



SINTHEE MORE



SIN THEE MORE



Aerial view of the project

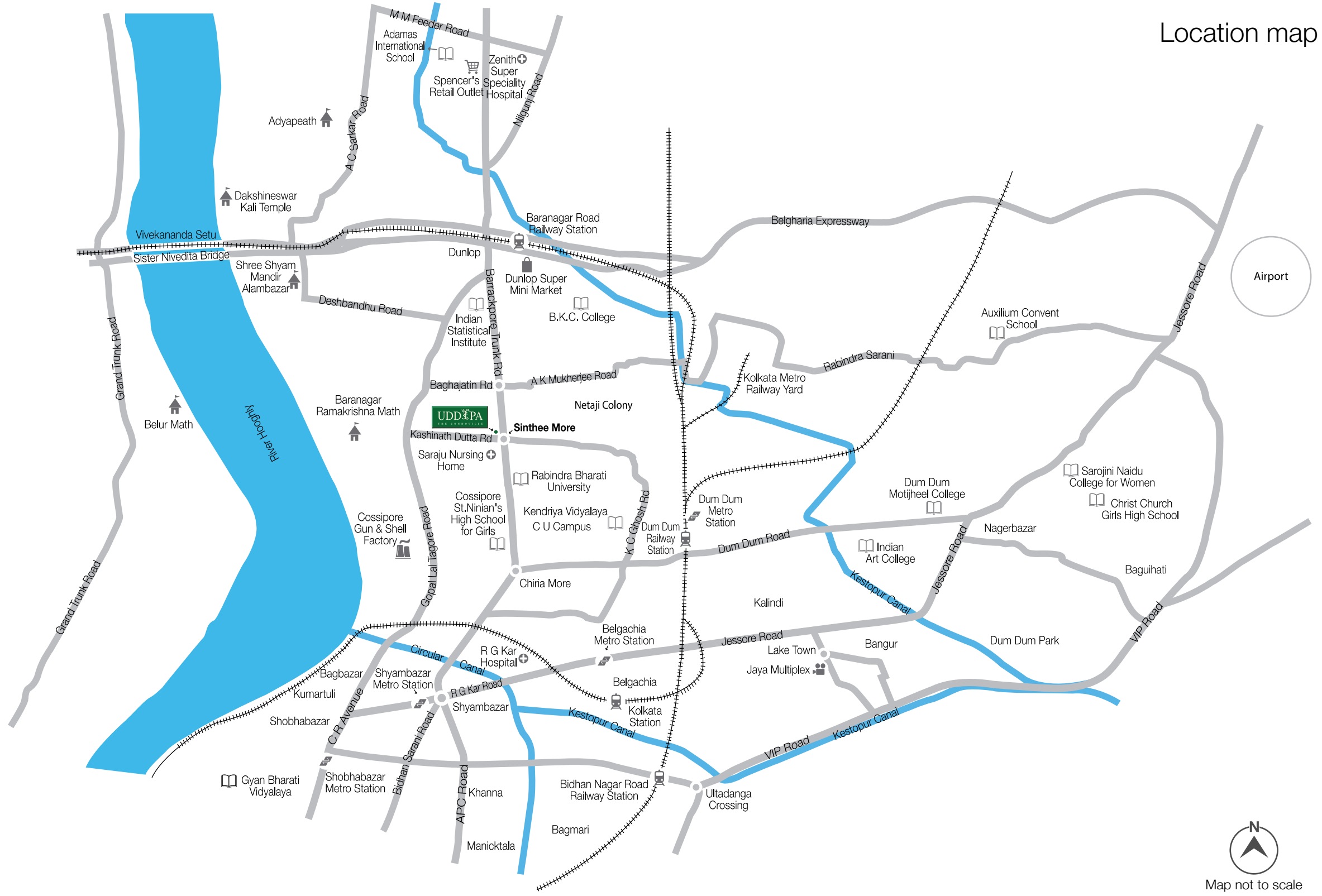


An introduction

Situated in the heart of North Kolkata and close to the river Hooghly, Uddipa is a well-designed residential complex with functional spaces. Launching across three phases, it will aspire to change the skyline of Sinthee More, North Kolkata.

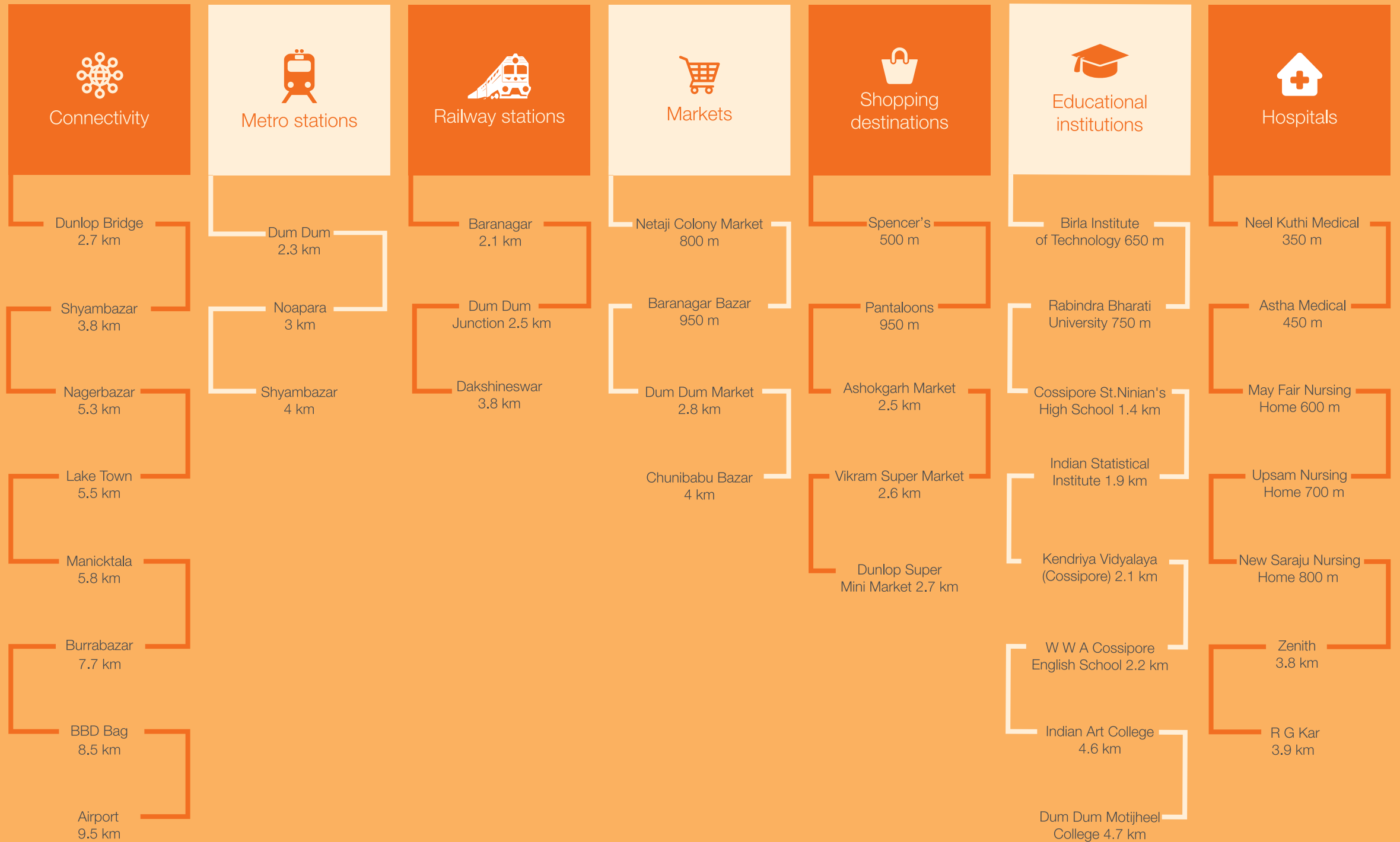
Uddipa is a project of Square Four Group and conceptualised, managed and marketed by Ambuja Neotia.

Location map



Map not to scale

Location advantage

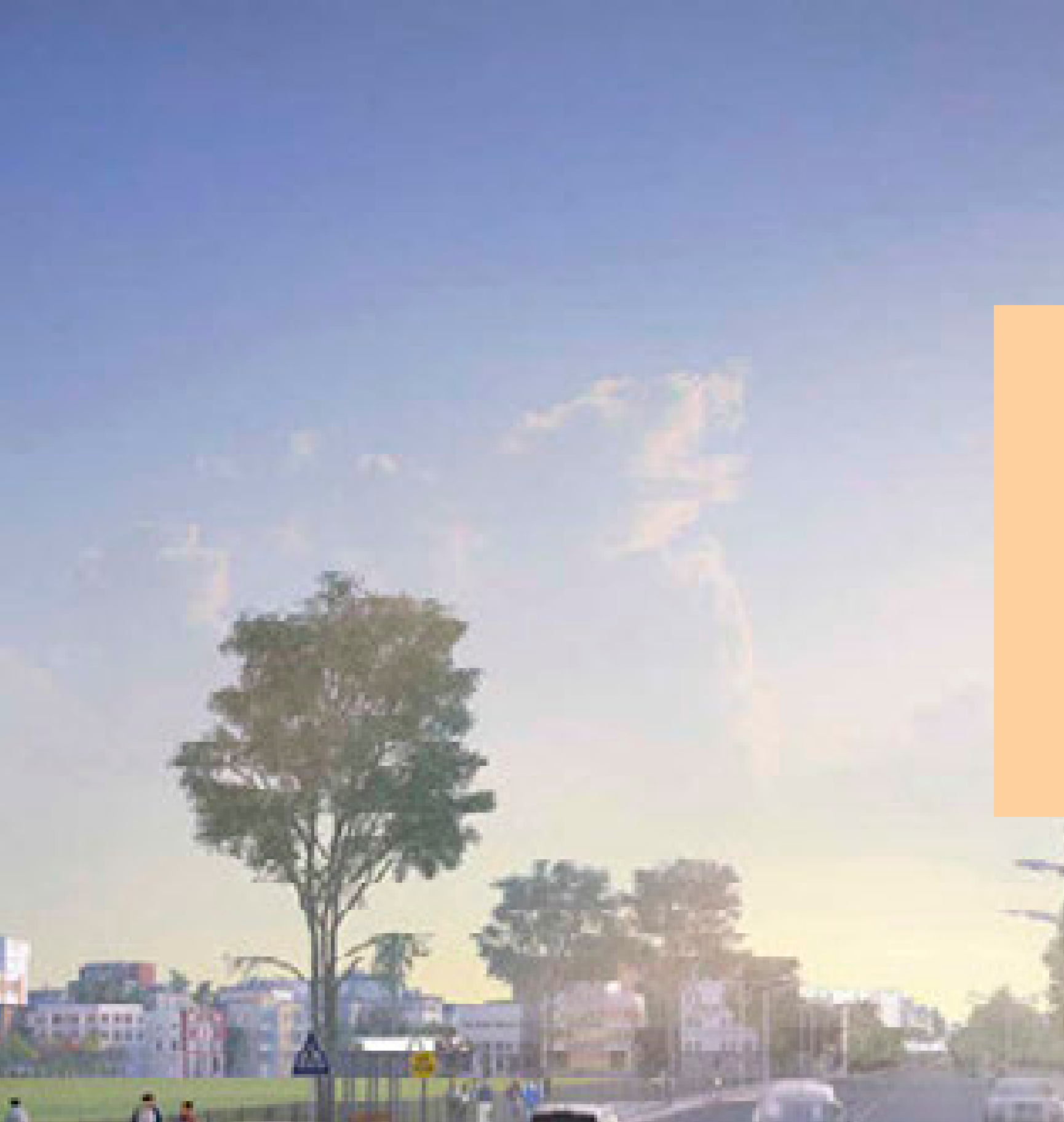




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A view of Uddipa



An impressive abode

Phase I is offering 2 and 3 BHK type apartments (please refer to the 'Your choice of home' section of this brochure). The tower named Prathama, with well-designed functional apartments overlooking Circus Maidan, aspires to change the skyline of North Kolkata.

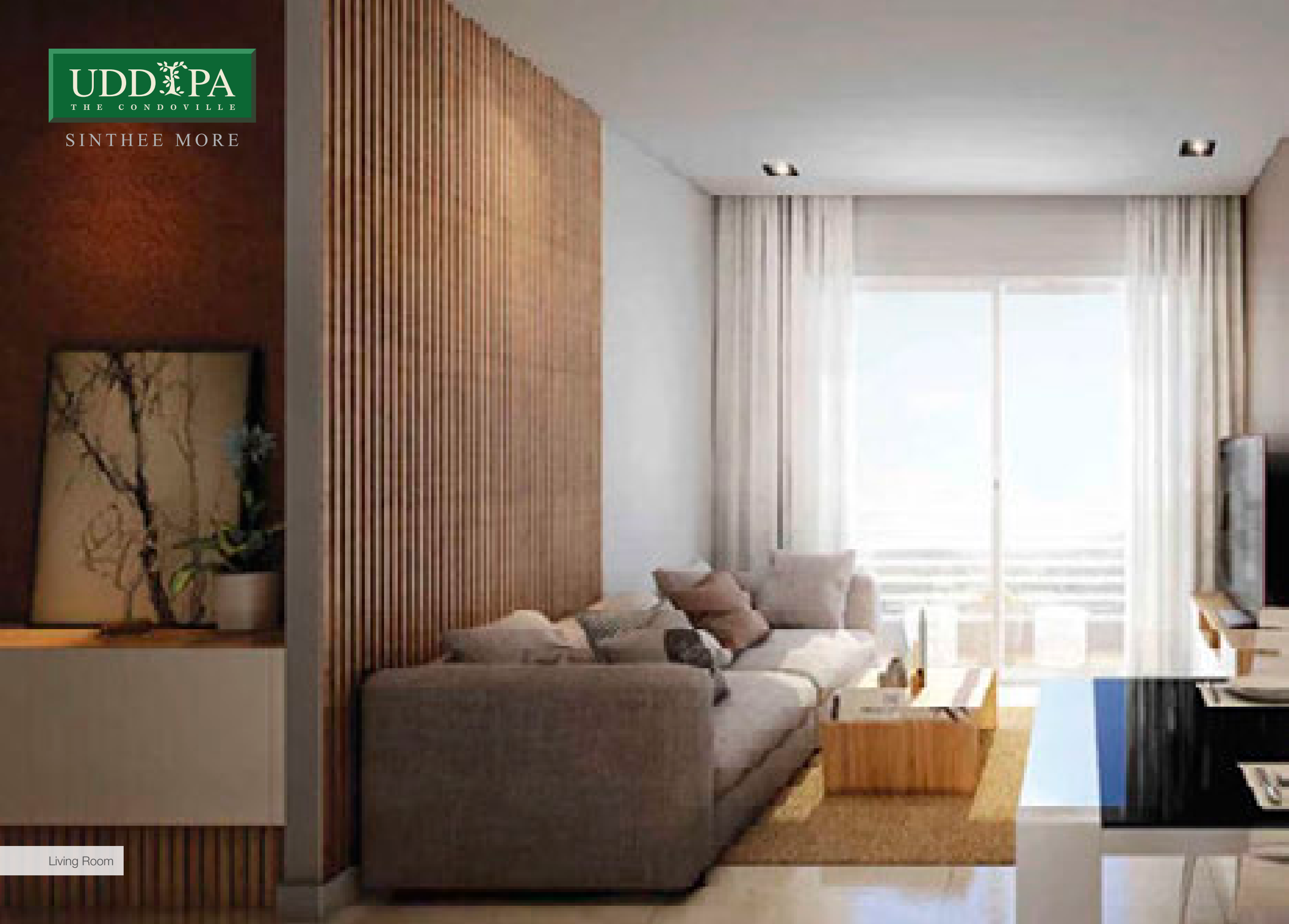


View of the river Hooghly



Well-designed apartments

The apartments have been designed keeping in mind today's need for compact spaces. The apartment layouts have been planned for you to utilize the spaces suitably.



Living Room



Thoughtfully planned spaces will allow you to design your homescape to your liking. Give your home a touch of your personality.



Bamboo Garden



Landscaped greens

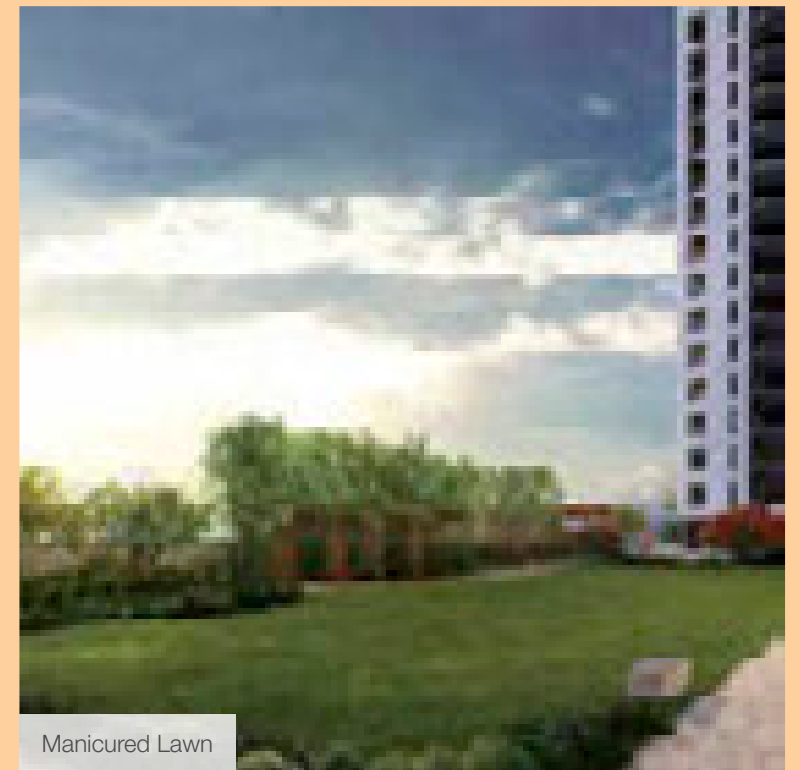
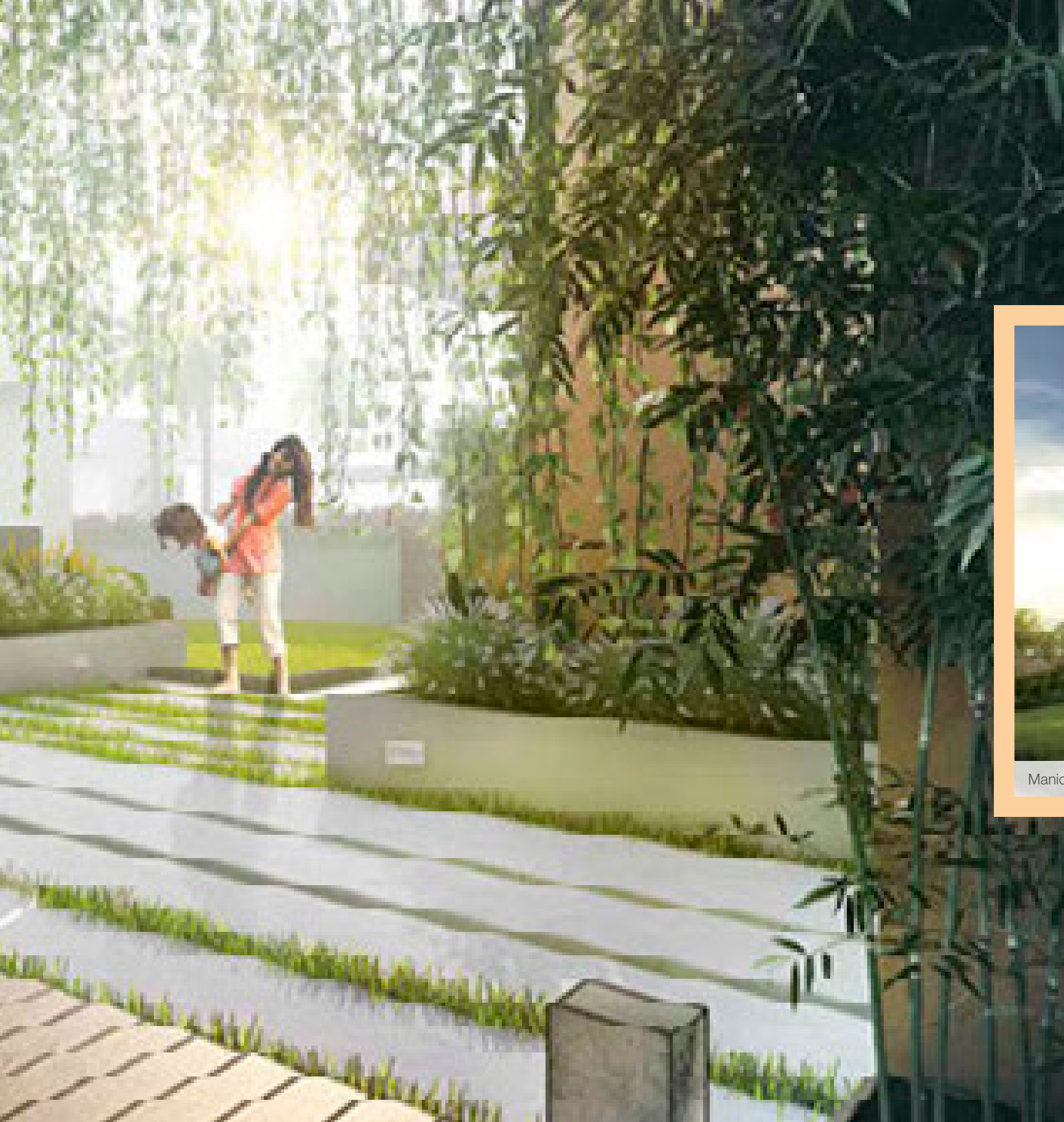
Uddipa offers a range of hues through its carefully landscaped gardens, lawns and much more. Make your outdoor experience an enriching one.

UDD PA
THE CONDOVILLE

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Adda Zone





Manicured Lawn



THE HAPPY FEELINGS
WELLNESS
LOSE weight
JUST

FITNESS

RE
MATTERS



ZEST

RESIDENTS ACTIVITY CENTRE

With the Residents' Activity Centre, Uddipa aims to change the way you relax at Sinthee. Sweat it out in the gym. Throw a gala party in the multipurpose hall. Enjoy your favourite movies in the audio-visual lounge.

- Gymnasium
- Multipurpose court
- Audio-Visual lounge



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Swimming Pool & Deck



ZEST

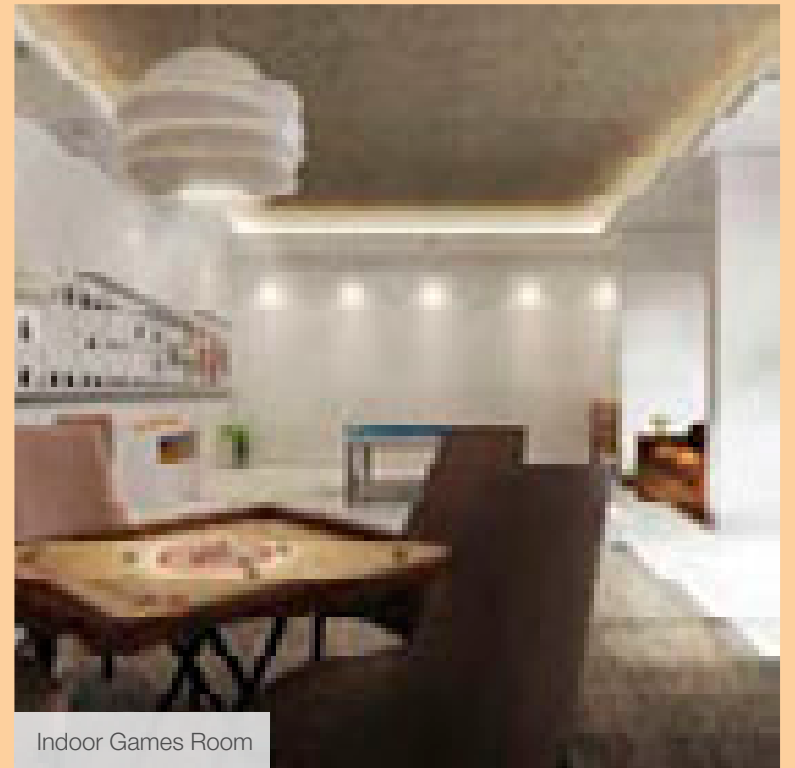
RESIDENTS ACTIVITY CENTRE

Take a splash at the pool. Practise backhand at the mini court. Jog at dawn and meditate at dusk for complete rejuvenation. Join your kids in the play area. There's a stage for you to act in your favourite play under the sky. Experiment with barbeques and share wonderful evenings with your friends on starry nights.

- Indoor games room
- Barbeque corner
- Senior citizens' area
- Meditation zone
- Jogging track
- Poolside deck
- Star gazing terrace
- Kids' play area
- Stage



Star Gazing Terrace



Indoor Games Room



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Bird's eye view of the project



The Apartment Complex



Master Plan



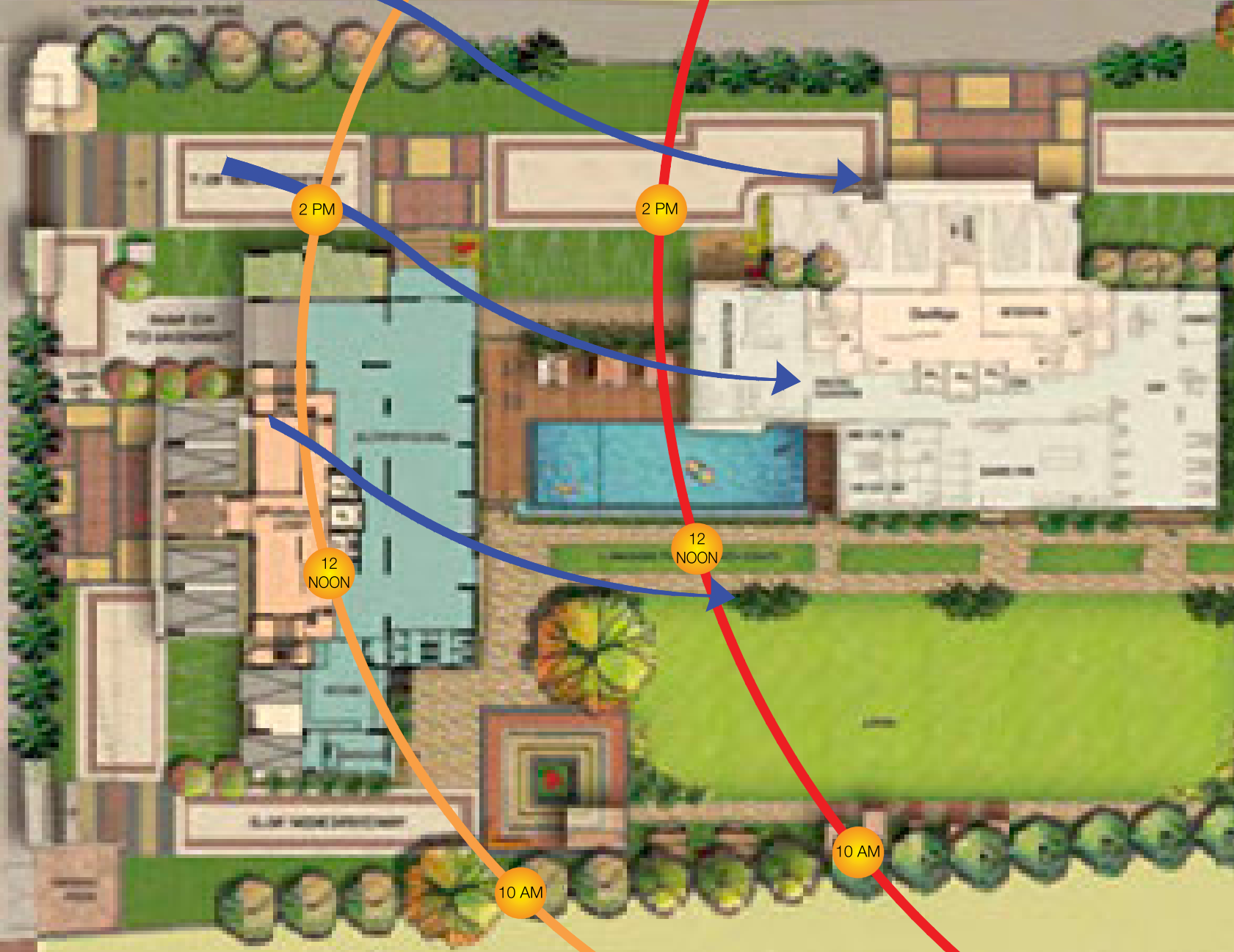
No.	Space Type
1	Entry/Exit
2	Open Car Parking
3	Drop-offs
4	Deck with Loungers
5	Knife Edge Swimming Pool
6	Kids' Pool
7	Jogging Track
8	Lawn
9	Barbeque Corner
10	Senior Citizens' Area
11	Cabanas
12	Bamboo Garden
13	Stage
14	Kids' Play Area
15	Multipurpose Court
16	Meditation Zone



TO BARANAGAR

KASHINATH DUTTA ROAD

TO B. T. ROAD



Sun path diagram during summer

Sun path diagram during winter

4 PM

4 PM

2 PM

2 PM

12 NOON

12 NOON

10 AM

10 AM

8 AM

8 AM



Response to Climate



Cabana

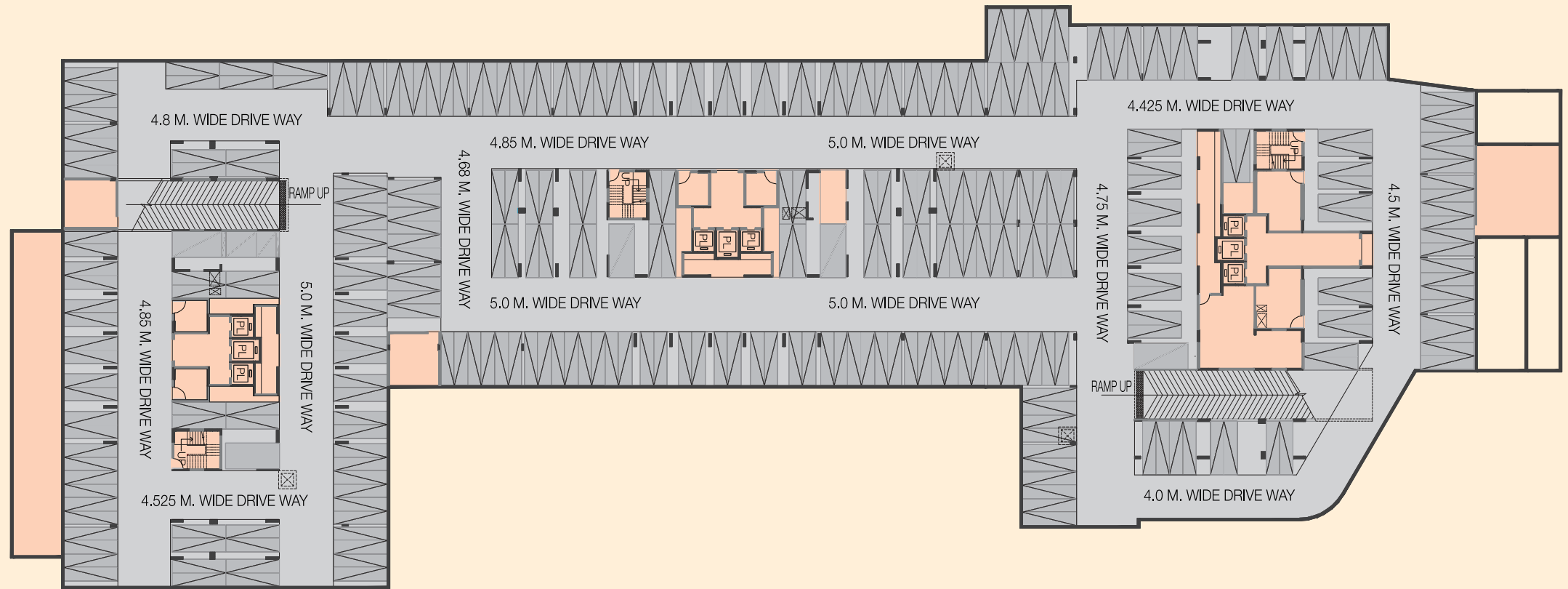


Floor Plans - Prathama



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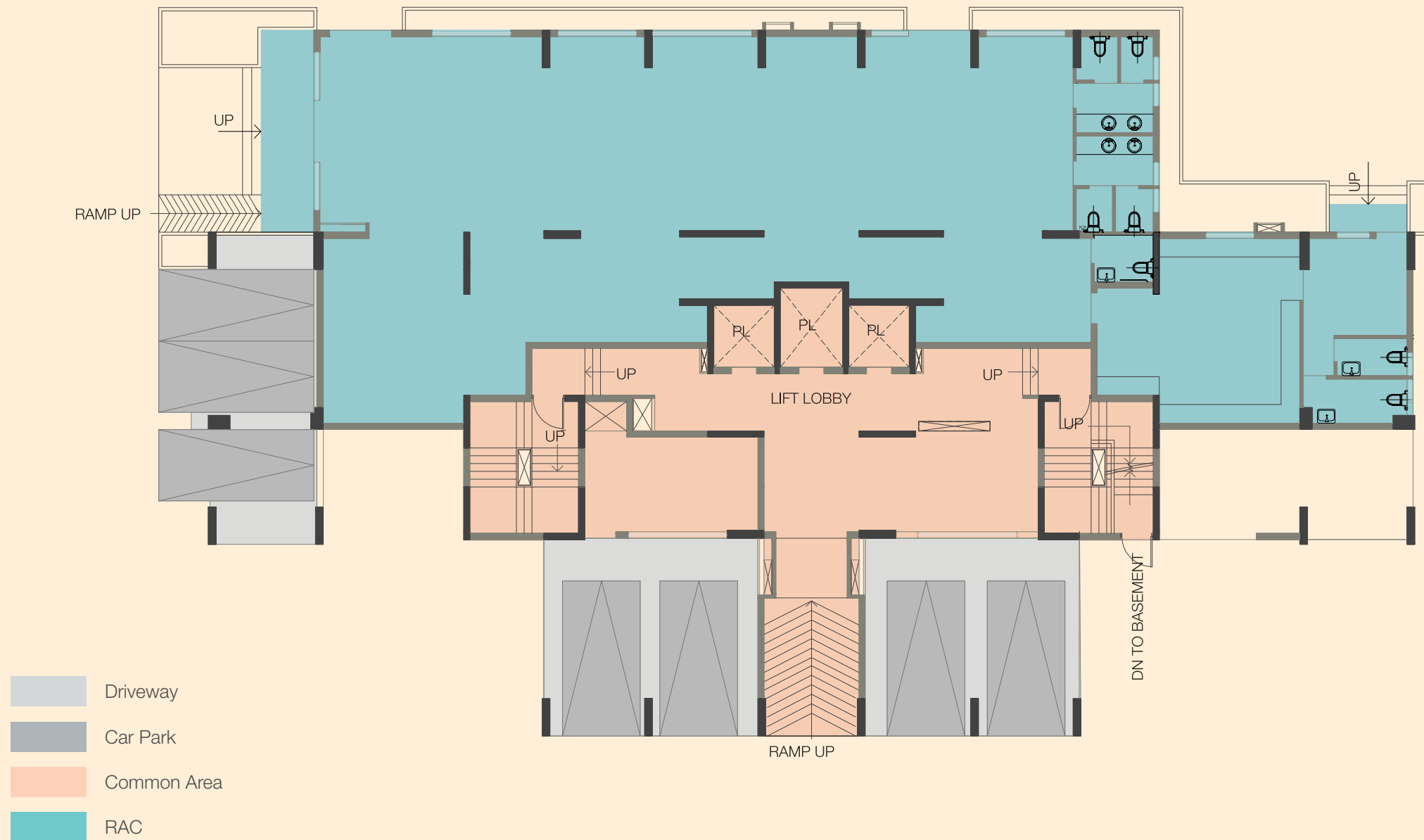
Basement Floor Plan



-  Driveway
-  Car Park
-  Common Area



Ground Floor Plan



First Floor Plan



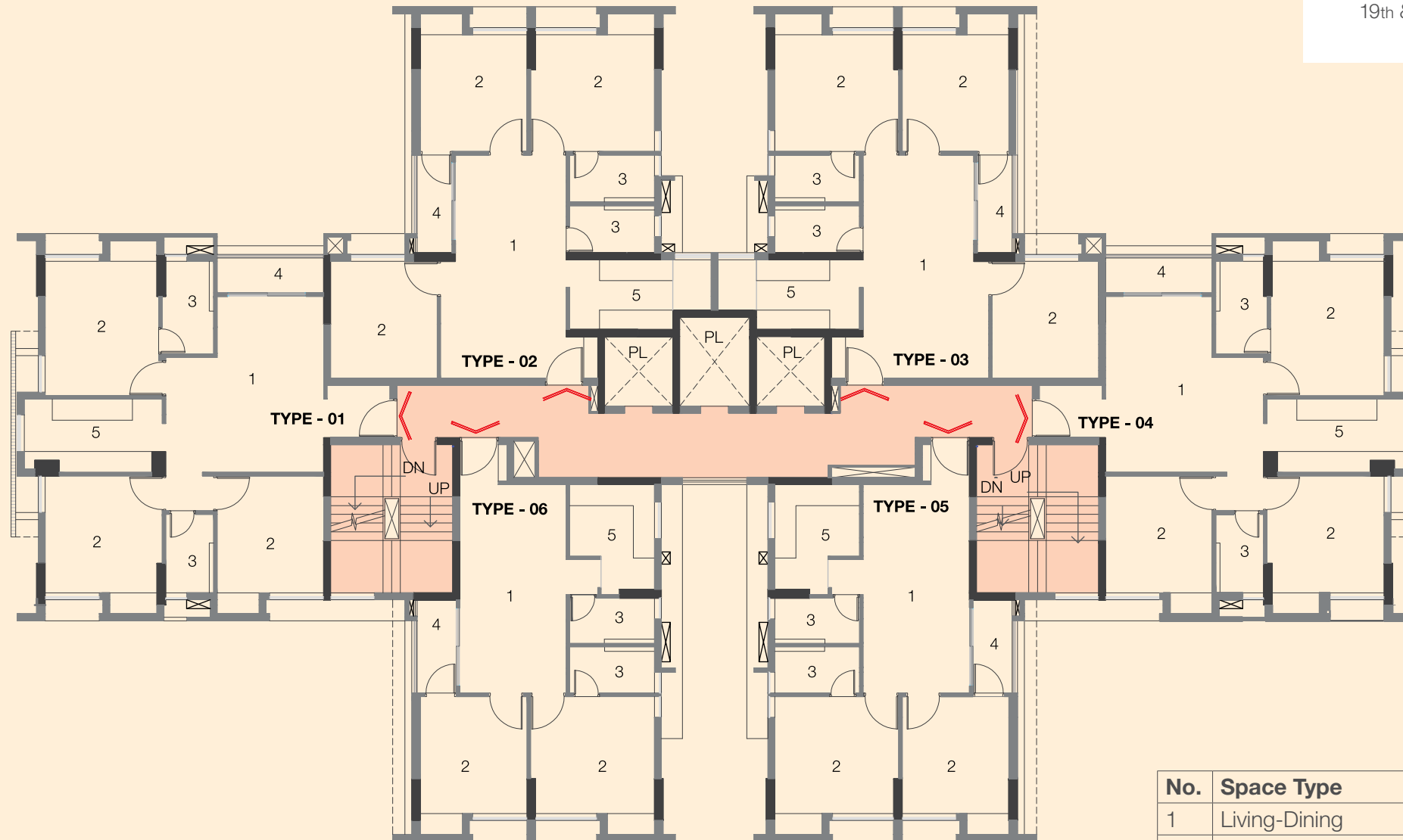
- Common Area
- Open Terrace

No.	Space Type
1	Living-Dining
2	Bedroom
3	Toilet
4	Balcony
5	Kitchen
6	Open Terrace
PL	Passenger Lift



Typical Floor Plans

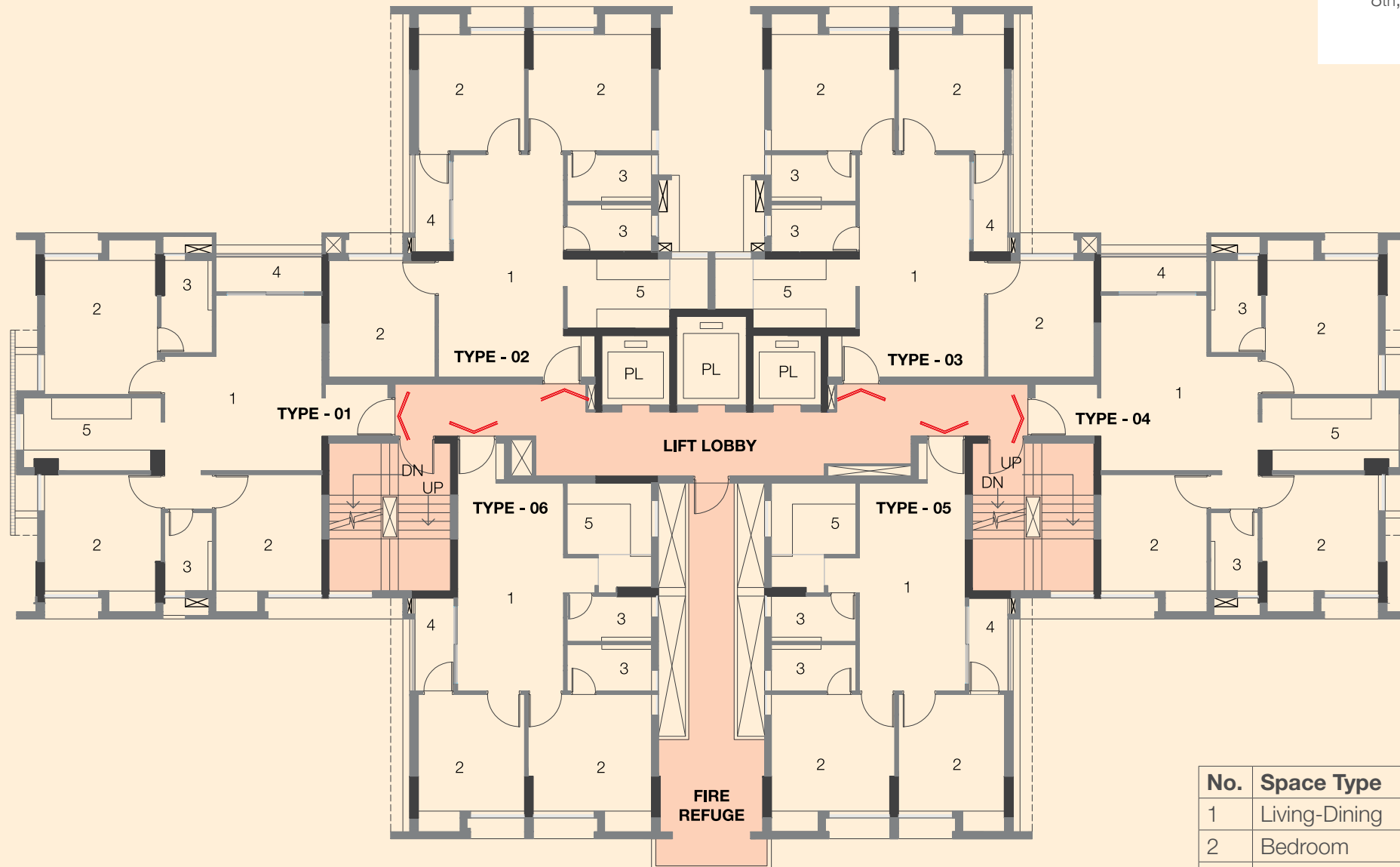
2nd to 7th, 9th to 12th, 14th to 17th
19th & 20th Floors



No.	Space Type
1	Living-Dining
2	Bedroom
3	Toilet
4	Balcony
5	Kitchen
PL	Passenger Lift

 Common Area





 Common Area

No.	Space Type
1	Living-Dining
2	Bedroom
3	Toilet
4	Balcony
5	Kitchen
PL	Passenger Lift



Terrace Floor Plan



No.	Space Type
1	Yoga Terrace
2	Star Gazing Terrace
3	Adda Zone
4	Party Lawn
5	Service Counter
PL	Passenger Lift

Common Area





Evening view of Uddipa

Apartment Types

Prathama (1st to 18th Floors)					
Apartment Type	Unit Type (BHK)	Number of Apartments	Standard Built-up Area (Sq ft)	Open Terrace Area (Sq ft)	Available on Floor
APT 1	3	17	1196		2-18
APT 1 _T	3	1	1196	444	1
APT 2	3	17	1116		2-18
APT 2 _T	3	1	1116	173	1
APT 3	3	17	1116		2-18
APT 3 _T	3	1	1116	179	1
APT 4	3	18	1196		1-18
APT 5	2	18	919		1-18
APT 6	2	18	919		1-18

Prathama (19th and 20th Floors)*					
Apartment Type	Unit Type (BHK)	Number of Apartments	Standard Built-up Area (Sq ft)	Open Terrace Area (Sq ft)	Available on Floor
APT 1	3	2	1196		19-20
APT 2	3	2	1116		19-20
APT 3	3	2	1116		19-20
APT 4	3	2	1196		19-20
APT 5	2	2	919		19-20
APT 6	2	2	919		19-20

* Please refer to GTC

At Uddipa, we offer you 9 types of apartments in Prathama. This is a ready reckoner that will help you to choose your own apartment. Listed above is a detailed guide that will help you make up your mind. Choose an apartment based on the number of bedrooms required. To check the apartment layout and size, please refer to the following pages.

Note on Apartment Type: 1_T, 2_T and 3_T indicate apartments with a private terrace each.



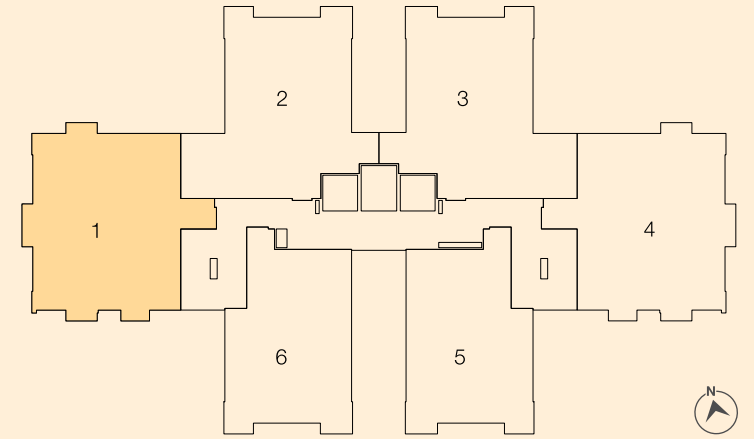
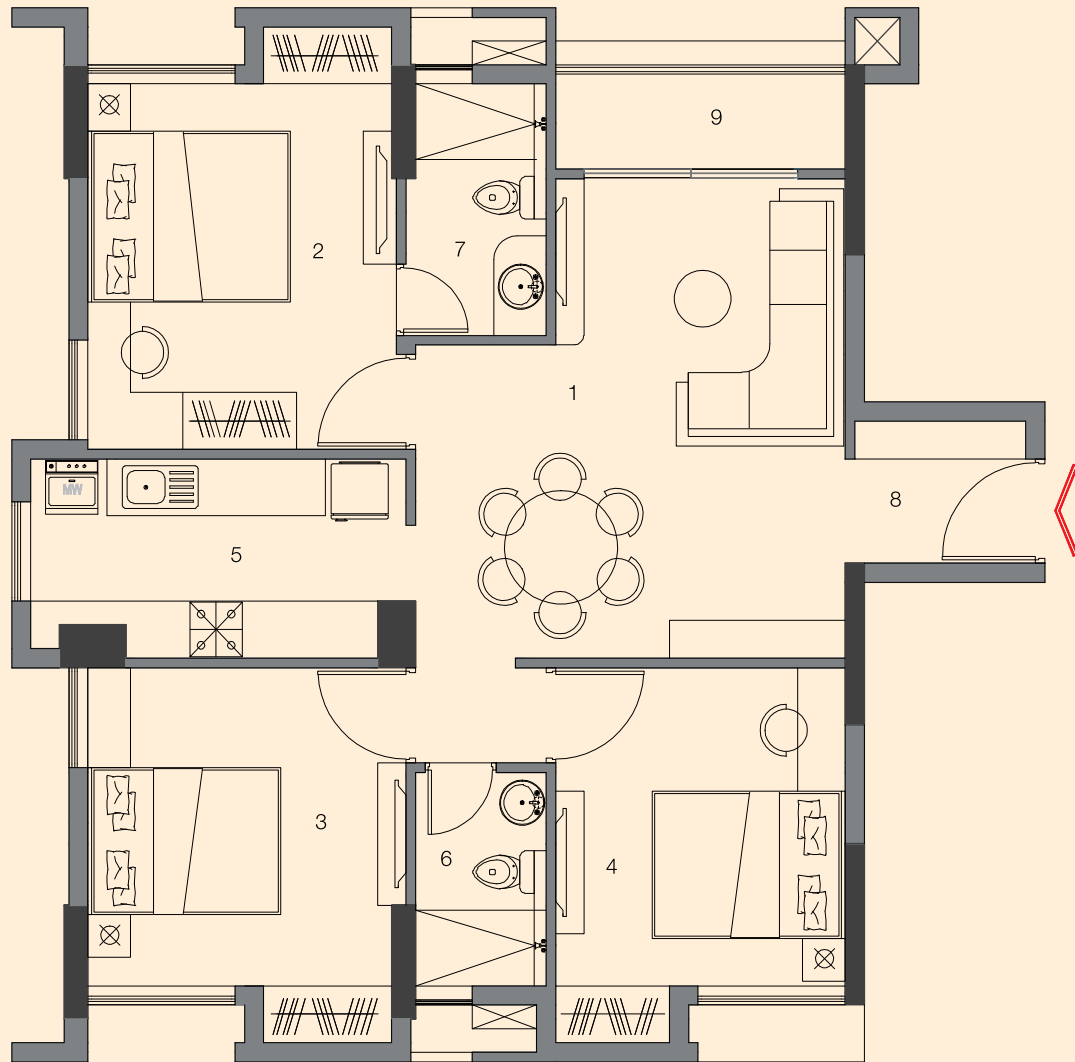
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3 BHK
Apartment Type 1



Apartment Built-up Area = 89.93 sq m
Standard Built-up Area = Apartment Built-up Area + Proportionate Common Area Loading
= (89.93 + 21.14) sq m
= 111.07 sq m
= 1196 sq ft

Apartment Type 1



Key Plan

No.	Space Type	Space Size (M)
1	Living-Dining	4.53 X 5.06
2	Bedroom 1	3.25 X 3.85
3	Bedroom 2	3.35 X 3.35
4	Bedroom 3	3.05 X 3.35
5	Kitchen	3.95 X 2.10
6	Toilet 1	1.38 X 2.25

No.	Space Type	Space Size (M)
7	Toilet 2	1.48 X 2.65
8	Entrance Foyer	1.80 X 1.50
9	Balcony	3.05 X 1.10

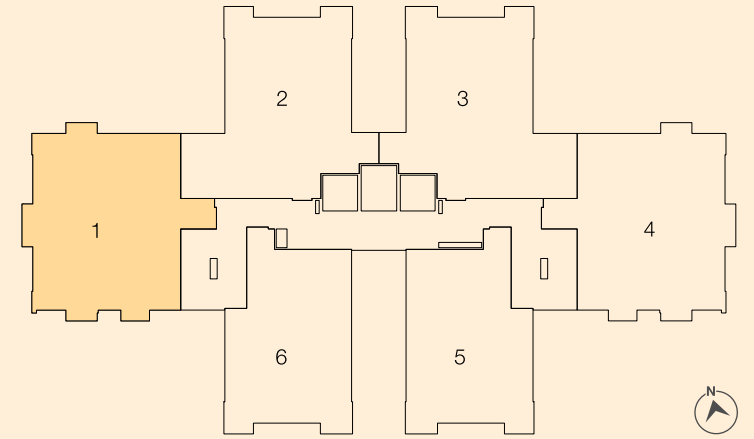
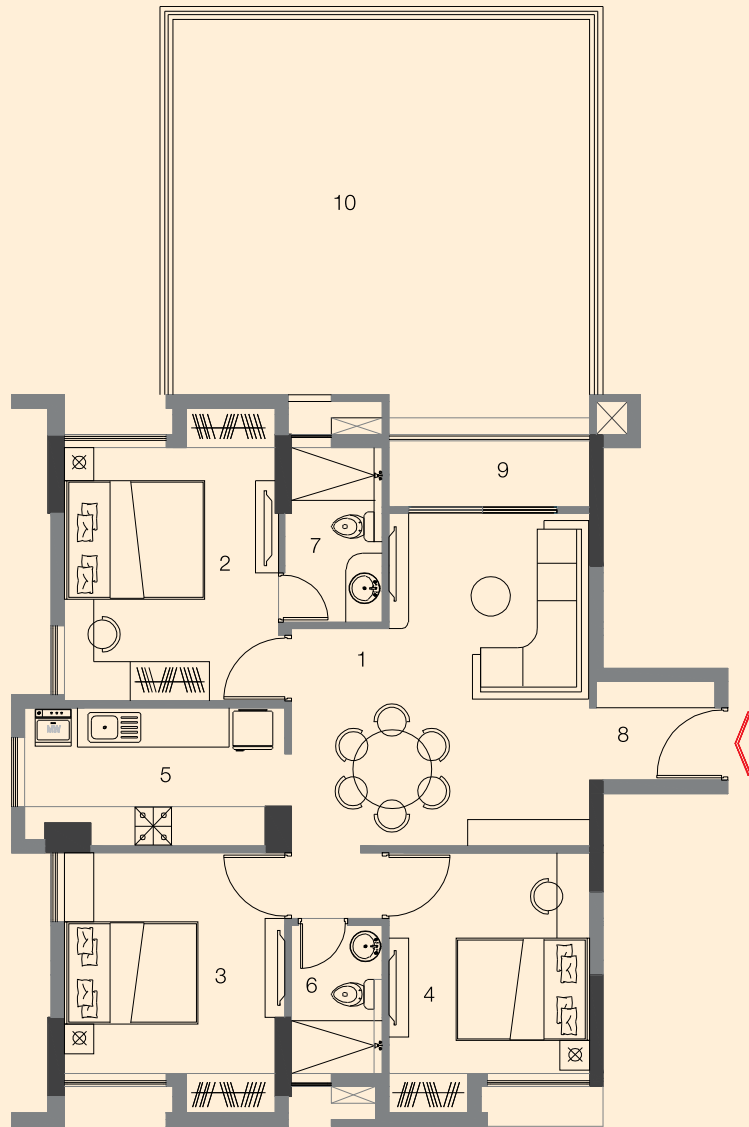
3 BHK

Apartment Type 1T



Apartment Built-up Area = 89.93 sq m
Standard Built-up Area = Apartment Built-up Area + Proportionate Common Area Loading
= (89.93 + 21.14) sq m
= 111.07 sq m
= 1196 sq ft
Terrace Area = 41.23 sq m
= 444 sq ft

Apartment Type 1_T



Key Plan

No.	Space Type	Space Size (M)
1	Living-Dining	4.53 X 5.06
2	Bedroom 1	3.25 X 3.85
3	Bedroom 2	3.35 X 3.35
4	Bedroom 3	3.05 X 3.35
5	Kitchen	3.95 X 2.10
6	Toilet 1	1.38 X 2.25

No.	Space Type	Space Size (M)
7	Toilet 2	1.48 X 2.65
8	Entrance Foyer	1.80 X 1.50
9	Balcony	3.05 X 1.10
10	Open Terrace	6.33 X 5.70



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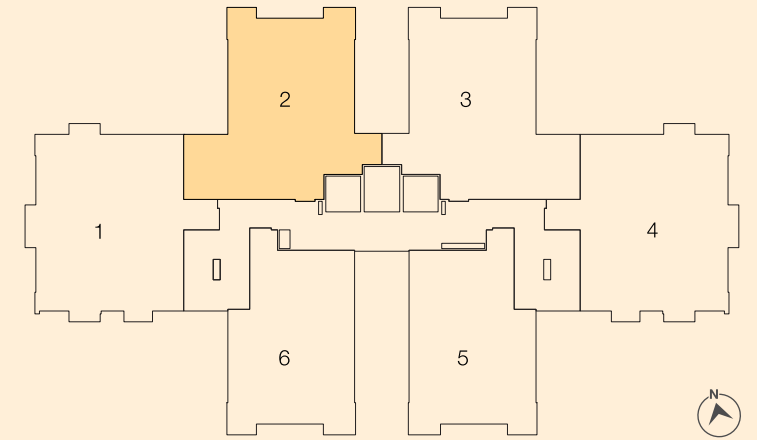
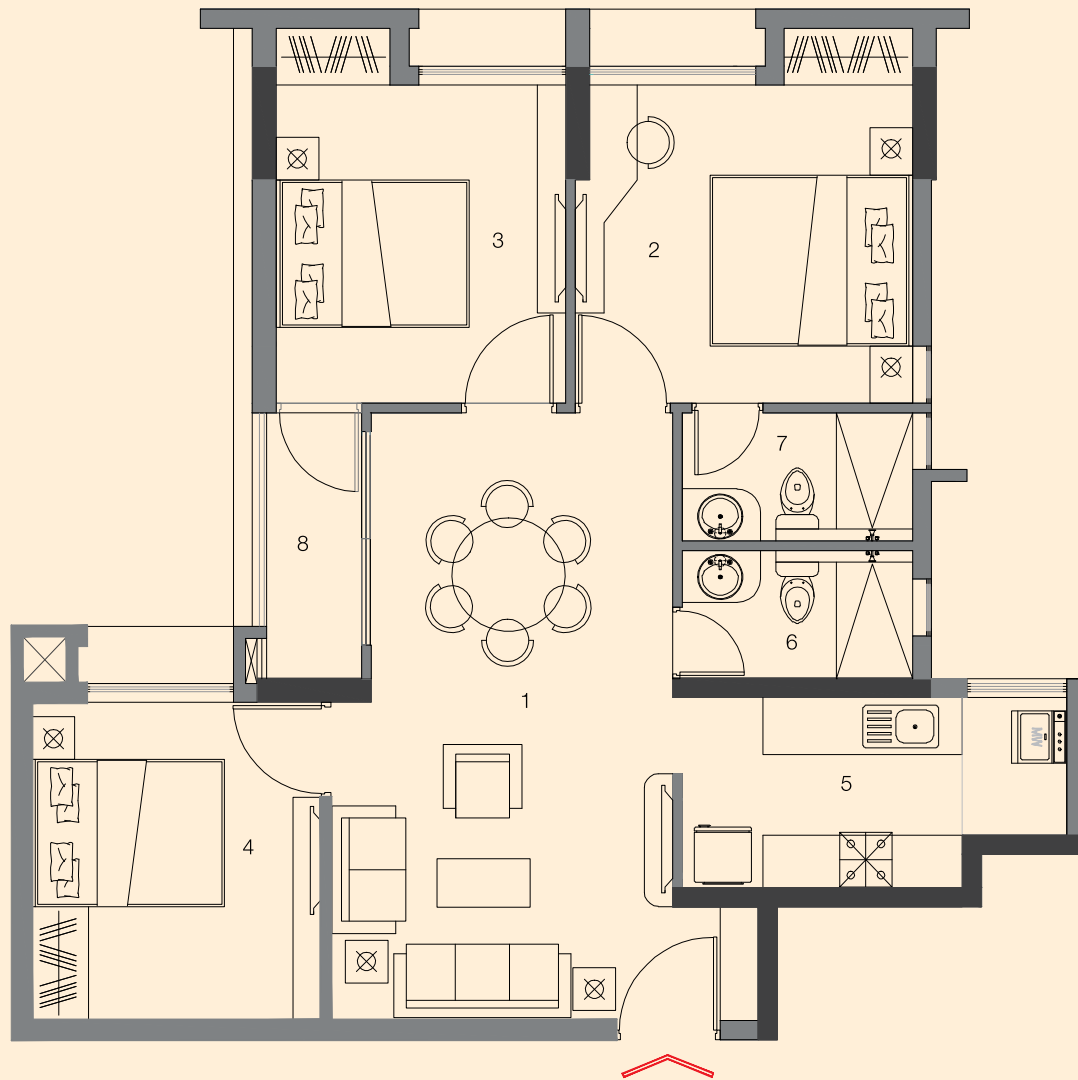
3 BHK

Apartment Type 2



Apartment Built-up Area = 83.89 sq m
Standard Built-up Area = Apartment Built-up Area + Proportionate Common Area Loading
= (83.89 + 19.72) sq m
= 103.61 sq m
= 1116 sq ft

Apartment Type 2



Key Plan

No.	Space Type	Space Size (M)
1	Living-Dining	4.50 X 6.40
2	Bedroom 1	3.55 X 3.35
3	Bedroom 2	3.05 X 3.35
4	Bedroom 3	3.05 X 3.35
5	Kitchen	4.05 X 2.00
6	Toilet 1	2.43 X 1.35
7	Toilet 2	2.43 X 1.35
8	Balcony	1.15 X 2.80

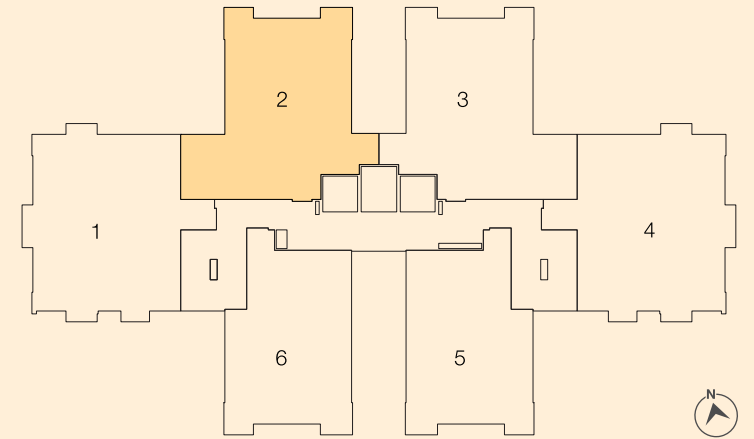
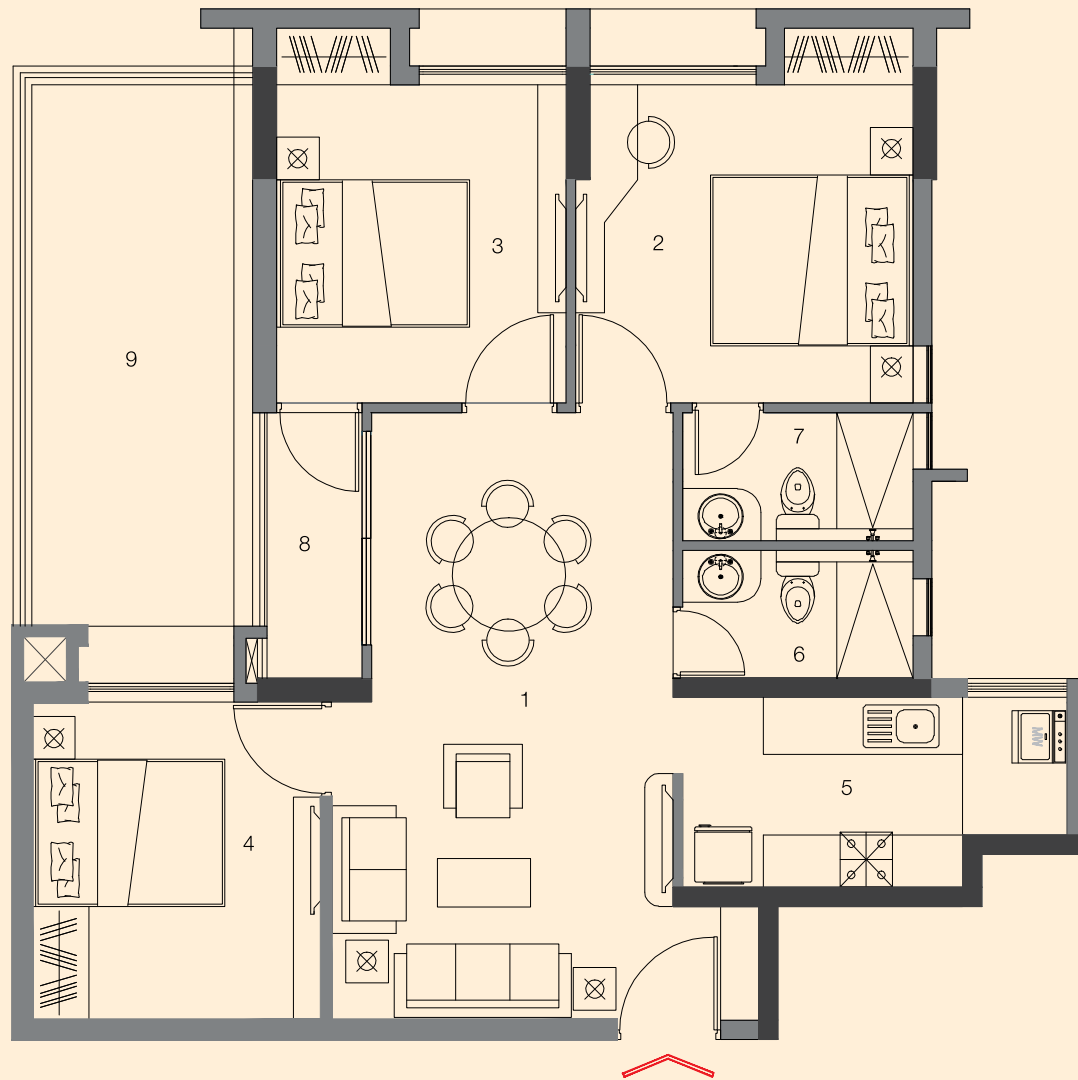
3 BHK

Apartment Type 2T



Apartment Built-up Area = 83.89 sq m
Standard Built-up Area = Apartment Built-up Area + Proportionate Common Area Loading
= (83.89 + 19.72) sq m
= 103.61 sq m
= 1116 sq ft
Terrace Area = 16.03 sq m
= 173 sq ft

Apartment Type 2_T



Key Plan

No.	Space Type	Space Size (M)
1	Living-Dining	4.50 X 6.40
2	Bedroom 1	3.55 X 3.35
3	Bedroom 2	3.05 X 3.35
4	Bedroom 3	3.05 X 3.35
5	Kitchen	4.05 X 2.00
6	Toilet 1	2.43 X 1.35

No.	Space Type	Space Size (M)
7	Toilet 2	2.43 X 1.35
8	Balcony	1.15 X 2.80
9	Open Terrace	2.33 X 5.70



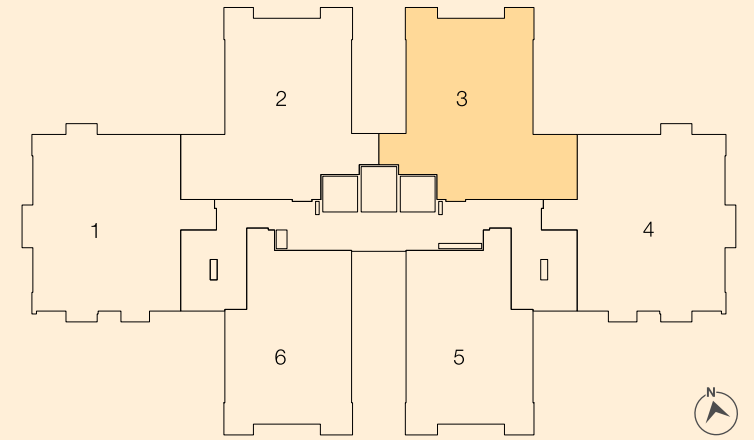
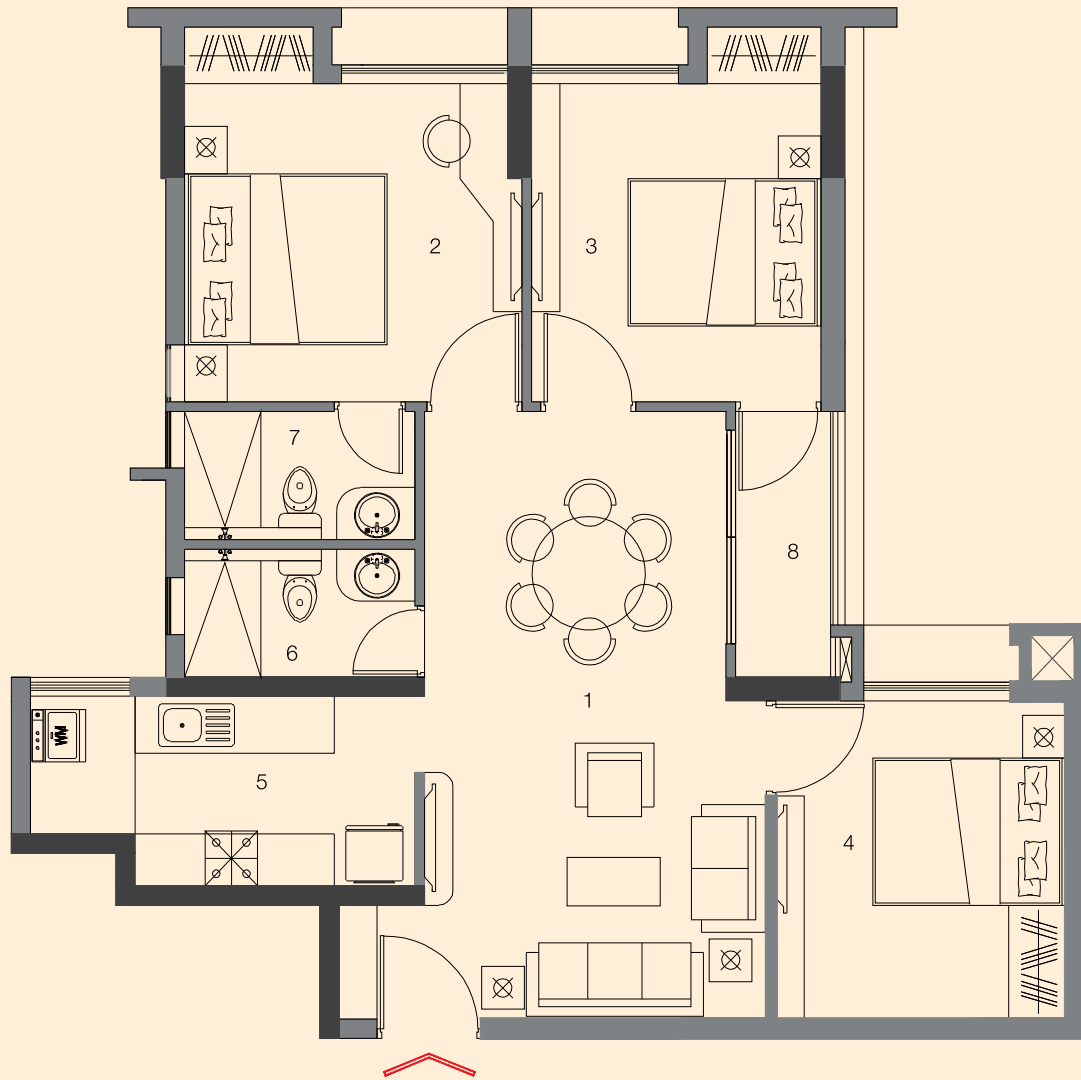
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3 BHK
Apartment Type 3

Apartment Built-up Area = 83.89 sq m
Standard Built-up Area = Apartment Built-up Area + Proportionate Common Area Loading
= (83.89 + 19.72) sq m
= 103.61 sq m
= 1116 sq ft

Apartment Type 3



Key Plan

No.	Space Type	Space Size (M)
1	Living-Dining	4.50 X 6.40
2	Bedroom 1	3.55 X 3.35
3	Bedroom 2	3.05 X 3.35
4	Bedroom 3	3.05 X 3.35
5	Kitchen	4.05 X 2.00
6	Toilet 1	2.43 X 1.35
7	Toilet 2	2.43 X 1.35
8	Balcony	1.15 X 2.80

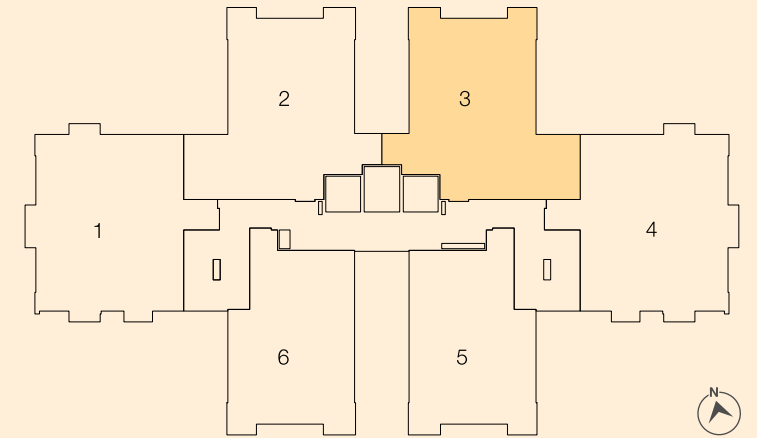
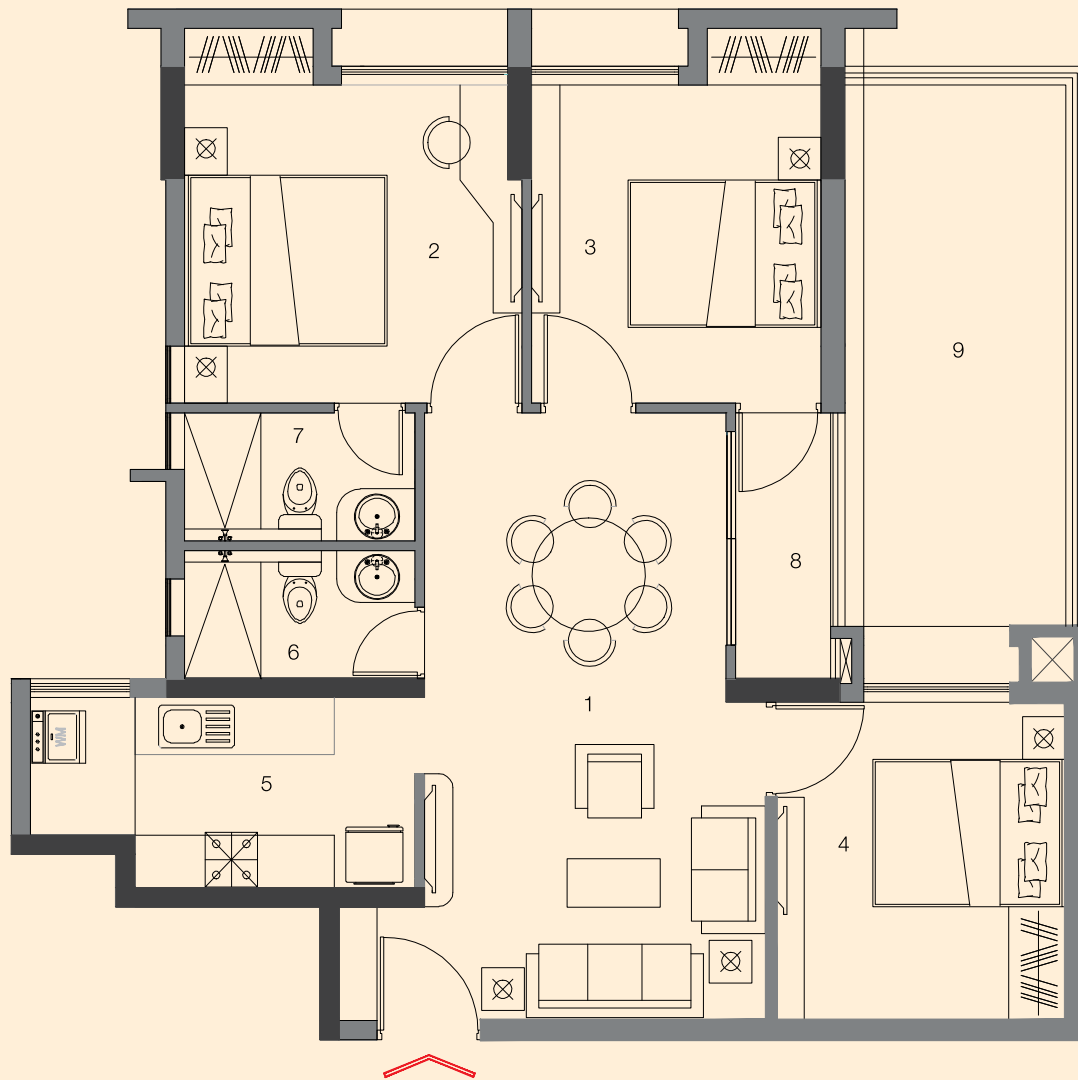
3 BHK

Apartment Type 3T



Apartment Built-up Area = 83.89 sq m
Standard Built-up Area = Apartment Built-up Area + Proportionate Common Area Loading
= (83.89 + 19.72) sq m
= 103.61 sq m
= 1116 sq ft
Terrace Area = 16.63 sq m
= 179 sq ft

Apartment Type 3_T



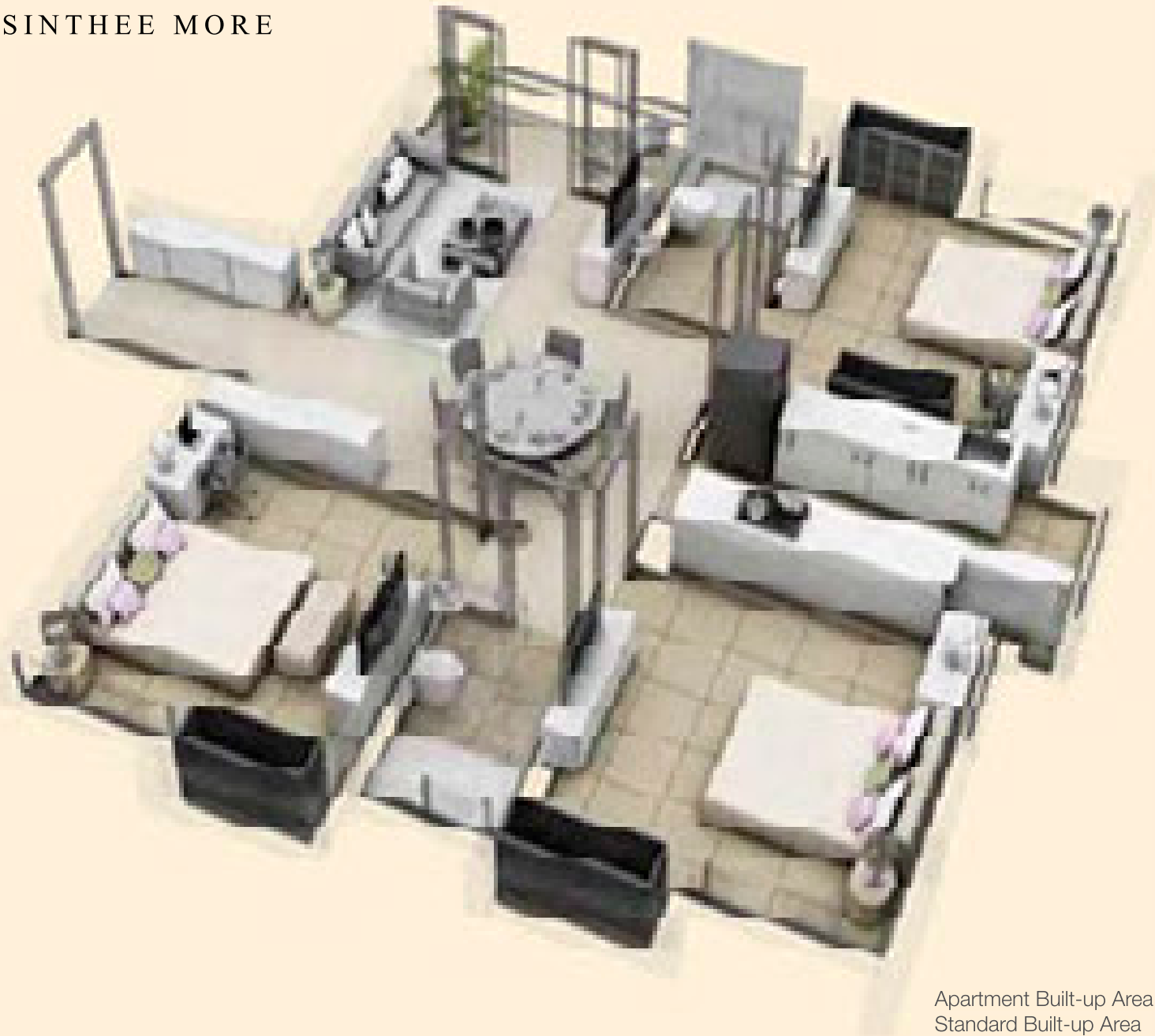
Key Plan

No.	Space Type	Space Size (M)
1	Living-Dining	4.50 X 6.40
2	Bedroom 1	3.55 X 3.35
3	Bedroom 2	3.05 X 3.35
4	Bedroom 3	3.05 X 3.35
5	Kitchen	4.05 X 2.00
6	Toilet 1	2.43 X 1.35

No.	Space Type	Space Size (M)
7	Toilet 2	2.43 X 1.35
8	Balcony	1.15 X 2.80
9	Open Terrace	2.33 X 5.70



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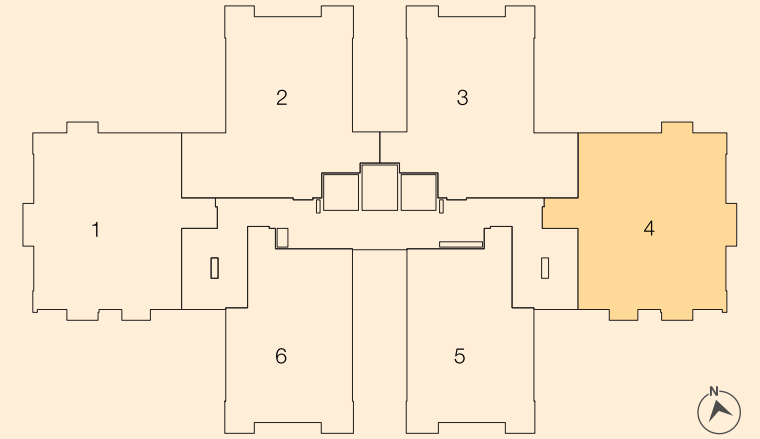
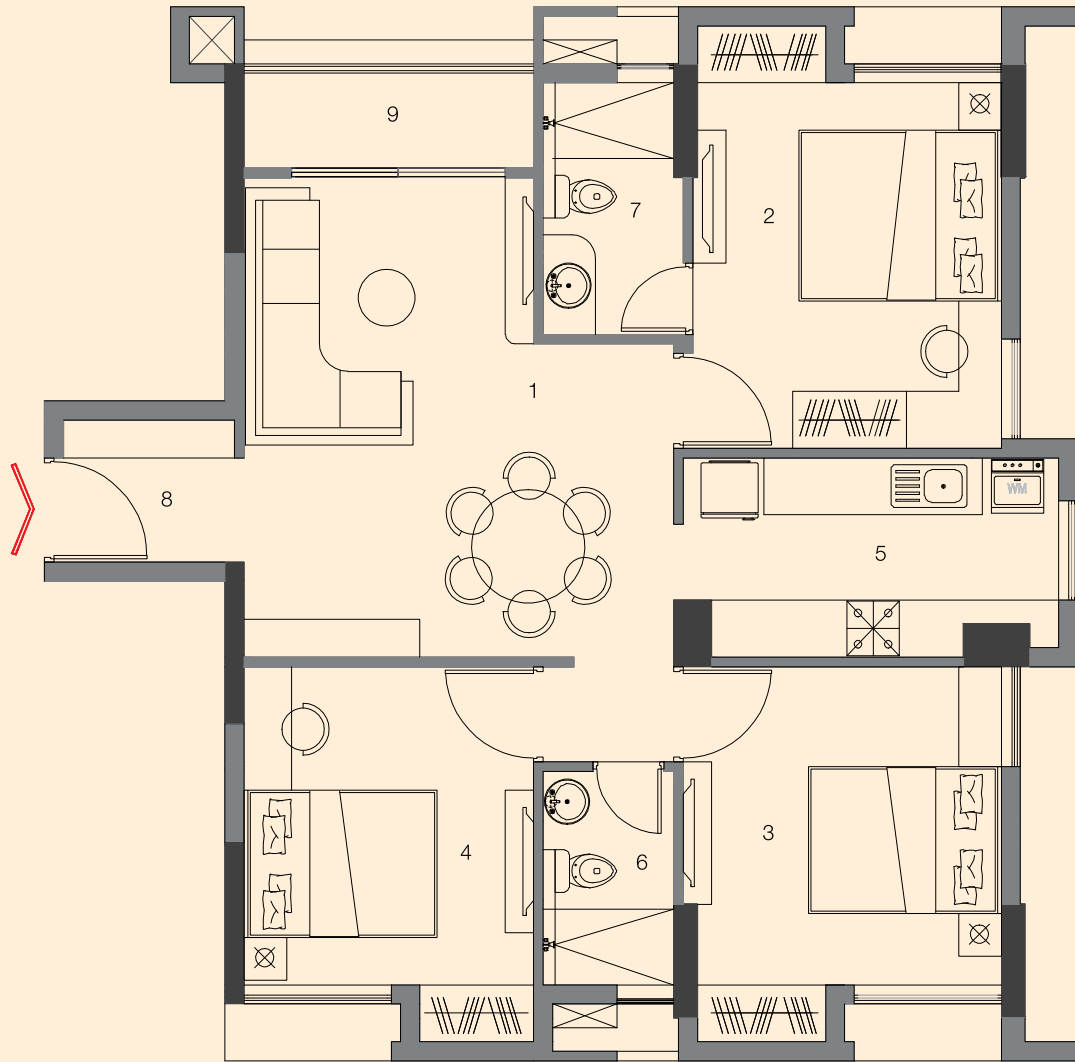


3 BHK

Apartment Type 4

Apartment Built-up Area = 89.93 sq m
Standard Built-up Area = Apartment Built-up Area + Proportionate Common Area Loading
= (89.93 + 21.14) sq m
= 111.07 sq m
= 1196 sq ft

Apartment Type 4



Key Plan

No.	Space Type	Space Size (M)
1	Living-Dining	4.53 X 5.06
2	Bedroom 1	3.25 X 3.85
3	Bedroom 2	3.35 X 3.35
4	Bedroom 3	3.05 X 3.35
5	Kitchen	3.95 X 2.10
6	Toilet 1	1.38 X 2.25
7	Toilet 2	1.48 X 2.65
8	Entrance Foyer	1.80 X 1.50
9	Balcony	3.05 X 1.10

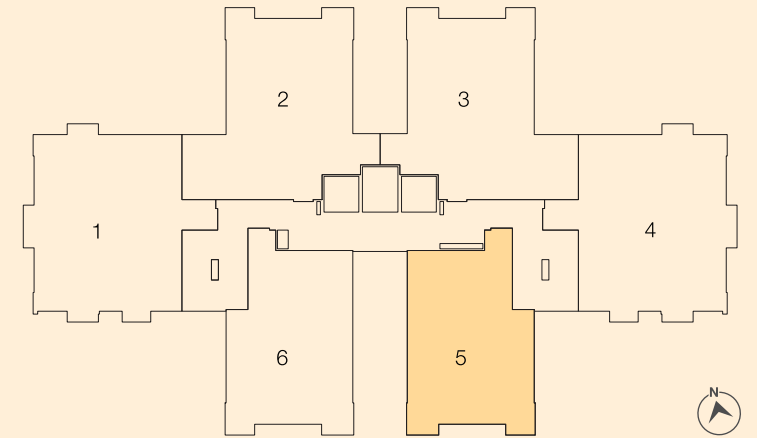
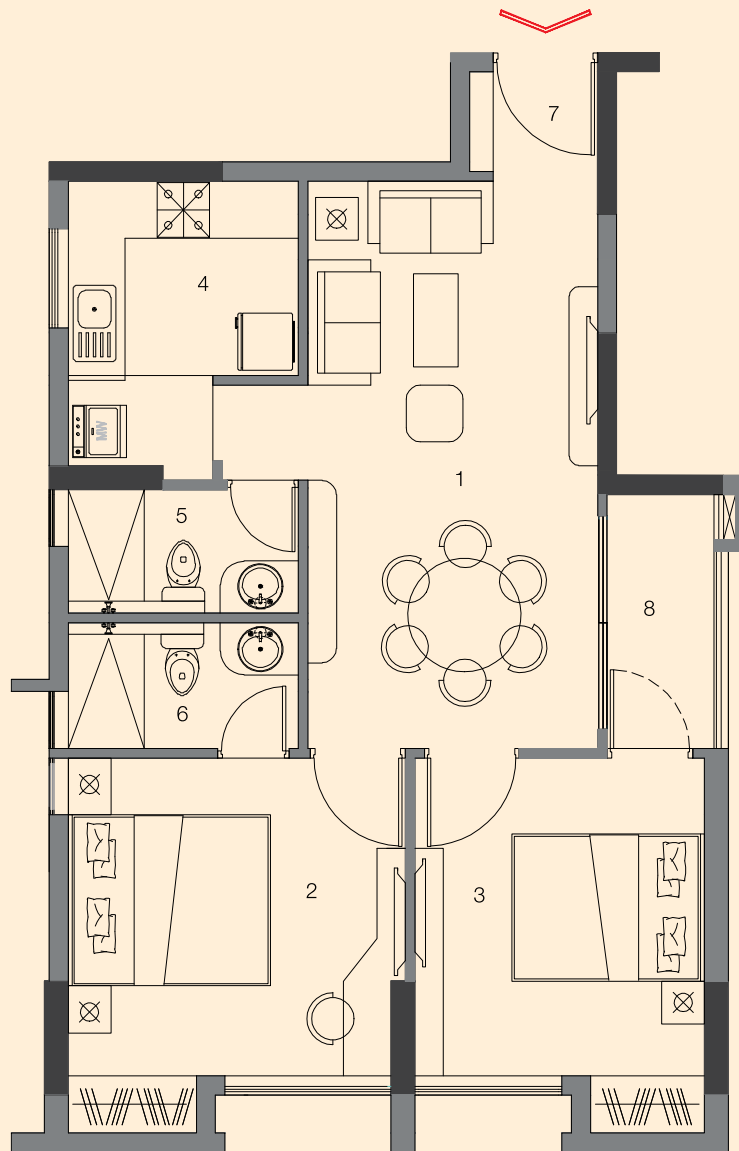
2 BHK

Apartment Type 5



Apartment Built-up Area = 69.10 sq m
Standard Built-up Area = Apartment Built-up Area + Proportionate Common Area Loading
= (69.10 + 16.25) sq m
= 85.35 sq m
= 919 sq ft

Apartment Type 5



Key Plan

No.	Space Type	Space Size (M)
1	Living-Dining	4.05 X 5.98
2	Bedroom 1	3.55 X 3.35
3	Bedroom 2	3.05 X 3.35
4	Kitchen	2.43 X 3.15
5	Toilet 1	2.43 X 1.30
6	Toilet 2	2.43 X 1.33
7	Entrance Foyer	1.35 X 1.05
8	Balcony	1.28 X 2.68



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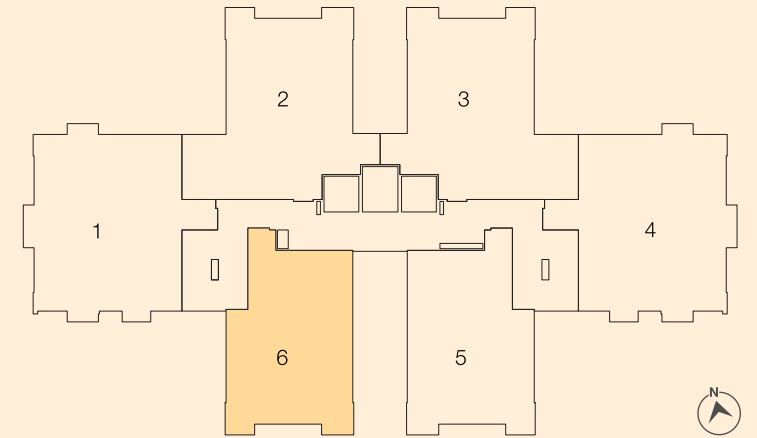
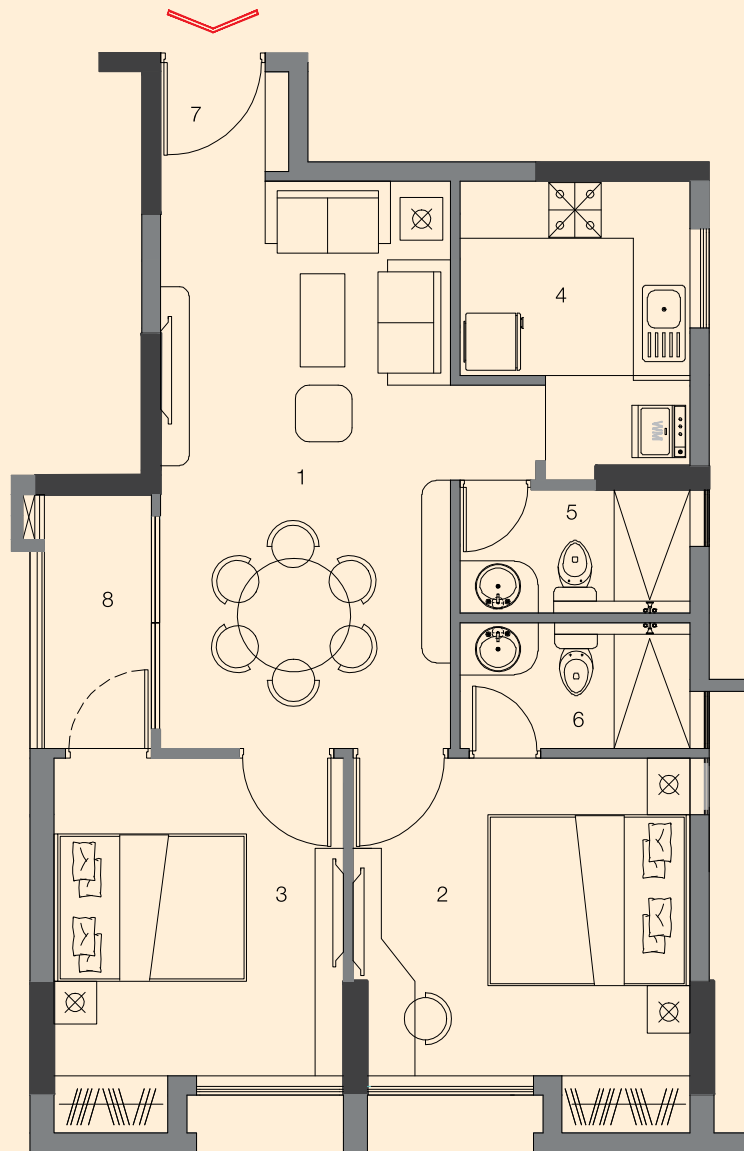
2 BHK

Apartment Type 6



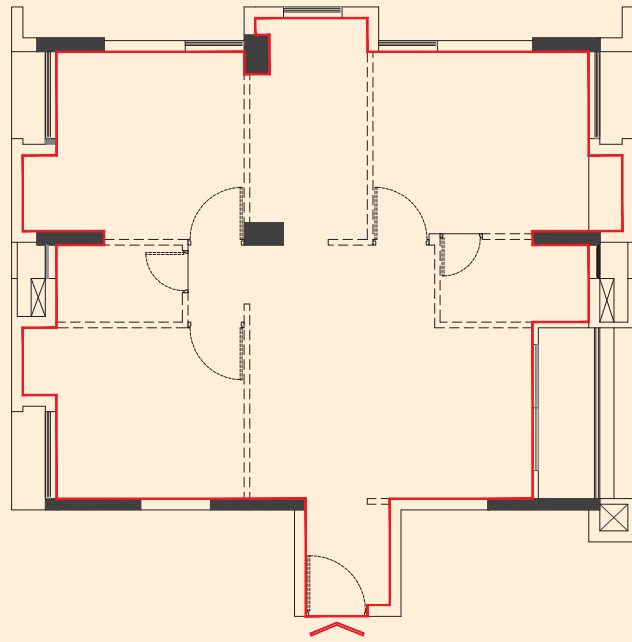
Apartment Built-up Area = 69.10 sq m
Standard Built-up Area = Apartment Built-up Area + Proportionate Common Area Loading
= (69.10 + 16.25) sq m
= 85.35 sq m
= 919 sq ft

Apartment Type 6

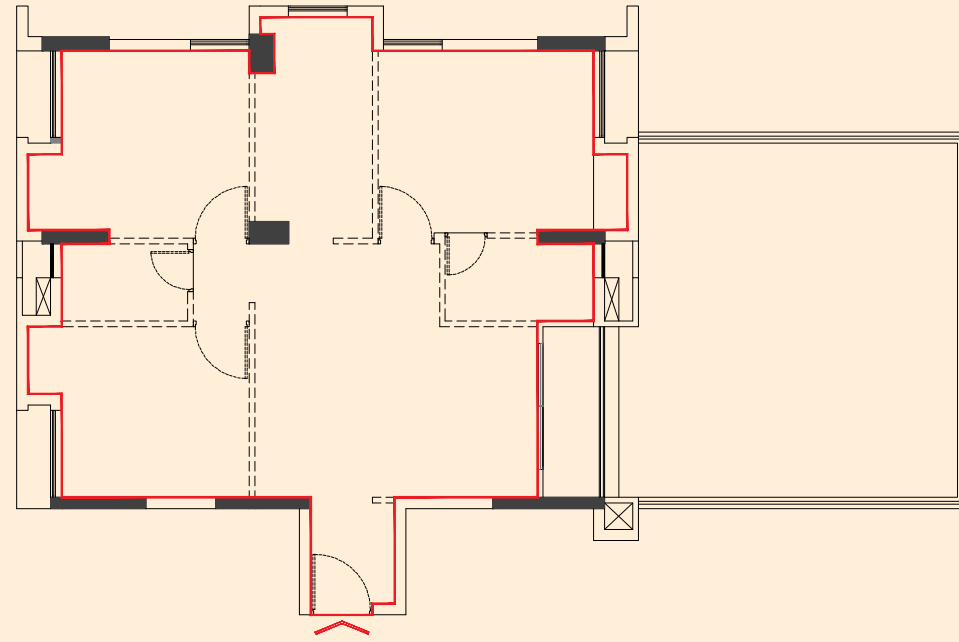


Key Plan

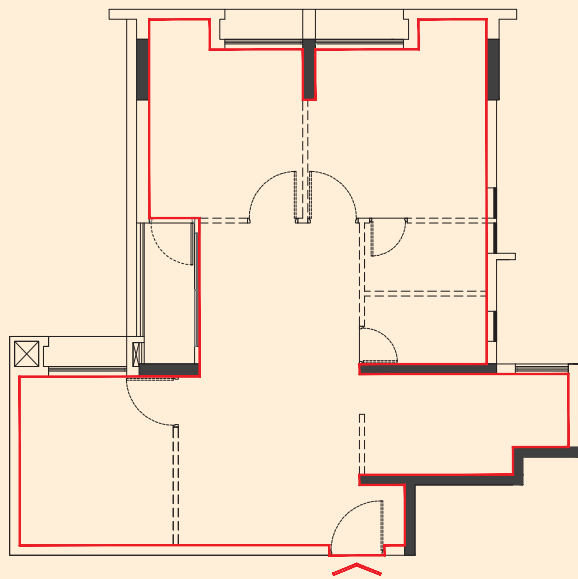
No.	Space Type	Space Size (M)
1	Living-Dining	4.05 X 5.98
2	Bedroom 1	3.55 X 3.35
3	Bedroom 2	3.05 X 3.35
4	Kitchen	2.43 X 3.15
5	Toilet 1	2.43 X 1.30
6	Toilet 2	2.43 X 1.33
7	Entrance Foyer	1.35 X 1.05
8	Balcony	1.28 X 2.68



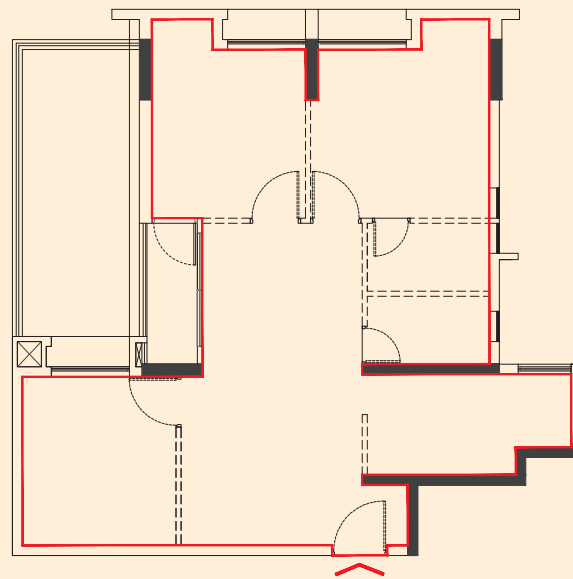
Type 1 | Carpet Area: 846 sq ft | Balcony Area: 35 sq ft



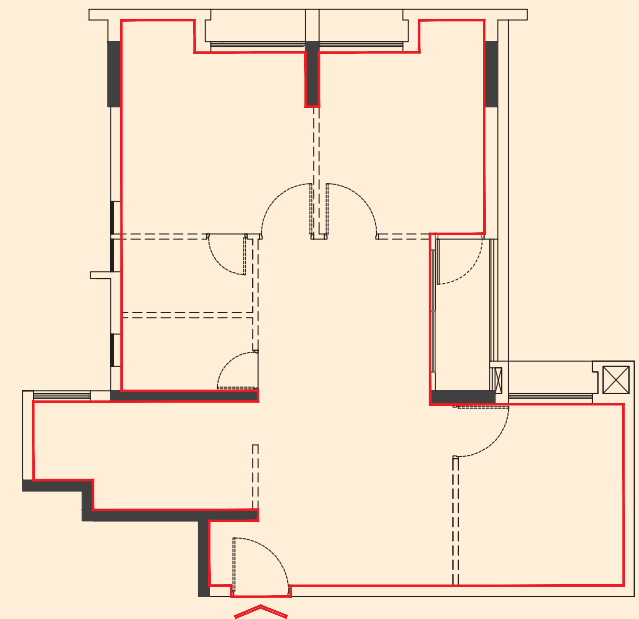
Type 1_T | Carpet Area: 846 sq ft | Balcony Area: 35 sq ft | Open Terrace Area: 444 sq ft



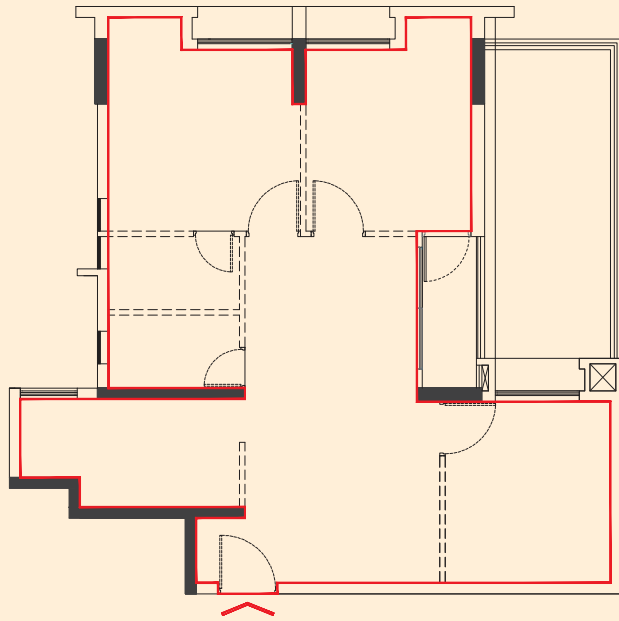
Type 2 | Carpet Area: 783 sq ft | Balcony Area: 32 sq ft



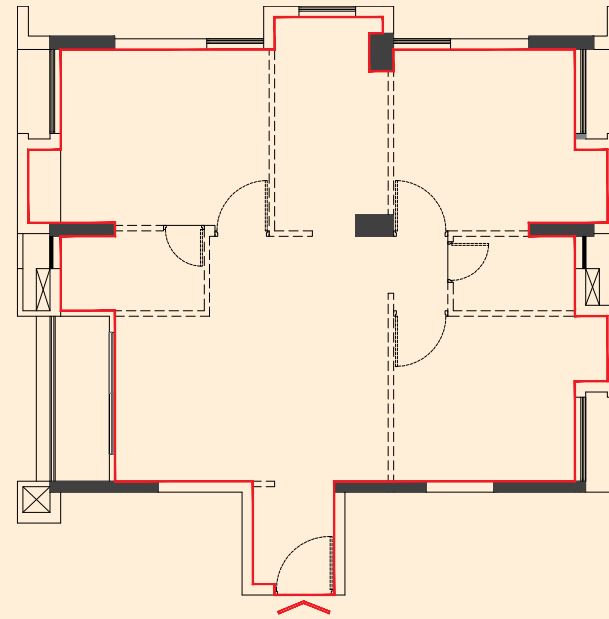
Type 2_T | Carpet Area: 783 sq ft | Balcony Area: 32 sq ft
Open Terrace Area: 173 sq ft



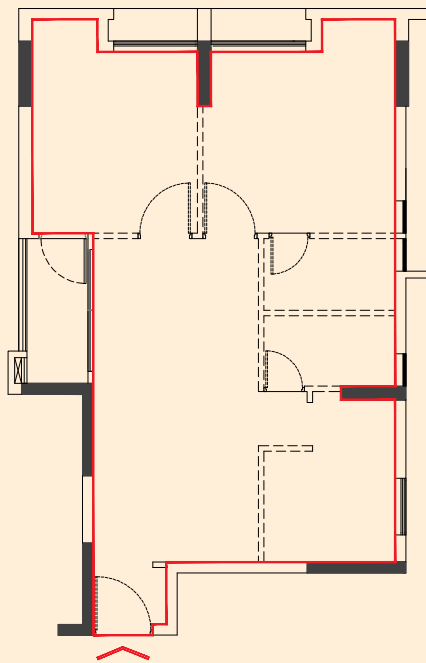
Type 3 | Carpet Area: 783 sq ft | Balcony Area: 32 sq ft



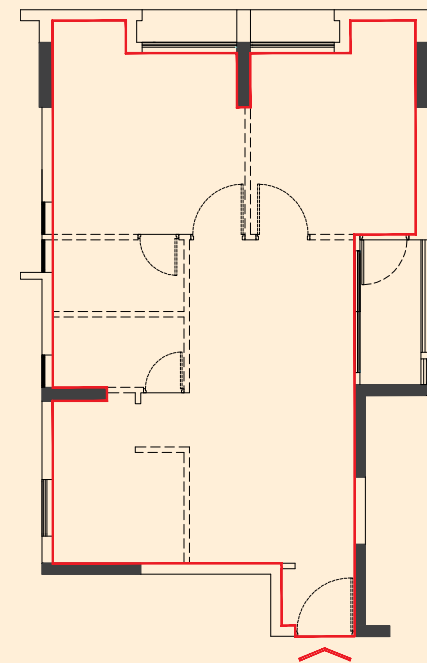
Type 3_T | Carpet Area: 783 sq ft | Balcony Area: 32 sq ft
Open Terrace Area: 179 sq ft



Type 4 | Carpet Area: 846 sq ft | Balcony Area: 35 sq ft



Type 5 | Carpet Area: 637 sq ft | Balcony Area: 36 sq ft

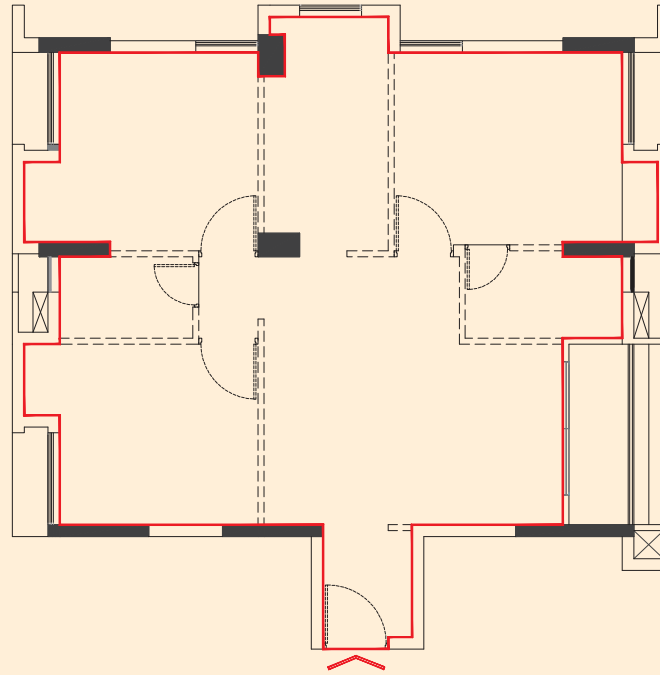


Type 6 | Carpet Area: 637 sq ft | Balcony Area: 36 sq ft

Carpet Area



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Introduction

Many technical terms are used to describe the area of your apartment. In this booklet, we have attempted to clarify the significance of each of these commonly used terms. The idea is to provide clarity to the prospective buyers about the size of the areas and facilities proposed for the project.

Definitions of Area

Area of an apartment is measured in square metres, indicated as sq m or square metres. 1 sq m means 1 m length by 1 m width. Earlier area was measured in sq ft or square feet. 1 sq ft means 1' length by 1' width. Area of 1 sq m = 10.764 sq ft.

Carpet Area

Carpet Area means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

Built-up Area

Built-up Area = Carpet Area of Apartment + Carpet Area of Balcony + Area of Walls as applicable. Built-up Area of your apartment is the total of Carpet Area and the application area of walls added together along with any balcony area. Total Built-up Area includes Total Carpet Area (area of all rooms and ancillary spaces), Carpet Area of Balcony, 100% area of the external walls which are not shared, 50% area of the walls shared by your apartment and the next apartment, 50% area of walls shared by your apartment and the common facilities like lifts, lobbies, stairs, corridors and so on.

Standard Built-up Area

Standard Built-up Area = Built-up Area + Proportionate share of Built-up Area of common facilities. Standard Built-up Area is the Built-up Area of your apartment plus the proportionate share of the common areas. When there are several apartments on a floor, common facilities like lifts, stairs, lobby and so on are required for circulation, access and enjoyment. The Built-up Area of these common facilities is calculated separately and is added to the Built-up Area of each apartment in proportion to its size. Common facilities will also include areas for electrical rooms, pump rooms, gate houses, guard rooms, lobbies, common toilets, common amenities, covered fire refuge area, common access spaces, common store, maintenance office and related spaces etc which are provided for the common benefit of all users.

Specifications

Structure	: RCC framed structure
Wall	: AAC block/flyash brick
Door	: Flush door with solid/engineered wood frame and SS hinge
Window	: Aluminium window
Flooring	: Vitrified tiles for living-dining room, master bedroom/other bedroom, toilet, kitchen and balcony
Wall finish	: POP finish in the living-dining room and master bedroom/other bedroom, the balcony, provision of dado on the toilet and kitchen walls
External finishes	: Weather coat paint
Electrical	: Concealed wiring and modular switches



Audio-Visual Lounge



ZEST

RESIDENTS ACTIVITY CENTRE

Relax and connect with your neighbours
at the Residents' Activity Centre.
Make the most of the enjoyable ambience.



SINTHEE MORE



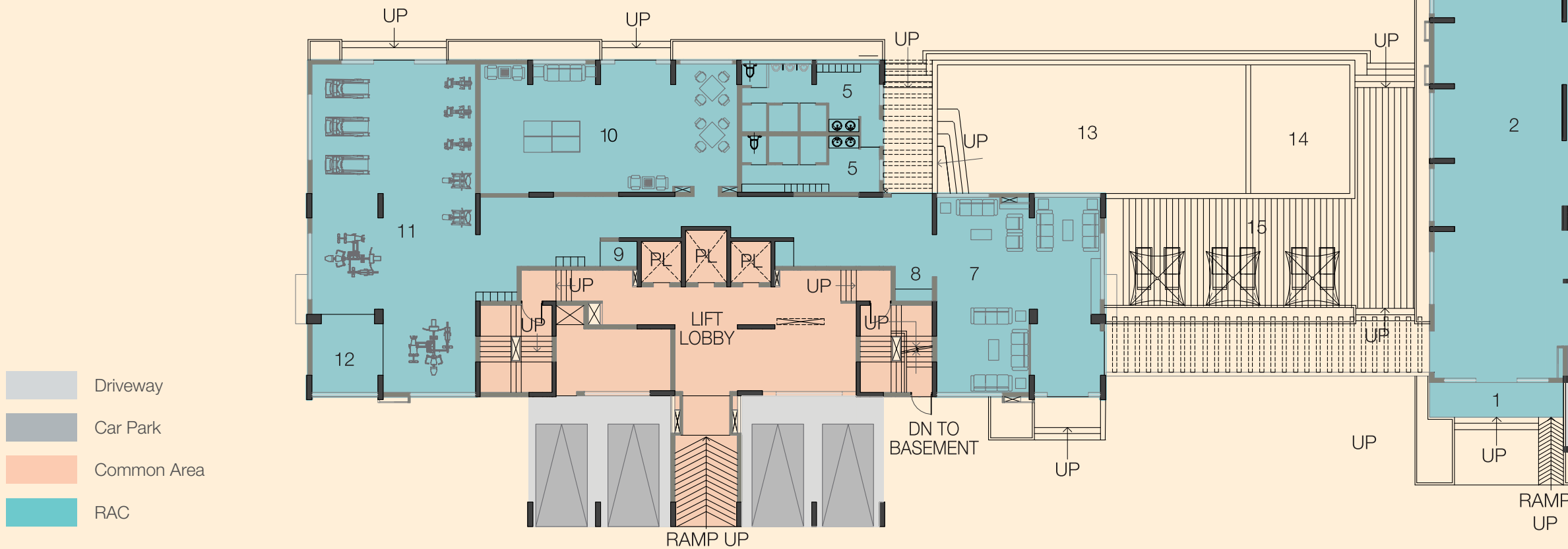
Kids' Play Area



Multipurpose Hall

No.	Space
1	Multipurpose Hall Entry
2	Multipurpose Hall
3	Kitchen
4	Service Area
5	Ladies & Gents Toilet
6	Handicap Toilet
7	Audio-Visual Lounge
8	Snacks Corner

No.	Space
9	Changing Room
10	Indoor Games Room
11	Gymnasium
12	Aerobics
13	Knife Edge Swimming Pool
14	Kids' Pool
15	Pool Deck
PL	Passenger Lift

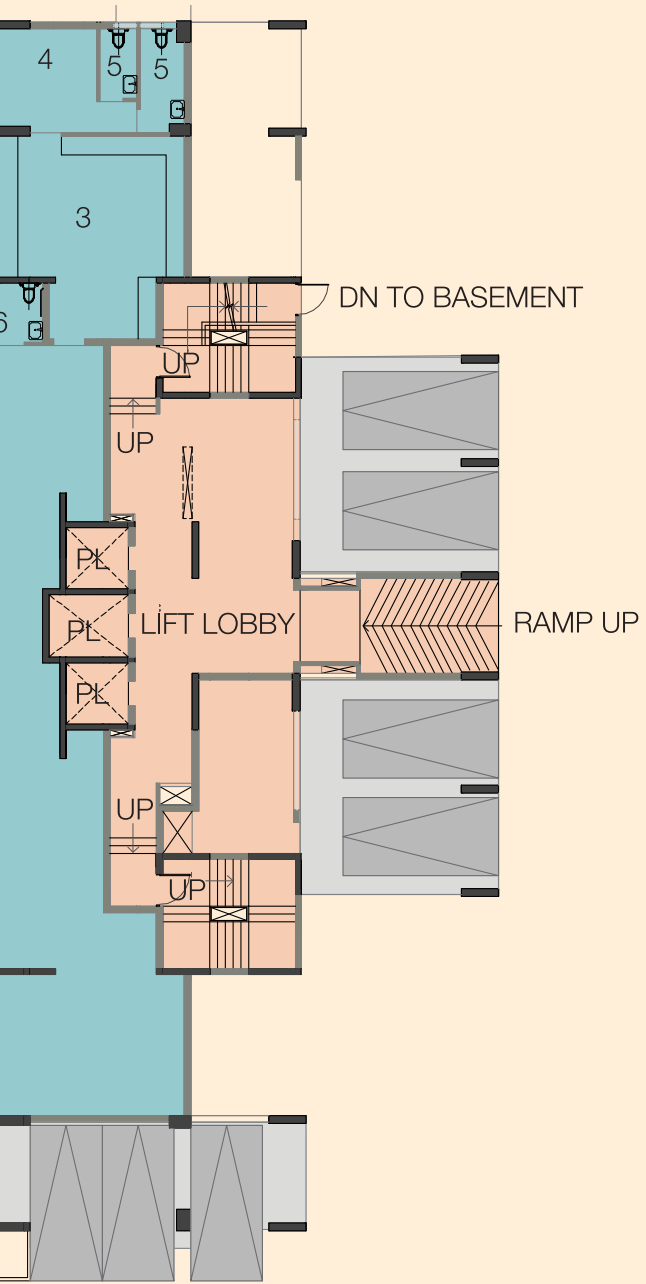


Dwitiya - Ground Floor

Prathama

ZEST

RESIDENTS ACTIVITY CENTRE



- Ground Floor



Prathama - Terrace

No.	Space Type
1	Yoga Terrace
2	Star Gazing Terrace
3	Adda Zone
4	Party Lawn
5	Service Counter
PL	Passenger Lift





SIN THEE MORE

Architect's concept note

Kolkata Ekdin Kallolini Tilottoma Hobe – Jibanananda Das

Kolkata, the City of Joy, unique in its diversities, is the city where we connect and participate. The uniqueness turns explicit with the inherent urge to excel, not only in the sphere of development and infrastructure, but also culturally, aesthetically and intellectually.

Hence, Kolkata and its people, for generations has been enamoured by all.

Architecturally, our intent is to quench the the desires of uniqueness, to justify the wishes and to create a harmonious environment.

Located at Baranagar off the age-old Barrackpore Trunk Road, at UDDIPA - our architecture intends to produce a relaxing and unique development, with warm and welcoming spaces to provide users with a sense of well being. Creating a quality built environment, suitable to create a vibrant, safe and friendly community of neighbourhood, with logical urban design initiatives.

Primary climatological factors and considerations govern the design to create a sustainable and environment-friendly development.

Art, landscape and the harmonious architectural design will showcase this property as a progressive developmental model for housing spaces in our beloved Kolkata.

Other consultants

- Principal Architect - INNATE
- HVAC - Sonaire Services
- PHE - Kromatic
- Fire - TTS Consultants
- Electrical - INNATE
- Structural - SPA Consultants and Basu Enterprise
- Landscape - Singal and Associates
- Geo Technical - Geo Test Engineers Pvt. Ltd.



SINTHEE MORE

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...a new dimension to mankind

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Conceptualised, managed and marketed by



Ambuja Housing and Urban Infrastructure Company Limited
(an Ambuja Neotia Group company)

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