

    7890030030

HIRA Registration Number:- HIRA/P/SOU/2018/ 000128

**Disclaimer:** The layout, building plans, specification of the villa(s), features and benefits proposed at Gardenia at Raichak on Ganges are preliminary and subject to finalization. Though no effort will be spared to carry them out, Ambuja Neotia Hotel Ventures Limited may affect such variation, addition, alteration, deletion and / or modification therein as it may, at its sole discretion, deem appropriate and fit, or as may be directed by any competent authority. However, the constructed area of the villa(s) may increase or decrease up to a maximum of 5%. No complaints regarding design, layout and accommodation shall be entertained by Ambuja Neotia Hotel Ventures Limited. All dimensions have been rounded off. Marginal revision may be necessary during construction. Furniture layout shown in the brochure is indicative of how the unit can be used. No furniture is provided with the villas. The map shown is not to scale and the distances mentioned are approximate under ideal traffic conditions. Some of the exterior images of Gardenia are artistic impressions.

**AmbujaNeotia**







Gardenia is a cluster of 2-4 BHK homes with private gardens & 1BHK Studio Villas (Palm Cove) with open terrace to soak in the abundance of nature. Green yet generous with plethora of modern amenities for the whole family. This booklet lets you choose from diverse villa styles, personalize your space, and select plot sizes to match your needs. Your bespoke journey to Villa living begins here.



# Master Plan

Gardenia



# Master Plan

Palm Cove

- Sold Units
- Available 1BHK Palm Cove Villas





# Area Statement of Plots

Gardenia

S.L.	Plot No.	Plot Sizes	
		Cottah	Area in SQ.FT
1	A2	4.17	3,004
2	A3	4.17	3,004
3	A4	4.15	2,990
4	A5	4.15	2,990
5	A6	4.28	3,083
6	A11	4.52	3,255
7	A37	6.22	4,478
8	A7	8.29	5,971
9	A26	7.79	5,609
10	A27	8.01	5,764
11	B9	4.84	3,482
12	B12	5.13	3,697
13	B16	4.72	3,398
14	B17	6.40	4,609
15	B18	6.96	5,010
16	B19	7.01	5,045
17	B20	6.55	4,714
18	B21	6.18	4,453
19	B22	7.34	5,282
20	B23	6.64	4,780
21	B24	6.71	4,835
22	B25	7.96	5,728
23	B26	7.75	5,580
24	B27	9.82	7,069
25	B28	10.63	7,652
26	B29	8.88	6,394
27	B30	6.40	4,608
28	B31	6.72	4,836
29	B32	7.07	5,088

S.L.	Plot No.	Plot Sizes	
		Cottah	Area in SQ.FT
30	B33	6.95	5,002
31	B34	12.48	8,985
32	B35	8.08	5,820
33	B36	8.17	5,879
34	C10	3.85	2,775
35	C11	5.92	4,261
36	C12	7.77	5,596
37	C13	6.56	4,722
38	C14	8.08	5,818
39	C15	6.81	4,903
40	C16	4.95	3,567
41	C17	3.13	2,254
42	C18	4.67	3,359
43	C19	3.31	2,383
44	C20	4.43	3,191
45	C24	6.43	4,628
46	C25	5.85	4,210
47	C31	5.74	4,136
48	C21	7.28	5,243
49	C22	7.11	5,121
50	C23	7.02	5,055
51	C29	6.07	4,371
52	C32	6.08	4,378
53	C33	6.24	4,496
54	C1	7.46	5,374
55	C2	6.91	4,973
56	C3	6.75	4,862
57	C4	7.33	5,280
58	C5	7.54	5,429

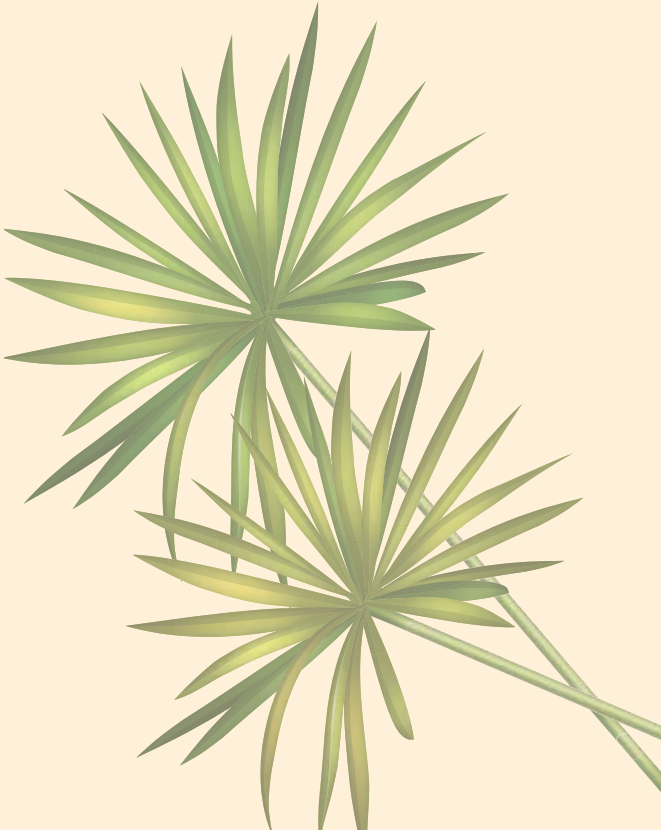
S.L.	Plot No.	Plot Sizes	
		Cottah	Area in SQ.FT
59	C6	7.39	5,320
60	C7	9.43	6,789
61	C8	8.44	6,078
62	C9	9.59	6,907
63	C34	10.42	7,502
64	C35	8.62	6,207

# Area Statement of Plots

Palm Cove

S.L.	Plot No.	Plot Sizes	
		Cottah	Area in SQ.FT
1	D1	1.91	1,375
2	D2	1.91	1,375
3	D5	1.91	1,375
4	D9	1.91	1,375
5	D11	1.91	1,375
6	D12	1.91	1,375
7	D13	1.91	1,375
8	D14	1.91	1,375
9	D15	1.91	1,375
10	E2	1.91	1,375
11	E3	1.91	1,375
12	E4	1.91	1,375
13	E5	1.91	1,375
14	E6	1.91	1,375
15	E12	1.91	1,375
16	E13	1.91	1,375

S.L.	Plot No.	Plot Sizes	
		Cottah	Area in SQ.FT
17	E14	1.91	1,375
18	E15	1.91	1,375
19	E16	1.91	1,375
20	F4	1.91	1,375
21	F5	1.91	1,375
22	F7	1.91	1,375
23	F8	1.91	1,375
24	F9	1.91	1,375





## Villa Style - Mediterranean

This style presents an array of aspirational villas, embodying dream homes with a distinct touch of Mediterranean influence, particularly inspired by Spanish aesthetics. The villas feature expansive arches, imbuing them with a light, airy ambiance that evokes a sense of luxury. Each residence exudes a plush atmosphere, creating a harmonious blend of comfort and elegance, reminiscent of the Mediterranean allure.

Designed by  
 SQUARE, Kolkata



Artist's Impression



# 2BHK

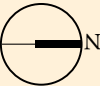
Mediterranean

Built Up Area 1433 sqft  
RERA Carpet Area 1022 sqft  
Balcony/ Utility/ Portico Area 43 sqft  
Terrace Area 90 sqft



## GROUND FLOOR

- L LIVING ROOM
- D DINING ROOM
- K KITCHEN
- S STORE
- PR POWDER ROOM
- CO COURT
- DK DECK



# 2BHK

Mediterranean



## FIRST FLOOR

- B1 BEDROOM 1
- T1 TOILET 1
- D1 DRESSING
- BL BALCONY
- B2 BEDROOM 2
- T2 TOILET 2
- TR TERRACE



# 3BHK

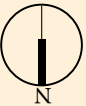
Mediterranean

Built Up Area 1941 sqft  
RERA Carpet Area 1473 sqft  
Balcony/ Utility/ Portico Area 63 sqft  
Terrace Area 78 sqft



## GROUND FLOOR

- L LIVING ROOM
- D DINING ROOM
- K KITCHEN
- U UTILITY BALCONY
- MT METER ROOM
- PR POWDER ROOM
- B BEDROOM
- T TOILET 1
- RL RAISED LAWN 1
- RL2 RAISED LAWN 2



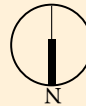
# 3BHK

Mediterranean



## FIRST FLOOR

- B2 BEDROOM 2
- T2 TOILET 2
- B3 BEDROOM 3
- T3 TOILET 3
- TR TERRACE





# 4BHK

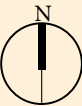
Mediterranean

Built Up Area 2684 sqft  
RERA Carpet Area 1942 sqft  
Balcony/ Utility/ Portico Area 237 sqft  
Terrace Area 74 sqft



## GROUND FLOOR

- L LIVING ROOM
- D DINING ROOM
- K KITCHEN
- U UTILITY BALCONY
- PR POWDER ROOM
- B1 BEDROOM 1
- T1 TOILET 1
- PO1 PORTICO 1
- PO2 PORTICO 2
- DK1 DECK 1
- BL1 BALCONY 1



# 4BHK

Mediterranean



## FIRST FLOOR

- B2 BEDROOM 2
- DR1 DRESSER
- T2 TOILET 2
- BL2 BALCONY 2
- B3 BEDROOM 3
- T3 TOILET 3
- BL3 BALCONY 3
- B4 BEDROOM 4
- T4 TOILET 4
- TR TERRACE





## Villa Style - Neo Classical

Blending modern and ethnic styles, these residences draw inspiration from Bengal's historic dak villas, adopting a minimalist palette. With a thoughtful design, each house features a harmonious combination of enclosed and open spaces, offering diverse sensory experiences. The result is a unique living environment that pays homage to the region's cultural heritage while providing a contemporary and tranquil retreat.



Designed by  
 2 SQUARE, Kolkata



Artist's Impression



# 2BHK

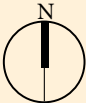
Neo Classical

Built Up Area 1502 sqft  
RERA Carpet Area 964 sqft  
Balcony/ Utility/ Portico Area 121 sqft  
Terrace Area 50 sqft



GROUND FLOOR PLAN

- L LIVING
- D DINING
- K KITCHEN
- U UTILITY
- S STORE
- PR POWDER ROOM
- CO COURT
- DK1 DECK 1
- BL1 BALCONY



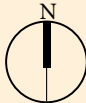
# 2BHK

Neo Classical



FIRST FLOOR

- B1 BEDROOM 1
- T1 TOILET 1
- BL2 BALCONY 2
- B2 BEDROOM 2
- T2 TOILET 2
- TR1 TERRACE 1





# 3BHK

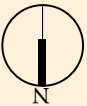
Neo Classical

Built Up Area 1959 sqft  
RERA Carpet Area 1510 sqft  
Balcony/ Utility/ Portico Area 210 sqft



GROUND FLOOR PLAN

- L LIVING
- D DINING
- K KITCHEN
- U UTILITY
- S STORE
- PR POWDER ROOM
- CO COURT
- B1 BEDROOM 1
- T1 TOILET 1
- BL1 BALCONY 1
- BL2 BALCONY 2



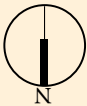
# 3BHK

Neo Classical



FIRST FLOOR PLAN

- B2 BEDROOM 2
- T2 TOILET 2
- BL3 BALCONY
- B3 BEDROOM 3
- T3 TOILET 3
- BL4 BALCONY





# 4BHK

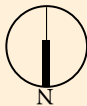
Neo Classical

Built Up Area 2604 sqft  
RERA Carpet Area 2127 sqft  
Balcony/ Utility/ Portico Area 264 sqft



GROUND FLOOR PLAN

- L LIVING
- D DINING
- K KITCHEN
- U UTILITY
- PR POWDER ROOM
- CO1 COURT 1
- BL1 BALCONY 1
- B1 BEDROOM 1
- T1 TOILET 1
- DK1 DECK 1
- DK2 DECK 2



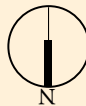
# 4BHK

Neo Classical



FIRST FLOOR PLAN

- B2 BEDROOM 2
- T2 TOILET 2
- BL2 BALCONY2
- DR1 DRESSER 1
- B3 BEDROOM 3
- T3 TOILET 3
- BL3 BALCONY3
- DR2 DRESSER 2
- B4 BEDROOM 4
- T4 TOILET 4
- DR3 DRESSER
- BL4 BALCONY 3





## Villa Style - Garden Vista

This villa is stylistically composite with a living and dining room accessorised by decks that ensures a relaxed outdoor experience and a functional indoor ambience with front and back lawns. It has a spacious kitchen and a common washroom for the habitants on the ground floor. The villa is planned for quick retreats or extended stays. The first floor has two bedrooms with attached washrooms and a beautiful terrace; the outdoor experience is completed with a family space and a plush balcony on the same floor.

Designed by



Urbana, Kolkata



Artist's Impression



# 2BHK

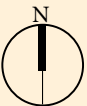
Garden Vista

Built Up Area 1433 sqft  
RERA Carpet Area 1134 sqft  
Balcony/ Utility/ Portico Area 34 sqft  
Terrace Area 164 sqft



GROUND FLOOR PLAN

- L LIVING ROOM
- D DINING ROOM
- K KITCHEN
- U UTILITY AREA
- D 1 DECK 01
- D 2 DECK 02
- ST STORE
- F FOYER
- T TOILET



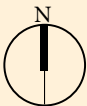
# 2BHK

Garden Vista



1ST FLOOR

- B1 MASTER BEDROOM
- B2 BEDROOM 2
- T1 TOILET 1
- T2 TOILET 2
- TR1 TERRACE 1
- TR2 TERRACE 2





# 3BHK

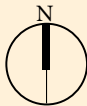
Garden Vista

Built Up Area 1944 sqft  
RERA Carpet Area 1556 sqft  
Terrace Area 238 sqft



## GROUND FLOOR

- B 2 BEDROOM
- D 1 DECK
- D 2 DECK
- DR DINING ROOM
- T 1 TOILET
- T 2 TOILET
- K KITCHEN
- L LIVING ROOM
- F FOYER
- S STORE



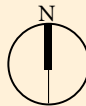
# 3BHK

Garden Vista



## FIRST FLOOR PLAN

- B 1 MASTER BEDROOM
- B 2 BEDROOM 3
- WC WALK IN CLOSET
- TR 1 OPEN TERRACE 01
- TR 2 OPEN TERRACE 02
- T 1 TOILET 01
- T 2 TOILET 02





# 4BHK

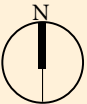
Garden Vista

Built Up Area 26843 sqft  
RERA Carpet Area 2229 sqft  
Balcony/ Utility/ Portico Area 63 sqft  
Terrace Area 316 sqft



## GROUND FLOOR

- D1 DECK
- K KITCHEN
- DR DINING ROOM
- S1 TOILET 3
- S2 BEDROOM 3
- T TOILET
- B2 BEDROOM
- L LIVING ROOM
- F FOYER
- BL BALCONY



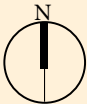
# 4BHK

Garden Vista



## FIRST FLOOR PLAN

- B 4 BEDROOM 4
- OT 1 OPEN TERRACE
- T 1 TOILET
- T 2 TOILET
- T 3 TOILET
- WC WALK IN CLOSET
- MD MASTER BEDROOM
- B 3 BEDROOM 3
- OT 2 OPEN TERRACE
- OT 3 OPEN TERRACE





Area Statement of Villas

2BHK					3BHK				4BHK			
TYPES	Built-Up Area SQFT	Carpet Area SQFT	Balcony/Utility/ Portico Carpet SQFT	Terrace Area SQFT	Built-Up Area SQFT	Carpet Area SQFT	Balcony/Utility/ Portico Carpet SQFT	Terrace Area SQFT	Built-Up Area SQFT	Carpet Area SQFT	Balcony/Utility/ Portico Carpet SQFT	Terrace Area SQFT
MEDITERRANEAN	1325	1022	43	90	1941	1473	63	78	2571	1942	237	74
NEO CLASSICAL	1502	964	121	50	1959	1510	210	0	2604	2127	264	0
GARDEN VISTA	1433	1134	34	164	1944	1556	0	238	2684	2229	63	316



“Select your dream haven from our exquisite range of existing Villa styles”





# Magnolia

A two bedroom villa with front and back lawns for one's morning prayers and evening walks or solitary reflections. The ground floor has a bedroom, two washrooms, a kitchen, a beautiful living room and two decks. The bedroom and the living room comprise dedicated decks to ensure privacy. The lavish first floor has a sprawling bedroom, a patio and a family space. The family space opens up to the beautiful patio and the bedroom opens up to the gorgeous terrace. Outdoor and interior combination gives a beautiful balance to the villas.



Designed by



Salient Design Studio,  
Kolkata





# Magnolia - 2BHK

Ground Floor

Built Up Area 1050 sqft  
Carpet Area 921 sqft



- L LIVING ROOM
- D DRAWING/ DINING
- K KITCHEN
- B1 BEDROOM
- T1 TOILET
- PR POWDER ROOM
- MT METER ROOM
- DK1 DECK
- DK2 DECK

# Magnolia

First Floor



- B2 BEDROOM
- T2 TOILET
- F FAMILY SPACE
- P PATIO
- TR OPEN TERRACE



# Daffodil

A two bedroom stylish and exquisite villa with front and back lawns. This villa is stylistically composite with a bedroom, living room and dining room accessorised by decks that ensures a relaxed outdoor experience as well as a functional indoor ambience. With a spacious kitchen and a common washroom for the guests on the ground floor, the villa is planned for weekend retreats. The first floor also has one bedroom with attached washroom and a beautiful terrace; the outdoor experience is completed with a family space with a plush balcony on the same floor.



Designed by



Salient Design Studio,  
Kolkata



Artist's Impression



# Daffodil - 2BHK

Ground Floor

Built Up Area 1200 sqft  
Carpet Area 1004 sqft



- L LIVING ROOM
- K KITCHEN
- T1 TOILET
- D DRAWING/DINING
- B1 BEDROOM 01
- DK1 DECK 1
- DK2 DECK 2

# Daffodil - 2BHK

First Floor



- F FAMILY SPACE
- T2 TOILET
- B2 BEDROOM
- TR TERRACE
- BL BALCONY



# Orchid

A lavish four side open three bedrooms-villa with a spacious dining area, comfortable living room and a kitchen. The villa has beautiful front and back lawns for the owners to enjoy the outside view. It has a ground floor and a first floor with terraces and decks. The ground floor comprises a living room and a bed room with decks and the first floor has two bed rooms with terraces. All the rooms have attached washrooms for convenience and an additional common washroom for guests.

Designed by



Salient Design Studio,  
Kolkata



Artist's Impression



# Orchid - 3BHK

Ground Floor

Built Up Area 1854 sqft  
Carpet Area 1534 sqft



- L LIVING
- D DINING
- B1 BEDROOM
- T1 TOILET
- K KITCHEN
- PR POWDER ROOM
- DK1 DECK 1
- DK2 DECK 2
- MT METER ROOM

# Orchid - 3BHK

FirstFloor



- B2 BEDROOM 2
- T2 TOILET 2
- B3 BEDROOM 3
- T3 TOILET 3
- TR1 TERRACE 1
- TR2 TERRACE 2



# Lavender

A beautiful three bedroom villa with sprawling front and back lawns for heightened view of the greens. The ground floor which has a living room and one bedroom with decks. The villa also comprises the first floor which has two bed rooms with terraces. The L-shaped staircase adds to the gorgeousness of the villa and a dedicated family space is a placenta of comfort.

Designed by



Salient Design Studio,  
Kolkata



Artist's Impression



# Lavender - 3BHK

Ground Floor

Built Up Area 1451 sqft  
Carpet Area 1231 sqft



- L LIVING
- D DINING
- B1 BEDROOM
- T1 TOILET
- K KITCHEN
- DK1 DECK 1
- DK2 DECK 2

# Lavender - 3BHK

Ground Floor



- F FAMILY SPACE
- T2 TOILET 2
- B2 BEDROOM 2
- T3 TOILET 3
- B3 BEDROOM 3
- TR TERRACE



Area Statement of Villas

2BHK				
TYPES	Built-Up Area SQFT	Carpet Area SQFT	Covered Balcony/ Foyer Carpet SQFT	Open Terrace Area SQFT
DAFFODIL	1200	1004	32	85
MAGNOLIA	1050	921	45	93

3BHK				
TYPES	Built-Up Area SQFT	Carpet Area SQFT	Covered Balcony/Foyer Carpet SQFT	Open Terrace Area SQFT
ORCHID	1854	1534	-	328
LAVENDER	1451	1231	32	85