



Your Modern Vedic Homes
Experience Panch Tattva
AIR, WATER, EARTH, SUNLIGHT & SPACE



📍 Amtala

www.panchtattvavilla.com

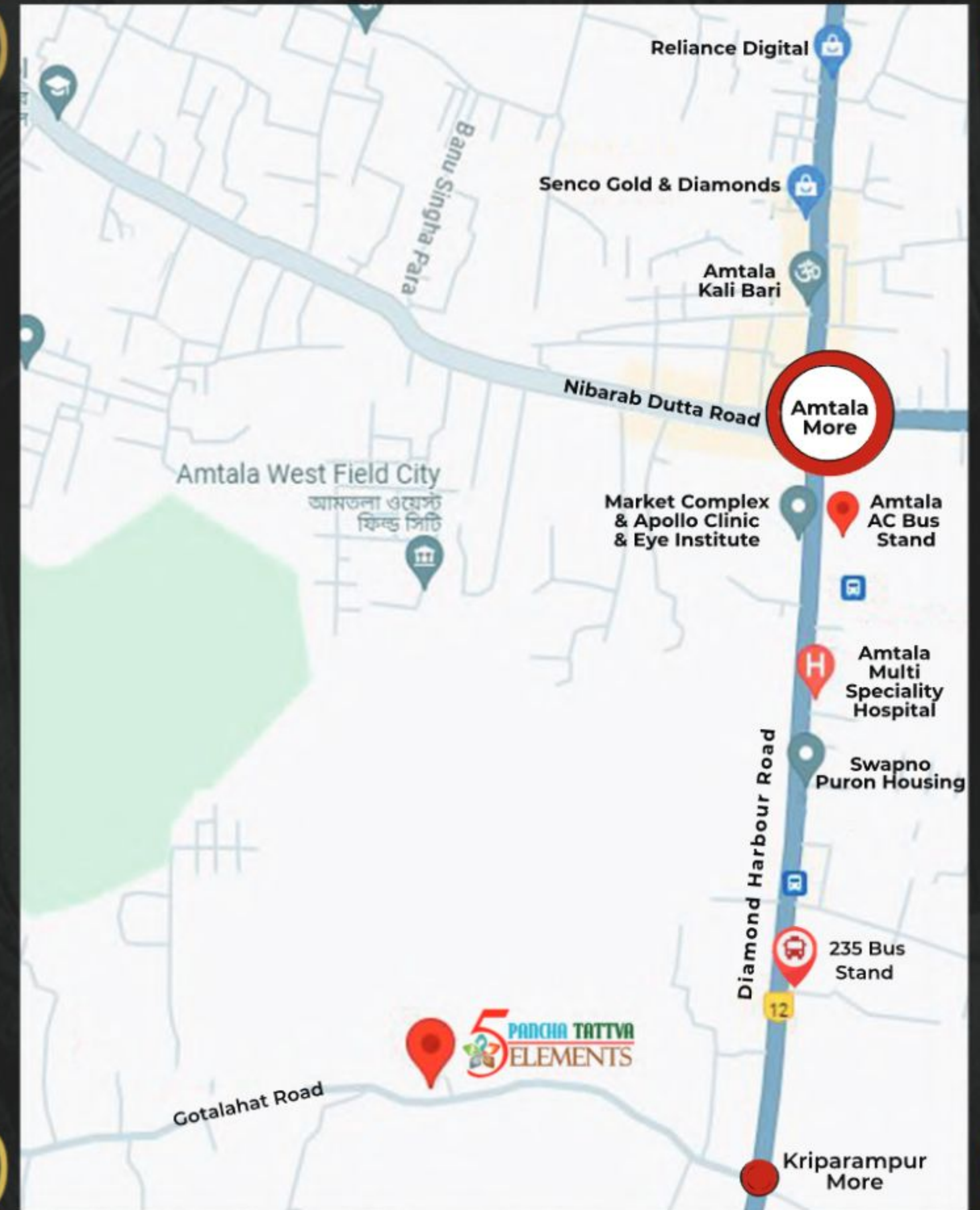
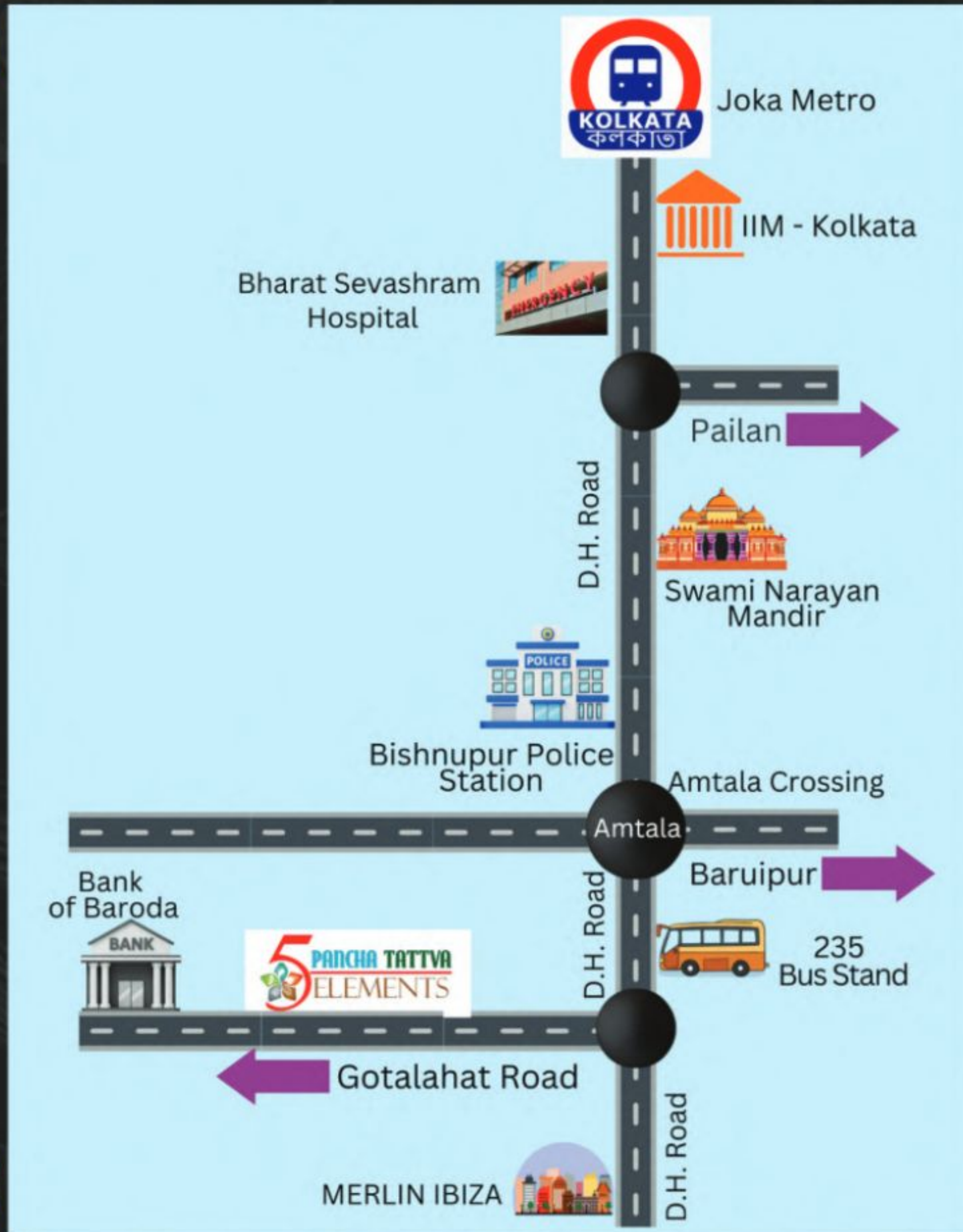
5 PANCHA TATTVA ELEMENTS



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Front View
3 BHK
1518 Sq Ft

5 PANCHA TATTVA
ELEMENTS





3 BHK AREA STATEMENT

3 BHK AREA STATEMENT		3 BHK + 3 TOILET
LAND AREA IN SQ.FT.	1600 (M/L) OR ABOVE	SQ.FT
LAND AREA IN KATTAH	2.22 OR ABOVE	KHATTAHS
GROUND FLOOR AREA	776	SQ.FT
1ST FLOOR AREA	633	SQ.FT
STAIR ROOM AREA	109	SQ.FT
TOTAL CONSTRUCTED AREA	1518	SQ.FT

Front View
4 BHK
1813 Sq Ft

5 PANCHA TATTVA
ELEMENTS





4 BHK AREA STATEMENT

4 BHK AREA STATEMENT		4 BHK + 3 TOILET
LAND AREA IN SQ.FT.	1600 (M/L) OR ABOVE	SQ.FT
LAND AREA IN KATTAH	2.22 OR ABOVE	KHATTAHS
GROUND FLOOR AREA	849	SQ.FT
1ST FLOOR AREA	849	SQ.FT
STAIR ROOM AREA	115	SQ.FT
TOTAL CONSTRUCTED AREA	1813	SQ.FT



METAL ROAD



STREET LIGHTS



SECURITY



LAKES



CLUBHOUSE



CAFETERIA



CHILDREN'S PARK



GYM



BATMINTON
COURT



YOGA &
MEDITATION DECK



SHORT CRICKET &
FUTSAL GROUND



JOGGING TRACK



SWIMMING POOL



ADDA ZONE



BOATING



CCTV

VILLA FEATURES

NUMBERS OF 3 & 4 BHK Villas SPREAD ACROSS
3 ACRES OF LAND

72000 SQ.FT. WATER BODIES & LANDSCAPES

2 STORIED VILLAS

VASTU COMPLIANTS

FRONT & SIDE LAWN WITH PARKING

EACH VILLA MINIMUM GARDEN AREA 700 SQ.FT

PROJECT AMENITIES

FUTSAL / CRICKET & BADMINTON COURT

SHOPS & 2 BED EMERGENCY UNIT

PICNIC ZONE & ADDA ZONE

LAKE SIDE SITTING & JOGGING AREA

LAKES WITH FISHING DECK & BOATING FACILITY

YOGA & MEDITATION PARK

CAFETRIA & OPEN RESTRO

CLUB & GYM WITH SWIMMING POOL

COMMUNITY HALL

DUAL GATE 24X7 CCTV SECURITY

FILTERED WATER PLANT

GENERATOR BACKUP

INDOOR GAMES & CHILDREN PLAYING AREA

GALLERY



GALLERY



VILLA SPECIFICATION

FLOOR & WALL

BEDROOMS : GVT MATT / GLOSSY LOOK WOODEN VITRIFIED TILES 2' X 2' OF GOOD QUALITY.

BALCONY / KITCHEN & TOILETS : ANTI SKID 2' X 2' VITRIFIED TILES OF GOOD QUALITY.

SITTING AREAS : GVT MATT / GLOSSY LOOK WOODEN VITRIFIED TILES SIZE 2' X 4' OF GOOD QUALITY.

BATHROOM WALLS : 2' X 1' GLAZED WALL TILES UPTO 7 FT FROM FLOOR LEVEL

KITCHEN WALLS : 2' X 1' GLAZED WALL TILES UPTO WINDOWS LEVEL FROM KITCHEN COUNTER

KITCHEN GRANITE (BROWN / BLACK / WHITE) AS PER PARTY CHOICE OVER BLACK STONE PROVIDED WITH QUARTZ BLACK SINK SIZE ABOUT 20" X 22"

STAIR AREA : SEMI POLISHED WHITE WITH GREY OR BLACK SHADES MARBLE STONE ON BOTH STEP / RISER & LANDING

STAIR AREA : SEMI POLISHED WHITE WITH GREY OR BLACK SHADES MARBLE STONE ON BOTH STEP / RISER & LANDING

DOORS & WINDOWS & STAIR RAILING

MAIN DOOR : WOODEN DOOR FRAME WITH LAMINATED FLUSH DOOR.

OTHER DOOR : WOODEN DOOR FRAME WITH FLUSH DOOR WITH BROWN MATT FINISH BURNISHED.

WINDOWS : POWDER COATED (DARK BROWN) ALUMINIUM FRAME SLIDING TYPE WINDOWS WITH CLEAR 5MM GLASS & LUBER TYPE ALUMINIUM WINDOWS WITH INBUILT EXHAUST FACILITY IN BATHROOMS.

DOOR HARDWARES : MAIN DOORS WITH 1 HASBOLT 1 LONG HANDLE COPPER FINISH AND 1 PEEPHOLE & OTHER DOORS HAVE HANDLE LOCKS

RAILING : 2'6" OF GI IRON WITH METTALIC ENAMEL PAINT UPON STAIR, BALCONY, OPEN TERRACE & PARAPIT WALL AS PER ELEVATION.

VILLA SPECIFICATION

PLUMBING FIXTURES & FITTINGS

WASH BASIN WHITE TABLE TOP FOR DINNING AND CORNER BASIN FOR BATHROOMS AND COMMODE WHITE OF HINDWARE MAKE WITH CISTERN & SEAT COVER.

BIB COCK, PILLAR COCK, ABLUTION TAP ALONG WITH NECESSARY ANGLE VALVES ETC. OF ISI STANDARD MAKES OF JAQUAR / ESSCO BRANDS. ALL EXTERNAL AND INTERNAL CONCEALED PIPE WILL BE OF UPVC/CPVC OF ASTRAL / SUPREME (ISI STANDARD)

ELECTRICAL FITTINGS & FIXTURES

CONCEALED COPPER WIRING WITH MODULAR SWITCHES OF REPUTED MAKE.

PROVISION FOR TELEVISION POINTS IN LIVING ROOM AND ONE BED ROOM, PROVISION FOR AIR CONDITIONER FOR ALL BEDROOMS & LIVING ROOM. PROVISION FOR BED SIDE CHARGING POINTS IN ALL BEDROOMS.

PROVISION FOR GEYSER POINT IN BATHROOMS WITH EXHAUS FACILITY.

PROVISION FOR CHIMNEY, MICRO WAVE & WATER PURIFIER POINTS IN KITCHENS.

EXTERNAL WALL FINISHES : ANTI FUNGAL / ANTI ALGAL WEATHER COAT PAINT OVER DAMP PROOF PRIMER MONO COAT OVER POLYMER BASE PUTTY COAT FROM NEROLAC. PANEL PUTTY TEXTURE IN SELECTED AREAS AS PER ELEVATION .

INTERNAL WALL FINISHES : INTERNAL WALL FINISHED WITH 2 COAT WATER PROOF PUTTY OF NEROLAC OR EQUIVALENT OVER PLASTER

ROOF : SPECIAL HEAT PROOF & WATER PROOF TREATMENT BY DR.FIXIT OVER TOP ROOF TO BEAT THE HEAT.

BOUNDARY WALL : BRICK BOUNDARY WALL AS PER ELEVATION

STRUCTURE

FOUNDATION & STRUCTURE : 2 STORIED FOUNDATION WITH RCC FRAMED STRUCTURE AS PER STRUCTURAL DESIGN SANCTIONED BY COMPONENT AUTHORITY

CEMENT : ACC / AMBUJA / DALMIA / ULTRA TECH / KONARK

SAND : FULL COARSE SAND FOR RCC & MEDIUM COARSE SAND FOR BRICK WORK & PLASTER WITH DAMP PROOF & WATER PROOF COATING BY DR.FIXIT LW+

BRICKS : 1ST CLASS BURNT RED BRICKS OR COMBINATION

STONE : 5/8 PURE STONE COMBINE WITH 5/8 DOWN STONE

STEEL : ISI STEEL TO BE USED.

PAYMENT PLAN

TIME OF PAYMENT	PERCENTAGE OF PAYMENT
ON BOOKING	5%
ON EXECUTION OF AGREEMENT FOR SALE	20%
ON COMPLITION OF FOUNDATION TO PLINTH	15%
ON COMPLITION OF G.F. casting	15%
ON COMPLITION OF 1st .FLOOR. casting	10%
ON COMPLITION OF brick work (ALL FLOORS)	10%
ON COMPLITION OF FLOORING & DOORS & WINDOWS	10%
ON PLUMBING AND FITTINGS + INTERNAL DRAINAGE	5%
ON PUTTY & PAINT (EXTERIOR & INTERIOR)	5%
ON COMPLITION (HABITATBLE STAGE)	5%
	100%

*REGISTRATION FEE + STAMPDUTY + ADVOCATE FEE WILL BE EXTRA AS PER DEMAND.

**EXTRA CHARGES FOR WATER, ELECTRICITY, LAKE VIEW PLC APPLICABLE.



INVENTORY DETAILS OF PANCHA TATTVA

SL.NO.	PLOT NO.	FACING	ADDED LOCATION ADVANTAGE	AREA OF LAND IN SQ.FT	AREA OF LAND IN KATTAHS	3 BHK BUILTUP AREA IN SQ.FT	4 BHK BUILTUP AREA IN SQ.FT
1	B-3	SOUTH	BOATING LAKE VIEW ON NORTH SIDE	1951	2.7	1518	1813
2	B-4	SOUTH	BOATING LAKE VIEW ON NORTH SIDE	1951	2.7	1518	1813
3	B-5	SOUTH	BOATING LAKE VIEW ON NORTH SIDE	1951	2.7	1518	1813
4	B-6	SOUTH	SOUTH EAST CORNER WITH LAKE VIEW	1672	2.33	1518	1813
5	B-7	EAST	LAKE VIEW ON WEST SIDE	1820	2.52	1518	1813
6	B-27	WEST	LAKE VIEW ON WEST SIDE	1680	2.33	1518	1813
7	B-28	EAST	NORMAL	1680	2.33	1518	1813
8	B-29	SOUTH	SOUTH WEST CORNER WITH LAKE VIEW	1600	2.24	1518	1813
9	B-30	SOUTH	SOUTH EAST CORNER WITH LAKE VIEW	1600	2.24	1518	1813
10	B-47	SOUTH	SOUTH WEST CORNER WITH LAKE VIEW	1600	2.24	1518	1813
11	B-48	SOUTH	SOUTH EAST CORNER WITH LAKE VIEW	1600	2.24	1518	1813
12	B-57	SOUTH	SOUTH WEST CORNER WITH LAKE VIEW	1716	2.39	1518	1813
13	B-58	SOUTH	SOUTH EAST CORNER WITH LAKE VIEW	1716	2.39	1518	1813
14	B-53	WEST	NORMAL	1638	2.28	1518	1813
15	B-54	EAST	NORMAL	1638	2.28	1518	1813
16	B-55	WEST	NORMAL	1638	2.28	1518	1813
17	B-56	EAST	NORMAL	1638	2.28	1518	1813
18	B-70	EAST	NORTH EAST CORNER WITH LAKE FACING ON WEST SIDE	2530	3.51	1518	1813
19	B-71	EAST	LAKE VIEW ON WEST SIDE	2145	2.98	1518	1813
20	B-72	EAST	FISHING LAKE VIEW ON WEST SIDE	1760	2.45	1518	1813
21	B-73	EAST	SOUTH EAST CORNER WITH LAKE VIEW	1760	2.45	1518	1813
22	L-1	WEST	NORMAL	1600	2.23	1518	1813
23	L-2	EAST	NORMAL	1600	2.23	1518	1813
24	L-3	WEST	NORMAL	1600	2.23	1518	1813
25	L-4	EAST	NORMAL	1600	2.23	1518	1813
26	L-5	WEST	NORMAL	1600	2.23	1518	1813
27	L-6	EAST	NORMAL	1600	2.23	1518	1813
28	L-7	WEST	NORMAL	1600	2.23	1518	1813
29	L-8	EAST	NORMAL	1600	2.23	1518	1813
30	L-9	WEST	NORMAL	1600	2.23	1518	1813
31	L-10	EAST	NORMAL	1600	2.23	1518	1813
32	L-11	WEST	LAKE VIEW ON WEST SIDE	1600	2.23	1518	1813
33	L-12	EAST	NORMAL	1600	2.23	1518	1813
34	L-13	WEST	LAKE VIEW ON WEST SIDE	1600	2.23	1518	1813
35	L-14	EAST	NORMAL	1600	2.23	1518	1813

OUR LOAN PARTNER



Started in 1999, we are a renowned real estate company serving Kolkata and 24 PGS(S) for last 25 years. Specializing in residential, commercial. and plotted projects, we've successfully delivered over 1,77,000 sq. ft. of meticulously crafted spaces. Our team is dedicated to translating your dream home vision into reality. Our commitment to excellence extends beyond industry standards, as we aspire to become the preferred choice for premium real estate solutions. With a focus on innovation and quality, we aim to shape the future of living spaces. Our mission is clear: to exceed expectations and foster enduring relationships built on trust and integrity. Join us on this journey as we continue to redefine the landscape of real estate, one exceptional project at a time.

DEVELOPER



CITY OFFICE : 2276, AMBUDHI SUTLEJ, 1ST FLR, NAYABAD MAIN ROAD, KOL-99

SITE OFFICE : GOTALAHAT ROAD, RAMKRISHNAPUR, AMTALA, DIST. : 25 PGS (S), W.B 743398

MKT.OFFICE : B-24, VIDYA SAGAR SARANI (BARABAGAN), KOLKATA - 700026.

Disclaimer :

This brochure is for illustrative purposes only. Actual floor plan layout & amenities specification & dimensions may vary.

This brochure is not a legal or binding document. Sale Agreement will be the final & legal document.