

Open
to experience the
Great
Indoors

Welcome to
VINAYAK
amara



From the Developer's Desk

Established in 1987, Vinayak Group has curated an impressive portfolio, managing construction projects spanning over 5 million sq.ft., and 45 completed projects. Our dedication to perpetual growth and expansion is emphasized by a vast land bank covering more than 50 acres. With a significant presence in Kolkata, we truly understand that a house means so much more than ever. We're not solely in the business of selling properties; we believe in building trust, fostering relationships, and ensuring that every step of your journey is guided by personalized care and attention.

Because to us, you're a part of our community, and your dreams are our mission.

So, when we envisioned our new project, we built to create a world that is complete and perfect in every way for a highly ambitious, upwardly mobile and evolving global populace.

We invite you to step indoors and immerse yourself in the world of Vinayak Amara.

VINAYAK
SOCH APNEPAN KI



Vinayak Amara twin towers rise gracefully in the skyline of Action Area 2, Newtown, Kolkata. Amongst the highest in the area, it's truly a one-of-its-kind, integrated residential complex.

82% open to sky, Vaastu compliant homes each with their own double height sky garden and 3 sides open units bring together convenience, security and efficient space solutions. Modern design and landscaping appeals to the global aesthetic of contemporary India.

A modern sky terrace at dusk. A man and a woman are standing on the terrace, looking out at a city skyline. The terrace features a bar with stools, a large potted plant, and a glass railing. The sky is a mix of blue and orange from the setting sun.

The Great Indoors.

Welcome to an all-inclusive, upgraded lifestyle with next level amenities and much needed serenity.

Welcome to contemporary homes planned and built using state-of-the-art South Korean technology. Homes fuelled with conveniences within easy reach. Clubhouse, gym, swimming pool, parks for all age groups, sky gardens and much more to be explored by you. Fitness, leisure, well-being, recreation – the good life is at your doorstep.



Sage
Spaces



AMPHITHEATRE

Connect with nature. Be one with the greens. Stroll through lush gardens at both the podium and ground levels. Our international landscape designers have meticulously curated the green areas, incorporating a diverse range of flora and fauna to create an oasis of calm for meditative mindsets.

PODIUM EVENT PLAZA
PET PARK
SKY GARDEN
GRAND OPEN LAWN
PARTY LAWN
AMPHITHEATRE
BLOSSOM GARDEN
SPILLOVER LAWN
OUTDOOR ADDA ZONE
OLD FOLKS LAWN

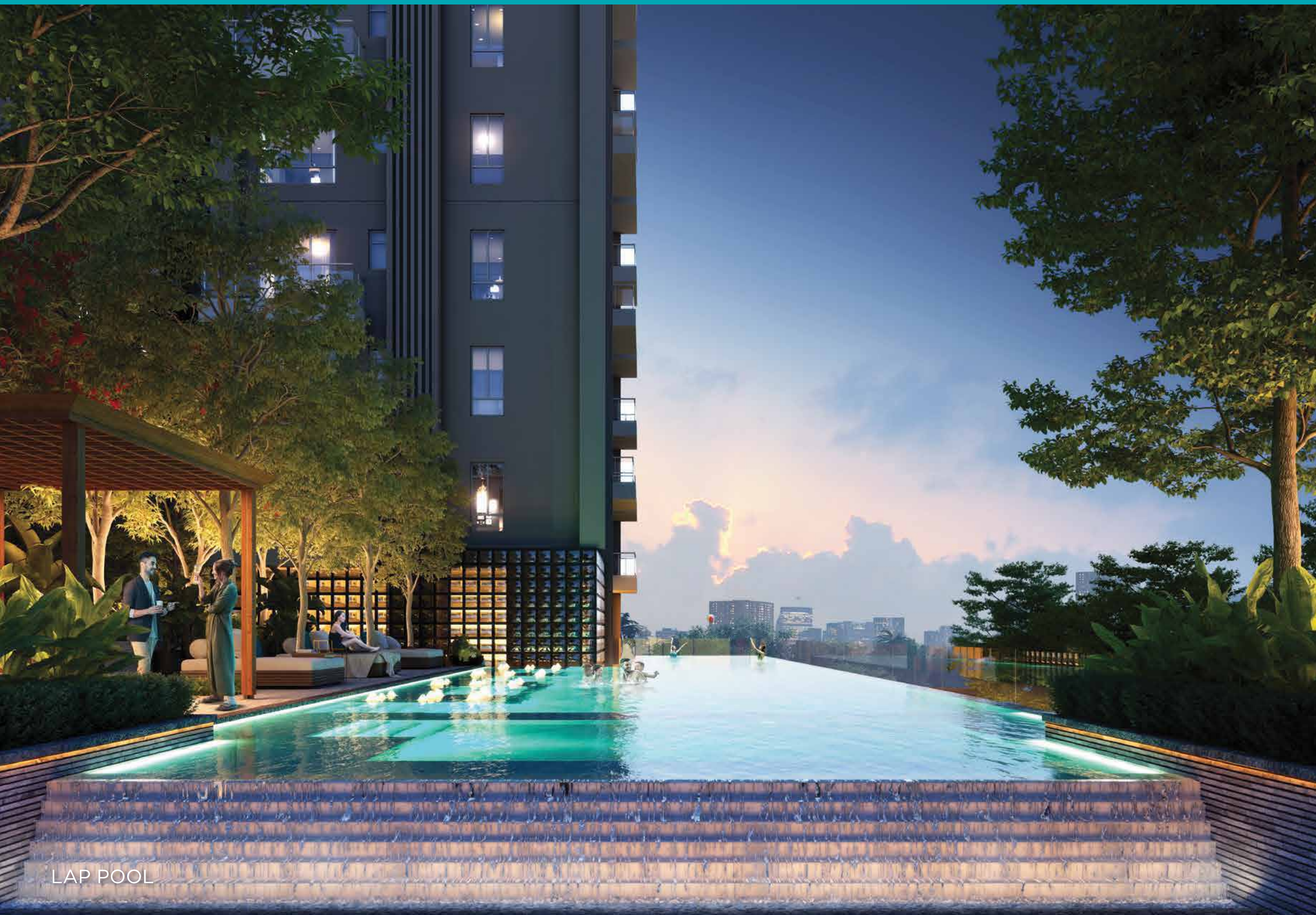


OUTDOOR SEATING AREA





Azul
Spaces



LAP POOL

Dive into an aquatic bliss. Bright blue skies and deep blue waters embrace at every turn. Experience a sense of freedom and openness as you immerse yourself in a space that connects you with the elements.

BUBBLE WATER FEATURE
KIDS' POOL WITH PARENTS DECK
OUTDOOR JACUZZI
WATER CASCADE
LAP POOL
POOL TERRACE



KID'S POOL WITH PARENTS DECK



Together
Spaces



LIBRARY WITH CO-WORKING SPACE

Share ideas, connect, interact and grow together. Amara Clubhouse has a multi-dimensional indoor and outdoor spaces where the community members will find hundred souls for lifelong bonds.

CAFE CUM LOUNGE
KARAOKE ROOM
LIBRARY WITH CO-WORKING SPACE
COMMUNITY HALL
INDOOR GAMES ROOM
CHILDREN'S PLAY AREA
GUEST ROOMS





INDOOR GAMES ROOM



COMMUNITY HALL



Junior
Spaces



KIDS' PLAY AREA

Kids are the heart of our community. Diverse amenities designed in the complex to keep them engaged - play, grow, learn and create memories.

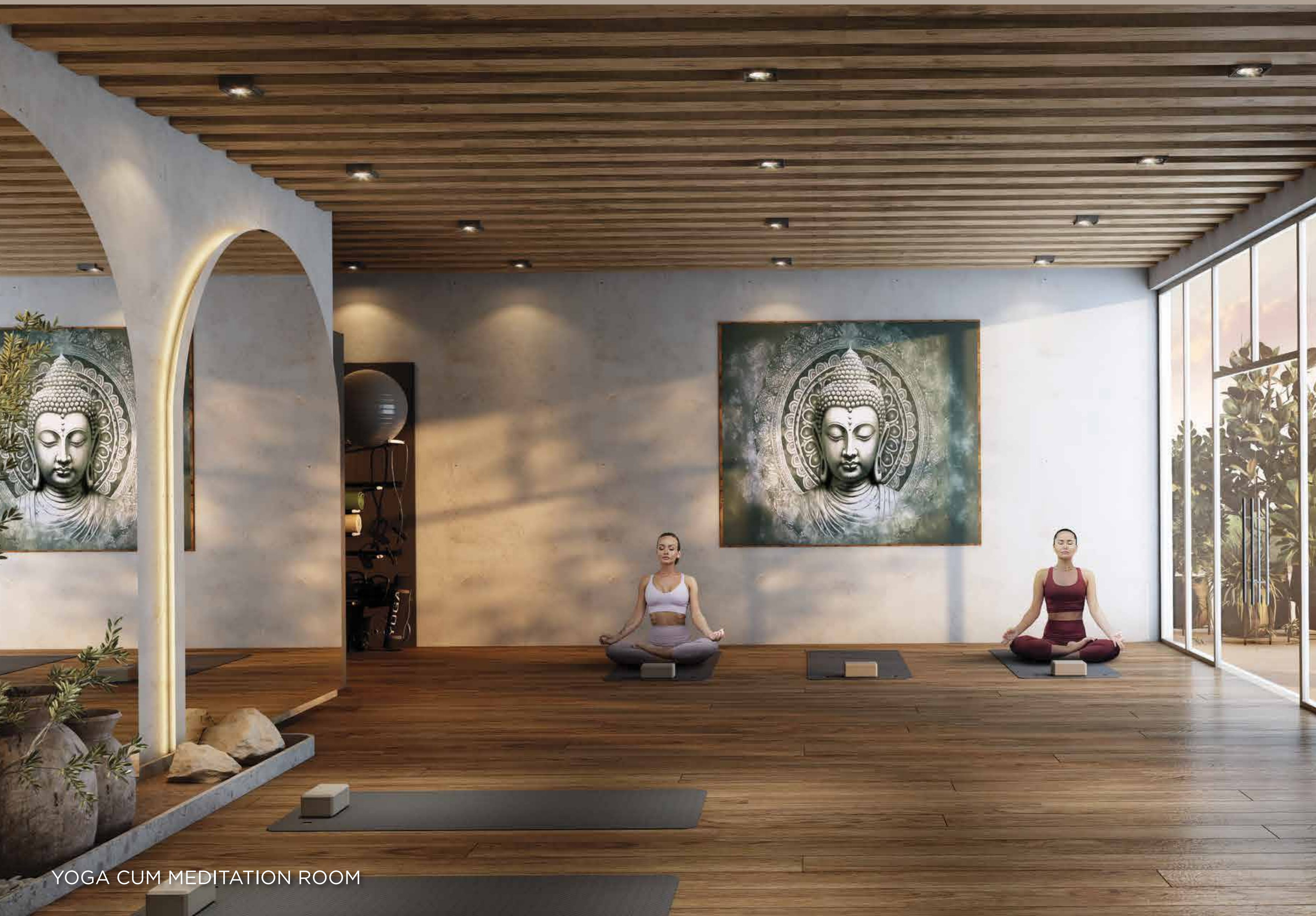
TETRIS PARK
KIDS' PLAY AREA
KIDS' POOL
PLAYGROUND
MULTISPORT COURT
(BASKETBALL & BADMINTON)



PLAY GROUND



Health and Well-being Spaces



YOGA CUM MEDITATION ROOM

Activate your body or relax your mind. Reverse the effects of a hectic lifestyle with multi-dimensional spaces that promise the much-needed replenishment.

YOGA CUM MEDITATION ROOM
YOGA DECK
ACUPRESSURE WALKWAYS
JOGGING TRACK (160 M)
OUTDOOR FITNESS ZONE
GYM





OUTDOOR FITNESS ZONE



Milieu
Spaces



Far from the crowds, close to your heart and connected to everything and everywhere you may wish to go

Commute

Nearest Metro Station 6 Min

Nearest Airport 30 Min

Nearest Railway Station 50 Min

Entertainment

Centrus Mall 1 Min

The Westin Kolkata Rajarhat 8 Min

Healthcare

Bellevue Hospital 3 Min

Tata Medical Center 5 Min

Education

Delhi Public School, Newtown 5 Min

Amity University 8 Min

Corporate

Financial Hub, Action Area II 7 Min

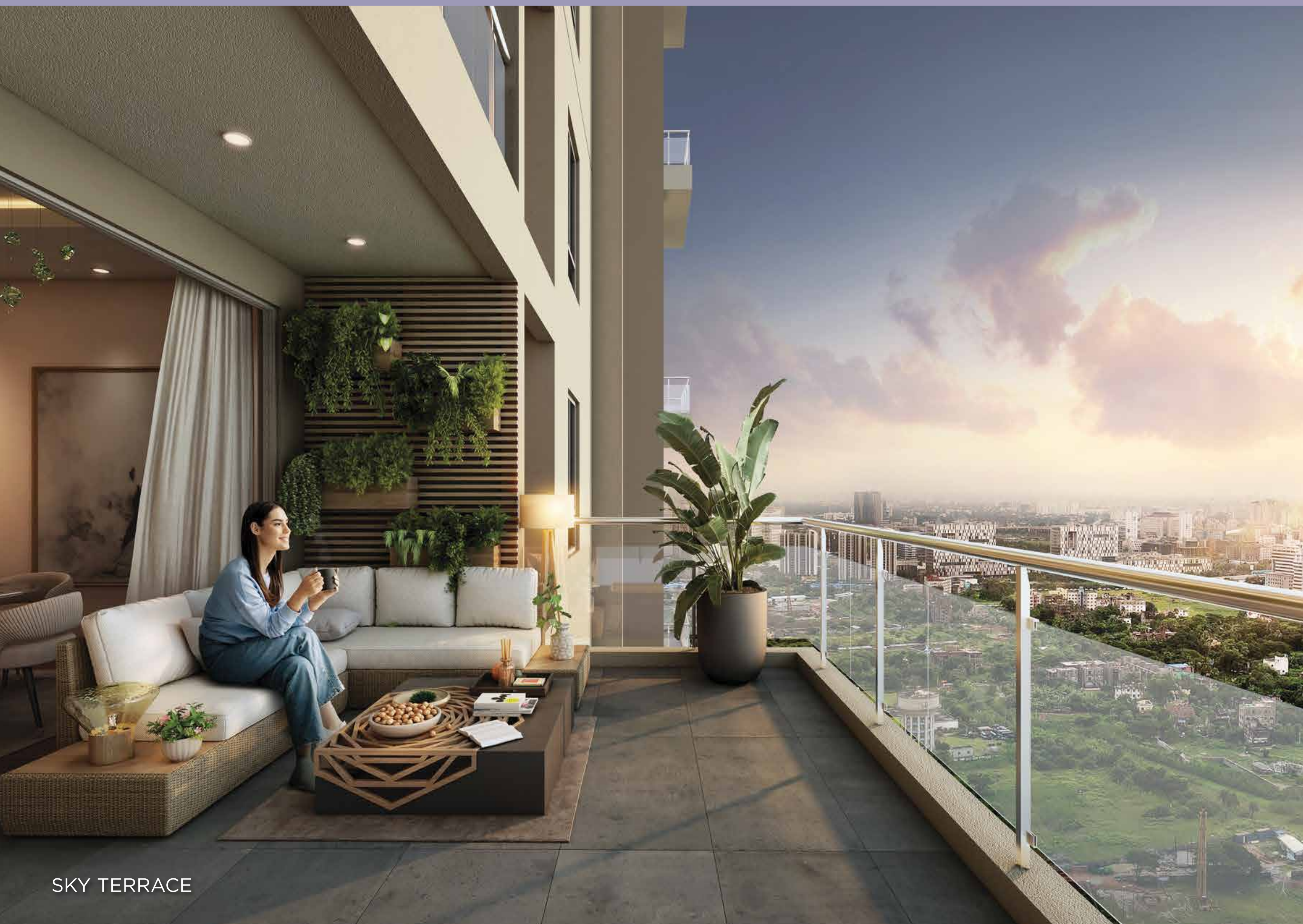
Bengal Silicon Valley 15 Min



DROP-OFF AREA



Your Own
Spaces



SKY TERRACE

A seamless flow of sunlight and air, our homes creatively maximize every square inch of area. Clever storage solutions, multipurpose rooms, and various layout options allows one to carve a personal living space that adapts to an evolving lifestyle.

4 HIGH SPEED ELEVATORS
VAASTU COMPLIANT HOMES
IGBC GOLD PRE CERTIFIED
DOUBLE HEIGHT SKY GARDEN
WITH EVERY UNIT
EFFICIENTLY PLANNED
3 & 4 BHK HOMES
3 SIDE OPEN & CROSS
VENTILATED UNITS



GROUND FLOOR LOBBY



LIVING & DINING AREA



MASTER BEDROOM



AERIAL VIEW

Green Features



Solar panels



Rain water harvesting



Sewage treatment plant



Organic waste composter



Provision for charging green vehicles



Energy efficient lighting in common areas



Recycled water for gardening and flushing



CFC free air conditioners in common areas



Green building registered under IGBC

Specifications

Foundation

Structure design for the optimum seismic consideration as stipulated by the IS code

Superstructure

RCC Framed structure

Living/Dining/Lobby/Passage

Floor: Premium finish vitrified tiles

Walls & Ceiling: Wall Putty/POP Finish

Bedrooms

Floor: Vitrified tiles in bedrooms

Walls: Wall Putty/POP Finish

Kitchen

Walls: Wall tiles upto 2’ on counter wall

Floor: Vitrified Tiles

Counter: Granite counter

Fitting/Fixtures: Stainless steel sink with reputed make fittings

Bathroom

Walls: Wall tiles upto door height

Floor: Anti-skid Tiles

Sanitaryware and CP fittings of reputed make

Doors & Windows

Entrance Doors: Decorated flush doors

Internal Doors: Flush doors

Windows: aluminium windows

Electrical

Modular switches and copper wiring in concealed conduit

TV points in all bedrooms

Power Backup: For common areas

Power backup for apartments at extra cost

Lobby

Exquisitely designed double-height entrance lobby on the ground floor

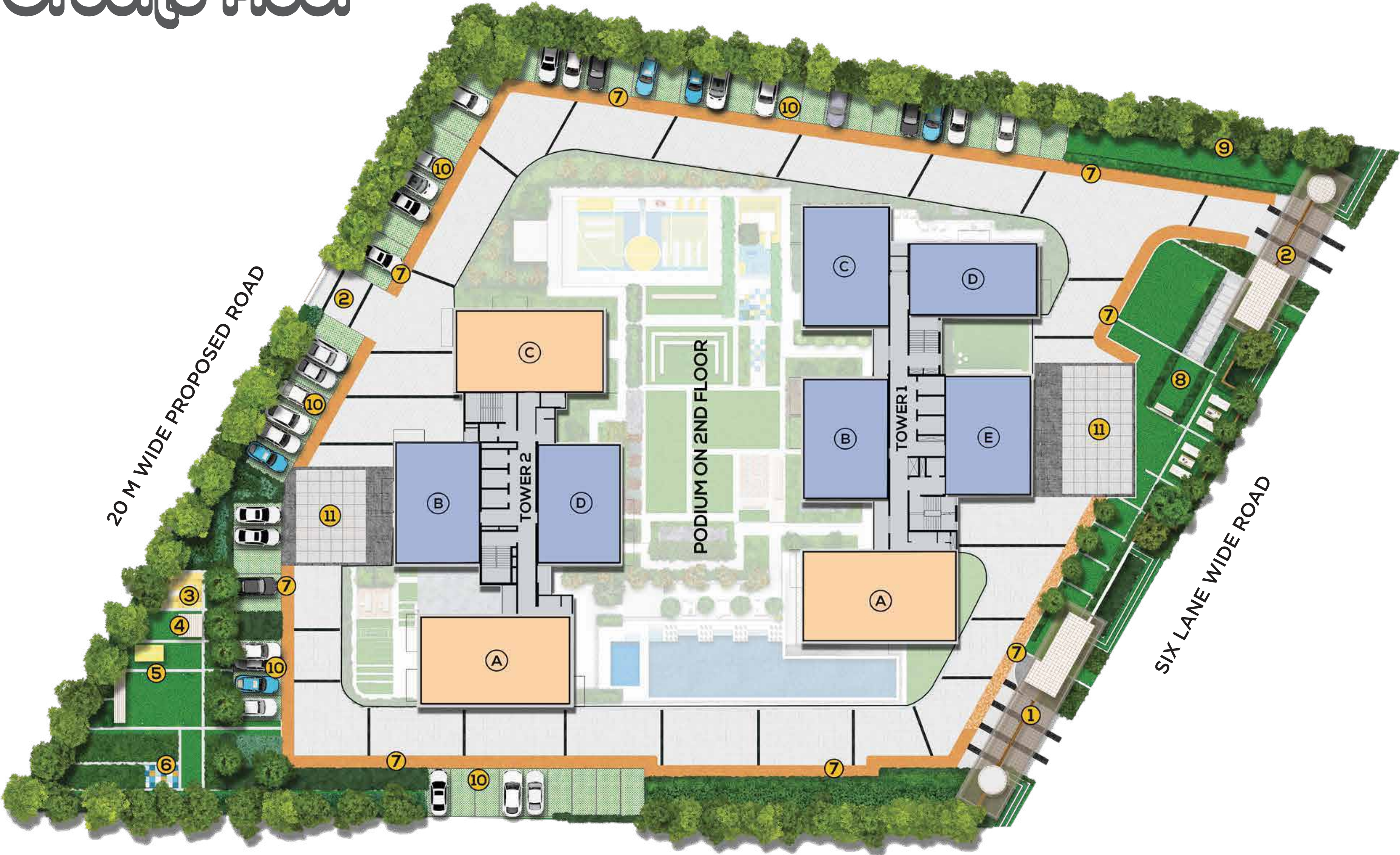
Lift 3 Nos. High-speed passenger lifts & 1 No. service lift in each tower lobby

Balcony

Floor: Vitrified Tiles

Railing- Glass Railing

Ground Floor



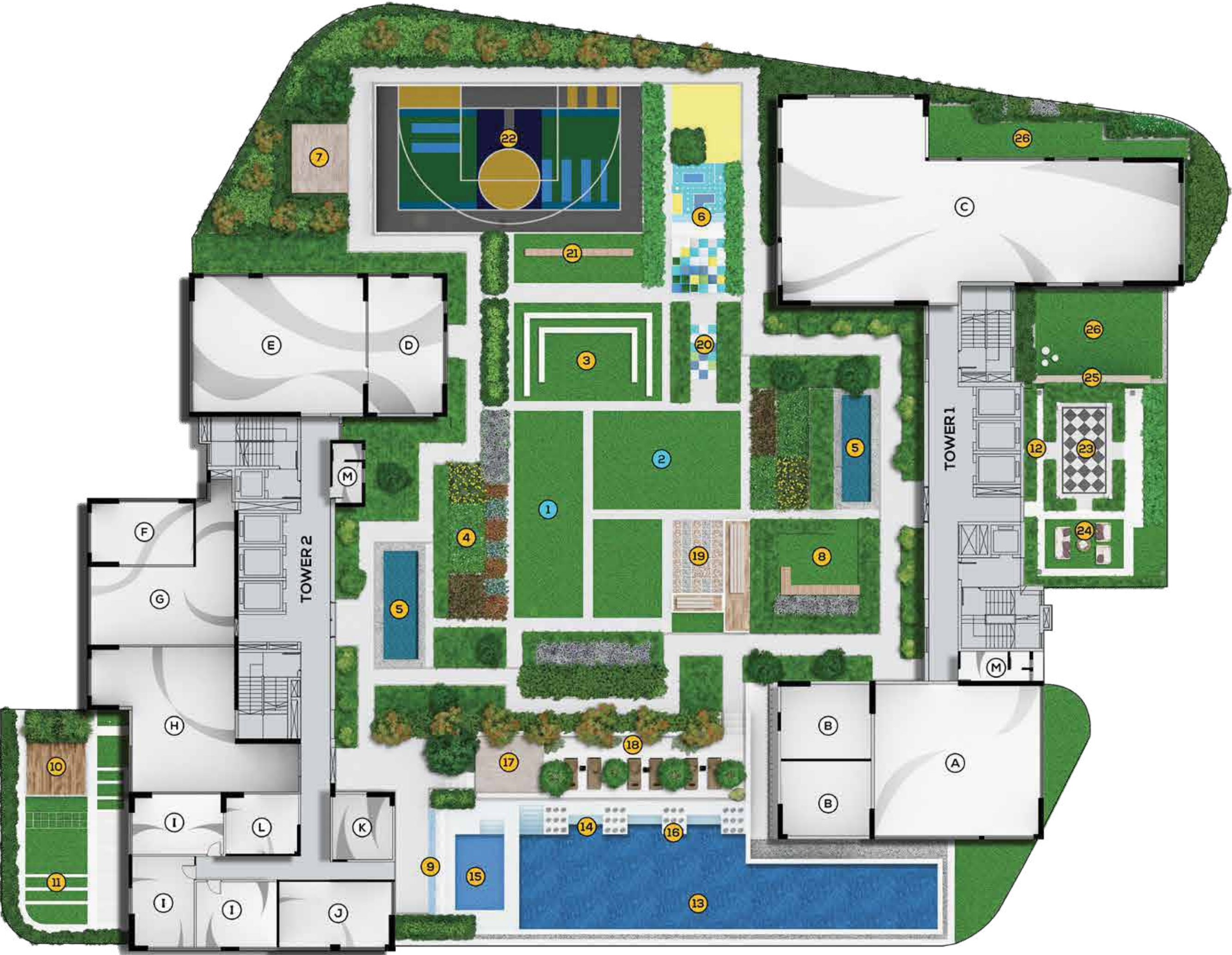
LEGENDS

1. ENTRANCE GATE
2. SECONDARY GATE
3. TETRIS PARK
4. PARENT SEATING AREA
5. KIDS' PLAY AREA
6. PET PARK
7. JOGGING TRACK
8. OUTDOOR ADDA ZONE
9. SPACE FOR SERVICES
10. CAR PARKING
11. DROP-OFF AREA

- 3 BHK
- 4 BHK



Podium Floor (2nd Floor)



LEGENDS

PODIUM

- 1 Grand open lawn
- 2 Party lawn
- 3 Amphitheatre
- 4 Blossom garden
- 5 Water feature
- 6 Kids' playground
- 7 Feature pavillion
- 8 Old folks lawn
- 9 Water cascade
- 10 Yoga deck
- 11 Outdoor fitness zone
- 12 Vertical garden
- 13 Lap pool
- 14 Jacuzzi
- 15 Kids' pool
- 16 Bubble water feature
- 17 Parents deck
- 18 Pool terrace
- 19 Acupressure walkway
- 20 Dry fountain playground
- 21 Resting seat wall
- 22 Multi-sports court
- 23 Podium event plaza
- 24 Outdoor seating space
- 25 Feature wall
- 26 Spillover lawn

CLUB

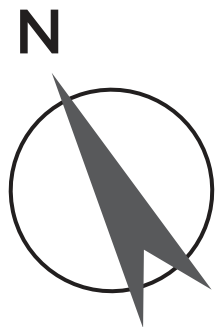
- A Gym
- B Changing room
- C Community hall
- D Cafe cum lounge
- E Indoor games room
- F Creche
- G Childrens play area
- H Yoga cum meditation room
- I Guest rooms
- J Library cum coworking space
- K Karaoke room
- L Facility office
- M Store



TOWER I
TYPICAL FLOORS

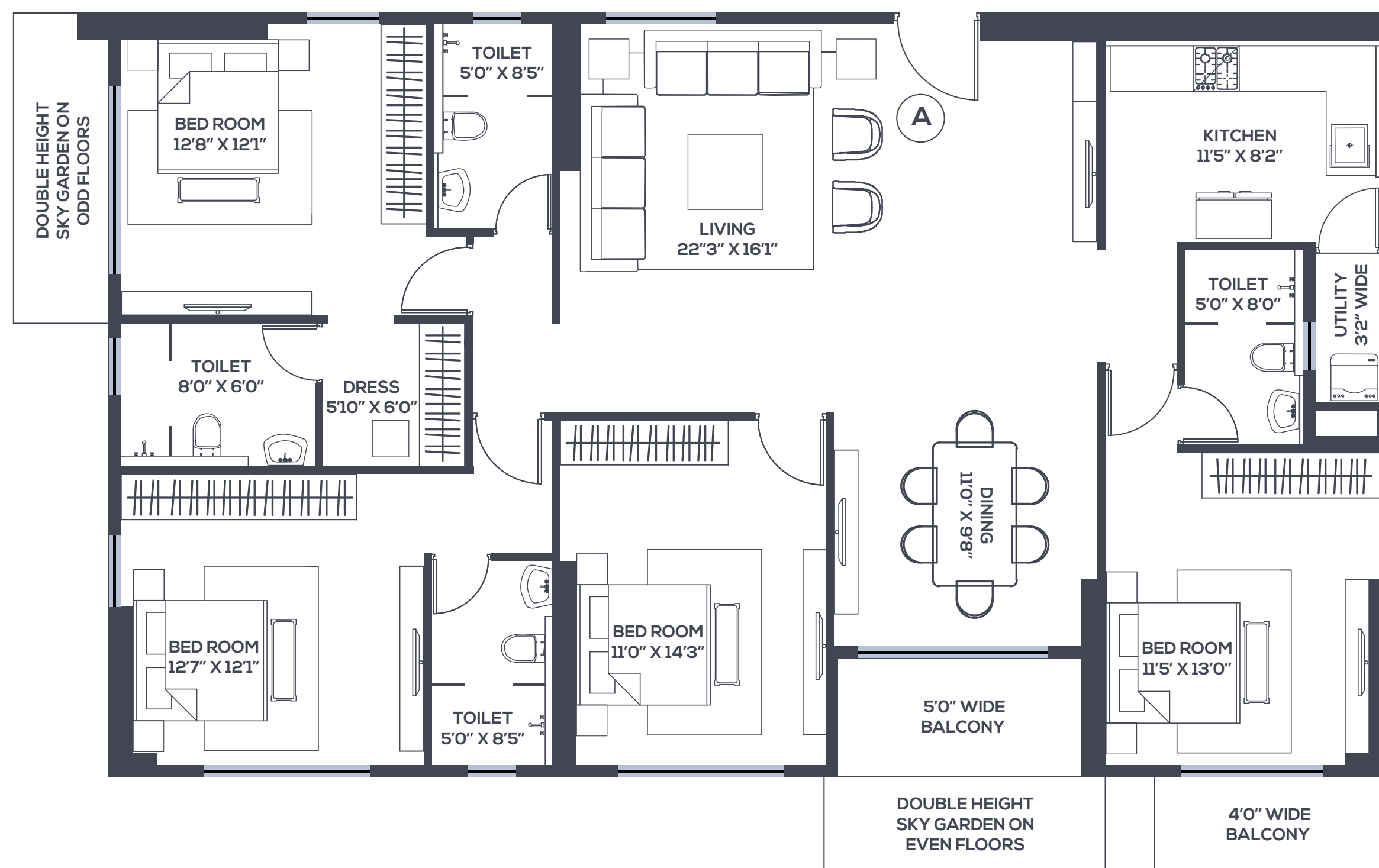
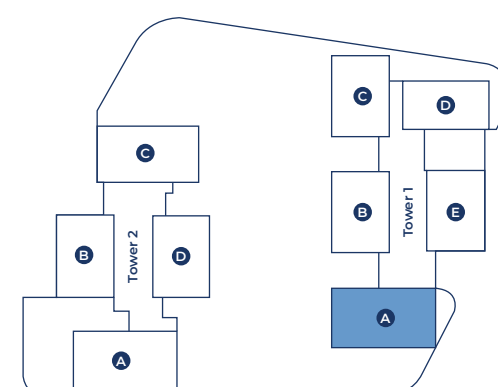


Type	BHK	Floor	Carpet Area (Sq. Ft.)	Balcony & Sky Garden Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)	SBU SQ. Area (Sq. Ft.)
A	4	Odd	1516	159	1770	2360	131
	4	Even	1516	154	1765	2353	131
B	3	Odd	1101	99	1307	1742	-
	3	Even	1101	93	1300	1733	-
C	3	Odd	1121	122	1329	1772	-
	3	Even	1121	116	1323	1764	-
D	3	Odd	995	89	1174	1566	-
	3	Even	995	82	1167	1556	-
E	3	Odd	1043	125	1272	1696	-
	3	Even	1043	116	1264	1685	-



TOWER I

Type-A



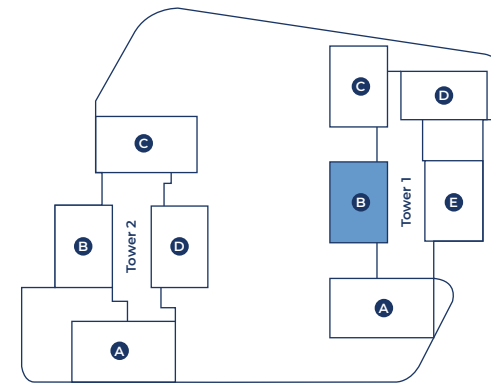
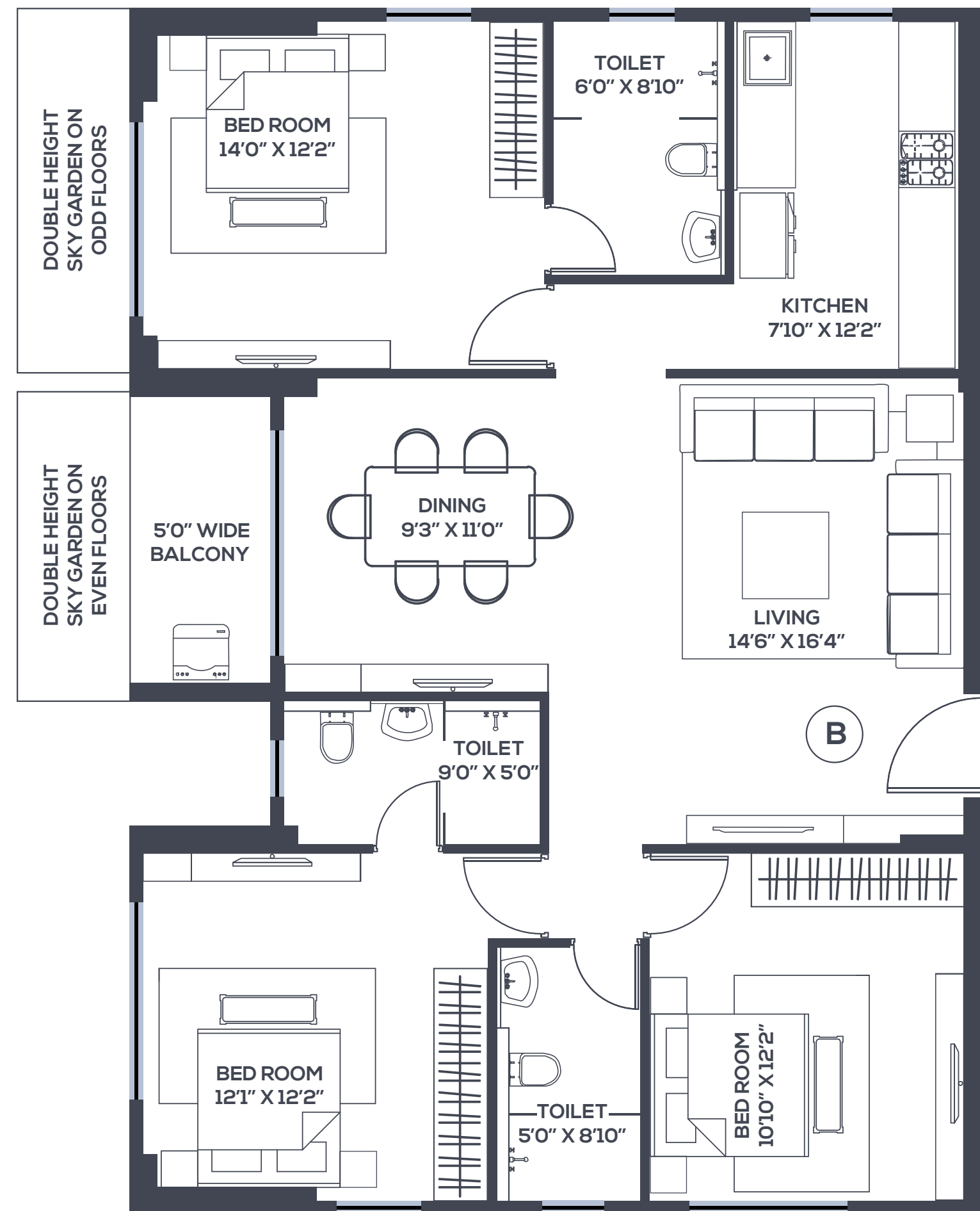
Design Highlights

- 3 sides fully open apartments with no shared walls with another apartment.
- Bask in the morning sun with east open bedrooms.
- Enjoy the southern breeze with south facing bedrooms.
- Double height sky garden with bedrooms and living / dining area of all units.
- Planned as per advanced Vastu compliance.
- The unit boast a stunning podium view.
- Spaciously designed kitchen with utility balcony.
- Servant's quarter beside the unit with separate toilet and entrance / exit.
- Spacious bedrooms sized between 150 to 157 Sq. Ft. with huge windows and cross ventilation.

Type	Floor	Carpet Area (Sq. Ft.)	Balcony & Sky Garden Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)	SBU SQ Area (Sq. Ft.)
4 BHK	Odd	1516	159	1770	2360	131
	Even	1516	154	1765	2353	131

TOWER I

Type B



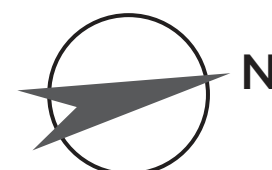
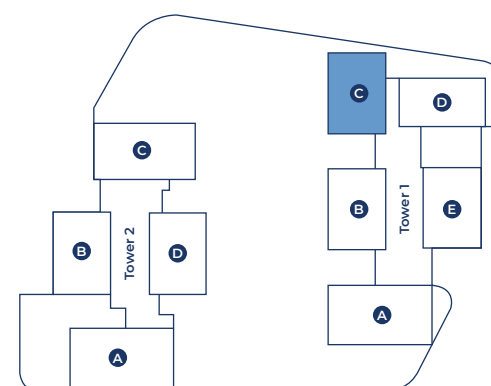
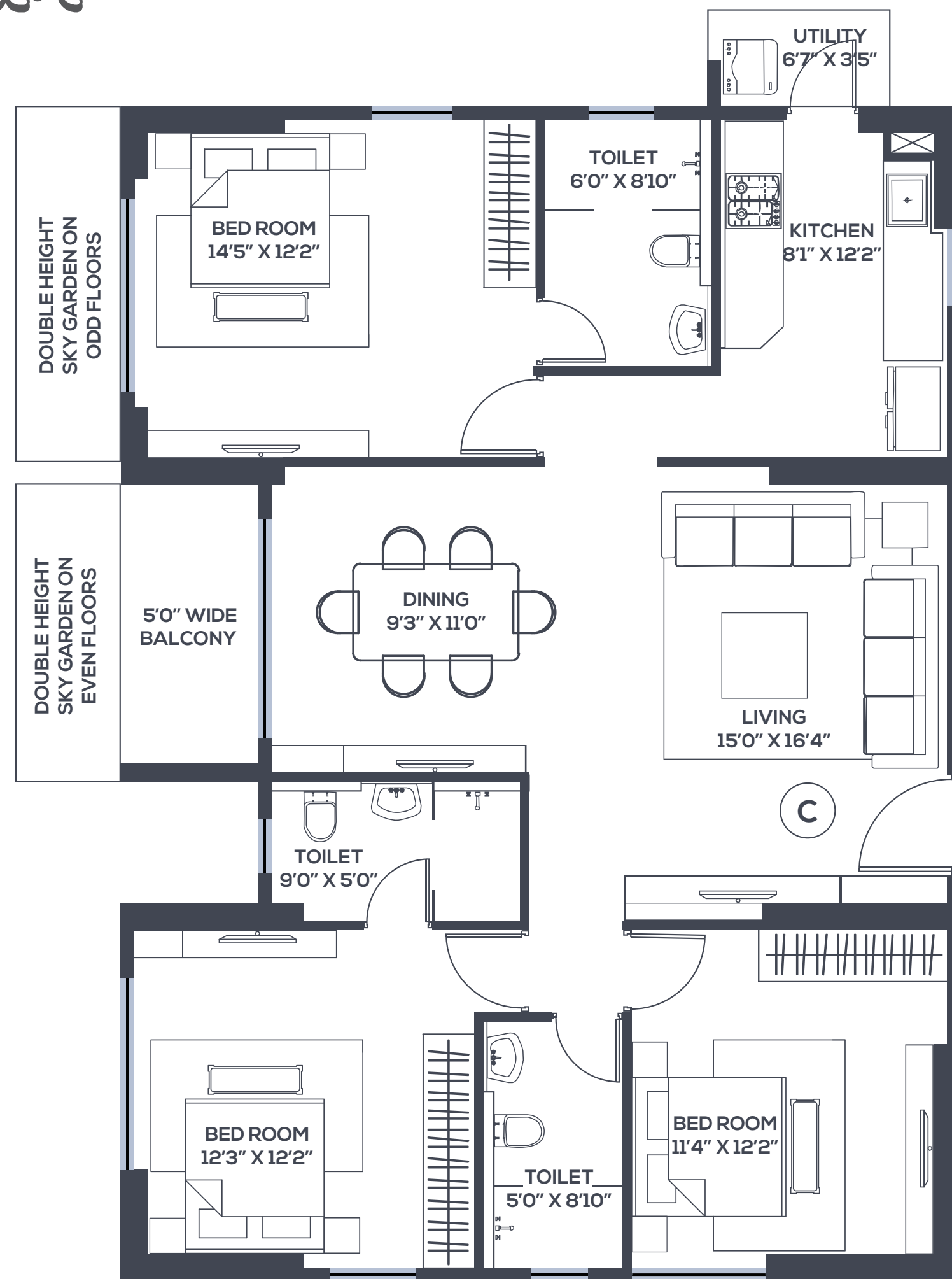
Design Highlights

- 3 sides fully open apartments with no shared walls with another apartment.
- Enjoy the southern breeze with south facing bedrooms.
- Naturally lit with south open living and dining.
- Double height sky garden with bedrooms / living dining area of all units.
- Planned as per advanced Vastu compliance.
- The unit boast a stunning podium view.
- Spaciously designed kitchen and toilet.
- Spacious bedrooms sized between 123 to 171 Sq. Ft. with huge windows and cross ventilation.

Type	Floor	Carpet Area (Sq. Ft.)	Balcony & Sky Garden Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)
3 BHK	Odd	1101	99	1307	1742
	Even	1101	93	1300	1733

TOWER I

Type C



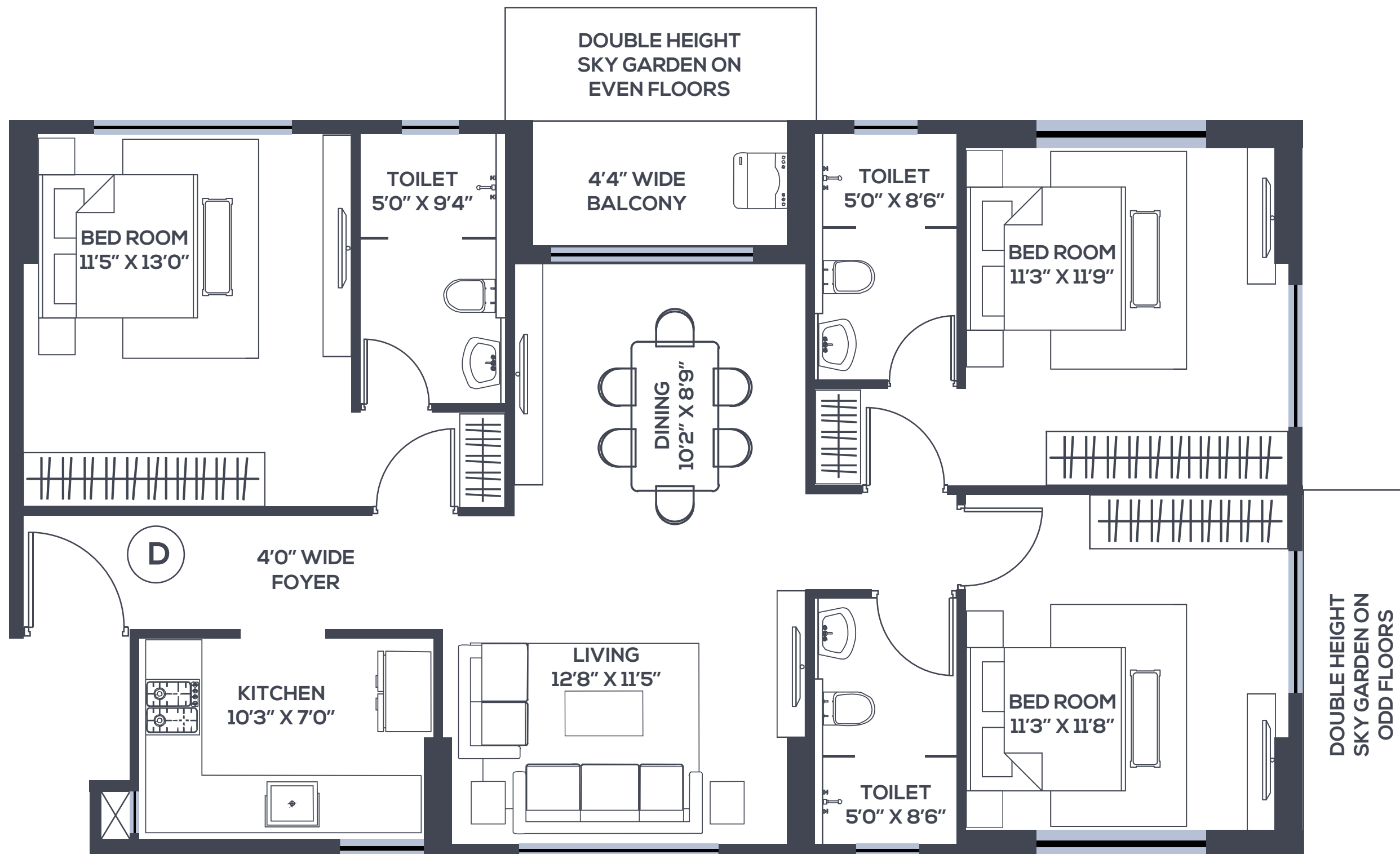
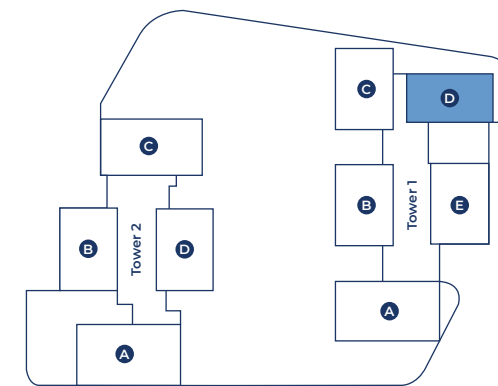
Design Highlights

- 3 sides fully open apartments with no shared walls with another apartment.
- Enjoy the southern breeze with south facing bedrooms.
- Double height sky garden with bedrooms or living / dining area of all units.
- Planned as per advanced Vastu compliance.
- The unit boast a stunning podium view.
- Spaciously designed kitchen with utility balcony.
- Spacious bedrooms sized between 139 to 177 Sq. Ft. with huge windows and cross ventilation.

Type	Floor	Carpet Area (Sq. Ft.)	Balcony & Sky Garden Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)
3 BHK	Odd	1121	122	1329	1772
	Even	1121	116	1323	1764

TOWER I

Type D



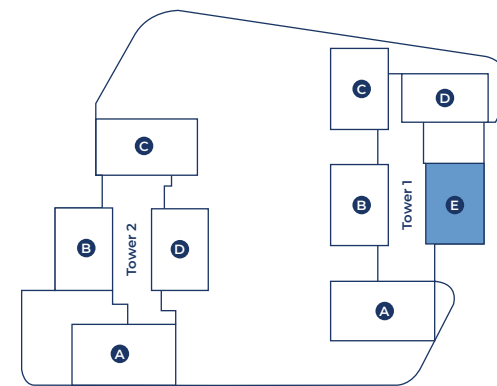
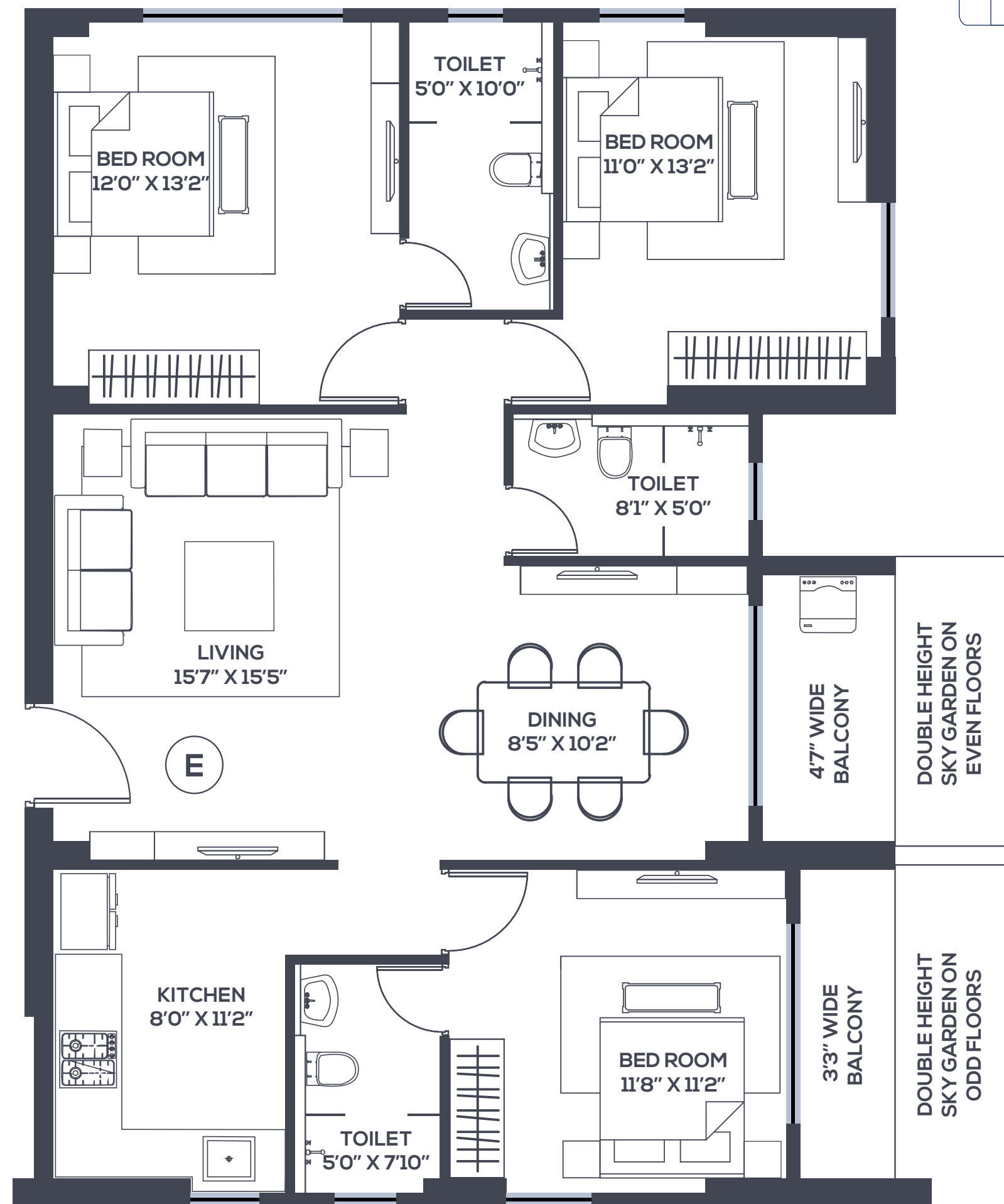
Design Highlights

- 3 sides fully open apartments with no shared walls with another apartment.
- Double height sky garden with bedrooms or living / dining area of all units.
- Planned as per advanced Vastu compliance.
- Entrance foyer enabling privacy.
- The unit boast a stunning view of the Newtown skyline.
- Spaciously designed kitchen and toilet.
- Spacious bedrooms sized between 133 to 150 Sq. Ft. with huge windows and cross ventilation.

Type	Floor	Carpet Area (Sq. Ft.)	Balcony & Sky Garden Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)
3 BHK	Odd	995	89	1174	1566
	Even	995	82	1167	1556

TOWER I

Type- E



Design Highlights

- 3 sides fully open apartments with no shared walls with another apartment.
- Bask in the morning sun with east open bedrooms.
- Double height sky garden with bedrooms or living / dining area of all units.
- Planned as per advanced Vastu compliance.
- The unit boast a stunning view of the Newtown skyline.
- Spaciously designed kitchen and toilet.
- Spacious bedrooms sized between 132 to 158 Sq. Ft. with huge windows and cross ventilation.

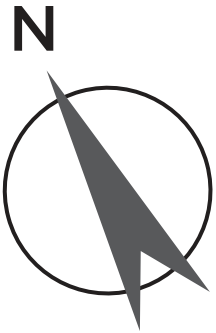
Type	Floor	Carpet Area (Sq. Ft.)	Balcony & Sky Garden Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)
3 BHK	Odd	1043	125	1272	1696
	Even	1043	116	1264	1685

TOWER 2

TYPICAL FLOORS

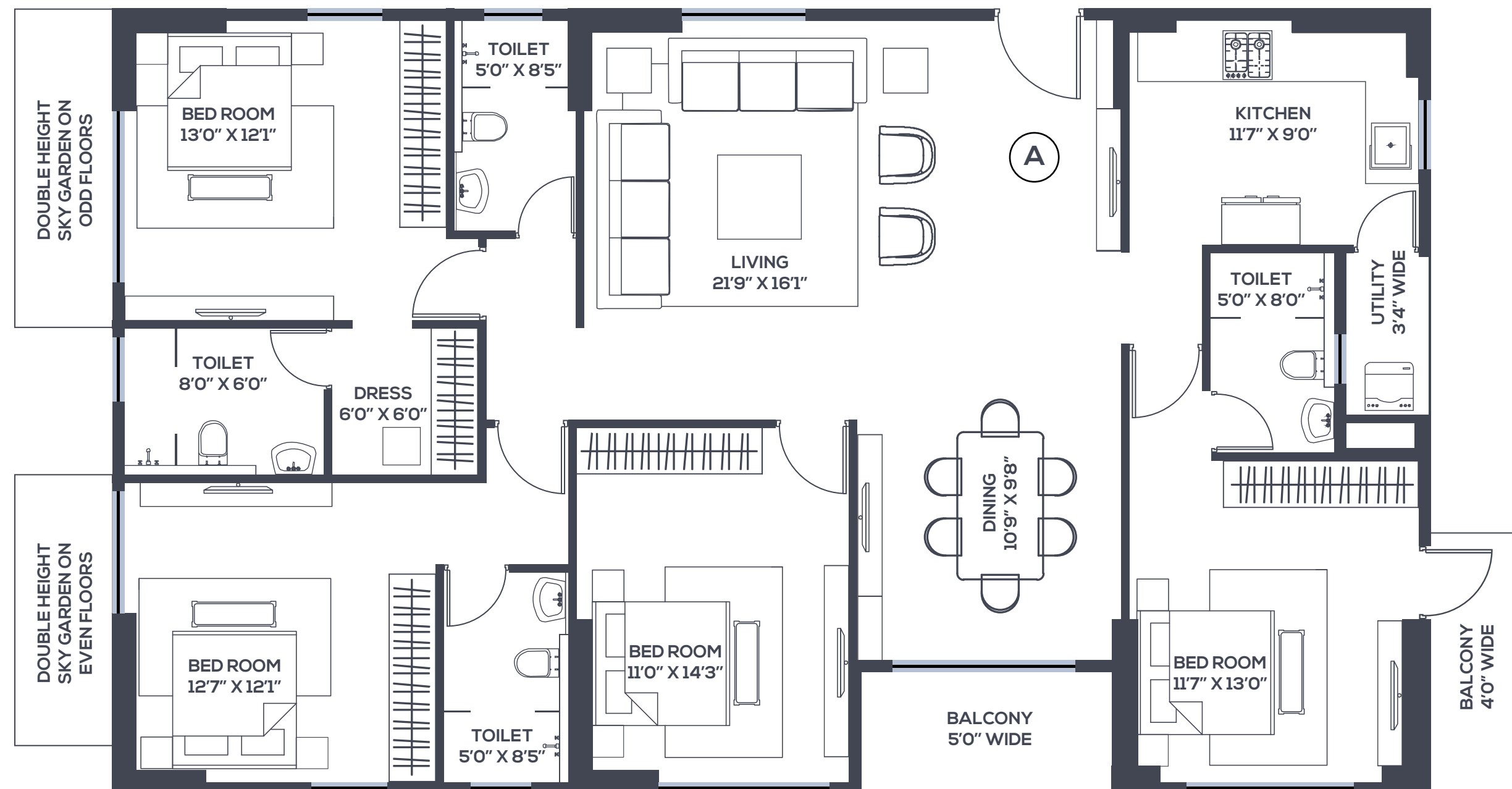
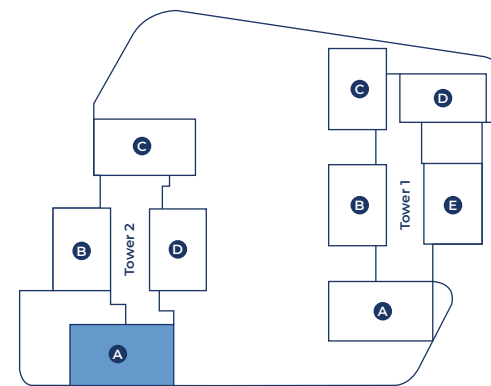


Type	BHK	Floor	Carpet Area (Sq. Ft.)	Balcony & Sky Garden Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)	SBU SQ Area (Sq. Ft.)
A	4	Odd	1516	161	1772	2363	112
	4	Even	1516	153	1765	2353	112
B	3	Odd	1107	113	1328	1770	-
	3	Even	1107	117	1332	1776	-
C	4	Odd	1313	170	1594	2126	116
	4	Even	1313	166	1590	2120	116
D	3	Odd	1028	125	1258	1677	-
	3	Even	1028	118	1251	1668	-



TOWER 2

Type A



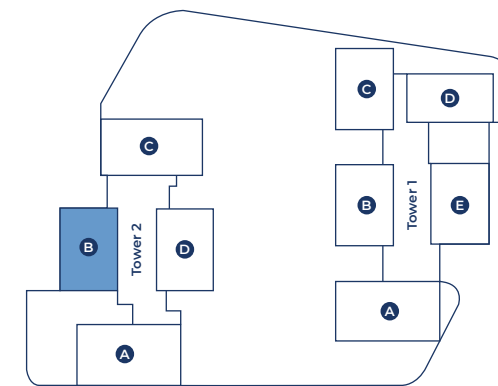
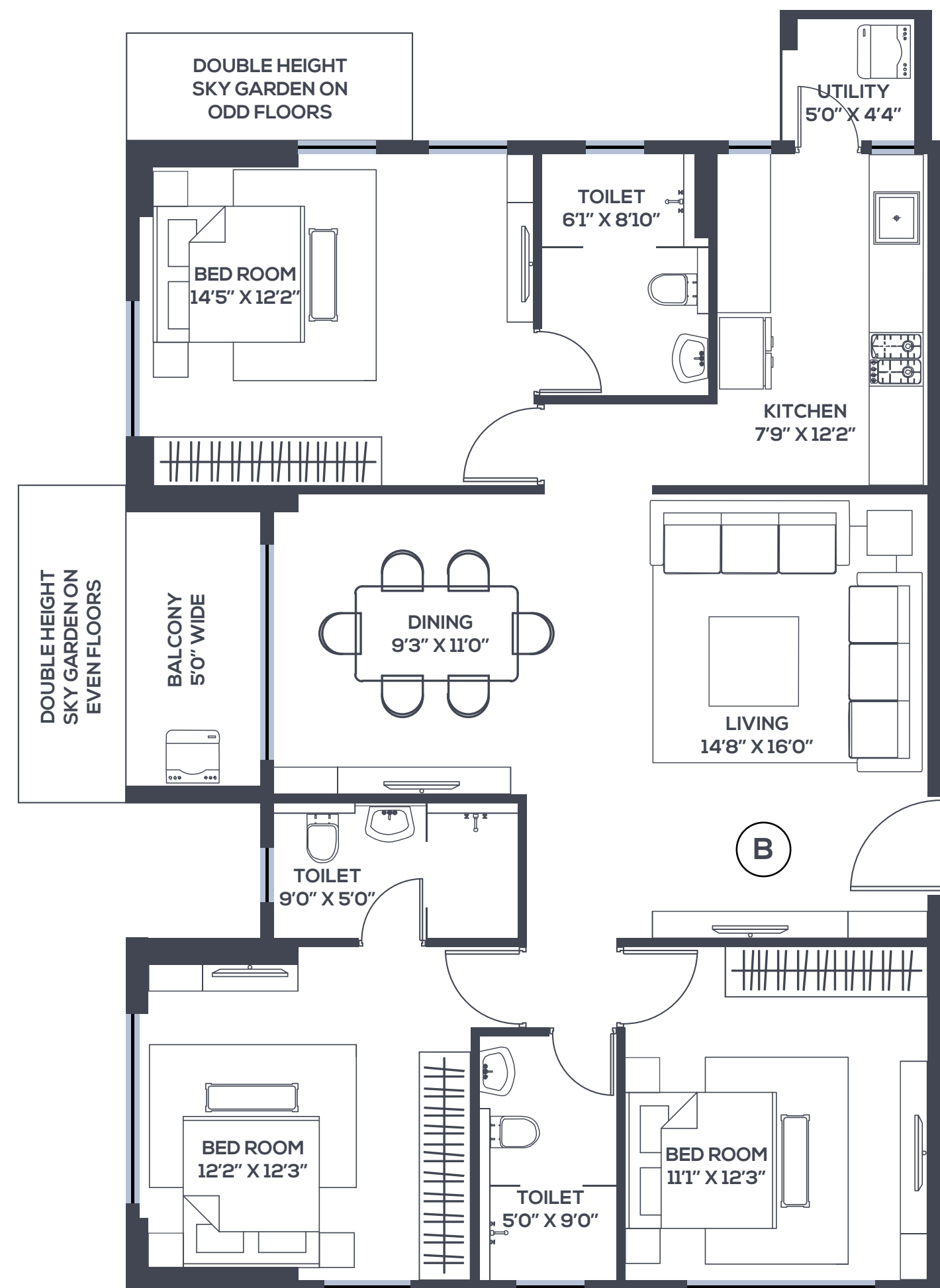
Design Highlights

- 3 sides fully open apartments with no shared walls with another apartment.
- Bask in the morning sun with east open bedrooms.
- Enjoy the southern breeze with south facing bedrooms.
- Double height sky garden with bedrooms of all units.
- Planned as per advanced Vastu compliance.
- The unit boast a stunning podium view.
- Spaciously designed kitchen with utility balcony.
- Servant's quarter beside the unit with separate toilet and entrance / exit.
- Spacious bedrooms sized between 152 to 157 Sq. Ft. with huge windows and cross ventilation.

Type	Floor	Carpet Area (Sq. Ft.)	Balcony & Sky Garden Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)	SBU SQ Area (Sq. Ft.)
4 BHK	Odd	1516	161	1772	2363	112
	Even	1516	153	1765	2353	112

TOWER 2

Type B



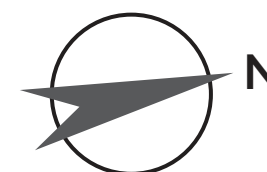
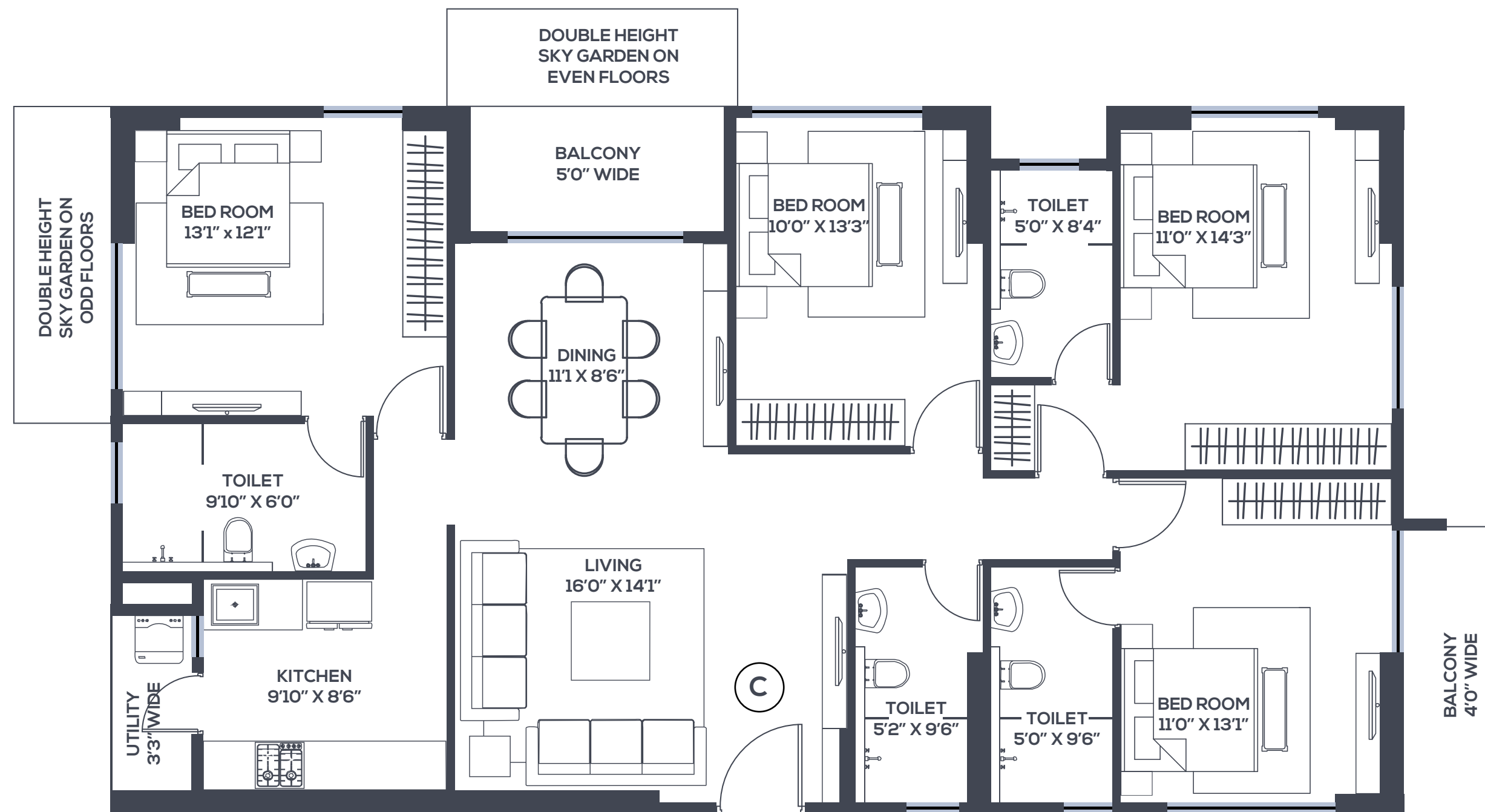
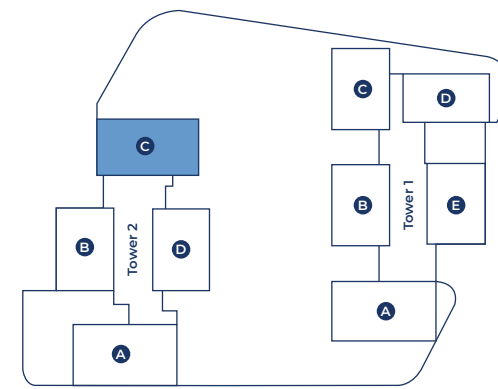
Design Highlights

- 3 sides fully open apartments with no shared walls with another apartment.
- Bask in the morning sun with east open bedrooms.
- Naturally lit with south open living and dining.
- Double height sky garden with bedrooms / living dining area of all units.
- Planned as per advanced Vastu compliance.
- Spaciously designed kitchen with utility balcony.
- Spacious bedrooms sized between 135 to 177 Sq. Ft. with huge windows and cross ventilation.

Type	Floor	Carpet Area (Sq. Ft.)	Balcony & Sky Garden Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)
3 BHK	Odd	1107	113	1328	1770
	Even	1107	117	1332	1776

TOWER 2

Type C



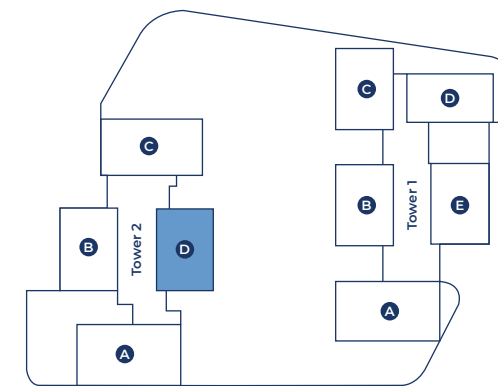
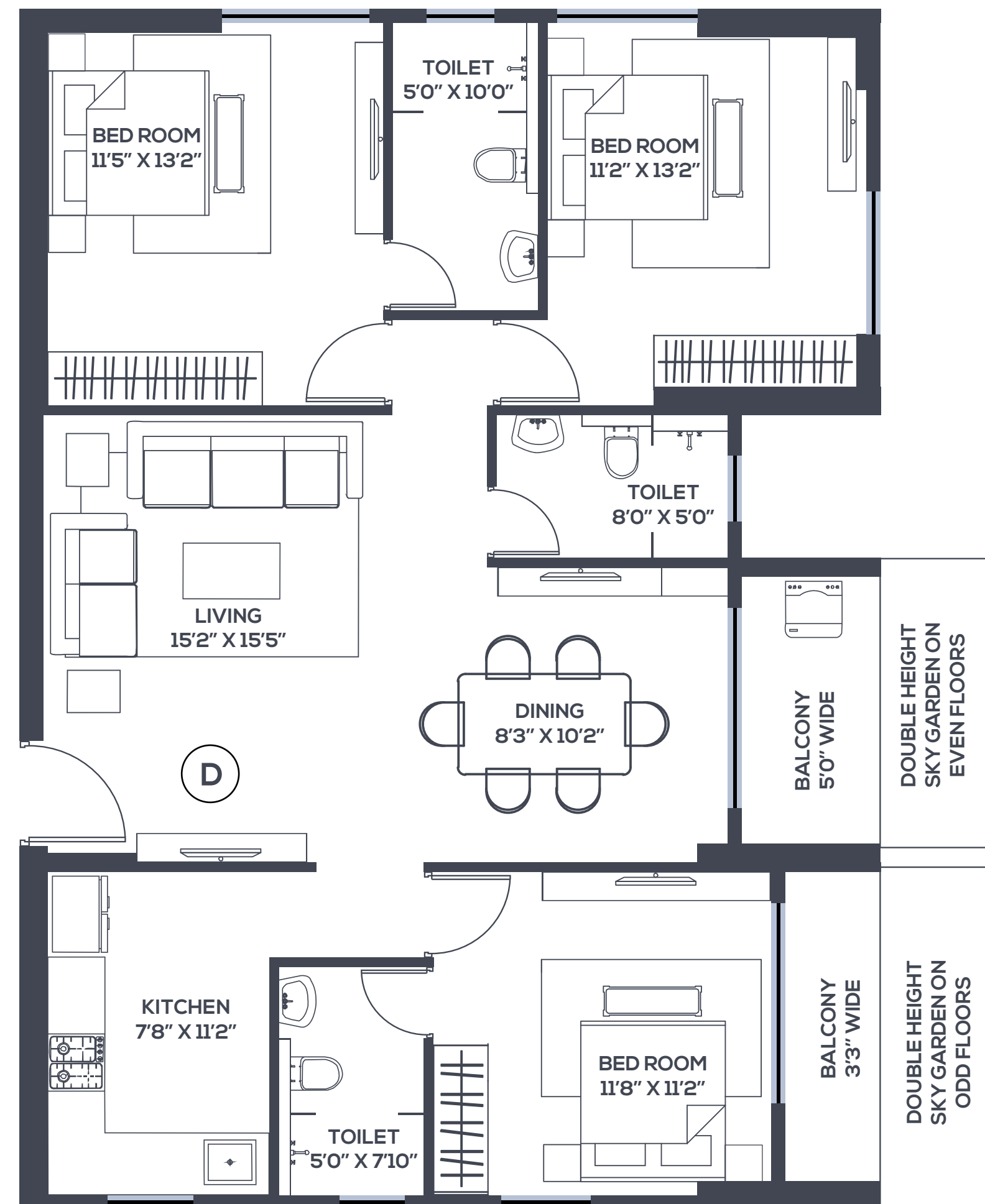
Design Highlights

- 3 sides fully open apartments with no shared walls with another apartment.
- Double height sky garden with bedrooms or living / dining area of all units.
- Enjoy the southern breeze with south facing bedroom.
- Planned as per advanced Vastu compliance.
- The unit boast a stunning podium view.
- Spaciously designed kitchen with utility balcony.
- Servant's quarter beside the unit with separate toilet and entrance / exit.
- Spacious bedrooms sized between 133 to 159 Sq. Ft. with huge windows and cross ventilation.

Type	Floor	Carpet Area (Sq. Ft.)	Balcony & Sky Garden Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)	SBU SQ Area (Sq. Ft.)
4 BHK	Odd	1313	170	1594	2126	116
	Even	1313	166	1590	2120	116

TOWER 2

Type-D



Design Highlights

- 3 sides fully open apartments with no shared walls with another apartment.
- Bask in the morning sun with east open bedrooms.
- Double height sky garden with bedrooms or living / dining area of all units.
- Planned as per advanced Vastu compliance.
- The unit boast a stunning podium view.
- Spaciously designed kitchen and toilet.
- Spacious bedrooms sized between 132 to 152 Sq. Ft. with huge windows and cross ventilation.

Type	Floor	Carpet Area (Sq. Ft.)	Balcony & Sky Garden Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)
3 BHK	Odd	1028	125	1258	1677
	Even	1028	118	1251	1668



Atlantis | Newtown Action Area I | 3.75 lakh sq.ft.*



Vinayak Aquasa | Belgachia, Kolkata | 1 lakh sq.ft.*



Navyom | New Alipore, Kolkata | 10.5 lakh sq.ft.*



Vinayak Vista | Amlangshu Sen Road, Laketown, Kolkata | 6.8 lakh sq.ft.*



Vaanya | Newtown Action Area II | 17 lakh sq.ft.*



Vinayak Landmark | MG Road, Burrabazar, Kolkata | 1 lakh sq.ft.*



The 102 | DH Road, Joka | 8.5 lakh sq.ft.*

Awards and Accolades

3 Decades | 45+ completed projects



13TH ESTATE AWARDS

Luxury Project of the year
(East) 2021, **VINAYAK VISTA**



THE ECONOMIC TIMES REAL ESTATE AWARDS

Commercial Project-
Office Building 2021, **LANDMARK**



BRANDEDGE AWARD OF EXCELLENCE

Best Traditional Outdoor 2022,
NAVYOM



REALTY PLUS EXCELLENCE AWARDS

Excellence in Delivery 2023,
THE 102



CREDAI BENGAL REAL ESTATE AWARDS

Ongoing Mid-segment Housing
Project 2023, **VINAYAK ATLANTIS**



VINAYAK
amara

Developer

VINAYAK
SOCH APNEPAN KI

Corporate Office

A-122/1R Satyendranath Majumdar Sarani (Manoharpukur Road), Kolkata 700 026

www.vinayakgroup.org

RERA REGST. No.- WBRERA/P/NOR/2024/001720

Disclaimer: The imagery used in the brochure is indicative of style only. The photographs of the surrounding views and location, may have been digitally enhanced or altered and do not represent actual views or surrounding views. These photographs are indicative only. Changes may be made during the development and dimensions, fittings and specifications are subject to change as per applicable law. Fittings and finishes are indicative. The information contained herein is believed to be correct but is not guaranteed. Prospective purchasers should make and must rely on their own enquiries. The common areas, amenities and facilities depicted herein is for the entirety of the Project however all such common areas, amenities and facilities depicted herein may not be available at time of handover of the project. The colours of the buildings are indicative only. This brochure is a guideline and is meant for promotional purposes only. It is clarified that this does not constitute an offer or contract and has no legal value