

Conceptualised, Managed & Marketed by:

AmbujaNeotia

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HIRA/P/SOU/2020/001067 | www.hira.wb.gov.in

A Project of:

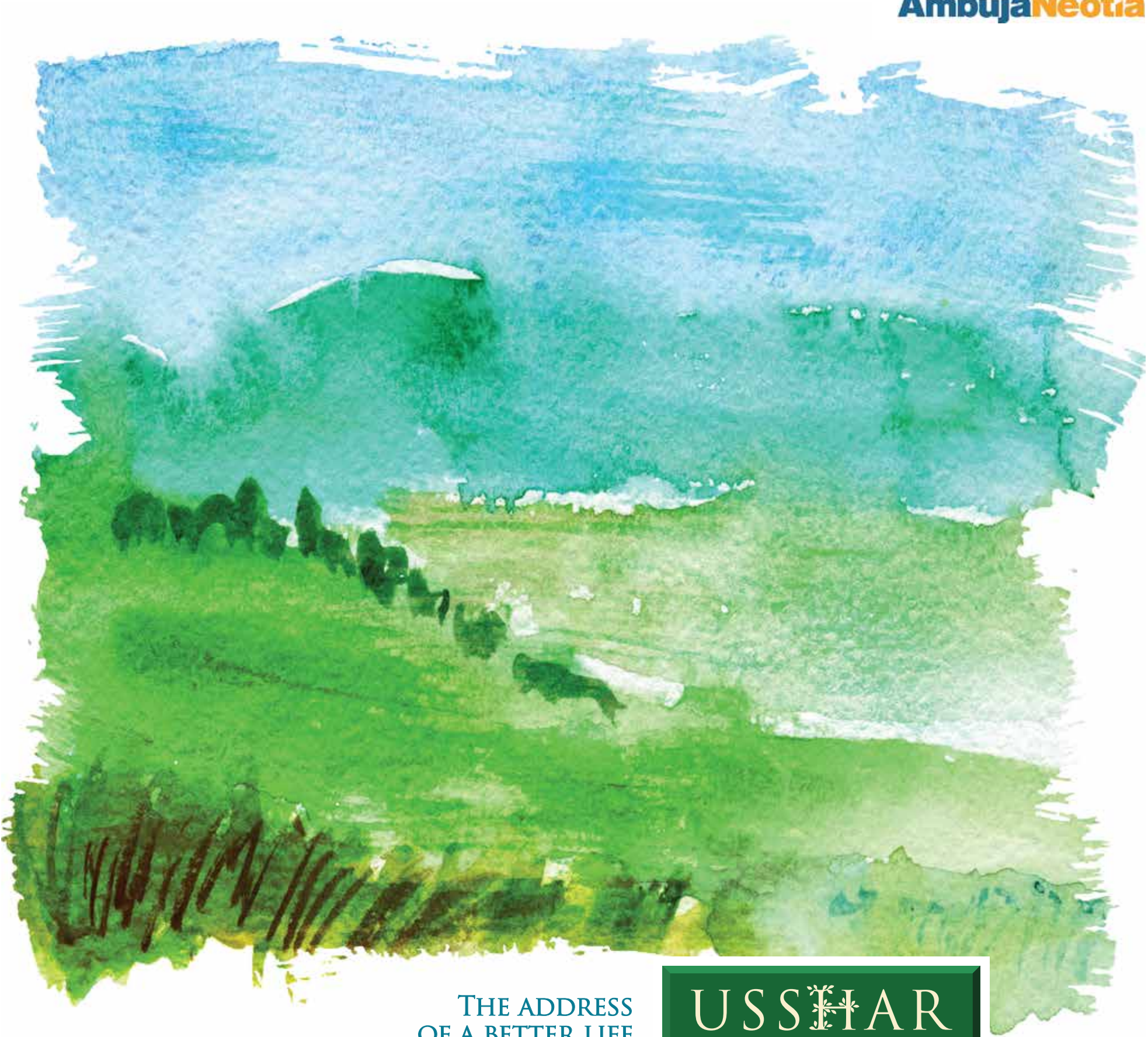
Riverbank Developers Private Limited
225C, AJC Bose Road, 4th Floor, Kolkata 700 020

Disclaimer:

"This Brochure pertains to real estate project, Usshar – The CondoVille.
In the brochure, dimensions wherever appearing, have been rounded off to the next two digits after decimal, which may change marginally during the course of construction.
The dimensions indicated in the floor plans are in meter and are inner dimensions of all spaces (excluding wall thickness).
Images used in the brochure, including the images of landscape,interior decoration and furniture layouts are all artist's impression. The representative stock photographs used in the brochure are just to give an indicative visual and physical impression as advised by the architect and interior designer. These decorative photographs of interior designs and furniture layout are just an options as to how the apartment may be used. No furniture is provided with the apartments."

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THE ADDRESS
OF A BETTER LIFE





New home. New you.

A new home is an opportunity to usher in a new beginning. To create new memories and new bonds. To seek newer adventures and greener pastures. To reboot and start afresh. So, begin again with Usshar, and celebrate the art of living.

Life is a relationship, living is a relationship. We cannot live if you and I have built a wall around ourselves and just peep over the wall occasionally. Unconsciously, deeply, under the wall, we are related...

J Krishnamurthi



How does one make a difference to the way people live? How does one conceive a home which is beyond just four ordinary walls?

By filling it with emotions! A personal haven where memories are spun on silver threads; that stitch into our lives innumerable incidents shared with our loved ones. Patterns that commemorate the myriad hues of life — moments of nostalgia and celebrations, a judicious mix of tears and laughter, of stability and joy.

At Ambuja Neotia, we recognise your dreams. Your desires. And your secret longing to exalt in the way you live.

Usshar was conceived keeping this in mind. To give joy a new meaning. And bring comfort within everyone's reach. A joint venture between Ambuja Neotia and Riverbank Developers at Maheshtala, Usshar is a mid-segment development.

With a plethora of modern amenities, lush greenery, affordable yet aesthetically crafted spaces, Usshar indeed is a world unto itself – of an indulgent and fulfilling lifestyle.

In this tapestry of good life, Usshar comes to you with that special trust that is intertwined with quality and value-addition. And the judicious promise of timely delivery. The wonderful opportunity to start the kind of life you have always aspired. To treasure those priceless moments that will make your home special - now and for years to come.

With best wishes for the future.

Harshavardhan Neotia

Harshavardhan Neotia
Chairman, Ambuja Neotia

Where life blossoms

Usshar. This is where wishes meet reality. Where tranquility meets convenience. Where your aspirations for a better life meet Ambuja Neotia's trust and promise.

- **Located in Maheshtala, 15 minutes from New Alipore**
- **12 towers**
- **G + 31 floors**
- **3 to 4 sides open**
- **Overlooking 30 acres of lush greenery**

Usshar is your chance to live in one of the tallest towers near the Ganges. Designed to bring in more natural air and sunlight, every building at Usshar offers an unparalleled urban living experience accentuated by sweeping vistas of lush greenery, a panoramic city skyline and a delightful view of the mighty Ganges.

Located at the heart of Maheshtala in Batanagar, within Calcutta Riverside, Usshar is conveniently connected to rest of the city.

Usshar is also home to a host of amenities. The infinity swimming pool, fitness centre, indoor games room and multipurpose hall are among the several amenities in the Residents' Activity Centre that make leisurely evenings and weekends more enjoyable. Plus, a badminton court, a kids' play area, a basketball court and many more add to your healthy lifestyle.



Usshar Overlooking Greenscape

Artist's Impression



Police Station Hospital School Market Train Route Proposed Metro Route Proposed Metro Station Existing Metro Station Ferry

A well-connected neighbourhood

Usshar resides in a flourishing neighbourhood of Batanagar that 5,000 families call home. The locale is fully developed and well connected by road, rail and even waterways, thus enabling direct access to practically every part of the City of Joy. With renowned schools, colleges, hospitals and other commercial centres in its vicinity, Usshar is an address of convenience, right in the heart of Maheshtala.

IMPORTANT LOCATIONS

- New Alipore: 10 km
- Park Street, Dalhousie,
Camac Street: 15 km (approx.)
- Esplanade: 18 km
- Salt Lake: 28.5 km
- New Town: 34.6 km

via Sampriti Flyover

LOCAL MARKET



Nangi Market: 2Km (approx)

SUPERMARKET



EASY DAY – 1.8 Kms
SPENCER’S &
RELIANCE FRESH – 4 kms

METRO



Rabindra Sarovar Metro Station – 15.4 kms
Upcoming Taratala Metro Station – 10 kms

RAILWAY STATION



Nangi Suburban Railway Station – 1.5 km (5 mins)

BUS ROUTE



Batanagar Bus Stand: 0 km

FERRY SERVICE



Nangi/Batanagar Ferry Ghat: 1.8 km
Budge Budge Ferry Ghat: 4.2 km

AIRPORT



Netaji Subhas Chandra Bose
International Airport: 38 km (1 hour 10 mins)

POLICE STATION



Maheshtala Police Station: 500 m (approx)



SCHOOLS & COLLEGES

- St. Stephen’s School: 2 km
- Techno International, Batanagar: 2.7 km
- Carmel School: 4.9 km
- Mount Litera School: 5 km
- Narayana School: 6.5 km
- Amrita Vidyalayam: 7.5 km



NEAREST HOSPITALS

- ESI Hospital and Emergency Clinic: 850 m
- Matri Sadan Hospital: 1.9 km
- GRSM Rotary Eye Hospital: 2.4 km
- Vishal Medical Centre: 2.4 km
- Gems Hospital & Medical Research Institute: 3.7 km
- Kasturi Das Memorial Super Speciality Hospital: 6.8 km



Artist's Impression

The ultimate joyride for your kids

Multiple meticulously-planned activities allow children more time and opportunity to rollick amidst nature. The secured toddler-zone in each apartment block, as well as the monitored pathways ensure that your children are safe in this child-friendly complex.

So, let your bundles of joy have the fun of their life at

- Tree House
- Playable Sculpture Area
- Kids' Play Zone
- Badminton Court and
- A host of other Kid-Friendly Activities

Come, make the world a better place for your little ones at Usshar.



Artist's Impression



Basketball Court



Badminton Court

Amenities for Kids:

- Doorstep Play Area
- Chalkboard Wall
- Net Seating Frames
- Wooden Bridge
- Performance Stage
- Huts and Stumps
- Mud Play Area
- Protractor Swing
- Willow Den
- Half Basketball Court
- Green Mound with Slide Sand Pit
- Badminton Courts

A home in the lap of nature

Come, take a breath of fresh air, away from the mundane concrete jungles. Stay cocooned in the serenity of nature, shielded from the cacophony of the city. Embrace the pristine natural greens at Usshar and let the panoramic view of the Ganges etch an indelible mark on your soul.



A world of exclusive offerings

Live a life of comfort & convenience at Usshar. Make the best of a wide array of contemporary amenities meticulously planned to celebrate your life in all its glory.

From badminton courts to a library, a music & yoga studio to an exclusive hobby centre, Usshar has it all.

At Usshar, every day is vibrant, fulfilling and eventful.

Come home to an enriched living experience.



Viewing Deck on Podium



Podium Landscape View



Hangout Zone

Your happy place

Connecting the many urban living spaces stands a picturesque podium with breathtaking vistas of a 30-acre greenery. The podium's jogging track and tree-stump path for balance-training fit in perfectly with your fitness regime. The open-air amphitheatre and treehouse let the whole family grab their daily dose of entertainment and fun. Here at Usshar, happiness is always on the cards.



Open Air Amphitheatre

Artist's Impression



Jogging Track



Walkway with Pergolas



Sculpture Garden



A celebration of the twilight years

Usshar is a happy retreat for senior citizens. With the stairway ramps and the barrier-free, monitored pathways, the safety of senior residents is a matter of priority at Usshar.

The organic landscape and a variety of engagement activities for the senior citizens, sensibly arranged with universal access reiterate that age is just a number.

ZEST

RESIDENTS' ACTIVITY CENTRE

Happiness on the horizon

Live life to the fullest at Usshar's exclusive Residents' club-Zest. Indulge in an awe-inspiring host of amenities like:

- Spacious Banquet & Multipurpose Hall
- State-of-the-art Fitness Centre with Gym, Yoga and Aerobics.
- Lounge
- Hobby Centre with Dance and Music Studio, Pottery Area, Art and Crafts Zone
- Infinity Swimming Pool with separate Kids' Pool and Changing Rooms
- Resource Area with Library
- Provision for Daycare Centre at Tower 11

Relax and rejuvenate. Pamper yourself.
Stay fit and healthy.



Artist's Impression

Infinity Swimming Pool

ZEST

RESIDENTS' ACTIVITY CENTRE



Banquet Hall



Gymnasium



Multipurpose Hall



BANQUET



Banquet, Main Entrance

SUNPATH

WINTER WIND
FROM NORTH EAST
DIRECTION

21 JUNE

21 DECEMBER

SUMMER SOLSTICE

WINTER SOLSTICE

SUMMER AND MONSOON
WIND FROM SOUTH WEST
DIRECTION



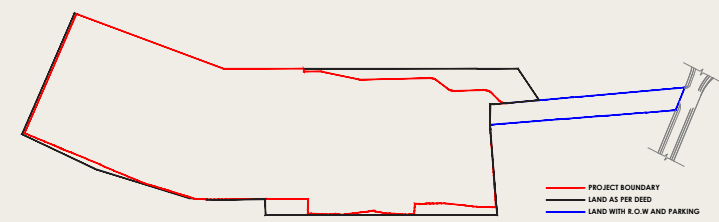
GROUND FLOOR MASTER PLAN



LEGEND

- | | | | |
|---------------------------|--------------------------------|-----------------------------|--|
| 1. INFINITY SWIMMING POOL | 11. WOODEN BRIDGE | 21. FRAGRANCE GARDEN | 31. STUMP PATH |
| 2. KIDS' POOL | 12. PLAY AREA | 22. OPEN AIR THEATRE | 32. WILLOW DEN |
| 3. WATER FEATURE | 13. HUTS & STUMPS | 23. VIEWING DECK | 33. GARDEN PAVILIONS |
| 4. POOL DECK | 14. PERFORMANCE STAGE | 24. MUD PLAY AREA | 34. SCULPTURE |
| 5. CABANAS | 15. NET SEATING FRAMES | 25. PROTRACTOR SWING | 35. MEDITATION GARDEN |
| 6. DOORSTEP PLAY AREA | 16. HANGOUT ZONE WITH PERGOLAS | 26. GAZEBO | 36. DROP OFF AREA |
| 7. CHALKBOARD WALL | 17. VIEWING DECK | 27. PLAYABLE SCULPTURE AREA | 37. HALF BASKETBALL COURT |
| 8. TREE HOUSE | 18. JOGGING TRACK | 28. KIDS' PLAY AREA | 38. BADMINTON COURT |
| 9. SEATING AREA | 19. CENTRAL COMMUNITY LAWN | 29. HERB / FLOWER GARDEN | 39. GREEN MOUND WITH SLIDE SAND PIT |
| 10. WALKWAY WITH TRELLIS | 20. PATHWAY | 30. SWINGS | 40. LAWN |

GROUND FLOOR LEVEL AMENITIES IN **BOLD**
PODIUM LEVEL AMENITIES IN **UNBOLD**



- PROJECT BOUNDARY
- LAND AS PER DEED
- LAND WITH R.O.W AND PARKING

PODIUM LEVEL MASTER PLAN



LEGEND

- | | | | |
|---------------------------|--------------------------------|-----------------------------|-------------------------------------|
| 1. INFINITY SWIMMING POOL | 11. WOODEN BRIDGE | 21. FRAGRANCE GARDEN | 31. STUMP PATH |
| 2. KIDS' POOL | 12. PLAY AREA | 22. OPEN AIR THEATRE | 32. WILLOW DEN |
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| 9. SEATING AREA | 19. CENTRAL COMMUNITY LAWN | 29. HERBS/FLOWER GARDEN | 39. GREEN MOUND WITH SLIDE SAND PIT |
| 10. WALKWAY WITH TRELLIS | 20. PATHWAY | 30. SWINGS | 40. LAWN |



PODIUM LEVEL AMENITIES IN **BOLD**
GROUND FLOOR LEVEL AMENITIES IN UN**BOLD**

Home sweet home

For most of us, 'home' is more than just four walls. Home is an emotion. It is synonymous with joy, tranquility and security. It is where we spend most of our free time; the place that spells comfort. And so, Usshar has taken special care to mould biophilic spaces, where you can be at complete peace.



Bedroom

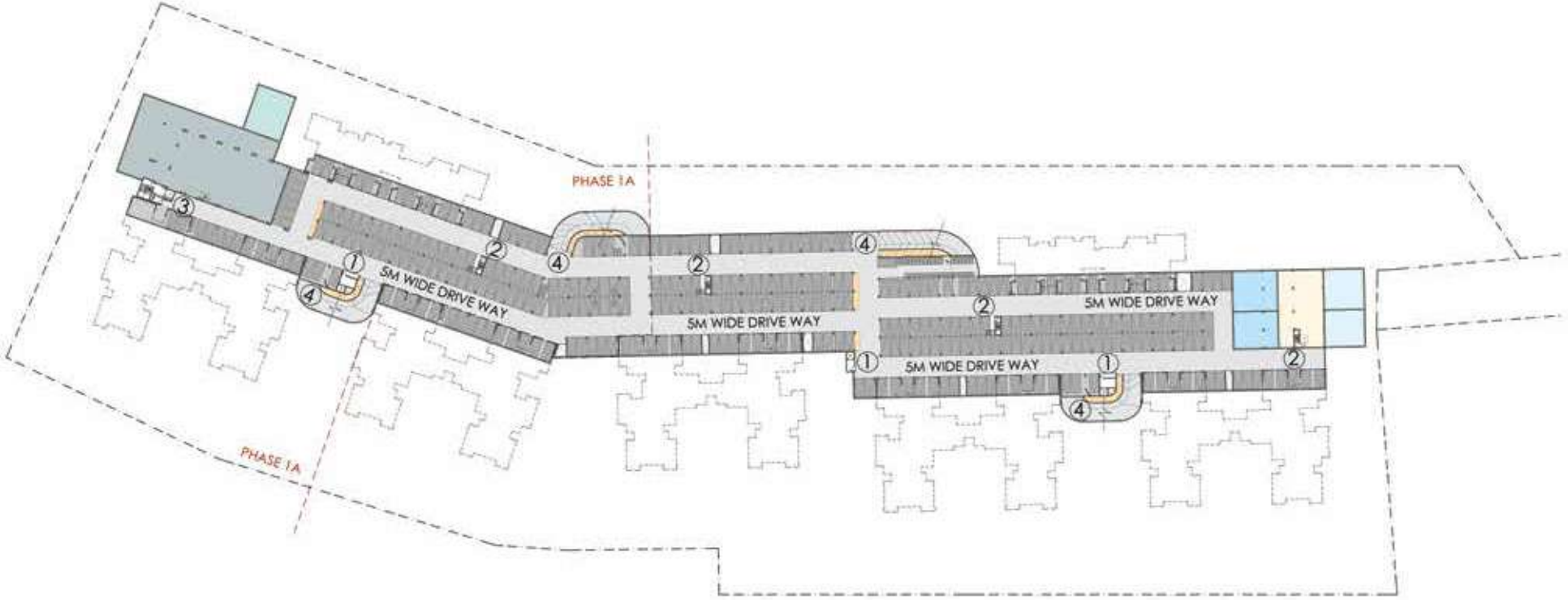
Benefits of biophilic designs:

-  More calming homes with greater access to nature
-  Optimisation and organisation of spaces with a human focus
-  Comfortable thermal levels
-  Better ventilation and air quality
-  Lower toxin levels
-  Restorative psychological and physiological effects of the space

Apartment types

Different families have different needs. Keeping this in mind, a range of apartments is on offer with varying features. Choose yours among the 2 BHK (Carpet area 512 sq ft SBU area 800 sq ft) and 3 BHK (Carpet area 645 sq ft SBU area 1,020 sq ft) apartments overlooking lush greenery, the podium and even the Ganges (from select towers and floors)!

BASEMENT & PODIUM LEVEL PLANS



LEGEND

Driveway

Parking Area

Tower Profile Above

Dedicated Pedestrian Way

Domestic Tank

Pump Room

Fire Tank

STP

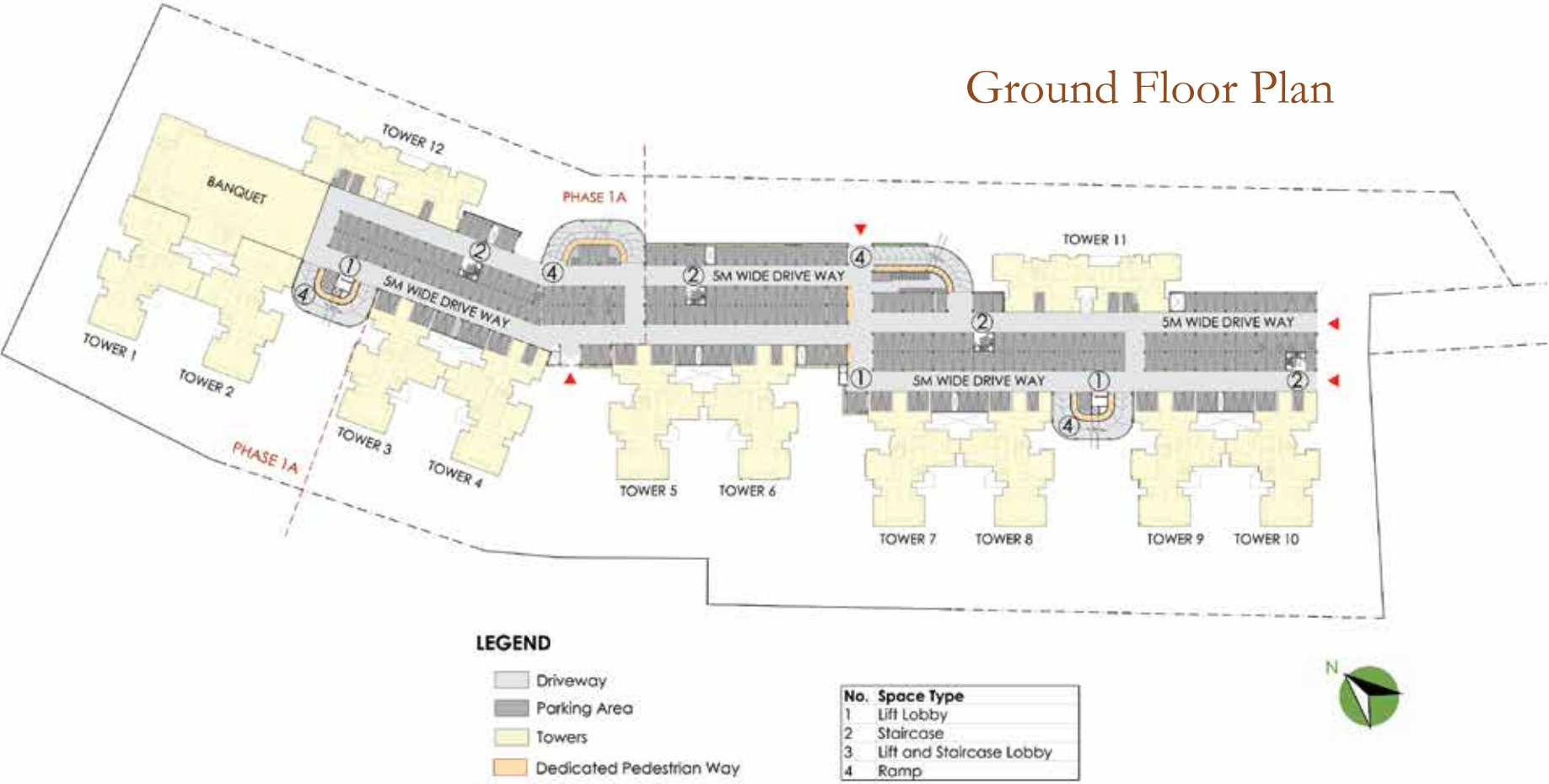
Flushing Tank

No.	Space Type
1	Lift Lobby
2	Staircase
3	Lift and Staircase Lobby
4	Ramp

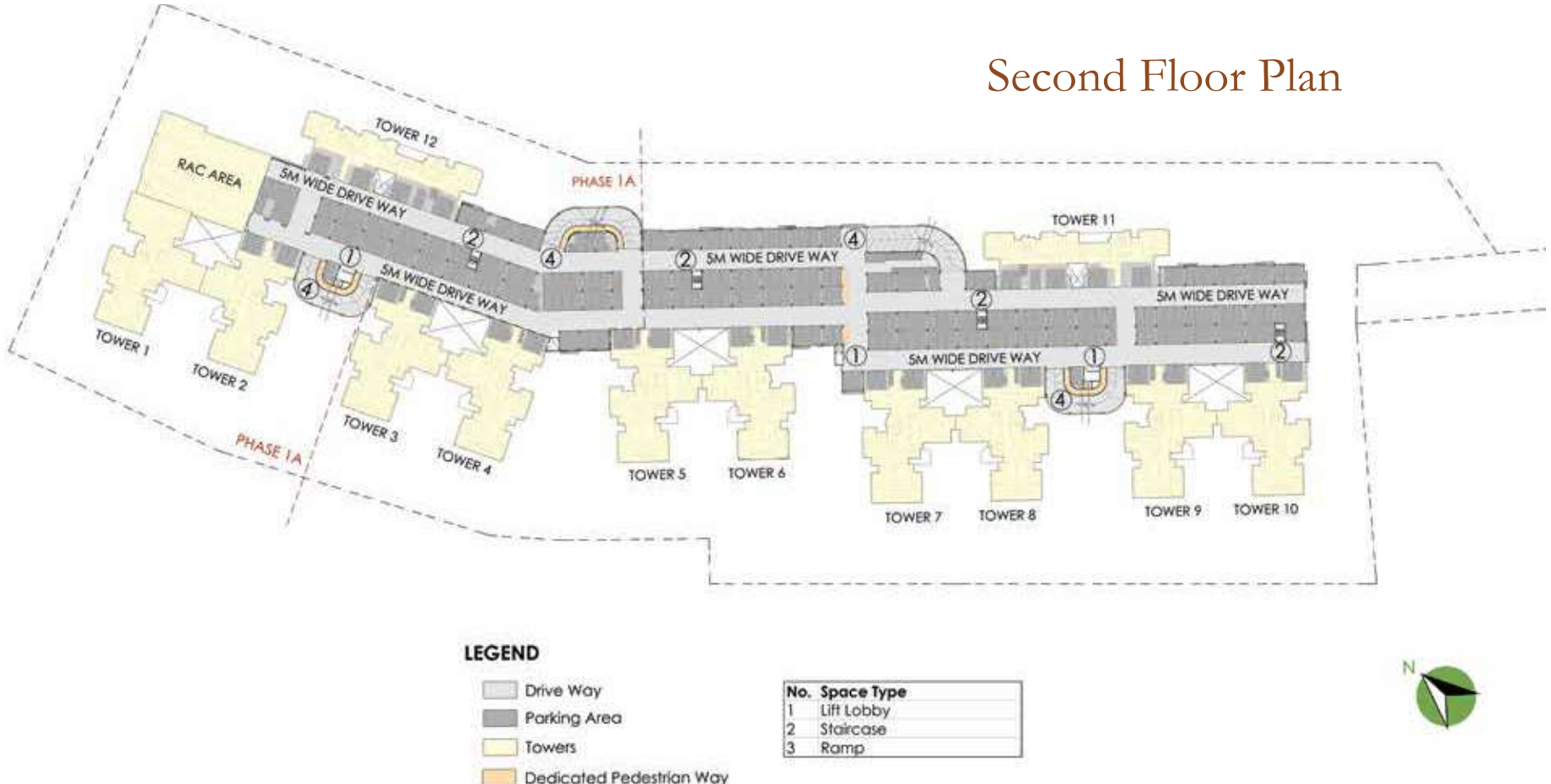
Basement Plan



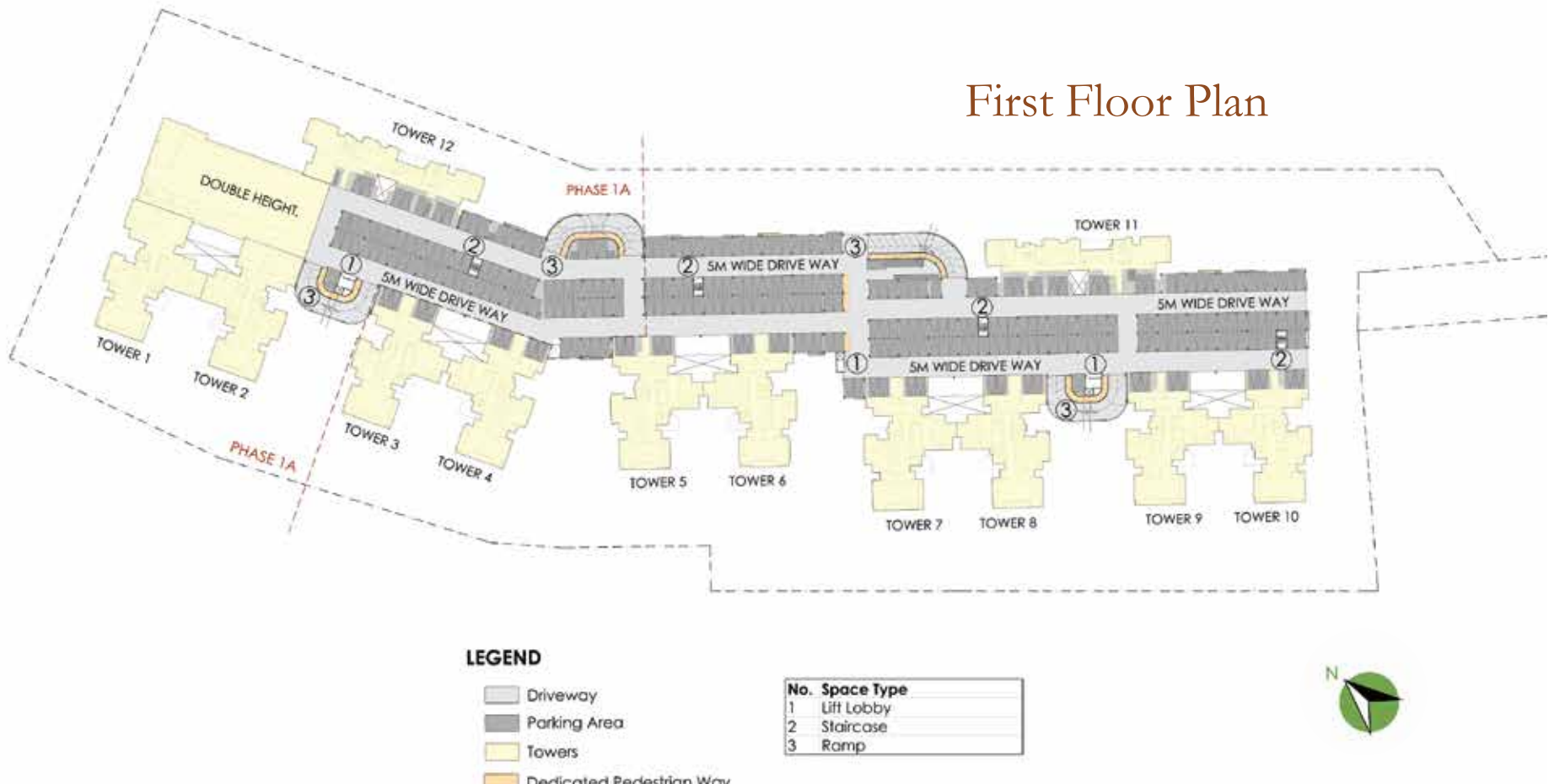
Ground Floor Plan



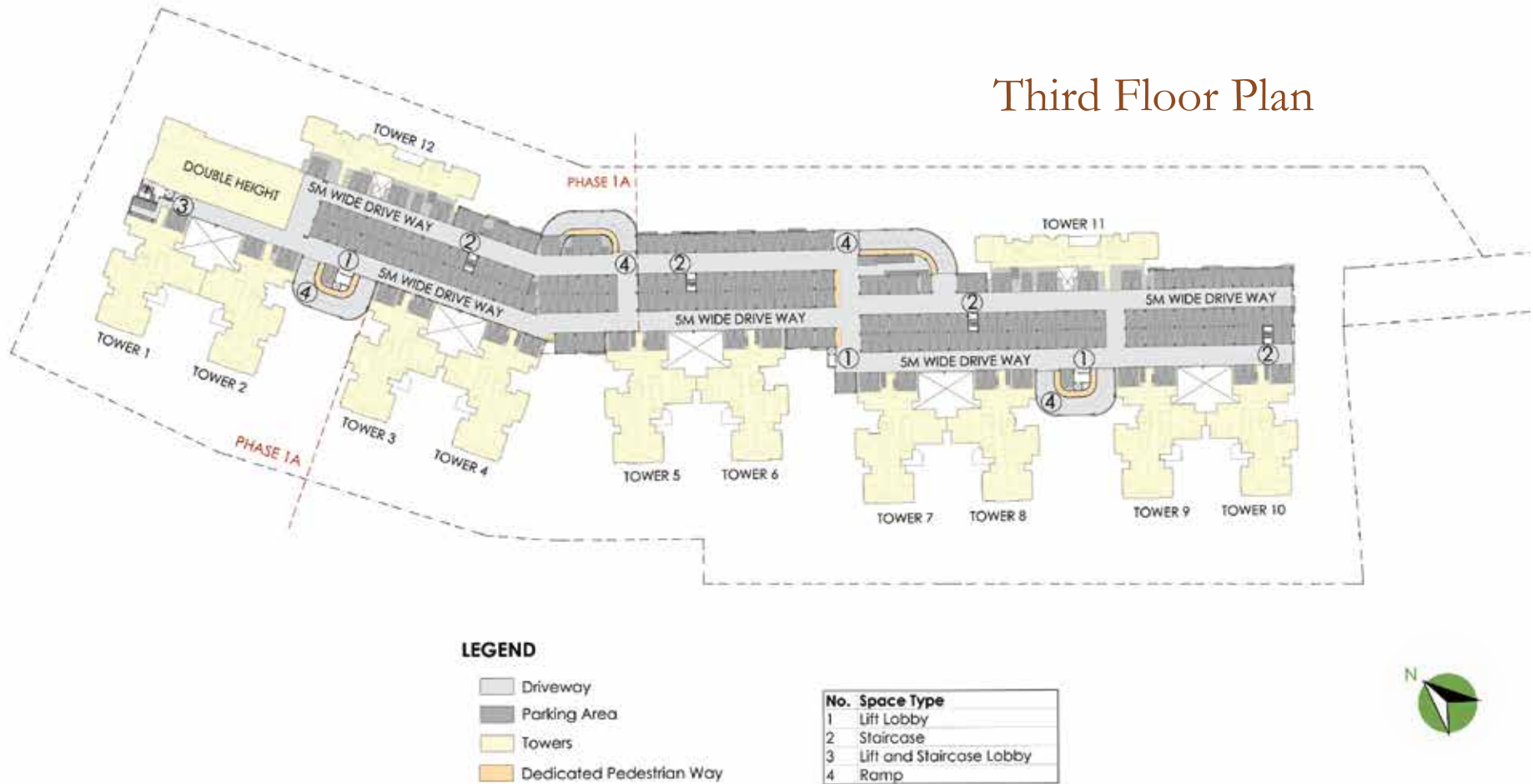
Second Floor Plan



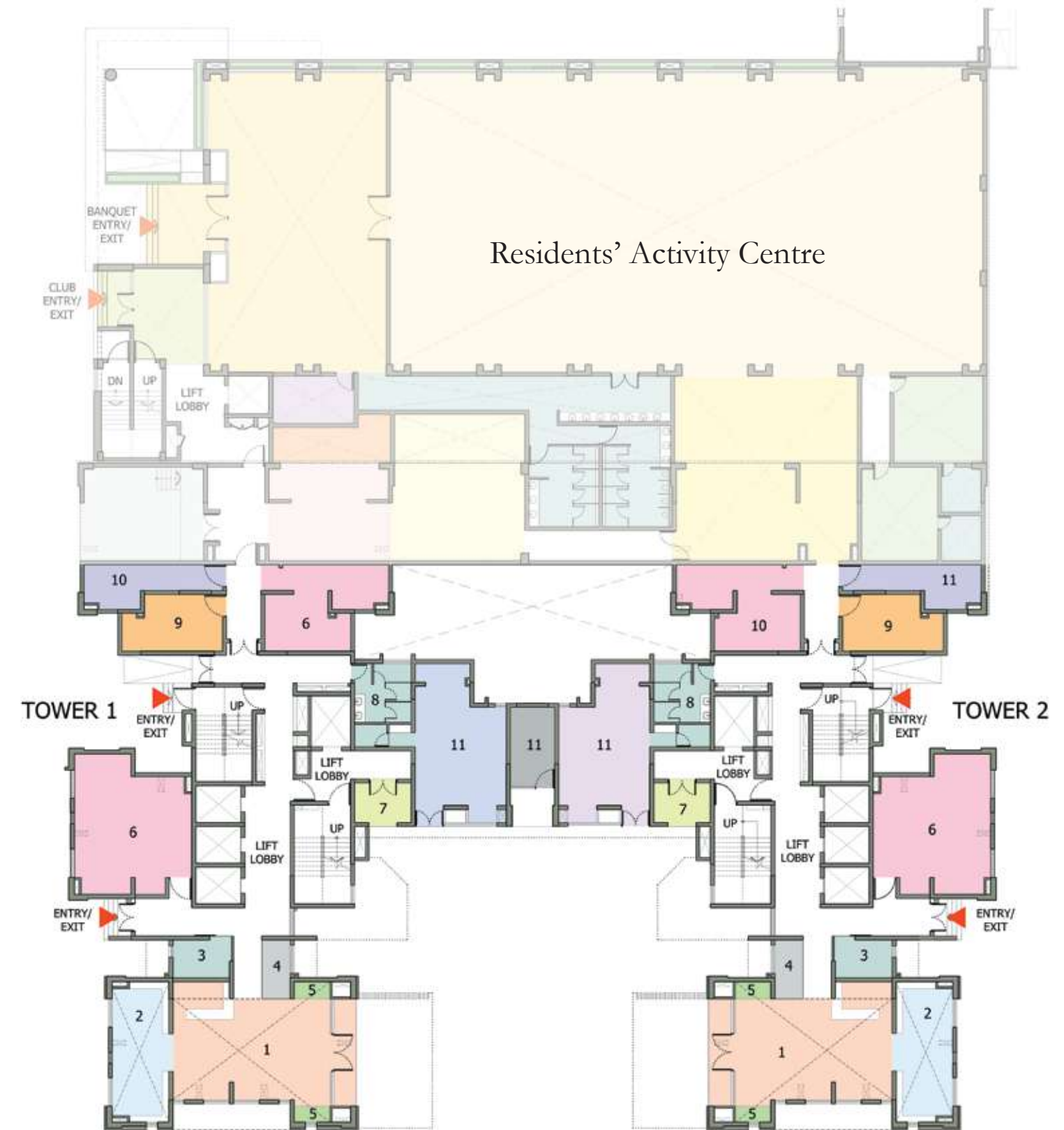
First Floor Plan



Third Floor Plan



TOWER I & II PLANS



Ground
Floor
Plan

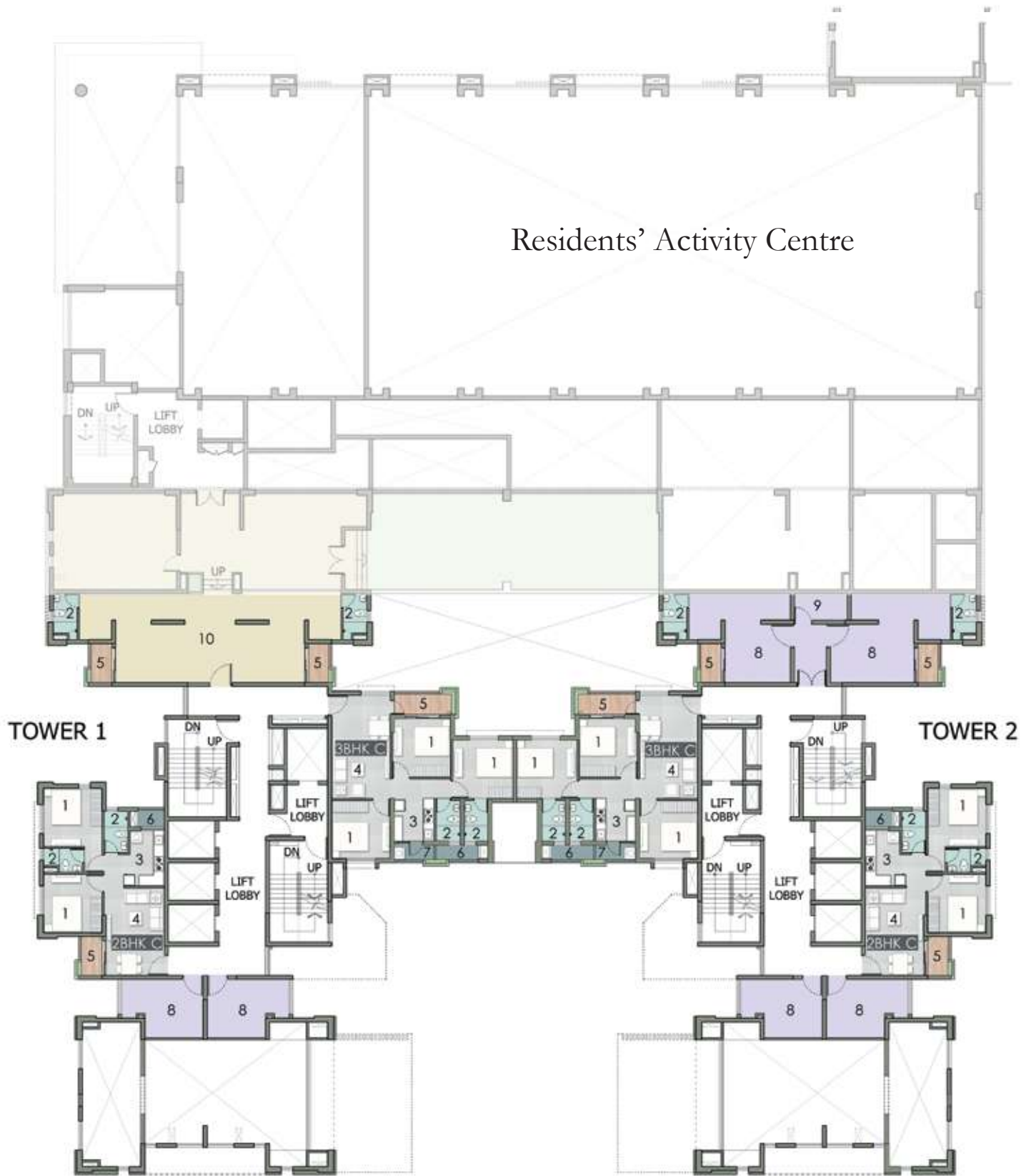
LEGEND

1	Entrance Lounge
2	Mail Room
3	Barrier Free Toilet
4	Space for Sculpture
5	Planter

6	Electrical Panel Room
7	Foyer
8	Maid's Toilet
9	ELV Room
10	Trash Room

11	Provisions for Convenient Stores
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First Floor Plan



LEGEND

1	Bedroom	6	AC Ledge
2	Toilet	7	Utility
3	Kitchen	8	Home Office
4	Living/Dining	9	Janitor Room
5	Balcony	10	Maintenance/Security Office

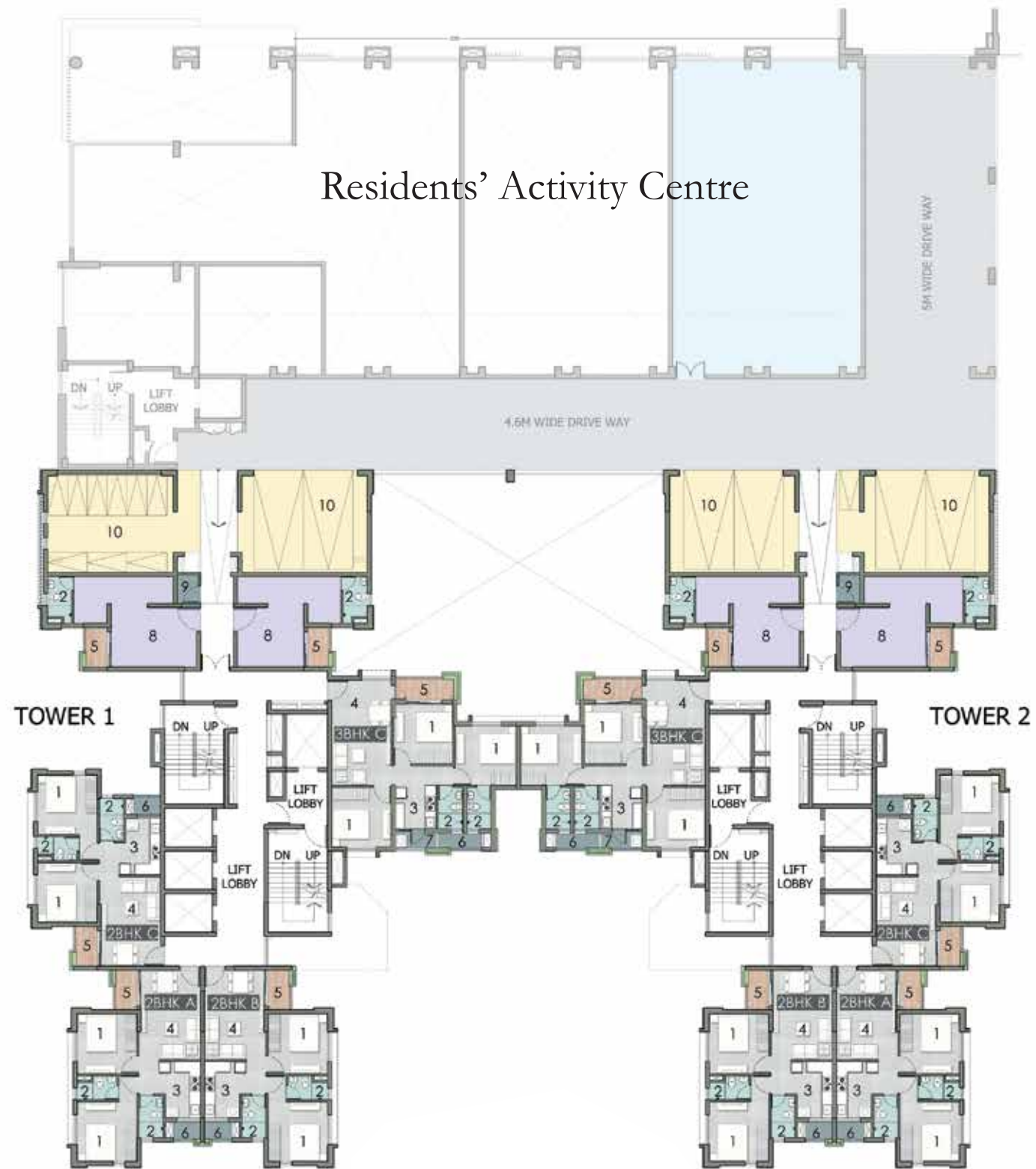
Second Floor Plan



LEGEND

1	Bedroom	6	AC Ledge
2	Toilet	7	Utility
3	Kitchen	8	Home Office
4	Living/Dining	9	Parking
5	Balcony	10	Janitor Closet

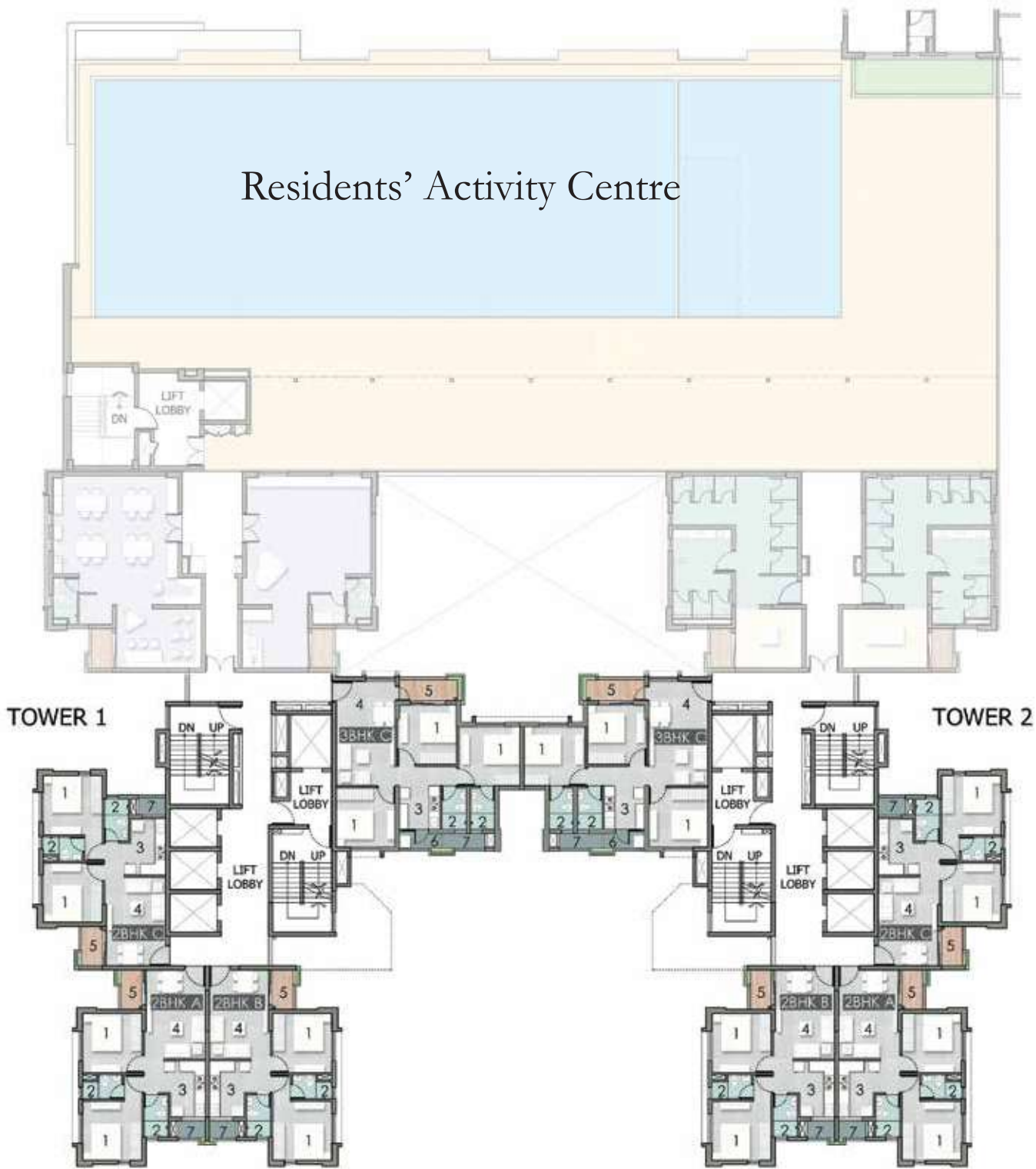
Third
Floor
Plan



LEGEND

1	Bedroom	6	AC Ledge
2	Toilet	7	Utility
3	Kitchen	8	Home Office
4	Living/Dining	9	Janitor Room
5	Balcony	10	Parking

Fourth
Floor
Plan

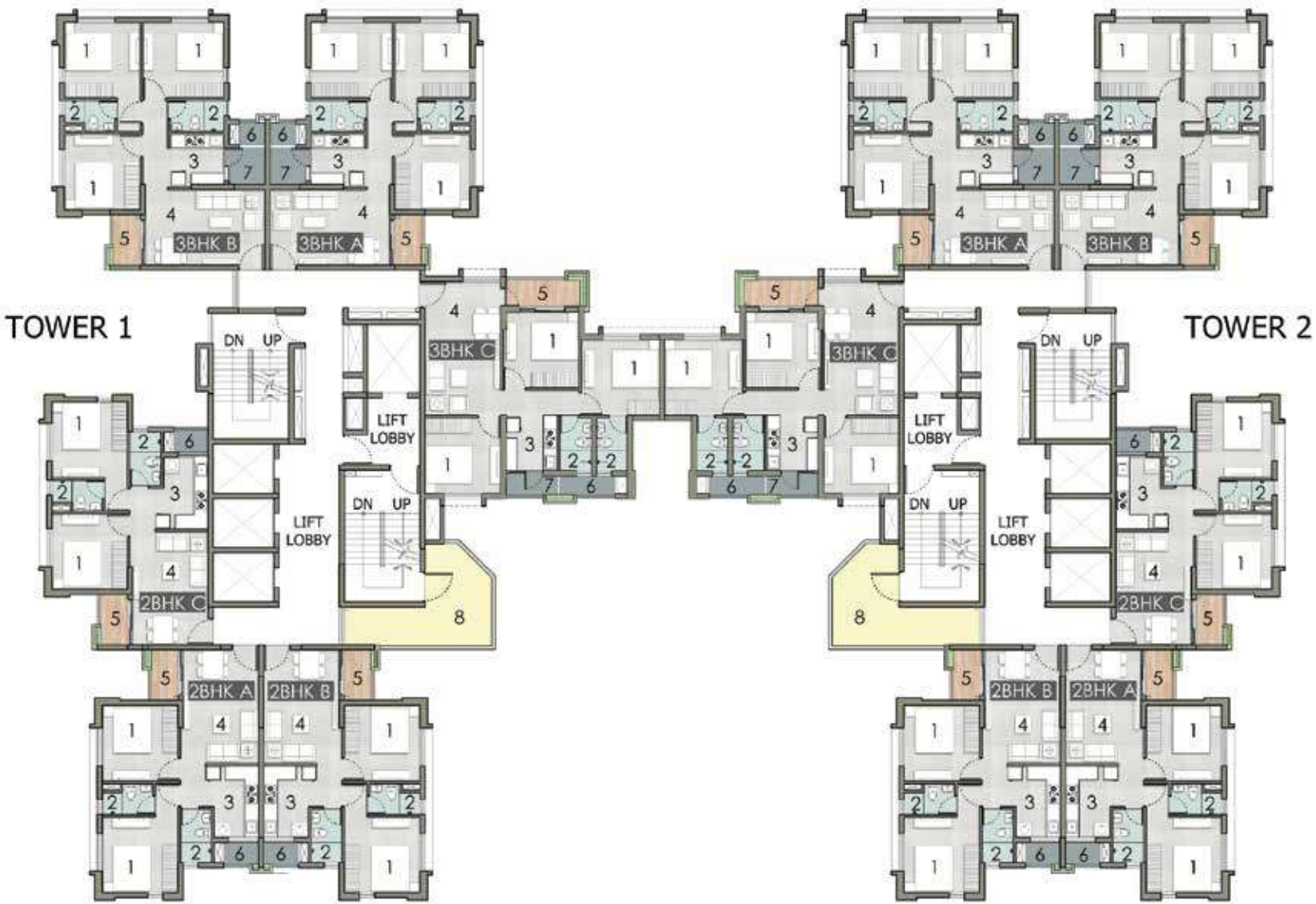


LEGEND

1	Bedroom	6	Utility
2	Toilet	7	AC Ledge
3	Kitchen		
4	Living/Dining		
5	Balcony		

Fire
Refuge
Plan

7th, 12th, 17th,
22nd & 27th Floors



LEGEND

1	Bedroom
2	Toilet
3	Kitchen
4	Living/Dining
5	Balcony

6	AC Ledge
7	Utility
8	Fire Refuge Platform

Typical
Floor
Plan



LEGEND

1	Bedroom
2	Toilet
3	Kitchen
4	Living/Dining
5	Balcony

6	AC Ledge
7	Utility

Your choice of home

USSHAR PHASE 1A

Apartment Types

LOCATION	UNIT NAME	TYPE	TOTAL NO. OF UNITS	CARPET AREA (SFT)	BALCONY AREA (SFT)	UTILITY AREA (SFT)
TOWER 1	TYPE A	2BHK	30	512	26	0
	TYPE B	2BHK	30	512	26	0
	TYPE C	2BHK	31	512	26	0
	TYPE A	3BHK	27	645	26	24
	TYPE B	3BHK	27	645	26	24
	TYPE C	3BHK	31	643	40	22
		TOTAL	176			
		SHOP 1	1	430	0	0
		SHOP 2	1	157	0	0
		HOME OFFICE1	1	125	0	0
		HOME OFFICE2	1	125	0	0
		HOME OFFICE3	2	282	26	0
		HOME OFFICE4	2	255	26	0

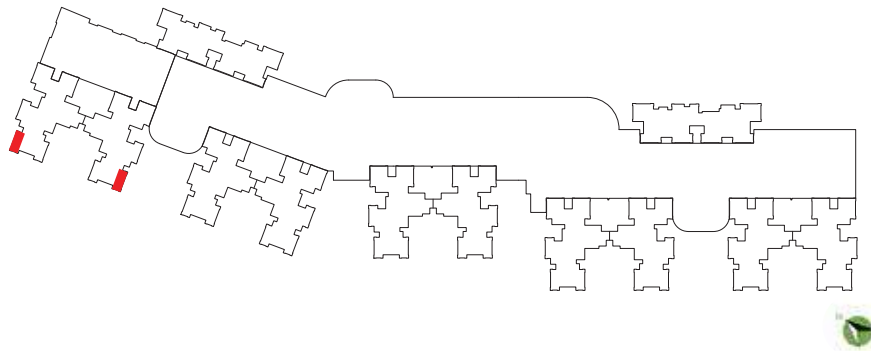
Apartment Types

LOCATION	UNIT NAME	TYPE	TOTAL NO. OF UNITS	CARPET AREA (SFT)	BALCONY AREA (SFT)	UTILITY AREA (SFT)
TOWER 2	TYPE A	2BHK	30	512	26	0
	TYPE B	2BHK	30	512	26	0
	TYPE C	2BHK	31	512	26	0
	TYPE A	3BHK	27	645	26	24
	TYPE B	3BHK	27	645	26	24
	TYPE C	3BHK	31	643	40	22
		TOTAL	176			
		SHOP 3(DEPT. STORE)	1	430	0	0
		HOME OFFICE1	1	125	0	0
		HOME OFFICE2	1	125	0	0
		HOME OFFICE4	3	255	26	0
		HOME OFFICE5	1	283	26	0
		HOME OFFICE6	2	282	26	0

At Usshar Phase 1A, we offer you 2 types of apartments and home offices in two towers. This is a ready reckoner that will help you to choose your own space. Listed above is a detailed guide that will help you make up your mind. Choose an apartment based on the number of bedroom/s required. To check the apartment layout and size, please refer to the following pages.

2 BHK

Apartment Type A (Tower 1 & 2)



TOWER 1&2 - KEY PLAN
(TYPICAL FLOOR PLAN)

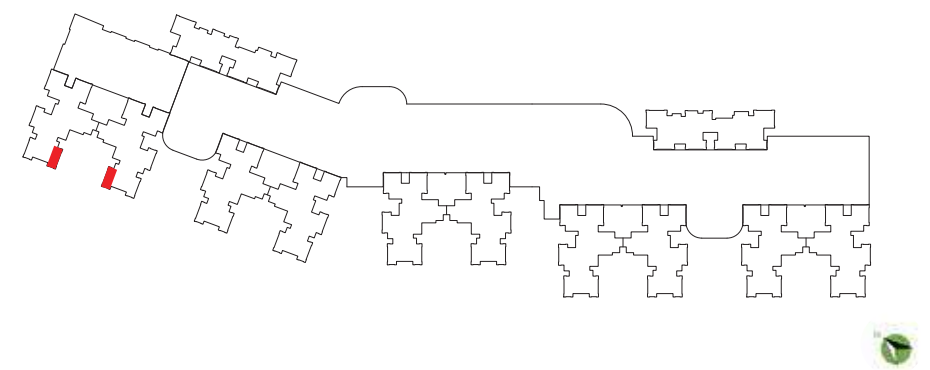


No.	Space Type	Space Size (MM)
1	Bedroom	3000 X 3000
2	Attached WC	2000 X 1225
3	Bedroom 2	3000 X 3000
4	Common Toilet	1225 X 2125
5	Living/Dining	4500 X 3000
6	Kitchen	2100 X 2840
7	Balcony	1200 X 2000
8	AC Ledge	1375 X 1000

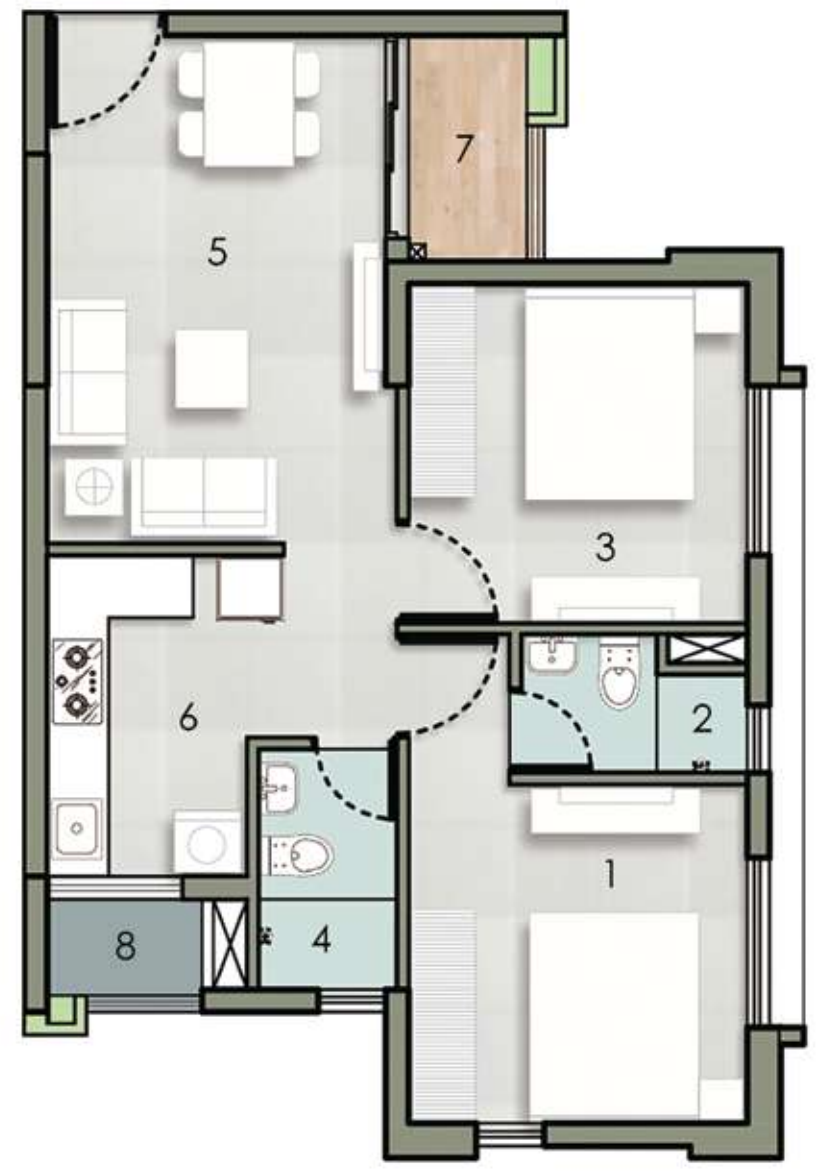
2BHK-A SBUA = 798 Sqft (74 SQM), Carpet Area = 512 Sqft. (48 SQM).

2 BHK

Apartment Type B (Tower 1 & 2)
(Mirror of Type A)



TOWER 1&2 - KEY PLAN
(TYPICAL FLOOR PLAN)

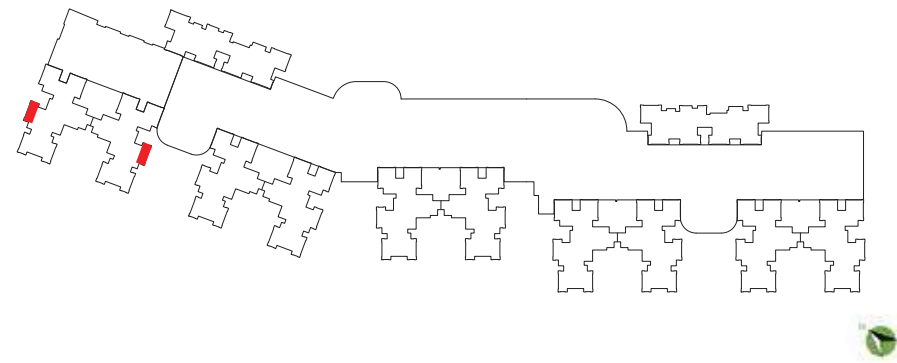


No.	Space Type	Space Size (MM)
1	Bedroom 1	3000 X 3000
2	Attached WC	2000 X 1225
3	Bedroom 2	3000 X 3000
4	Common Toilet	1225 X 2125
5	Living/Dining	4500 X 3000
6	Kitchen	2100 X 2840
7	Balcony	1200 X 2000
8	AC Ledge	1375 X 1000

2BHK-B SBUA = 800 Sqft (74 SQM), Carpet Area = 512 Sqft. (48 SQM).

2 BHK

Apartment Type C (Tower 1 & 2)



TOWER 1&2 - KEY PLAN
(TYPICAL FLOOR PLAN)

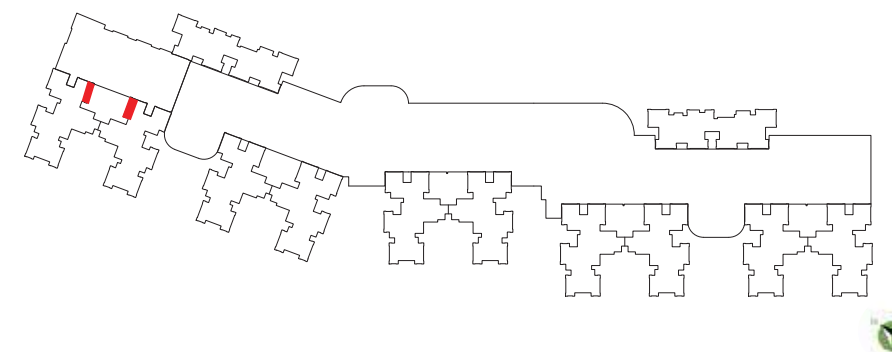


No.	Space Type	Space Size (MM)
1	Bedroom 1	3000 X 3000
2	Attached WC	2000 X 1225
3	Bedroom 2	3000 X 3000
4	Common Toilet	2000 X 1225
5	Living/Dining	3000 X 4500
6	Kitchen	2100 X 2840
7	Balcony	1200 X 2000
8	AC Ledge	1375 X 1000

2BHK-C SBUA = 801 Sqft (74 SQM), Carpet Area = 512 Sqft. (48 SQM).
Flat layout is as same as 2 BHK A & B, only the direction of the entrance door is different

3 BHK

Apartment Type A (Tower 1 & 2)

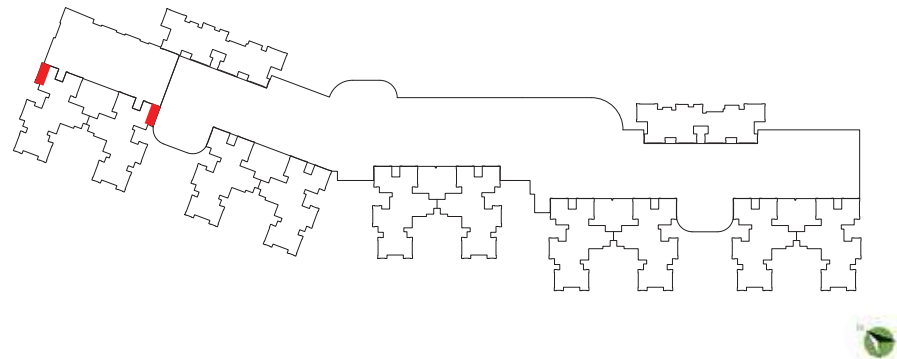


3BHK-A SBUA = 1018 SQFT (95 SQM), CARPET AREA = 645 SQFT (60 SQM)

NO.	SPACE TYPE	SPACE SIZE (MM)
1	BED ROOM 1	3000 X 3000
2	ATTACHED WC	2000 X 1225
3	BED ROOM 2	3225 X 3000
4	BED ROOM 3	3000 X 3000
5	COMMON TOILET	2125 X 1225
6	LIVING/DINING	4750 X 3000
7	KITCHEN	2225 X 2100
8	BALCONY	1200 X 2000
9	UTILITY BALCONY	1425 X1575
10	AC LEDGE	1025 X1000

3 BHK

Apartment Type B (Tower 1 & 2)

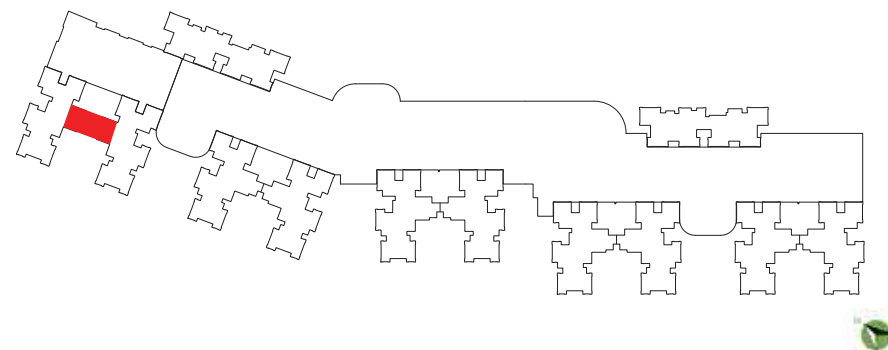


3BHK-B SBUA = 1025 SQFT (95 SQM), CARPET AREA = 645 SQFT (60 SQM)

NO.	SPACE TYPE	SPACE SIZE (MM)
1	BED ROOM 1	3000 X 3000
2	ATTACHED WC	2000 X 1225
3	BED ROOM 2	3225 X 3000
4	BED ROOM 3	3000 X 3000
5	COMMON TOILET	2125 X 1225
6	LIVING/DINING	4750 X 3000
7	KITCHEN	2225 X 2100
8	BALCONY	1200 X 2000
9	UTILITY BALCONY	1425 X1575
10	AC LEDGE	1025 X1000

3 BHK

Apartment Type C (Tower 1 & 2)

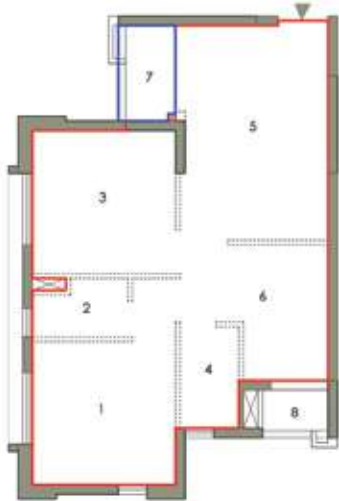


3BHK-C

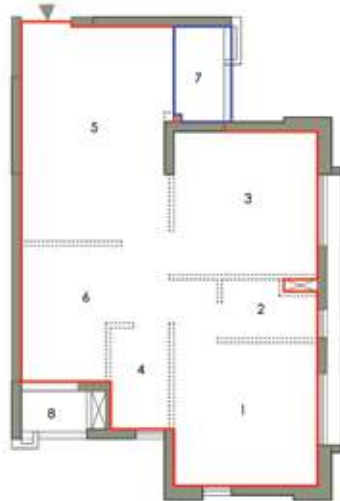
SBUA = 1020 SQFT (95 SQM), CARPET AREA = 643 SQFT (60 SQM)

NO.	SPACE TYPE	SPACE SIZE (MM)
1	BED ROOM 1	3100 X 3000
2	ATTACHED WC	2100 X 1225
3	BED ROOM 2	3000 X 3000
4	BED ROOM 3	3000 X 3000
5	COMMON TOILET	1250 X 2100
6	LIVING/DINING	3000 X 5300
7	KITCHEN	2050 X 2200
8	BALCONY	3100 X 1200
9	UTILITY BALCONY	2150 X 1000
10	AC LEDGE	2175 X 900

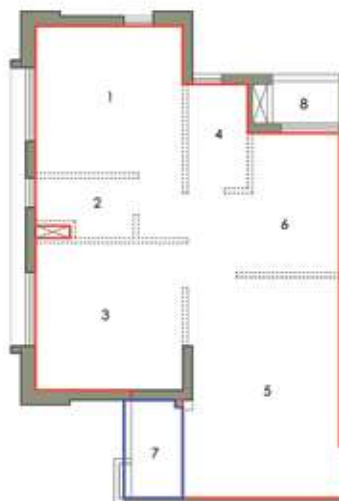
Carpet Area



2 BHK-A SBUA = 798 SQFT (74 SQM), CARPET AREA = 512 SQFT (48 SQM),
BALCONY AREA = 30 SQFT (3 SQM)

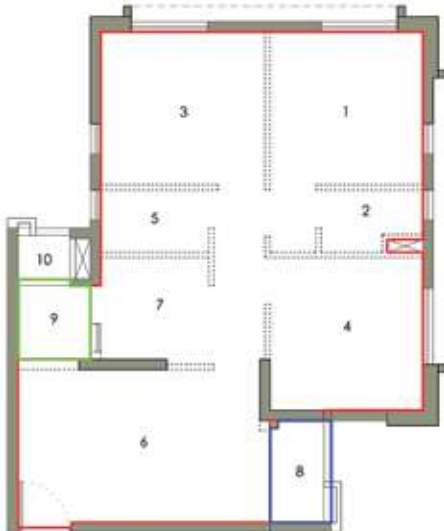


2 BHK-B SBUA = 800 SQFT (74 SQM), CARPET AREA = 512 SQFT (48 SQM),
BALCONY AREA = 30 SQFT (3 SQM)

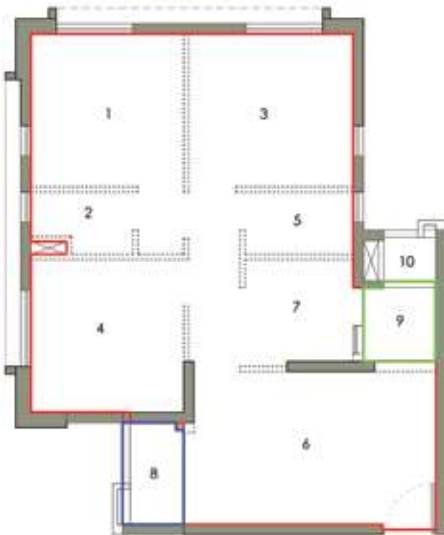


2 BHK-C SBUA = 801 SQFT (74 SQM), CARPET AREA = 512 SQFT (48 SQM),
BALCONY AREA = 26 SQFT (2 SQM)
FLAT LAYOUT SAME AS 2 BHK A & B, ONLY THE DIRECTION OF
THE ENTRANCE DOOR IS DIFFERENT.

Carpet Area



3 BHK-A SBUA = 1018 SQFT (95 SQM), CARPET AREA = 645 SQFT (60 SQM),
BALCONY AREA = 26 SQFT (2 SQM)



3 BHK-B SBUA = 1025 SQFT (95 SQM), CARPET AREA = 645 SQFT (60 SQM),
BALCONY AREA = 26 SQFT (2 SQM)



3 BHK-C SBUA = 1020 SQFT (95 SQM), CARPET AREA = 643 SQFT (60 SQM),
BALCONY AREA = 40 SQFT (4 SQM), UTILITY AREA = 22 SQFT (2 SQM)

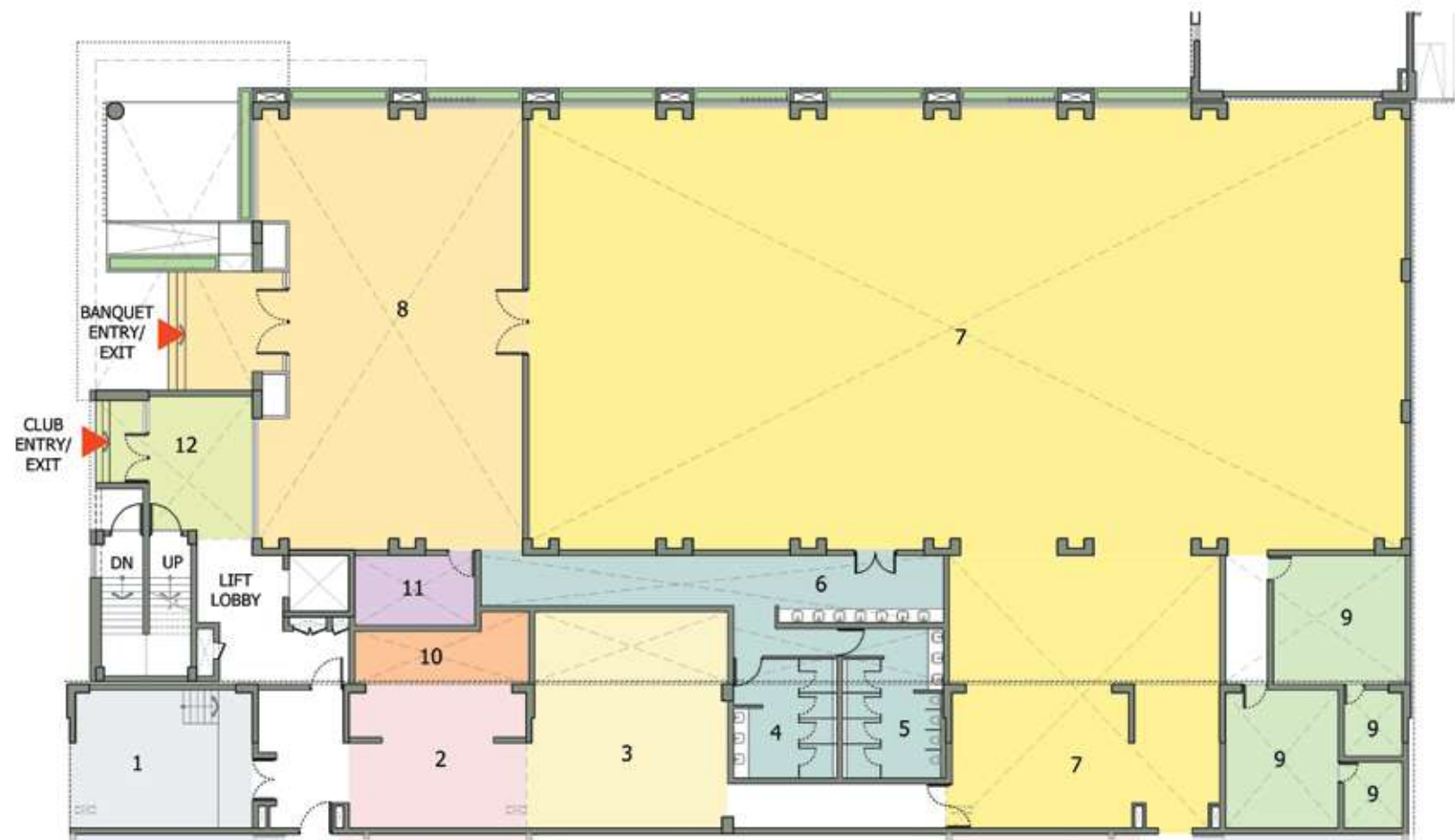
ZEST

RESIDENTS'ACTIVITY CENTRE

Floor Plans

Features & Amenities:

Prefunction Area | Banquet | Reception Area | Kitchen | Food Counter | Toilet



Legend:

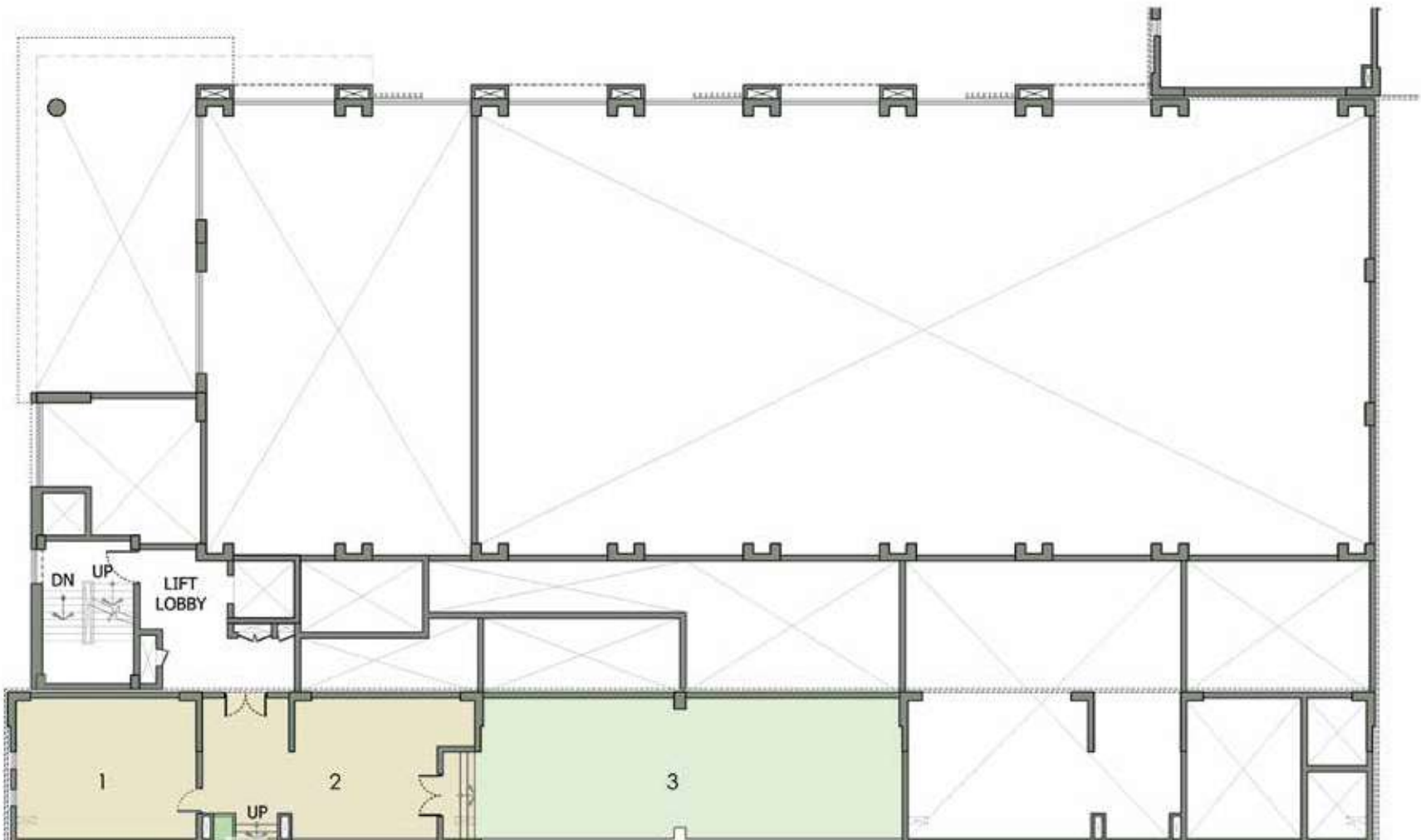
1	Loading/Unloading
2	Pantry
3	Kitchen
4	Toilet (Female)
5	Toilet (Male)
6	Hand Wash Area
7	Banquet
8	Pre Function Area

9	Green Room cum Toilet
10	Kitchen Store
11	Banquet Maintenance Office
12	Reception Area



First Floor Plan

Features & Amenities:
Maintenance/Security Office | Store | Open Terrace



Legend:

1	Maintenance/Security Office
2	Store Room
3	Open Terrace



Second Floor Plan

Features & Amenities:
Yoga Area | Gym Area | Multipurpose Hall | Lobby & Reception | Competition Space
Car Parking | Reception Area | Lounge



Legend:

1	Reception Area
2	Resource Area
3	Lounge
4	Multipurpose Hall
5	Gymnasium

6	Female Changing Room
7	Male Changing Room
8	Yoga/Aerobics



Third Floor Plan

Features & Amenities:

Space for Balancing Tank and Swimming Pool Services | Parking



Legend:

1	Space for Balancing Tank and Swimming Pool Services
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Fourth Floor Plan

Features & Amenities:

Infinity Pool | Kids' Pool | Deck Area | Music Room | Art & Crafts Zone | Locker Room | Wash Area



Legend:

1	Balcony	7	Music and Dance Room	13	Infinity Pool
2	Locker Room	8	Art and Crafts Zone	14	Kids' Pool
3	Toilet	9	Female Changing Room	15	Planter
4	Music Store	10	Male Changing Room		
5	Wash Area	11	Shower Area		
6	Potter's Zone	12	Deck Area		



Specifically Special

SPECIFICATIONS

Your home is a place that you must take pride in. Thus, quality, durability and safety top the priority list when choosing materials for your home. All fittings and fixtures, starting from floors to even windows, are of top quality.

Structure	RCC Framed Structure
Doors	Flush door with solid/engineered wooden frame & SS Hinges
External Finish	Weather resistant paint
Windows	Aluminium glazed window
Living/Dining/Lobby/Passages	Tiled flooring
Electrical Fittings & Fixtures	Concealed wiring & modular switches.
Wall Finish	Wall putty, tiles in toilet dado, tiles on kitchen dado (up to 2 feets from counter approx.)

Safe and sound

Safety and security is of paramount importance when we design a home. After all it is your refuge, your shield. And so, we take it very seriously.

To ensure that you live in a safe and secure world we provide :

- Fire Protection System with Sprinklers, Floor & Yard Hydrants
- Fire Detection System
- Emergency lights at strategic locations including fire pump room and control room areas
- Fire Water Reservoir
- Fire Refuge Platforms
- Pressurised staircases with 2 hrs. fire rated doors
- Fire tower with service lift
- 24*7 CCTV surveillance in lifts & other critical areas
- Treatment and disposal of sewage and sullage water
- Partial DG Backup for flat units and full backup for designated common areas and RAC
- Windows rated to resist high velocity wind pressure at higher floors





Swearing by sustainability

We believe that there is only one right way to live – the sustainable way. Therefore, to lower our collective carbon footprint and be responsible in the use of our limited natural resources, we have put the following in place:

- Biophilic design that allows for more open space and better interaction with nature
- Abundance of virgin greenery
- Solar panel on the roof of towers
- Treatment and disposal of sewage and sullage water

The Ambuja promise

Usshar is built on the foundation of being environmentally responsible, sustainable, qualitative and best in class. The environment-friendly project comes with Ambuja Neotia's trust and assurance. Whether it is compliances, timely delivery, experience and quality.

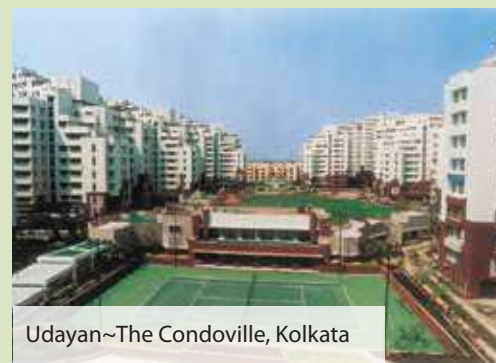
The project has been thoughtfully designed, with its functional apartments, safe and secure layout, lush greenery and amenities at par with other high-end projects. A home in Usshar, thus, aims to elevate your living experience holistically at the most attractive price.

About Ambuja Neotia

Ambuja Neotia is one of the most prominent and respected corporate houses headquartered in Kolkata with its forte in real estate and recent forays into hospitality, healthcare, education and startup incubation.

The company, under the stewardship of Harshavardhan Neotia has been responsible for landmark projects in and around Kolkata. Udayan, Kolkata's first condoville built on the PPP (Public-Private Partnership) model made good living 'affordable' for the first time in the country and earned Harshavardhan Neotia, the Padmashree in 1999. Upohar~The Condoville, one of the largest residential projects of Ambuja Neotia, brought together efficiency, comfort and luxury, transforming dreams into reality.

With City Centre Salt Lake, the mall concept was revolutionised. Leisure destinations like The Ffort Raichak and Ganga Kutir were created by the river Ganges. The Group also forayed into healthcare with the setting up of Bhagirathi Neotia Woman and Child Care Centre. Ecospace Business Park was developed to give the city smarter, greener workspaces for better work-life balance. The Conclave revolutionized the way business clubs were perceived, it's the first of its kind to blend fine dining, decor and personalized service. With the vision of imparting education that transforms students into leaders for global society, the Group embarked on a new journey with The Neotia University. Aligning with Startup India - an initiative of the Government of India, Ambuja Neotia set up Neotec Hub, an incubation centre providing guidance to bright and enthusiastic entrepreneurs.



Udayan~The Condoville, Kolkata



Ujjwala~The Condoville, New Town



Upohar~The Condoville, New Garia



The Residency, City Centre Salt Lake



Ecospace Business Park, New Town



City Centre, Salt Lake



City Centre, New Town



Club Verde



Ganga Kutir Resort~Raichak on Ganges



The Ffort Raichak~Raichak on Ganges



RaajKutir, Swabhum



AltAir Boutique Hotel



Neotia Getwel Healthcare Centre



The Neotia University

Usshar's Consultants

Architect:

M.N Consultants One Design Solutions

Structural Consultant:

M.N Consultants (Pvt). Ltd.

Geotechnical Consultant:

SKM Geosurvey

PHE Consultant:

UECPL (Unique Engineering Consultancy Pvt. Ltd.)

Fire Safety Consultant:

Unique Engineering & Consultants Services

Landscape Consultant:

Singal Associates

EIA Consultant:

JB Enviro Consultants Pvt Ltd.