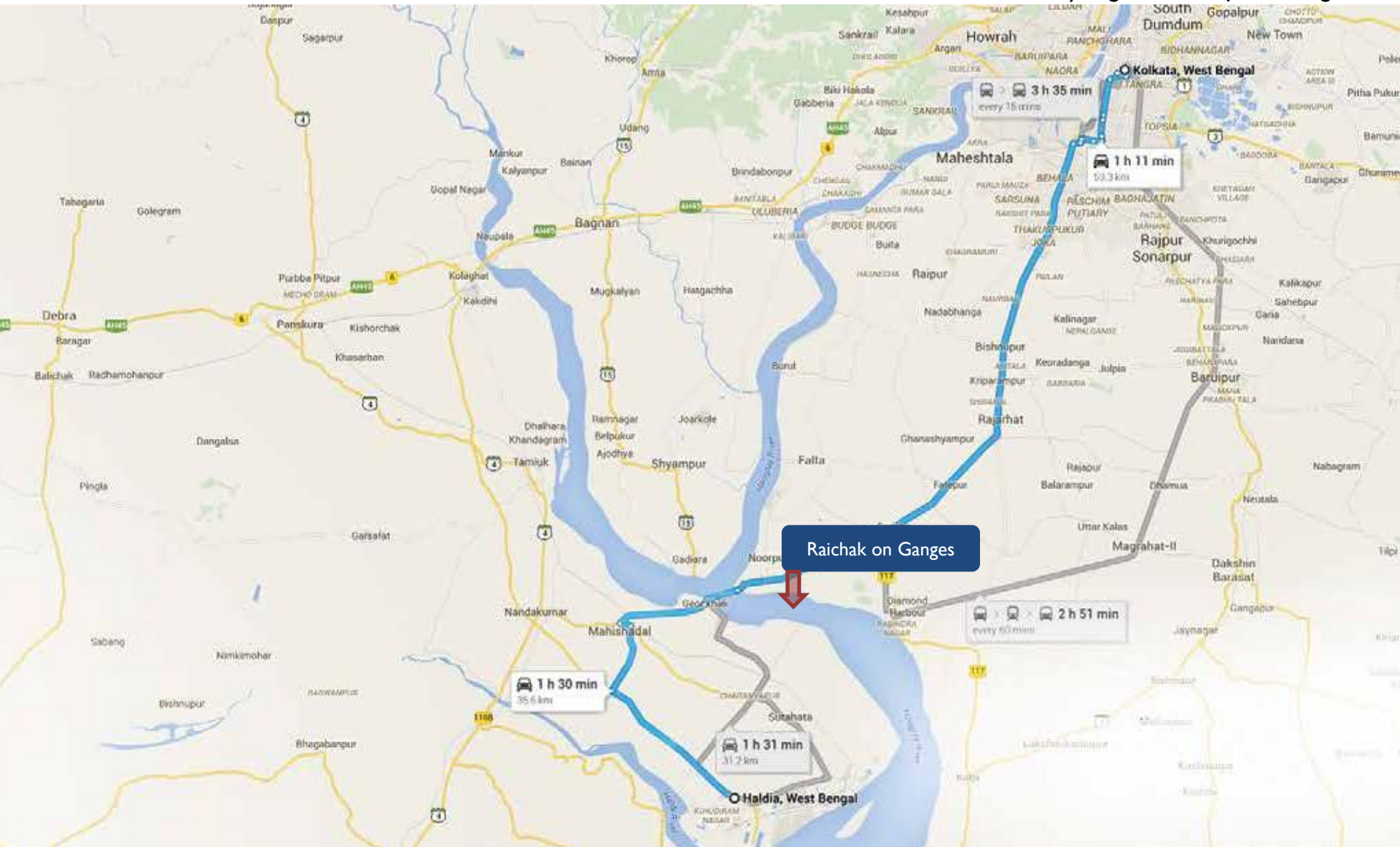




Frangipani

Location Map

Just 51 km from the heart of the city lies a pastoral hamlet situated at the very edge of the majestic Ganges



The Destination

Welcome to Raichak on Ganges, your ideal weekend destination,
Part of a 100-acre integrated lifestyle development on the bank of Ganges, Raichak is the ideal getaway to commune with the sun-kissed greens, cool breeze, sound of the Ganges and yourself.



Your Neighborhood



Ganga Kutir
Anaya
The Ffort Raichak

Dining Options



Reflections
Sonar Tori
The Orient

Wellness Facility



Anaya Spa by L'Occitane
Gymnasium
Riverside Walk

Clubbing Facility



Club Rio Vista
Footloose
Pari – River Cruise

Project Layout



MASTER PLAN

River Hoogly

Site Layout



Area Statement	3 BHK
Plot Area	3.58 cottah
Built up Area	2,070 sft
Pool Area	450 sft
Terrace Area	90 sft
Lawn Area	560 sft

Unit Details	
1	G+1 cluster of 3 BHK villas
2	Pocket Lawn
3	Personal Plunge Pool
4	Frangipani Groves
5	Freehold Title

Frangipani brings to you the charm of containment in solitude with the aroma of the Frangipani flowers



Entrance to Frangipani

My garden, my green, my pool, It lives the very corners of my home.
By day, by night I see it garb the very moods of God, Surely it is alive, more than many!"



Outdoor View

A cluster of theme 3 bedrooms pocket villa units, the villas are surrounded by a pocket garden and private pool.



Living Room

Architecturally minimalistic in design, these fully furnished and air conditioned villas lend a contemporary feel with the cluster of Frangipani around every corner.



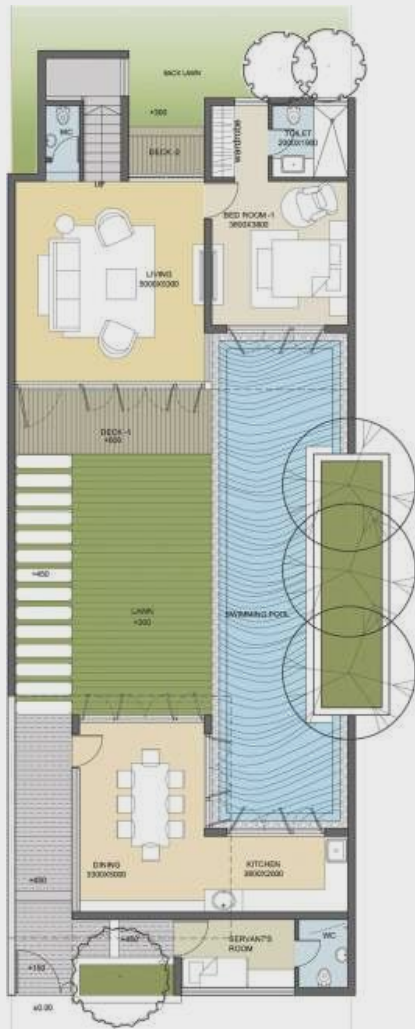
Outdoor View

The rejuvenating sound of the waterfall into the swimming pool at the backdrop of the villa will refresh your mind every single moment.



Plunge Pool

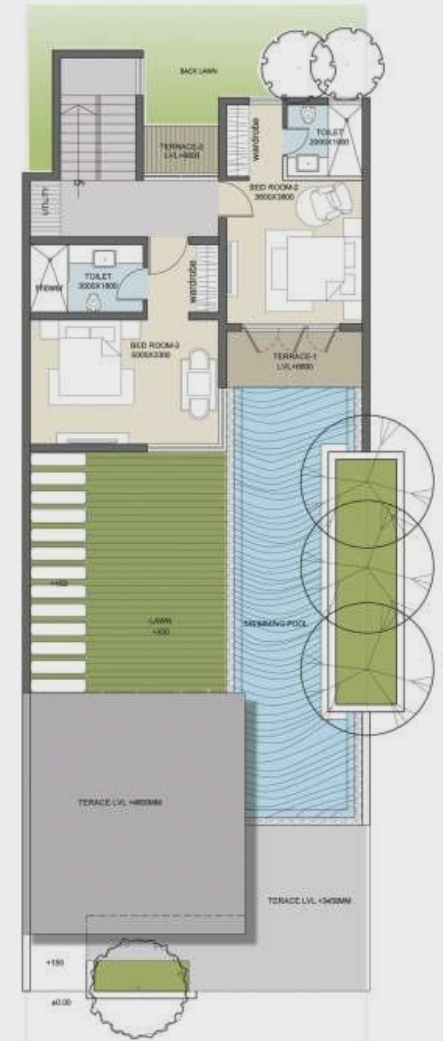
Floor Plans



Ground Floor

3 BHK Ground Floor Plan		
D I	Dining Room	3300 mm x 5000 mm
L I	Living	5000 mm x 5300 mm
PT I	Powder Toilet	900 mm x 1375 mm
K I	Kitchen	3800 mm x 2000 mm
SR I	Staff Room	4400 mm x 1800 mm
DK I	Deck I	5200 mm x 1700 mm
DK 2	Deck 2	2000 mm x 1250 mm
B I	Bedroom I	3600 mm x 3800 mm
T I	Toilet	3600 mm x 1900 mm

3 BHK First Floor Plan		
B 2	Bedroom 2	5000 mm x 3200 mm
T 2	Toilet 2	3000 mm x 1800 mm
B 3	Bedroom 3	3600 mm x 3600 mm
T 3	Toilet 3	2000 mm x 1900 mm
DA I	Dress Area	1500 mm x 1900 mm
DK I	Lobby	5000 mm x 1600 mm
DK 3	Deck 3	2000 mm x 1250 mm
DK 4	Deck 4	3600 mm x 1650 mm



First Floor

Specifications

Sl	Particulars	Details
1	Foundation	Pile Foundation
2	Superstructure	RCC framed semi-structure and first class brickwork
3	Finishes	
	Bedrooms	Floor Vitrified Tiles Wall Paint finish over POP
	Living / Dining	Floor Terrazzo Wall Paint finish over POP
	Toilet/s	Floor Ceramic Tiles Dado / Wall Ceramic Tiles
	Kitchen	Floor Kota stone Counter Granite Sink Stainless steel Dado Glazed tiles 2ft above counter
	Terrace	Floor Kota / Paver tiles
	Staircase	Floor Kota stone Wall Paint finish over POP
	Entrance Foyer	Floor Concrete finish
4	Door/s	Frame Malaysian Sal Shutter Flushed Door
5	Window	Frame Aluminum glazed window with wooden texture finish
6	Paint	Internal Paint finish over POP External Weather Coat
7	Railing	Staircase Wooden / MS railing Balconies Wooden / MS railing
8	Swimming Pool	Pool Tiles Vitrified Tiles
9	Electrical	Concealed copper wiring Plastic moulded switches
10	Water Supply	Captive treated water supply through deep tube well
		Water Supply UPVC Soil Pipe HCI Rain Water PVC
12	Sanitary ware	Wash Basin & WC Roca or Toto or similar Faucets / Showerhead Grohe or Hansgrohe or similar Showerhead Grohe or Hansgrohe or similar

Architect



Mr Vivek Singh Rathore

A project manager and an architect, the Managing Director of Salient Pvt. Ltd., Vivek Singh Rathore is a Gold Medalist in Bachelor of Architecture from IIT Rourkee.

He played a major role in the Ambuja Neotia Group since its inception and is an experienced contributor of urban and physical development design elements in multi-disciplinary projects.

Vivek is involved in project development and management of various commercial and residential projects. He has designed Ganga Awas Riviera, Ganga Awas Gardenia and Ganga Awas Spa Villa.

An acclaimed architect and designer, he has won various awards, some of which are listed below:

- ❖ IAC (International Achievers Conference) Bharat Gaurav Award, 2009
- ❖ Gold Medal for Outstanding Contribution of National Development, 2009
- ❖ Business Leadership Award for Architecture & Interior Design, All India Achievers Award, 2008
- ❖ Awarded by IIID and ABID several times at National and Regional level

**Disclaimer**

The layout, building plans, specification of the building(s)/complex/bungalows, features and benefit proposed at Ganga Awās - Raichak on Ganges are preliminary and subject to finalization. Though no effort will be spared to carry them out, GGL Hotel and Resort Company Limited may effect such variation/addition/alteration/deletion and/or modification therein as it may, at its sole discretion deemed appropriate and fit, or as may be directed by any competent authority. However, the constructed area of the bungalows/units may increase or decrease upto a maximum of 2%. Further no complains regarding design, layout and accommodation shall be entertained by GGL Hotel and Resort Company Limited.

All dimensions have been rounded off, marginal revision may be necessary during construction. Dimension indicated in the building plans are in millimeters and are inner dimensions of all spaces (excluding wall thickness).