

# THE RISE

THE  
**RISE**  
AN ACCLAIMED GLORY

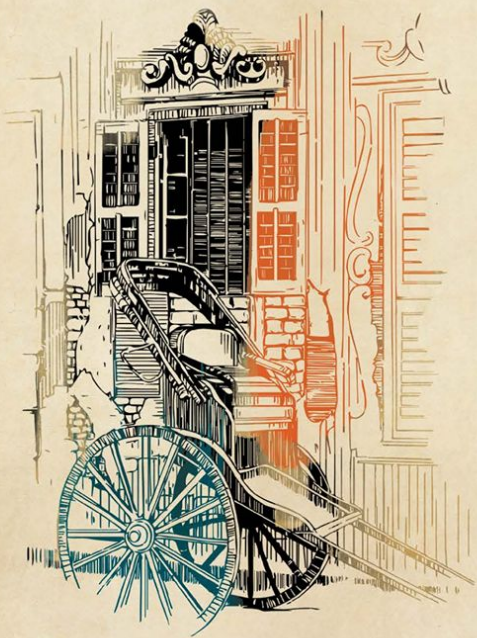
by Gangotri Group



— ~ —  
In with the new,  
along with the old

A land lost in the realms of time. A land of rich heritage and a glittering past. New opportunities come up with the advent of time. It pays to heed the passage of time and alter the outlook.

— ~ —

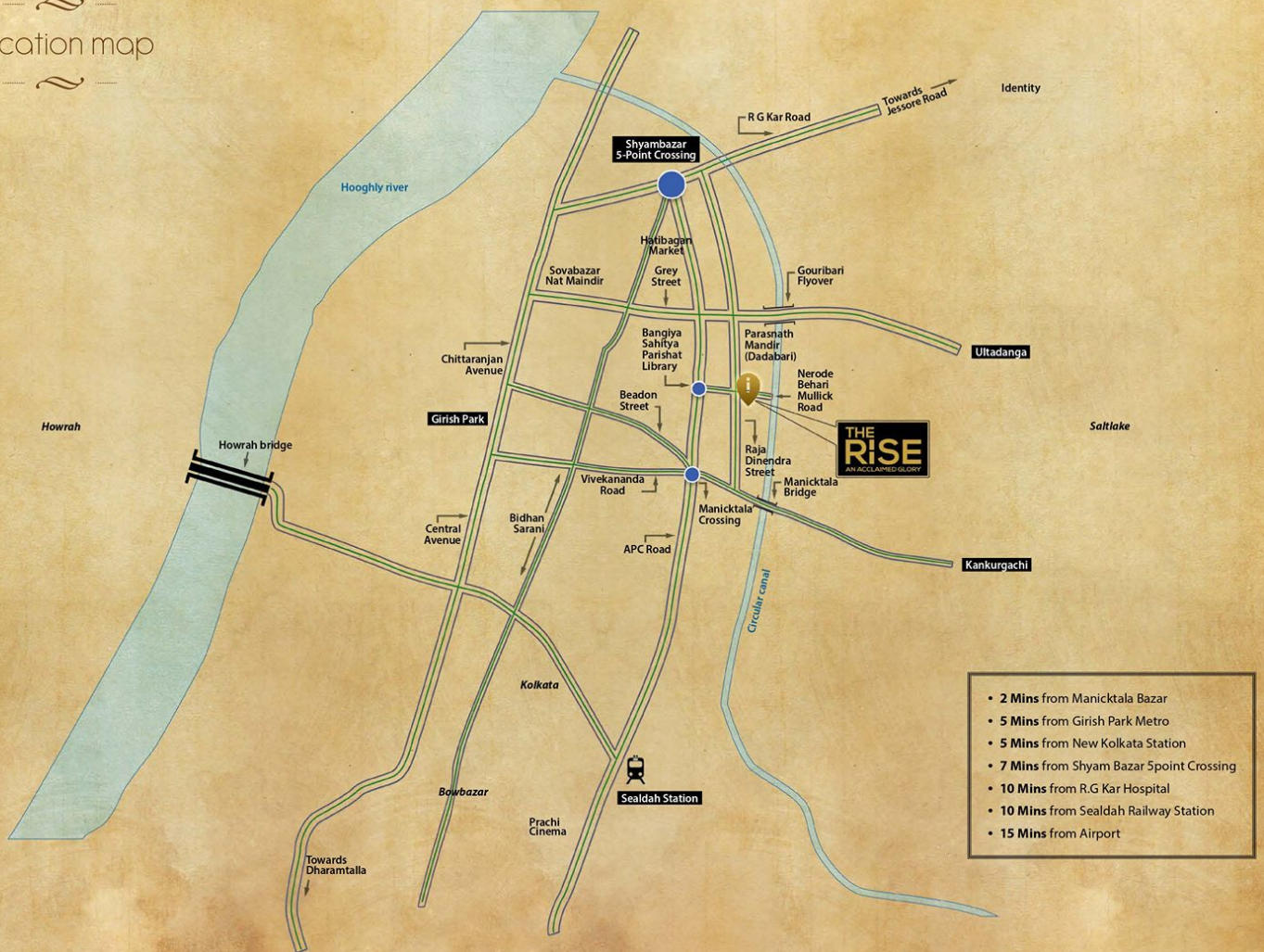


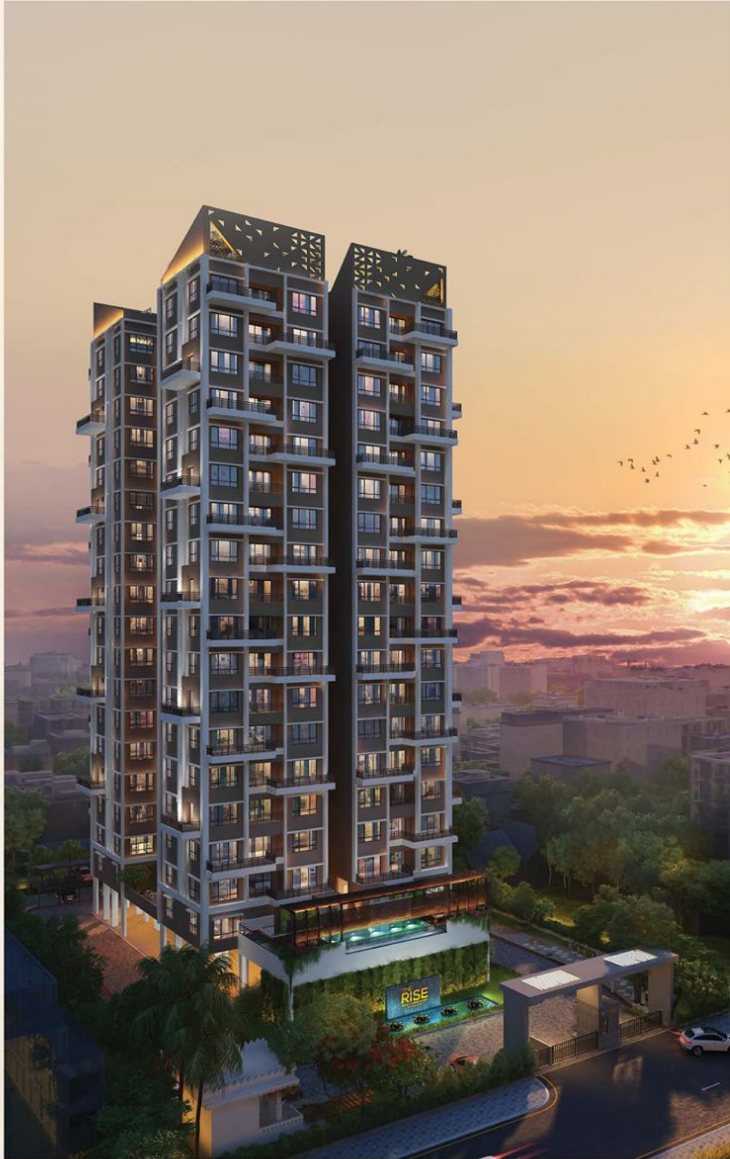
— — — — —  
Time is the  
greatest leveler  
of all

Life doesn't often give you the chance to come out of the ordinary. It is important to grab the opportunities as they come along. When you walk along the path to success, your life changes drastically.



# Location map





— — — — —

— — — — —

Your time is now,  
grab it

Heritage changes with time. Symbols alter with  
time as well. Presenting the newest symbol of  
the erstwhile posh Kolkata where land is at a  
premium nowadays.

— — — — —

— — — — —





— ~ —  
A refined  
vision of life

A juxtaposition of sorts, the tower rises in stark contrast to the backdrop of the sky.  
Rising like a giant among the urbanscape around, the structure cuts an imposing figure.

— ~ —



— ~ —  
New avenues,  
new possibilities

The initial impressions give way to a sense of wonderment as the beauty of the facade  
unravels itself & you begin to appreciate the workmanship of the architecture.

— ~ —



A chance  
of a lifetime

— ~ —  
As you drive in, you revel in a sense of aura. A special feeling that can't  
be surmised in words. Imprints of a life held aloft are all around you.  
— ~ —





Experience  
elite living

— ~ —  
We have taken the utmost care in creating spaces that are functional  
and aesthetically pleasing. The usage of flora and foliage lends a fresh  
natural charm to the setting.  
— ~ —





A world of  
refinement

— — — — —  
Wide paved driveways lead you alongside the manicured landscape.  
The quality of the construction and the architectural expertise on  
display is sure to impress you.  
— — — — —





A  
bouquet of  
amenities

— ~ —  
A range of modern amenities dot both the landscape as well as  
indoors. A higher standard of living requires a set of features that sets  
it apart.  
— ~ —





It's about  
cherishing life

— ~ —  
The turquoise blue of the pool takes your breath away. Take a dip and  
chill your soul. Enjoy your life as a gift that just keeps giving.  
— ~ —



Lose yourself in  
ornate interiors

— ~ —  
The interiors are a true reflection of your distinct taste and  
uncompromising values. This is where style and functionality go  
together in a wonderful synchronization of harmony.  
— ~ —





Experience  
true world class living

Spacious, elegant and tasteful. The smartly designed interiors are both grand and functional. Now demand maximum space for your life so that the moments can be cherished forever.





An elevated  
perspective gazing  
to the north

— ~ —  
Grab your opportunity for now is the time. Success beckons when life  
offers you an elevated perspective of things. The time is now and the  
time is ripe for letting things happen to you.  
— ~ —



The place  
you call home

Welcome to your habitat. Where everything is set up to your own tune. Ornate interiors with world class fittings set the bar of a new vision, a renewed concept of lifestyle. It's a place you can truly call your home.





### A touch of elegance

A touch of class and sophistication await you at every nook and cranny. Our unmatched expertise and uncompromising class brings you something that's truly one of its kind.



### A statement of style

Purposefully crafted spaces adorn both the interiors as well as the exteriors. Our design is a perfect blend of precision and perfection.





For a grand  
celebration called life

— ~ —  
A charmed life warrants plentiful of space for all the activities and  
celebrations. The wide expanse of the banquet hall provides you with  
ample space for all your festivities and occasions.  
— ~ —



Sweat out  
the calories

— ~ —  
As the old saying goes, health and wealth go hand in hand. For one  
can't exist without the other. With the modern multi gym, staying fit  
will be both convenient and fun for all occasion.  
— ~ —





Get in the  
groove

— ~ —  
What's a life without leisure and relaxation. Soothe your battered soul  
with exciting indoor games with your friends and family. All the fun  
you can ever have is now at your fingertips.  
— ~ —





Aces up  
your sleeve

— ~ —  
Gather around and celebrate the time-honored tradition of a card  
game with your old pals. Relive your past and look forward to a bright  
future full of laughter and revelry.  
— ~ —

## Club plan



## Site plan







— — — — —  
Why  
'The Rise'

Stay at one of the nerve centers of the City.  
Live a life in the midst of amenities and facilities.  
A locality rich in community and culture.  
Expertly designed green building certified project.  
A world of exclusive amenities and features.  
A new concept of living in Manikata.

— — — — —



..... ~~~~~  
About the  
developer  
~~~~~ .....



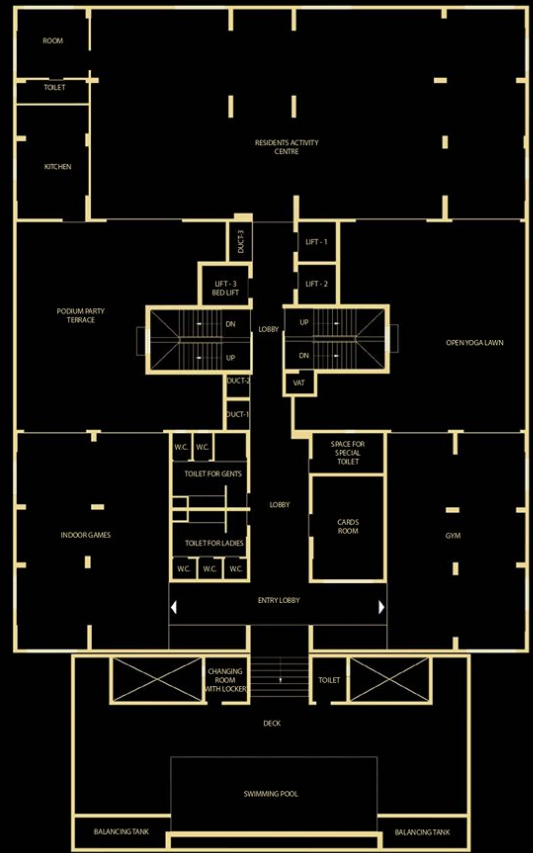
Redefining the real estate industry in Kolkata, Gangotri Group embarks itself as a construction firm where you can expect beyond the ordinary. A high class real estate developer, the company has its registered office in Kolkata. The Group aims to achieve high design construction excellence within a limited timeframe at competitive prices.

High class construction and meticulous planning are the parameters that sets the group apart from others in the field. By giving a prestigious address to you, Gangotri Group takes pride in helping you realize your dreams of owning a house that's a class apart. For the torch bearers at Gangotri Group, the most cherished thing is the trust of its esteemed customers, which it has earned over the years through sheer dedication, commitment and deliverables.

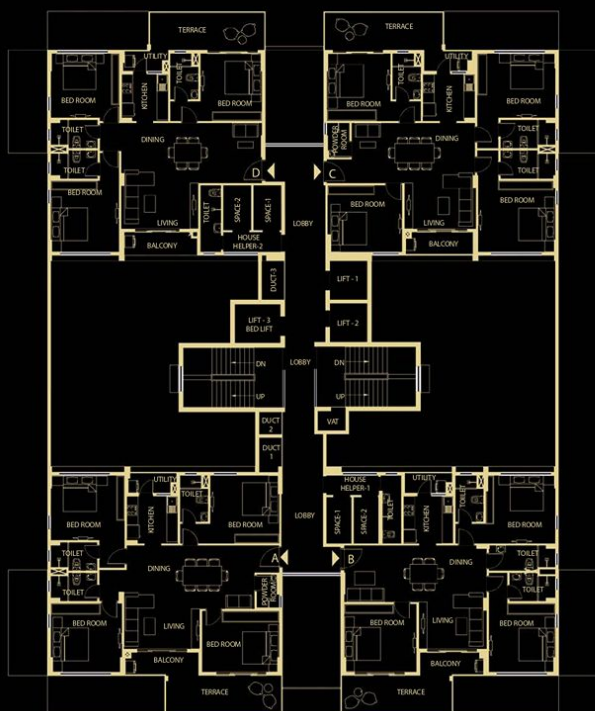


Floor Plans

1<sup>st</sup> floor - Club



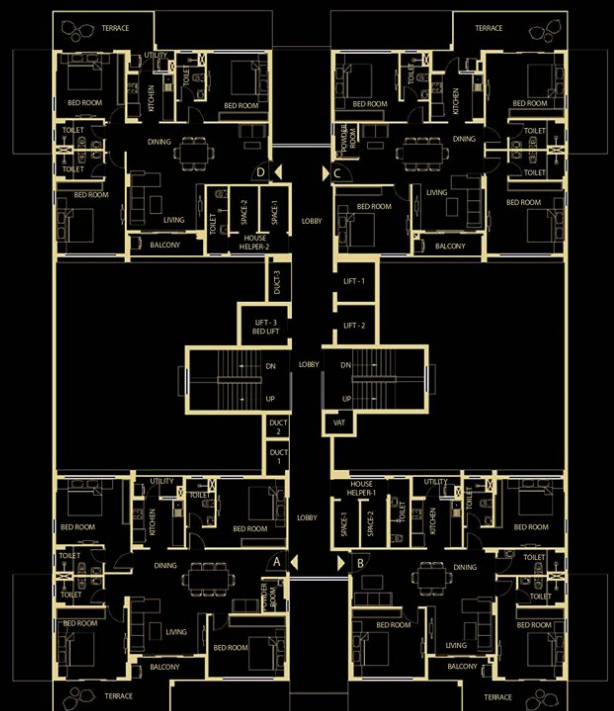
Typical 2<sup>nd</sup>, 5<sup>th</sup>, 8<sup>th</sup>, 11<sup>th</sup>, 14<sup>th</sup>, 17<sup>th</sup> floor



| FLAT NO | FLAT TYPE | HRA CARPET AREA      | BALCONY AREA         | FLAT AREA | HOUSE HELPER AREA | OPEN TERRACE AREA | UNIT AREA | S. AREA |
|---------|-----------|----------------------|----------------------|-----------|-------------------|-------------------|-----------|---------|
|         |           | SQ. FT (Carpet area) | SQ. FT (Carpet area) |           |                   |                   |           |         |
| A       | 4 BHK     | 1312                 | 84                   | 1502      | 91                | 143               | 1737      | 2360    |
| B       | 3 BHK     | 1083                 | 78                   | 1255      | 91                | 136               | 1482      | 2000    |
| C       | 4 BHK     | 1325                 | 79                   | 1518      | 97                | 146               | 1761      | 2390    |
| D       | 3 BHK     | 1084                 | 82                   | 1260      | 97                | 142               | 1498      | 2025    |



Typical 3<sup>rd</sup>, 6<sup>th</sup>, 9<sup>th</sup>, 12<sup>th</sup>, 15<sup>th</sup>, 18<sup>th</sup> floor

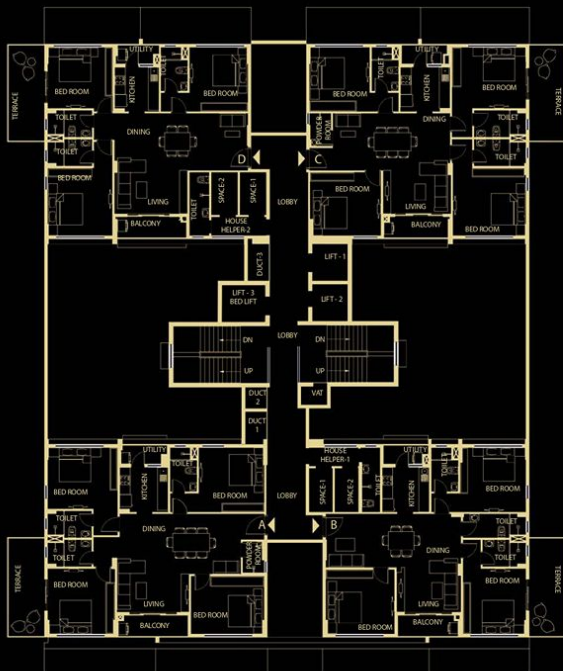


| FLAT NO | FLAT TYPE | HRA CARPET AREA      | BALCONY AREA         | FLAT AREA | HOUSE HELPER AREA | OPEN TERRACE AREA | UNIT AREA | S. AREA |
|---------|-----------|----------------------|----------------------|-----------|-------------------|-------------------|-----------|---------|
|         |           | SQ. FT (Carpet area) | SQ. FT (Carpet area) |           |                   |                   |           |         |
| A       | 4 BHK     | 1312                 | 84                   | 1502      | 91                | 143               | 1736      | 2360    |
| B       | 3 BHK     | 1083                 | 78                   | 1255      | 91                | 129               | 1474      | 2000    |
| C       | 4 BHK     | 1325                 | 79                   | 1518      | 97                | 139               | 1754      | 2385    |
| D       | 3 BHK     | 1084                 | 82                   | 1260      | 97                | 123               | 1480      | 2010    |





Typical 4<sup>th</sup>, 7<sup>th</sup>, 10<sup>th</sup>, 13<sup>th</sup>, 16<sup>th</sup> floor



| FLAT NO | FLAT TYPE | HRA CARPET AREA      | BALCONY AREA         | FLAT AREA | HOUSE HELPER AREA      | OPEN TERRACE AREA | UNIT AREA | S. AREA |
|---------|-----------|----------------------|----------------------|-----------|------------------------|-------------------|-----------|---------|
|         |           | SQ. FT (Carpet area) | SQ. FT (Carpet area) |           | SQ. FT (Built-up area) |                   |           |         |
| A       | 4 BHK     | 1312                 | 84                   | 1502      | 91                     | 130               | 1723      | 2350    |
| B       | 3 BHK     | 1083                 | 78                   | 1255      | 91                     | 130               | 1476      | 2000    |
| C       | 4 BHK     | 1325                 | 79                   | 1518      | 97                     | 127               | 1741      | 2375    |
| D       | 3 BHK     | 1084                 | 82                   | 1260      | 97                     | 127               | 1483      | 2015    |



Flat A



Flat B



Flat C



Flat D



## Astounding specifications

### STRUCTURE

*Foundation* - RCC Substructure on Piles  
*Super Structure* - RCC framed structure with ductile detailing  
*Walls* - Fly Ash/Red Brick/ACC Blocks

### WALL FINISHING

*Exterior* - Glass/Textured/Cement based Paints as per Architect's Design  
*Interior* - Plaster of Paris/Putty  
*Toilets* - Vitrified Tiles on the wall upto ceiling height  
*Kitchen* - Vitrified Tiles Dado up to 2' from the platform

### FLOORING

*Bedrooms* - Vitrified Tiles  
*Living & Dining* - Vitrified Tiles  
*Kitchen* - Anti-skid Ceramic/Vitrified Tiles  
*Toilets* - Anti-skid Ceramic/Vitrified Tiles  
*Floor Lobby* - Marble/Vitrified Tiles  
*Entrance Lobby* - Imported Marble/Granite/Tiles  
*Staircase* - Marble/Vitrified Tiles/Stones  
*Parking* - Cemented/Tiles

### OTHER FINISHES

*Kitchen Counter* - Granite counter-top with honed edges, Stainless Steel Sink, Provision for Chimney

### DOORS & WINDOWS

*Doors* - Quality wooden frames with flush doors, Brass/Stainless steel locks & hinges, Night latch & eyepiece  
*Window* - Fully Glazed Aluminum/UPVC window

### ELECTRICAL

Provision for adequate light and fan points. Provision for TV & Telephone in all the Bedrooms & Living/Dining. Concealed copper wiring with modular switches. Adequate 5/15 amp. Points in all areas.

### ELEVATORS

3 Lifts (2 passenger & 1 stretcher type) (Toshiba or Mitsubishi or Equivalent)

### PLUMBING

Superior quality sanitary/basin & CP fittings (Jaquar or Equivalent). Provision for Geyser in all the toilets & Washing Machine in Balcony. Concealed plumbing & pipe-works.

### AIR-CONDITIONING (VRF SYSTEM)

Outdoor unit space. Copper pipe line. Waste water line.

### GAS BANK (KITCHEN)

Reticulated gas pipe line.

### SECURITY & SAFETY

CCTV monitoring for all common areas. Modern Fire Fighting System. Refuge Platform. Video Door Phone/ Intercom system connected with reception, security & other apartments.

*The above specification and amenities are tentative and may be changed or modified at the sole discretion of the Developer and/or for technical reasons.*



.....  
.....  
Past projects  
.....  
.....



ELEMENTS, BIRATI



IDENTITY, JESSORE ROAD, BANGUR



PANCHMUKHI HEIGHTS, JESSORE ROAD, BANGUR



PANCHMUKHI VILLA, JESSORE ROAD, BANGUR

.....  
.....  
Chief Architect & Engineer  
.....  
.....



DJ Consultants & Associates

255 Dumdum Park, Kolkata - 55

PROJECT IS FUNDED BY  
AND MORTGAGED WITH

**TATA** CAPITAL  
HOUSING FINANCE LIMITED



**CORPORATE OFFICE**

Godrej Genesis Building, Block EP & GP Unit No 1006, Plot -XI 10th Floor, Sector V, Salt Lake city  
Kolkata - 700-091, West Bengal, Phone: 033 4062-8172

**SITE ADDRESS**

5/1, Nerode Behari Mullick Road, Manicktala Kolkata 700-006

☎ 833-69-80808/9 ✉ [therise@gangotri-group.com](mailto:therise@gangotri-group.com) 🌐 [www.gangotri-group.com](http://www.gangotri-group.com)

HIRA Registration No: HIRA/P/KOL/2019/000487

Disclaimer: All the details are subject to change as per the management's sole discretion. The images used in the brochure are mostly artist's impressions of the actual buildings used along-with actual site photography.