

Gardenia II

Life in the lap of nature



GANGA AWAS
COUNTRY HOMES



Dear Friend,

We started our journey with a simple vision... to make a difference to the way people live. Because we believe that a home is more than just four walls...it is the freedom to create and inhabit your own space...it is the space where you live your aspirations, filling it with the myriad hues of life.

As a humble endeavour towards this direction, Gardenia offers you the incredible experience of your very own private villa, overlooking the lush greens near the majestic Ganges. The opportunity to spend some quality time with your family and friends makes it the perfect holiday home amidst the idyllic setting. Because life, here, is a holiday.

Wish you a wonderful stay at Gardenia!

Harsh Neotia

Warm Regards,

Harshvardhan Neotia,

Chairman, Ambuja Neotia

Wake up to the chirping of birds, feel the
fresh river breeze, commune with the
sun-kissed greens...

... a world of
timeless bliss



An hour-and-a-half drive away from the bustling metropolis, lies a haven where time stands still. This is Raichak on Ganges, an alluring hideaway located just 51 kms from Kolkata.



Raichak





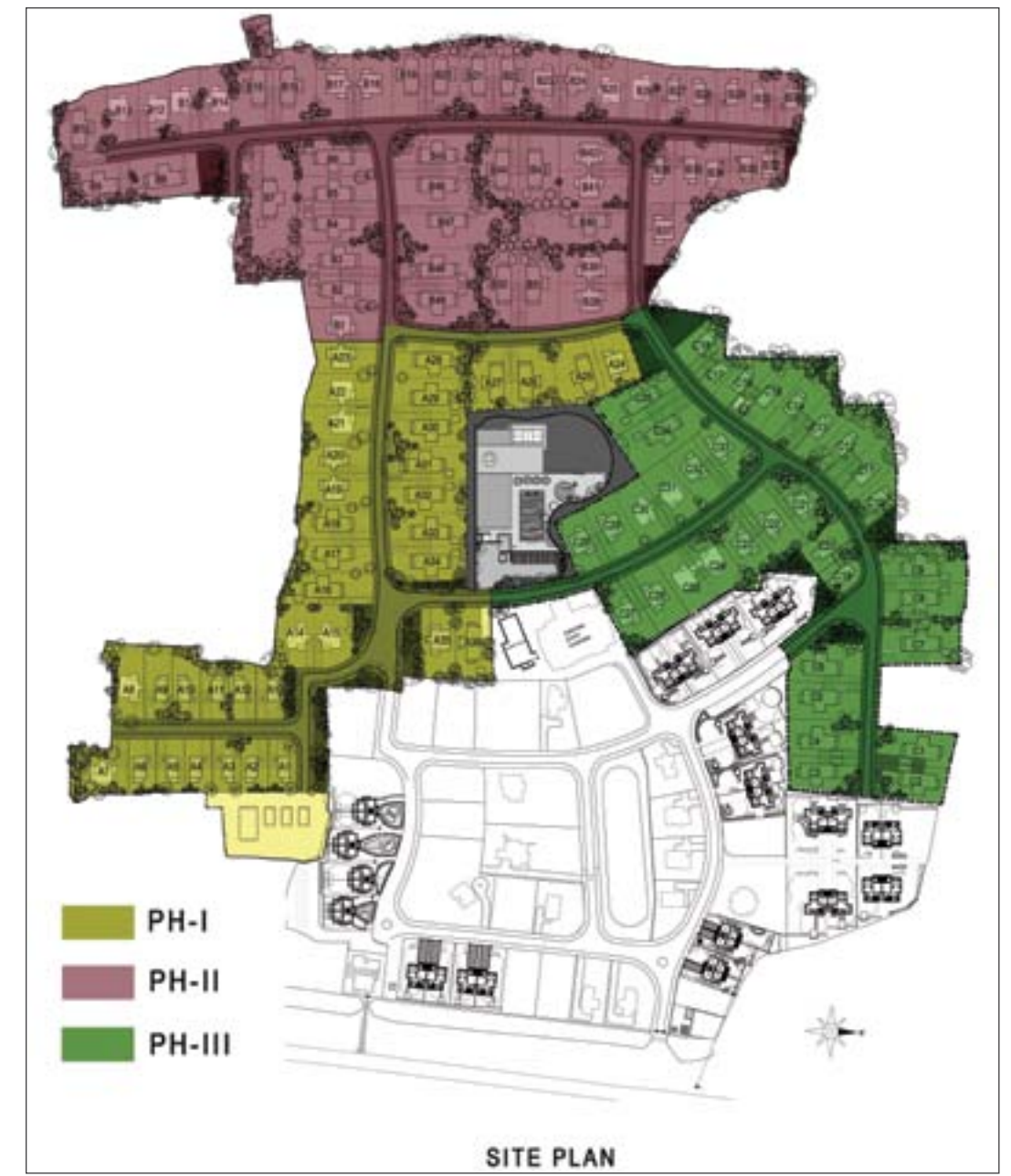
Close to the city yet away from its hubbub, Gardenia offers country living at its joyous best! Set amidst lemon, palm and frangipani groves, the bungalows are your very own private getaway...

... the perfect home away from home



Just pick the land
of your choice from
the wide variety and create your
haven of harmony.

- 1BR: Camellia
- 2BR: Daffodil
- 3BR: Orchid
- 3BR: Lavender
- 2BR: Magnolia



Owning a dream retreat has never been so gratifying. Especially, with the **diverse bungalow options** that's on offer.



Orchid

3 Bedroom Bungalows



Front View



Rear View

Floor Plans

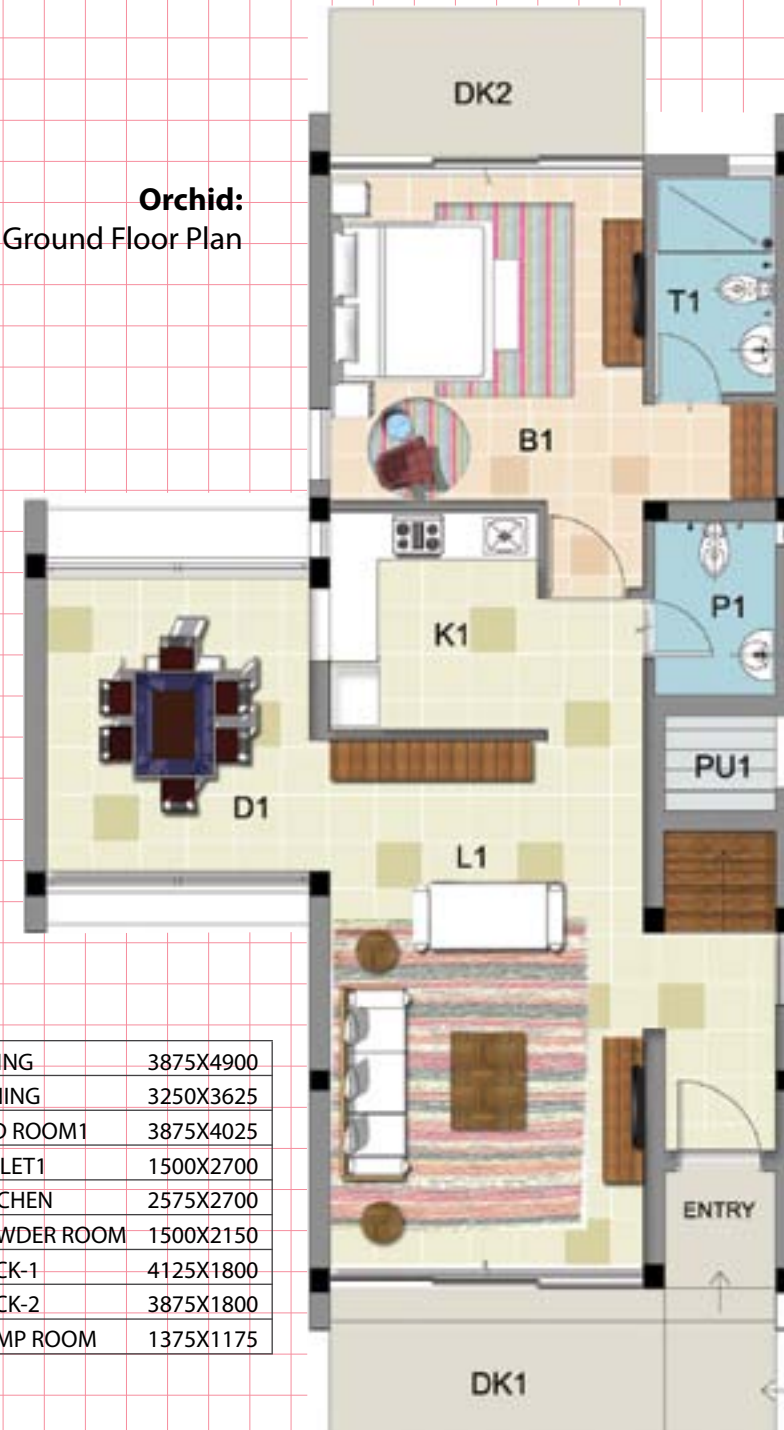


Orchid: Bungalow Plan (Without Servant's Room)



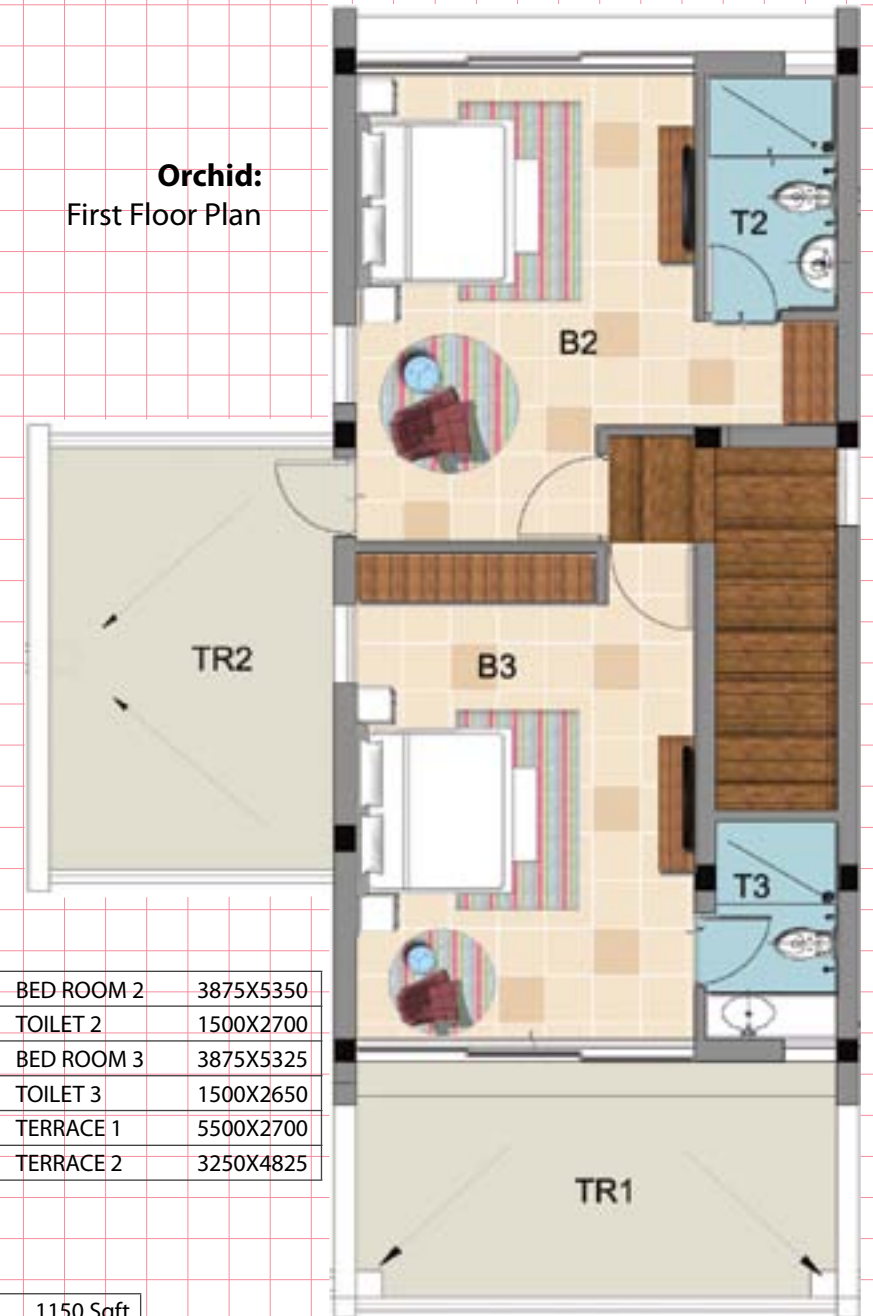
Orchid: Bungalow Plan (With Servant's Room*)

**Orchid:
Ground Floor Plan**



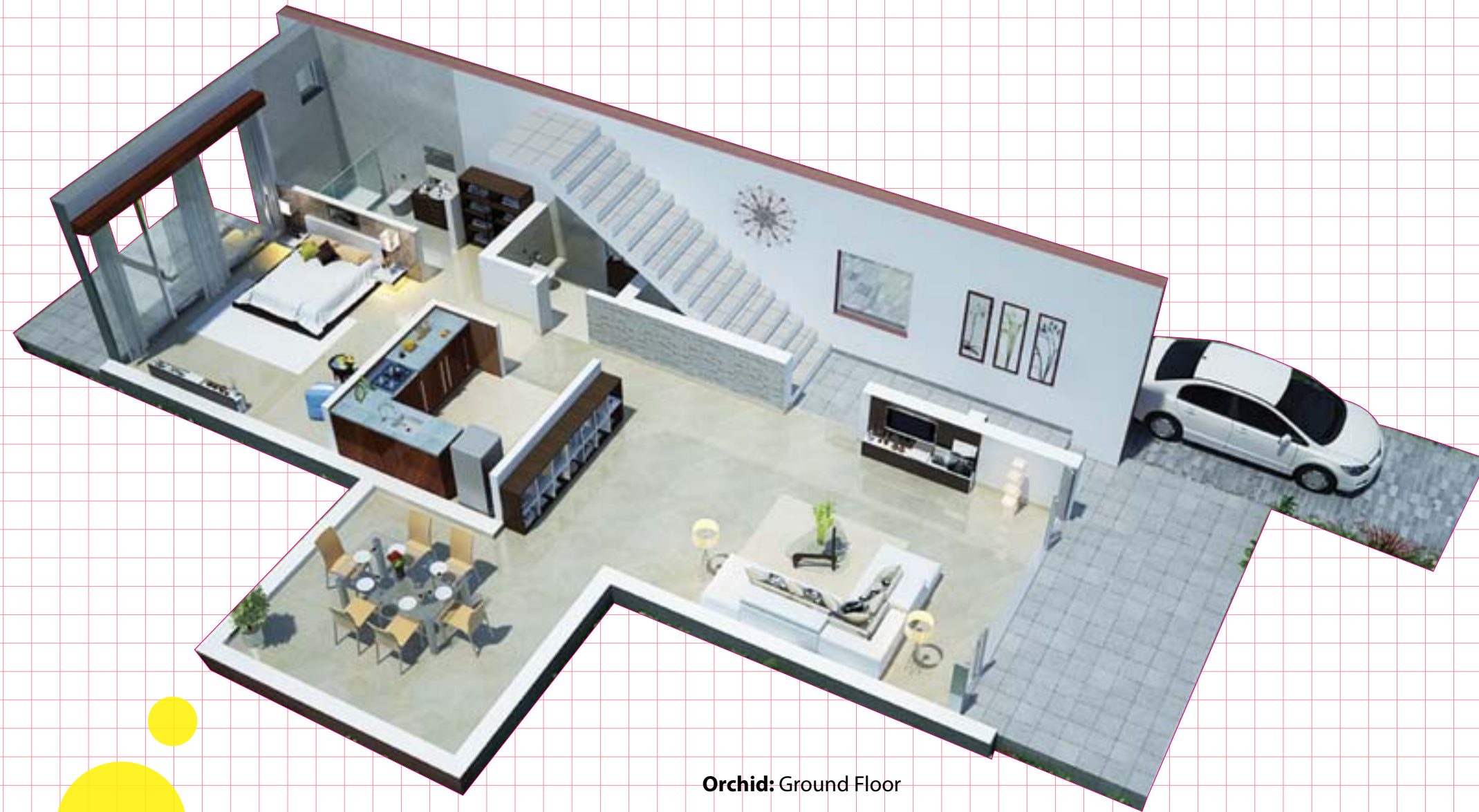
L1	LIVING	3875X4900
D1	DINING	3250X3625
B1	BED ROOM1	3875X4025
T1	TOILET1	1500X2700
K1	KITCHEN	2575X2700
P1	POWDER ROOM	1500X2150
DK1	DECK-1	4125X1800
DK2	DECK-2	3875X1800
PU1	PUMP ROOM	1375X1175

**Orchid:
First Floor Plan**



B2	BED ROOM 2	3875X5350
T2	TOILET 2	1500X2700
B3	BED ROOM 3	3875X5325
T3	TOILET 3	1500X2650
TR1	TERRACE 1	5500X2700
TR2	TERRACE 2	3250X4825

Ground Floor	1150 Sqft.
First Floor	704 Sqft.
Total	1854 Sqft.



Orchid: Ground Floor



Orchid: First Floor

Exploded Views

Lavender

3 Bedroom Bungalows



Front View



Rear View

Floor Plans



Lavender: Bungalow Plan (Without Servant's Room)



Lavender: Bungalow Plan (With Servant's Room*)

Lavender:
Ground Floor Plan



L1	LIVING	3915X3920
D1	DINING	3915X2750
B1	BED ROOM	3895X3385
T1	TOILET	2700X1565
K1	KITCHEN	4000X1625
DK1	DECK 1	3545X2000
DK2	DECK 2	3545X2000

Ground Floor	823 Sqft.
First Floor	628 Sqft.
Total	1451 Sqft.

Lavender: First Floor Plan



B2	BED ROOM 2	3895X3385
T2	TOILET 2	2700X1565
B3	BED ROOM 3	3915X4020
T3	TOILET 3	4035X1660
FS	FAMILY SP.	2645X1640
TR1	TERRACE 1	3915X2020



Lavender: Ground Floor



Lavender: First Floor

Exploded Views

Actual Photograph

Lavender Type Bungalow



Daffodil

2 Bedroom Bungalows



Front View

Rear View

Floor Plans



Daffodil: Bungalow Plan

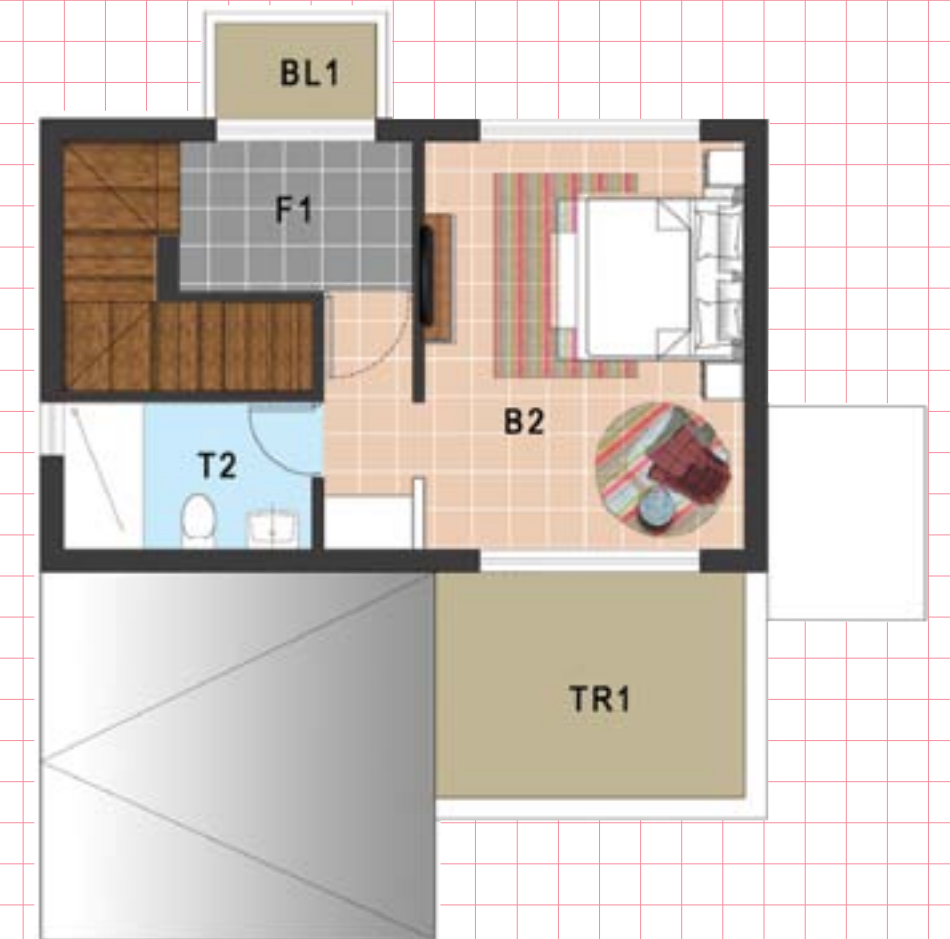
Daffodil: Ground Floor Plan



B1	BED ROOM	3925X3875
T1	TOILET	2800X1650
K1	KITCHEN	4000X1675
D1	DINING	3600X2925
L1	LIVING	3600X4425
DE1	DECK 1	3225X1875
DE2	DECK 2	3350X1800
E1	ENTRANCE	1550X2100

Ground Floor	805 Sqft.
First Floor	395 Sqft.
Total	1200 Sqft.

Daffodil: First Floor Plan



B2	BED ROOM	3600X4450
T2	TOILET	2800X1650
F1	FAMILY SP.	2625X1690
BL1	BALCONY	1800X1075
TR1	TERRACE	3475X2525

Camellia

1 Bedroom Bungalows



Front View



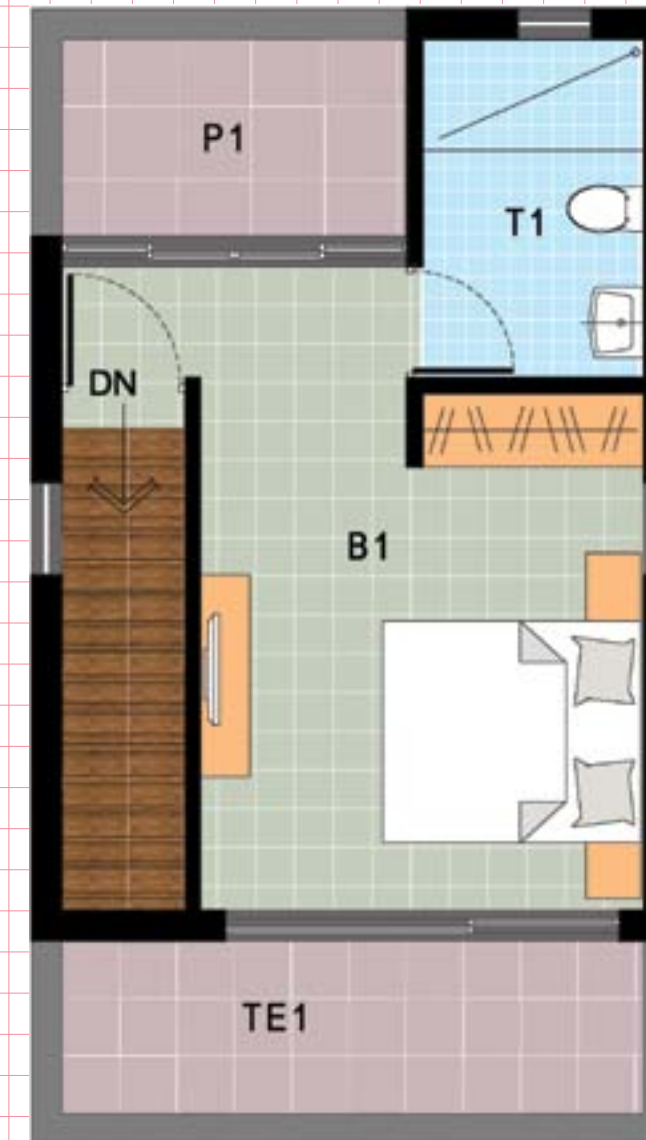
Rear View

Floor Plans



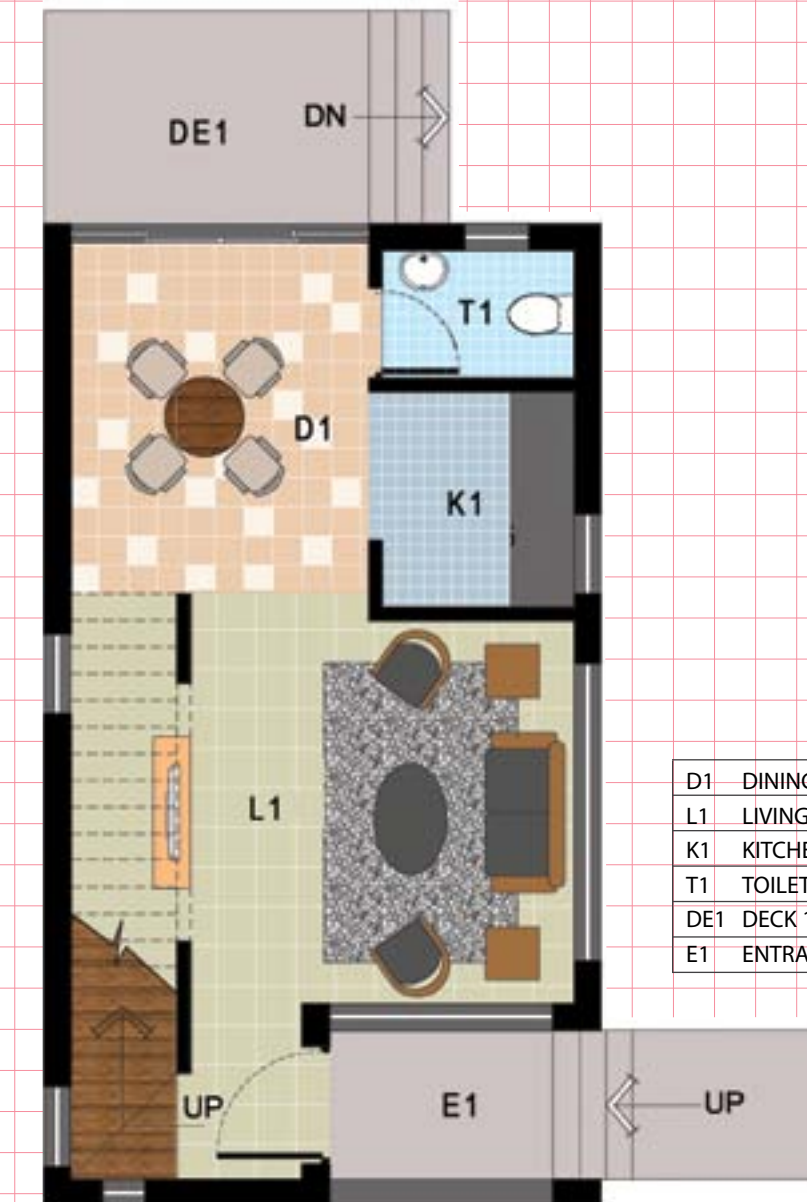
Camellia: Bungalow Plan

Camellia: Ground Floor Plan



B1	BED ROOM	3600X4200
T1	TOILET	1800X2750
P1	PATIO	3050X1850
TE1	TERRACE	4725X1400

Camellia: First Floor Plan



D1	DINING	2800X3225
L1	LIVING	3600X3600
K1	KITCHEN	1800x2025
T1	TOILET	1800X1200
DE1	DECK 1	3050X2000
E1	ENTRANCE	2100X1400

Ground Floor	519 Sqft.
First Floor	381 Sqft.
Total	900 Sqft.

Magnolia

2 Bedroom Bungalows



Front View

Rear View

Floor Plans



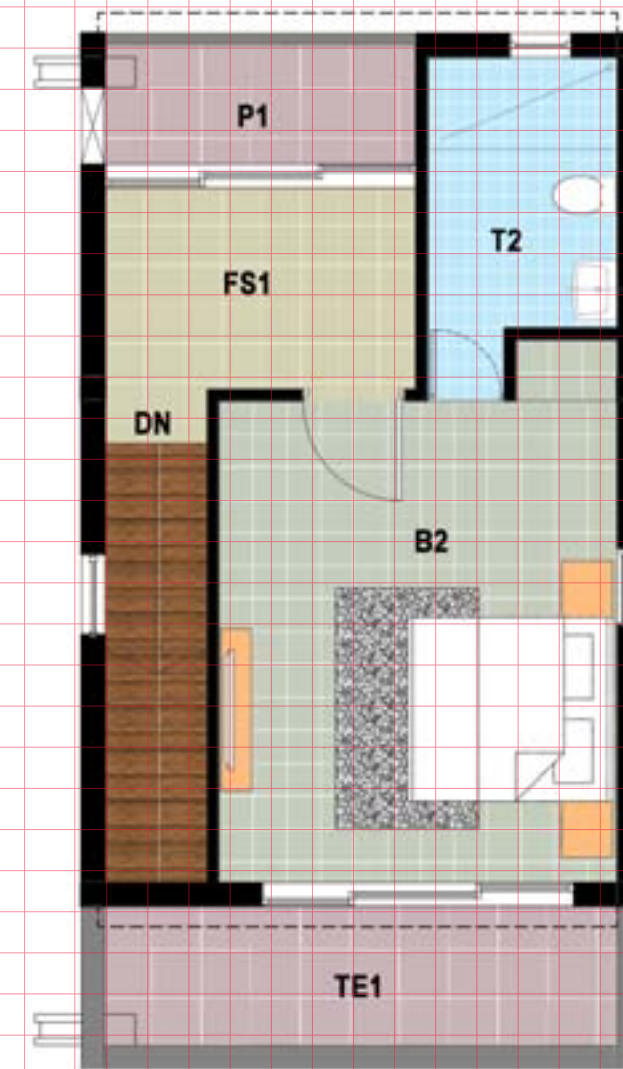
Magnolia: Bungalow Plan

Magnolia: Ground Floor Plan



L1	LIVING	3890x5740
K1	KITCHEN	1850x1890
B1	BEDROOM	3040x3800
T1	TOILET	1850x1800
PT1	POWDER TOILET	1000x1500
M1	METER ROOM	1000x1140
E1	ENTRANCE	1270x1585
DE1	DECK	4960x1350
DE2	DECK	3800x1800

Magnolia: First Floor Plan



FS1	FAMILY SPACE	3040x1970
B2	BEDROOM	3890x4708
T2	TOILET	1850x2650
TE1	TERRACE	5000x1575
P1	PATIO	3040x1280

Ground Floor Area	595 Sqft.
First Floor Area	455 Sqft.
Total Area	1050 Sqft.

Picking up the freshest produce from your own orchard is sheer pleasure! And so is letting the lush greenery of your garden soothe your senses.

As we offer basic landscaping and maintain a

garden or orchard of
your choice,

here, reality is
going to be as enchanting as
seeing a dream.



Complete with luxuries and facilities, **comfort**
is a way of life at Gardenia. As you
experience urban convenience amid suburban peace,
it is the ideal antidote to stress and pace.



*Furnishing at extra cost

Foundation			Strip Foundation / Isolated
Super Structure			RCC framed structure with sloped roof
Finishes	Bedrooms	Floor	Vitrified Tiles
	Living / Dining	Floor	Vitrified Tiles
	Toilet/s	Floor	Vitrified Tiles
		Dado	Washable Paint & Glazed Ceramic Tile
	Kitchen	Floor	Vitrified Tiles
		Counter	Granite
		Sink	SS Finish
		Dado	Granite tiles above counter
	Deck		Kota Stone & Paver Tile
	Terrace	Floor	Kota Stone
Verandah / Patio	Floor	Vitrified Tiles	
Staircase	Floor	Stone Finish Trade & Riser Vitrified Tile	
Entrance Foyer	Floor	Kota Stone	
Door/s		Frame	Sal Wood
		Shutter	Flush Door
		Fittings	Powder Coated and/or SS Finish
		Paint / Polish	Paint Finish Over Wooden Doors

Window	Frame	Powder coated aluminium glazed window
	Fittings	Powder Coated
Paint	Internal	POP finish
	External	Weather Coat
Electrical		Concealed copper wiring Plastic modular switches
Water Supply		Captive treated water supply through deep bore well
Pipeline	Water Supply	UPVC
	Soil Pipe	UPVC
	Rain Water	PVC (if any)
Sanitary ware	Wash Basin & WC	Hindware or equivalent
	Faucets / Showerhead	Hindware or equivalent
	Showerhead	Hindware or equivalent

Club Cosmos offers innumerable choices to effortlessly pamper your mind, body and soul.

An unwinding zone
of your own...





Swimming Pool



Podium Area



Kids' Zone



Sitting Area



Indoor Games Area

Floor Plans



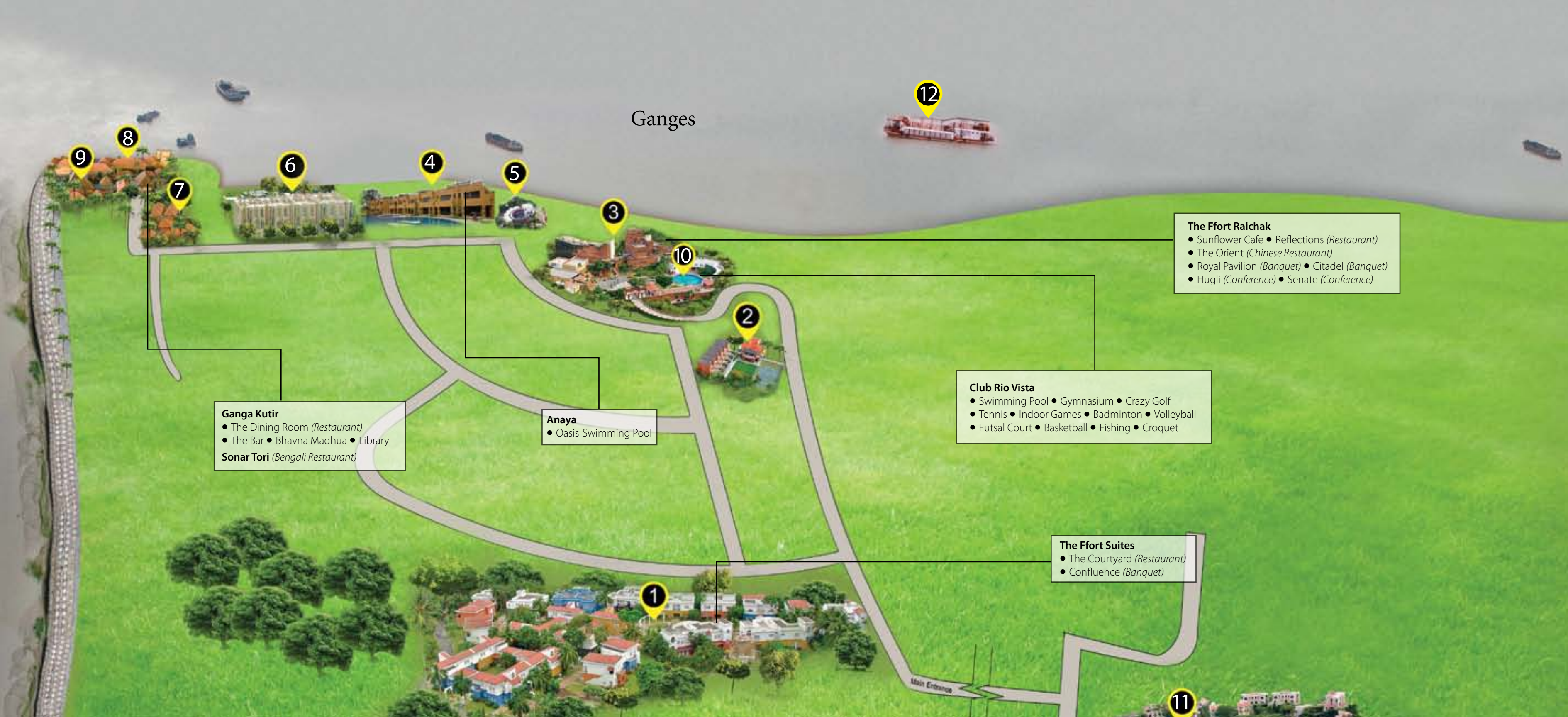
Club Cosmos: Ground Floor Plan



Club Cosmos: First Floor Plan

Life at Gardenia is much more than just country living! **A world of indulgence** awaits you at Raichak on Ganges with numerous options to unwind.







- | | |
|---------------------------|----------------------------|
| 1 The Ffort Suites | 7 Sundarawasala |
| 2 Ffort Villa | 8 Ganga Kutir & Sonar Tori |
| 3 The Ffort Raichak | 9 Ganga Kutir Residency |
| 4 Anaya | 10 Club Rio Vista |
| 5 Anaya Spa by L'Occitane | 11 Gardenia |
| 6 Riviera & Promenade | 12 Pari, the river cruise |



Map not to scale



Designed by **prominent architect** Mr. Vivek Singh Rathore.

His unique architectural style has rendered an exquisite appeal to the country homes at Gardenia.

Mr. Rathore has been closely associated with Ambuja Neotia and has worked on many of its projects such as Ambuja City Centre at Raipur, Neotia Getwel Healthcare Centre at Siliguri, City Centre Patna (upcoming), to name a few.



Udayan~The Condoville



Upohar~The Condoville

The **Ambuja Neotia Group** has successfully created many premium projects in the diverse realms of real estate, hospitality, healthcare and education. Gardenia is the latest addition to the group's bouquet of noteworthy projects.

Housing:

Udayan, Ujaas, Ujjwala, Upohar, Utsa, Utalika (Upcoming), The Residency, Uttorayon(Siliguri), Ulhas (Bardhaman), Urvashi (Durgapur), Ganga Awas-Country Homes

Retail Parks & Business Parks:

City Centre Salt Lake, City Centre New Town, City Centre Siliguri, Ambuja City Centre (Raipur), Ecospace, Ecostation, Ecocentre, Ecosuite, Ecocentre (Nagpur)

Hospitality:

Afraa, Swabhumi, Swissotel Kolkata Neotia Vista, The Conclave, Ecohub, Club Verde Vista, Club Montana Vista, Ganga Kutir, The Ffort Raichak, The Ffort Suites, Club Rio Vista

Healthcare:

Bhagirathi Neotia Woman & Child Care Centre, Genome -The Fertility Centre, Getwel Medicare Diagnostics, Neotia Getwel Healthcare Centre

Education:

The Neotia University (TNU)



The Orient



City Centre Salt Lake



Ecospace Business Park



Afraa Restaurant



Club Verde Vista



The Ffort Raichak



Ganga Kutir Resort & Spa



Neotia Getwel Healthcare Centre, Siliguri



The Neotia University



| *Gardenia II*

AmbujaNeotia

DISCLAIMER : The layout, landscaping, pathways, connectors and bungalow plans, specifications of the bungalow(s)/complex and the amenities and the facilities as shown in the various booklets/inserts of the application kits are tentative and are subject to change(s)/variation(s). 'GGL Hotel & Resort Co. Ltd.' may affect such variations, additions, alterations, deletions and/or modifications therein as it may, at its sole discretion deem appropriate or as may be directed by competent authorities. Such alterations may include change in location, increase or decrease in the area of the bungalow(s), number of bungalow(s), floors, buildings or towers. If due to such change, there is increase or decrease in any bungalow area, the revised amount will be calculated at the rates mentioned in the 'General Terms & Conditions' booklet. The map shown is not to scale and the distances mentioned are approximate under ideal traffic conditions. All the exterior & interior images of Gardenia II are artistic impressions. The furniture and fittings are not part of standard deliverables.