:
 Concealed wiring with central MCB
 Door bell point at the main entrance door
 Modular switches
 Illumination in all floor, lobbies, stair case & common area

TYPICAL FLOOR PLAN



WING-A UNIT INFO

FLAT	TYPE OF FLAT	RERA CARPET AREA (SQFT)	BALC. AREA (SQFT)
FLAT-A	3 BHK & 2 TOILET	761	39
FLAT-B	2 BHK & 2 TOILET	597	65
FLAT-C	2 BHK & 2 TOILET	683	33
FLAT-D	2 BHK & 2 TOILET	632	35
FLAT-E	3 BHK & 3 TOILET	836	40

- All internal dimensions for carpet area from unfinished wall surface.
- Minor variation (+/-) 3% in actual carpet area may occur on account of site condition / column / finishes.



WING-B UNIT INFO

FLAT	TYPE OF FLAT	RERA CARPET AREA (SQFT)	BALC. AREA (SQFT)
FLAT-A	3 BHK & 2 TOILET	781	39
FLAT-B	2 BHK & 2 TOILET	598	74
FLAT-C	2 BHK & 2 TOILET	612	56
FLAT-D	2 BHK & 2 TOILET	609	60
FLAT-E	3 BHK & 2 TOILET	819	47
FLAT-F	3 BHK & 3 TOILET	847	34
FLAT-G	2 BHK & 2 TOILET	616	42
FLAT-H	2 BHK & 2 TOILET	616	40



No. of Wings-2 (G+4)

Total No. of Flats in Project

- 2 BHK - 31 Nos. (Wing A - 12 | Wing B - 19)
- 3 BHK - 19 Nos. (Wing A - 08 | Wing B - 11)
- 2 BHK - 977-1067 Sqft
- 3 BHK - 1192-1313 Sqft.

MASTER PLAN

LEGENDS

- Entry/Exit
- Service Area
- Amphitheatre
- Play Court
- Driveway
- Children's Play Area
- Sculpture Point
- Adda Zone
- Ball Practice Court



Niranjan Pally Avenue

For further details and bookings contact



Express Tower, 4th Floor
42 A Shakespeare Sarani,
Kolkata- 700017

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