



RAMESWARA
PROJECTS
bringing spaces to life



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bringing spaces to life

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Anandvann

Where nature whispers
happiness

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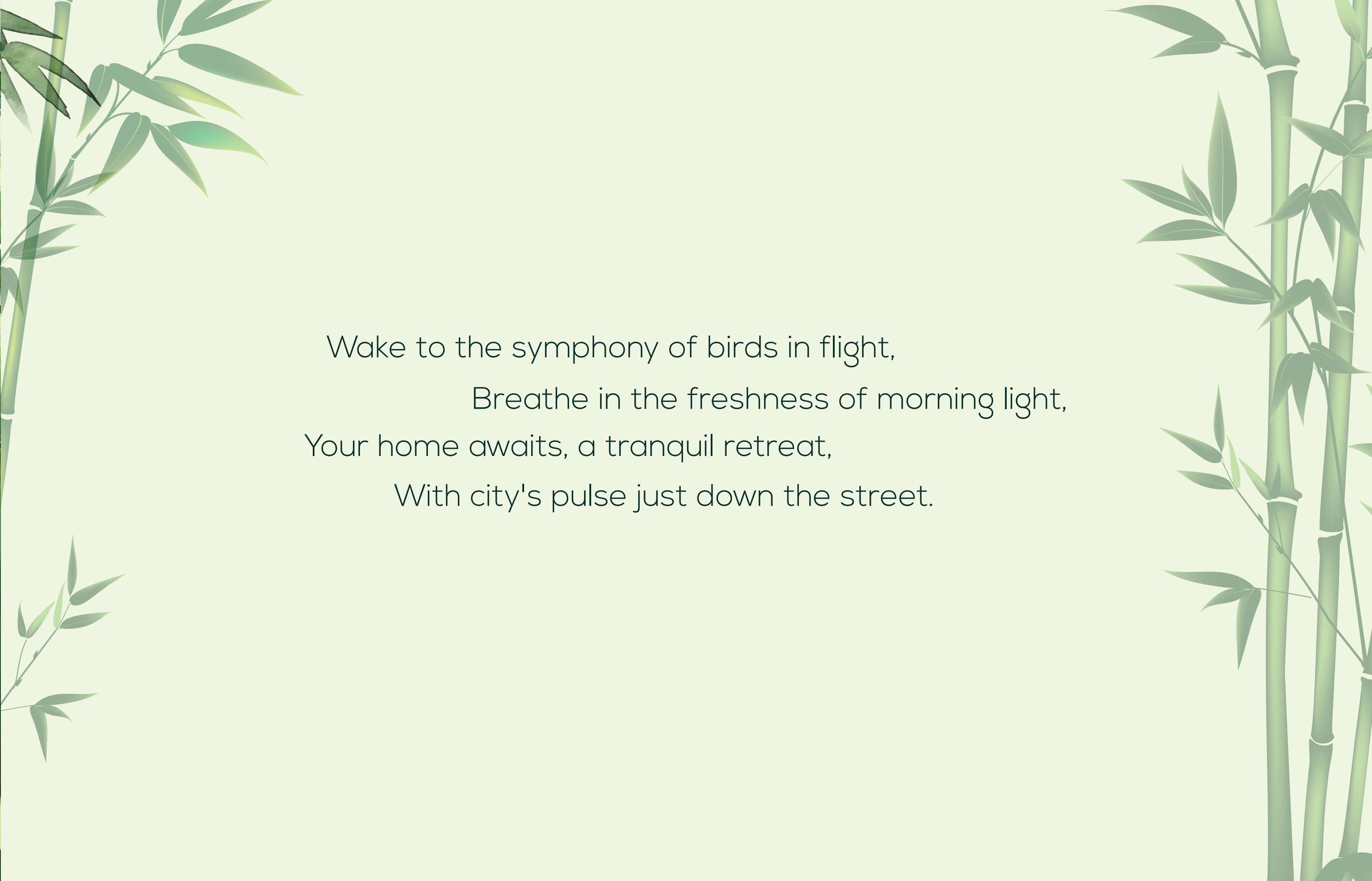
Conceptualized by

**“Digi
tale”**
digitale.co.in

RERA No.: WBRERA/P/2025/003261



Wake to the symphony of birds in flight,
Breathe in the freshness of morning light,
Your home awaits, a tranquil retreat,
With city's pulse just down the street.



Connect Families with a
Home that
Matters Most 

Welcome to Anandvann, where modern living flows effortlessly into the tranquility of nature. Located off **BT Road** and just **300m from Dum Dum Metro**, with an exclusive view of the Ganges, every home is thoughtfully designed to create a perfect balance between comfort, peace, and a true sense of belonging.

Experience 25,000 sq. ft. of world-class amenities within the complex, complemented by 65% open space featuring a serene internal waterbody that brings nature closer to home. Enjoy vastu-compliant layouts, two tranquil balconies, and south-facing apartments that fill your space with light and positivity. Thoughtfully curated spaces like **"Oro"** – the leisure club, **"Jubilee"** – the banquet hall for grand celebrations, and **"Club@81"** – rooftop amenities with stunning views, ensure every moment at Anandvann is as fulfilling as the home itself.

Anandvann isn't just a home—it's your sanctuary of eternal happiness. Reconnect with nature, reconnect with yourself.

01





Internal Waterbody Area



A Connection where
Nature 
Unlocks **Playful**
Adventures

Skating Rink



A connect to
peace &
togetherness
in full bloom

Fragrance Garden and Senior Citizen Sanctuary

06

A Connect to
play, relax,
and **unwind**
daily



Multipurpose Court



Infinity Edge Swimming Pool



BBQ Cum Bar Area



Banquet Lawn

A connect to your home as
ultimate hangout





Adda Zone

A connect to quiet moments
in your zen space



Zen Garden

Amenities at a Glance

Ground Floor Landscape Amenities

- Entry/Exit Gate
- Security Kiosk
- Commercial Plaza
- Dev Sthan
- Fragrance Garden
- Senior's Sanctuary

Podium Level Landscape Amenities

- Ball Room w/ Lawn
- Co-Working Business Centre
- Indoor Games Room
- Gymnasium & Spa
- Multi-Purpose Sports Court
- Landscaped Terrace w/ Deck
- Zen Garden
- Library w/ Study Room
- Indoor Lounge
- Crèche
- AV Room

Terrace Level Landscape Amenities

- Infinity Edge Swimming Pool w/ Deck
- Baby Pool
- Telescope at Infinity Edge
- Party Turf w/ DJ Deck
- Skating Rink
- Sky Lounge w/ Barbeque Counter



AC Gymnasium



Indoor Games



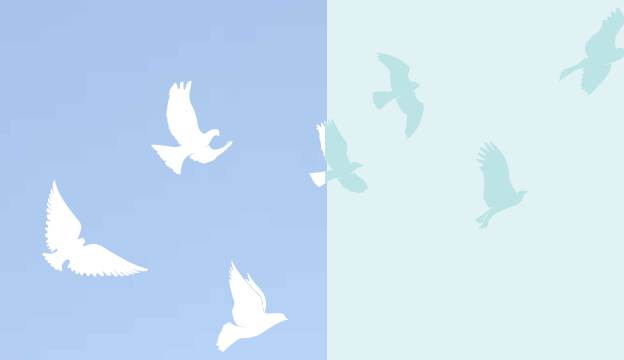
AV Room



Banquet



Find a connection
that truly matters,
right at 
HOME



Know More about

Anandvann



Located off B.T. Road and just 300m
from Dum Dum Metro

Anandvann offers unmatched accessibility with direct connections to Rail, Metro, and Airport. Nestled within KMC limits, this project provides all conveniences at your doorstep. Each unit comes with two balconies, including one triple-height balcony, with south-facing open spaces, ensuring optimal ventilation and natural light. Vaastu-compliant design further enhances your living experience, making Anandvann the perfect blend of comfort and connectivity.



MASTER PLAN

Legend

- | | |
|------------------------|--|
| 1. GATE NO. 1 | 6. OPEN PUZZLE PARKING |
| 2. DRIVEWAY | 7. FRAGRANCE GARDEN & SENIORS' SANCTUARY |
| 3. PROPOSED GATE NO. 3 | 8. INTERNAL WATERBODY |
| 4. GATE NO. 2 | |
| 5. INTERNAL DRIVEWAY | |

vaidika



SPECIFICATIONS

FOUNDATION & STRUCTURE

- Structure Design for the Optimum Seismic Consideration as Stipulated by the IS Code
- Foundation with RCC Piles and Pile Caps
- RCC Framed Super-Structure with ACC Block/Fly Ash Bricks as per Design
- Anti-Termite Treatment during Various Stages of Construction

BUILDING ELEVATION

- Towers Meticulously Designed, Painted As Per The Architect's Design

LIVING / DINING ROOM

- Flooring: Vitrified Tiles
- Wall & Ceiling: Putty for Smooth Finish
- Main Door: Wooden Frame with Teak Finish & Laminated Flush Door
- Hardware & Fittings: Godrej/Yale/Hafele or Equivalent Make

BEDROOMS

- Flooring: Vitrified Tiles
- Wall & Ceiling: Putty for Smooth Finish
- Door: Wooden Frame with Teak Finish Flush Door
- Hardware & Fittings: Godrej/Yale/Hafele or Equivalent Make

KITCHEN

- Flooring: Vitrified Tiles
- Walls: Ceramic Tiles upto 2 Feet Height above the Counter
- Ceiling: Putty for Smooth Finish
- Doors: Wooden Frame with Teak Finish Flush Door (as per Architect)
- Hardware & Fittings: Godrej/Yale/Hafele or Equivalent Make
- Counter: Granite Stone Counter Top
- Plumbing: Stainless Steel Sink with Water Provision

BALCONY

- Flooring: Matte Finish Tiles
- MS/Glass Railings, as per Architect's Design

WINDOW

- Aluminum Power-Coated Windows with Clear Glass

ELECTRICAL

- Modular Switches of Havells/Anchor/North-West or Equivalent Make with Copper Wiring

TOILETS

- Flooring: Anti-Skid Vitrified Tiles
- Wall: Ceramic Tiles upto 7ft. Height
- Ceiling: Putty for Smooth Finish
- Doors: Wooden Frame with Laminate Finish Flush Door (as per Architect)
- Hardware & Fittings: Godrej/Yale/Hafele or Equivalent Make
- Sanitary-Ware: Parryware/Jaquar/Essco or Equivalent Make
- CP Fittings: Parryware/Jaquar/Essco or Equivalent Make

LIFT

- Automatic Lift of Otis/Kone or Equivalent Make

GROUND FLOOR LOBBY

- Flooring: Combination of Large Sized Vitrified Tiles as per Architect's Design
- Walls: Premium Finish as per Architect's Design

TYPICAL FLOOR LOBBY

- Flooring: Combination of Large Sized Vitrified Tiles as per Architect's Design
- Walls: Premium Finish as per Architect's Design





Connect to everyday convenience,
right at your doorstep

Why step out, when life connects seamlessly within? Thoughtfully integrated into the residential community, the commercial space offers effortless access to everyday essentials and lifestyle conveniences—all under one roof. It's a connect that brings comfort, ease, and completeness to modern living, so you're always close to what matters most.

A connect to all
you need,
**just around
the corner**



Education

- Kidzee Playschool: 100m
- St. Mary's Day School - 400m
- Birla Institute of Technology - 1.5Km
- Rabindra Bharti University -1.5Km
- Kendriya Vidyalaya - 2Km

Healthcare

- Eves Multispeciality Clinic - 250m
- Mayfair Hospital - 1.5Km
- RG Kar Hospital - 2.3Km
- ILS Hospital - 3.4Km

Shopping Center

- Reliance Trends - 600m
- Spencers - 800m
- Diamond Plaza - 3.5Km

Daily Needs

- Ashu Babu Bazaar - 300m
- Amrita Bazaar - 300m
- Dum Dum New Market - 300m

Transport

- Dum Dum Metro Station - 300m
- Belgachia Metro Station - 2.1Km
- Naopara Metro Station - 3.7Km

Major Junctions

- Netaji Subhas Chandra Bose International Airport - 6.1Km
- Sealdah Railway Station - 7.8Km



Belgachia Metro Station
2.1 Km/7 mins

Diamond Plaza
3.2 Km/10 mins

RG Kar Hospital
2.6 Km/00 mins

Nagerbazar
2.8 Km/7 mins

Dunlop
7.6kms/40 mins

Shyambazar
4.1 km/20 mins

Noapara Metro Station
3.7 Km / 15 mins

Airport
6.1 Km /30 mins

Dum Dum Metro
300 mtrs/3 mins



Connect Seamlessly. Live Effortlessly.

Where you live should never slow you down. This address offers unmatched connectivity that brings your everyday essentials, commute options, and lifestyle conveniences within easy reach. With everything just minutes away, you're always connected—to comfort, care, and the city you love.

PODIUM PLAN

Legend

- | | | |
|-----------------------|----------------------|---------------------|
| 1. Covered Lounge | 8. Garden Seat | 15. Paved Plaza |
| 2. Wooden Deck | 9. Planter Cum Seat | 16. Stepped Planter |
| 3. Pavilion | 10. Hangout Deck | 17. Tai-chi Lawn |
| 4. Walkway | 11. Decorative Urns | 18. Zen Sculpture |
| 5. Community Lawn | 12. Kids Play Area | 19. Seating Alcove |
| 6. Pebble Drain | 13. Feature Planters | |
| 7. Multipurpose Court | 14. Stepping Stones | |





Terrace Plan

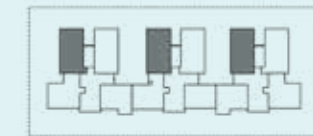
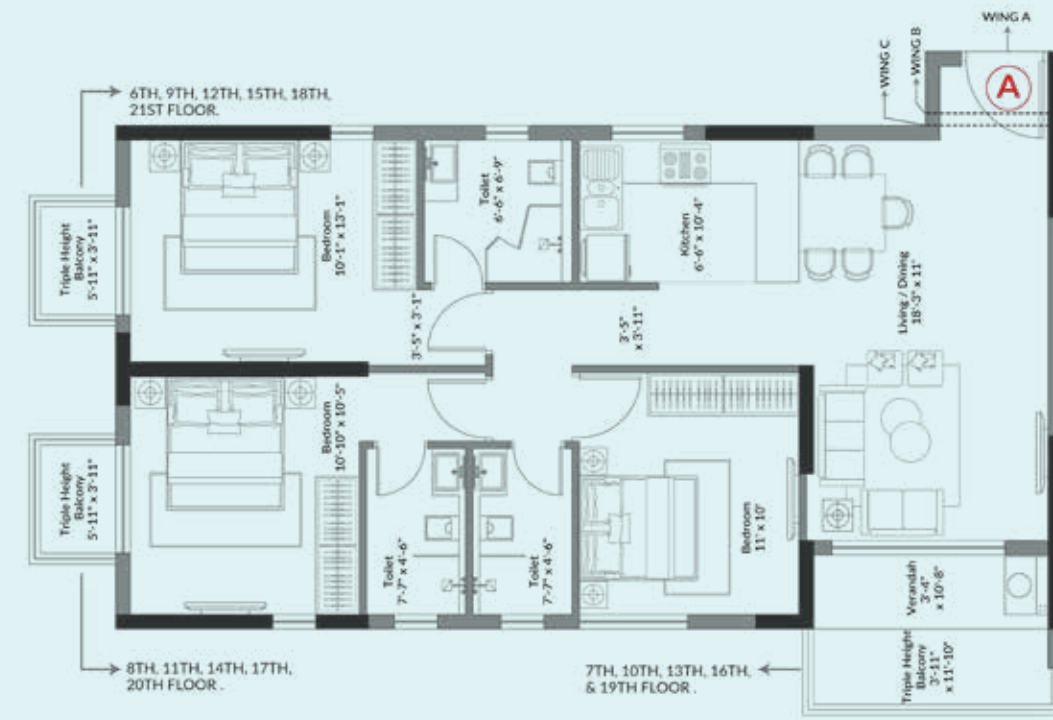


Legend

- | | | |
|---------------------|--------------------------|----------------------|
| 1. Hangout Plaza | 9. Bar/ Barbeque Counter | 16. Pool Deck |
| 2. Pebble Seats | 10. Glass Canopy | 17. Baby Pool |
| 3. Sky Lounge | 11. Party Lawn | 18. Jacuzzi Seats |
| 4. Seat Cum Planter | 12. Stepped Planters | 19. Swimming Pool |
| 5. Floral Trellis | 13. Changing Room | 20. Infinity Edge |
| 6. Feature Planter | 14. Paved Plaza | 21. Overflow Channel |
| 7. Skating Rink | 15. Floating Steps | 22. Stargazing Deck |
| 8. Party Deck | | |

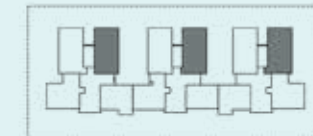
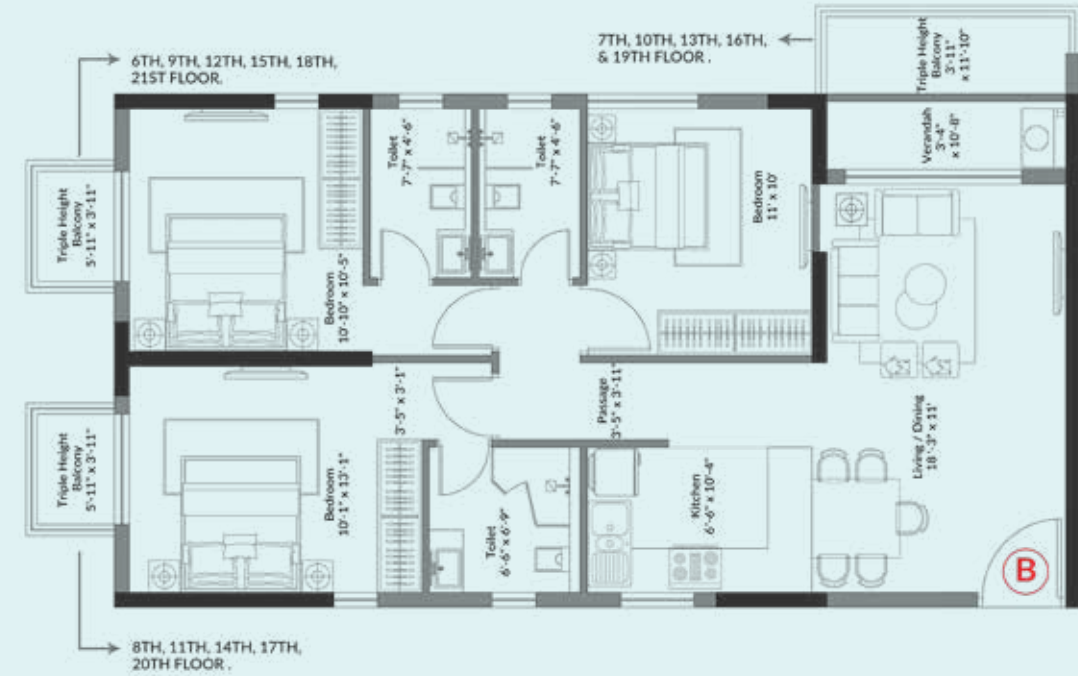


Tower I: Unit Plan A



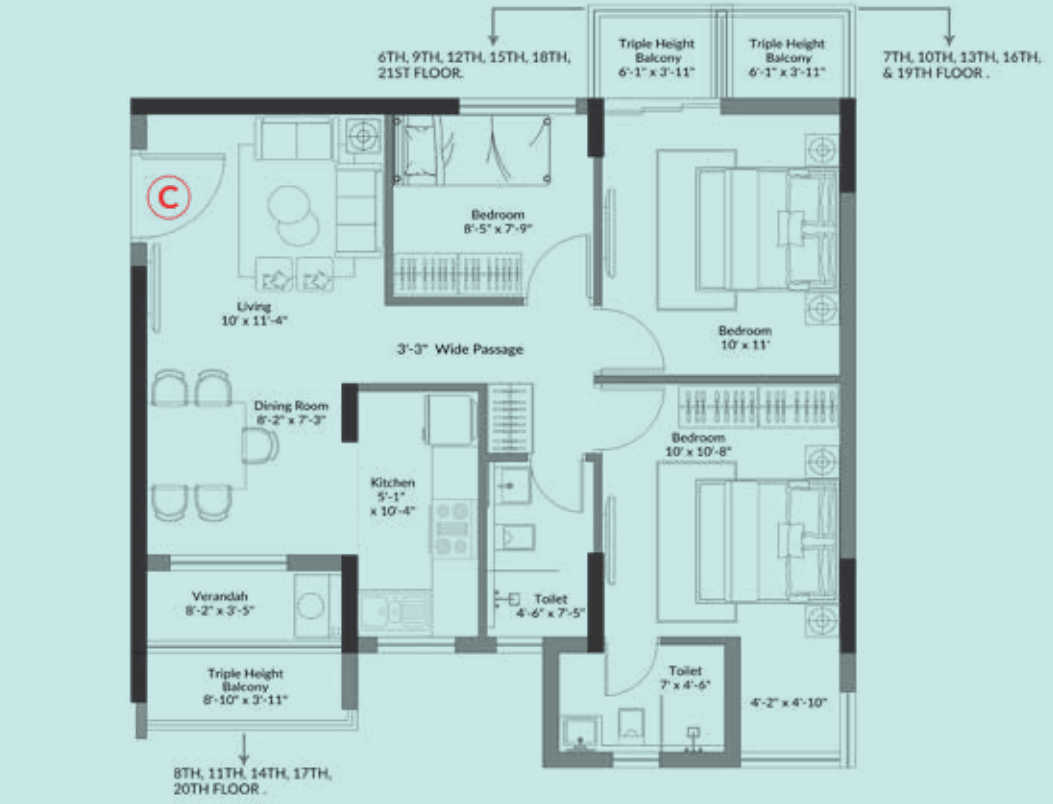
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3BHK	879.08	35.86	1001.21 1006.37 (21st)	0.000	23.25	46.50	23.25	0.000 92.51 (21st)

Tower I: Unit Plan B



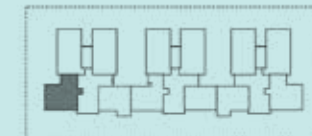
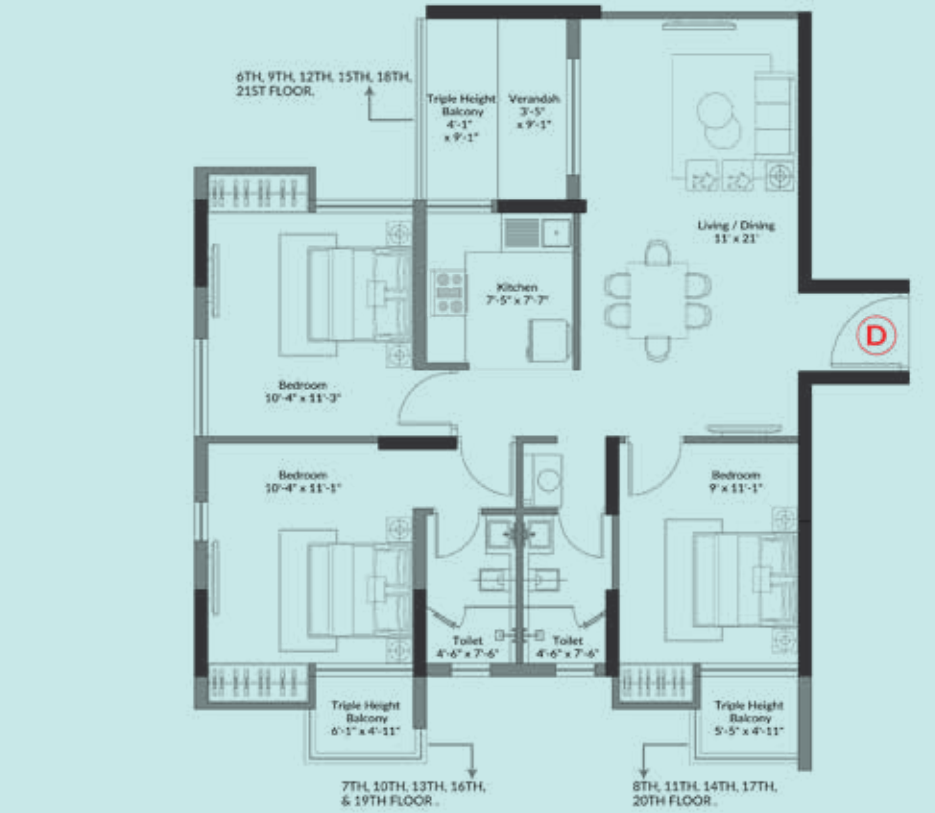
BHK	Flat Carpet Area (Sq.Ft.)	Balcony Carpet Area (Sq.Ft.)	BUA (Sq.Ft.)	Chargeable Area (Sq.Ft.)	ATA 6th/9th/12th/15th/18th/21st	ATA 7th/10th/13th/16th/19th	ATA 8th/11th/14th/17th/20th	Terrace
3BHK	862.53	35.86	985.41	0.000	23.25	46.50	23.25	0.000

Tower I - Unit Plan c



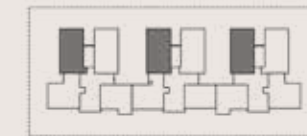
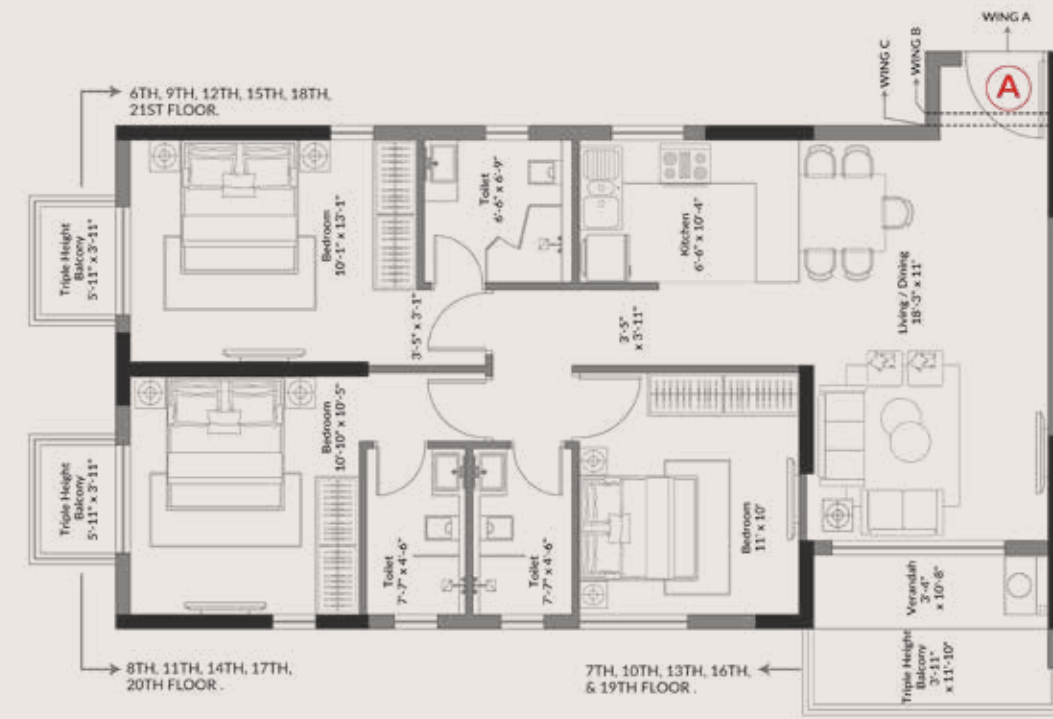
BHK	Flat Carpet Area (Sq.Ft.)	Balcony Carpet Area (Sq.Ft.)	BUA (Sq.Ft.)	Chargeable Area (Sq.Ft.)	ATA 6th/9th/12th/15th/18th/21st	ATA 7th/10th/13th/16th/19th	ATA 8th/11th/14th/17th/20th	Terrace
2.5 BHK	666.70	28.26	772.34	0.000	23.90	23.90	35.52	0.000

Tower I - Unit Plan D



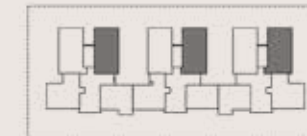
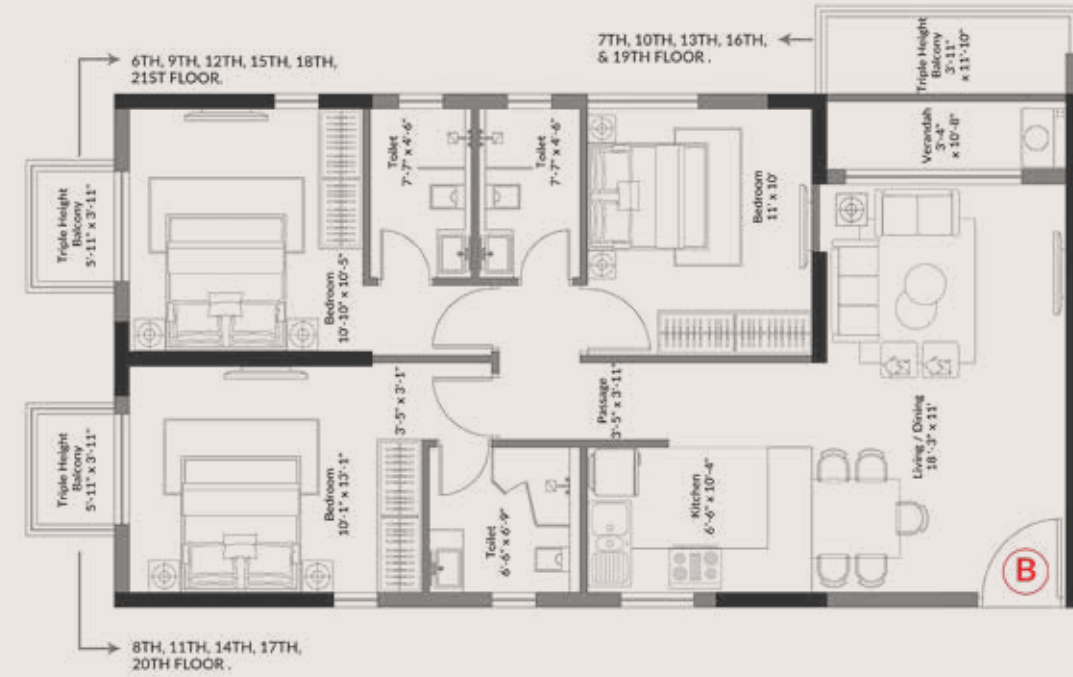
BHK	Flat Carpet Area (Sq.Ft.)	Balcony Carpet Area (Sq.Ft.)	BUA (Sq.Ft.)	Chargeable Area (Sq.Ft.)	ATA 6th/9th/12th/15th/18th/21st	ATA 7th/10th/13th/16th/19th	ATA 8th/11th/14th/17th/20th	Terrace
3BHK	798.81	31.36	916.93	27.18	37.58	29.06	26.75	0.000

Tower 2: Unit Plan A



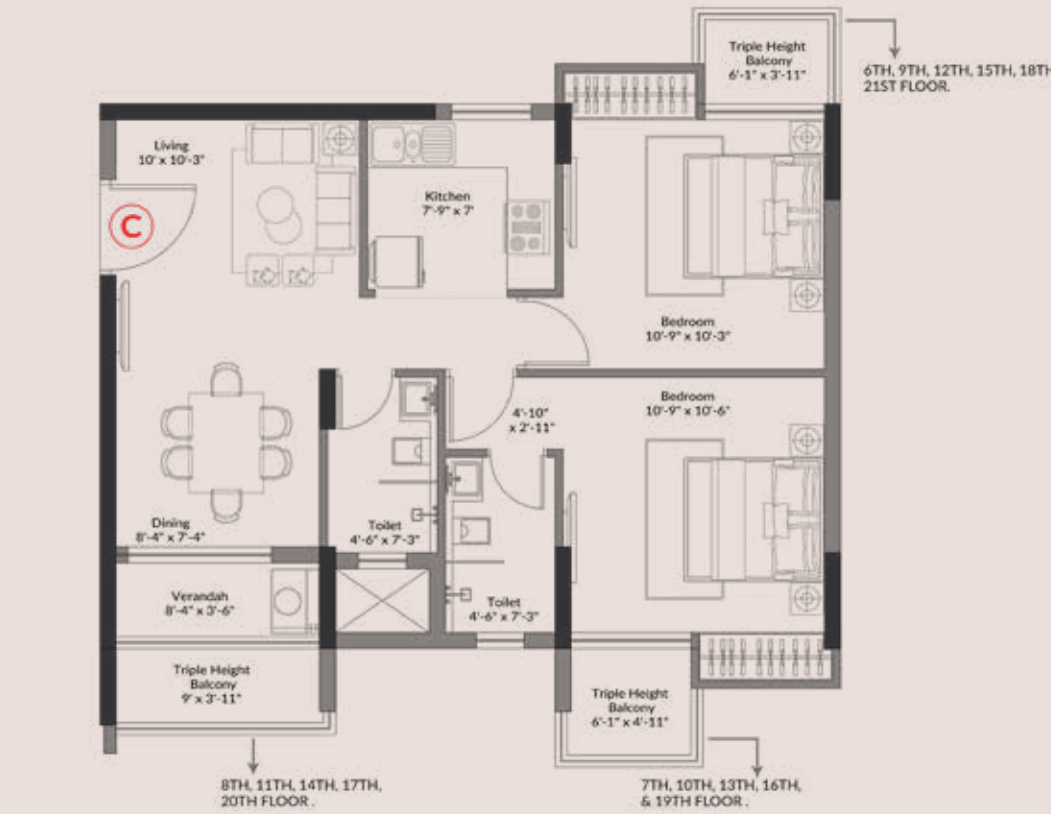
BHK	Flat Carpet Area (Sq.Ft.)	Balcony Carpet Area (Sq.Ft.)	BUA (Sq.Ft.)	Chargeable Area (Sq.Ft.)	ATA 60h/90h/120h/150h/180h/210h	ATA 70h/100h/130h/160h/190h	ATA 80h/110h/140h/170h/200h	Terrace
3BHK	879.08	35.86	1001.21	0.000	23.25	46.50	23.25	0.000
			1006.37 (21st)					925.91 (21st)

Tower 2: Unit Plan B



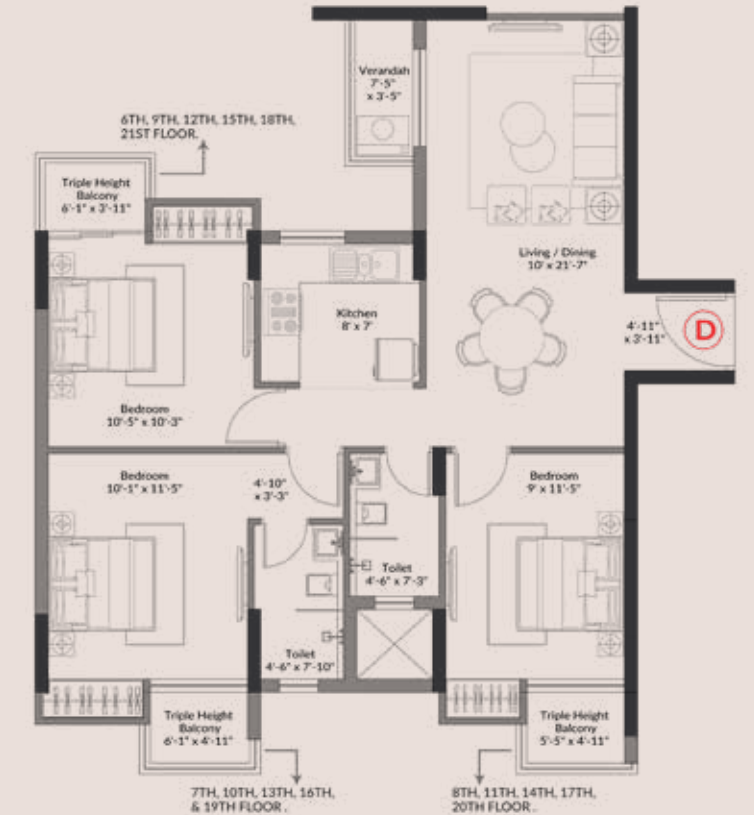
BHK	Flat Carpet Area (Sq.Ft.)	Balcony Carpet Area (Sq.Ft.)	BUA (Sq.Ft.)	Chargeable Area (Sq.Ft.)	ATA 60h/90h/120h/150h/180h/210h	ATA 70h/100h/130h/160h/190h	ATA 80h/110h/140h/170h/200h	Terrace
3BHK	862.53	35.86	985.41	0.000	23.25	46.50	23.25	0.000

Tower 2: Unit Plan C



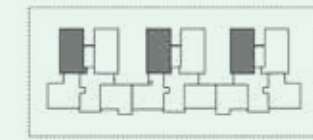
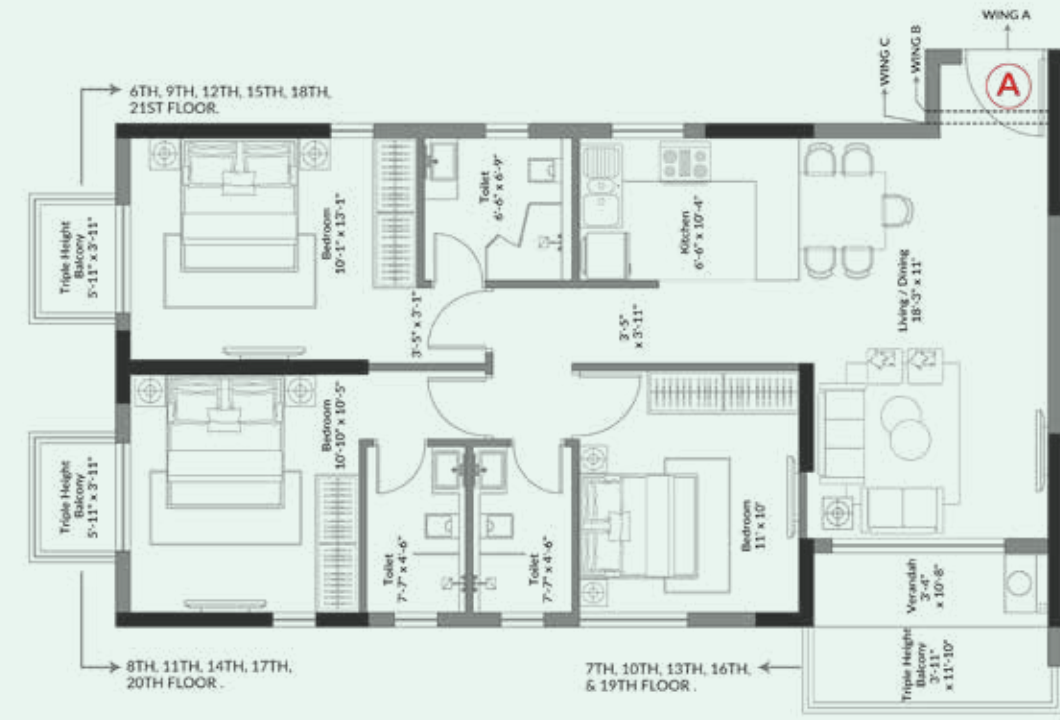
BHK	Flat Carpet Area (Sq.Ft.)	Balcony Carpet Area (Sq.Ft.)	BUA (Sq.Ft.)	Chargeable Area (Sq.Ft.)	ATA 60h/90h/120h/150h/180h/210h	ATA 70h/100h/130h/160h/190h	ATA 80h/110h/140h/170h/200h	Terrace
2BHK	581.96	29.61	671.28	20.18	23.09	29.06	35.72	0.000

Tower 2: Unit Plan D



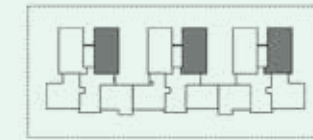
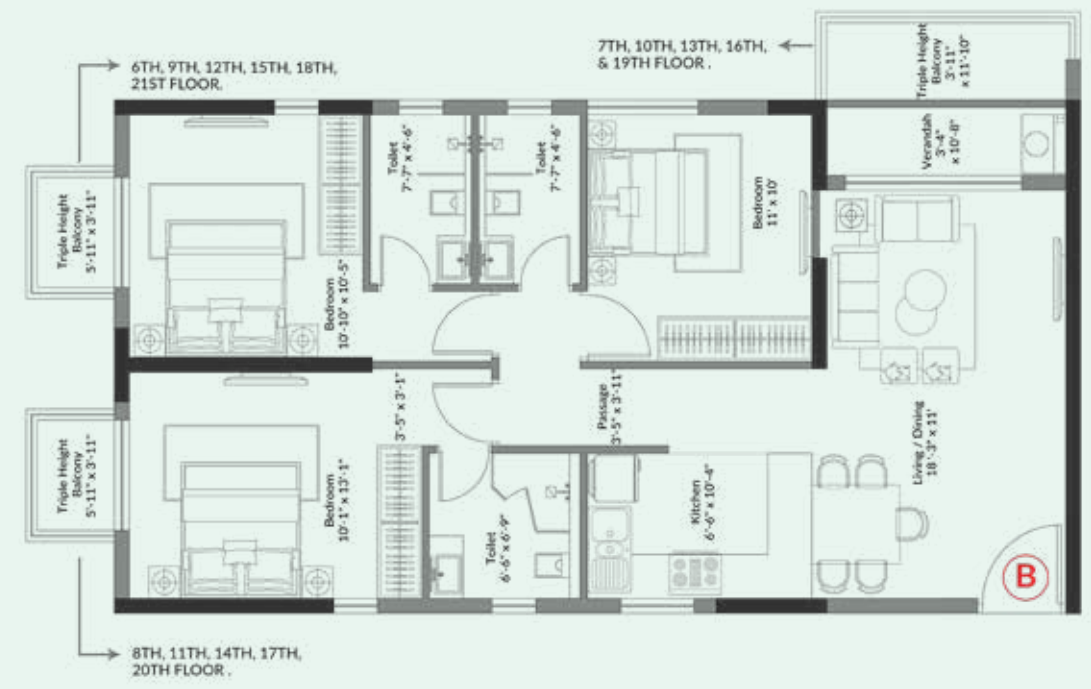
BHK	Flat Carpet Area (Sq.Ft.)	Balcony Carpet Area (Sq.Ft.)	BUA (Sq.Ft.)	Chargeable Area (Sq.Ft.)	ATA 60h/90h/120h/150h/180h/210h	ATA 70h/100h/130h/160h/190h	ATA 80h/110h/140h/170h/200h	Terrace
3BHK	772.69	25.43	872.04	26.37	23.09	29.06	27.34	0.000

Tower 3: Unit Plan A



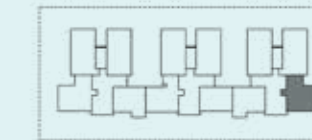
BHK	Flat Carpet Area (Sq.Ft.)	Balcony Carpet Area (Sq.Ft.)	BUA (Sq.Ft.)	Chargeable Area (Sq.Ft.)	ATA 6th/9th/12th/15th/18th/21st	ATA 7th/10th/13th/16th/19th	ATA 8th/11th/14th/17th/20th	Terrace
3BHK	879.08	35.86	1001.21	0.000	23.25	46.50	23.25	0.000
			1006.37 (21st)					925.51 (21st)

Tower 3: Unit Plan B



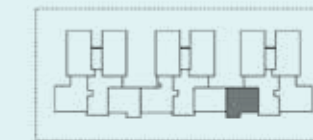
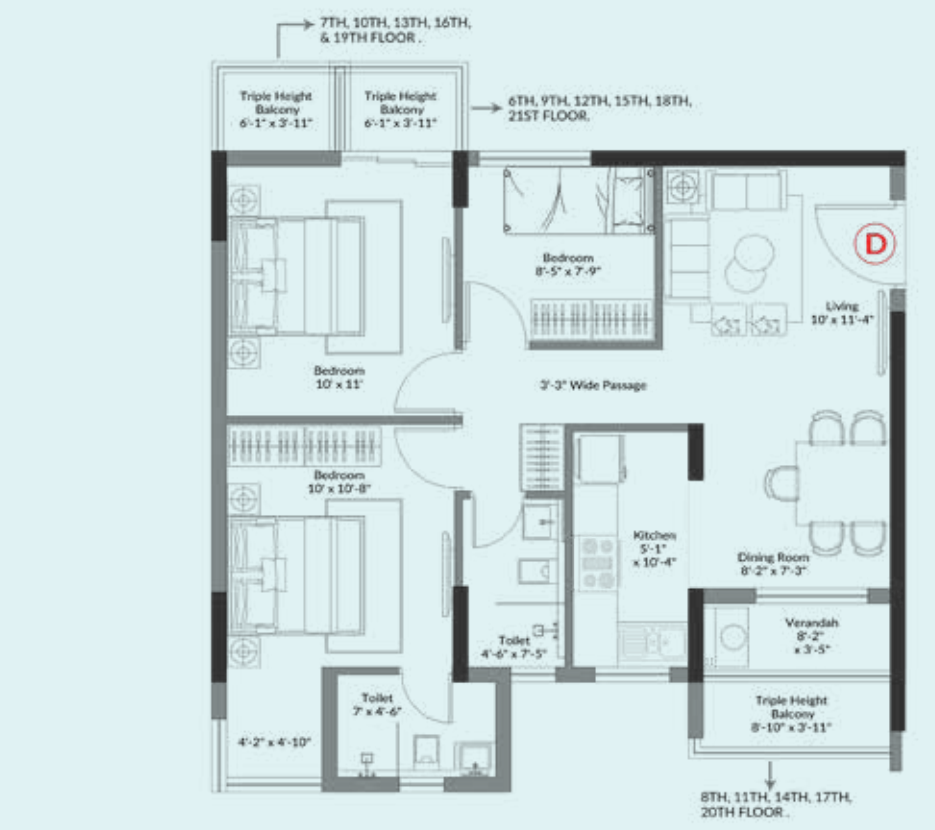
BHK	Flat Carpet Area (Sq.Ft.)	Balcony Carpet Area (Sq.Ft.)	BUA (Sq.Ft.)	Chargeable Area (Sq.Ft.)	ATA 6th/9th/12th/15th/18th/21st	ATA 7th/10th/13th/16th/19th	ATA 8th/11th/14th/17th/20th	Terrace
3BHK	862.53	35.86	985.41	0.000	23.25	46.50	23.25	0.000

Tower 3: Unit Plan C



BHK	Flat Carpet Area (Sq.Ft.)	Balcony Carpet Area (Sq.Ft.)	BUA (Sq.Ft.)	Chargeable Area (Sq.Ft.)	ATA 6th/9th/12th/15th/18th/21st	ATA 7th/10th/13th/16th/19th	ATA 8th/11th/14th/17th/20th	Terrace
3BHK	798.81	31.36	916.93	27.18	37.58	29.06	26.75	0.000

Tower 3: Unit Plan D



BHK	Flat Carpet Area (Sq.Ft.)	Balcony Carpet Area (Sq.Ft.)	BUA (Sq.Ft.)	Chargeable Area (Sq.Ft.)	ATA 6th/9th/12th/15th/18th/21st	ATA 7th/10th/13th/16th/19th	ATA 8th/11th/14th/17th/20th	Terrace
2.5 BHK	666.70	28.26	772.34	0.000	23.90	23.90	35.52	0.000



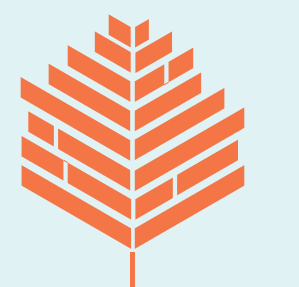
Where quiet skies and soft winds meet,
You've found your home, serene and sweet.
Each corner hums with peace and grace,
At last, you've found your perfect place.



About the Developer

Rameswara has been deeply connected to Kolkata's real estate evolution for over five decades. Founded by visionary entrepreneur Mr. Prahlad Rai Khetawat, our journey began with the landmark Rameswara Apartment in 1985, among the city's first high-rise residential projects. As a third-generation real estate brand, we connect modern living with timeless values, crafting premium residential, commercial, and multi-use spaces—from homes and offices to retail hubs and industrial zones. Our vision also extends to Howrah, where we've helped shape its rise as a thriving warehousing and industrial hub. Driven by a commitment to quality, trust, and innovation, Rameswara stays connected to customer needs and evolving cityscapes—delivering spaces that inspire and endure.

Come, CONNECT with a future built to last.



**RAMESWARA
PROJECTS**

bringing spaces to life

Past Projects



Altitude Business Park

O.C. Ganguly Sarani



Rameswara Mansion

Lala Lajpat Rai Sarani



Rameswara Apartments

Sarat Bose Road

• Architectural Consultant:



Sanon Sen & Associates

Founded in 1958 by architects V. P. Sanon and P. M. Sen, Sanon Sen & Associates (S&S) began with a simple credo: "The future belongs to those with the vision to see it." Today, S&S is a leading Kolkata-based firm of architects, interior designers, engineers, and builders. The team has delivered diverse projects—residential, commercial, industrial, institutional, and conservation—marked by creativity and precision. Renowned for its attention to detail, S&S continues to shape modern architecture while realizing new dreams every day.

• Landscape Architect:



Udbhav Consultants LLP

Udbhav Consultants LLP, based in Kolkata, is a nationally recognized Landscape Architecture consultancy. Guided by passion and strong design fundamentals, the firm specializes in diverse sectors including urban design, hospitality, healthcare, and residential. Its expertise spans master planning and mixed-use developments with a focus on sustainability. Udbhav creates innovative outdoor environments that seamlessly blend aesthetics with functionality.

• Lawyers:



Fox & Mandal

Founded in 1896 by John Kerr Fox and Gokul Chandra Mandal, Fox & Mandal (F&M) is one of India's oldest full-service law firms. For 127 years, we have remained dedicated to serving our clients, people, and the legal community. Our legacy stands as a rare distinction of longevity in an ever-changing ecosystem. F&M continues to thrive as a trusted name in the Indian legal landscape.

• MEP Consultant:



SN Joshi Consultants Pvt. Ltd.

Over the past 33+ years, S. N. Joshi Consultants Pvt. Ltd. has grown into an MEP powerhouse with deep expertise in sustainable building design. The firm is trusted by leading architects, construction houses, and corporations across diverse real estate projects. Renowned for handling large, state-of-the-art developments with professionalism, it sets benchmarks in quality and scale. Its services today stand comparable to the best in the industry.

• Structural Consultant:



CP Khanra & Associates

At CPK & Associates, we visualize and execute design by harnessing engineering advancements with sustainable and eco-friendly solutions. We prioritize to provide engineering and technical solutions that are suitable to our clients' needs in an innovative, economical, professional and quality driven output.

• PCB Consultant



JB Enviro Consultants Pvt. Ltd

Established in 2007, the firm is one of India's fastest-growing Environmental Consultancies. It offers professional services in preparing Detailed Project Reports (DPR) for infrastructure development. Expertise covers water supply, storm drainage, sewerage, and municipal solid waste management. The firm is trusted for delivering sustainable, efficient, and impactful solutions nationwide.