

HILAND

CALCUTTA
RIVERSIDE
A Hiland Venture

A NEW SIDE TO
THE CITY BECKONS

Sales and Marketing Office:
Anandlok Building, 227 A.J.C Bose Road, Block B, 4th Floor, Kolkata-700020
P: +91 33 4037 3535 P: +91 33 4037 3505 E: sales@hiland.co.in



A SIDE TO THE CITY YOU HAVEN'T SEEN YET

Kolkata - the city with a soul and the undeniable cultural pride of Eastern India. A city whose conflux with the Ganges has made a favourite for people from all over the world. But, like the rest of the world, development and globalisation have turned Kolkata into an industrial hotspot. And, while this has economically boomed the city, its comfort and ethereal charm are slowly fading. However, there is a new side to Kolkata. A side to the city you haven't yet seen.



Art's Impression

IT'S NOT JUST THE NEW SIDE, IT'S THE GREENER SIDE

Calcutta Riverside is a township that has been inspired by nature. Located on the banks of the Ganges, the soul of the township is its greenery and its water bodies.



Calcutta Riverside hosts 12 acres of water bodies



Most of the pre-existing water bodies have been retained, redesigned and integrated with the building and landscape design



The township has been built around 2500 trees approximately, out of which 20% have been transplanted. Some of the trees are more than 50 years old, making it one of the greenest projects in India



A massive on-site tree transplantation process is also being carried out



Water is recycled in Calcutta Riverside. The waste water gets accumulated in a designated tank and is chemically treated



Bio-degradable polymer is used as the soil stabilizer instead of Bentonite, which is a poisonous substance for soil and trees



Degradable and non-degradable waste are accumulated in separate, designated areas

A HOME FOR YOUR
DREAMS AT THE
NEW SIDE TO THE CITY

Calcutta Riverside offers a host of residential options to choose from. Each residential project has been specifically designed to suit your lifestyle needs, and comes with its own set of comforts. Villas, duplexes and high-rise apartments. The plethora of living spaces at the township cater to any and every desire.





Artist's Impression

The entire township has been designed, keeping in mind the importance of nature in your lifestyle. The township also hosts luxurious features such as a first-of-its-kind retail space with a walk-way in between, a 9-hole executive golf course which sprawls over 27.93 acres and many others. The School & Academy of Cricket by Sourav Ganguly is the only one in the city, and is located within the township. The perfect platform for the youngsters to chase their dreams.

This new side to the city has already begun sheltering dreams and aspirations. Over 6000 families have seen the new side to the city, fallen in love with it and have decided to make Calcutta Riverside their home. Everything, from the architectural design to green-aesthetics have earned the faith and the trust of these families. The unique experience of the conflux of nature and premium luxury, at the township, has been hard to turn down for them, leaving them with a yearning to build a life here.

COMPLETED/ONGOING HOMES



Hiland Lakes

2BHK, 2BHK Duplex, 2.5BHK, 3BHK, 3BHK Duplex & 4 BHK Duplex

Experience a life of peace and tranquility, by the lake. Recycled and harvested rainwater are used to fill the lakes here and the homes offer a beautiful panoramic view of the same. Each home has the added advantage of either a garden or a terrace.

Capacity: 92 apartments
Status: **SOLD OUT**



Hiland Prinsep

2BHK, 2BHK Duplex, 2.5BHK Duplex, 3BHK Duplex, 3.5BHK, 4BHK Duplex, Penthouses with Rooftop Gardens

Walk up to the sound of the waves of the Ganges. Every home here gives you a spectacular view of the river. Landscaped podiums by the river, a community space for recreation and other lifestyle amenities await your presence.

Capacity: 246 apartments
Status: **SOLD OUT**



Hiland Golf

2.5BHK, 3BHK, 4BHK, 4BHK with Private Garden, 4BHK Duplex

Imagine walking up to a luscious 9-hole executive golf course, imagine being able to tee-off with your friends, whenever your heart desires. Take the golfing experience to a new high with the feel of living in a golf resort, everyday.

Capacity: 84 apartments
Status: **SOLD OUT**



Hiland Elgin

2BHK, 3BHK, 2BHK + Terrace, 3BHK + Terrace

Experience the next level of comfort and luxury with intelligent living spaces, adaptive designs, all at an affordable cost. The concept of the project is intrinsic to its philosophy: be it the apartment design or the open and green spaces.

Capacity: 224 apartments
Status: **SOLD OUT**



Hiland Villas

2 Storey Villas (4BHK Duplex with Private Garden)

Embark on an unending golfing journey. Marvelous villas with sprawling living areas, balconies and private gardens that give you a brilliant view of the golf course. With a complimentary membership to the Calcutta Riverside Golf Club, tee-offs will never be the same.

Capacity: 19 villas
Status: **SOLD OUT**



Hiland Greens 2BHK & 3BHK

Experience a world of comfort, as you live the good life by the river. With 73% green space, and well landscaped gardens it is the perfect blend between nature and all the modern world comforts.

Capacity: 3344 apartments
Status: **SOLD OUT**

AVAILABLE HOMES



Actual View taken from a drone

RIVER FACING LUXURY HOMES

The river Ganges has always been a symbol of Indian culture and heritage. She has borne witness to the journey of mankind through time. And now, you can make her a part of your life at the River Facing Luxury Homes, at Calcutta Riverside. Discover the essence of a life nurtured by the Ganges or take a stroll by the riverbank, on the riverside promenade. The river-facing luxury homes offer you the perfect match between nature's serenity and luxurious comforts.

Status: Available at Rs. 58.27* Lakh onwards

*Service tax, other statutory & parking charges extra
NO HIDDEN CHARGES

COMFORT HOMES

29HK & 38HK

Redefine luxury with a world of comfort. Experience world-class lifestyle amenities such as a swimming pool, landscaped garden, Residents' Club and Community Centre, surrounded by lush nature, open spaces and the riverside promenade at a 5-minute walk from your home. The Comfort Homes at Calcutta Riverside upgrade your lifestyle while nesting you amidst the serenity of nature. It's an experience that will change the way you live.

Status: Available at Rs. 22.40* Lakh onwards

*Service tax, other statutory & parking charges extra
NO HIDDEN CHARGES



Actual Photograph

THE WAY TO A NEW SIDE TO THE CITY

Calcutta Riverside stretches across a sprawling 262 acres. With the Ganges flowing in all its glory, next to the project, Calcutta Riverside has done more than just adopt a location. It has created an iconic address in the city. A proposed 7.4 km elevated road directly connects the township to the city, so that you can travel to your favourite hangouts in just a jiffy. The elevated road is expected to be completed by 2017*.

Connectivity by road:

• 20 minutes from New Allipore



*This is a Kolkata Metropolitan Development Authority initiative and RDPL is not directly responsible for the implementation.

Other connectivity development initiatives:

The Bahala Flying Club (6 Km from Calcutta Riverside) is being converted into a feeder domestic airport.



Art's Impression

As you enter the gates of Calcutta Riverside, a new side to life awaits you. Experience a world of luxury that the city is yet to see. Embrace the essence of the Ganges. Lie in the lap of nature. At the new side to the city, a new lifestyle beckons.



A NEW SIDE TO LUXURY

At Calcutta Riverside, lifestyles are not just sustained. They are upgraded. With an extensive list of lifestyle amenities on-site, CRS caters to all, be it the toddlers or the elderly. Anything and everything you may want is just at a stone's throw distance from your home at the township.

9-Hole Executive Golf Course:

Tee-off every morning with your friends as you experience the first ever executive 9-hole executive golf course inside an integrated township.





Sourav Ganguly School
and Sports Academy:

The township also features a sports academy and a school, mentored by the ex-captain of the Indian Cricket Team - Sourav Ganguly. Give your children the perfect edge to excel.

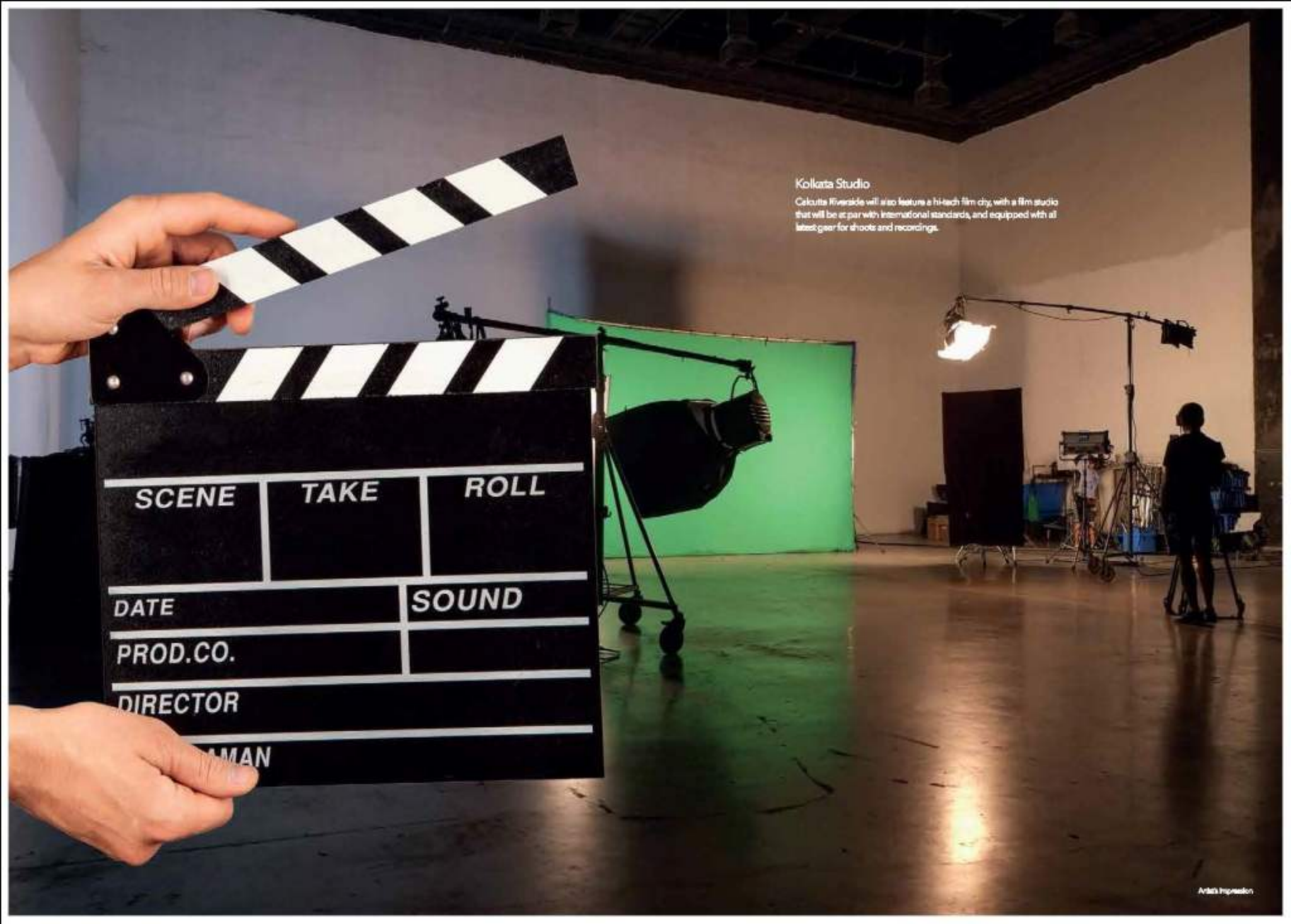




Artistic rendering

Hospital & Medical College

A 300-500 bed multi-specialty hospital and a medical college by Apollo is set to be constructed on-site. A first-of-its-kind greenfield initiative by the healthcare giant and its only super-specialty unit in the city.



Kolkata Studio

Kolkata Riverside will also feature a hi-tech film city, with a film studio that will be at par with international standards, and equipped with all latest gear for shoots and recordings.

SCENE

TAKE

ROLL

DATE

SOUND

PROD.CO.

DIRECTOR

AMAN



Artists impression

Retail Space:

Calcutta Riverside will also feature a first-of-its-kind retail space with a walking street in-between. Let loose those shopping sprees!

Details & Specifications*

- 5 Screen Multiplex on the 2nd floor
- 2 Anchor Shops on Ground Floor - 7550 sq. ft. on 1st floor - 5590 sq. ft.
- Hypermarket - Big Bazaar spread on Ground floor and 1st floor - 37340 sq. ft.
- Café on Ground floor - 4360 sq. ft.
- Food Court on 2nd floor - 5720 sq. ft.
- Banquet on 1st floor - 3685 sq. ft.
- 2 Restaurants on 1st floor 1400 sq. ft.
- Retail brand shopping outlets - 41 nos. (approx)

*All sq. ft. measurements are approximate figures based on existing design. This may vary as per final design.

LIFE AT A NEW SIDE TO THE CITY



In our quest to find the perfect home, we often end up making a lot of sacrifices. On one hand, where the comfort is present, we miss out on the peace and tranquility of nature. On the other hand, where nature lies in close proximity to our home, the comforts of an urban life are distant. However, it is at Calcutta Riverside, where both the urban comforts, the peace and quiet of nature and the heritage of the Ganges come together to curate your lifestyle. Be it a game of cricket for the children, shopping trips for the young adults or long walks by the Ganges for the elderly, Calcutta Riverside is the ideal home for everyone. And what's more, the ongoing and upcoming infrastructural initiatives are all set to boost the ease of living in the township.

Welcome to a new side to the City!



ANew HIGH FOR THE NEW SIDE TO THE CITY



When we come face-to-face with a one-of-a-kind marvel, it leaves an everlasting impression on all who behold it. And, it wasn't long before the homes at Calcutta Riverside did the same.

Hiland Greens (Phase I & II) has been awarded with the 7-star rating from CARE- a unique feat that has only been achieved by the few elite residential projects in Kolkata. The rating brings with it an unequivocal validation of the project's various aspects- developer quality, construction quality, legal quality and financial quality.

CARE's 7 star rating now places Hiland Greens among the most elite of residential projects in Kolkata. The rating is not only a reflection of the project's promise and potential to deliver premium homes in the promised time-period, but also a testament to the high quality of lifestyle it intends on delivering to its residents.