




ALTAMIRA
DRA GROUP®

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PROPERTIES



ALTAMIRA

v. Spanish
Gaze higher

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....And watch your *paradiso* unfold.

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Standing on elite grounds.
Proximo to all things wonderful.

67A/1 Ballygunge Circular Road

DRA Altamira is a 262 feet high elite residential tower, with B + G + 19 floors featuring fifteen sky villas offering 360 degree views of the city!

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Luxury deserves to be
limited *edicion*.

Otherwise, what's the point?

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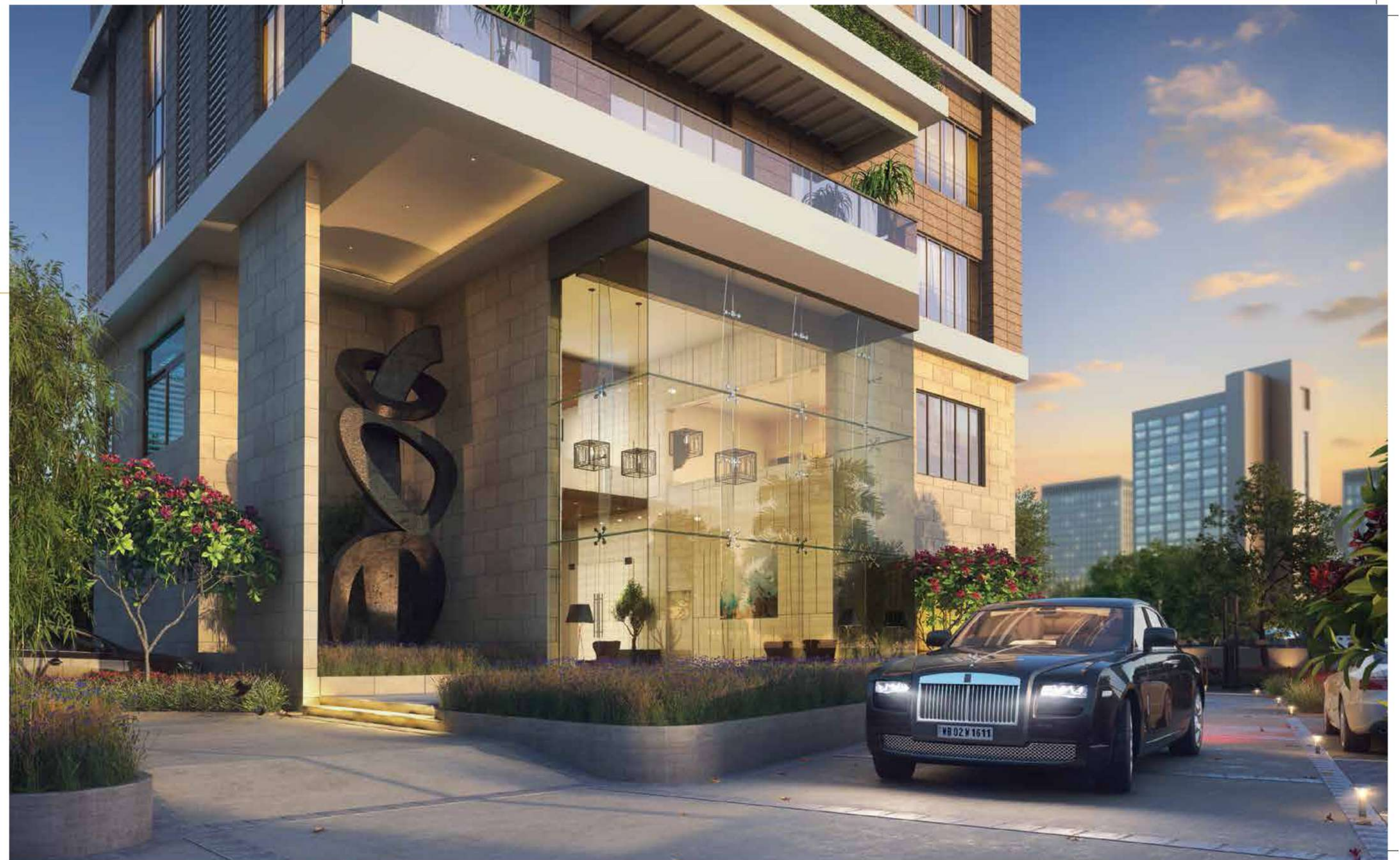
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A reception
to remember

For the elated arrivals.

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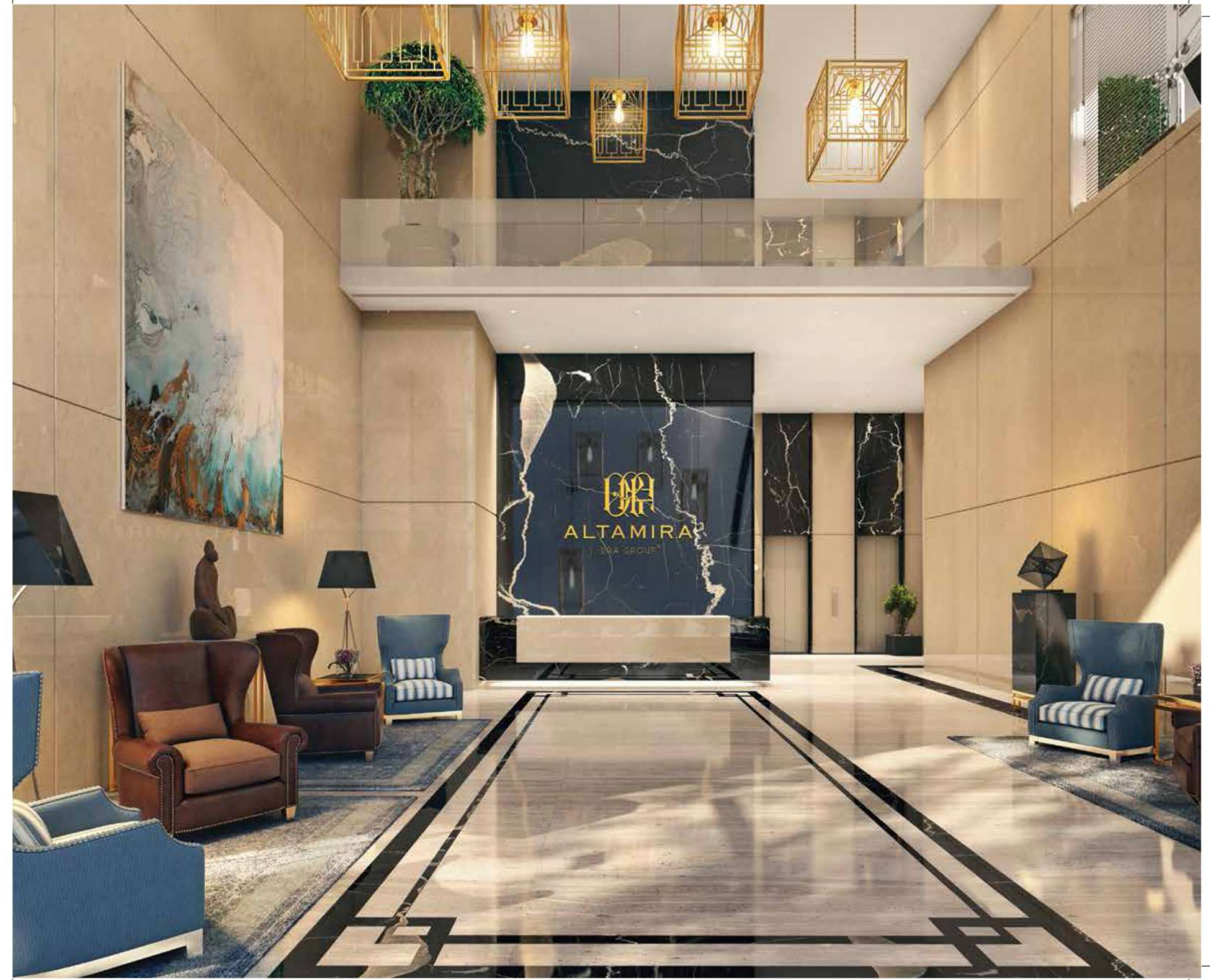
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The welcome says it all.

The DRA Altamira Reception Lobby has a ceiling height of 32 feet.

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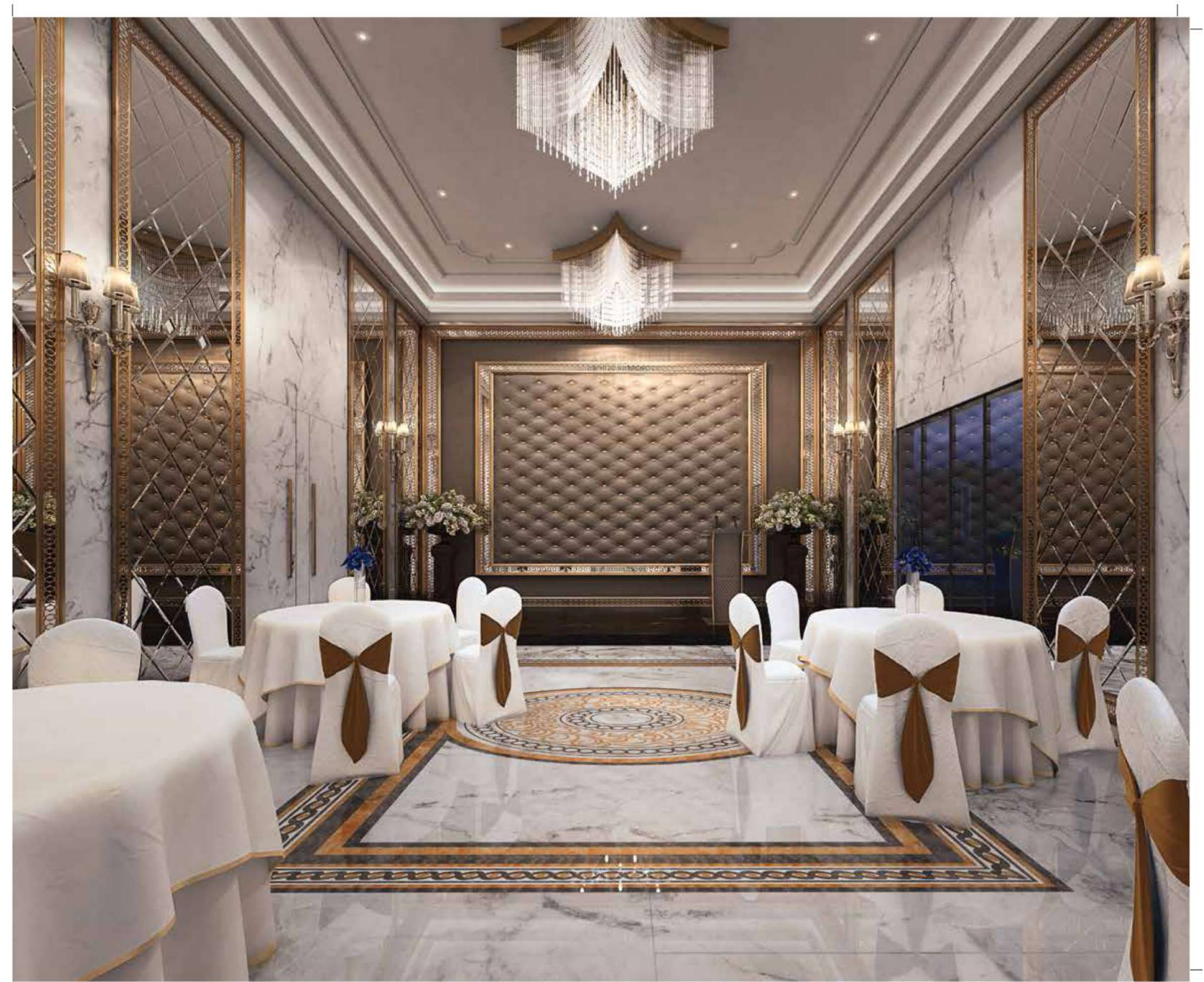
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Exquisite Celebrations

Entertain your guests in an elegant ambience.

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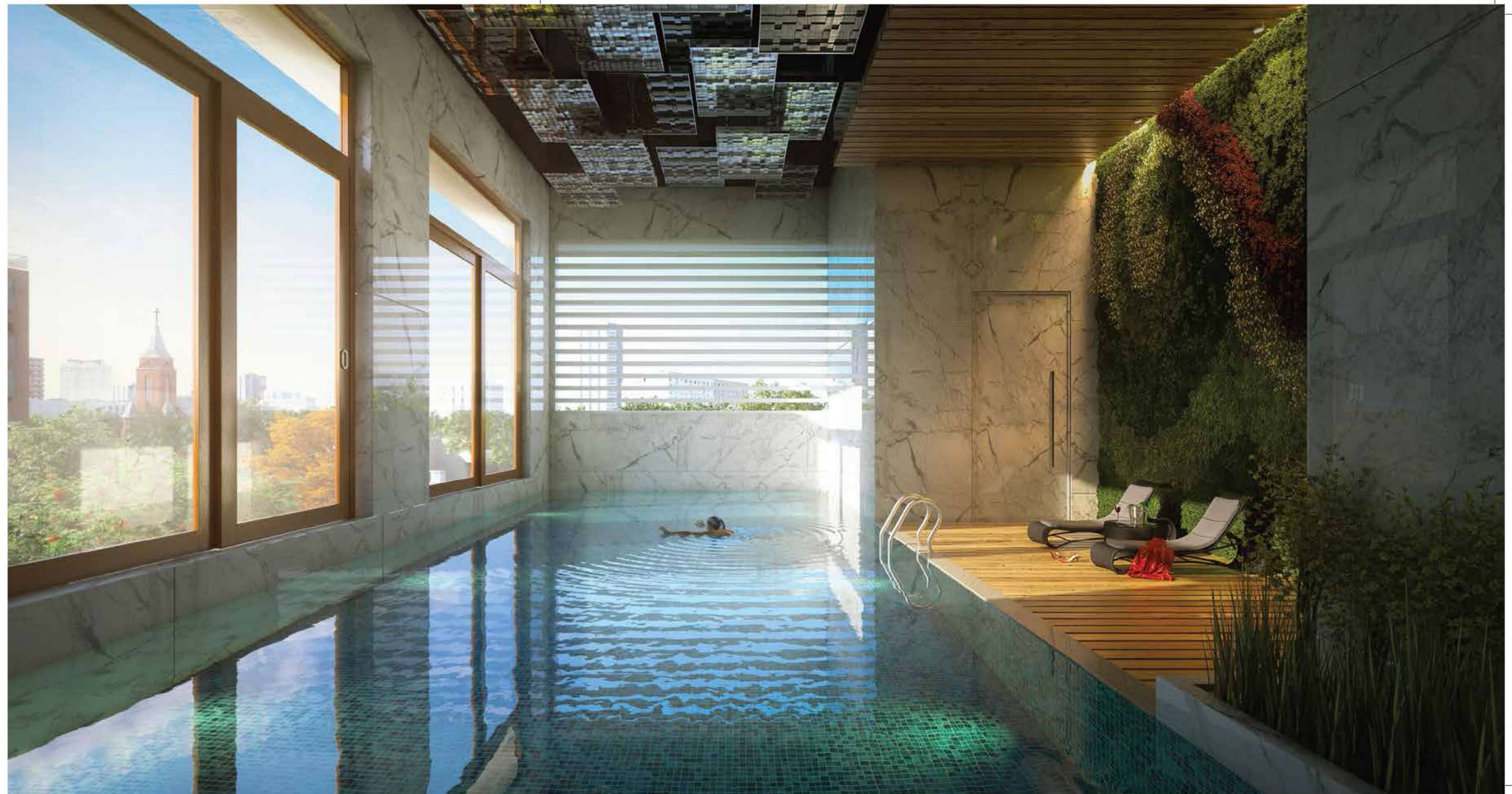
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Leisurely Pursuits

Unwind in the cool depths of the swimming pool, overlooking the heritage church in the vicinity.

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Active Senses

Rigorous workouts, minus the crowd at state-of-the-art Gymnasium.

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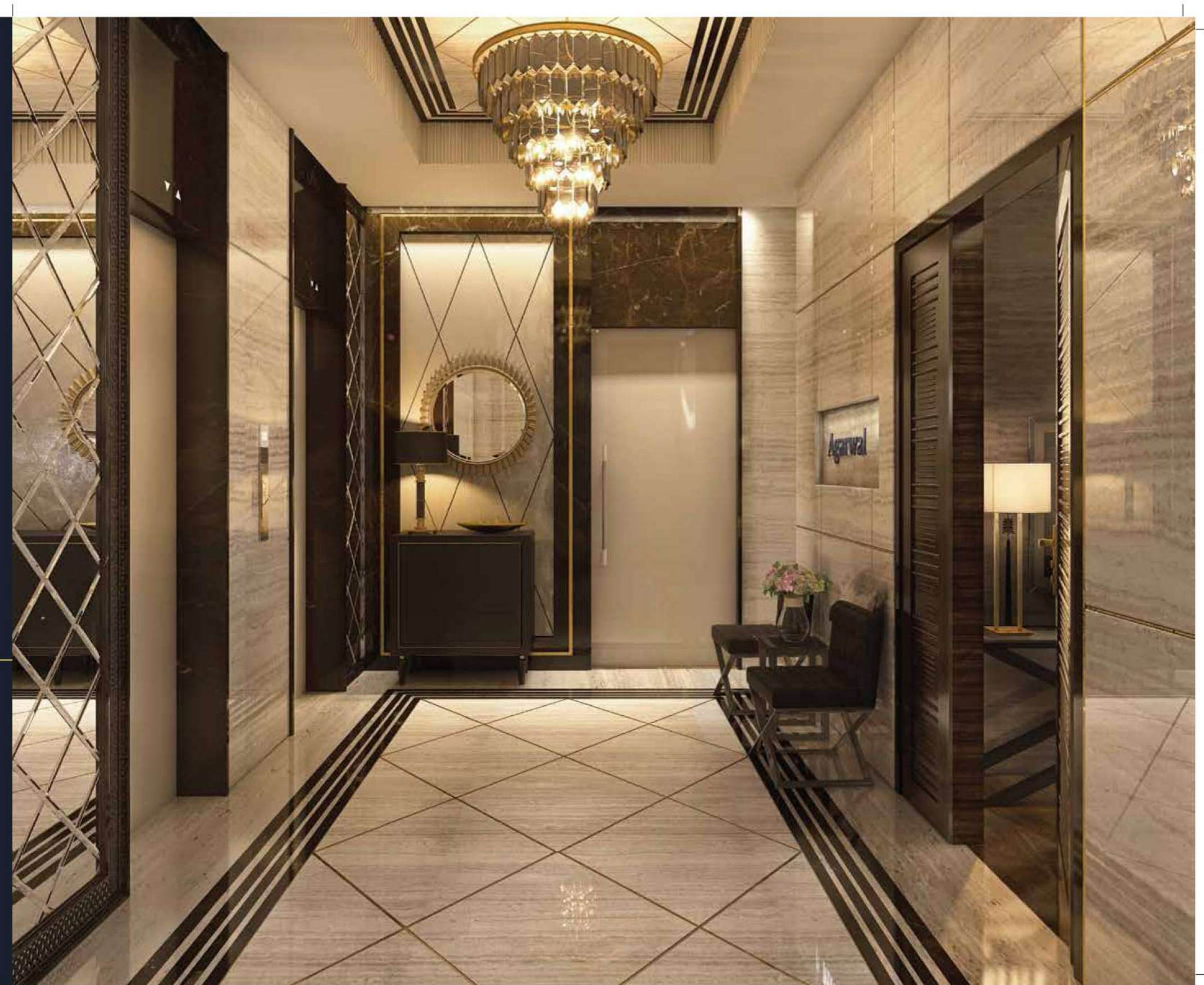
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Step out of the elevator
and into your Private Lift Lobby.

Magnifico!

With a décor of your choice, you can make this space
a reflection of all that your home stands for.

Disclaimer: Raw exclusive lobbies will be handed over



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830 square feet of columnless living space, within every DRA Altamira sky villa.

Exclusivity, done right.

Disclaimer: Raw state finish will be handed over. Please see details with developer

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Delight *el doble*

Duplex
Option 1 : 8 bedroom

Disclaimer: Simplex sky villas can be turned in Duplex sky villas. Cutout provision is subject to Architect & Structural Consultant approval



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Delight *el doble*

Duplex

Option 2 : 6 bedroom + den + study

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Darjeeling tea in bed. Amidst serene chimes of distant church bells. Mornings will never be the same again.

Disclaimer: Images are for reference only. Sky villas will be raw



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An oasis of calm.
Relax.
Rejuvenate.
Repeat.

Disclaimer: Images are for reference only. Sky villas will be raw



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Whip up that family recipe. Savour the taste of memories.

Disclaimer: Images are for reference only. Sky villas will be raw



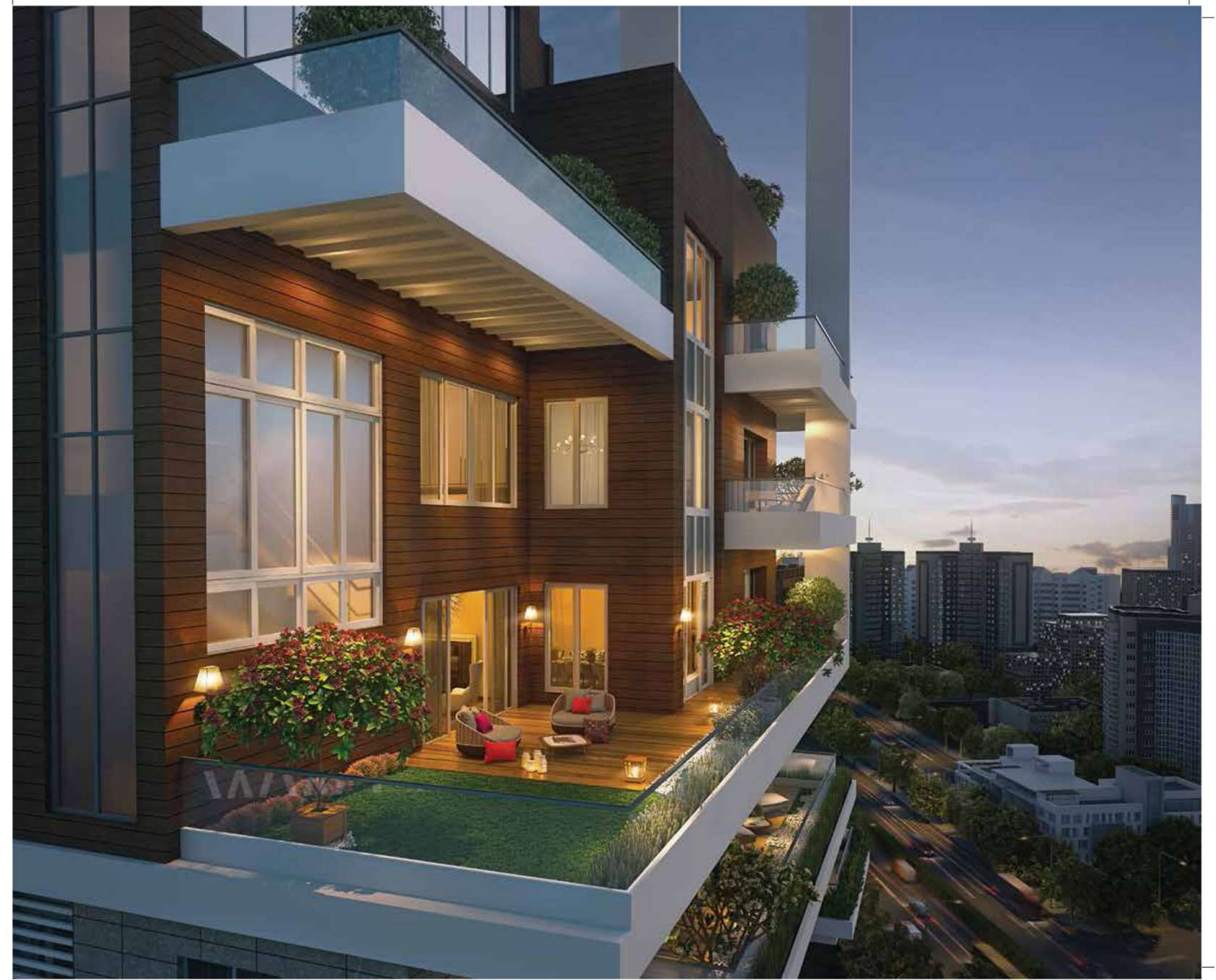
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Suite with a private deck,
por favor [please]?

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The After-Hour *Grande* Luxuries

Private viewing deck with a panorama
of skylines with every sky villa

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La Especificación

(The Specifications)

Nature of Land

Leased land 99 years + 99 years starting from May 2014
Aligned portion gifted to KMC for road widening

Building Permit No.

2017080030 dated 28/06/2017

WB Hira Registration No.

HIRA/P/KOL/2018/000093

Certification

Gold Rated Green Building pre certified by IGBC

Foundation & Structure

Foundation : RCC substructure on piles
Super structure : RCC frame structure
Earthquake-resistant reinforced concrete framed structure

National Building Codes & Practices

IS:875(III):2015 - Wind Load / Design Load
IS:456:2000 - Code of practice for PCC & RCC
IS-1893-2016 - Designed as per National Building Code 2016. Satisfies Torsion / Earthquake / Ductile Design

Vaastu

Vaastu compliant

Tower Height

80 metres (262 feet)

No. of Storeys

B+G+19

No. of Sky Villas

14 + Penthouse = 15 Sky Villas

Disclaimer: All above Specifications are only indicative & subject to changes



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Car Park

Combination of mechanical (MLCP) & independent car park on ground floor / basement

Basement

Height of 4 metres
Ramp designed for 1:8 ratio
All three lifts opens in basement

Amenities

Gymnasium
Swimming Pool
Multipurpose Lounge
Space provided for makeshift Badminton Court on the driveway

Reception Lobby

Exquisite fully air-conditioned 32 feet high entrance lobby

Service Entrance

Separate service entrance
Drivers room & toilet

Elevators

Two high-speed passenger lifts
One stretcher-cum-service lift

Security

24x7 vigilance by trained professional security staff supported by CCTV surveillance at strategic locations in all common areas
Integrated digital intercom phone system

Disclaimer: All above Specifications are only indicative & subject to changes

Water Supply:

KMC filtered water exclusively stored & supplied

Fire Safety

Fire protection system with hydrant and sprinkler system as per fire authority norms

Sky Villas

Customisable raw Sky Villas
Each Sky Villa covers an entire floor, with all four sides views
Floor to floor height 3.8 metres
More than 800 Sq. ft. of columnless living area

Sky Decks

Decorative hand-rail with glass panelling
Expansive Sky Decks (single / double / triple / open to sky)
Flower pot bed in Sky Deck

Exclusive Lift lobbies:

Customisable raw exclusive lift lobby

Staircases

Two spacious staircases
Staircases provided with fire-resistant doors
Paint finish in corridors, staircases, landings and other common areas

Air-conditioning

Air-conditioning using VRV/VRF system with temperature controlled arrangement (optional)

Power Backup

100% power backup to all apartments (optional)
100% power backup in all common areas
Instant changeover with auto synchronized DG sets

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La Natura!
[Live Natural]

DRA Altamira, a prominent **IGBC Gold rated** Development project, is thoughtfully designed to value the greatest essence of eco-system in our nature. It demonstrates an intent to design and build a high performance residential building in accordance with IGBC green homes criteria.

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About Us

DRA Group is known for its dedication to international standard quality, contemporary architecture and design aesthetics, and timely delivery of projects. Steered under the able leadership of our Chairman & Founder Mr Dayaram Agarwal and MD & CEO Mr Abhishek Agarwal, the group has created a renowned presence in the past two decades in Bengaluru and Kolkata.



The Team

Architect

Since its modest beginning under the leadership of architect Mr JP Agrawal, **Agrawal & Agrawal** has eventually grown to leave its mark all over the country. As one of the foremost architectural companies in Eastern India, the firm, till date, has designed more than 400 projects across 12 states for a myriad clientele.

Structural Consultants

Sterling Engineering Consultancy Services Pvt. Ltd began in 1978 with Late NB Hadker and Mr Kamal N Hadker as its founding members. Driven by the idea of bringing together like-minded engineers and creating a pool of talent, the values of creativity and innovation are ingrained in the company and are still thriving after three successful decades.

SPA Consultants, an organisation of structural engineers, was set up in 1987 by Mr Sanjiv J Parekh and now has a pool of three Associates, four Design Engineers and 17 CAD Engineers. SPA Consultants provides consultancy services for various types of projects.

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La Direccion

[The directions]

The coordinates of plush living, within easy distance from the city's core points & neighbourhoods.

GPS Coordinates

22° 32' 23.1828" N

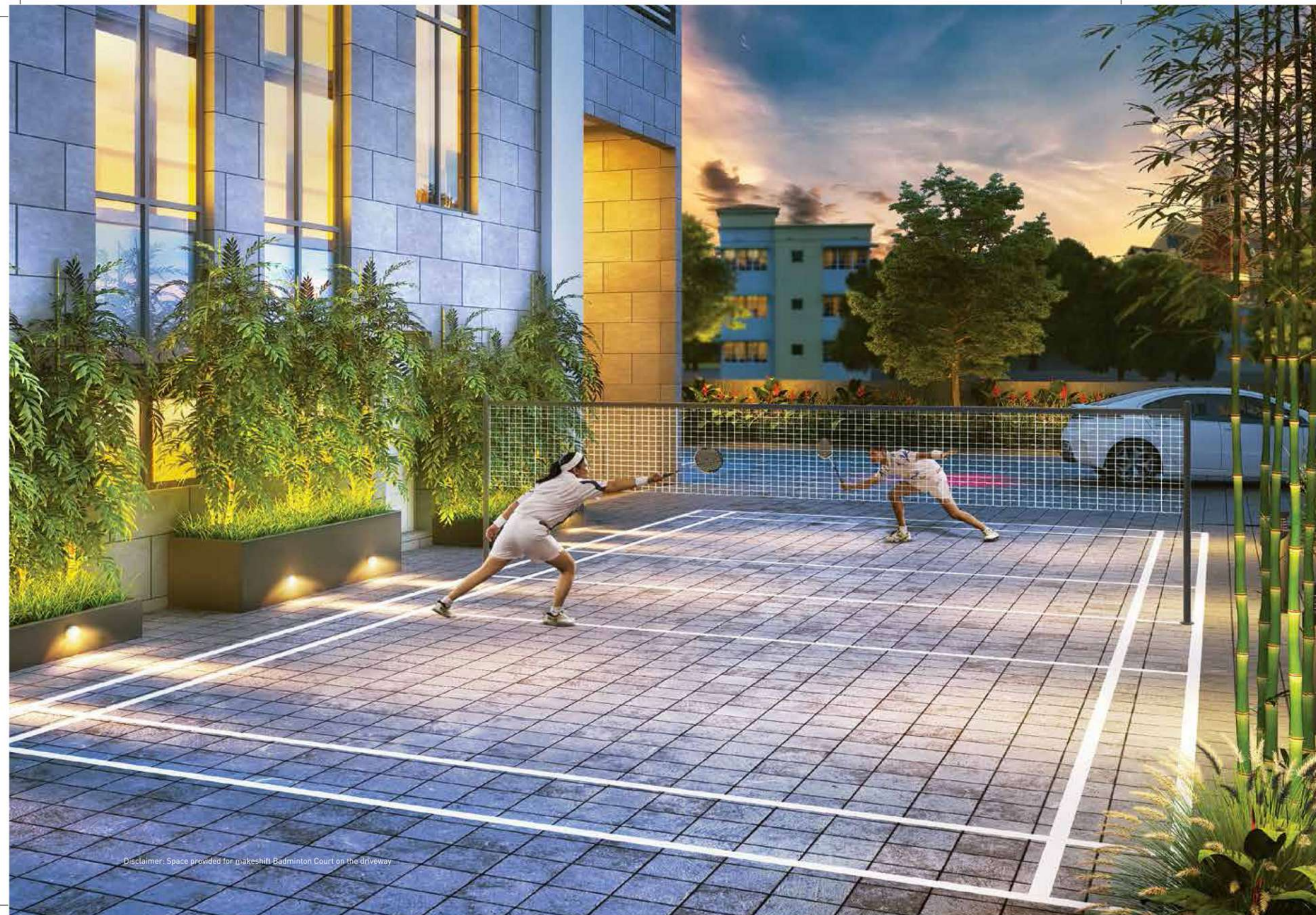
88° 21' 30.9348" E



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Disclaimer: Space provided for makeshift Badminton Court on the driveway

Floor Plans

Disclaimer: All floor plans are subject to changes. Please take the correct layout of the sky villa from the Developer

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GROUND FLOOR



Floor plan is indicative & subject to changes



FIRST FLOOR



Floor plan is indicative & subject to changes



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SECOND FLOOR



Super Built-up Area : 4936 Sq. Ft. | Built-up Area : 3412 Sq. Ft. | Carpet Area (including sky decks) : 3195 Sq. Ft.

THIRD FLOOR



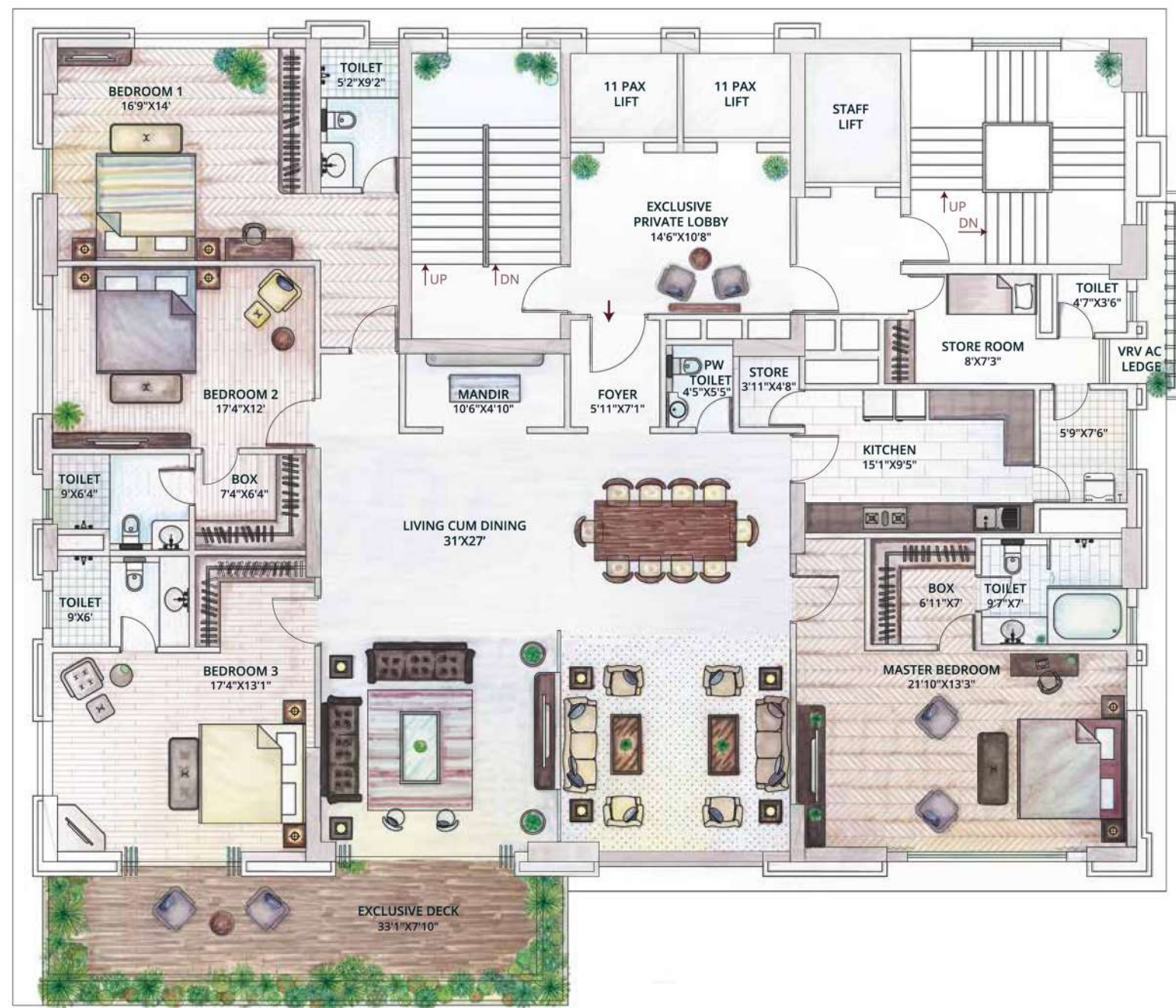
Super Built-up Area : 4756 Sq. Ft. | Built-up Area : 3287 Sq. Ft. | Carpet Area (including sky decks) : 3072 Sq. Ft.

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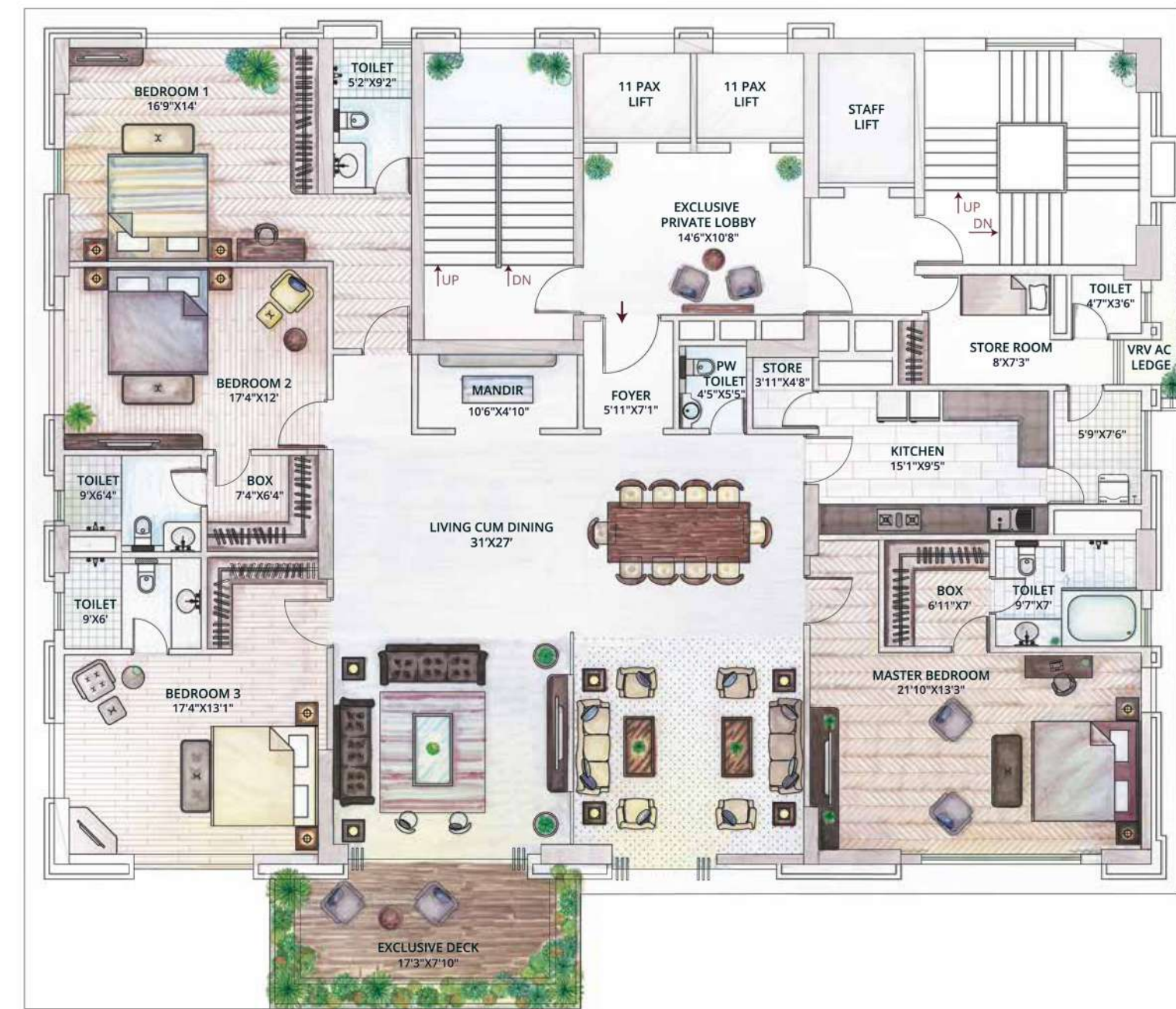
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FOURTH FLOOR



Super Built-up Area : 4805 Sq. Ft. | Built-up Area : 3321 Sq. Ft. | Carpet Area (including sky decks) : 3106 Sq. Ft.

FIFTH FLOOR



Super Built-up Area : 4625 Sq. Ft. | Built-up Area : 3197 Sq. Ft. | Carpet Area (including sky decks) : 2982 Sq. Ft.

Floor plan is indicative & subject to changes



Floor plan is indicative & subject to changes



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SIXTH FLOOR



Super Built-up Area : 5010 Sq. Ft. | Built-up Area : 3463 Sq. Ft. | Carpet Area (including sky decks) : 3248 Sq. Ft.

Floor plan is indicative & subject to changes



SEVENTH FLOOR



Super Built-up Area : 5020 Sq. Ft. | Built-up Area : 3470 Sq. Ft. | Carpet Area (including sky decks) : 3255 Sq. Ft.

Floor plan is indicative & subject to changes

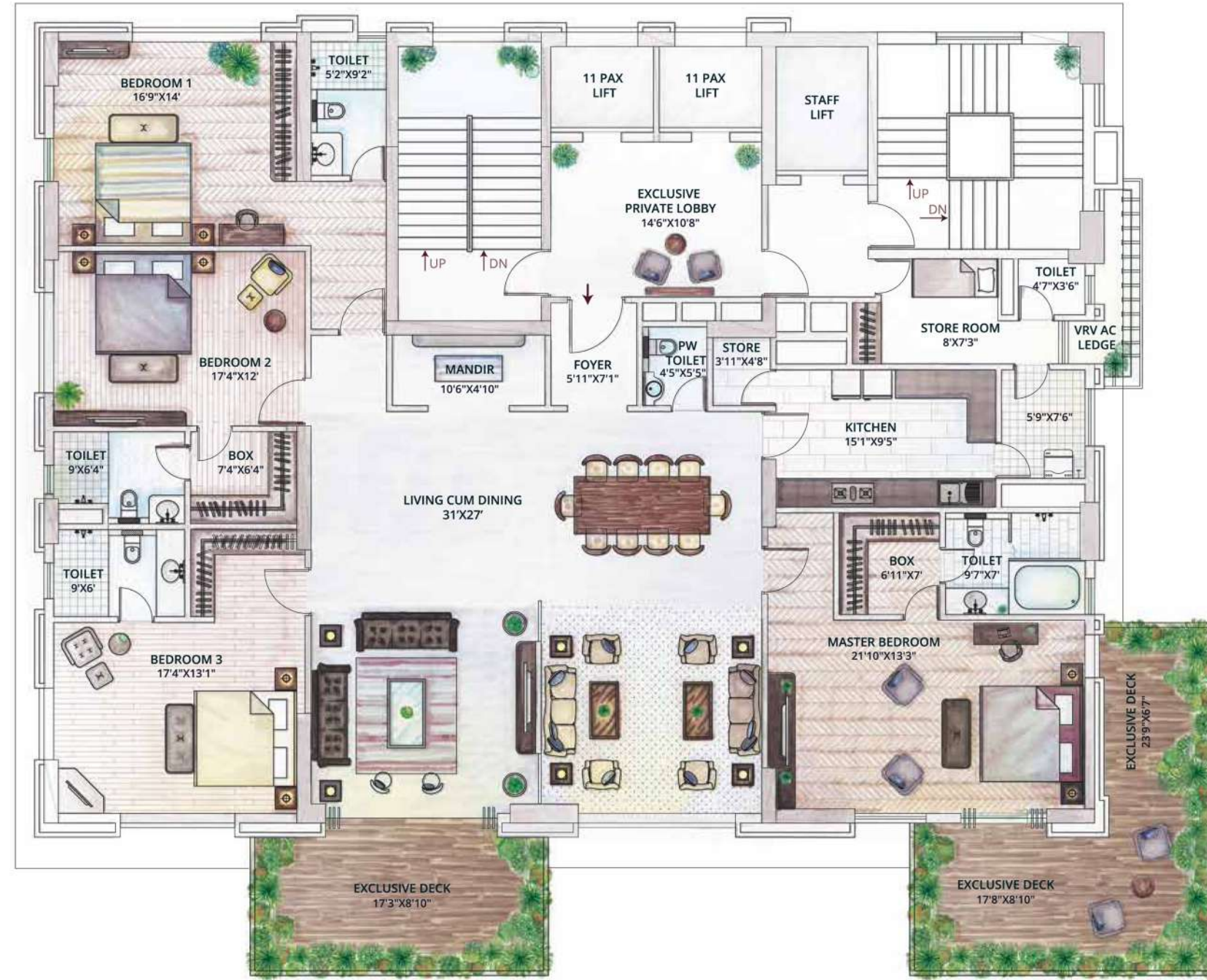


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EIGHTH FLOOR



Super Built-up Area : 5017 Sq. Ft. | Built-up Area : 3468 Sq. Ft. | Carpet Area (including sky decks) : 3253 Sq. Ft.

NINTH FLOOR



Super Built-up Area : 5010 Sq. Ft. | Built-up Area : 3463 Sq. Ft. | Carpet Area (including sky decks) : 3248 Sq. Ft.

Floor plan is indicative & subject to changes



Floor plan is indicative & subject to changes



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TENTH FLOOR



Super Built-up Area : 5020 Sq. Ft. | Built-up Area : 3470 Sq. Ft. | Carpet Area (including sky decks) : 3255 Sq. Ft.

Floor plan is indicative & subject to changes



ELEVENTH FLOOR



Super Built-up Area : 5208 Sq. Ft. | Built-up Area : 3600 Sq. Ft. | Carpet Area (including sky decks) : 3385 Sq. Ft.

Floor plan is indicative & subject to changes



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TWELFTH FLOOR



Super Built-up Area : 5201 Sq. Ft. | Built-up Area : 3595 Sq. Ft. | Carpet Area (including sky decks) : 3380 Sq. Ft.

Floor plan is indicative & subject to changes



FOURTEENTH FLOOR



Super Built-up Area : 5127 Sq. Ft. | Built-up Area : 3544 Sq. Ft. | Carpet Area (including sky decks) : 3329 Sq. Ft.

Floor plan is indicative & subject to changes



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FIFTEENTH FLOOR



Super Built-up Area : 5208 Sq. Ft. | Built-up Area : 3600 Sq. Ft. | Carpet Area (including sky decks) : 3385 Sq. Ft.

Floor plan is indicative & subject to changes



SIXTEENTH FLOOR



Super Built-up Area : 5146 Sq. Ft. | Built-up Area : 3557 Sq. Ft. | Carpet Area (including sky decks) : 3342 Sq. Ft.

Floor plan is indicative & subject to changes



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