

Open  
to experience the  
Great  
Indoors

Welcome to  
**VINAYAK**  
**amara**



Vinayak Amara twin towers rise gracefully in the skyline of Action Area 2, Newtown, Kolkata. Amongst the highest in the area, it's truly a one-of-its-kind, integrated residential complex.

82% open to sky, Vaastu compliant homes each with their own double height sky garden and 3 sides open units bring together convenience, security and efficient space solutions. Modern design and landscaping appeals to the global aesthetic of contemporary India.



SKY TERRACE

# The Great Indoors.

Welcome to an all-inclusive, upgraded lifestyle with next level amenities and much needed serenity.

Welcome to contemporary homes planned and built using state-of-the-art South Korean technology. Homes fuelled with conveniences within easy reach. Clubhouse, gym, swimming pool, parks for all age groups, sky gardens and much more to be explored by you. Fitness, leisure, well-being, recreation – the good life is at your doorstep.



sage  
spaces



Connect with nature. Be one with the greens. Stroll through lush gardens at both the podium and ground levels. Our international landscape designers have meticulously curated the green areas, incorporating a diverse range of flora and fauna to create an oasis of calm for meditative mindsets.

PODIUM EVENT PLAZA  
PET PARK  
SKY GARDEN  
GRAND OPEN LAWN  
PARTY LAWN  
AMPHITHEATRE  
BLOSSOM GARDEN  
SPILLOVER LAWN  
OUTDOOR ADDA ZONE  
OLD FOLKS LAWN



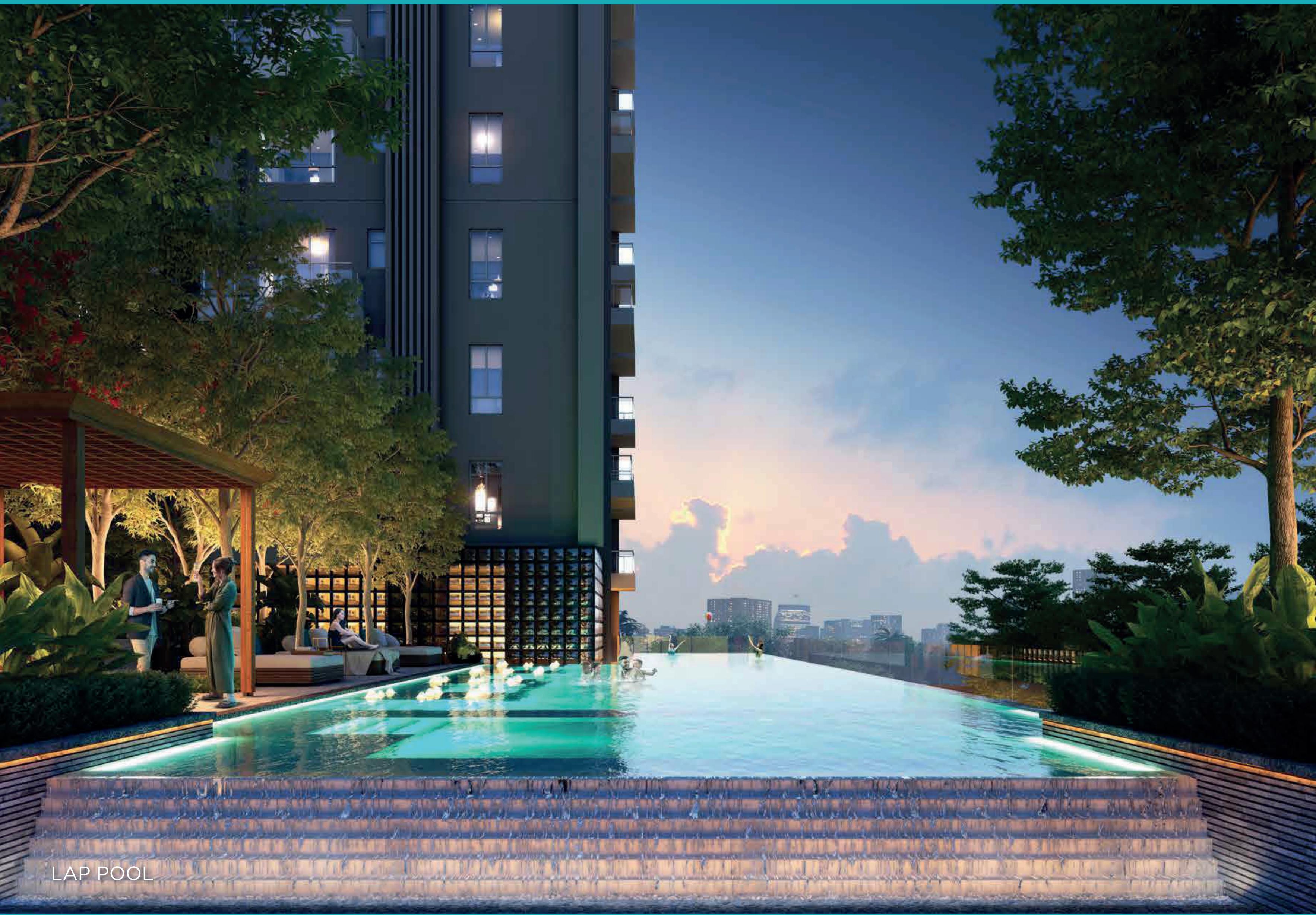
OUTDOOR SEATING AREA



PODIUM EVENT PLAZA



Azul  
Spaces



LAP POOL

Dive into an aquatic bliss.  
Bright blue skies and deep blue  
waters embrace at every turn.  
Experience a sense of freedom and  
openness as you immerse yourself  
in a space that connects you with  
the elements.

BUBBLE WATER FEATURE  
KIDS' POOL WITH PARENTS DECK  
OUTDOOR JACUZZI  
WATER CASCADE  
LAP POOL  
POOL TERRACE



KID'S POOL WITH PARENTS DECK



Togetherness  
Spaces



LIBRARY WITH CO-WORKING SPACE

Share ideas, connect, interact and grow together. Amara Clubhouse has a multi-dimensional indoor and outdoor spaces where the community members will find hundred souls for lifelong bonds.

CAFE CUM LOUNGE  
KARAOKE ROOM  
LIBRARY WITH CO-WORKING SPACE  
COMMUNITY HALL  
INDOOR GAMES ROOM  
CHILDREN'S PLAY AREA  
GUEST ROOMS



CAFE CUM LOUNGE



INDOOR GAMES ROOM



COMMUNITY HALL



**Junior  
Spaces**



KIDS' PLAY AREA

Kids are the heart of our community. Diverse amenities designed in the complex to keep them engaged - play, grow, learn and create memories.

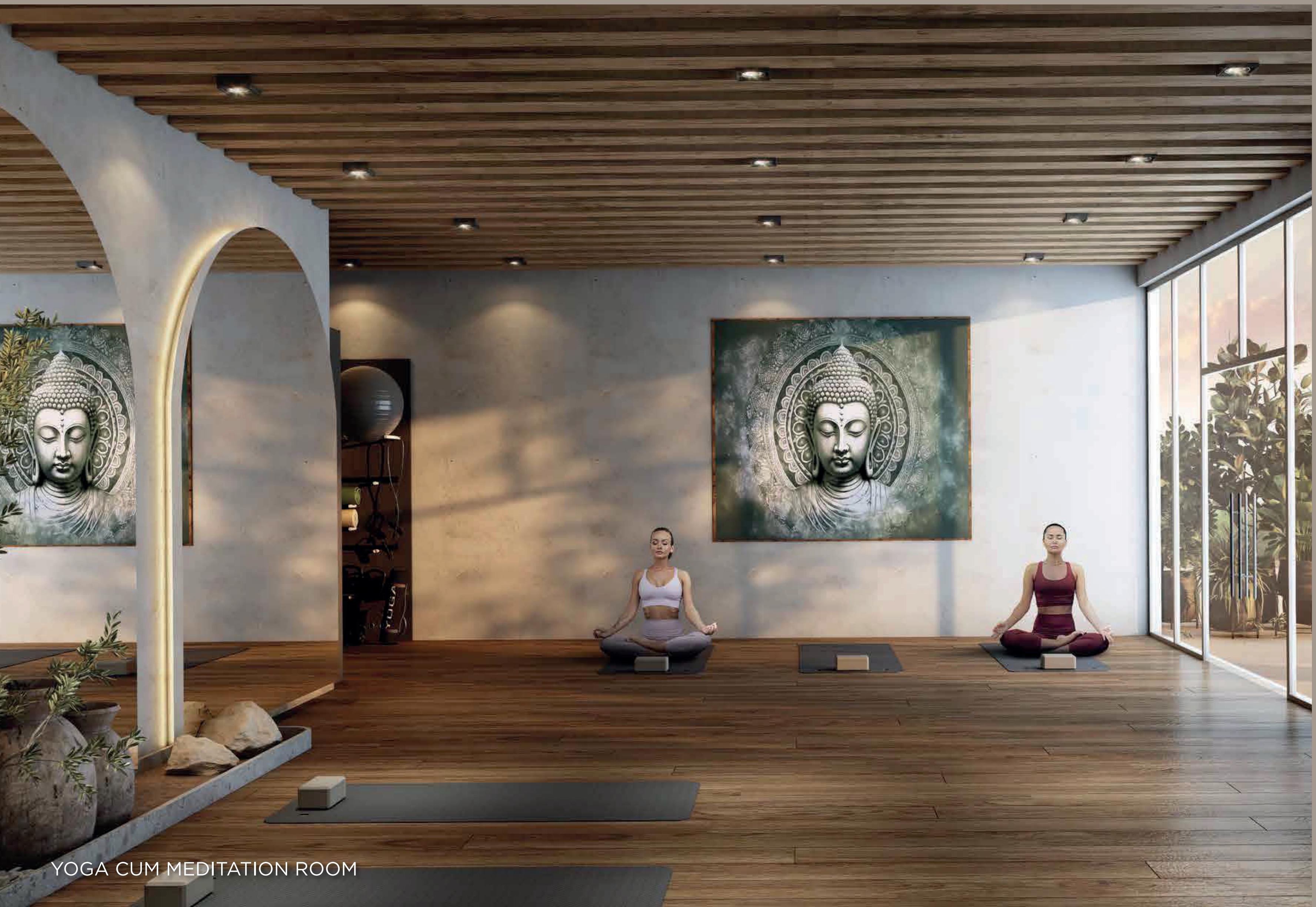
TETRIS PARK  
KIDS' PLAY AREA  
KIDS' POOL  
PLAYGROUND  
MULTISPORT COURT  
(BASKETBALL & BADMINTON)



PLAY GROUND



# Health and Well-being Spaces



YOGA CUM MEDITATION ROOM

Activate your body or relax your mind. Reverse the effects of a hectic lifestyle with multi-dimensional spaces that promise the much-needed replenishment.

| YOGA CUM MEDITATION ROOM  
| YOGA DECK  
| ACUPRESSURE WALKWAYS  
| JOGGING TRACK (160 M)  
| OUTDOOR FITNESS ZONE  
| GYM





OUTDOOR FITNESS ZONE



milieu  
Spaces



Far from the crowds, close to your heart and connected to everything and everywhere you may wish to go

#### Commute

Nearest Metro Station 6 Min  
 Nearest Airport 30 Min  
 Nearest Railway Station 50 Min

#### Entertainment

Centrus Mall 1 Min  
 The Westin Kolkata Rajarhat 8 Min

#### Healthcare

Bellevue Hospital 3 Min  
 Tata Medical Center 5 Min

#### Education

Delhi Public School, Newtown 5 Min  
 Amity University 8 Min

#### Corporate

Financial Hub, Action Area II 7 Min  
 Bengal Silicon Valley 15 Min



DROP-OFF AREA



Your Own  
Spaces



SKY TERRACE

A seamless flow of sunlight and air, our homes creatively maximize every square inch of area. Clever storage solutions, multipurpose rooms, and various layout options allows one to carve a personal living space that adapts to an evolving lifestyle.

4 HIGH SPEED ELEVATORS  
VAASTU COMPLIANT HOMES  
IGBC GOLD PRE CERTIFIED  
DOUBLE HEIGHT SKY GARDEN  
WITH EVERY UNIT  
EFFICIENTLY PLANNED  
3 & 4 BHK HOMES  
3 SIDE OPEN & CROSS  
VENTILATED UNITS



GROUND FLOOR LOBBY



LIVING & DINING AREA



MASTER BEDROOM



AERIAL VIEW

# Green Features

-  Solar panels
-  Rain water harvesting
-  Sewage treatment plant
-  Organic waste composter
-  Provision for charging green vehicles
-  Energy efficient lighting in common areas
-  Recycled water for gardening and flushing
-  CFC free air conditioners in common areas
-  Green building registered under IGBC

# Specifications

## Foundation

Structure design for the optimum seismic consideration as stipulated by the IS code

## Superstructure

RCC Framed structure  
 Living/Dining/Lobby/Passage  
 Floor: Premium finish vitrified tiles  
 Walls & Ceiling: Wall Putty/POP Finish

## Bedrooms

Floor: Vitrified tiles in bedrooms  
 Walls: Wall Putty/POP Finish

## Kitchen

Walls: Wall tiles upto 2' on counter wall  
 Floor: Vitrified Tiles  
 Counter: Granite counter  
 Fitting/Fixtures: Stainless steel sink with reputed make fittings

## Bathroom

Walls: Wall tiles upto door height  
 Floor: Anti-skid Tiles  
 Sanitaryware and CP fittings of reputed make

## Doors & Windows

Entrance Doors: Decorated flush doors  
 Internal Doors: Flush doors  
 Windows: aluminium windows

## Electrical

Modular switches and copper wiring in concealed conduit  
 TV points in all bedrooms  
 Power Backup: For common areas  
 Power backup for apartments at extra cost

## Lobby

Exquisitely designed double-height entrance lobby on the ground floor  
 Lift 3 Nos. High-speed passenger lifts & 1 No. service lift in each tower lobby

## Balcony

Floor: Vitrified Tiles  
 Railing- Glass Railing

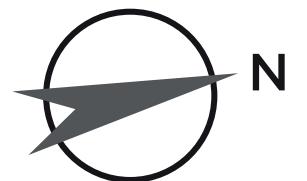
# Ground Floor



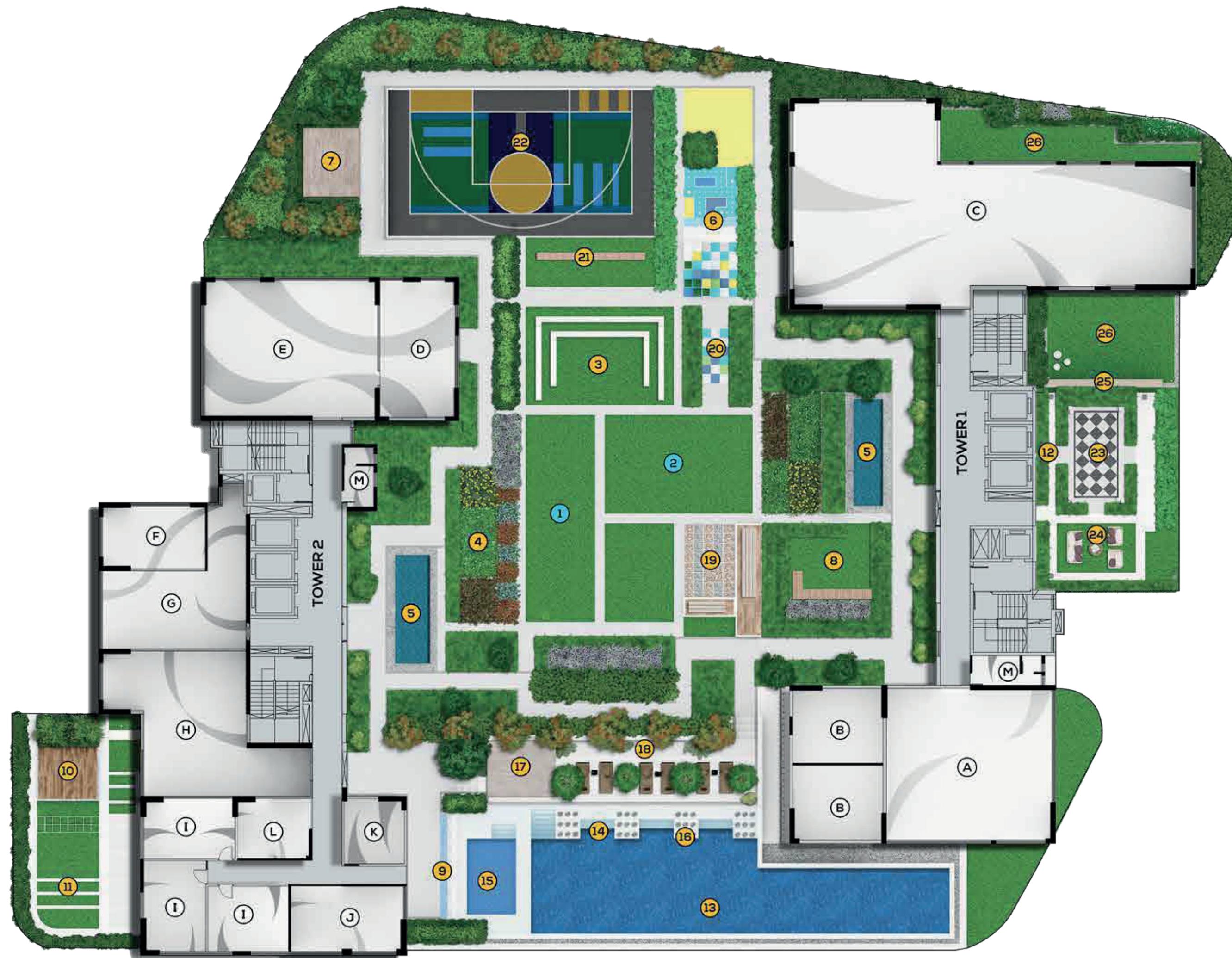
## LEGENDS

1. ENTRANCE GATE
2. SECONDARY GATE
3. TETRIS PARK
4. PARENT SEATING AREA
5. KIDS' PLAY AREA
6. PET PARK
7. JOGGING TRACK
8. OUTDOOR ADDA ZONE
9. SPACE FOR SERVICES
10. CAR PARKING
11. DROP-OFF AREA


**3 BHK**

**4 BHK**


# Podium Floor (2nd Floor)



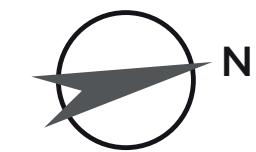
## LEGENDS

### PODIUM

- 1 Grand open lawn
- 2 Party lawn
- 3 Amphitheatre
- 4 Blossom garden
- 5 Water feature
- 6 Kids' playground
- 7 Feature pavillion
- 8 Old folks lawn
- 9 Water cascade
- 10 Yoga deck
- 11 Outdoor fitness zone
- 12 Vertical garden
- 13 Lap pool
- 14 Jacuzzi
- 15 Kids' pool
- 16 Bubble water feature
- 17 Parents deck
- 18 Pool terrace
- 19 Acupressure walkway
- 20 Dry fountain playground
- 21 Resting seat wall
- 22 Multi-sports court
- 23 Podium event plaza
- 24 Outdoor seating space
- 25 Feature wall
- 26 Spillover lawn

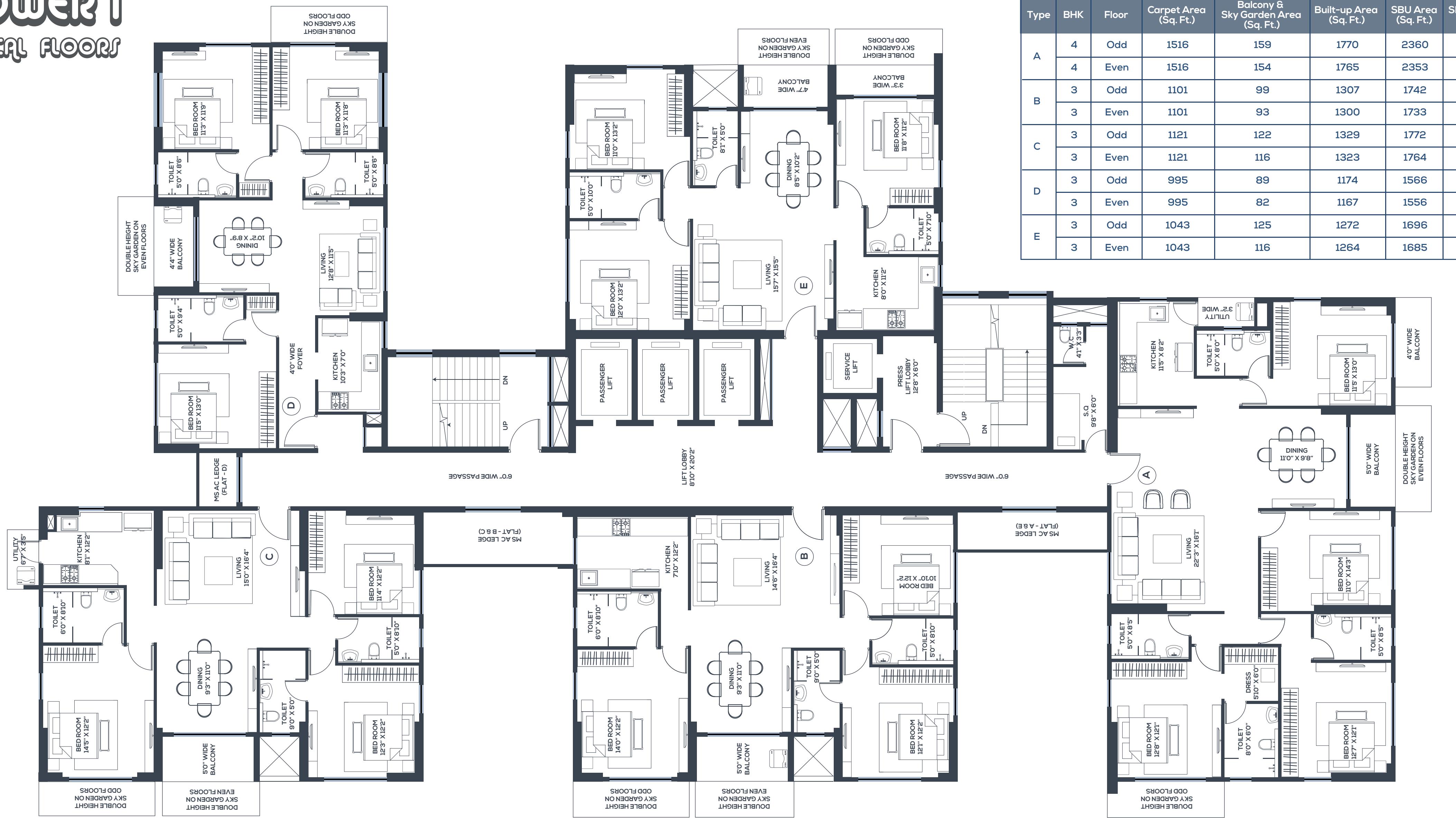
### CLUB

- A Gym
- B Changing room
- C Community hall
- D Cafe cum lounge
- E Indoor games room
- F Creche
- G Childrens play area
- H Yoga cum meditation room
- I Guest rooms
- J Library cum coworking space
- K Karaoke room
- L Facility office
- M Store

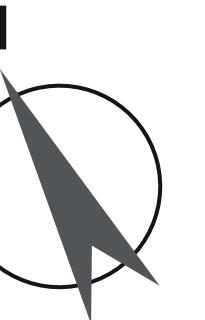


# TOWER I

## TYPICAL FLOORS

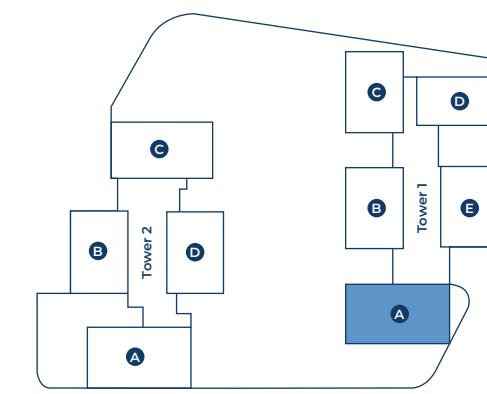
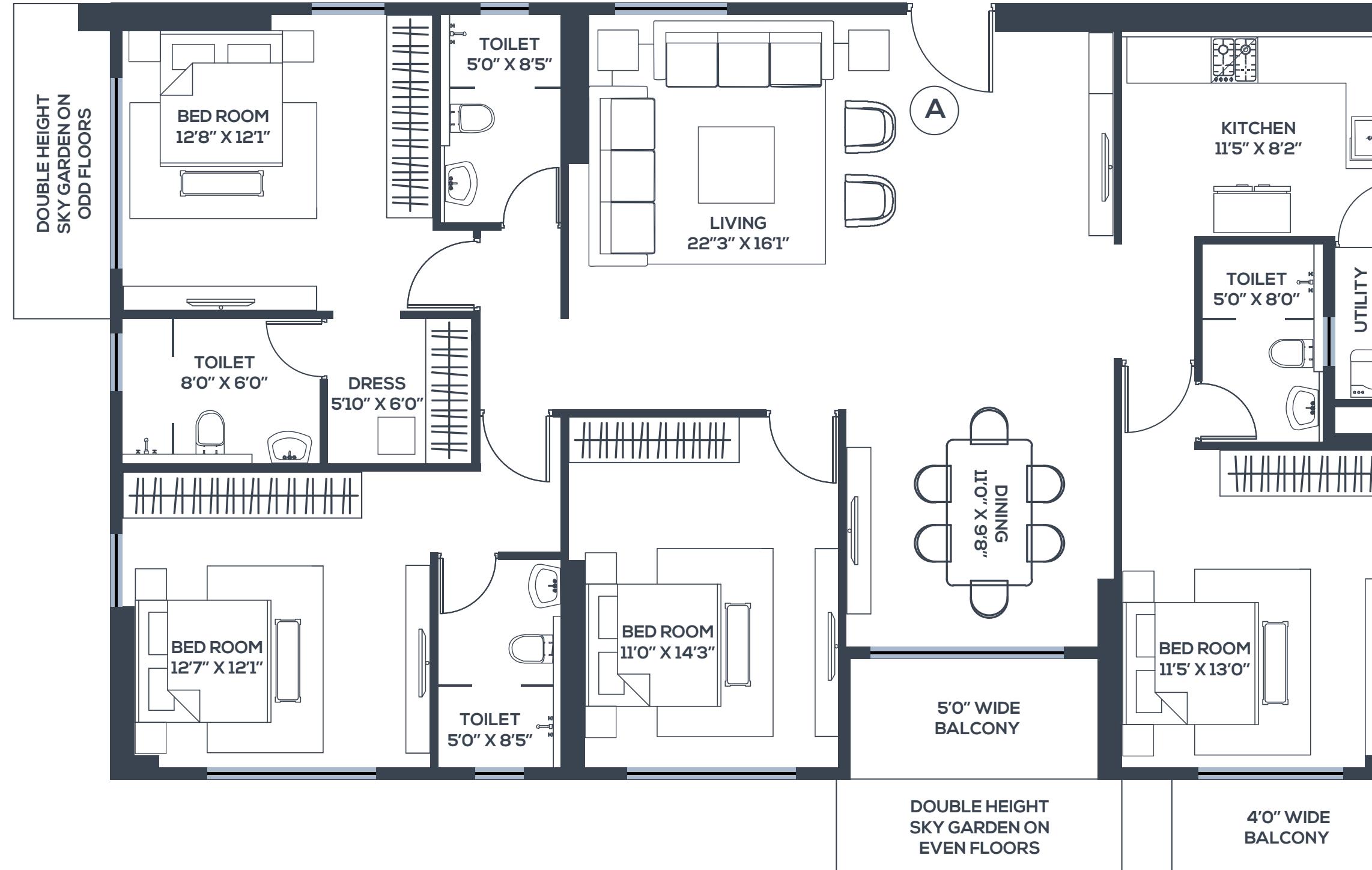


Type	BHK	Floor	Carpet Area (Sq. Ft.)	Balcony & Sky Garden Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)	SBUSQ Area (Sq. Ft.)
A	4	Odd	1516	159	1770	2360	131
	4	Even	1516	154	1765	2353	131
B	3	Odd	1101	99	1307	1742	-
	3	Even	1101	93	1300	1733	-
C	3	Odd	1121	122	1329	1772	-
	3	Even	1121	116	1323	1764	-
D	3	Odd	995	89	1174	1566	-
	3	Even	995	82	1167	1556	-
M	3	Odd	1043	125	1272	1696	-
	3	Even	1043	116	1264	1685	-



# TOWER I

## Type A



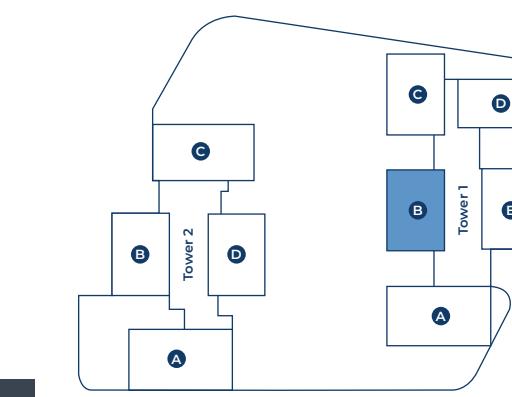
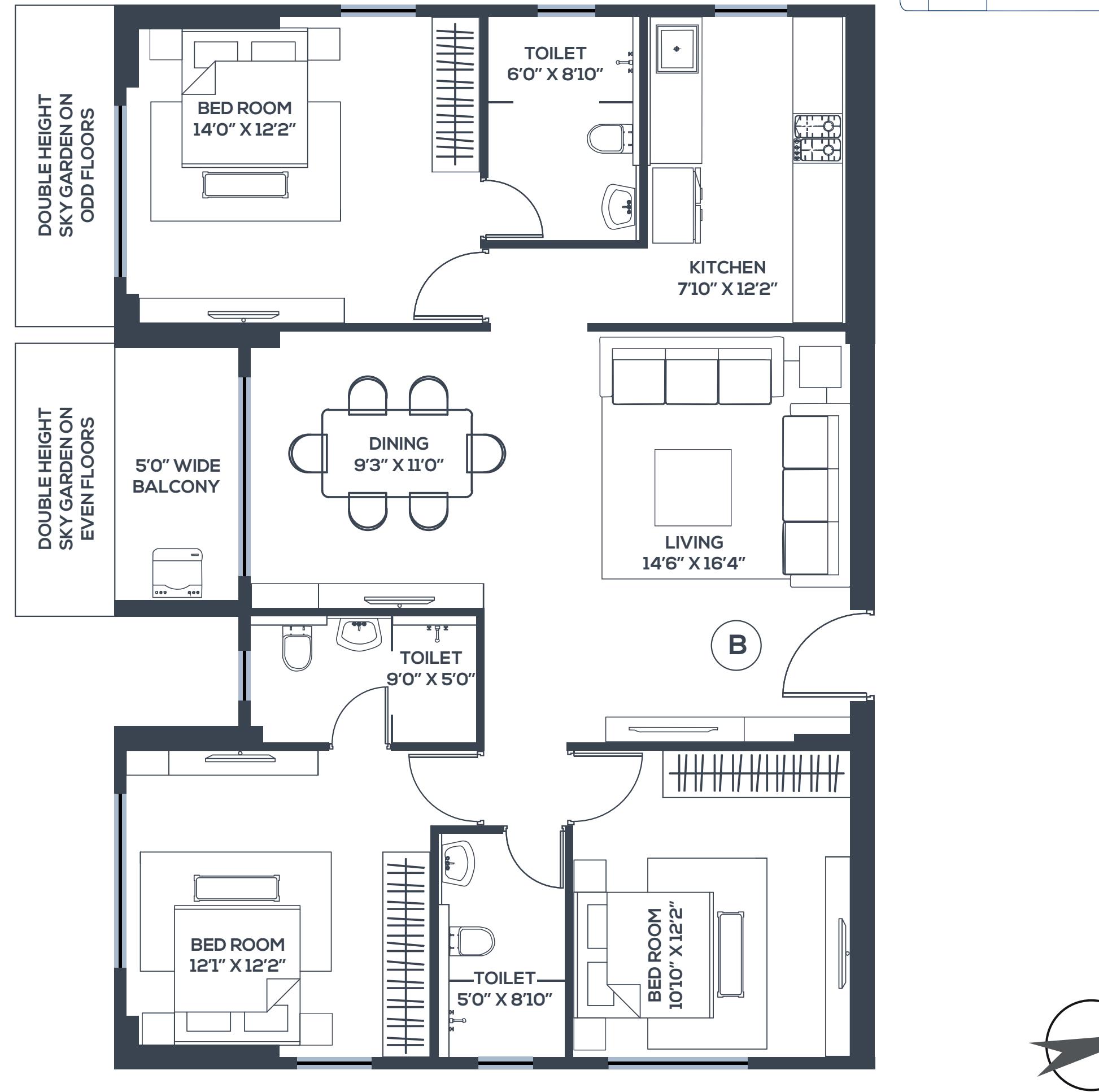
## Design Highlights

- 3 sides fully open apartments with no shared walls with another apartment.
- Bask in the morning sun with east open bedrooms.
- Enjoy the southern breeze with south facing bedrooms.
- Double height sky garden with bedrooms and living / dining area of all units.
- Planned as per advanced Vastu compliance.
- The unit boast a stunning podium view.
- Spacious designed kitchen with utility balcony.
- Servant's quarter beside the unit with separate toilet and entrance / exit.
- Spacious bedrooms sized between 150 to 157 Sq. Ft. with huge windows and cross ventilation.

Type	Floor	Carpet Area (Sq. Ft.)	Balcony & Sky Garden Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)	SBU SQ Area (Sq. Ft.)
4 BHK	Odd	1516	159	1770	2360	131
	Even	1516	154	1765	2353	131

# TOWER I

Type B



## Design Highlights

- 3 sides fully open apartments with no shared walls with another apartment.
- Enjoy the southern breeze with south facing bedrooms.
- Naturally lit with south open living and dining.
- Double height sky garden with bedrooms / living dining area of all units.
- Planned as per advanced Vastu compliance.
- The unit boast a stunning podium view.
- Spacious designed kitchen and toilet.
- Spacious bedrooms sized between 123 to 171 Sq. Ft. with huge windows and cross ventilation.

Type	Floor	Carpet Area (Sq. Ft.)	Balcony & Sky Garden Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)
3 BHK	Odd	1101	99	1307	1742
	Even	1101	93	1300	1733

# TOWER I

Type C



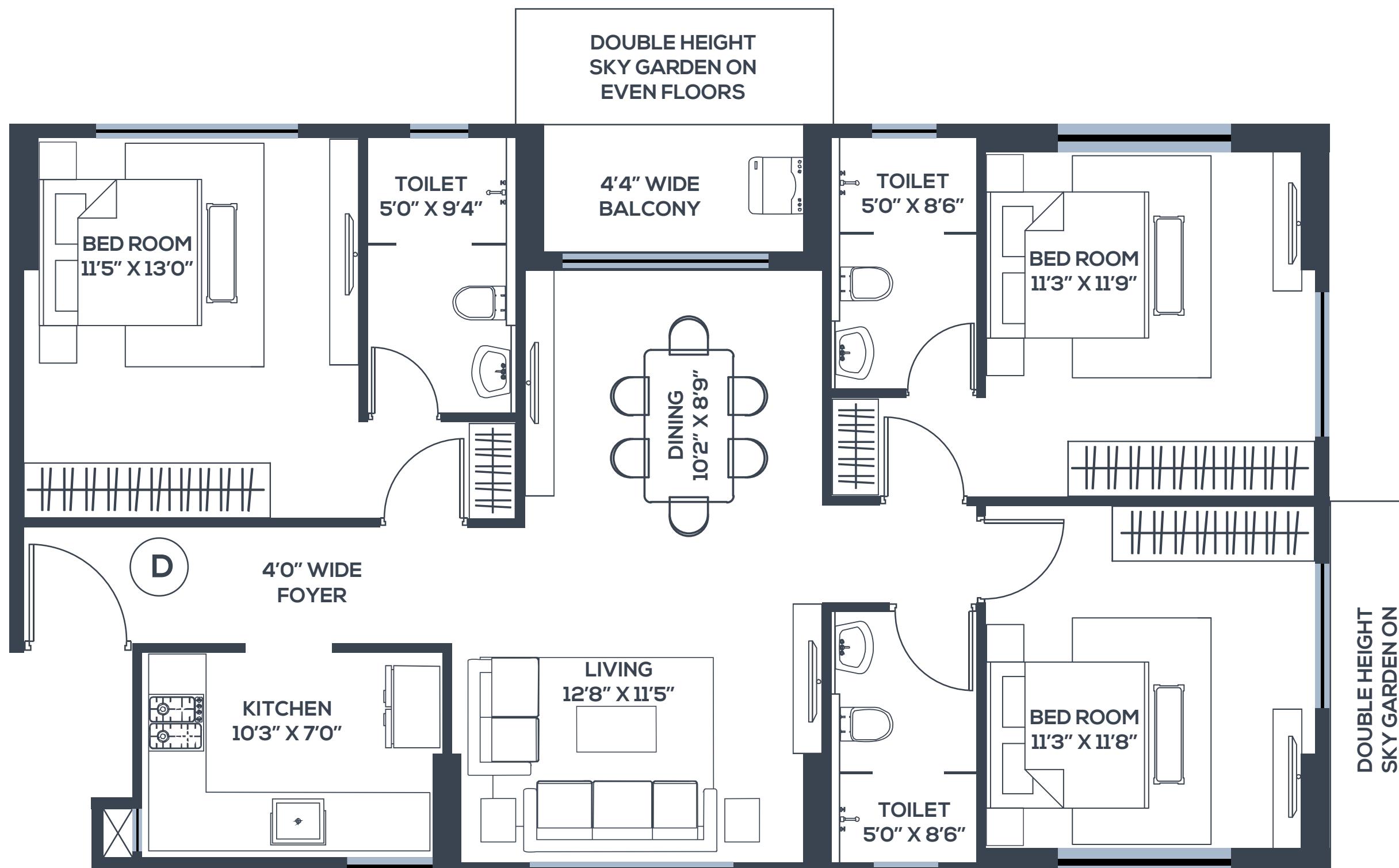
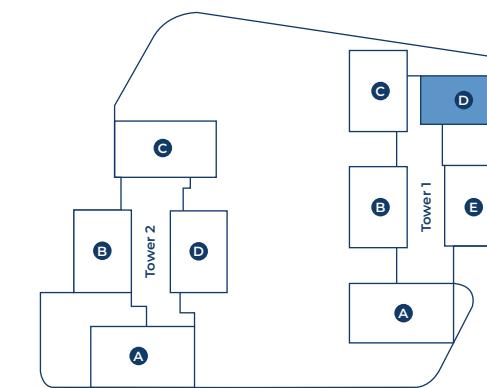
## Design Highlights

- 3 sides fully open apartments with no shared walls with another apartment.
- Enjoy the southern breeze with south facing bedrooms.
- Double height sky garden with bedrooms or living / dining area of all units.
- Planned as per advanced Vastu compliance.
- The unit boast a stunning podium view.
- Spacious designed kitchen with utility balcony.
- Spacious bedrooms sized between 139 to 177 Sq. Ft. with huge windows and cross ventilation.

Type	Floor	Carpet Area (Sq. Ft.)	Balcony & Sky Garden Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)
3 BHK	Odd	1121	122	1329	1772
	Even	1121	116	1323	1764

# TOWER I

Type D



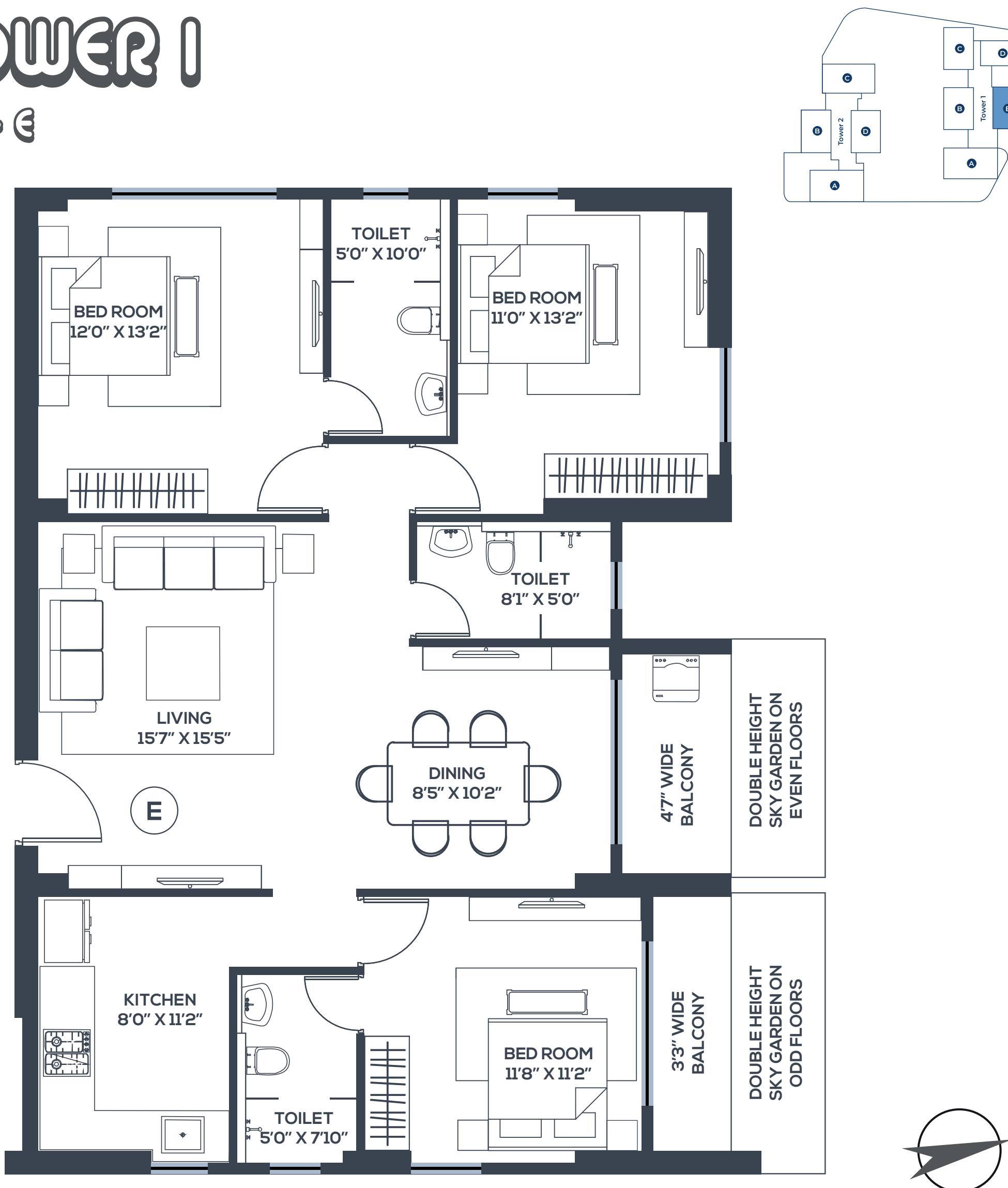
## Design Highlights

- 3 sides fully open apartments with no shared walls with another apartment.
- Double height sky garden with bedrooms or living / dining area of all units.
- Planned as per advanced Vastu compliance.
- Entrance foyer enabling privacy.
- The unit boast a stunning view of the Newtown skyline.
- Spacious designed kitchen and toilet.
- Spacious bedrooms sized between 133 to 150 Sq. Ft. with huge windows and cross ventilation.

Type	Floor	Carpet Area (Sq. Ft.)	Balcony & Sky Garden Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)
3 BHK	Odd	995	89	1174	1566
	Even	995	82	1167	1556

# TOWER I

Type E



## Design Highlights

- 3 sides fully open apartments with no shared walls with another apartment.
- Bask in the morning sun with east open bedrooms.
- Double height sky garden with bedrooms or living / dining area of all units.
- Planned as per advanced Vastu compliance.
- The unit boast a stunning view of the Newtown skyline.
- Spacious designed kitchen and toilet.
- Spacious bedrooms sized between 132 to 158 Sq. Ft. with huge windows and cross ventilation.

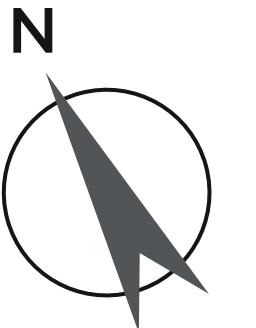
Type	Floor	Carpet Area (Sq. Ft.)	Balcony & Sky Garden Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)
3 BHK	Odd	1043	125	1272	1696
	Even	1043	116	1264	1685

# TOWER 2

## TYPICAL FLOORS

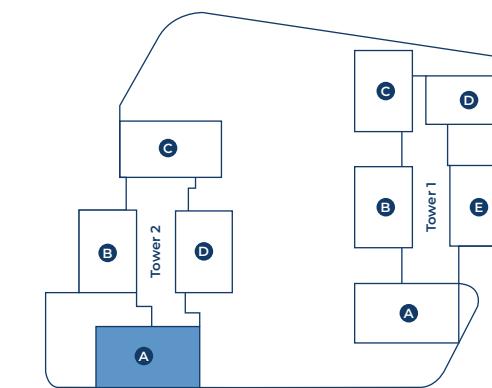
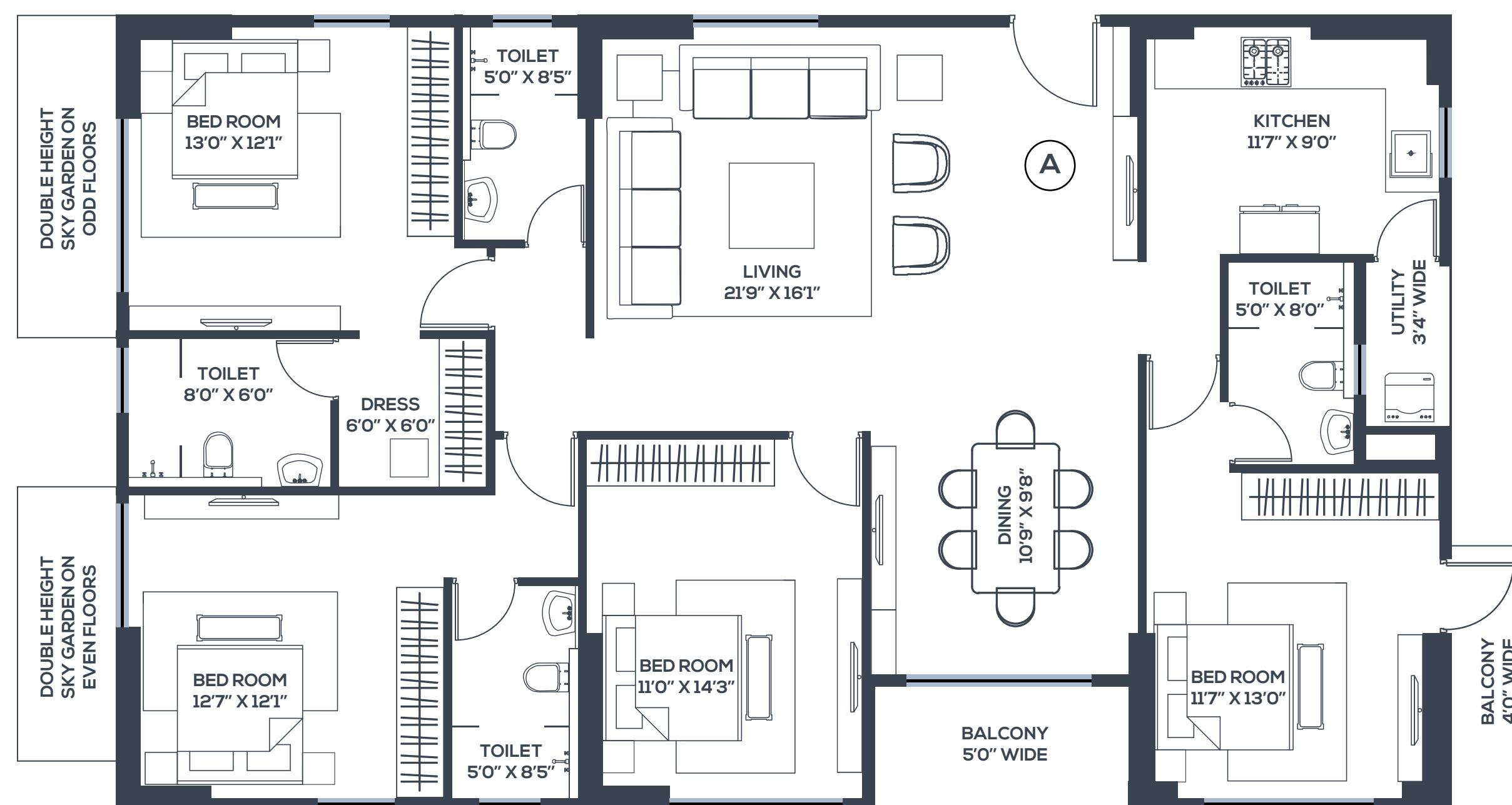


Type	BHK	Floor	Carpet Area (Sq. Ft.)	Balcony & Sky Garden Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)	SBU SQ Area (Sq. Ft.)
A	4	Odd	1516	161	1772	2363	112
	4	Even	1516	153	1765	2353	112
B	3	Odd	1107	113	1328	1770	-
	3	Even	1107	117	1332	1776	-
C	4	Odd	1313	170	1594	2126	116
	4	Even	1313	166	1590	2120	116
D	3	Odd	1028	125	1258	1677	-
	3	Even	1028	118	1251	1668	-



# TOWER 2

Type A



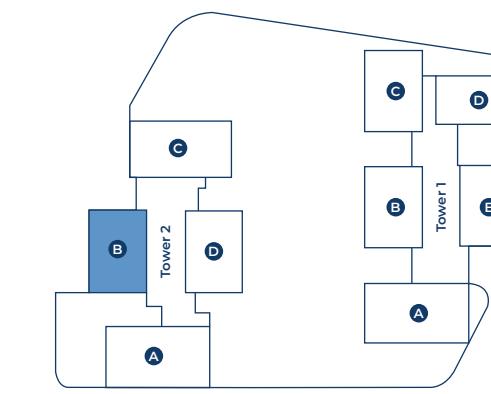
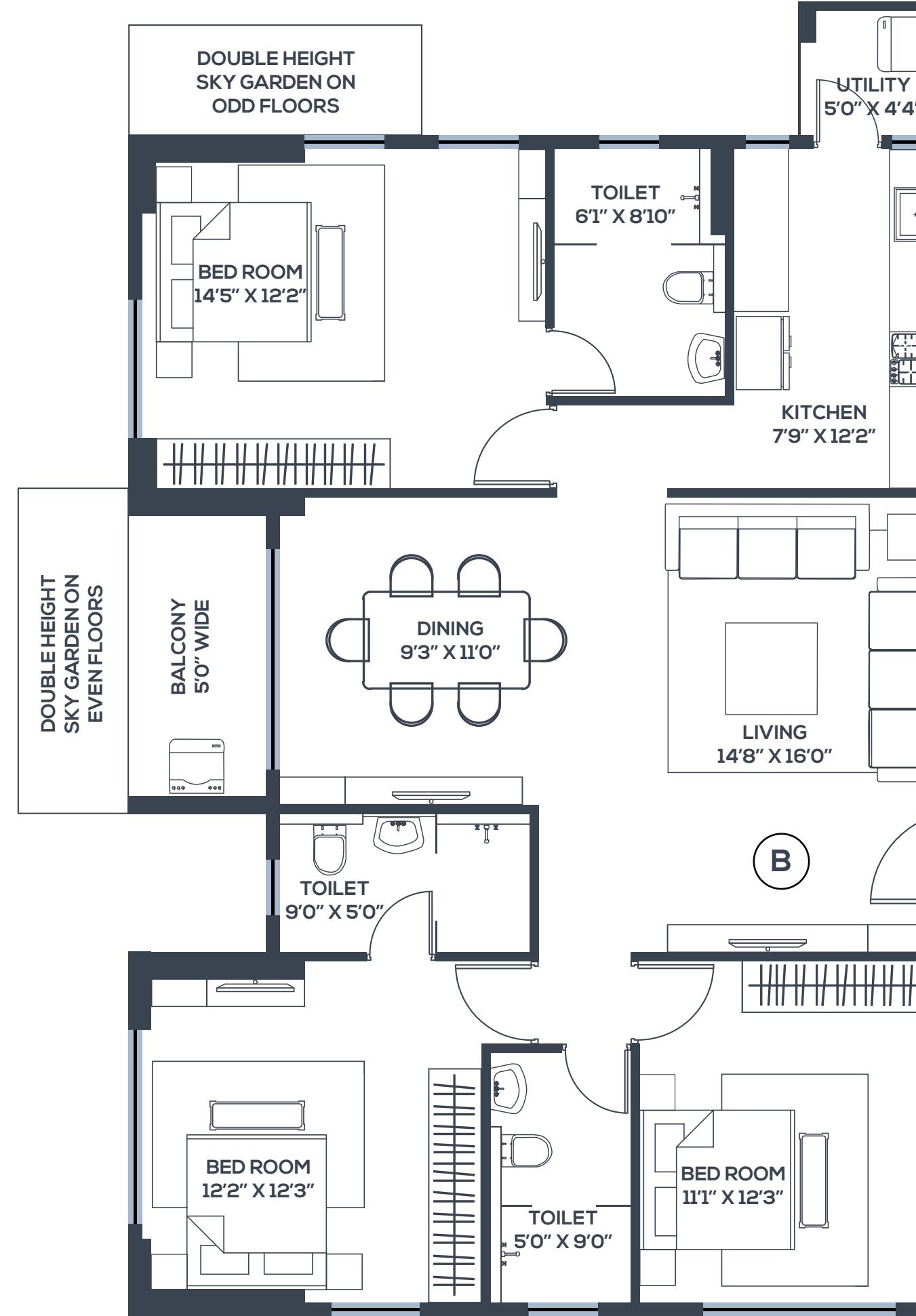
## Design Highlights

- 3 sides fully open apartments with no shared walls with another apartment.
- Bask in the morning sun with east open bedrooms.
- Enjoy the southern breeze with south facing bedrooms.
- Double height sky garden with bedrooms of all units.
- Planned as per advanced Vastu compliance.
- The unit boast a stunning podium view.
- Spacious designed kitchen with utility balcony.
- Servant's quarter beside the unit with separate toilet and entrance / exit.
- Spacious bedrooms sized between 152 to 157 Sq. Ft. with huge windows and cross ventilation.

Type	Floor	Carpet Area (Sq. Ft.)	Balcony & Sky Garden Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)	SBU SQ Area (Sq. Ft.)
4 BHK	Odd	1516	161	1772	2363	112
	Even	1516	153	1765	2353	112

# TOWER 2

Type B



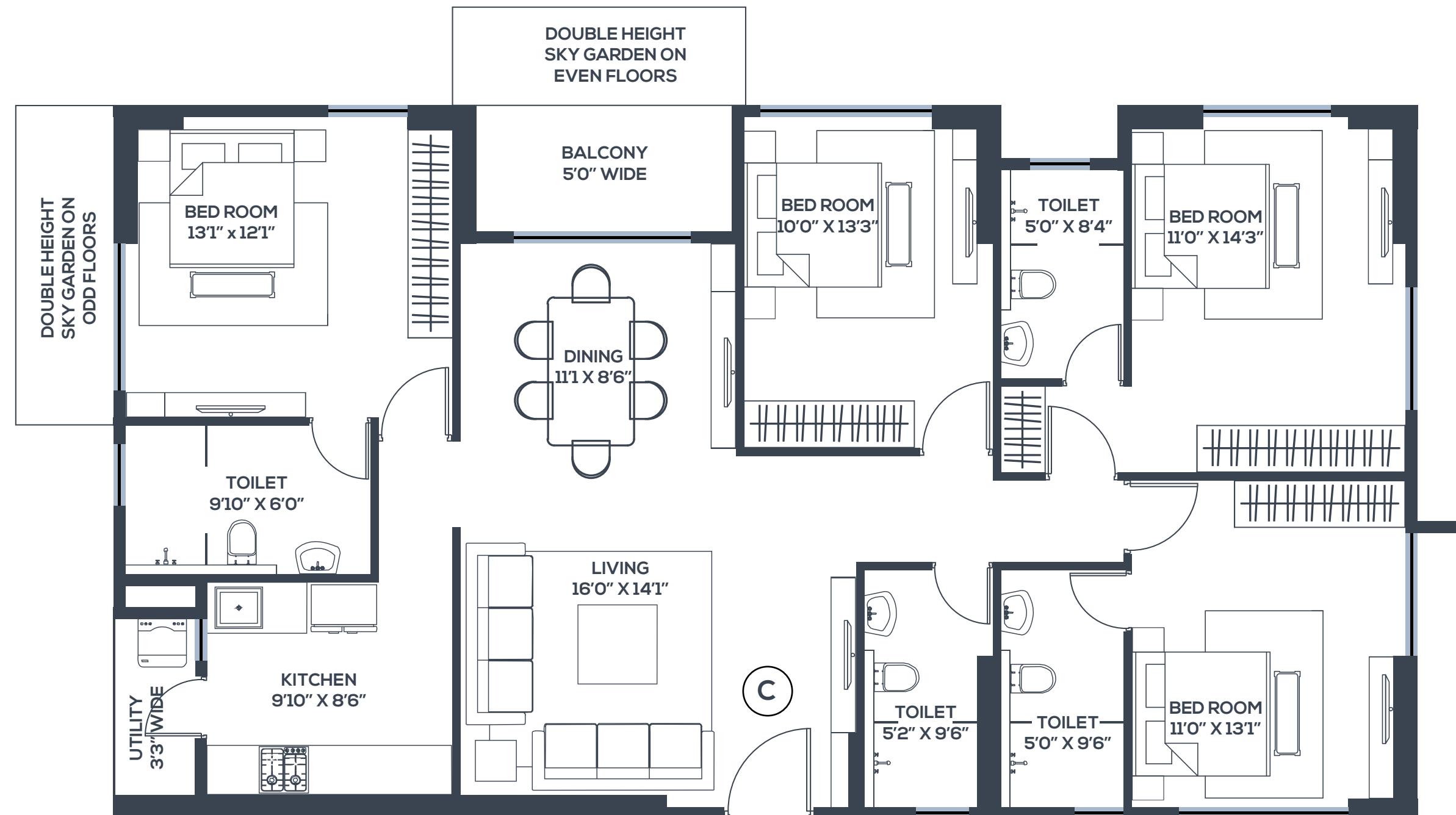
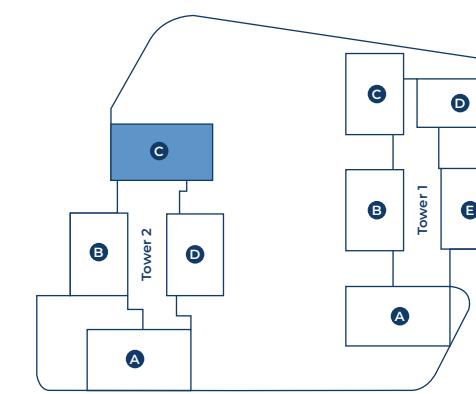
## Design Highlights

- 3 sides fully open apartments with no shared walls with another apartment.
- Bask in the morning sun with east open bedrooms.
- Naturally lit with south open living and dining.
- Double height sky garden with bedrooms / living dining area of all units.
- Planned as per advanced Vastu compliance.
- Spacious designed kitchen with utility balcony.
- Spacious bedrooms sized between 135 to 177 Sq. Ft. with huge windows and cross ventilation.

Type	Floor	Carpet Area (Sq. Ft.)	Balcony & Sky Garden Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)
3 BHK	Odd	1107	113	1328	1770
	Even	1107	117	1332	1776

# TOWER 2

Type C



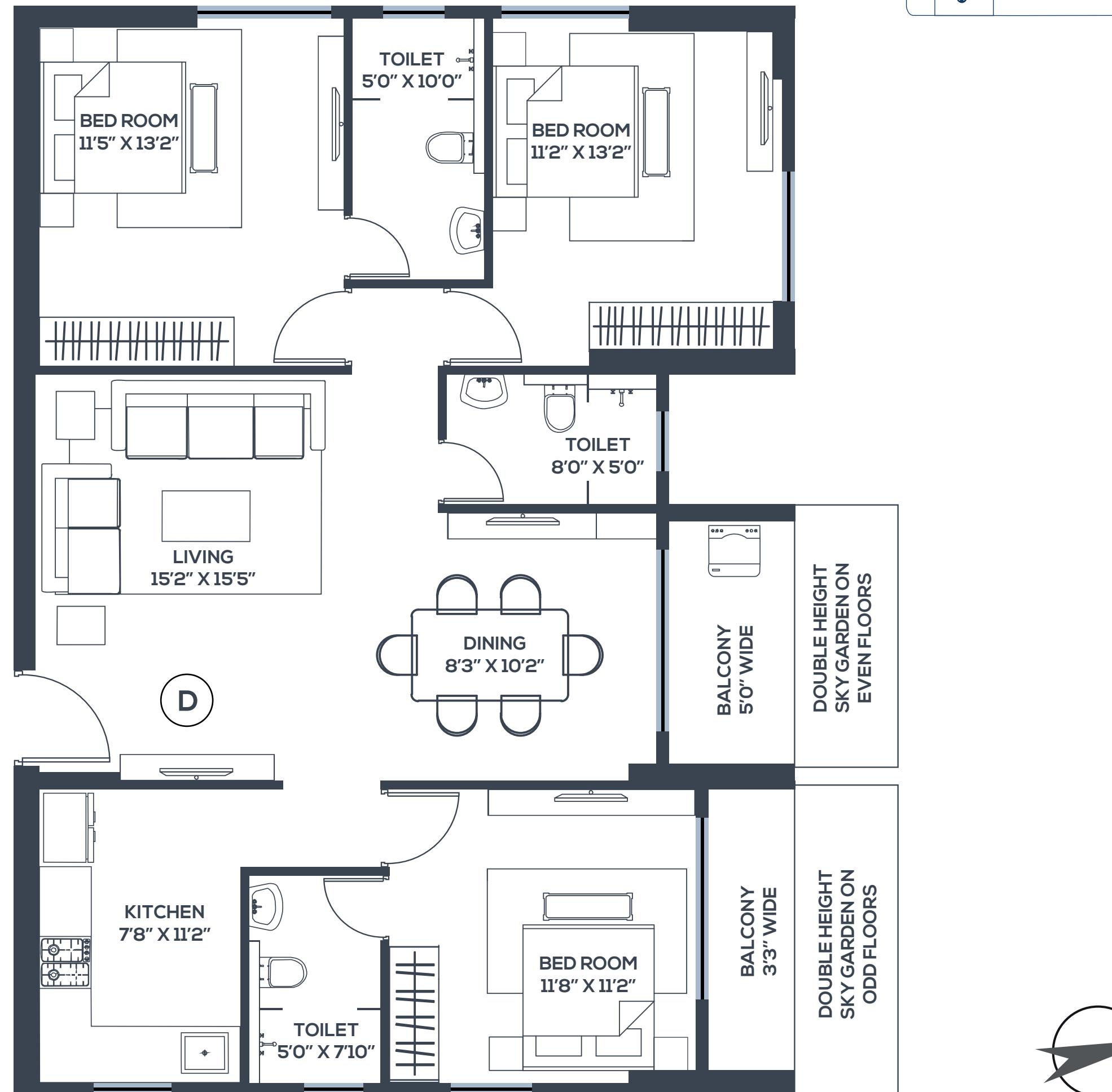
## Design Highlights

- 3 sides fully open apartments with no shared walls with another apartment.
- Double height sky garden with bedrooms or living / dining area of all units.
- Enjoy the southern breeze with south facing bedroom.
- Planned as per advanced Vastu compliance.
- The unit boast a stunning podium view.
- Spacious designed kitchen with utility balcony.
- Servant's quarter beside the unit with separate toilet and entrance / exit.
- Spacious bedrooms sized between 133 to 159 Sq. Ft. with huge windows and cross ventilation.

Type	Floor	Carpet Area (Sq. Ft.)	Balcony & Sky Garden Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)	SBU SQ. Area (Sq. Ft.)
4 BHK	Odd	1313	170	1594	2126	116
	Even	1313	166	1590	2120	116

# TOWER 2

Type D



## Design Highlights

- 3 sides fully open apartments with no shared walls with another apartment.
- Bask in the morning sun with east open bedrooms.
- Double height sky garden with bedrooms or living / dining area of all units.
- Planned as per advanced Vastu compliance.
- The unit boast a stunning podium view.
- Spacious designed kitchen and toilet.
- Spacious bedrooms sized between 132 to 152 Sq. Ft. with huge windows and cross ventilation.

Type	Floor	Carpet Area (Sq. Ft.)	Balcony & Sky Garden Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)
3 BHK	Odd	1028	125	1258	1677
	Even	1028	118	1251	1668

For further details and bookings contact



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