



explore

I explore myself. I feel alive.



People create a city outside a forest. We' re creating a forest inside a city.

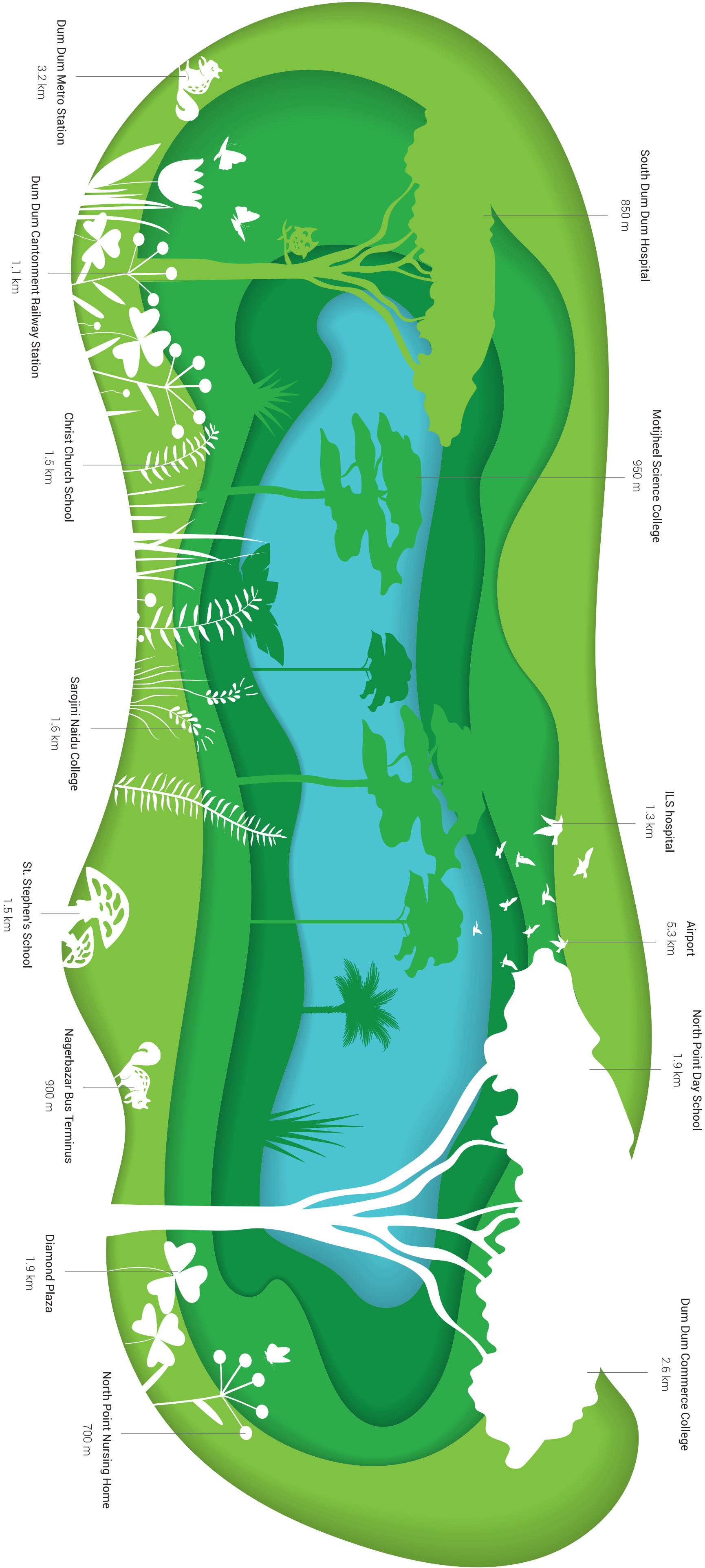


Lifestyle homes in nature's lap. At Nagerbazar, Dum Dum.

3.1 acres | 4 Hi-rise towers | B1+B2+G+13 Storeyed | 2/3/4 BHK | 363 AC apartments*
2 natural ponds | Landscaped garden | Clubhouse | Ample parking



Artist's impression | Disclaimer - The external color scheme shown in perspective view are tentative, the same may vary and will be done as per the advise of the Project Architect.





Master Plan

LEGENDS

GROUND LEVEL OUTDOOR AMENITIES

- 1

MULTIPURPOSE SPORTS COURT
- 2

OUTDOOR FITNESS STATION
- 3

PRACTICE CRICKET PITCH
- 4

JOGGING TRACK
- 5

AROMA GARDEN
- 6

MULTI-LEVEL CAR PARKING
- 7

LANDSCAPED GARDEN
- 8

BBQ ZONE
- 9

PARTY LAWN
- 10

KIDS' PLAY AREA
- 11

SWIMMING POOL WITH DECK
- 12

JACUZZI
- 13

PARTY DECK
- 14

VIEWING DECK
- 15

NATURAL WATERBODY
- 16

SENSORY WALKWAY
- 17

SENIOR CITIZEN ADDA ZONE
- 18

FISHING DECK
- 19

COMMERCIAL PLAZA
- 20

MEDITATION DECK
- 21

SITTING AREA
- 22

FLOATING DECK

GROUND LEVEL INDOOR AMENITIES

- 23

WELL -EQUIPPED AC GYM
- 24

AC INDOOR GAMES
- 25

AC YOGA AND MEDITATION ROOM
- 26

SPA
- 27

AC COMMUNITY HALL
- 28

SHOWROOM

Footprints of nature !

Two natural ponds with meditation pavilion & fishing deck | Jogging track Aroma garden | Multi-purpose sports court | Outdoor fitness zone | Floating deck | Senior citizen adda zone



Outdoor party lawn with Barbeque and Kids play zone



Natural waterbody with fishing deck



Cricket Pitch



Multi-purpose sports court



AC gymnasium



AC indoor games room



AC community hall

Mayavan

THE CLUB HOUSE

Private and elite !

Swimming pool | Spa and wellness centre | AC gym | AC Banquet hall
AC indoor games room | Hi-street retail



Enlightenment

Inspired by the natural beauty and cool urban vibes, architecture at URVAN pairs the sensual and the sophisticated. Airy, light filled residential interiors capture the casual accent of life at URVAN. URVAN is a pre-certified **gold rated green building**. Live in a home that provides improved air quality and better health for you and your family.



**CERTIFIED
GOLD RATED
PROJECT**

Lifestyle of a metro, Luxury of a forest resort.

Artist's impression | Disclaimer - The external color scheme shown in perspective view are tentative, the same may vary and will be done as per the advise of the Project Architect.

Master Plan with Flat Layout

INDEX

- 4 BHK FLATS
- 3 BHK FLATS
- 2 BHK FLATS



Tower-1 | Typical floor plan | 1st to 13th (Area as per WBHIRA)



Tower-1 | Typical floor plan | 1st to 13th (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)
Flat No.	Flat Type	BU	Carpet	Carpet	Carpet
A	4 BHK+3T	1459	1236	40	109
B	3 BHK+2T	1097	924	33	84
C	3 BHK+2T	1163	982	26	93
D	3 BHK+3T	1267	1075	31	86

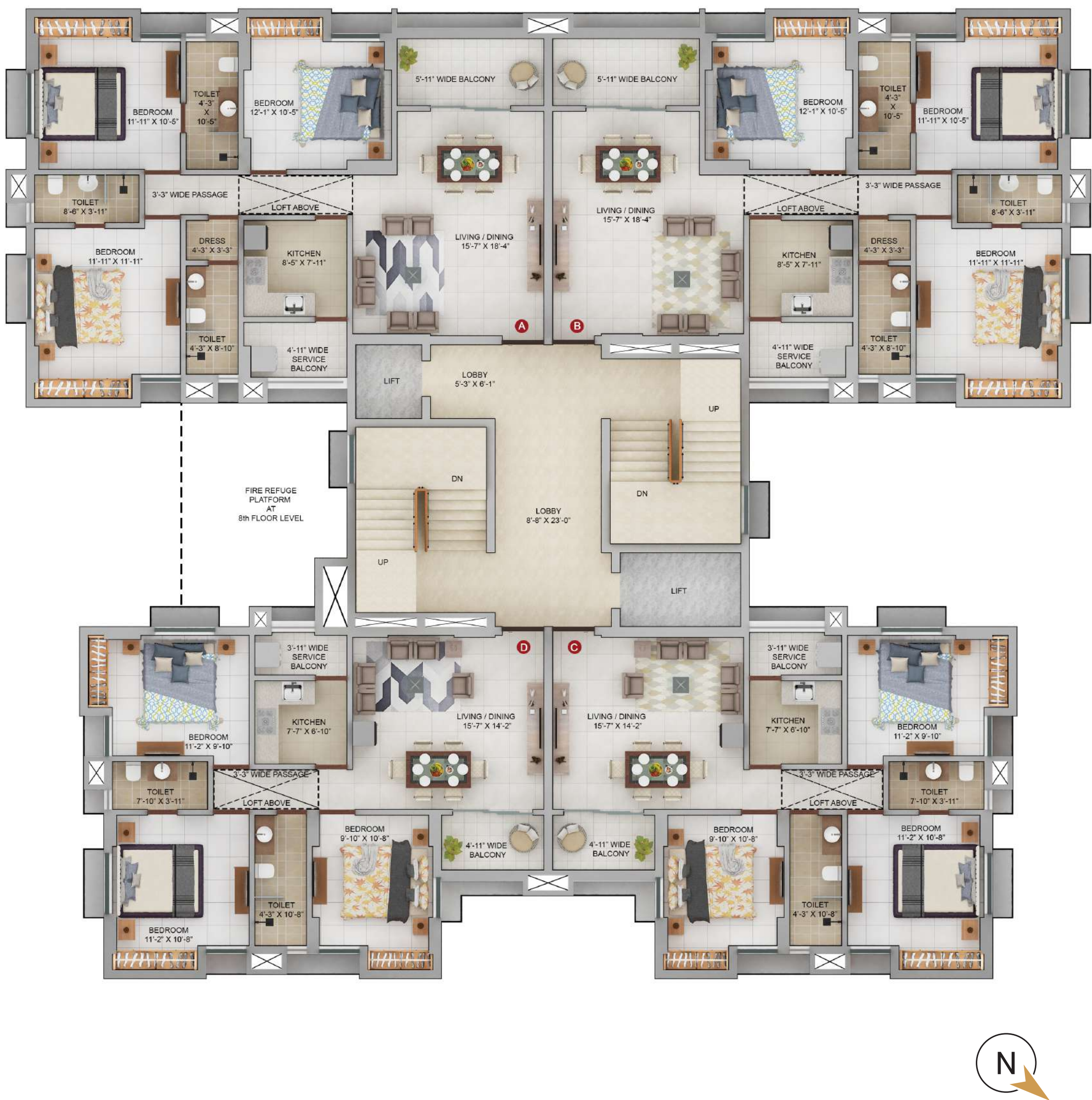
Unit info		Total flat area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)
Flat No.	Flat Type	BU	Carpet	Carpet	Carpet
E	3 BHK+2T	1097	924	33	84
F	4 BHK+3T	1459	1236	40	109
G	3 BHK+3T	1267	1075	31	86
H	3 BHK+2T	1163	982	26	93

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit.

Note: Tower 1 1st floor level has following flats : A,B,C,D,E,G,H

Disclaiamer : The dimension in the floor plans are shown as estimated. The dimensions which are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.

Tower-2 | Typical floor plan | 1st to 13th (Area as per WBHIRA)



Tower-2 | Typical floor plan | 1st to 13th (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)
Flat No.	Flat Type	BU	Carpet	Carpet	Carpet
A	3 BHK+3T	1216	1003	44	109
B	3 BHK+3T	1216	1003	44	109

Unit info		Total flat area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)
Flat No.	Flat Type	BU	Carpet	Carpet	Carpet
C	3 BHK+2T	955	792	36	68
D	3 BHK+2T	955	792	36	68

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit.

Note: Tower 1 1st floor level has following flats : A,B,C,D,E,G,H

Discliamer : The dimension in the floor plans are shown as estimated. The dimensions which are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.

Tower-3 | Typical floor plan | 1st to 13th (Area as per WBHIRA)



Tower-3 | Typical floor plan | 1st to 13th (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)
Flat No.	Flat Type	BU	Carpet	Carpet	Carpet
A	2 BHK+2T	723	574	16	63
B	2 BHK+2T	723	574	16	63

Unit info		Total flat area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)
Flat No.	Flat Type	BU	Carpet	Carpet	Carpet
C	3 BHK+2T	988	823	29	69
D	3 BHK+2T	988	823	29	69

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit.

Note: Tower 1 1st floor level has following flats : A,B,C,D,E,G,H

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions which are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.

Tower-4 | Typical floor plan | 1st to 13th (Area as per WBHIRA)



Tower-3 | Typical floor plan | 1st to 13th (Area as per WBHIRA)

Unit info		Total flat area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)
Flat No.	Flat Type	BU	CARPET (A)	CARPET (B)	CARPET
A	3BHK+2T	941	817	17	42
B	2BHK+2T	687	588	8	38
C	2BHK+2T	696	586	9	42
D	3BHK+2T	793	684	20	24
E	2BHK+2T	694	600	16	36
F	3BHK+2T	868	757	20	31

Unit info		Total flat area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)
Flat No.	Flat Type	BU	CARPET (A)	CARPET (B)	CARPET
G	2BHK+2T	696	586	9	42
H	2BHK+2T	687	588	8	38
J	3BHK+2T	941	817	17	42
K	3BHK+2T	868	757	20	31
L	2BHK+2T	694	600	16	36
M	3BHK+2T	793	684	20	24

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit.

Note: Tower 1 1st floor level has following flats : A,B,C,D,E,G,H

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions which are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.

Specification

Foundation & Structure

- Structure designed for the optimum seismic considerations as stipulated by the IS code, for better safety.
- Foundation with RCC piles & pile caps
- RCC framed super structure with AAC block/fly ash brick as per design

Building Envelope

- Iconic towers meticulously designed and externally painted with mix of anti fungal and texture/acrylic emulsion paint to increase durability and prevent fungi

Living/Dining Room

Flooring	: Large size vitrified tiles
Wall	: Putty
Ceiling	: Putty
Main door	: Wooden frame with laminated flush door.
Hardware & Fittings	: Branded locks and hardware fittings of equivalent make
Windows	: Aluminium powder coated windows with glass panes
Electrical	: Modular switches of Havells/Anchor/North-west or equivalent make with copper Wiring
Air Conditioning	: Split Air-Conditioning in living/dining rooms

Bedroom

Flooring	: Vitrified tiles
Wall	: Putty
Ceiling	: Putty
Doors	: Wooden frame with commercial flush door.
Hardware & Fittings	: Branded locks and hardware fittings of reputed make
Windows	: Aluminium powder coated windows with glass panes
Electrical	: Modular Switches of Havells/Anchor/North-west or equivalent make with copper Wiring
Air Conditioning	: Split Air-Conditioning in all bedrooms

Balcony

Flooring	: Matte finish Ceramic Tiles
Wall	: Acrylic emulsion paint
Ceiling	: Acrylic emulsion paint
Door	: Aluminium powder coated doors with glass panes
Railing	: MS/SS/Aluminium with glass

Kitchen

Flooring	: Matte finish ceramic tiles
Wall	: Ceramic tiles upto 2 Feet height above the counter
Ceiling	: Putty
Door	: Wooden frame with commercial flush door.
Hardware & Fittings	: Branded locks and hardware fittings of equivalent make
Window	: Aluminium powder coated window with glass panes and provision for exhaust fan
Counter	: Granite stone slab
Plumbing	: Stainless steel sink with hot & cold water provision.
Electrical	: Modular switches of Havells/Anchor/North-west or equivalent make with copper Wiring

Toilets

Flooring	: Anti-skid ceramic tiles
Wall	: Designer ceramic tiles upto 7 feet height
Ceiling	: Putty
Door	: Wooden frame with commercial flush door.
Hardware & Fittings	: Branded locks and hardware fittings of equivalent make
Window	: Aluminium powder coated window with glass panes and provision for exhaust fan
Sanitary ware	: Kohler/Roca/Grohe or equivalent make
CP Fittings	: Jaquar/Kohler or equivalent make

Ground Floor Lobby

Flooring	: Combination of large size vitrified tiles & granite as per design
Wall	: Combination of premium ceramic tiles, paint & wall panelling as per design
Ceiling	: False ceiling with light fixtures

Typical Floor Lobby

Flooring	: Vitrified tiles
Wall	: Combination of tiles & paint
Ceiling	: Putty

Lifts

- Otis/Schindler/Kone or equivalent make.
- Stretcher lift in each tower to support medical emergencies of the residents.

24x7 security and Fire prevention

- Fire detection & protection system as per recommendation of West Bengal Fire & Emergency Services
- Optimum power-back to sufficiently run all your electrical appliances including one Air-conditioner
- 100% Power backup for common areas & utilities
- Video door phone facility with intercom system
- 24X7 round the clock security
- Security surveillance facility with CCTV on ground floor common areas

Green Initiatives

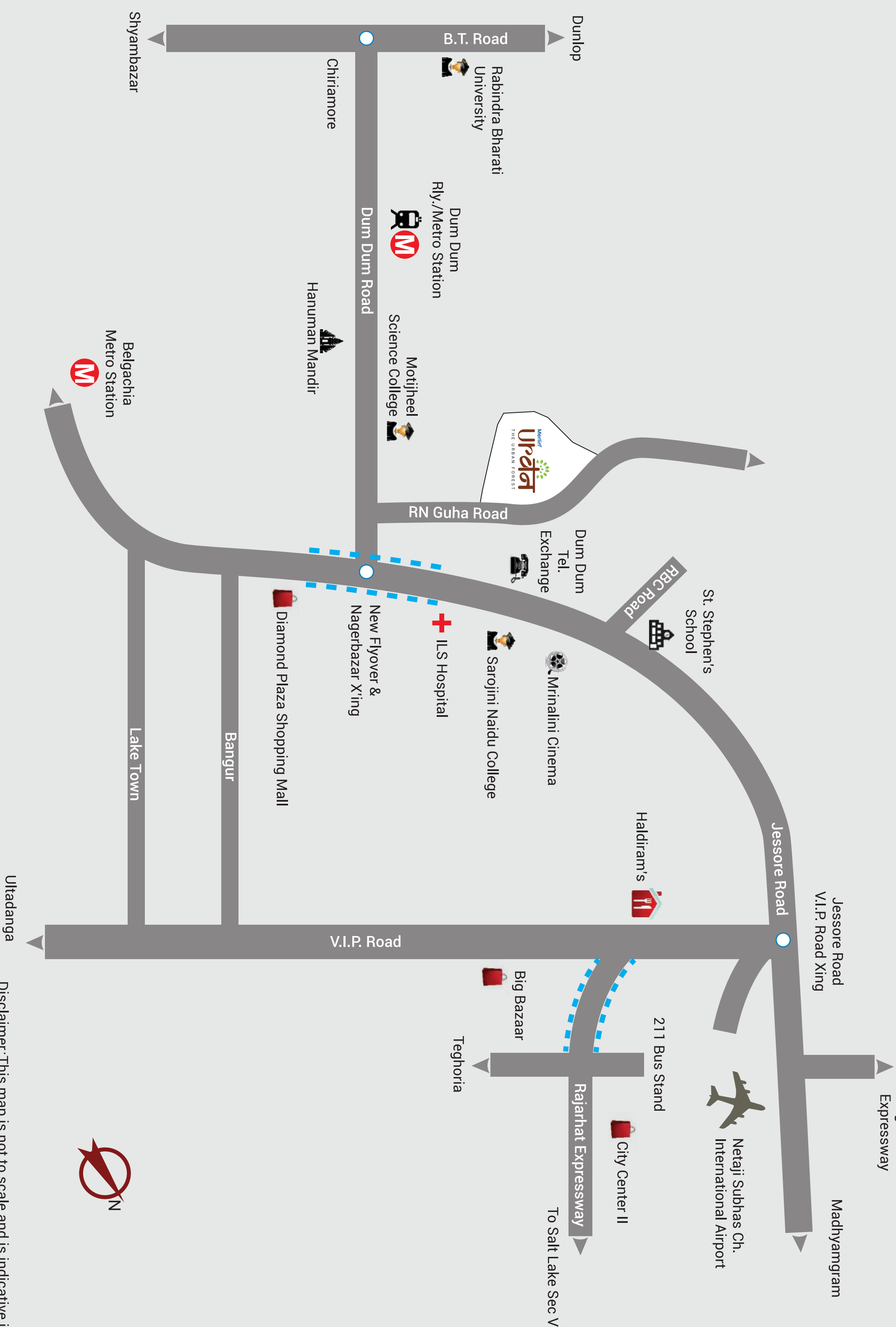
- Organic waste management
- Water efficient fixtures
- Rainwater harvesting
- Sewage treatment plant
- Ample green space with use of native plants in the landscape
- Recycled water for gardening
- Dual flushing system
- Low VOC materials
- Use of LED lights in common areas

Health & Safety

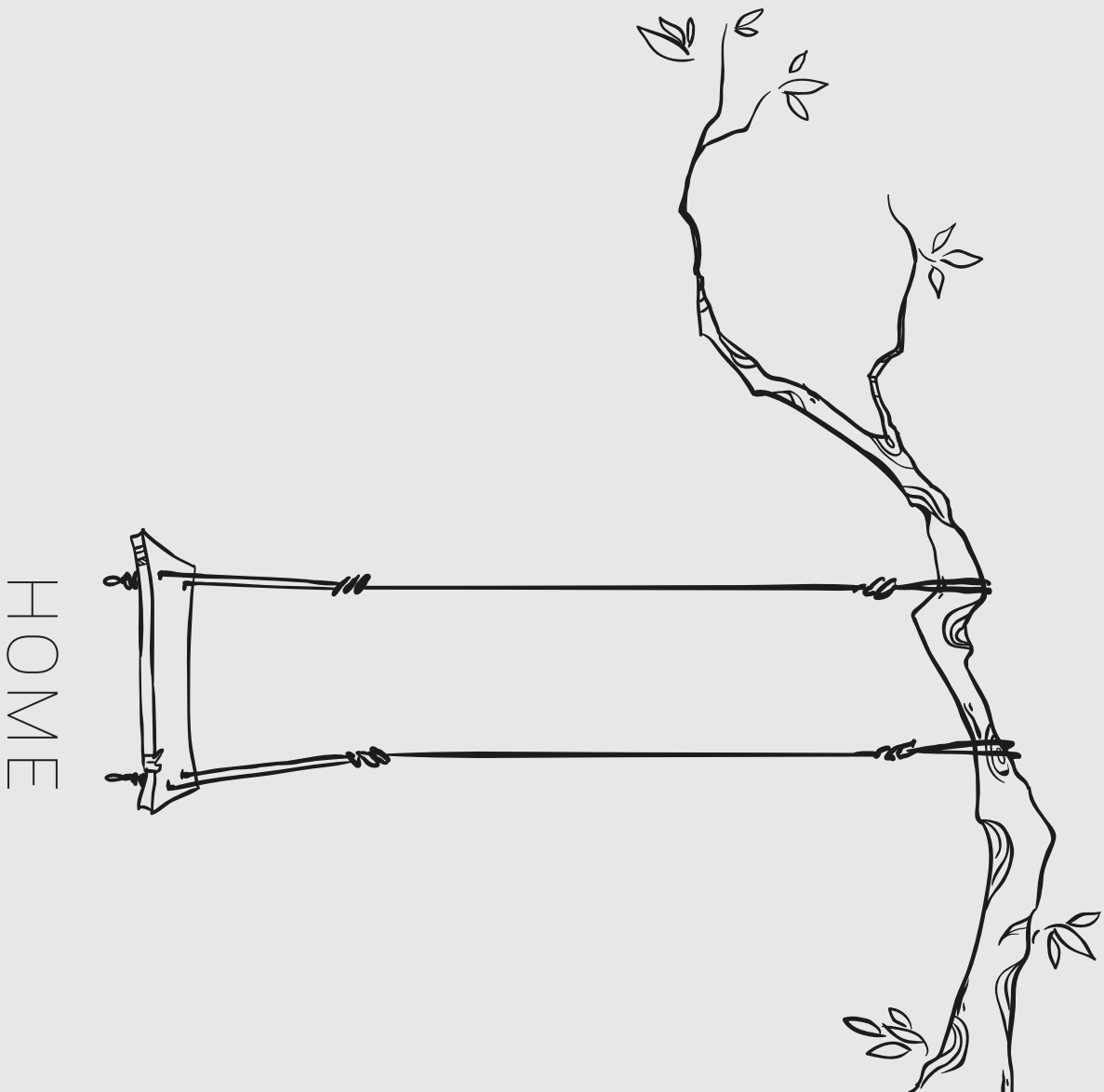
- 24 hour treated water supply through water treatment plant.
- Anti-termite treatment during various stages of construction
- Superior quality waterproofing wherever necessary
- Quality earthing for entire project
- Automatic changeover system for DGs
- Sufficient project illumination through compound & street lighting inside the complex



Well planned and well connected



Disclaimer: This map is not to scale and is indicative in nature





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