

Lingham



Ganges



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About Project

Ganges Group, with a highly qualified personnel and a strong commitment to excellence, has built a reputation for world class residential communities throughout Kolkata, Howrah & Hooghly at affordable prices.

Ganges Group introducing Lingham Ganges is, in every aspect, the first-of-its-kind gated community in Howrah. Located on 1, Srimani Bagan Lane, just 2 kms from Howrah Railway Station, and less than a kilometer from Salkia chowrasta, it's a 37 katha project that's designed to become the habitat of the who's who and the privileged few.

In today's space planning has gained critical importance. At Lingham Ganges, every flat is designed VASTU Friendly to ensure you get true value for your hard earned money. There is no odd or wasted space.





Amenities

Childrens play area

Landscaped garden

Community hall *

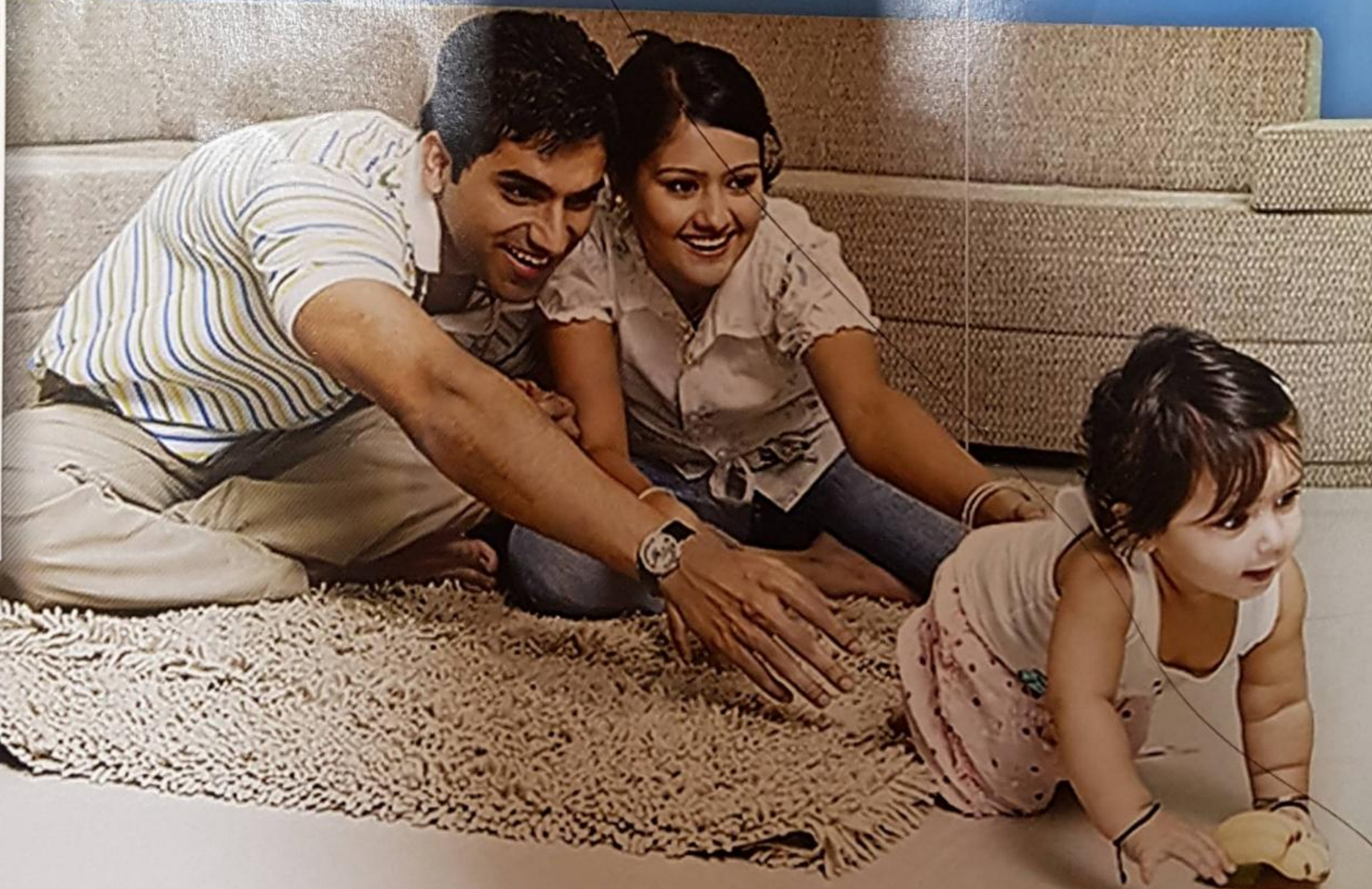
Gym *

Temple *

CCTV

Intercom facility (at extra cost)

24 hrs power back up with generator (at extra cost)



Specifications

FOUNDATION	-	Pile Foundation
STRUCTURE	-	RCC framed
WALL	-	Brick wall (8", 5" & 3")
FINISHES		
Rooms :		
Floor	-	Vitrified Tiles
Living & Dining :		
Floor	-	Vitrified Tiles
Kitchen:		
Floor	-	Ceramic Tiles
Counter	-	Black Granite
Sink	-	Stainless Steel
Dado	-	Ceramic Tiles (2 feet above counter)
Toilets:		
Floor	-	Anti skid Ceramic Tiles
Dado	-	Ceramic Tiles (Up to 7ft.)
WC	-	European type, reputed brand with PVC cistern of ISI Mark
Wash Basin	-	Ceramic
Fittings	-	CP fittings of a reputed brand
Doors:		
Frame	-	Timber
Shutter	-	Flush doors
WINDOWS	-	Aluminium Windows with clear glass panels
INTERNAL FINISHES	-	Plaster of Paris
EXTERNAL FINISHES	-	Good quality Weatherproof paint
ELECTRICAL	-	Concealed copper wiring and modular switches Provision for AC, TV & Telephone points in one bedroom, living & dining room and geyser points in toilets
LIFT	-	In every block

- ① Living / Dining
- ② Bed Room
- ③ Kitchen
- ④ Toilet
- ⑤ Balcony
- ⑥ Store

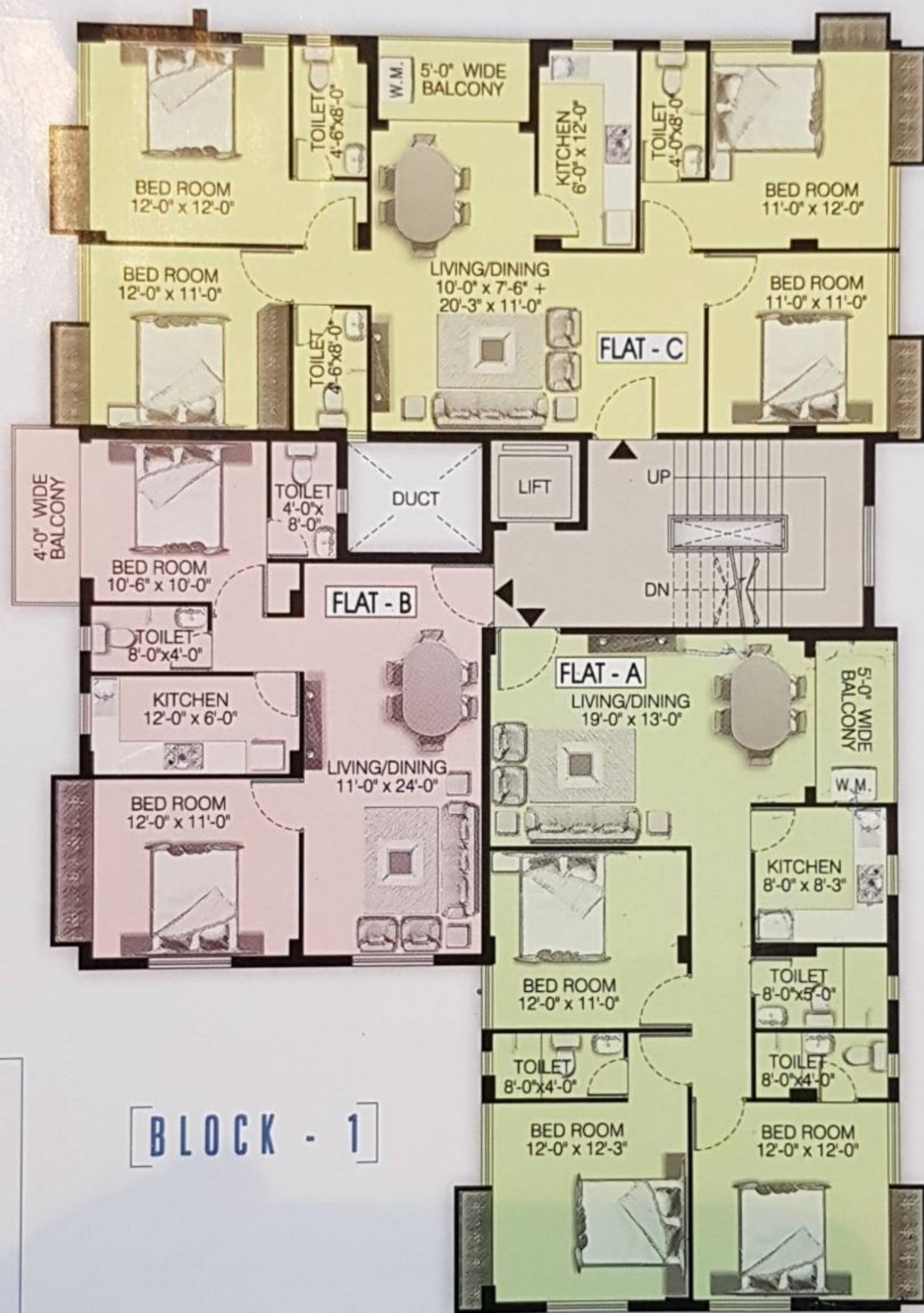


Masterplan

NOT TO SCALE

Floorplan

NOT TO SCALE



KEY PLAN



BLOCK - 1

TYPICAL FLOOR PLAN (1st - 4th)

FLAT NO.	NO. OF BED ROOM	SUPER BUILT-UP AREA (Sq. Ft.)
A	3	1475
B	2	1100
C	4	1725



LOCATION MAP



NOT TO SCALE



Located on Srimani bagan lane, Howrah, this project is situated at walking distance from G.T. Road, just in between from Liluah Railway Station & Howrah Railway Station.

It is ideally located near schools, hospitals, residential areas, shopping complexes etc.

PAYMENT SCHEDULE

Booking amount	5,00,000/-
Within 15 days of booking (less booking amount)	10%
Next 45 days	20%
Foundation	5%
On or before completion of 1st slab casting	7%
On or before completion of 2nd slab casting	7%
On or before completion of 3rd slab casting	7%
On or before completion of 4th slab casting	7%
On or before completion of 5th slab casting	7%
On or before completion of brick wall	10%
On or before completion of plaster	5%
On or before completion of flooring	10%
On possession	5%

Any addition or alteration by party is chargeble as per company's rate.

Our Projects



Ganges Puja (Hindmotor, Hooghly)



Baalajee Ganges (Ultadanga, Kolkata)



Ganges Garden (Shibpur, Howrah)



Ganges Skyyyy... (Shibpur, Howrah)



Ganges Castle (New Alipore, Kolkata)

Project By :



In Association with **SHYAM Realty**

Site Address : 1, Srimani Bagan Lane (near Nandibagan more), P. O : Salkia, P. S : Golabari, Howrah - 711 106

Call : 98361 05428, 98311 04290 & 93302 24297

or

E-mail us at : linghamganges@gmail.com, Website : www.thegangesgroup.com

● Architects : Maniramka & Associates

Phone : 033 2217 8329 & 2227 1037

Website : www.maniramkaarchitect.com

● Advocates : Pahari & Co.

Phone : 98307 10383

* Disclaimer : The contents of this brochure are purely conceptual and have no legal binding on us. The developer's & alliance partner reserve the right to amend the Layout, Plan, Dimensions, Elevation, Colour Schemes, Specifications, Amenities & Facilities etc.