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In association with



## Poddar Projects Ltd.

### Burdwan Arcade

6th Floor  
60, B.B. Ghosh Road  
Bardhaman-713101

### Upantika

Katwa Road  
kamnara Station  
Bardhaman

B. P. Knitpro India Ltd., Kedha Mercantile Pvt. Ltd., Trammel Commercial Pvt. Ltd., Bhavnari Developers Pvt. Ltd.

Marketed by



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# Upantika

A new world in Bardhaman







## Discover a Whole New World

The future is here, and its name is 'Upantika'! It is in Bardhaman, a town taking shape today, for the citizens of tomorrow. 'Upantika', extending over 74.5 acres has been envisioned, planned and built in the mind before the first brick was laid. A project that combines man's finest design and engineering skills with nature's matchless beauty, showcasing the best of both.

Upantika is Bardhaman's integrated and planned township, unlike any other. It offers a wide range of housing options: one-bedroom, two-bedroom & three-bedroom apartments along with plots and bungalows of different sizes. It even houses a modern & luxurious clubhouse for the convenience of its residents.

Upantika also has a separate commercial area which will have a school, a healthcare centre & a shopping mall

*“Where the mind is without fear  
and the head is held high”*

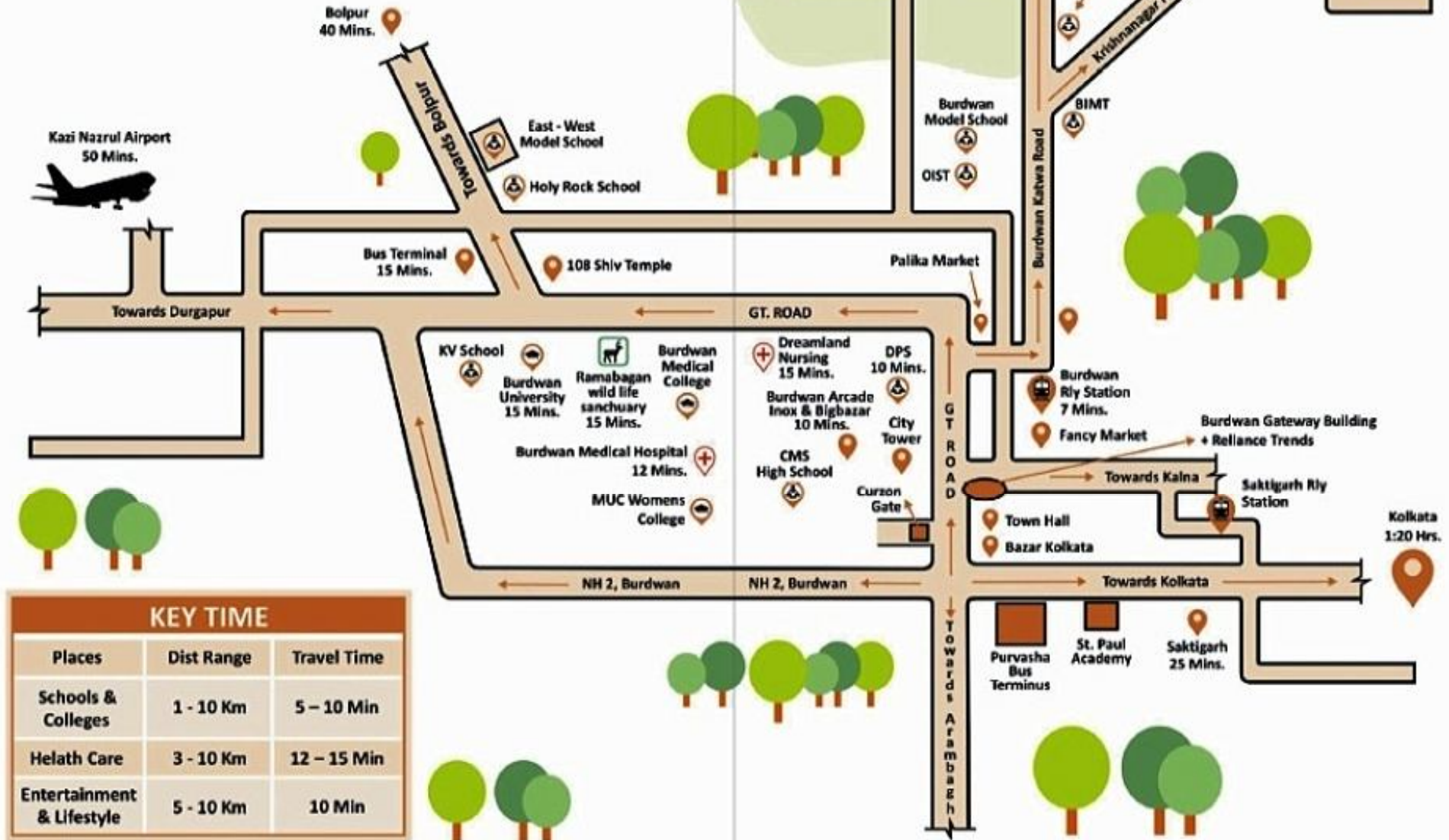
*- Rabindranath Tagore*



## All you need within your limits !

Upantika offers the best location advantage by being strategically located at Kamnara, Katwa Road, Bardhaman.

It is just 5 km. from the Bardhaman Station and adjacent to Kamnara station, with Curzen Gate few minutes away. The township is on the main Katwa Road that connects Bardhaman to Kolkata through the National Highway. Upantika in near future will form an important part of Bardhaman, which is regarded as the second largest city of West Bengal. The residents can take advantage of the excellent road connectivity to Kolkata, Durgapur and Asansol.



KEY TIME		
Places	Dist Range	Travel Time
Schools & Colleges	1 - 10 Km	5 - 10 Min
Health Care	3 - 10 Km	12 - 15 Min
Entertainment & Lifestyle	5 - 10 Km	10 Min





**Master Plan**  
**A Township with**  
**60% Open Space**









*Green Mornings !  
Shaded Afternoons,  
Calm evenings,  
Be in the midst of nature,  
Besides the River !*

*Feel the wind in your hair,  
Hear the songs of the birds,  
Let the morning inspire you  
With a beautiful surprise !  
Breathe in the fresh air,  
Think about new things,  
Fly away with the breeze,  
With a new set of wings !*





# Build Your Dream Home !

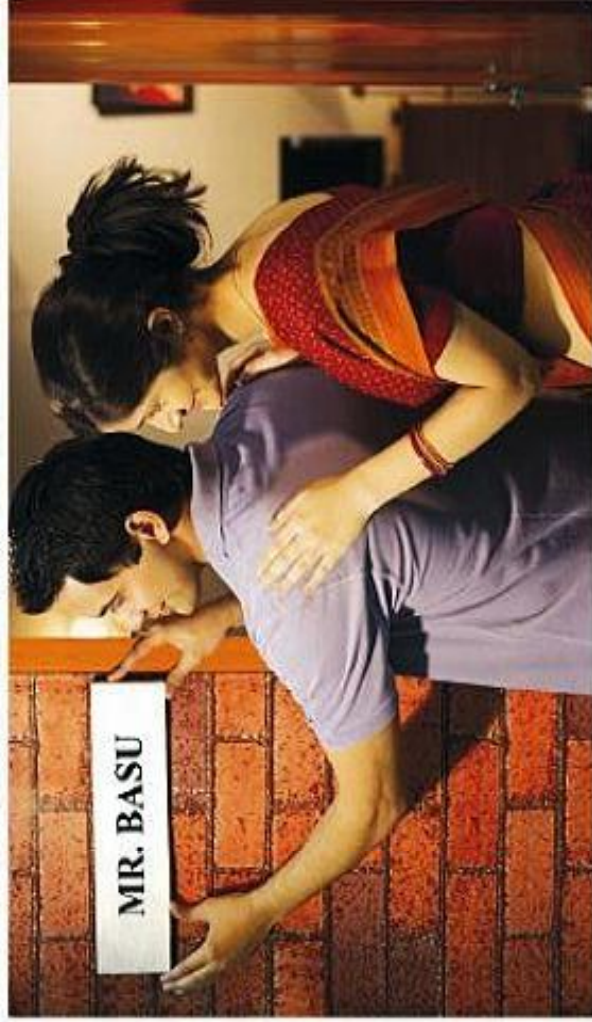
Here is a unique chance to live in a secure community.  
Plots of 1.5, 2 and 3 cotthas are available  
with following facilities:

- Tree-lined Metallic roads
- Street lights
- Transformer with Electricity line.
- 24 hrs Water Supply & Sewage System
- Separate & Secure Entrance





**Own a home** **&** **Secure your future!**







The building are smartly designed to form a cluster with well landscaped gardens to make you feel enveloped in greenery.



# One Bedroom Apartment

The buildings have been planned and designed in accordance with scientific space management to give the flats excellent ventilation and natural light.







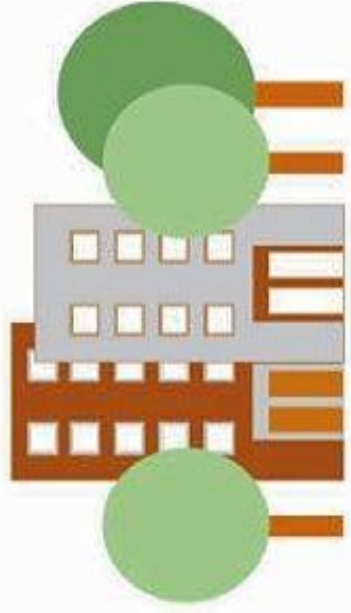
### One Bedroom Typical Floor Plan



### Furniture layout







## **Two Bedroom Apartment**

The buildings are full of artistry and efficient use of space are the outcome of strokes of imagination and beauty. The exterior is in harmony with the green surroundings.





# Furniture Layout





## **Three Bedroom Apartment**

Grand, majestic and really exclusive in demeanour, this complex exudes remarkable freshness. It has perfect balance between aesthetics and functionality.

This is what makes the complex extremely desirable and pride-worthy.





# Furniture Layout







Two Bedroom Typical Floor Plan





Three Bedroom Typical Floor Plan







## CLUB UTSAV

Burdhaman's most finest Clubhouse  
UTSAV can be found in your own Upantika  
and its been planned to offer you every  
possible priviledges.







## Re-define Your Surroundings

### **Banquet Hall**

Celebrate your festivals and special occasions without hesitation of space.

### **Swimming Pool**

Refresh yourself at Upantika's luxurious infinity swimming pool. There is a separate pool for children to enjoy their water fun.

### **Indoor Games**

Upantika offers playing space for indoor games such as table-tennis, chess, snooker, carrom and many more for all ages to enjoy.

### **Health Club**

Enjoy your fitness regime at the gym that is equipped with modern machines and a yoga space.

### **Cafeteria**

Hangout at the cafeteria with your friends at leisure time.

### **Library**

There's a quiet reading room for all book lovers.







### **Business Centre**

Prepare to be connected with fully equipped office conveniences like desktops, high-speed wi-fi, printing and a fax machine.

### **A comfortable Children's Playarea**

Want to catch a movie at the multiplex, just drop off the little ones at the pleasant, friendly and secure Playarea.

### **Badminton Court**

The badminton court is set in the sprawling gardens and is a great way to exercise in the fresh air.

### **Outdoor sitting Area**

The rich flora and the river flowing nearby invites residents to spend more time outdoors. There is a designated area for the elderly people to sit and relax.

### **Children's Park**

All work and no play makes Jack a dull boy. Send them out to the children's park to swing, slide and play with their friends.



### **Excellent Roads**

Every town needs good roads and you will find the internal road network in Upanatika: smooth, sturdy and well-planned.

### **Beautiful Landscaping**

With smoothly manicured expanses of green serene water bodies, cozy pavilions, leafy tree-lined roads and exotic flowering plants, you will find every corner of Upanatika a visual delight.

### **A Convenience Store at your doorstep**

The store within Upanatika is stocked with everything you need for your household, so shopping for groceries is no longer a chore.

### **Medical amenities at your doorstep**

for any medicine, hop into your own Upanatika's pharmacy.

We have a doctor's chamber to look after all your medical needs.







# Developers

## Burdwan Development Authority

The Burdwan Development Authority (BDA) has been set up to ensure planned and sustainable development of Bardhaman and its adjoining area, which has shown tremendous growth potential. The BDA has decided to concentrate on development activities in the fringe areas of Bardhaman Town through Public Private Partnership.



## B. P. Poddar Group

The Group is one of the pioneers in Infrastructure and Housing development since six decades. With a strong reputation for innovative design, superior engineering and quality construction. The Group is highly diversified with ventures in healthcare, education, agriculture and pharmaceuticals. With Upantika, the Group is fulfilling its corporate social responsibility of providing affordable housing for the common man.

The Group has constructed one of the largest commercial landmarks known as **Poddar Court**, in the heart of the city, with floor area of 5 lac sq.ft. having Govt. Offices, Insurance Companies and Banks.

The Group has constructed a shopping mall, **Burdwan Arcade** in Bardhaman with a Multiplex covering 2 lac sq.ft. with **Big Bazaar** and **Inox**. Purbasha Bus cum Truck Terminal at Alisha. The Group has successfully completed various residential projects in Bardhaman as well as Kolkata with more than 50 lacs sq. ft. area .



## Landmark Projects of B. P. Poddar Group



**Burdwan Arcade, Bardhaman**



**Poddar Court, Kolkata**



**Delhi Public School Kashi, Varanasi**



**B.P. Poddar Institute of Management & Technology, Kolkata**



**Sherwood Estate, Kolkata**



**Natural Residency, Bardhaman**



**Natural Heights, Durgapur**



**B.P. Poddar Hospital & Medical Research Ltd., Kolkata**



# Specifications

- **Superstructure** – RCC framework
- **External Finish** – Weather coat paint over plaster
- **Flooring** – Bedroom / Living / Dining : Ceramic tiles
- **Doors** – Skin door / Flush door
- **Kitchen** – Flooring - Ceramic tiles  
Glazed tiles upto 2ft. above counter  
Counter - Kadappa  
Sink - Stainless Steel
- **Toilet** – Flooring - Anti-skid Ceramic tiles  
Walls - Ceramic / Glazed tiles  
WC - Good Quality WC  
Wash Basin - Porcelain  
Fittings - Quality CP fittings
- **Power** – Generator Backup at extra cost
- **Windows** – Aluminium
- **Wall** – POP finish
- **Electrical** – Concealed copper wiring with branded switches.