

## **The urban forest**

Urban forests are ecosystem inherited from wilderness leftovers. They filter air, water, sunlight & provide shelter & recreational area for urban dwellers.

Trees enhance wellness and are also great stress busters.

explore

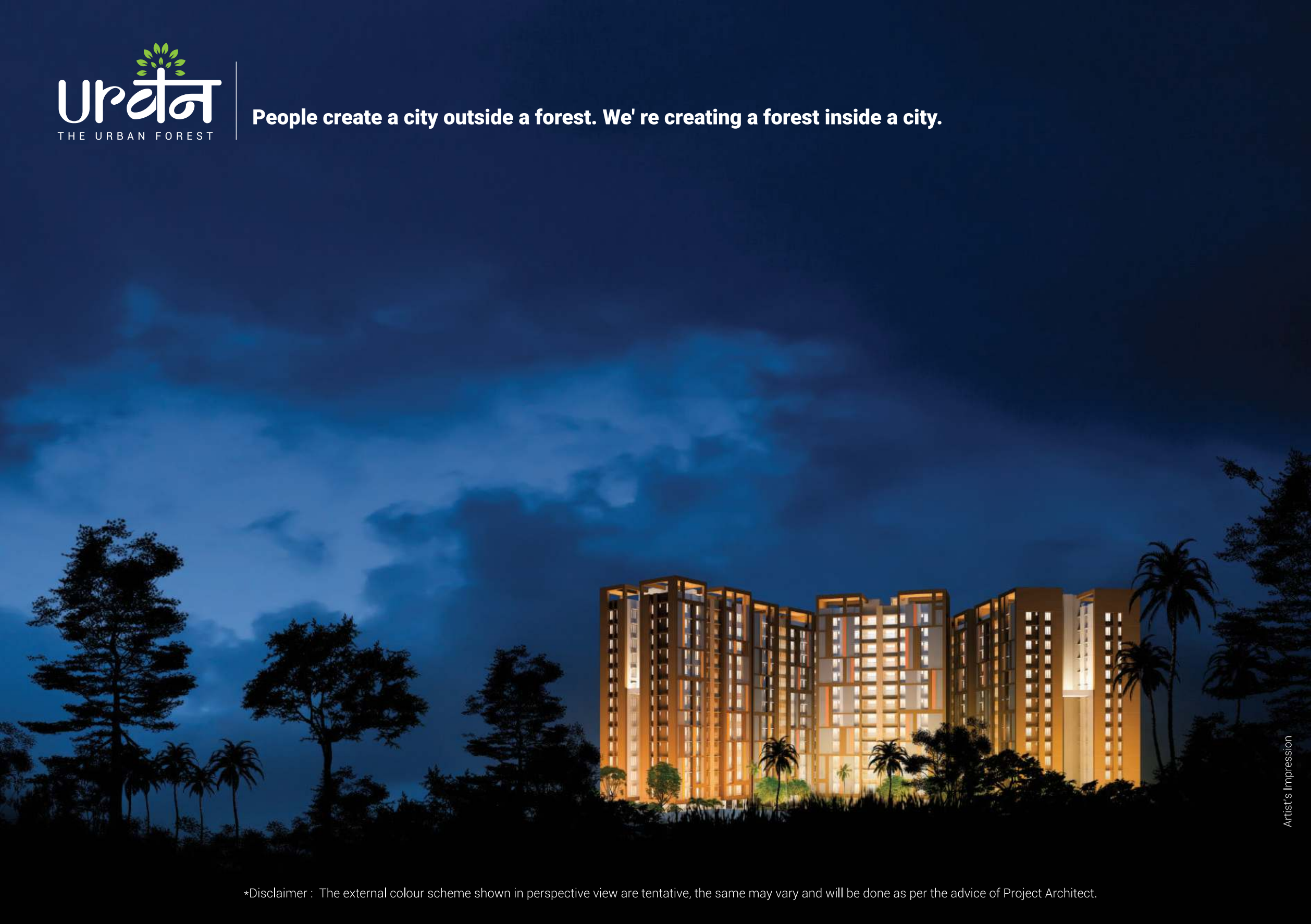
I explore myself. I feel alive.







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



Artist's Impression

\*Disclaimer : The external colour scheme shown in perspective view are tentative, the same may vary and will be done as per the advice of Project Architect.





## 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

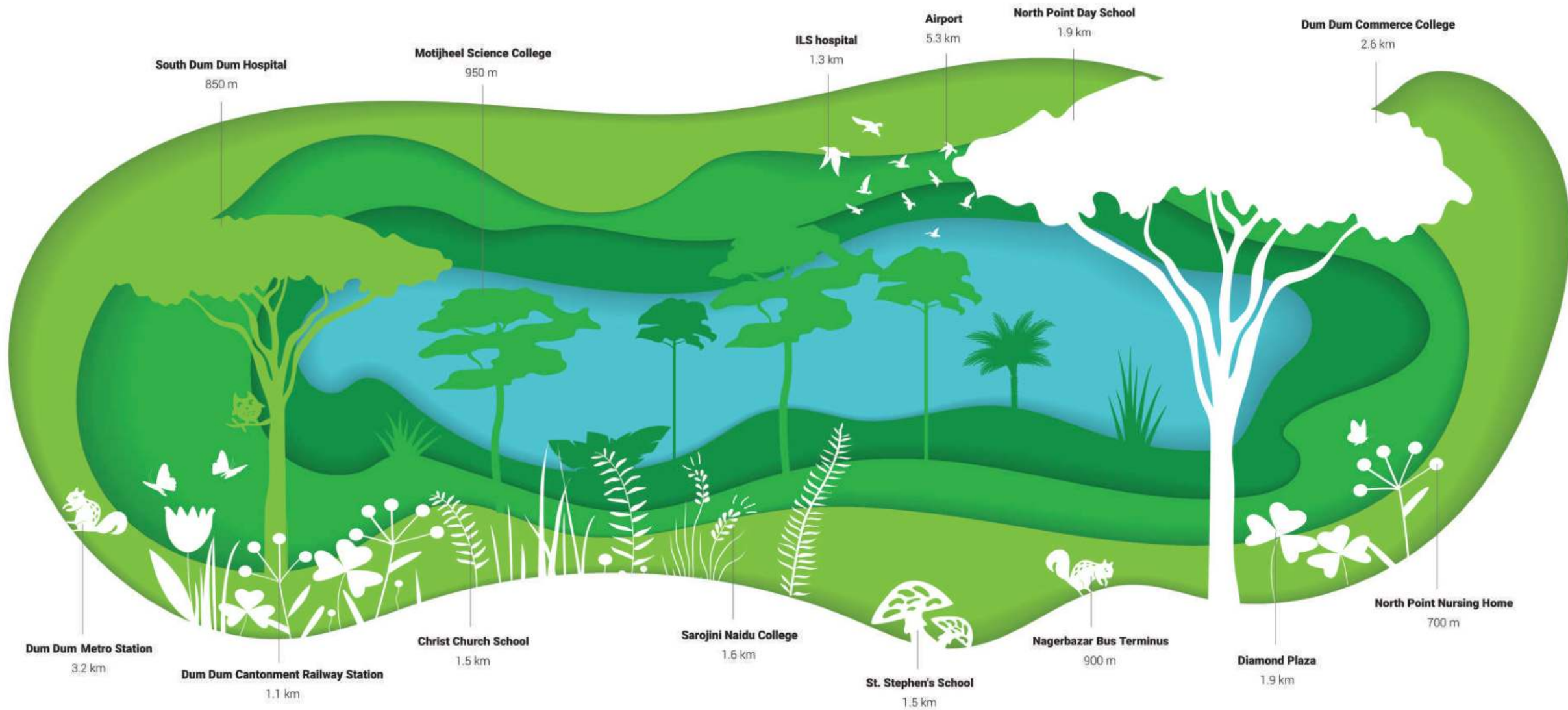


\*Disclaimer : Split AC in living/dining/bedrooms only.

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## Important landmarks







## LEGENDS

### GROUND LEVEL OUTDOOR AMENITIES

- |    |                           |    |                          |
|----|---------------------------|----|--------------------------|
| 1  | MULTIPURPOSE SPORTS COURT | 13 | PARTY DECK               |
| 2  | OUTDOOR FITNESS STATION   | 14 | VIEWING DECK             |
| 3  | PRACTICE CRICKET PITCH    | 15 | NATURAL WATERBODY        |
| 4  | JOGGING TRACK             | 16 | SENSORY WALKWAY          |
| 5  | AROMA GARDEN              | 17 | SENIOR CITIZEN ADDA ZONE |
| 6  | MULTI-LEVEL CAR PARKING   | 18 | FISHING DECK             |
| 7  | LANDSCAPED GARDEN         | 19 | COMMERCIAL PLAZA         |
| 8  | BBQ ZONE                  | 20 | MEDITATION DECK          |
| 9  | PARTY LAWN                | 21 | SITTING AREA             |
| 10 | KIDS' PLAY AREA           | 22 | FLOATING DECK            |
| 11 | SWIMMING POOL WITH DECK   |    |                          |
| 12 | JACUZZI                   |    |                          |

### 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                    |





**Outdoor party lawn with Barbeque and Kids play zone**



**Cricket Pitch**



**Multi-purpose sports court**

## 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





**Natural waterbody with fishing deck**

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**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





**Swimming Pool with Jacuzzi**



## 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.







**Uravan**  
THE URBAN FOREST

Lifestyle of a metro, Luxury of a forest resort.



# Master Plan with Flat Layout







**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

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)**

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.

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**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.)	Unit info		Total flat area (sq.ft.)	Flat area (sq.ft.)	Cupboard area (sq.ft.)	Balcony area (sq.ft.)
Flat No.	Flat Type	BU	Carpets	Carpets	Carpets	Flat No.	Flat Type	BU	Carpets	Carpets	Carpets
A	2 BHK+2T	723	574	16	63	C	3 BHK+2T	988	823	29	69
B	2 BHK+2T	723	574	16	63	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.

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**Tower- 4 | 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	800	17	42
B	2BHK+2T	687	580	8	38
C	2BHK+2T	696	577	9	42
D	3BHK+2T	793	664	20	24
E	2BHK+2T	694	584	16	36
F	3BHK+2T	868	737	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	577	9	42
H	2BHK+2T	687	580	8	38
J	3BHK+2T	941	800	17	42
K	3BHK+2T	868	737	20	31
L	2BHK+2T	694	584	16	36
M	3BHK+2T	793	664	20	24

\*Built up area Includes Carpet area of the Unit, Cupboard, Balcony/Der. Balcony and the wall area covering the unit.

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.







#### 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/P.O.P   |
| Ceiling             | : Putty/P.O.P   |
| 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 only.                                 |

#### Bedroom

- |                     |   |
|---------------------|---|
| Flooring            | : Vitrified tiles   |
| Wall                | : Putty/P.O.P   |
| Ceiling             | : Putty/P.O.P   |
| 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	:	Exterior paint as per elevation color scheme .
Ceiling	:	Exterior paint as per elevation color scheme .
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/P.O.P
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/P.O.P
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/Hindware/American Standard.
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 granite/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

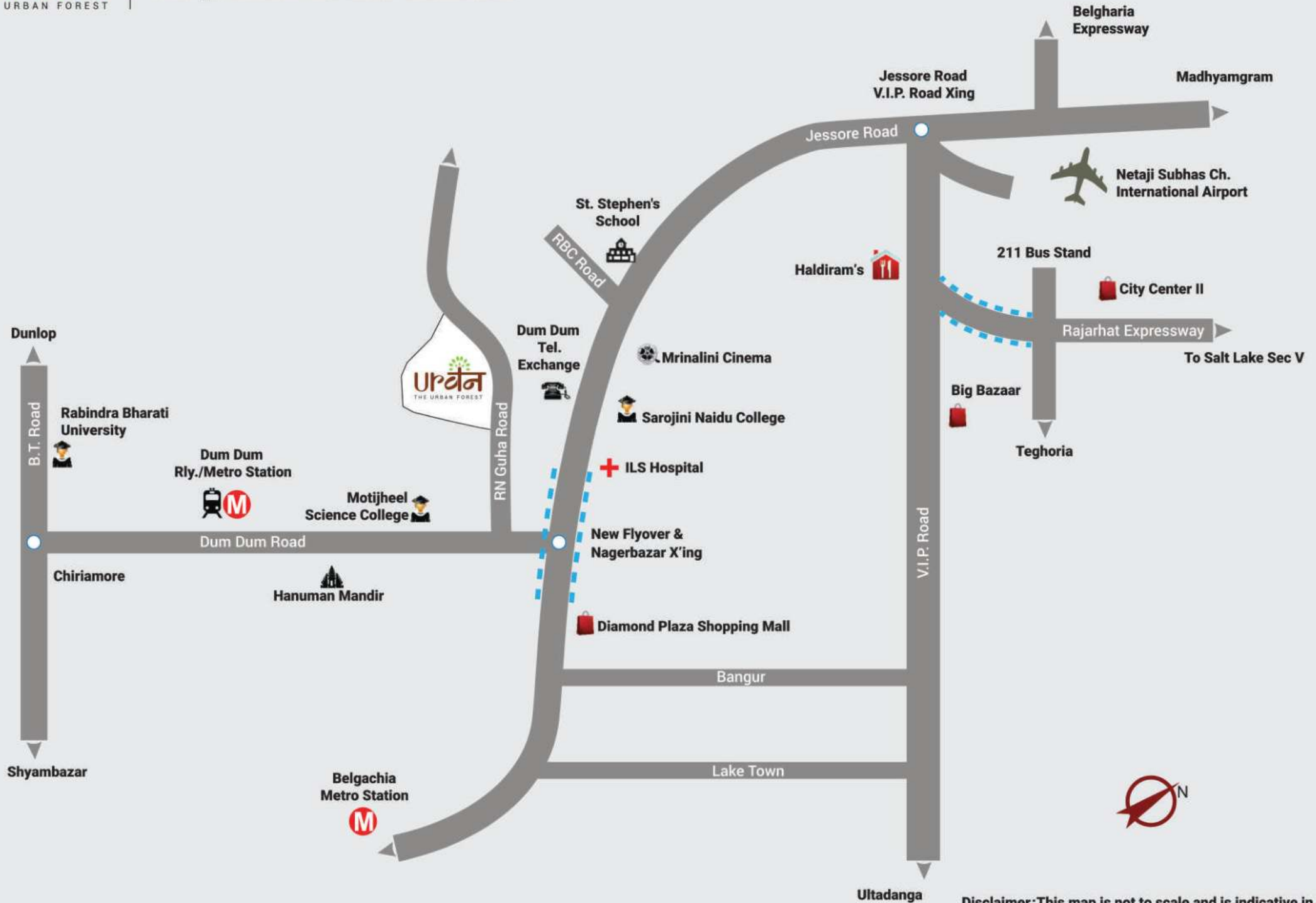
**Green Initiatives**

- 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

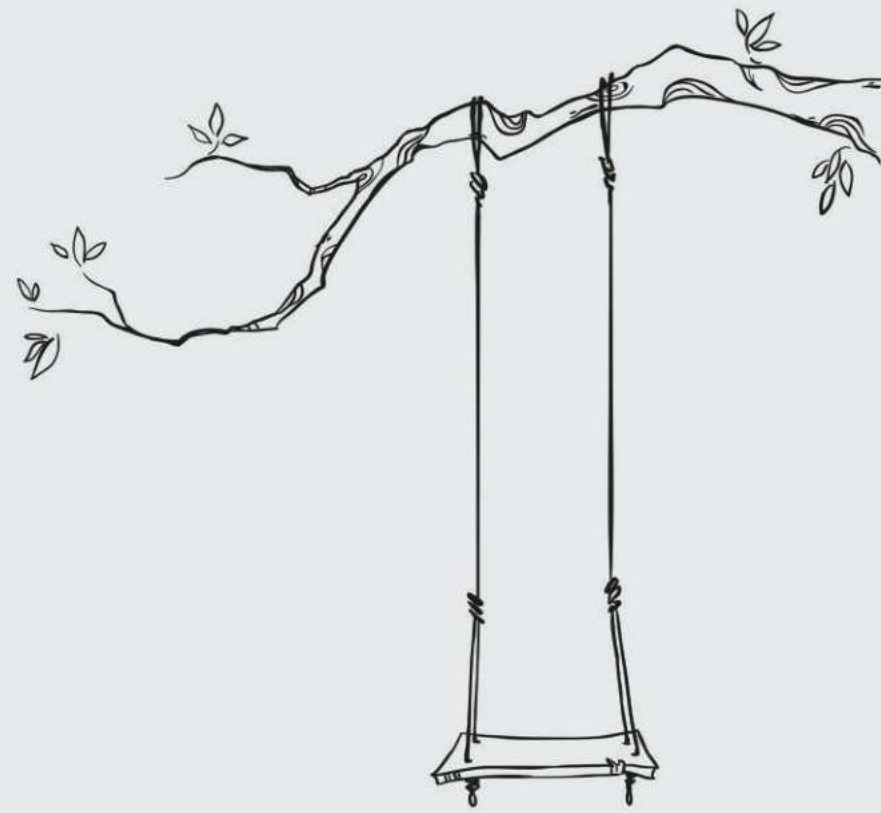
**Health & Safety**

- 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









HOME





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