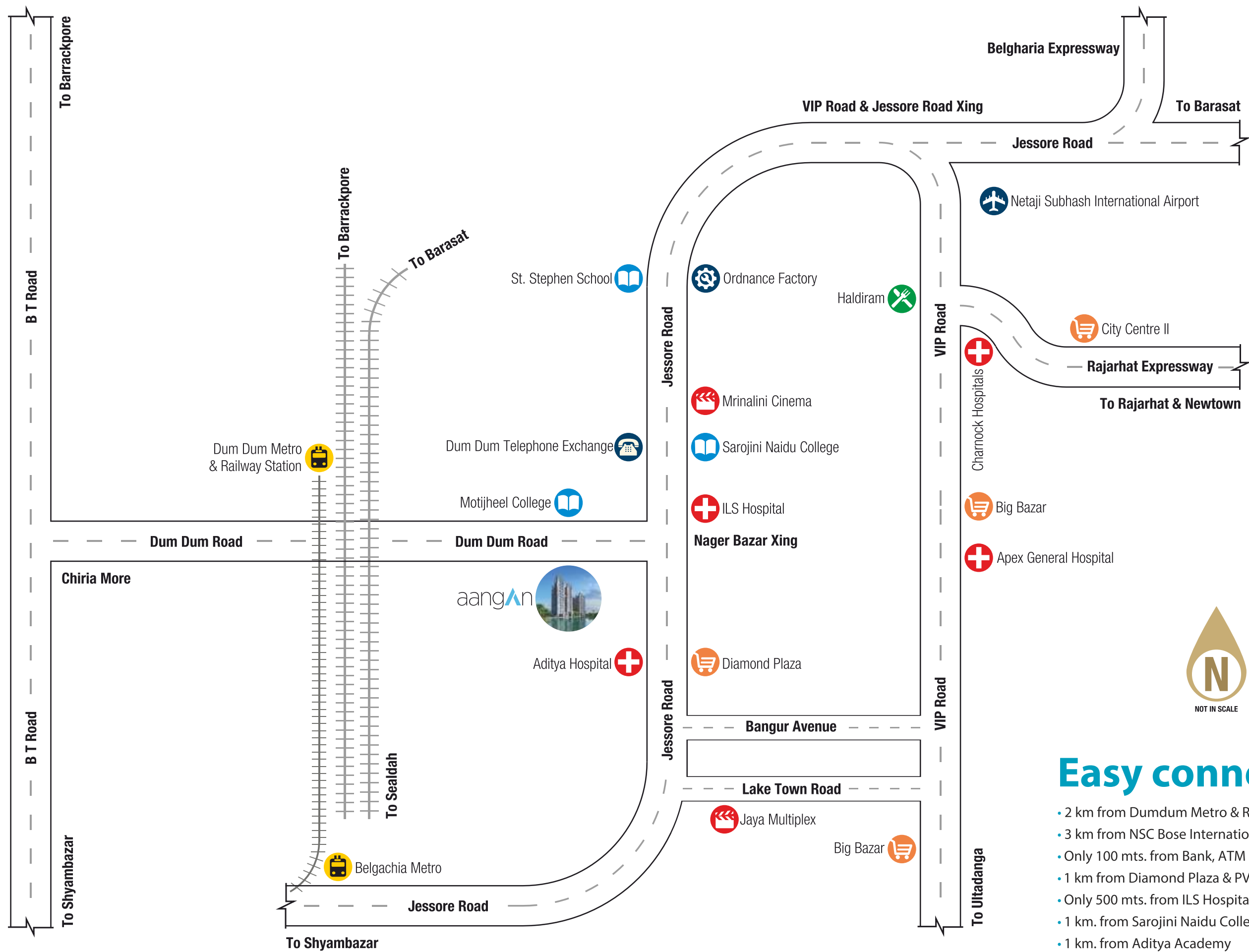


PRIMARC | SHRACHI

aangan

Your empire awaits
at Nager Bazar, Dum Dum



Easy connectivity

- 2 km from Dumdum Metro & Railway station.
- 3 km from NSC Bose International Airport.
- Only 100 mts. from Bank, ATM & Markets.
- 1 km from Diamond Plaza & PVR Multiplex.
- Only 500 mts. from ILS Hospital
- 1 km. from Sarojini Naidu College for Women
- 1 km. from Aditya Academy



The empire is yours

The realm of Aangan awaits your arrival to embrace your destiny.

Aangan, a lakeside home from Primarc Projects and Shrachi is conveniently located in Dum Dum, near Nager Bazar, with all modern amenities in efficient sizes.

The place, famous for its heritage and natural beauty, will find its lakeside apartment seamlessly blending with the spirit of the region.

The B + G + 14 project will offer community living with a commercial complex.

In the pure, lush ambiance of the serene Dum Dum, the residents of Aangan will be replete with every kind of modern amenities including AC community hall, AC indoor games room, gymnasium, landscaped podium garden, swimming pool, natural water body.

Project Details

- Land Area ~ 87 Cottah
- No. of Blocks ~ 2
- No. of Floors ~ B+G+14
- No. of Apartment ~ 154
- 2 BHK ~ 963 - 985 sq.ft.
- 3 BHK ~ 1137 - 1264 sq.ft.









Amenities at Aangan

- Natural Waterbody
- AC Gymnasium
- AC Community Hall with Pantry & Toilet
- AC Indoor Games Room
- Health Club with Steam Bath
- Kids Play Area
- Multipurpose Badminton Court
- Generator Back-Up for common area
- Water Treatment Plant
- Sewerage Treatment Plant
- Open Air Amphitheatre
- Pond-side Yoga Deck
- Landscaped Podium Garden
- Swimming Pool
- Round-the-clock Security
- CCTV Surveillance



Specifications

STRUCTURE

- Pile Foundation and Earth Quake Resistant RCC Structure with AAC Block Work / Fly Ash / Red Clay Brick work

WALL FINISH

- Inner Walls: POP/Putty
- Outer Walls: High Quality Weather Shield Textured Paint

FLOORING

- Bed Room, Dining/Living Room: Vitri Tiles
- Kitchen: Antiskid Ceramic Tiles
- Toilet: Antiskid Ceramic Tiles

TOILET

- C.P Fittings And Sanitary Fittings of Reputed Make
- Electrical Points for Geyser and Exhaust Fan
- Plumbing Provision for Hot/Cold Water Line
- Wall/dado of toilet with ceramic tiles up to door level

KITCHEN

- Dado ceramic tiles up to 2'0" over Granite Counter With Stainless Steel Sink with Drain Board
- Electrical Points for Refrigerator, Water Filter, Microwave, Kitchen Chimney and Exhaust Fan

WINDOWS

- Aluminium Powder Coated/ UPVC Sliding / openable windows

DOORS

- Seasoned hard wood Door frames
- Painted Flush Doors With Cylindrical Locks
- Laminated Main Door With Night Latch of Reputed Make

ELECTRICALS

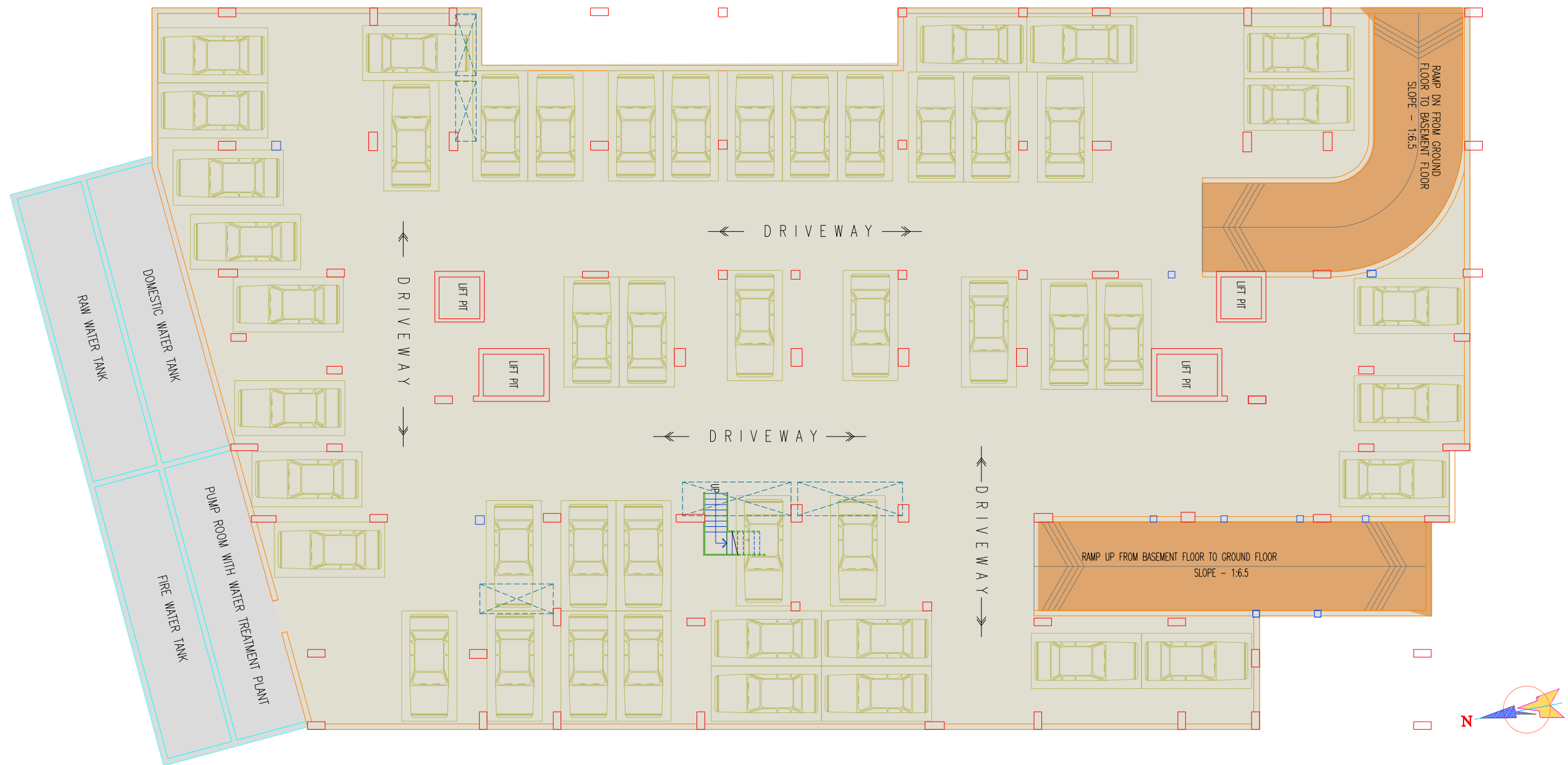
- Provision for AC Power Points in All Bedrooms, Living and Dining
- DTH TV wiring in Living / Dining & Master Bedroom
- Adequate Electrical Points in All Bedrooms, Living/Dining, Kitchen & Toilets
- Washing Machine Point
- Modular Switches Of Reputed Make
- Intercom Facility

DG BACKUP

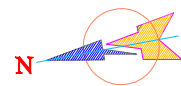
- 800 Watts For 2 BHK Flats And 1000 Watts For 2.5 & 3 BHK Flats

ELEVATORS

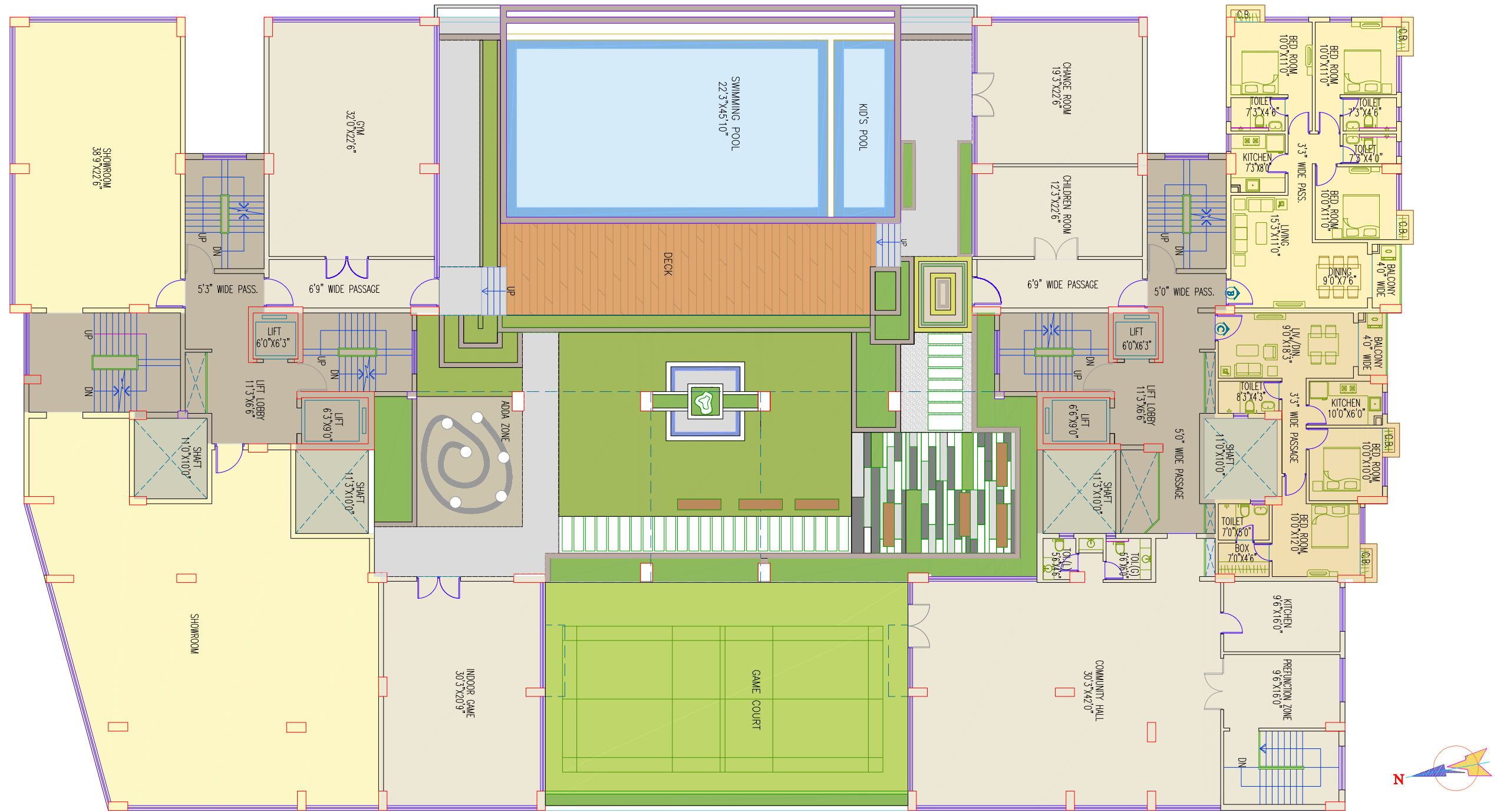
- Automatic MRL Lifts for Each Block



Basement Plan

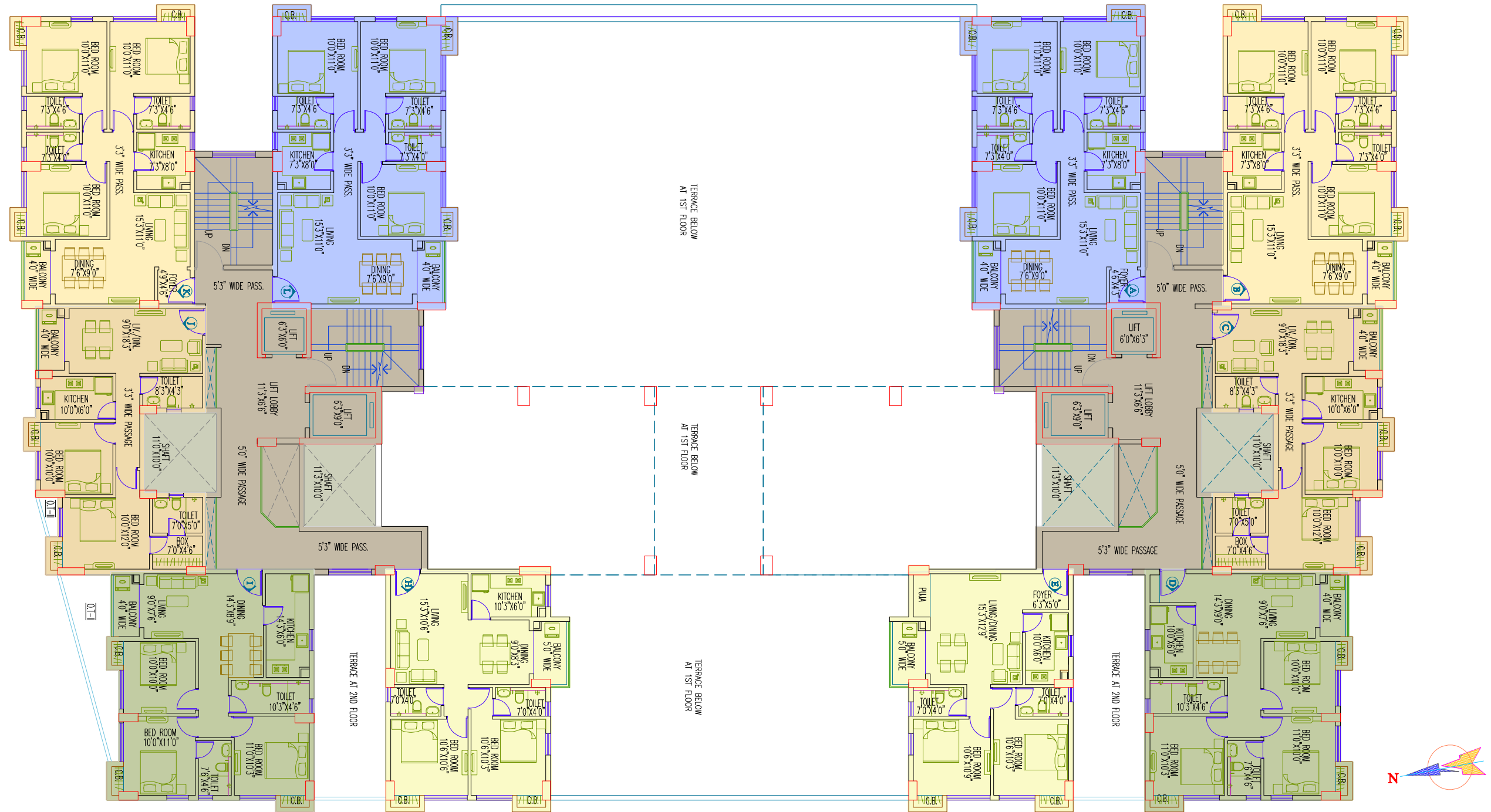


Ground Floor Plan



UNIT TYPE	UNIT CONFIG.	BUILT-UP AREA	CHARGEABLE AREA
Flat B	3 BHK	966 sq.ft.	1255 sq.ft.
Flat C	2 BHK	741 sq.ft.	963 sq.ft.

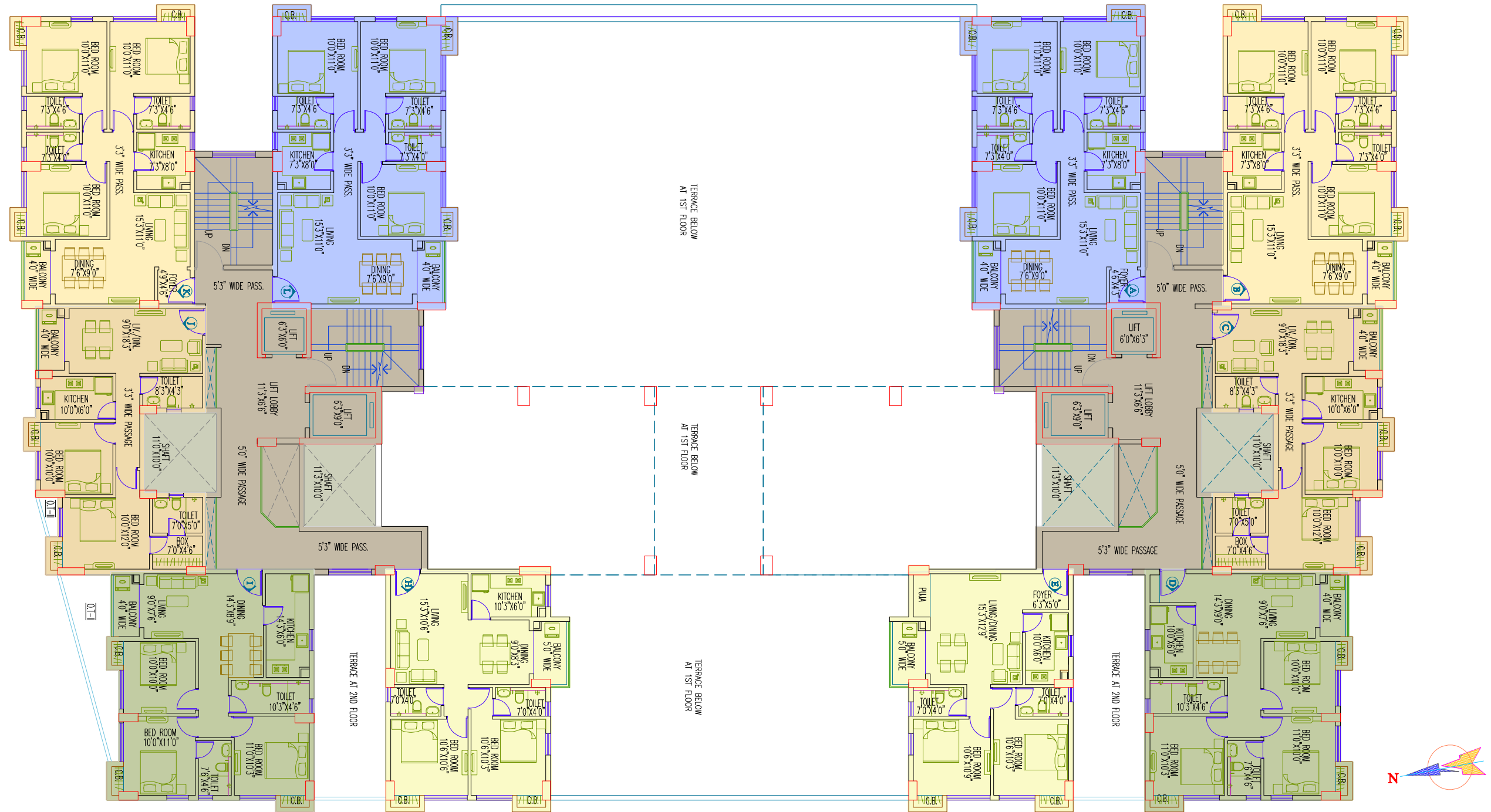
1st Floor Plan



UNIT TYPE	UNIT CONFIG.	BUILT-UP AREA	CHARGEABLE AREA	TERRACE AREA
Flat A	3 BHK	974 sq.ft.	1264 sq.ft.	-
Flat B	3 BHK	966 sq.ft.	1255 sq.ft.	-
Flat C	2 BHK	741 sq.ft.	963 sq.ft.	-
Flat D	3 BHK+Terrace	876 sq.ft.	1213 sq.ft.	152 sq.ft.
Flat E	2 BHK+Terrace	758 sq.ft.	1060 sq.ft.	152 sq.ft.

UNIT TYPE	UNIT CONFIG.	BUILT-UP AREA	CHARGEABLE AREA	TERRACE AREA
Flat H	2 BHK+Terrace	758 sq.ft.	1060 sq.ft.	152 sq.ft.
Flat I	3 BHK+Terrace	878 sq.ft.	1274 sq.ft.	268 sq.ft.
Flat J	2 BHK+Terrace	744 sq.ft.	972 sq.ft.	12 sq.ft.
Flat K	3 BHK	965 sq.ft.	1254 sq.ft.	-
Flat L	3 BHK	974 sq.ft.	1264 sq.ft.	-

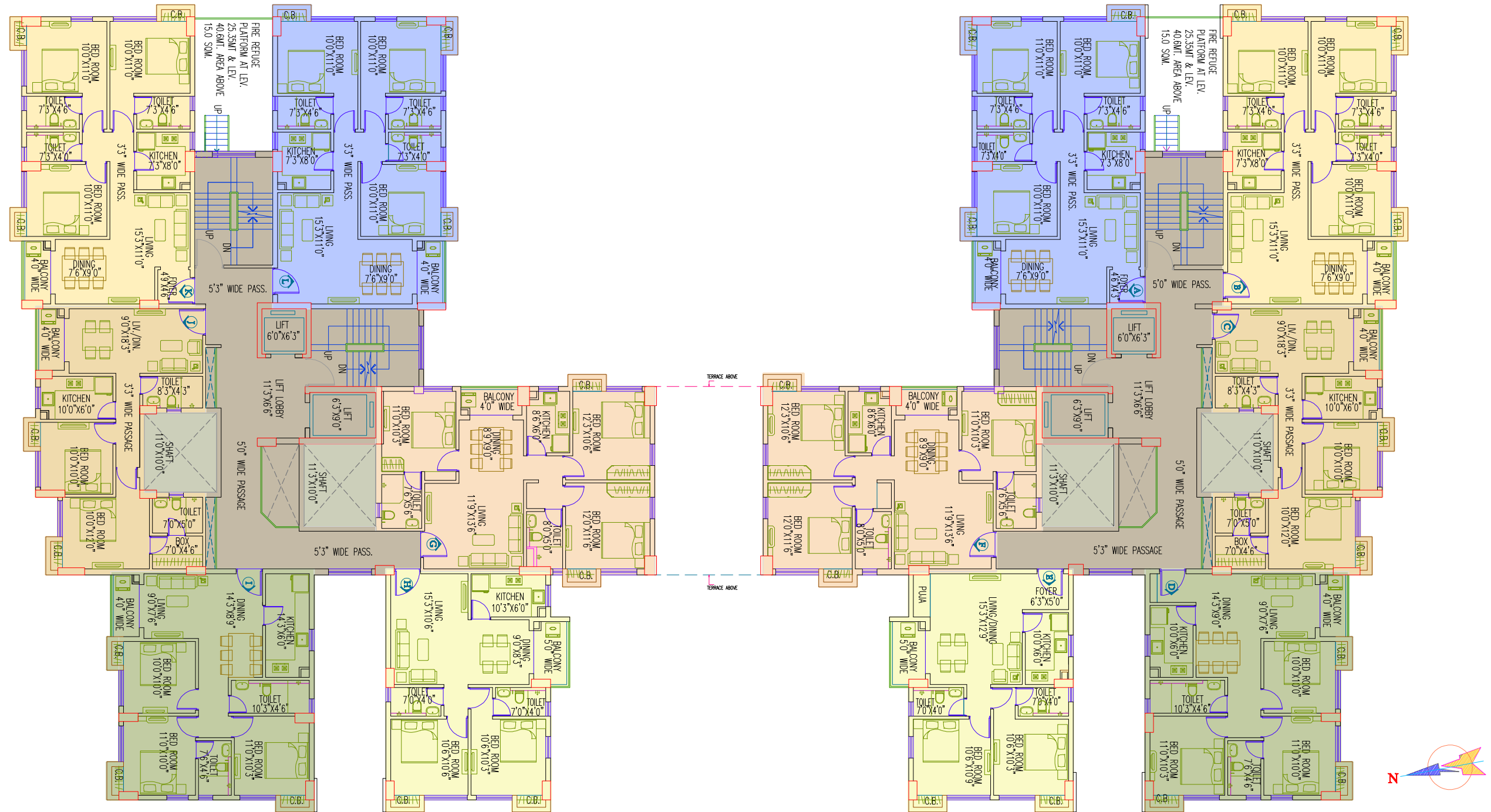
2nd Floor Plan



UNIT TYPE	UNIT CONFIG.	BUILT-UP AREA	CHARGEABLE AREA
Flat A	3 BHK	974 sq.ft.	1264 sq.ft.
Flat B	3 BHK	966 sq.ft.	1255 sq.ft.
Flat C	2 BHK	741 sq.ft.	963 sq.ft.
Flat D	3 BHK	876 sq.ft.	1137 sq.ft.
Flat E	2 BHK	758 sq.ft.	985 sq.ft.

UNIT TYPE	UNIT CONFIG.	BUILT-UP AREA	CHARGEABLE AREA
Flat H	2 BHK	758 sq.ft.	985 sq.ft.
Flat I	3 BHK	878 sq.ft.	1140 sq.ft.
Flat J	2 BHK	744 sq.ft.	966 sq.ft.
Flat K	3 BHK	965 sq.ft.	1254 sq.ft.
Flat L	3 BHK	974 sq.ft.	1264 sq.ft.

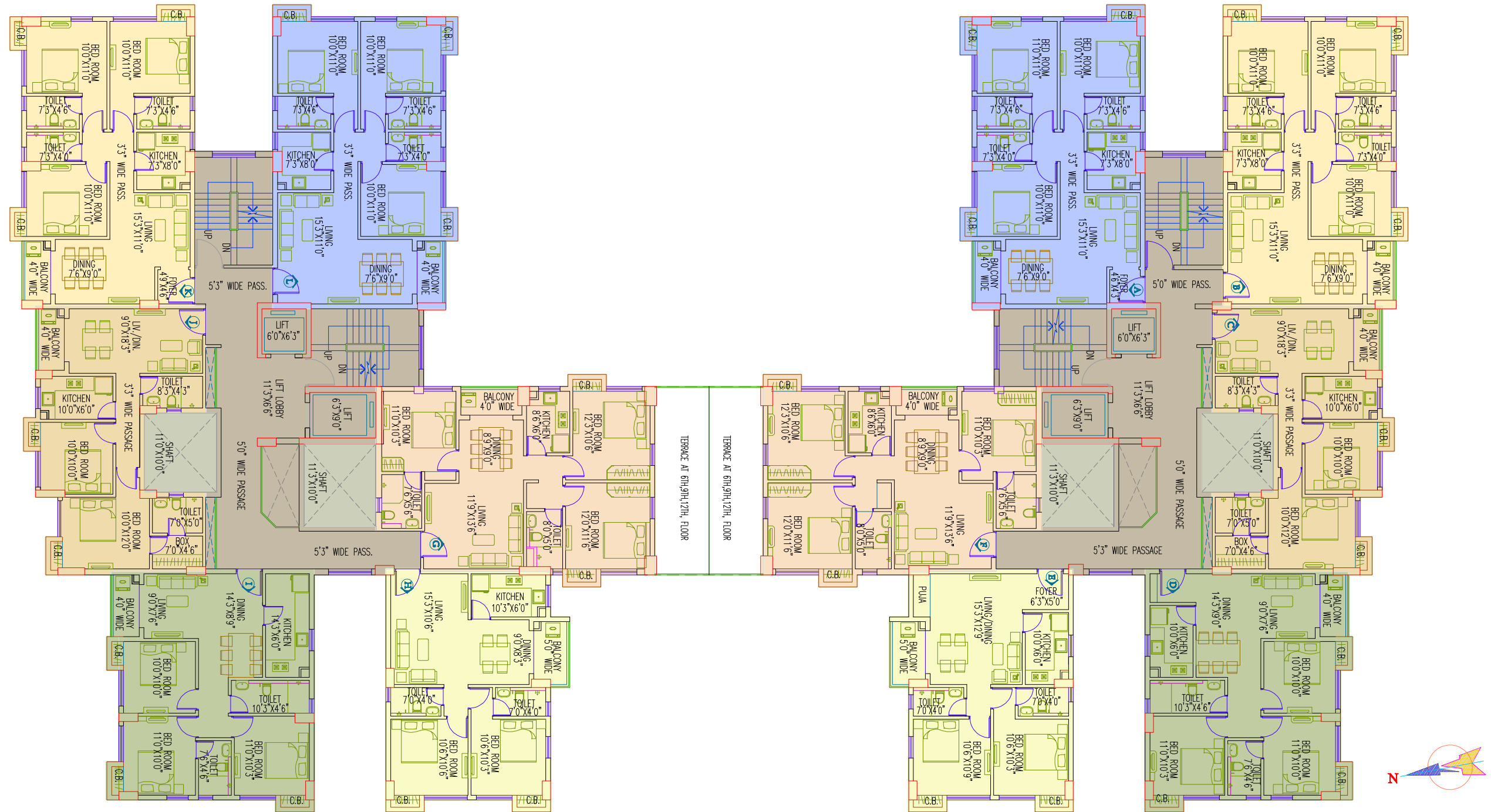
3rd Floor Plan



UNIT TYPE	UNIT CONFIG.	BUILT-UP AREA	CHARGEABLE AREA
Flat A	3 BHK	974 sq.ft.	1264 sq.ft.
Flat B	3 BHK	966 sq.ft.	1255 sq.ft.
Flat C	2 BHK	741 sq.ft.	963 sq.ft.
Flat D	3 BHK	876 sq.ft.	1137 sq.ft.
Flat E	2 BHK	758 sq.ft.	985 sq.ft.
Flat F	3 BHK	961 sq.ft.	1248 sq.ft.

UNIT TYPE	UNIT CONFIG.	BUILT-UP AREA	CHARGEABLE AREA
Flat G	3 BHK	959 sq.ft.	1246 sq.ft.
Flat H	2 BHK	758 sq.ft.	985 sq.ft.
Flat I	3 BHK	878 sq.ft.	1140 sq.ft.
Flat J	2 BHK	744 sq.ft.	966 sq.ft.
Flat K	3 BHK	965 sq.ft.	1254 sq.ft.
Flat L	3 BHK	974 sq.ft.	1264 sq.ft.

4th, 5th, 7th, 8th, 10th, 11th, 13th & 14th Floor Plan



UNIT TYPE	UNIT CONFIG.	BUILT-UP AREA	CHARGEABLE AREA	TERRACE AREA
Flat A	3 BHK	974 sq.ft.	1264 sq.ft.	-
Flat B	3 BHK	966 sq.ft.	1255 sq.ft.	-
Flat C	2 BHK	741 sq.ft.	963 sq.ft.	-
Flat D	3 BHK	876 sq.ft.	1137 sq.ft.	-
Flat E	2 BHK	758 sq.ft.	985 sq.ft.	-
Flat F	3 BHK+Terrace	961 sq.ft.	1344 sq.ft.	192 sq.ft.

UNIT TYPE	UNIT CONFIG.	BUILT-UP AREA	CHARGEABLE AREA	TERRACE AREA
Flat G	3 BHK+Terrace	959 sq.ft.	1342 sq.ft.	192 sq.ft.
Flat H	2 BHK	758 sq.ft.	985 sq.ft.	-
Flat I	3 BHK	878 sq.ft.	1140 sq.ft.	-
Flat J	2 BHK	744 sq.ft.	966 sq.ft.	-
Flat K	3 BHK	965 sq.ft.	1254 sq.ft.	-
Flat L	3 BHK	974 sq.ft.	1264 sq.ft.	-

6th, 9th & 12th Floor Plan

Developed by



Architect Raj Agarwal	Structural Consultant SPA Consultant	Landscape Consultant Design Accord
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