



RAJAT  
avA<sup>A</sup>nte

YOU HAVE ARRIVED



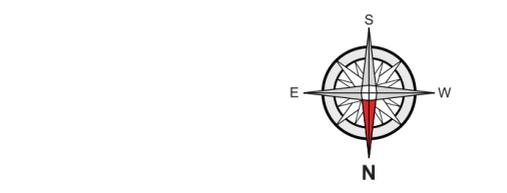
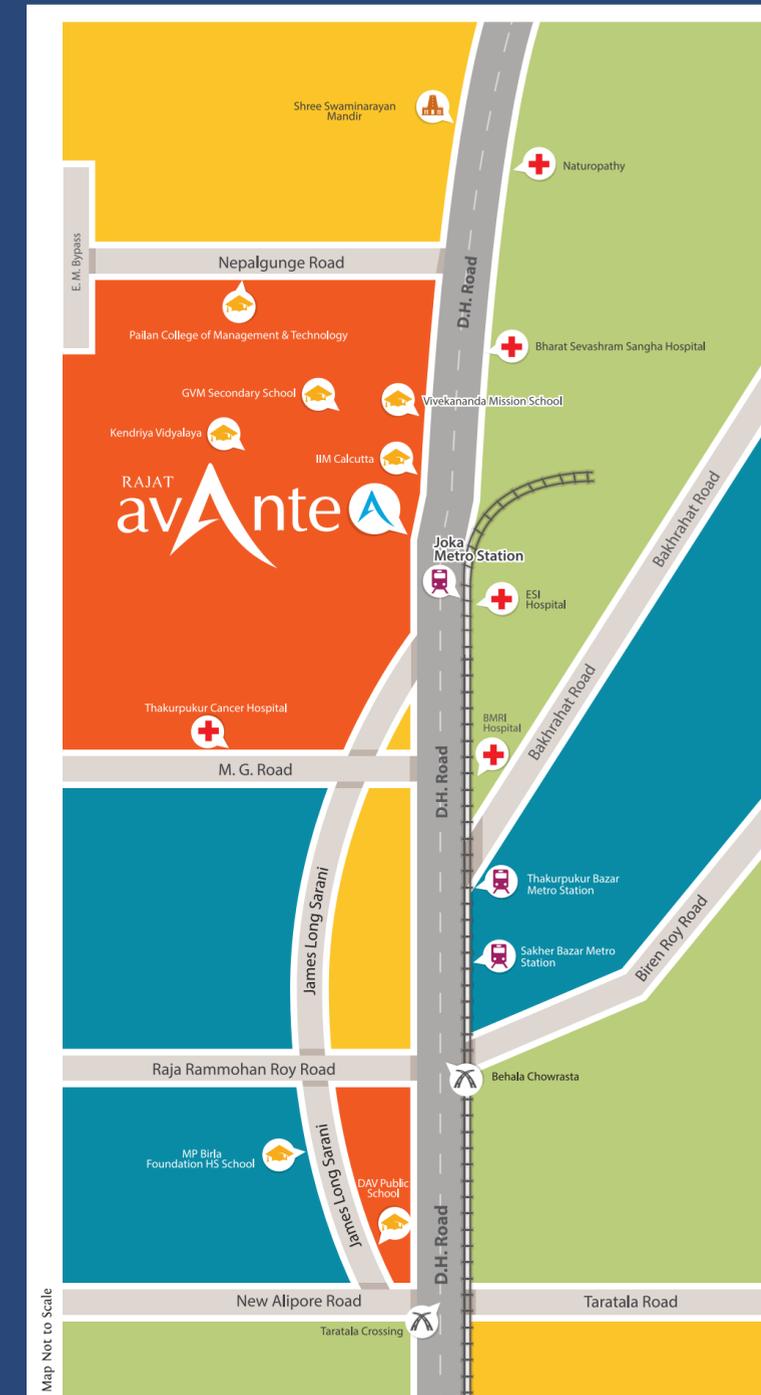
TO THE  
PERFECT LIFE!

YOU HAVE ARRIVED  
TO THE  
FINEST ADDRESS

Where you live says who you are!

Away from the daily hustle, amidst the serenity of city life yet the proximity to modern lifestyles - Rajat Avante would be your grand arrival at an address that speaks for itself. Located on Diamond Harbour Road - the lifeline of South Kolkata, right opposite Joka Metro, with IIM Calcutta right next door, with easy access to every fun spot in town, it gets even more awesome. Flaunt the deal of a lifetime at Rajat Avante.





### A BOUQUET OF MODERN CONVENIENCES

IIM Calcutta	0.3 km
Vivekananda Mission School	0.6 km
GVM Secondary School	0.8 km
Kendriya Vidyalaya	1.3 kms
Pailan College of Management & Technology	2.5 kms
MP Birla Foundation HS School	5.7 kms
DPS Joka	6.9 kms
DAV Public School	7.6 kms

Joka Metro Station	0.5 km
Thakurpukur Bazar Metro Station	2.0 kms
Sakher Bazar Metro Station	3.2 kms

Bharat Sevashram Sangha Hospital	1.0 km
ESI Hospital	1.0 km
BMRI Hospital	1.3 kms
Thakurpukur Cancer Hospital	2.7 kms
Naturopathy	3.5 kms

Shree Swaminarayan Mandir	4.0 kms
Behala Chowrasta	4.7 kms
Taratala Crossing	8.0 kms

Map Not to Scale



Joka Metro Station

# YOU HAVE ARRIVED TO THE URBAN PARADISE

Life is meant to be lived BIG!

Find the right space at Rajat Avante! Spread across 87 Cottahs, with 2 towers of G+15 & 225 apartments, Rajat Avante features 2 & 3 BHK modern & compact, efficiently designed homes that have been made for the free-spirited urban soul! Breathe free in the 70% natural open space and revel in the glory of an impressive frontage of over 330ft, on Diamond Harbour Road.

YOU HAVE ARRIVED

---

TO THE  
NATURE'S LAP

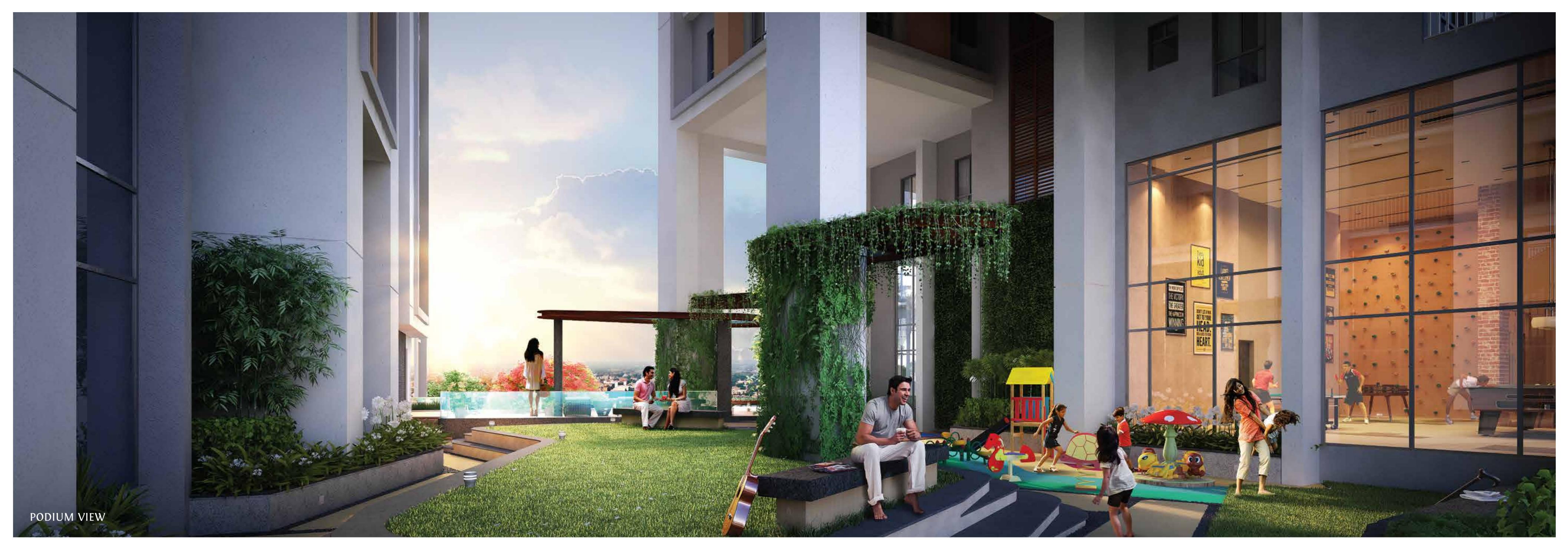
---

Take a break from the concrete jungle!

---

Celebrate nature like never before. Perch your feet up and feel the natural breeze tickle it. Begin your day with the soothing views of fresh greens and colourful blossoms. Rejuvenate your mind, body and spirit amidst greenery in all its lush glory at Rajat Avante.





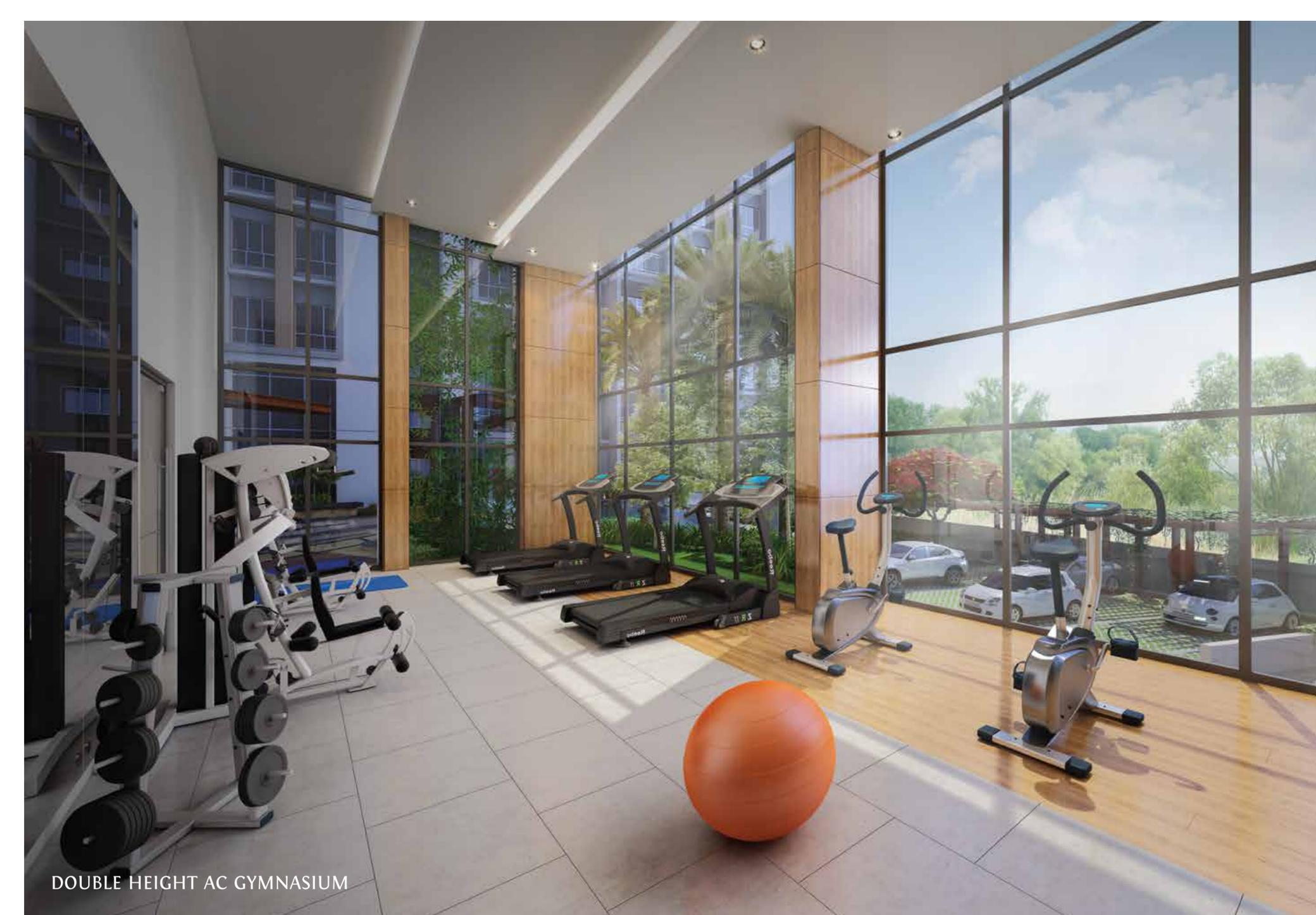
PODIUM VIEW



YOU HAVE ARRIVED  
TO THE  
HEALTH HAVEN

Maintain the shape of you!

Forget all the excuses of how you're too busy to stay in shape. Simply, dive in to the active fitness amenities at Rajat Avante at any hour of the day. Unleash the Greek God within you and rediscover your inner glow.



DOUBLE HEIGHT AC GYMNASIUM



YOGA DECK

YOU HAVE ARRIVED

---

TO THE  
HAPPY LEISURES

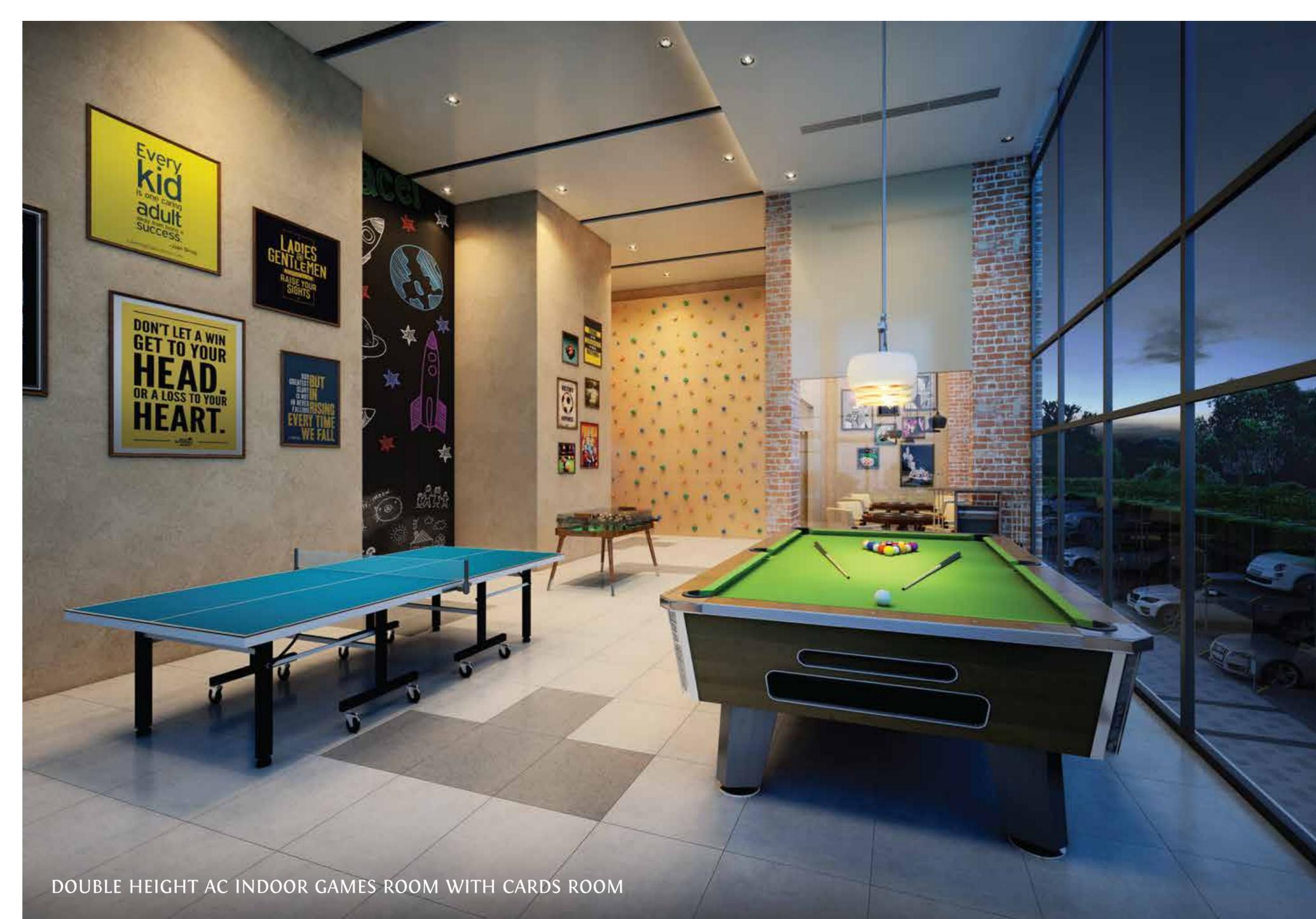
---

Spoil yourself with the luxuries reserved  
for you!

---

Unwind at the poolside while having cheerful  
conversation with the like-minded souls. Celebrate  
pool nights every day of the week, Club Avante will  
bring the kind of luxuries you'd love to get used to.

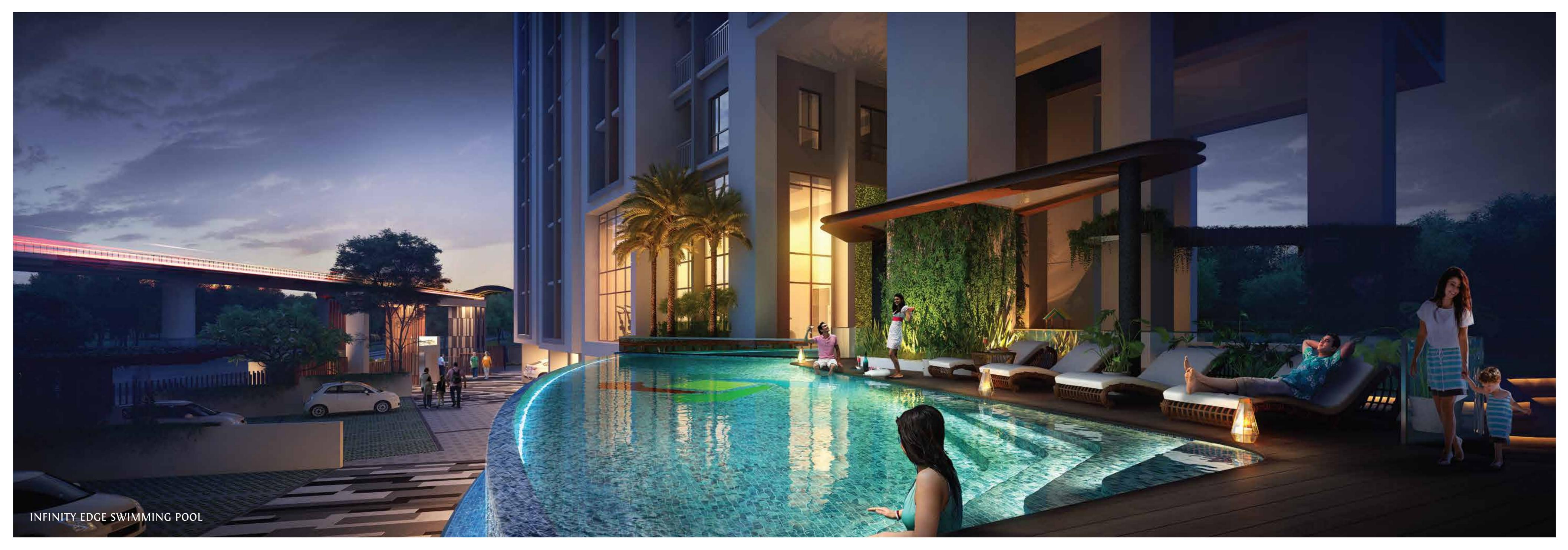




DOUBLE HEIGHT AC INDOOR GAMES ROOM WITH CARDS ROOM



DOUBLE HEIGHT AC COMMUNITY HALL



INFINITY EDGE SWIMMING POOL



YOU HAVE ARRIVED

---

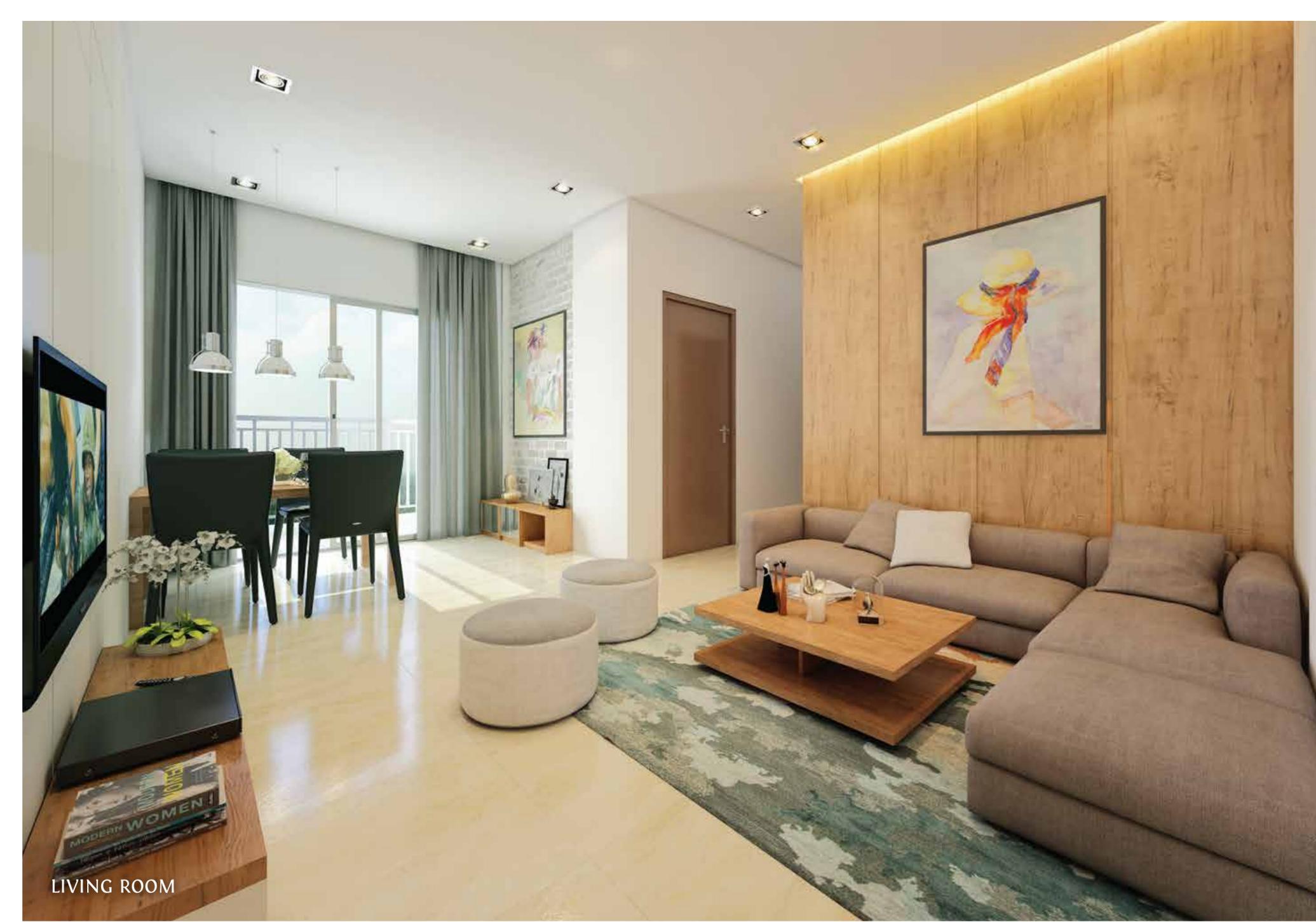
TO THE  
COVETED HOME

---

Life spaces that comes with  
bragging rights!

---

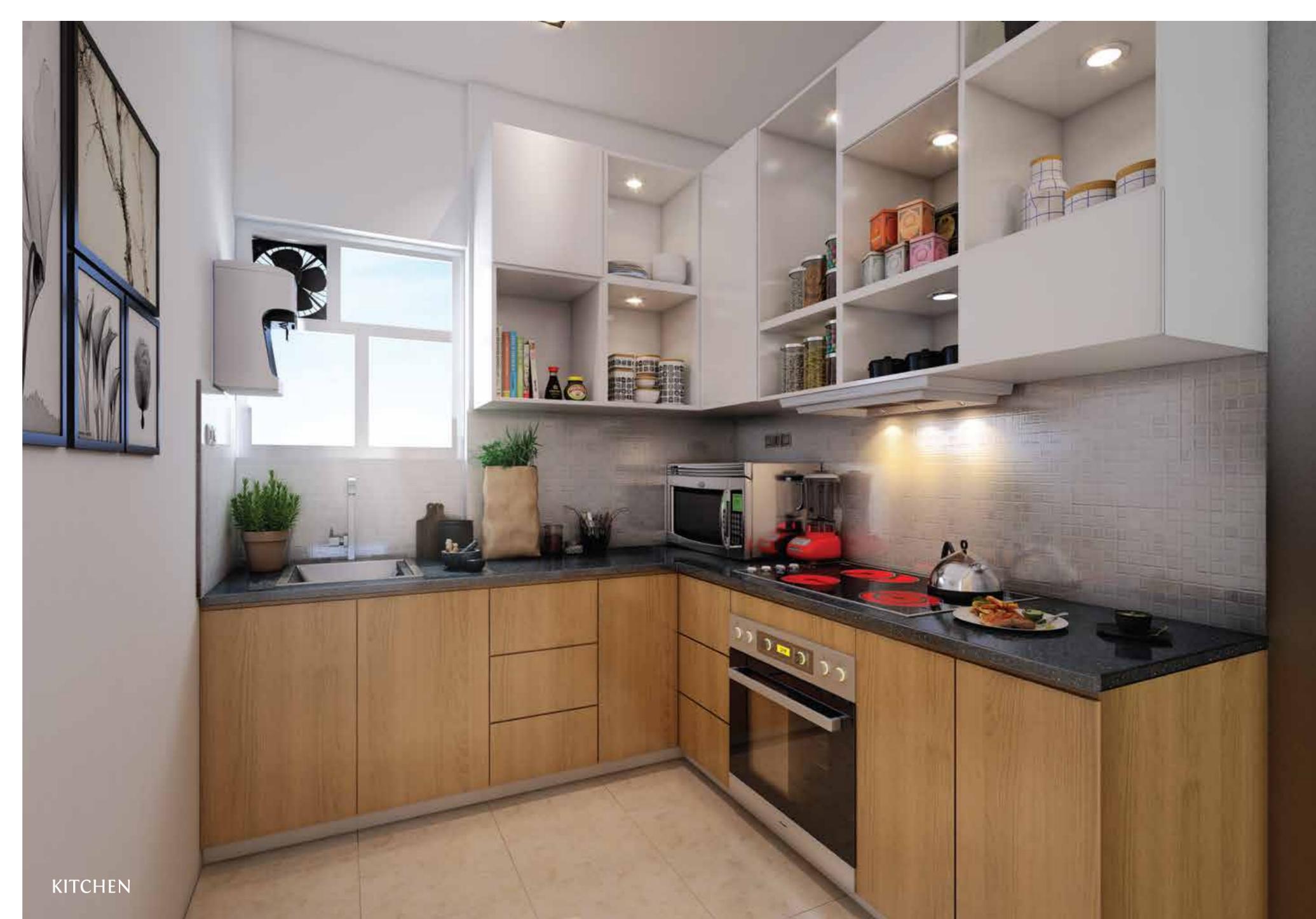
Enjoy life at its best. The perfect amalgam of aesthetic pleasure and stunning urban design, homes that have been efficiently built with unmatched privacy. Homes at Rajat Avante are as delightful to live in, as they are to show off to your guests!



LIVING ROOM



BEDROOM



KITCHEN



TOILET



## YOU HAVE ARRIVED TO YOUR COMFORT ZONE

### ◆ Club Avante:

- Double height AC Community Hall with pantry
- Double height well equipped AC Gymnasium
- Double height AC Indoor Games Room having Table Tennis, Pool Table and other Board Games
- Cards Room
- Infinity edge Swimming Pool with changing room
- Pool deck with deck pavilion

### ◆ Podium:

- Central lawn with continuous seating edge
- Outdoor children's play area
- Yoga and meditation deck
- Senior citizens' corner
- Stepped seating
- Feature walls & canopy

### ◆ Common multipurpose roof in each block

### ◆ Servants / Drivers toilet on ground floor of each block

### ◆ Automatic 2 (Two) hi-speed elevators plus 1 (One) stretcher lift in each block

### ◆ Modern fire fighting system

### ◆ Water feature

### ◆ Smart Security System:

- Security post with elegant gate house
- Boom Barrier installed on the main gate
- 24 hrs manned security
- CCTV surveillance
- Intercom connectivity

### ◆ 24x7 power back up

### ◆ Sewage Treatment Plant (STP)

# YOU HAVE ARRIVED

## TO THE MINUTE DETAILS

**Structure :** Earthquake resistant RCC framed structure

**Brickwork :** Eco-friendly brickwork with Autoclaved Aerated Concrete (AAC) blocks used for better quality, thermal insulation, lighter structure and reduction of damp

**Foundation :** Pile foundation for durability and stability

**Living/Dinning area :**  
Flooring : Vitrified tiles (2x2 ft)  
Wall : POP finish  
Ceiling : POP finish  
Main door : Flush door with teak finish on the external side  
Window : Anodized aluminium with clear glazing  
Electrical : Concealed wiring with modular switches of reputed make, provision for telephone and television points, provision for split AC system including drainage pipe

**Balcony :**  
Door : Aluminium sliding door with full glazing  
Railing : MS railing  
Electrical : Provision for washing machine point

**Bedrooms :**  
Flooring : Vitrified tiles (2x2 ft)  
Wall : POP finish  
Ceiling : POP finish  
Door : Flush door  
Window : Anodized aluminium with clear glazing  
Electrical : Concealed wiring with modular switches of reputed make, provision for television point in master bedroom, provision for split AC system including drainage pipe



**Kitchen :**  
Flooring : Anti skid ceramic tiles  
Wall : POP finish, wall tiles up to 2 ft height on all around wall over kitchen counter  
Ceiling : POP finish  
Window : Anodized aluminium with clear glazing  
Counter : Granite slab with a stainless steel sink  
Electrical : Concealed wiring with modular switches of reputed make, provision for refrigerator, water purifier, microwave and exhaust fan / chimney points

**Toilet :**  
Flooring : Anti skid ceramic tiles  
Wall : Ceramic tiles up to door height  
Ceiling : POP finish  
Door : Flush door  
Sanitary ware : Sanitary ware of Hindware / Parryware or equivalent make  
CP fittings : CP fittings from Hindware / Parryware or equivalent make  
Electrical : Concealed wiring with modular switches of reputed make, provision for light, geyser and exhaust fan points

**Lifts :** Automatic 2 (Two) high speed elevators of reputed make plus 1 (One) stretcher lift in each block

**Ground floor lobby :** Elegant ground floor lift lobby and lift facade

**Common area :** POP with paint finish

**Outdoor finish :** Waterproof acrylic based paint





YOU HAVE ARRIVED  
TO YOUR  
NEW LIFE

### LEGEND

- |  |                           |                                    |
|--|---------------------------|------------------------------------|
| 1. SWIMMING POOL                             | 7. PATHWAY                | 13. CENTRAL PLAZA & PARKING GARDEN |
| 2. INFINITY EDGE                             | 8. FEATURE CANOPY         | 14. CAR PARKING                    |
| 3. POOL DECK                                 | 9. MAIN ENTRY GATE        | 15. MECHANICAL CAR PARKING         |
| 4. DECK PAVILION                             | 10. SECONDARY ENTRY GATE  |                                    |
| 5. CENTRAL LAWN WITH CONTINUOUS SEATING EDGE | 11. ARRIVAL PLAZA         |                                    |
| 6. CHILDREN'S PLAY AREA                      | 12. ARRIVAL WATER FEATURE |                                    |

# BLOCK 1 - TYPICAL FLOOR PLAN



# ISOMETRIC PLAN - FLAT A



**BLOCK - 1**  
4th to 15th Floor

FLAT	FLAT TYPE	CARPET AREA (Sq. Ft.)	BALCONY AREA (Sq. Ft.)	BUA (Sq. Ft.)	SBU / CHARGEABLE AREA (Sq. Ft.)
A	3BHK - 2T	724.33	36.49	840.89	1064
B	3BHK - 2T	622.37	26.16	734.34	930
G	2BHK - 2T	560.99	26.16	665.91	843
H	3BHK - 2T	708.02	33.91	819.37	1037

# BLOCK 1 - TYPICAL FLOOR PLAN



# ISOMETRIC PLAN - FLAT C



BLOCK - 1  
4th to 15th Floor

FLAT	FLAT TYPE	CARPET AREA (Sq. Ft.)	BALCONY AREA (Sq. Ft.)	BUA (Sq. Ft.)	SBU / CHARGEABLE AREA (Sq. Ft.)
C	3BHK - 2T	622.37	26.16	734.34	930
D	3BHK - 2T	724.33	36.49	840.89	1064
E	3BHK - 2T	707.53	33.91	812.42	1028
F	2BHK - 2T	560.99	26.16	665.91	843



# BLOCK 2 - TYPICAL FLOOR PLAN

# ISOMETRIC PLAN - FLAT I



**BLOCK - 2**  
4th to 15th Floor

FLAT	FLAT TYPE	CARPET AREA (Sq. Ft.)	BALCONY AREA (Sq. Ft.)	BUA (Sq. Ft.)	SBU / CHARGEABLE AREA (Sq. Ft.)
I	3BHK - 2T	683.97	36.49	791.70	1002
J	2BHK - 2T	504.81	26.16	604.18	765
O	2BHK - 2T	536.23	26.16	642.63	813
P	3BHK - 2T	707.53	36.49	813.90	1030

# BLOCK 2 - TYPICAL FLOOR PLAN



# ISOMETRIC PLAN - FLAT K



**BLOCK - 2**  
4th to 15th Floor

FLAT	FLAT TYPE	CARPET AREA (Sq. Ft.)	BALCONY AREA (Sq. Ft.)	BUA (Sq. Ft.)	SBU / CHARGEABLE AREA (Sq. Ft.)
K	2BHK - 2T	504.81	26.16	604.18	765
L	3BHK - 2T	683.97	36.49	791.70	1002
M	3BHK - 2T	707.53	36.49	813.90	1030
N	2BHK - 2T	536.23	26.16	642.63	813

YOU HAVE ARRIVED

---

TO YOUR  
NEW HOME

---





Every great creation begins with a dream, to bring something enduring & fascinating into the world. That dream comes true when we develop it with true effort, skill & grit. And finally, we deliver it with pride for the world to cherish!

**Dream. Develop. Deliver.**

Our core philosophy celebrates our love for creation. Over the years, we have dreamt of building & adorning city skylines with structures of note. We have invested our finest resources, best people and high quality standards in that dream and for the past 23 years, we have been delivering living & work spaces that have been testaments of our excellence!



Rajat Boulevard, Tangra



Rajat Windsor, Naktala



Rajat Flora, Narendrapur



Rajat Enclave, Moore Avenue



Site Address : 73 Diamond Harbour Road, Kolkata - 700 104



**Disclaimer :**

*The plans, specifications, images and other details herein are only indicative and the developer/owner reserves its right to change any or all of these in its/their own discretion subject to grant of approval from concerned authorities. This printed material does not constitute an offer, an invitation or an offer and/or commitment of any nature by and between the developer/owner and recipients. The developer's/owner's website(s) and other advertising and publicity material include artist's impressions indicating the anticipated appearance of completed development. No warranty is given that the completed development will comply in any degree with such artist's impression. Costs, designs and facilities and/or specifications may be subject to change without notice. No furniture is provided with the apartments as depicted herein. The dimensions of SBU/chargeable area have been rounded off to the next two digits after decimal. Marginal revision in dimensions may be necessary during construction as per the directive of the concerned authorities and/or the architect.*