

RERA WEB SITE - [www.rera.wb.gov.in](http://www.rera.wb.gov.in)

RERA REGISTRATION NO, - WBRERA/P/SOU/2023/000281




# THE AVALON HEIGHTS

YOUR DREAM HOME AWAITS!

# WELCOME TO THE HOME OF YOUR DREAMS!

It's time to live the life you've always wanted! The Avalon Heights brings you the perfect urban home with all amenities & facilities and an excellent location that keeps you well connected. Get ready for a life of absolute rejuvenation & tranquility.

 1 TOWER ( G+11 )

 2, 3 & 4 BHK



# FACILITY



**ROUND THE  
CLOCK SECURITY**



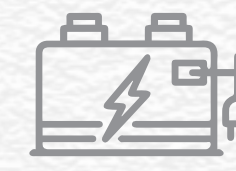
**FIRE - FIGHTING  
SYSTEM**



**INTERCOM  
FACILITY**



**CCTV ON ALL  
FLOOR WITH RECORDING SYSTEM**



**GENERATOR  
BACKUP**



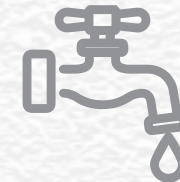
**SECURITY  
ENCLOSURE**



**LIGHTING  
ARRESTER**



**IRON REMOVAL  
PLANT**



**24 HRS  
WATER SUPPLY**



**GUEST  
PARKING**

## A LIFE OF EASE & COMFORT AWAITS!

At The Avalon Heights, your days will flow seamlessly. Here, every facility has been designed to bring you an uninterrupted, high comfort living along with the utmost security for your loved ones.



# LOCATION MAP



**THE AVALON  
HEIGHTS**

PANTALOONS

AMRI  
HOSPITALS

Jadavpur Police Station

CROMA

SOUTH CITY  
mall

Jadavpur  
University

Greenpark  
POLISHING CENTRE

The Royal Calcutta  
Golf Club

Garia Chak

Medica Hospital

AMRI  
HOSPITALS

Netaji Subhas Chandra  
Bose Cancer Hospital

Calcutta Institute of Engineering  
And Management

INOX  
LIVE Z MOVIE

Peerless Hospital

Susrut Eye  
Hospital

NH  
NH Rabindranath Tagore  
International Institute  
Of Cardiac Sciences

Netaji Subhash  
Engineering College

Netaji Subhash Chandra Bose Road

Biswa Bangla Sarani

Garia

Garia Station Road

Garia Station Road

Garia Railway  
Station

Hindustan Health  
Point, OPD

Kavi Nazrul  
Metro Station

Eastern Metropolitan  
Bypass

Swami Vivekananda Institute  
of Modern Science

Sonarpur Station Road

B.D.M. International  
School

Kamalgazi More

Narendrapur Ramakrishna  
Mission

# A LIFE OF CONNECTIVITY & CONVENIENCE AWAITS!

The Avalon Heights enjoys a highly strategic location, which not only ensures an easy commute throughout the city but also keeps you within a close radius of various daily conveniences, as well as schools, banks, hospitals, colleges, malls, etc.

## KEY DISTANCES

### SHOPPING MALL & ENTERTAINMENT

Pantaloons- 1.4 Km  
SVF Cinema - 2.3 Km

### SCHOOLS & COLLEGES

B.D. Memorial School - 950 Mtr.  
Narendrapur Ramakrishna Mission - 1.8 Km  
Jadavpur University - 4.8 Km  
Dinabandhu Andrews College - 1.5 Km

### CONNECTIVITY

Garia Bazar (Kavi Nazrul Metro) - 1.5 Km  
Garia Rail Station - 3 Km

### EMERGENCY SERVICES

Hindustan Health Point - 200 Mtr.  
Susrut Eye Hospital - 1.3 Km  
Medica Hospital, AMRI & R.N. Tagore - About 6 Km  
Fire Station - 130 Mtr.  
Peerless Hospital - 4.7 Km



# FEATURES AND SPECIFICATIONS

## STRUCTURE

RCC Framed Structure with anti-termite treatment in foundation.

## EXTERNAL & INTERNAL WALLS

The external wall of 8 inches of eco-friendly premium brickwork with AAC Blocks and/or Red Bricks with good quality weather proof emulsion paint. All internal walls of 5 inches thick AAC Blocks and/or Red Bricks with high-quality plaster of paris finish or as per Architect Design

## GROUND FLOOR MAIN ENTRANCE LOBBY

Beautifully decorated and painted as per Architect's Design.

## DOORS AND HARDWARE MAIN DOOR

Good quality Flush Door, with Godrej lock or equivalent make, premium handle, and eye hole.

## OTHER DOORS

Good quality flush doors with locks.

## WINDOWS

Anodized/powder-coated aluminum with clear glazing or UPVC window.

## FLOORING

Bedrooms/Living/Dining/Balcony - Vitrified tiles.

## KITCHEN FLOORING COUNTER

Anti-skid ceramic tiles.

Granite slab with a stainless steel sink and wall tiles up to 2 ft. height over the granite counter.

## TOILET

Flooring - Anti-skid ceramic tiles.

Wall - Dado in ceramic tiles up to door height.

Sanitary ware of Hindware/Parryware/Jaquar or equivalent brand.

C P Fittings from Jaquar or equivalent make.

Hot and cold water lines provision.

## ELECTRICALS

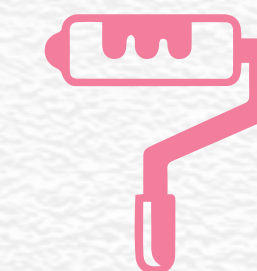
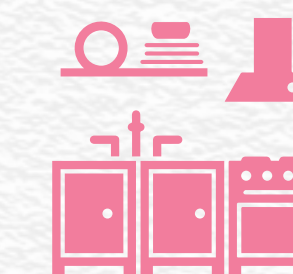
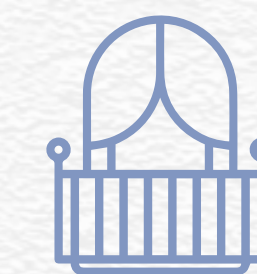
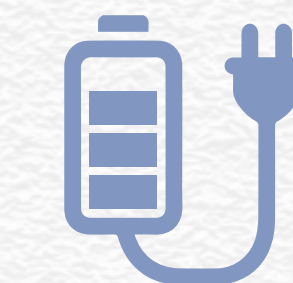
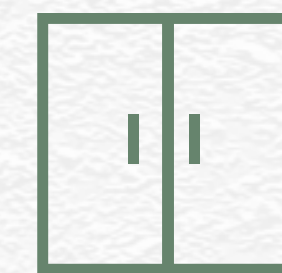
Concealed copper wiring with modular switches of reputed make. Provision for exhaust fan in toilets and kitchen. Plug points for geysers in toilets. Plug points for the chimney, water purifier, and refrigerator in the kitchen. TV and telephone points, DTH cabling in the living and dining area, and master bedroom. Adequate power backup, at an additional cost.

## LIFTS

Elevator of reputed make.

## ELEVATION

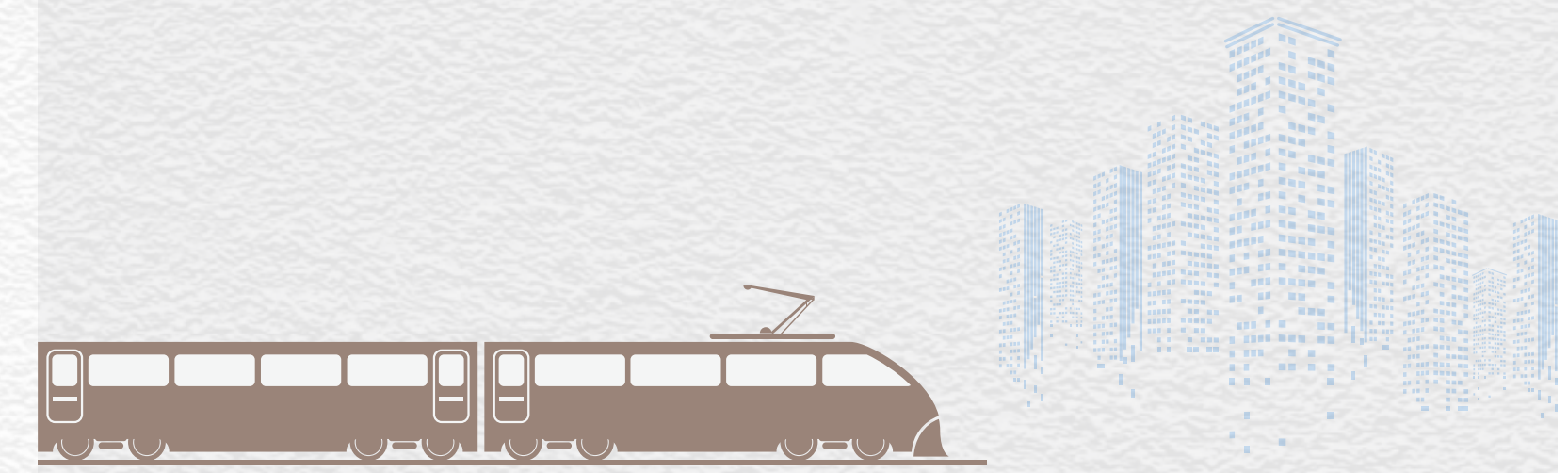
Modern elevation conforming to contemporary design.





## SPECIAL AMENITIES

- 🌸 ENTRANCE SPECIAL PAVED DRIVEWAY
- 🌸 DROP - OFF FEATURE WALL
- 🌸 TEMPLE
- 🌸 ENTRANCE GRAND FRAME WALL
- 🌸 SENIORS CORNER WITH PAVILION
- 🌸 YOGA & MEDITATION AREA
- 🌸 BBQ ZONE & COFFEE COUNTER
- 🌸 REFLEXOLOGY
- 🌸 TOT LOT ZONE
- 🌸 TERRACE LOUNGE
- 🌸 PATHWAY
- 🌸 CANOPY WALKWAY





GATE VIEW

LAWN VIEW

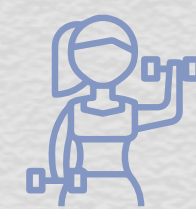


# A LIFE OF LEISURE & CELEBRATION AWAITS!

Fill your life with moments worth cherishing. At The Avalon Heights, you'll get amenities for a thriving urban lifestyle, right from fitness facilities to party areas. Spend memorable hours with your favorite people.



**JOGGING TRACK**



**OUTDOOR GYM**



**PARTY ZONE**



**BOARD GAMES CORNER**



**PLANTER**



BBQ ZONE &   
COFFEE COUNTER



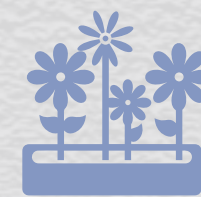
OPEN GYM





## A LIFE OF JOY & SERENITY AWAITS!

Experience the happiness of watching your kids enjoy their childhood. Spend quiet time with your favorite book or simply take a walk around the landscaped gardens. At The Avalon Heights, the outdoors will bring you both peace & joy.



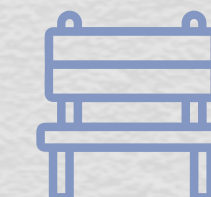
LAWN & KIDS  
PLAY AREA



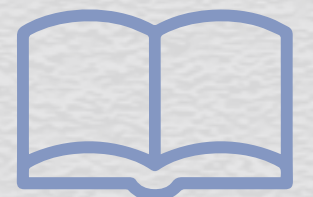
AMPHITHEATRE



LANDSCAPED  
GARDEN



PARENT'S  
SEAT



BOOK READING  
CORNER



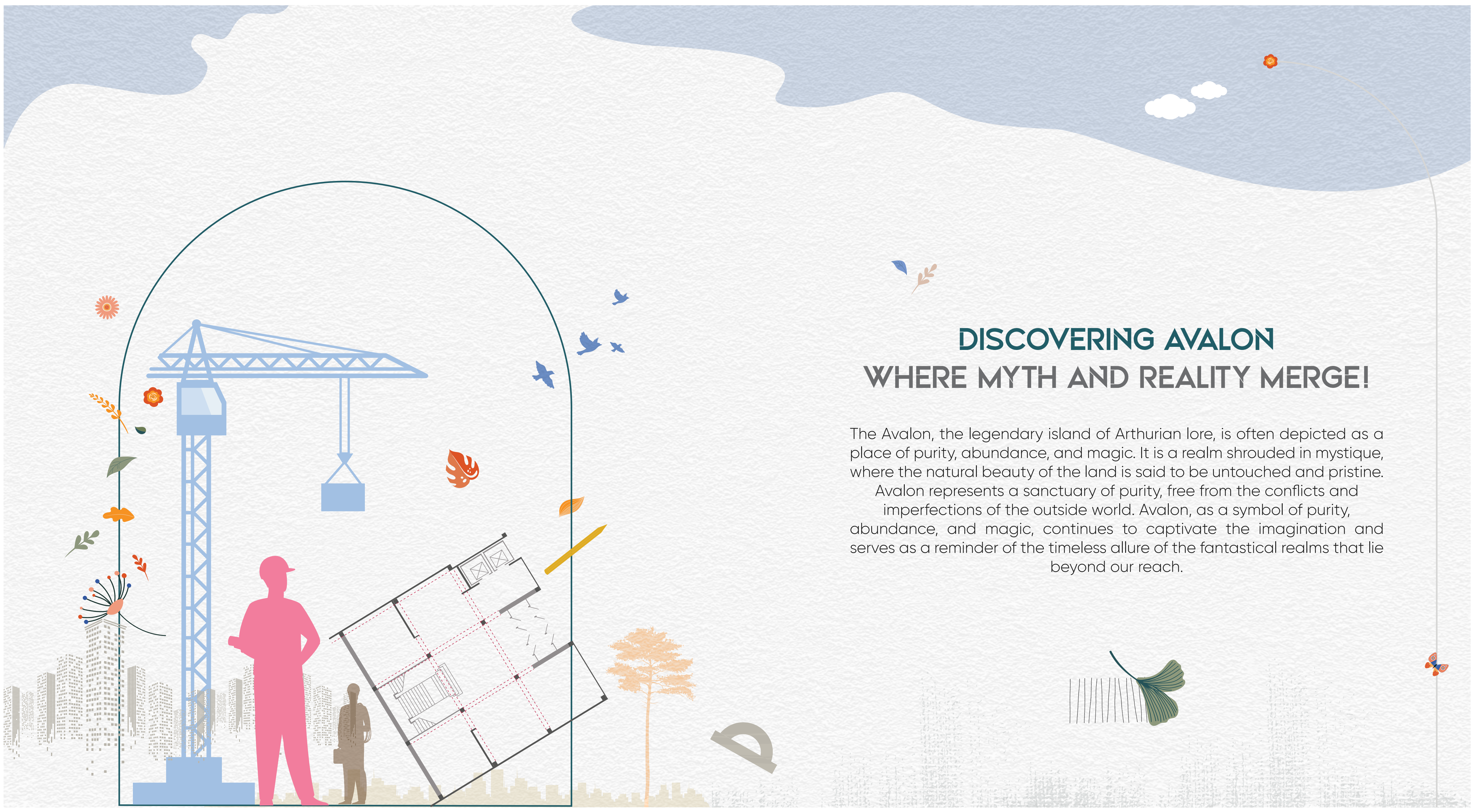
CHESS WITH  
HOPSCOTCH VIEW





INDOOR GAMES





## DISCOVERING AVALON WHERE MYTH AND REALITY MERGE!

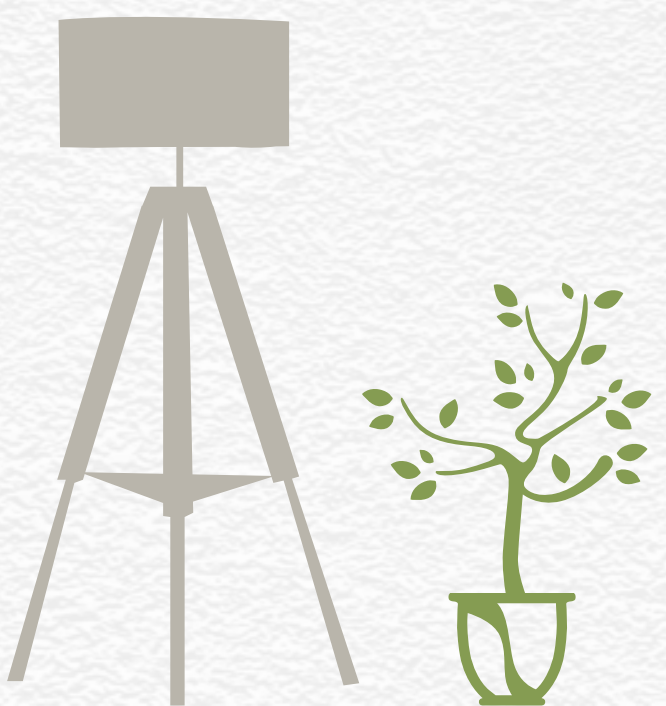
The Avalon, the legendary island of Arthurian lore, is often depicted as a place of purity, abundance, and magic. It is a realm shrouded in mystique, where the natural beauty of the land is said to be untouched and pristine.

Avalon represents a sanctuary of purity, free from the conflicts and imperfections of the outside world. Avalon, as a symbol of purity, abundance, and magic, continues to captivate the imagination and serves as a reminder of the timeless allure of the fantastical realms that lie beyond our reach.

# SITE PLAN

## LEGENDS

1	Entry / Exit
2	Driveway
3	Parking
4	Landscaped Garden
5	Kids Play Area
6	Temple
7	Green Space
8	Generator & Service Area
9	Security Room
10	Feature Wall
11	Jogging Track

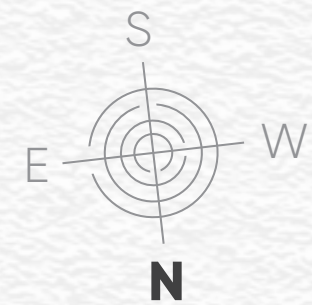


# 1ST FLOOR PLAN



## 1ST FLOOR

FLAT NO.	A	B	C	D	E
CARPET AREA	1048 SQFT	753 SQFT	762 SQFT	844 SQFT	844 SQFT
BALCONY AREA	46 SQFT	39 SQFT	34 SQFT	39 SQFT	39 SQFT
BUA	1188 SQFT	870 SQFT	879 SQFT	963 SQFT	969 SQFT
SBUA	1616 SQFT	1183 SQFT	1195 SQFT	1310 SQFT	1318 SQFT
TERRACE	-	96 SQFT	99 SQFT	-	-

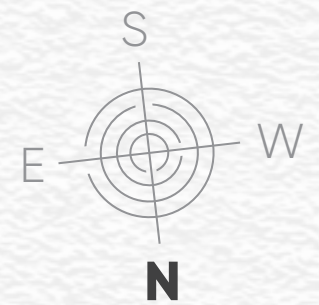


# 2ND FLOOR PLAN



## 2ND FLOOR

FLAT NO.	A	B	C	D	E	F
CARPET AREA	1048 SQFT	753 SQFT	762 SQFT	844 SQFT	844 SQFT	613 SQFT
BALCONY AREA	46 SQFT	39 SQFT	34 SQFT	39 SQFT	39 SQFT	35 SQFT
BUA	1188 SQFT	870 SQFT	879 SQFT	963 SQFT	969 SQFT	724 SQFT
SBUA	1616 SQFT	1183 SQFT	1195 SQFT	1310 SQFT	1318 SQFT	985 SQFT
TERRACE	-	-	-	-	-	164 SQFT

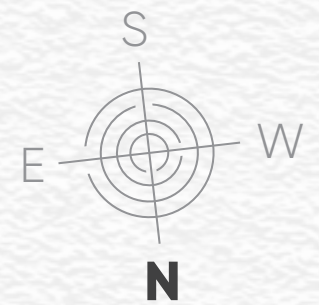


# 3RD TO 6TH & 8TH TO 11TH FLOOR PLAN



## 3RD TO 6TH & 8TH TO 11TH FLOOR

FLAT NO.	A	B	C	D	E	F
CARPET AREA	1048 SQFT	753 SQFT	762 SQFT	844 SQFT	844 SQFT	613 SQFT
BALCONY AREA	46 SQFT	39 SQFT	34 SQFT	39 SQFT	39 SQFT	35 SQFT
BUA	1188 SQFT	870 SQFT	879 SQFT	963 SQFT	969 SQFT	724 SQFT
SBUA	1616 SQFT	1183 SQFT	1195 SQFT	1310 SQFT	1318 SQFT	985 SQFT



# 7TH FLOOR PLAN



7TH FLOOR

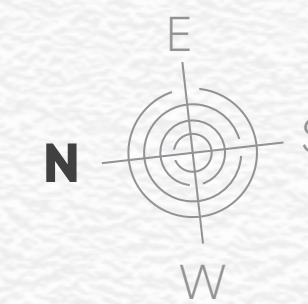
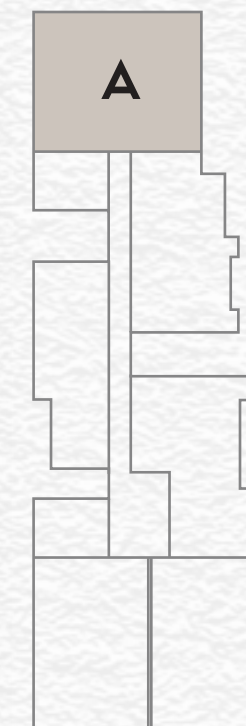
FLAT NO.	A	B	C	D	E	F
CARPET AREA	1048 SQFT	753 SQFT	762 SQFT	844 SQFT	844 SQFT	613 SQFT
BALCONY AREA	46 SQFT	39 SQFT	34 SQFT	39 SQFT	39 SQFT	35 SQFT
BUA	1188 SQFT	870 SQFT	879 SQFT	963 SQFT	969 SQFT	724 SQFT
SBUA	1616 SQFT	1183 SQFT	1195 SQFT	1310 SQFT	1318 SQFT	985 SQFT



UNIT PLAN



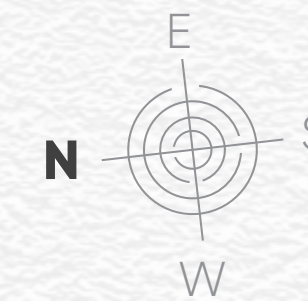
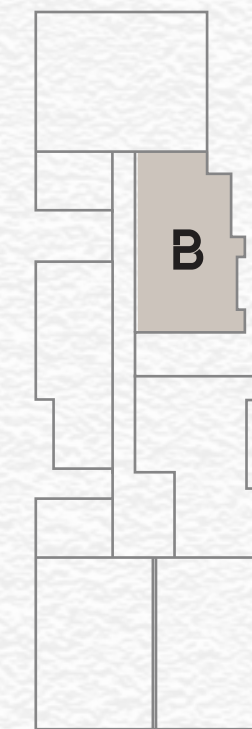
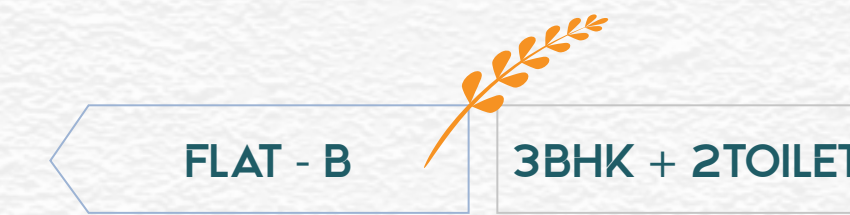
TYPICAL 1ST TO 11TH FLOOR



UNIT PLAN



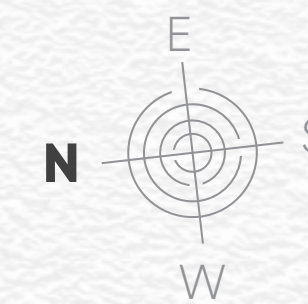
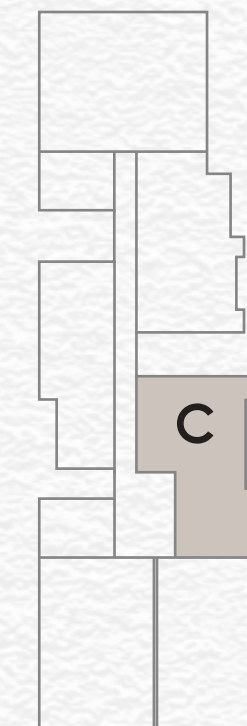
TYPICAL 2ND TO 11TH FLOOR



# UNIT PLAN



## TYPICAL 2ND TO 11TH FLOOR

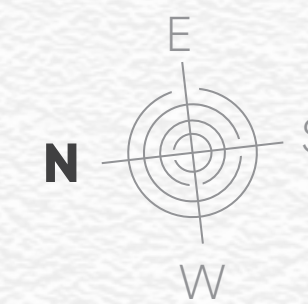
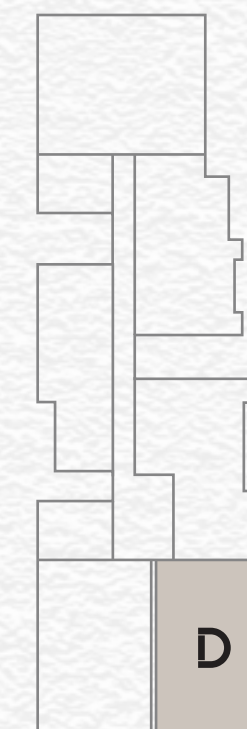


# UNIT PLAN



## TYPICAL 1ST TO 11TH FLOOR

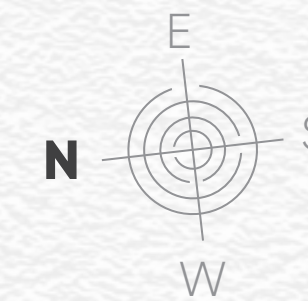
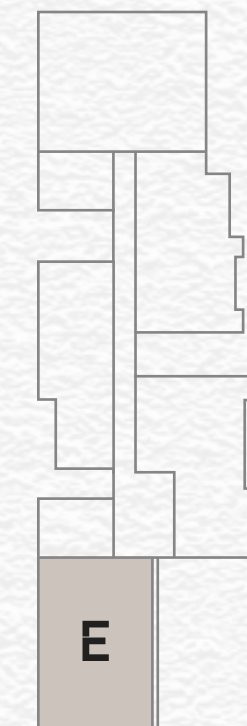
FLAT - D 3BHK + 3TOILET



UNIT PLAN



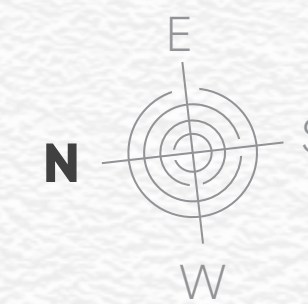
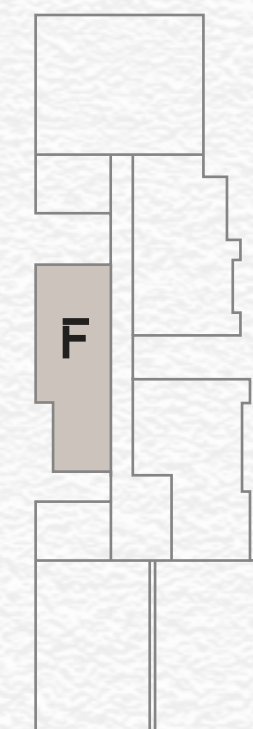
TYPICAL 1ST TO 11TH FLOOR





UNIT PLAN

TYPICAL 3RD TO 11TH FLOOR





SRIJI Group is a diversified conglomerate based out of Kolkata & established in the year 1973. Real Estate development, Iron & Steel, Bearings & Logistics/Material Handling being the core businesses of the group. The group diversified into real estate development in 2006 and has successfully constructed and delivered several projects since then. The focus of the management is on delivering superior design, quality, features & specifications, value for money homes along with transparency, timely delivery and customer satisfaction.



Innovation, Sustainability and Class, the three words that define the legacy of the NPR Group, a group passionate about quality construction with a keen eye on design, having developed several residential and commercial real estate projects over the last 50 years which bear testimony to the principles and philosophy of the group.

## ONGOING PROJECTS



SANCTUARY



JOY 98



THE CROWN

## PAST PROJECTS



SHRIVATS



MAJHERGAON/  
ETERNIA



781 ANANDAPUR



AERIAL VIEW 



## CORPORATE OFFICE

BIOWONDER, Unit No. 1402, 14th Floor  
789, Anandapur, Kolkata – 700107

## SITE ADDRESS

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## ARCHITECTS



RAJ AGARWAL & ASSOCIATES

## MARKETING

E-mail – [marketing@srijigroup.com](mailto:marketing@srijigroup.com) / [theavalonheights@srijigroup.com](mailto:theavalonheights@srijigroup.com)

Landline No – (033) 4801-4810, 4005-2688

Mobile No – 96741-84489

[www.theavalonheights.in](http://www.theavalonheights.in)

## DEVELOPER'S



### DISCLAIMER

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