



The Ganges

In the late 17th century, the three villages that predated Calcutta were ruled by the Nawab of Bengal under Mughal suzerainty. After the Nawab granted the East India Company a trading licence in 1690, the area was developed by the Company into an increasingly fortified trading post known as Fort William.

Job Charnock, an English administrator with the East India Company found a cluster of prosperous villages along the Ganges that he thought would help in setting up trade for the British East India Company. This landing by the river by Charnock would forever change the history of the city and the entire country thereafter.

The Ganges has been revered and worshipped since long. The clay from the river bank is used to create idols of deities and they are immersed in the same river after worship. Its water is sprinkled in holy ceremonies. Rituals like Chhat puja to a holy dip during Diwali take place here. From a new-born's Sanatani baptism to the end of a life; the Ganges is a silent spectator.

Today, in these changing times, we welcome you to witness another event by the same river that is set to change the riverfront and usher in a new development of the area and surroundings for ever.

A magnum opus of over 39 lakh square feet of development that will consist of ultra-luxury bungalows, sophisticated and modern villaments and sky touching towers where all apartments will be facing the Ganges.

The plot has a frontage over 1 kilometre beside the Ganges and over 60 BUNGALOWS, over 150 VILLAMENTS and 22 TOWERS will be directly facing the river.

Leaf through these pages and discover golden ripples that make up a new history when it comes to almost owning the waterfront.



THE ROYAL GANGES

THE RIVER AND YOU

THE RIVER

Living in an almost pollution-free place in a metro city today is almost impossible. Which is why, living at THE ROYAL GANGES would challenge this belief by presenting an unbelievable 'living by the river' experience.

LIVING

River-facing homes just by the Ganges would redefine serene yet luxurious living where a neverbefore private track of over 1 kilometre by the Ganges, possibly the longest river frontage ever, will facilitate regular activities like daily walk, jogging, yoga, cycling and picnic. All these will make you a part of the river as the river becomes a part of you.

WHAT YOU GET

This lifestyle project, THE ROYAL GANGES, will have future-ready amenities and facilities that will touch every sensibility of the residents. From a football ground to tennis court, cricket simulator to badminton courts, amphitheatre to rock climbing walls, and a retail arena with daily provision stores, restaurants, ATM, salon, wine store, bar, chemist store etc plus a Ganges view deck and a grand landscaped lawn that will merge with the river.

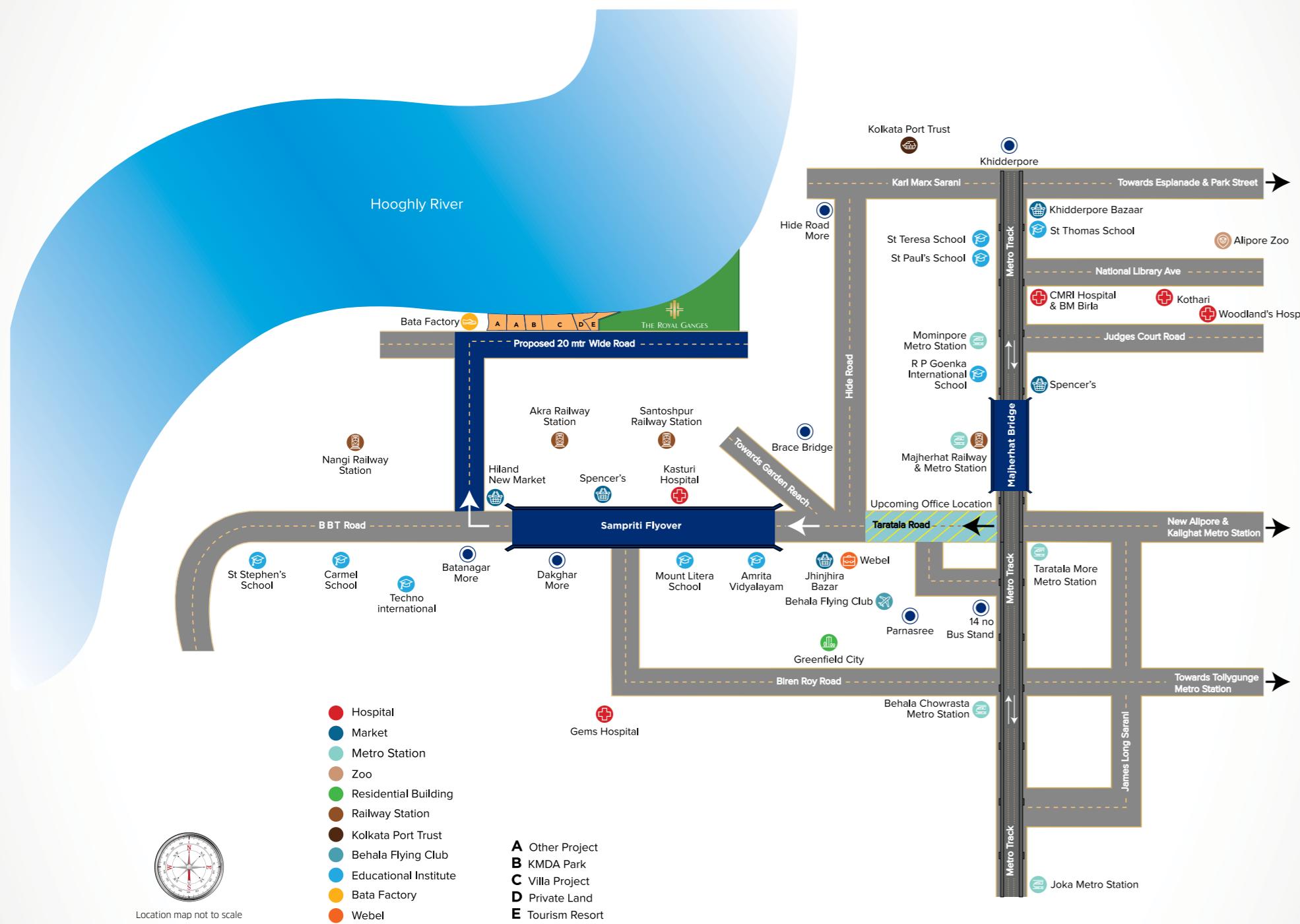
THE CLUB

Indoor facilities at the 70,000 sqft Club begin with an Olympic-size swimpool with Jacuzzi and Aqua gym to lavish five-star lounges and indoor sporting arenas. These and many more such will brighten the lives of the residents.

WHERE

Just a 20-minute drive from New Alipore, over the Sampriti flyover. It will have a private jetty and fast ferry service to and from The Millenium Park, that will take about 35 minutes, making commuting to the CBD area a dream. It will also have regular pick up and drop facility till Batanagar More. There will also be a private shuttle service till Taratala Metro station.

Proximity



CONNECTIVITY

Akra Railway Station	2.2 kms
Nangi Railway Station	2.6 kms
Auto and Taxi Stand coming up	THE ROYAL GANGES
In-house transport service to and from Taratala Metro	
In-house transport service to and from Bata More	
In-house water transport to and from Millennium Park (35 minutes approximately)	

DEPARTMENT STORES

Department store, Restaurant, Bar, Salon and more coming up at THE ROYAL GANGES

Easy Day Club	Calcutta Riverside
MORE	3.3 kms
Highland New Market	Calcutta Riverside main gate
Spencer's	4.8 kms

SUPERMARKETS

Esplanade	Calcutta Riverside
Retail facility	THE ROYAL GANGES

ENTERTAINMENT & MALLS

Upcoming Phoenix Mall coming up	THE ROYAL GANGES
Kidzee	900 mtrs
National Day School	2.3 kms
Narayan School Maheshtala	2.7 kms

SCHOOLS

Creche and Play School	THE ROYAL GANGES
Kidzee	900 mtrs
National Day School	2.3 kms
Narayan School Maheshtala	2.7 kms
Saini International School	4.4 kms
Carmel School	5.3 kms
St Stephens School	7 kms
Amrita Vidyalayam	7.1 kms
RP Goenka International School	14 kms
Proposed Sourav Ganguly Sports & School	Calcutta Riverside

HOSPITALS

Kasturi Das Memorial Super Speciality Hospital	5 kms
Gems Hospital & Medical Research Institute	5.8 kms
Narayan Memorial Hospital	14 kms
BP Poddar Hospital	4 kms
The Calcutta Medical Research Institute CK Birla	15 kms
Woodlands Hospital	16 kms

HEALTHCARE

Upcoming Apollo Institute of Medical Sciences & Research	Calcutta Riverside
24 x 7 Doctors on call, medicine shop, diagnostic centre, medical emergency set-up	THE ROYAL GANGES

COLLEGES

Techno International	4.4 kms
George College of Management & Science	5.1 kms
Maheshtala College	5.7 kms
Budge Budge College	7.4 kms
Behala College	12 kms
Kishore Bharati Bhagini Nivedita College	13 kms

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Distances courtesy Google.Com

The Area

The most diversified development began in Batanagar with residential development, social infrastructure development and community development across an area of 262 acres.

The area was re-christened as Calcutta Riverside and became the most developed self-sufficient area of Kolkata and the growth corridor of south Kolkata with more than 5000 families about to live here.

More developments between Taratala and Brace Bridge are coming up where the area is being transformed into an office location hub with multiple reputed companies like Shyam Metallics, Anmol Biscuits, Himadri Chemicals ... Century Ply and IFB Industries are already there.

At present, the infrastructure in the area consists of a 7 kilometre Sampriti flyover, wide roads, bus service, auto and taxi services and App cab services. Trains to Sealdah, Chakra rail from Majherhat to different parts of Kolkata. Upcoming Metro connectivity to the airport, Rajarhat, New Town and all the major parts of the city.

A well-established market for apparels, fashion and daily needs. Healthcare facilities and well recognized educational institutes of repute are in the vicinity.

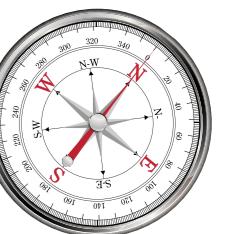
To further develop the area, top developers of Kolkata have already taken up immediate initiatives to bring it up as an upscale neighbourhood of the city.



Master plan



- 1 Outdoor childrens' play area and Tree house
- 2 Tennis court/volley ball/ multipurpose sports court
- 3 Cricket court
- 4 Football field
- 5 Jogging/cycling track
- 6 Riverview amphitheatre
- 7 Central lawn/event lawn
- 8 Two Badminton courts
- 9 Mini golf putting area
- 10 Fishing deck*
- 11 Rock climbing
- 12 Hammock garden
- 13 Barbecue space
- 14 Senior citizens' gym
- 15 Senior citizens' meditation area
- 16 Outdoor cinema projector screen
- 17 Ghat*
- 18 Jetty
- 19 Seasonal fruit garden
- 20 Wellness garden
- 21 River view decks*
- 22 Sloped riverfront grand lawn
- 23 Riverfront promenades*
- 24 Outdoor sitting pavilion
- 25 Pocket garden
- 26 Multi-street basketball
- 27 Dry fountain/splash play
- 28 Sand pit
- 29 Pirate's ship tree house
- 30 Outdoor gym
- 31 Riverfacing cabana
- 32 Lawn bowling
- 33 River lounge with cafe
- 34 Pet park
- 35 Swings
- 36 Stump path
- 37 Playable sculpture area
- 38 Link bridge to river lounge
- 39 Temple
- 40 Existing ghat



Location map not to scale



RIPPLES BUNGALOWS

OVER 60 BUNGALOWS

4 BHK | G+2 | 2492 to 2842 sqft | Kitchen garden | Balcony on both sides | Open Ganges view deck | Ganges facing private garden Skyroof for 96% to 100% daylight | Private terrace with attached bedrooms | Staff quarter

TIDES TOWERS

22 TOWERS

2 & 3 BHK | G+30, G+31, G+32 & G+35 | Over 2300 apartments (1047 to 2387 sqft) with east to west gradient to have enough sunlight Wide riverfacing balconies



WAVES VILLAMENTS

OVER 150 VILLAMENTS*

3 & 4 BHK | 2103 to 4047 sqft

Ganga facing private terrace and decks on both floors for a feel of outdoor living

Lounge area and family room

Separate staff quarter

* Excluding first floor sky garden units.



THE RIVER CLUB

A majestic podium level 70,000 sqft exclusive Club, THE RIVER CLUB will have an Olympic size lap pool overlooking the river with Jacuzzi and aqua gym to lavish five-star lounges and indoor sporting arenas, party terrace and open spaces will brighten the lives of the residents here.

The Club will boast of ... Cineplex | Cards room | Party lounge | River lounge

Business centre | Banquet | Indoor games

Multipurpose court | Squash court

and more.



Aerial view



River view deck and ghat*

*Ghat subject to NOC from Kolkata Port Trust



The Jetty



Fishing deck*with jogging and cycling track
*Fishing deck subject to NOC from Kolkata Port Trust



Spiral viewing deck



View from the TIDES terrace



The grand central lawn



Cricket court



Football field



Basketball court



Multipurpose play area



Aqua gym



Olympic-size swimming pool



Magnificent temple



Retail arena

THE RIVER CLUB

A majestic podium level exclusive Club, THE RIVER CLUB of about 70,000 sqft with an Olympic size pool overlooking the river with Jacuzzi and aqua gym to lavish five-star lounges, banquets and indoor sporting arenas, outdoor spaces and terraces.

With all ultra-modern lifestyle amenities to offer the best in class service to the residents, THE RIVER CLUB will surely be a prized possession to the 'royals' at THE ROYAL GANGES.

The Club will have a river lounge with Café & al fresco dining area with outdoor seating. Reading room with library, community hall with indoor sports facilities like cricket, football, badminton, basketball and volleyball etc.

There will be a Cineplex with surround sound, a Yoga/meditation area that may be used as a hobby centre for dance, music or art classes.

The indoor games room will have pool and snooker tables, table-tennis tables, dart boards, air hockey, carrom and chess boards, a card room and other board games. There will be guest rooms and isolation rooms.

The Club will boast of a squash court, an indoor kid's play area, virtual games room and video games parlor and an aqua gym. There will be a business centre with workstations and an Olympic-size swimming pool and kids' pool with a party lounge with outdoor deck.



Banquet hall



River lounge



Business centre



Pub area



Card room



Indoor games room



Gymnasium



Multipurpose hall



Yoga room



Squash court



Kids' play area



Cineplex



Guest room

Indian Green Building Council features

Green buildings or properties can have tremendous benefits, both tangible and intangible. The most tangible benefits are the reduction in water and energy consumption right from the first day of occupancy. The energy savings could range from 20 to 30 % and water savings around 30 to 50%. Intangible benefits of green building include enhanced air quality, excellent day light, health and wellbeing of residents, safety benefits and conservation of natural resources.

Rainwater harvesting

A rainwater harvesting tank installed at THE ROYAL GANGES would collect the rainwater from the roof and ground floor areas and store them to reuse it for gardening and landscaping. This will not only charge and enhance groundwater levels and reduce water flow into drains but also reduce the potable water required for the project, thereby making it water efficient.



Rainwater collection



Solar powered lights in common areas

Solar power lighting for common areas

THE ROYAL GANGES will have solar panels. The energy generated from them will be able to cater to 1% of the electrical power load for the common areas of the project to make it energy efficient.

Virgin greens

The site will be restored to virgin greenlands by adequate landscaping that will offer residents ample space for relaxation and play.

Waste and garbage disposal

THE ROYAL GANGES will recycle the waste water and reuse it for flushing in order to reduce the usage of potable water. The organic waste converter at THE ROYAL GANGES will help manage waste in a proper way and convert the kitchen and garden waste to manure and use it for the landscaping.

Limiting water waste

Low water flow fixtures specifically designed to limit water waste will help residents reduce water consumption.

Electric vehicle charging points

With rising fuel prices there is and will be a propensity to shift to renewable resources for vehicles. Which is why, the usage of electric vehicles are on the rise. A platinum rated property will have to have electric vehicle charging points to provide residents the provisions to charge electric vehicles at an extra cost.



GH platinum pre-certified

Energy efficient lights in common areas

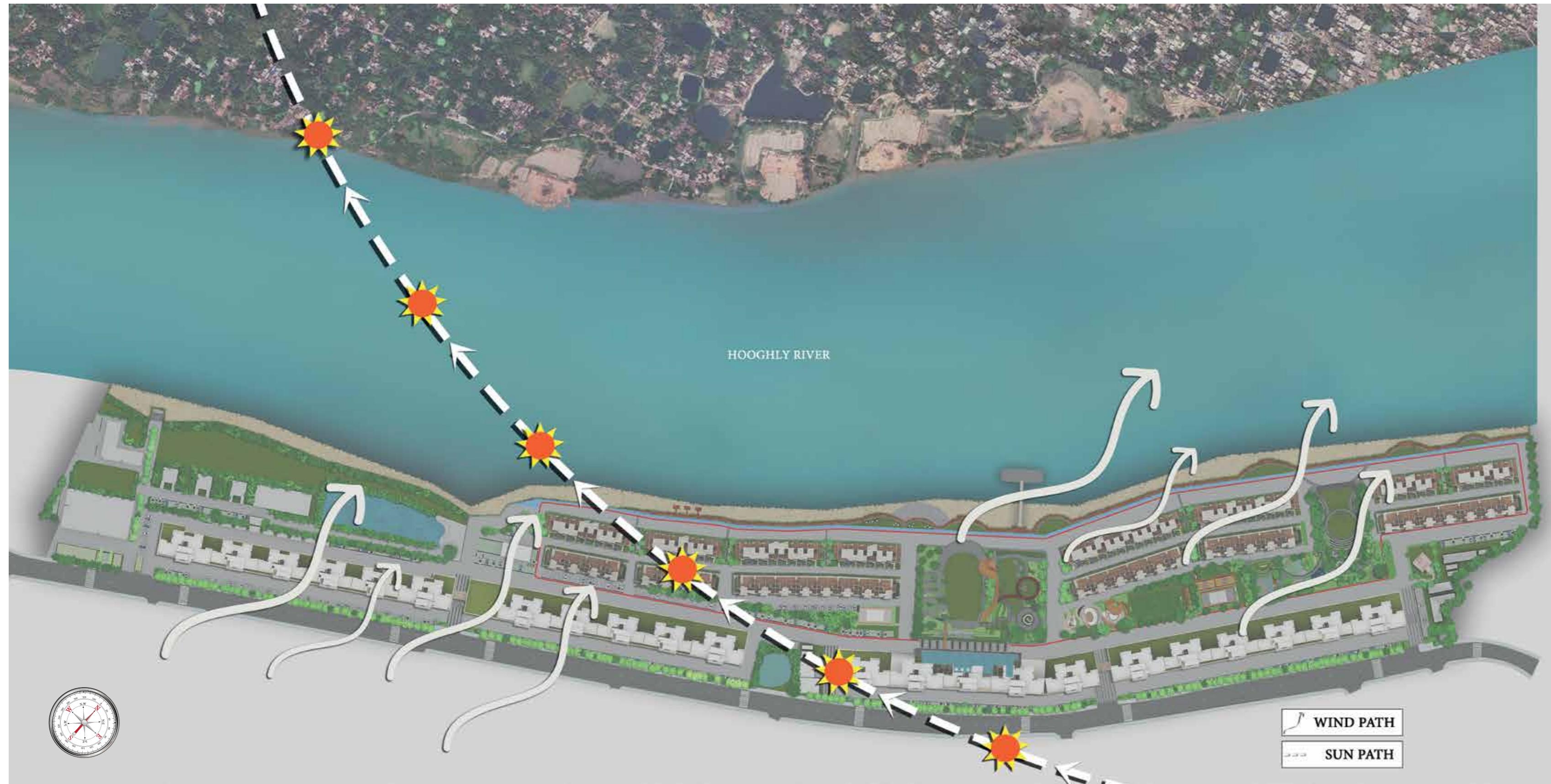
LED lights that consume almost 30% less electricity in comparison to other lights will help THE ROYAL GANGES reduce the energy consumption for the units making them energy efficient.

Adequate light and fresh air

THE ROYAL GANGES will have windows that are adequately sized to allow a lot of daylight and fresh air. Better indoor environmental quality will protect health, improve the quality of life, and reduce stress. In a way, it will also escalate the resale value of the property.



Ample daylight through large windows



Benefits of Sun path and Wind analysis.

Orientation of THE ROYAL GANGES buildings in relation to the sun's path as well as wind direction will increase the energy efficiency of the TOWERS, making them less expensive and more comfortable to live.

Buildings at THE ROYAL GANGES will get adequate daylight, air and shade with adequate shades in the outdoor areas during the day round the year. This will ensure a better environment for residents.

Constructed to bring in natural sunlight and ventilation into the interior spaces will benefit residents by helping them save energy and will ensure healthier living spaces.

River bank protection

THE ROYAL GANGES needs to be protected, by the owner, Srijan Realty or the residents. Kolkata Port Trust (KOPT) has incorporated a rule with regards to amenities or any infrastructure to be developed at the bank of River Hooghly: an implementation of river bank protection, which is essential for protection of that infrastructure.

Kolkata Port Trust (KOPT) has incorporated the above rule considering basic science, such that due to change in the river course the bank of the river will not get eroded. In THE ROYAL GANGES, Srijan Realty has implemented the riverbank protection, by obeying the rule of KOPT. Riverbank protection is essential to ensure that no adverse effect will ever come on the river hydrodynamics and the riverbank. Srijan Realty has approached the concerned expert from Jadavpur University and two other expert consultants of Calcutta to have a scientific riverbank protection for the present project.

As per rule of KOPT, no surcharge load should come along the 11 metre width from the riverbank, which has been incorporated in the project planning. This riverbank protection, following the KOPT rules is even more essential now in the era of climate change. By following this rule the society can get a space to breath freely at the bank of the river without any fear or worry, and a space to develop a green belt becomes available.

The river bank has been protected using a soft solution approach in contrast to hard engineering measures usually undertaken in such work. Soft engineering is nature-friendly with a lower environmental and energy footprint. Yet, it provides a very long term PAR management solution against erosive forces in the river.

The geo-synthetic solution used, allows growth of naturally occurring species of vegetation providing an aesthetically pleasing view of the property from the river.



Actual photograph

Recreational Amenities

Cineplex theatre
Library cum reading area
AC banquet hall for hosting parties
Multipurpose AC community hall with indoor sports facilities
Amphitheatre
Riverview deck
River lounge with Café and al fresco dining area
Party lounge with outdoor deck
Central lawn for community gathering and festivals
Sloped riverfront grand lawn
Barbecue space in open lawn
Outdoor cinema
Pet park

Indoor Games

Video games parlour
Air hockey
AC indoor games room with pool and snooker tables
Table Tennis
Dart
Carrom
Chess
Card room and other board games

Sporting Amenities

Infinity-edge Olympic-size swimming pool with attached kids' pool
Squash court
Basketball
Badminton court
Volleyball
Lawn tennis
Multipurpose courts
Cricket net practice court with simulator
Cricket cum Football play area
Walkways
Jogging track
Cycling track
Rock climbing for adults and children
Skating track
Mini golf putting area

Well-being Amenities

Health club with steam, massage, jacuzzi and sauna
Well-equipped multi gym and aerobics
Yoga / Meditation area
Senior citizens' park with meditation zone
Senior citizen-friendly gym
Outdoor gym and calisthenics
Aqua gym

Leisure Amenities

Riverfront promenades
Dry fountain / Splash play
Riverfacing cabanas
Fishing Deck *
Ghat for aarti and holy dip in the ganges *
Jetty
River terrace on river bank *
*Subject to NOC from Kolkata Port Trust

Kids' Amenities

AC Indoor childrens' play area
Childrens' play area
Pirate ship play tree house

Other Amenities and Gardens

Double height decorated entrance lobby in TIDES
Business centre with workstations and conference rooms
AC guest rooms / Isolation rooms
Seasonal fruit gardens
Pocket gardens
Hammock garden
Wellness garden

Infrastructure

Magnificent Temple
Close circuit -TV
Facility management office with storage area
24x7 power supply with power back up

Adequate water supply
Storm water drainage system
Online soft services ... plumber, electrician, bill payments etc
Driver's waiting area Staff /Drivers toilet and shower room facility
Staff quarters for staff/maids/drivers at extra cost
Efficient fire detection and fighting system as per WBFS norms
Intercom /EPABX connecting each flat and reception
Dedicated doctors/vendors/visitors parking
Stretcher length service lifts in each block
In-house transport service to the Millenium Park through ferry service and to Bata more and Taratala metro station

Green Building

IGBC Platinum Rating

Rainwater harvesting
Waste disposal system
Sewage treatment plant
Low flow water fixture
Certified wood
Natural daylight and fresh air
Light fixtures as per green building norms
Provision for electrical charging point at an extra cost
Low VOC paint
Waste water recycling
Renewable Energy ~ Solar power to meet electricity generation as per PCB

Retail

Launderette
Shops ... stationery, ATM, crèche, salon, milk booth, vegetables, wine etc
Restaurant and Bar
Day-care facilities
24x7 ambulance tie-up
Pet clinic
Nutrition counter for best organic supply
Medical centre, physiotherapy
Mini hyperstore
24x7 Medicine shop and Emergency treatment

A suggestive list of retail facilities that can be provided through third party vendors in the designated retail area of the project

Basics

LOCATION

Holding no C4-173 (New)
Moua ~ Krishnanagar
JL 1 under Maheshtala Municipality
PO Batanagar PS Maheshtala
(Near Bata Factory beside Uludanga Park)
24 Parganas South 700 141

DEVELOPER

SRIJAN REALTY

LAND OWNER

SRIJAN REALTY

TYPE OF PROJECT

Bungalows, Villaments and Towers

LAND AREA

26.53 acres approximately

OPEN AREA

73% approximately

GROUND COVERAGE

27% approximately

SIZES

2, 3 and 4 BHK, varying from 1047 to 4047 sqft (BUA)

NUMBER OF BUNGALOWS

Over 60 (G+1) / 3 BHK + 3 T

NUMBER OF VILLAMENTS

Over 150

NUMBER OF FLATS

Over 2300 flats

TOTAL SIZE OF THE PROJECT

More than 39 lakh sqft approximately





Essentials



Ferry service to and from The Millenium Park.



Doctor on call and 24-hour emergency service.



24 x 7 ambulance service.



Shuttle service to and from Batanagar More and Taratala Metro Station.



24 x 7 Medicine store.

Consultants

Landscape

The landscape design by Tectonix Limited, Thailand will feature the interpretation of the river's elements created from the organic shape of water movement. Meticulous details will be applied to floor patterns, vertical elements, and functional areas. Signature design elements will be seamlessly integrated to the openness of the sky and the river.

Architecture

Principal architect, Subir Kumar Basu feels that there are many sites that have only a part touching the river bank. This one is an exception where the entire site is along the river ... which is why, they have taken full advantage of this.

They have distributed physical and visual access to the river and the river breeze equally amongst all types of development in the site.

There is a hierarchy of height in the placement of buildings, the lowest blocks are closest to the river and the tallest ones further back. This will allow all units to enjoy the proximity of the river. All the units, including all the apartments will have a very wide view of the Ganges from their units. This is unique and may not be matched with any other project in the city.

In the very near future he expects THE ROYAL GANGES to become an icon of the city and a high benchmark in terms of things to come in the locality. It has the potential to become the first Marina Township of the city, he feels.

Structure

Utpal Santra, director, MN Consultants Private Limited and Principal Structural Engineer of the project found a number of things to be taken care of ... protecting the abutting river bank from erosion and strong winds due to the open spaces in front.

Keeping in mind the building movements in high wind conditions, the comfort level of residents were simulated and taken care of. Apart from the above, the structural design has carefully handled in sync with the architectural design idea. The viewing deck from the apartments will be obstruction-free. There will be no column in the front. The structural designs are very robust and strong as well as sleek. The state of the art technology with latest software has been used while analysing and designing the structures.

The residential units are designed in a way that they are river facing ... especially the rooms with balconies. All of this has been achieved even after keeping sufficient open spaces and landscaping in-between the blocks.

Interiors & Facade

Interiors architect and designer Kapil Bhalla of SEARCH feels that it is the serenity that is essential to the project. They have been able to enhance the experience at the ground level so that the focus would remain on the waterfront and people of all ages will have some thing that they engage and associate with. The living units will be optimised so that a resident gets to use more carpet area functionally. He is confident that the project will become a much sought after location to live, work and play.





