

NEW KOLKATA SANGAM

HOME BY THE GANGES



ALCOVE DEVELOPERS LLP

Project Address:

NEW KOLKATA

449/A/1, GT Road, Mahesh, Serampore,
Hooghly- 712202, West Bengal
P: 83350 48155

City Marketing Office Address:

HAPPY PRESTIGE

82, Harish Mukherjee Road,
3rd Floor, Kolkata - 700025

Preferred Financial Partner



CALL : 81018 81018

www.newkolkata.in

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This flyer is not a legal document. It describes the concept and intent of New Kolkata Sangam only, and features described herein are subject to upgradation in the best interest of its residents.

New Kolkata Sangam HIRA Regd. No. HIRA/P/H00/2019/000635
<https://hira.wb.gov.in>





HERE LIFE FLOWS IN ALL ITS GLORY

Step back in time. Just take a stroll along the bank of the majestic Ganges. Soak in the sights and sounds of the river of life. Soothe your soul in the gentle breeze.

Take a step forward and experience world-class living in the cradle of modernity. Retire on a recliner by the pool side and catch the sunset. Indulge in recreation with your new friends from the neighbourhood. Catch your favourite film with family at the multiplex or dine at the food lounge at Triveni. After all, at Sangam, nothing comes between you and your flow of life.

CONNECTIVITY

ROAD LINK

On G.T. Road. Connected to other major arterial roads.



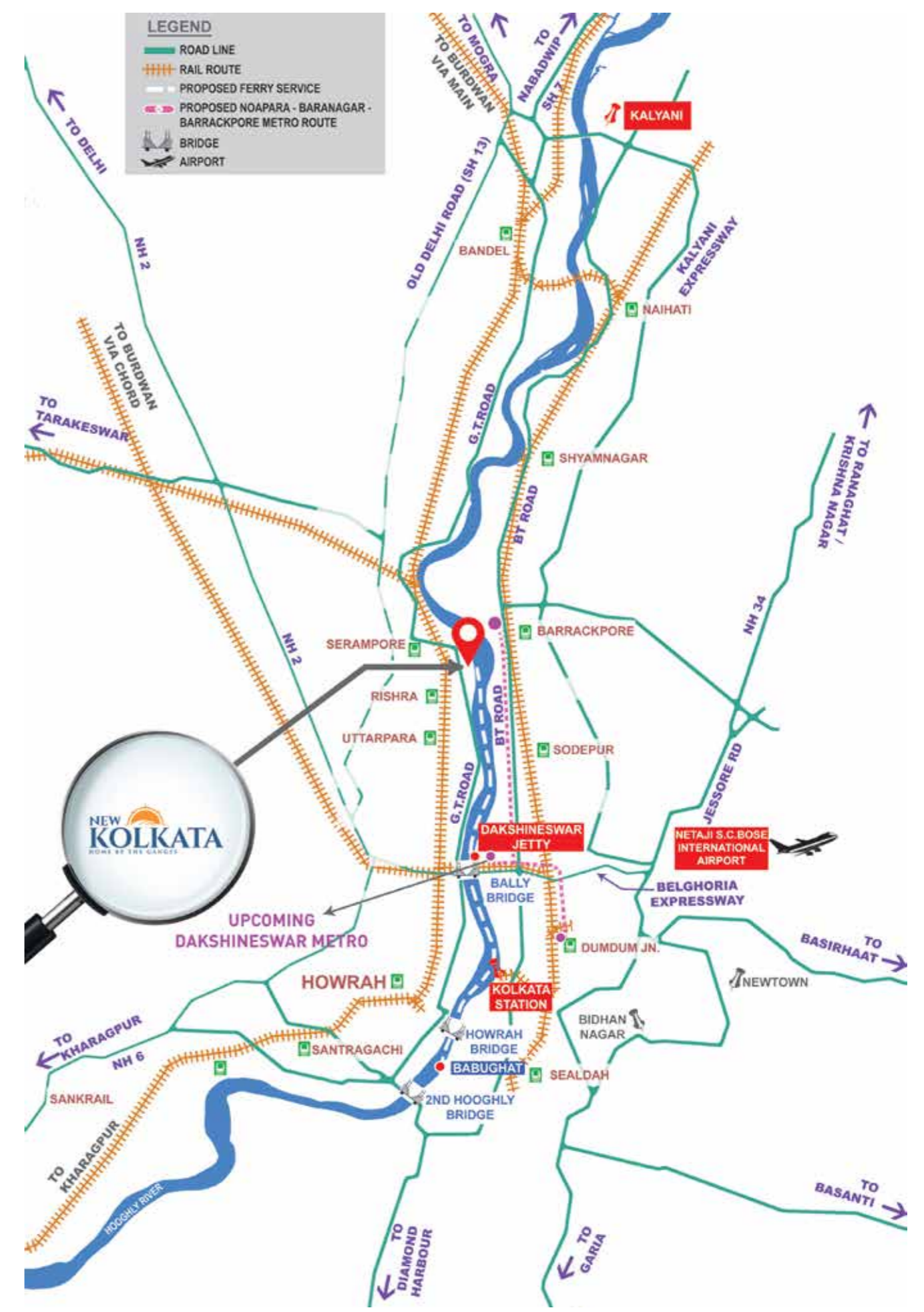
RIVER & PROPOSED METRO LINK

Connected to Millenium Park Jetty and Dakshineswar Pier.
12 km from nearest Metro station (Dakshineswar).



RAILWAY LINK

1.9 km from Rishra station.
2.6 km from Serampore station.



NEW KOLKATA SANGAM

VIEW OF THE GANGES FROM THE PODIUM



ALCOVE DEVELOPERS LLP

LOOK OUT FOR MORE

- Temple
- Stage for Pujas & functions
- Riverside Promenade including Ghaat
- Private Jetty
- Ferry service*

* At extra cost

MASTER PLAN

NEW KOLKATA SANGAM

GROUND & STILT LEVEL

- 1 FOOTPATH/JOGGING TRACK/
CYCLING TRACK (1.3KM)
- 2 UNDERPASS 1
- 3 UNDERPASS 2
- 4 FLOATING FOUNTAIN
- 5 LOTUS POND
- 6 DEEPMALA
- 7 HIBISCUS GARDEN
- 8 KIDS' PLAY AREA
- 9 CHABUTRA
- 10 JETTY
- 11 MANDIR COMPLEX
- 12 GHAT

PODIUM LEVEL

- 13 OUTDOOR GYM
- 14 FOUNTAIN PLAZA
- 15 KIDS' PLAY COURT
- 16 LOTUS POND PAVILION
- 17 INTERACTIVE FOUNTAINS
- 18 POOL DECK WITH LOUNGERS AND
CHANGING ROOM FACILITY
- 19 SPLASH POOL
- 20 REFLEXOLOGY PATH
- 21 OPEN AIR THEATER
- 22 FLOATING STAGE
- 23 KIDS POOLS (2 NOS.)
- 24 SWIMMING POOLS
- 25 VIEWING DECK
- 26 POOLSIDE DECK AND
CHANGING ROOM FACILITY
- 27 GARDEN PAVILIONS

NEW KOLKATA PRAYAG

PODIUM STILT LEVEL

- 28 TOWER ENTRANCE COURT/
ADDA ZONE
- 29 MOUND WITH SCULPTURE
- 30 MEANDERING JOGGING TRACK
- 31 SITTING UNDER TRELIS
- 32 KIDS' PLAY COURT
- 33 GARDEN PAVILIONS (2 NOS.)
- 34 COMMUNITY GATHERING
- 35 YOGA / MEDITATION LAWN
- 36 CLUB GREEN AREA
- 37 WATER FEATURE WITH NOZZLES
- 38 POOL DECK
- 39 INFINITY MAIN SWIMMING POOL
- 40 KID'S POOL
- 41 OUTDOOR GYM
- 42 LAWN

- 1 BHK
- 2 BHK
- 3 BHK



NEW KOLKATA
SANGAM

NEW KOLKATA
TRIVENI

EASTERN INDIA'S TALLEST
AFFORDABLE TOWNSHIP.
HOOGHLY'S LARGEST CLUB HOUSE
WITH SWIMMING POOL.

NEW KOLKATA
PRAYAG



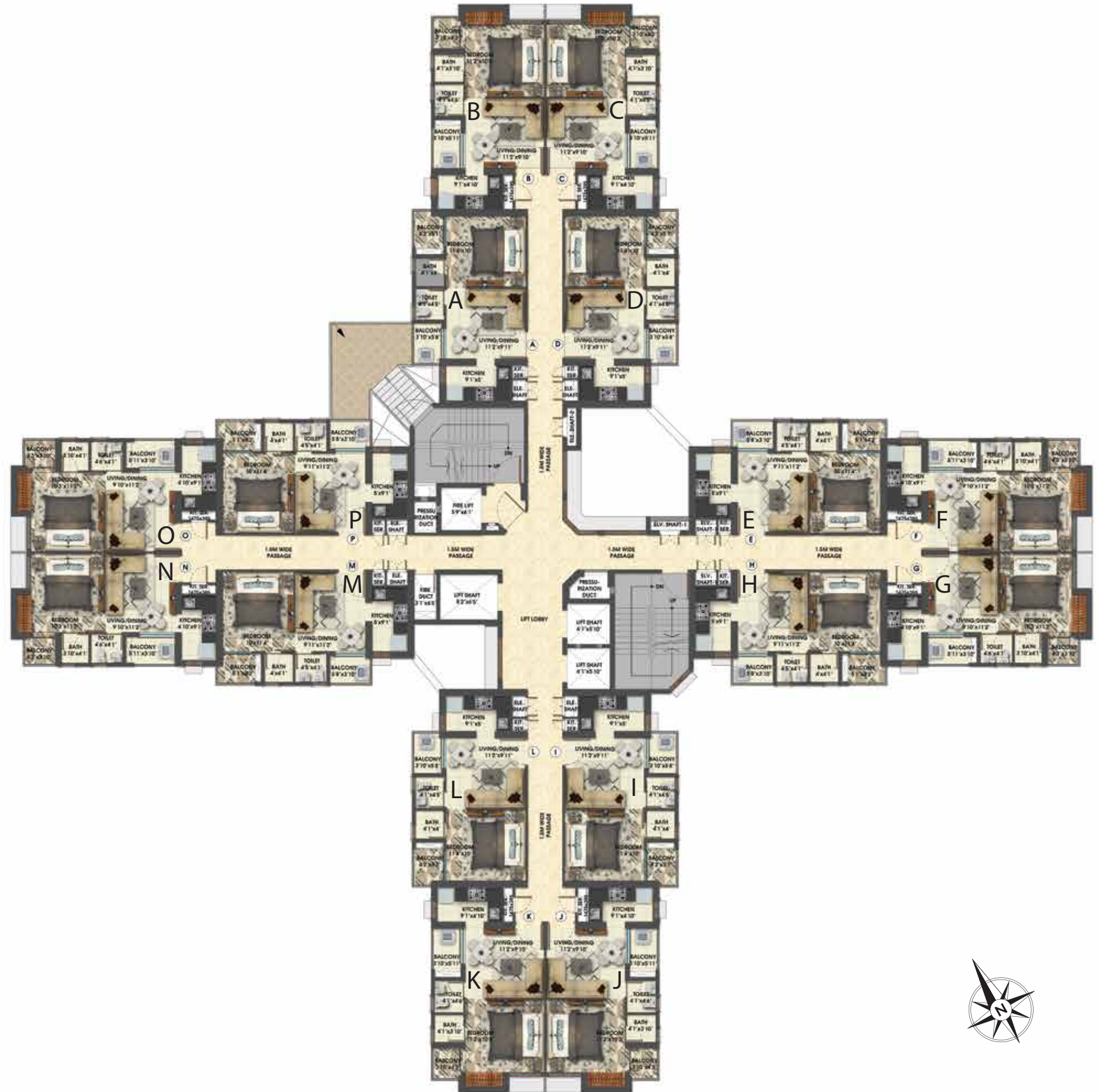
SITE PLAN



- 1 BHK
- 2 BHK
- 3 BHK

1 BHK FLOOR PLAN TOWER 16

Sl. No.	1	2
Flat No.	A/D/E/H I/L/M/P	B/C/F/G J/K/N/O
Type	1 BHK	1 BHK
Carpet Area excluding balcony (Sq. Ft.)	320	314
Built-up Area including balcony (Sq. Ft.)	417	425
Super Built-up Area (Sq. Ft.)	556	567



Fire Refuge Floors
Tower 16 : 7, 8, 11, 12, 16, 17, 21, 22, 26, 27

1 BHK UNIT PLAN - TYPE 1
TOWER 16 (A/D/E/H/I/L/M/P)

1 BHK UNIT PLAN - TYPE 2
TOWER 16 (B/C/F/G/J/K/N/O)



Carpet Area
excluding balcony
(Sq.Ft.)

320

Built-up Area
including balcony
(Sq.Ft.)

417

Super Built-up Area
(Sq.Ft.)

556

Carpet Area
excluding balcony
(Sq.Ft.)

314

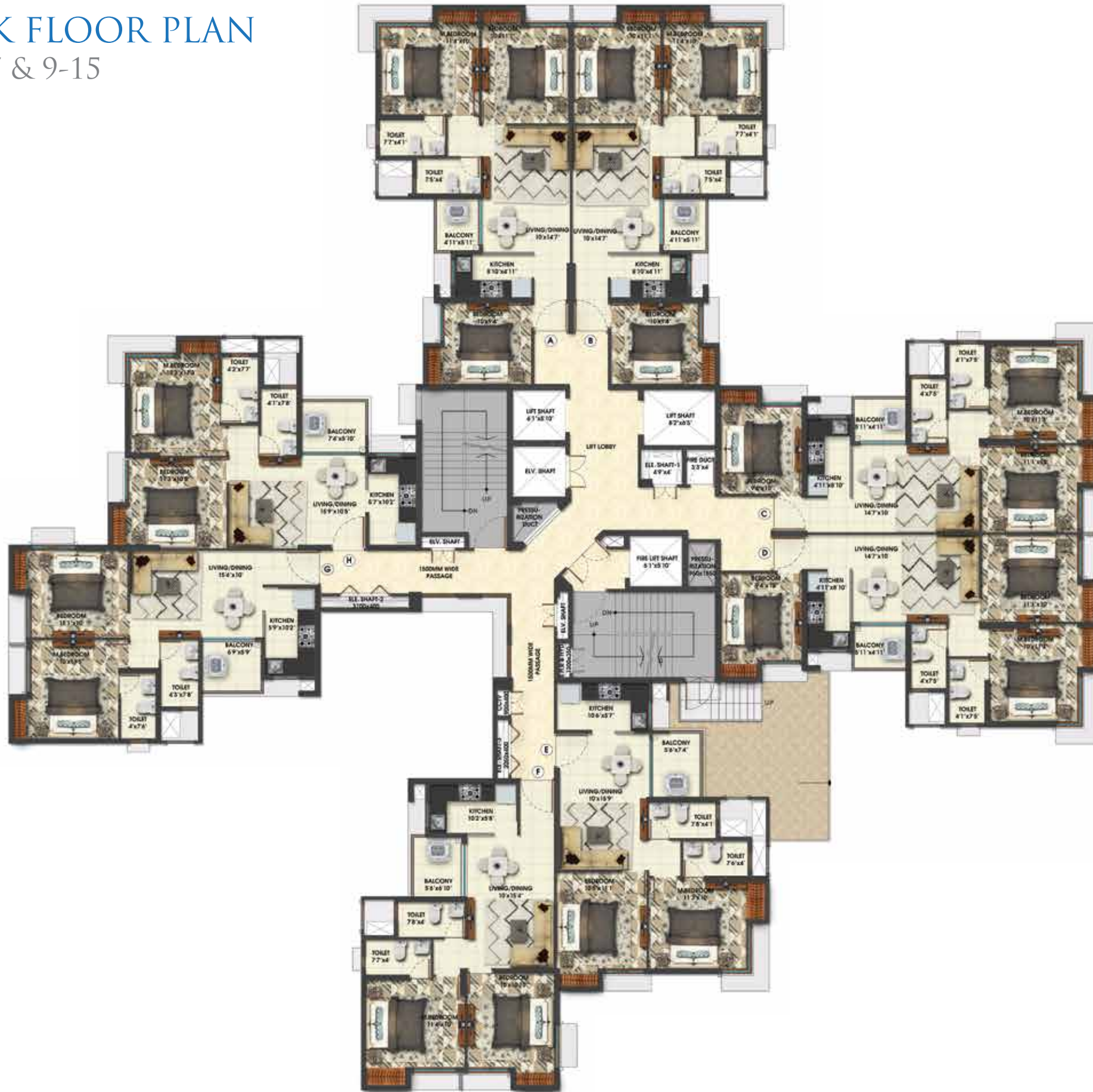
Built-up Area
including balcony
(Sq.Ft.)

425

Super Built-up Area
(Sq.Ft.)

567

2 & 3 BHK FLOOR PLAN
TOWER 1-7 & 9-15



Sl. No.	1	2
Flat No.	E/H	F/G
Type	2 BHK	2 BHK
Carpet Area excluding balcony (Sq. Ft.)	537	554
Built-up Area including balcony (Sq. Ft.)	665	682
Super Built-up Area (Sq. Ft.)	887	910

Sl. No.	3
Flat No.	A/B/C/D
Type	3 BHK
Carpet Area excluding balcony (Sq. Ft.)	645
Built-up Area including balcony (Sq. Ft.)	779
Super Built-up Area (Sq. Ft.)	1039

Fire Refuge Floors

Tower 1 & 9 : 7, 12, 17, 22, 27
Tower 2-7 & 10-15 : 7, 12, 17, 22, 27



2 BHK UNIT PLAN- TYPE-1
TOWER 1-7, 9-15 (E/H)



Carpet Area
excluding balcony
(Sq.Ft.)

537

Built-up Area
including balcony
(Sq.Ft.)

665

Super Built-up Area
(Sq.Ft.)

887

2 BHK UNIT PLAN- TYPE-2
TOWER 1-7, 9-15 (F/G)



Carpet Area
excluding balcony
(Sq.Ft.)

554

Built-up Area
including balcony
(Sq.Ft.)

682

Super Built-up Area
(Sq.Ft.)

910

3 BHK UNIT PLAN
TOWER 1-7, 9-15 (A/B/C/D)



Carpet Area
excluding balcony
(Sq.Ft.)

645

Built-up Area
including balcony
(Sq.Ft.)

779

Super Built-up Area
(Sq.Ft.)

1039



Structure

- Pile/Raft Foundation for durability and stability
- Earthquake-resistant RCC superstructure

Lobby

- Well-decorated triple height ground floor lobby
- Floor lobbies with vitrified tiles

Staircase

- 2 spacious R.C.C staircases

Wall

- Interior Walls & Ceiling: RCC Structural/Non Structural wall with Putty finish
- Exterior: Weather-proof cement based paint

Balcony

- RCC railings

Flooring

- Ceramic tiles in all bedrooms. (Size – 16” X 16”)
- Vitrified tiles in living/dining space. (Size – 24” X 24”)

- Anti-skid ceramic tiles in kitchen and toilets (Size – 12” X 12”)
- Ceramic tiles in balcony attached to bedroom, if any (Size – 16” X 16”)
- Vitrified tiles in balcony attached to living/dining space, if any (Size – 24” X 24”)

Doors

- Entrance Door: Good quality flush door with magic eye, lock and handle
- Internal Doors: Primer finish flush doors with cylindrical locks

Windows

- Natural Colour Anodised Aluminium windows

Electricals

- Copper PVC coated wiring in concealed conduits with switches of reputed make
- AC point, TV point & telephone socket in living/dining & all bedrooms
- Electrical points for geyser, exhaust, washing machine, microwave, refrigerator, water purifier, grinder, computer and mobile charging

Toilets

- CP Fittings of reputed value
- Wall Ceramic tiles up to door height (Size – 18” X 12”)
- Sanitary ware – white porcelain
- Provision for geyser line and exhaust
- Mirror and towel ring

Kitchen

- Cuddapah counter with stainless steel sink and taps of reputed make
- Ceramic tiles dado up to 2 ft. above working platform (Size – 18” X 12”)
- Provision for water inlet for filter
- Provision for exhaust

Lifts

- 3 high-speed passenger lifts (including 1 stretcher lift) in each tower

LEISURE & LIFESTYLE IN HOOGHLY'S BIGGEST RESIDENTIAL CLUB HOUSE



- Swimming pool with poolside deck, shower area and locker facility. Kid's pool, changing rooms with toilets for ladies and gents
- A multipurpose hall for activities like karaoke, dance classes, cooking, etc.
- Hi-tech multi gym with changing rooms and lockers
- Snacks corner/dedicated kitchen and cafeteria, with seating capacity of 60-70 people
- AC indoor games arena - indoor kids' and toddlers' playing zone, squash court, table tennis, pool table, carrom, chess, dart, badminton court
- AC home theatre with surround sound system, seating capacity of 90-100 people
- Well-furnished reading room



RELAXATION IN THE PODIUM

Head to the podium after a hard day's work. Take a walk across the greens or dive into the pool for a refreshing swim. Unwind at your own pace in your own world. Besides, you can always trot down to the amphitheatre and attend events hosted by friends or neighbours. Come home to a relaxing life and leave all the stress behind.





SERENE SPACES

Enter a living space that expands the horizon of your comfort. Both indoor and outdoor. Experience the joy of living in an apartment, designed with utmost detail. Where even children have dedicated play areas to spend quality time with their loved ones. So, choose what suits you best. 1, 2 or a 3 BHK. Step into the balcony and lose yourself in the breath-taking views of the **landscaped podium** and the Ganges.

FULFIL YOUR FITNESS RESOLUTION, CHOOSE A HEALTHY LIFESTYLE

- Outdoor meditation and yoga space
- Outdoor Amphitheatre for cultural programme, laughing classes, etc.
- Landscaped Waterbody with Fountains and Lightings
- Landscaped garden on podium
- Outdoor Children's Play Area with slide and swing
- Jogging Track / Walkways
- Cycling Track
- Pet Park
- Calisthenics' workout area



COMMON UTILITIES & SERVICES



- Modern equipment and measures for fire-fighting and Fire-safety in compliance with norms
- Water Filtration / Treatment Plant
- Solar Power Plant

OTHER SERVICES

- Common Toilets for drivers and domestic help
- CCTV Surveillance and other state-of-the-art security systems
- 24 X 7 Power Back-up limited to (1 BHK – 0.50 KVA, 2 BHK – 0.75 KVA, 3 BHK – 1 KVA)
- Provision of DTH connection (Centralised System)
- Common areas lighting load to be powered mostly by solar cells
- Rain Water Harvesting
- Sewage Treatment Plant
- Garbage dumping point / space
- Dedicated Visitors' Car Parking spaces
- Administration office
- Drivers sitting area
- Requisite arrangement of Intercom / EPABX
- Piped cooking gas connection



NEW KOLKATA TRIVENI

INDULGE IN FINE LIVING AT
NEW KOLKATA TRIVENI,
HOOGHLY'S BIGGEST RESIDENTIAL
COMMERCIAL COMPLEX.

Step into Triveni and get smitten by an array of iconic brands. From your favourite retail brands to groceries, latest movies to evening snacks, refreshing makeover in a parlour to whetting your appetite in the food lounge, get everything under one roof.



- Banquet hall with dedicated kitchen
- Daily Convenience Store
- Diagnostic Centre with Doctor's Chamber
- Restaurant
- Multiplex
- Food Court
- Salon

REDEFINING THE SKYLINE OF KOLKATA



ALCOVE BLOCK 32



ALCOVE GLORIA



THE 42



VISION AND MISSION

Alcove Realty is a towering name in eastern India's real estate sector. The organisation has changed the skyline of Kolkata over the past few years. 'Brindavan Gardens', the first major condominium in eastern India, 'Siddhartha' in Alipore, 'Alcove Gloria', Flora Fountain' in Topsia, 'The 42', the tallest building in India, and now 'New Kolkata' in Serampore – are the new landmarks in Kolkata's real estate sector. Be a part of this journey and embrace a more liveable world.



ALCOVE REGENCY



FLORA FOUNTAIN



ALCOVE TOWER 5

MAKERS OF NEW KOLKATA SANGAM



CONSULTANTS



Principal Architect
Hafeez Contractor
Mumbai



Associate Architect
INNATE
Kolkata



Structural Engineer
MN Consultants Pvt. Ltd.
Kolkata



Advocate
Saraogi & Co.
Kolkata



Fire Consultant
TTS Consultant
Kolkata



Green Building Consultant
Godrej & Boyce Mfg. Co. Ltd.
Mumbai



Landscape Architect
Singal Associates
Delhi



PHE Consultant
Imperial PHE Services LLP
Kolkata

Electrical Consultant: Ms. Mitra Roy, Kolkata

Vastu Bio-Energy Consultant: Dr. Dabashish Kumar Roy, Kolkata

Financial Partner
New Kolkata Sangam



Pre-Certified Platinum
Rated Project by

