

Project
Approved
By HDFC

PJR Country
WALK



Architect:
Interdesign

Developer:
AGL Engineering Industries Pvt. Ltd.

Structural Designer:
Chandi Prosad Khanra





PJR Advantage

The Project is approved by HDFC and L&T Home Finance

Away from smoke and dust, surrounded by greenery, conveniently located, PJR Countrywalk is the ideal home. The four storied building with all modern amenities is coming up at NAYABAD (400 Meters from UPOHAR CONDOVILLE of AMBUJA Realty).

Location

The Site is in a fast growing location where there is still enough greenery along with all modern amenities available at walking distance. Please see back page for Location Map.

UPOHAR Commercial Complex (CONDOVILLE)	-	400 Meters
METRO RAIL (New Garia Station)	-	1 KM
LOCAL TRAIN (New Garia Station)	-	1 KM
EM BYPASS	-	1.2 KM
PEERLESS HOSPITAL	-	1.2 KM
METROPOLIS MALL & INOX	-	1.5 KM
MEDICA SUPERSPECIALTY HOSPITAL	-	3 KM
METRO CASH & CARRY	-	3 KM

Amenities

- Complementary membership of Club Varde Vista
- Lift (OTIS / KONE)
- 24 Hour Power Backup
- Sufficient Parking Space



NIGHT VIEW





Complementary membership of **“Club Verde Vista”** at Upohar Condoville Complex, which is 400 Meters from **PJR Countrywalk**.

It offers the following amenities / facilities:

- ◆ Leisure - Library & Reading Room, Card room
- ◆ Games - Swimming Pool, Tennis Court, Indoor Badminton Court, Table Tennis board, Carom board, Snooker Room
- ◆ Wellness - Gymnasium, Yoga/ Aerobics Room, Salon, Anaya Spa
- ◆ Banqueting - 10,000 sq ft of banquet space
Spring Terrace with provision for barbecues and buffet parties



Overlooking view of the Club



The Lobby





Developer:

Pradip Jyoti Agrawal
Director
AGL Engineering Industries Private limited



Mr. Pradip Jyoti Agrawal, a Chartered Accountant with extensive experience in handling diversified portfolios in different industries. He is associated with realty world for more than 30 years. His vast experience in construction includes residential complex, commercial complex, warehouse etc. His focus is aesthetics and quality which are manifested in all his projects. He has been instrumental in building some of the nicer buildings in Kolkata. Photographs of some of them are given below:



IRON SIDE ROAD



HAZRA ROAD



LEE ROAD





Architect:

Ranajit Gupta
Proprietor
Interdesign



A graduate in Applied Science with a degree of "Ingenieur Civil Architecte" from Catholic University of Louvain, Belgium, Mr. Ranajit Gupta is professionally working since last four decades within India and abroad. He was a Research Associate, at TATA ENERGY RESEARCH INSTITUTE (TERI) working on the ECO HOUSE PROJECT in 1977. He worked as a team leader at ISCON Planning & Constructions and as senior Architects in Calcutta 1978-1981.

He is Involved in a large variety of work like Commercial Office Building (viz. Gariahat Mall), Hotels, Factories (Alom Poly Extrusion) & Residential Complexes. Presently he is doing the renovation of Birla Planetarium.

AREAS OF SPECIALIZATION

** Solar Architecture ** Alternative Energy Systems ** Environmental Technologies including Acoustic **Lightening & Air Conditioning **Low Cost Techniques.



MILLENNIUM TOWERS

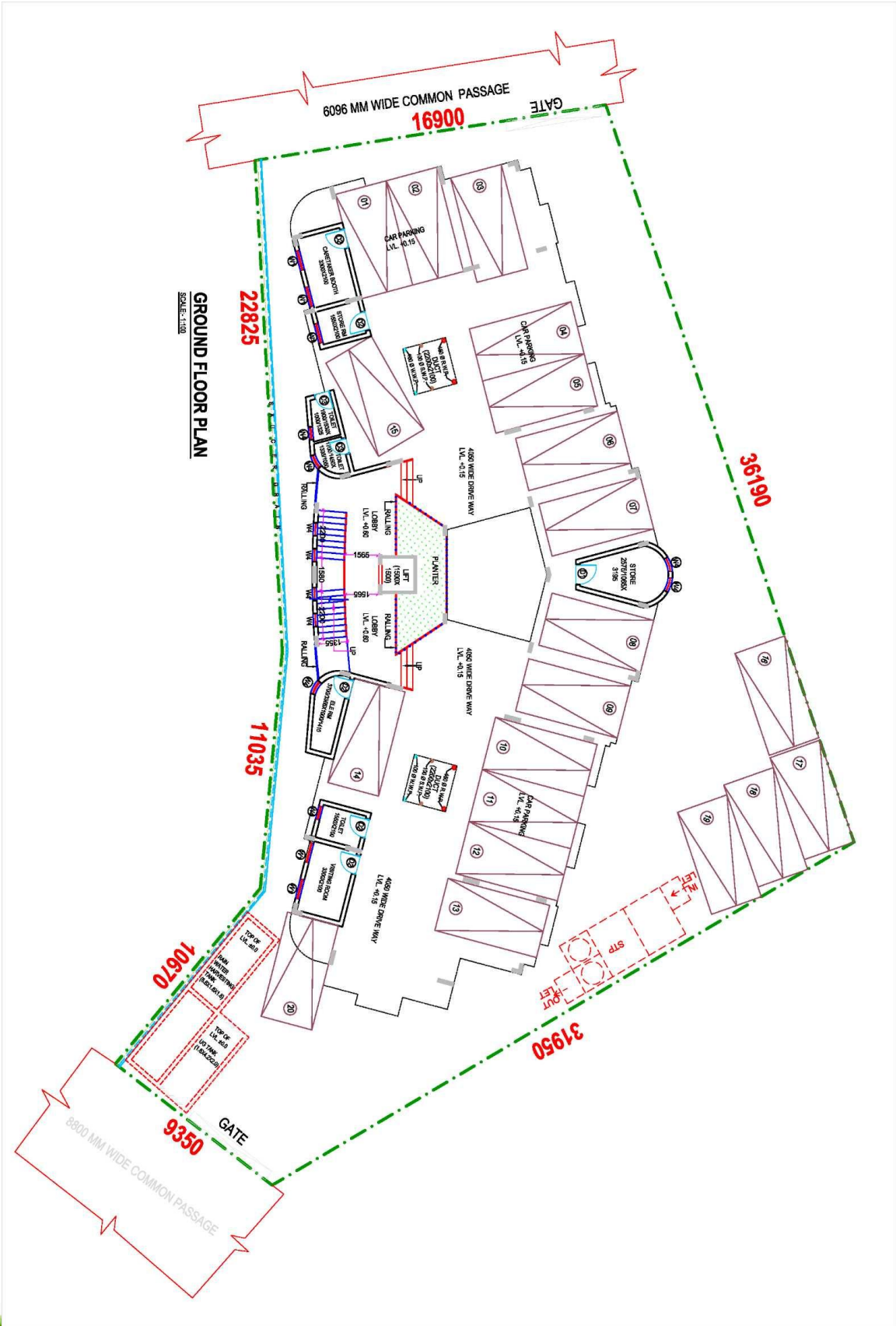


RESIDENTIAL NEW ROAD



GARIAHAT MALL







TYPICAL FLOOR PLAN
SCALE: 1:100





FLAT DETAILS

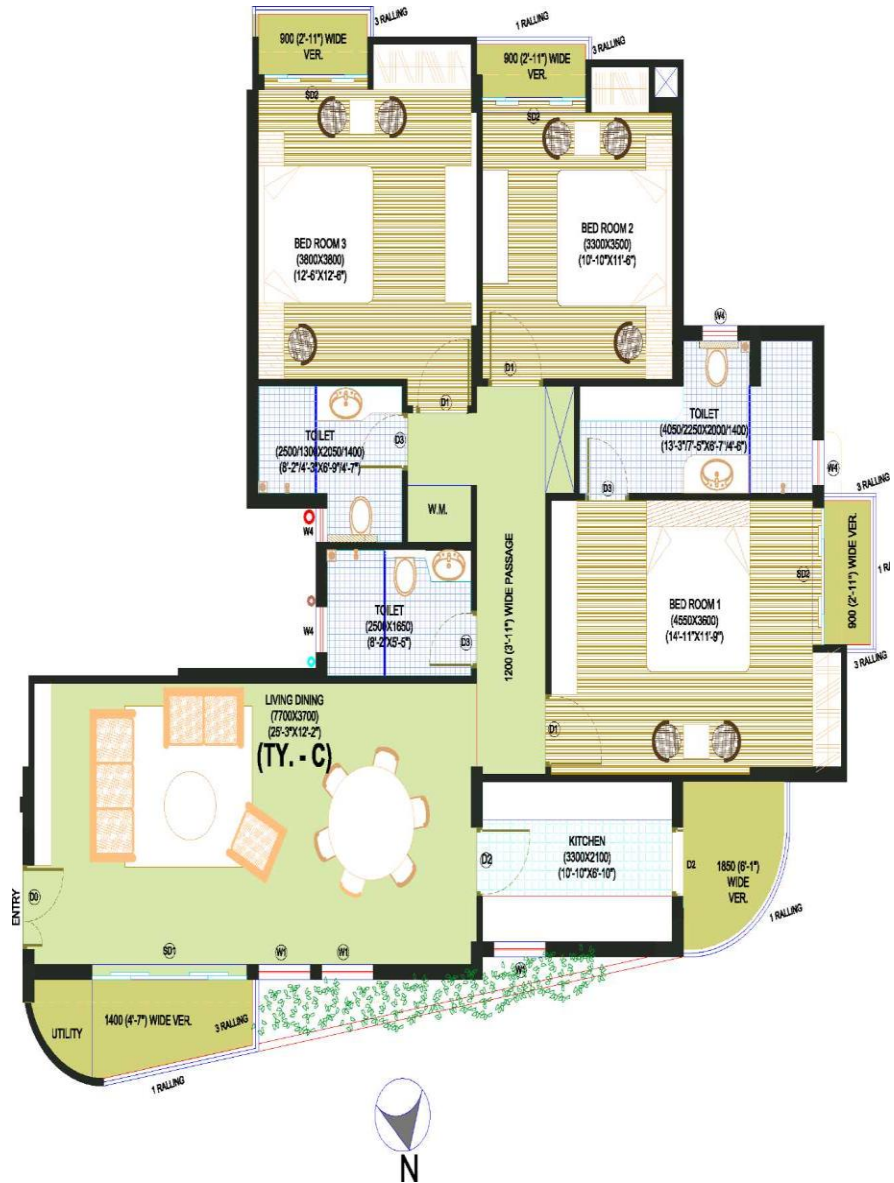
	TOTAL (SQ. FT)
LIVING/ DINING	364.038
KITCHEN	110.796
PASSAGE	91.299
BED ROOM 1	146.171
TOILET 1	51.971
BED ROOM 2	188.135
TOILET 2	44.385
BED ROOM 3	186.952
TOILET 3	46.752
CARPET AREA	1230.499
SUPER BUILTUP AREA	1636.000

TYPE A TYPICAL FLOOR PLAN
APARTMENT -101,201,301 & 401
 SCALE:-1:50



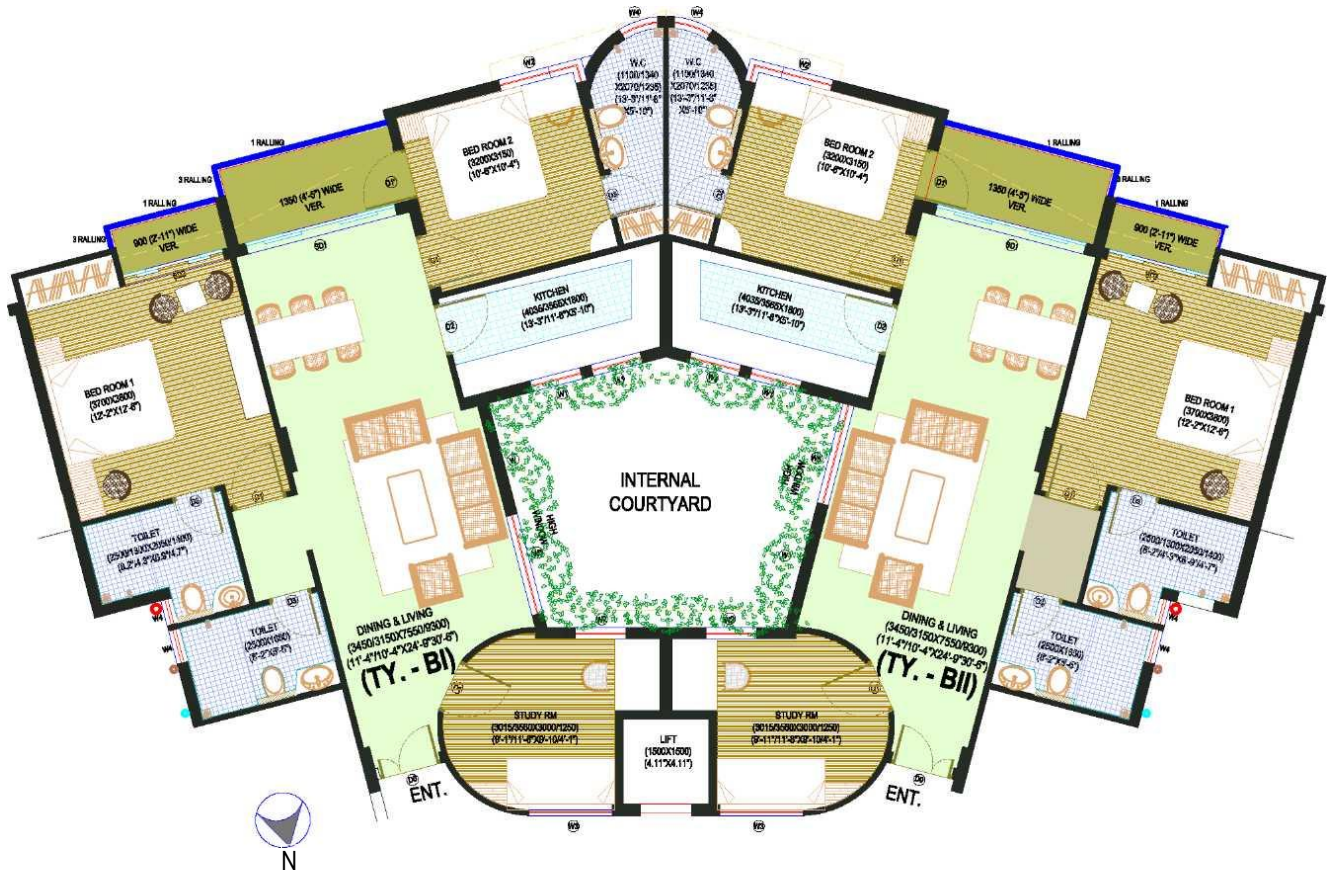


FLAT DETAILS	TOTAL (SQ. FT)
LIVING/ DINING	367.938
KITCHEN	112.442
PASSAGE	99.369
BED ROOM 1	209.149
TOILET 1	75.535
BED ROOM 2	154.488
TOILET 2	44.385
BED ROOM 3	187.952
TOILET 3	46.752
CARPET AREA	1298.010
SUPER BUILTUP AREA	1727.000



TYPE C TYPICAL FLOOR PLAN
APARTMENT -104,204,304 & 404
 SCALE:-1:50





SCALE:-1:50

FLAT DETAILS	TOTAL (SQ. FT)
ENTRY	30.139
LIVING/ DINING	327.420
PASSAGE	19.529
KITCHEN	73.598
BED ROOM 1	127.234
TOILET 1/ WC1	25.684
STUDY /BED ROOM 3	102.900
TOILET 2	44.385
BED ROOM 2	185.898
TOILET 3	46.752
CARPET AREA	983.539
SUPER BUILTUP AREA	1308.100



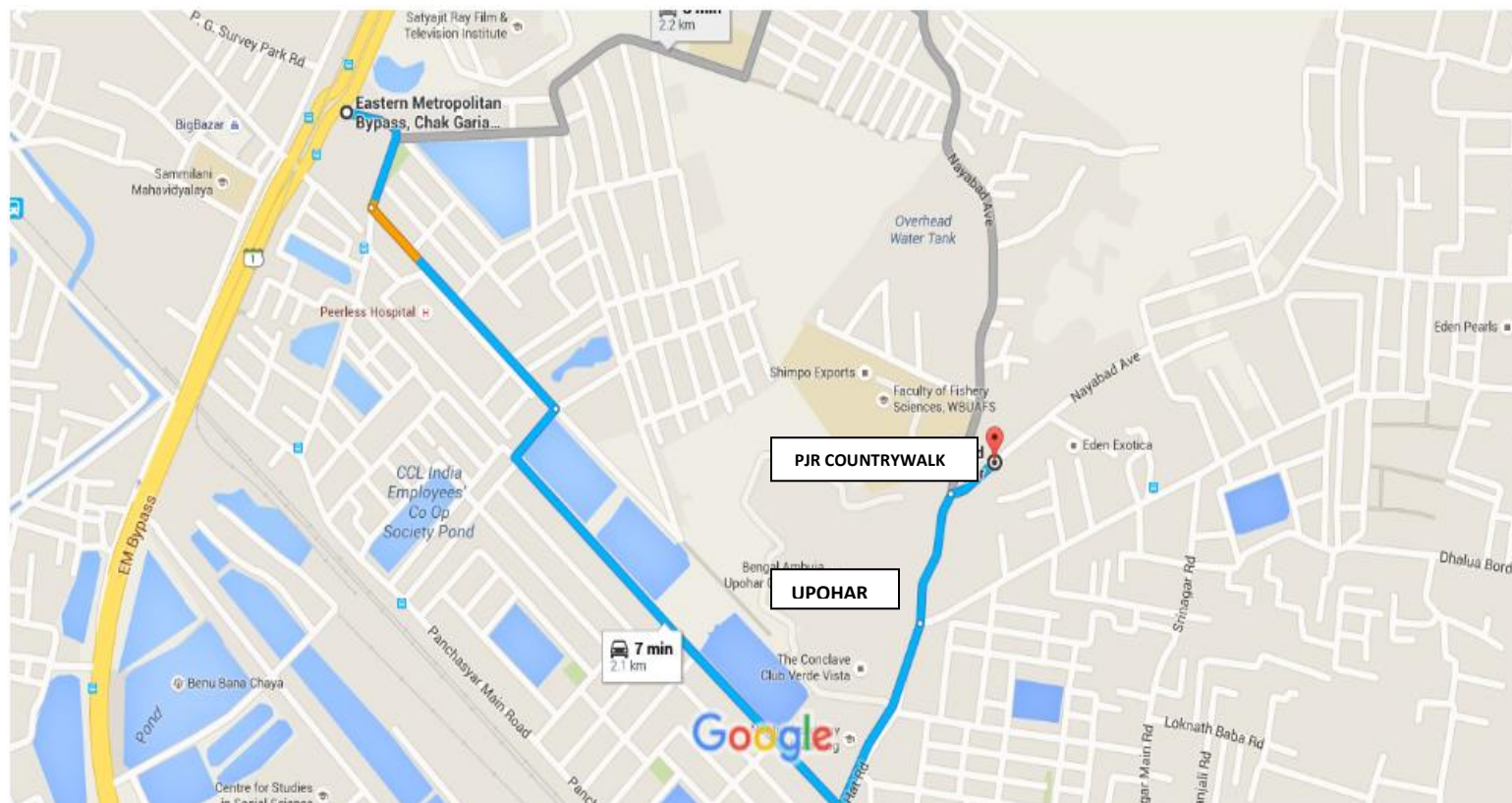


<u>PJR COUNTRYWALK - AREA STATEMENT</u>			
FLOOR	UNIT	TOTAL FLAT CARPET AREA SQ.FT.	SUPER BUILT UP AREA SQ.FT.
First Floor	101	1230	1636
First Floor	102	983	1308
First Floor	103	983	1308
First Floor	104	1298	1727
Second Floor	201	1230	1636
Second Floor	202	983	1308
Second Floor	203	983	1308
Second Floor	204	1298	1727
Third Floor	301	1230	1636
Third Floor	302	983	1308
Third Floor	303	983	1308
Third Floor	304	1298	1727
Fourth Floor	401	1230	1636
Fourth Floor	402	983	1308
Fourth Floor	403	983	1308
Fourth Floor	404	1298	1727

PAYMENT PLAN

Stage	(%age of total)
ON BOOKING	15
ON COMPLETION OF 1ST LEVEL CASTING	15
ON COMPLETION OF 2ND LEVEL CASTING	15
ON COMPLETION OF 3RD LEVEL CASTING	15
TWO MONTHS AFTER 4TH LEVEL CASTING	15
FOUR MONTHS AFTER 5TH LEVEL CASTING	15
ON POSSESSION/ REGISTRATION	10





Location Map

AGL Engineering Industries Private Limited

11/3M, Old Ballygunge 2nd Lane, 4th Floor, Kolkata 700019.

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