

WBRERA/P/NOR/2025/002587

[www.rera.wb.gov.in](http://www.rera.wb.gov.in)



EXPERIENCE OPULENT LIVING





INDULGE IN  
EXQUISITE

*Living* 





DISCOVER THE EXCEPTIONAL  
HIGH CLASS *Lifestyle*

From more space to stay comfortably, more amenities to unwind happily, to more time with people closest to your heart, Ingenium Residency brings you all that you always wanted. Come & live the life that overflows with more Joy, Peace and Love!







## THE ELEVATION OF *Happiness*

Discover the art of luxury, unleash your desires for elegance. Experience a lifestyle beyond compare, where luxury meets nature, inviting you to savor the finest in tranquil grandeur. Welcome to A Ingenium Residency, a heaven of luxury living.



Gate View







YOU WILL REACH

*Everywhere*

IF YOU STAY HERE

Located in the posh area of Rajarhat, where everyone would love to stay. It is very well connected with all important destinations of the city. Be it educational institution or hospital, be it airport or railstation, be it market place or office place - from here everyone's journey will be very smooth.





STRATEGIC LOCATION, EASY *Connectivity*



Belong to a Landmark Built for the Future

Live in the heart of the city, that keeps you connected to every strategic landmark that blends affordability with luxury lifestyle


  
**Derozio Memorial College**  
5 min

  
**Lotus Hospital**  
6 min

  
**City Centre 2**  
9 min

  
**Rajarhat Police Station**  
9 min

  
**Metro Station**  
15 min

  
**International Airport**  
21 min





LIVE CLOSE TO HORIZONS OF JOY

Aerial Day View



# NGENIUM

RESIDENCY



Gated Community



Highly Accessible



G+7, 2 Towers



Vastu Compliant



Premium Facilities



24 x 7 Security



STEP INTO A  
*Heaven*  
FOR THE  
CONNOISSEURS



  
**NGENIUM**  
RESIDENCY



Temple View





FUELING YOUR  
*Attraction*  
TOWARDS ACTIVE  
LIVING



Kid's Play Area







RECREATIONAL

*Facilities*

FOR YOUR KIDS

TO ENJOY





Roof top Senior Citizen



Roof top Sky Garden



Multi Utility Block



Indoor Games



Gym



A *Wonderful*  
PLACE WHERE  
LITTLE WONDERS  
PLAY





WHERE  
PLAYFULNESS  
KNOWS NO  
*Bounds*





SET YOUR *Game*  
AND PLAY YOUR  
BEST SHOT





*Celebrate*  
TOGETHER  
IN YOUR  
COMMUNITY HALL







## Master Layout Plan

- |                            |                                  |
|----------------------------|----------------------------------|
| 1. Entry Gate              | 15. Multipurpose Court *         |
| 2. Exit Gate               | 16. Swimming Pool *              |
| 3. Security Goomty         | 17. Kid's Pool *                 |
| 4. Internal Driveway       | 18. Multi Utility Block *        |
| 5. Drop Off Area           | 19. Gym *                        |
| 6. Temple                  | 20. Roof Top Indoor Game *       |
| 7. Outdoor Seating Zone    | 21. Roof Top Recreation Hall *   |
| 8. Outdoor Kid's Play Area | 22. Roof Top Adda Zone *         |
| 9. Open Party Zone         | 23. Roof Top Sky Garden *        |
| 10. Card Room              | 24. Roof Top Board Games *       |
| 11. Community Hall         | 25. Roof Top Yoga / Medication * |
| 12. Indoor Games           | 26. Roof Top Senior Citizen *    |
| 13. Toddlers Room          | 27. Peripheral Green             |
| 14. Ground Parking         |                                  |

N.B.: \* THESE FACILITIES ARE WITHIN MOUNTHILL FUSION PROJECT AND WILL BE SHARED



# Tower - 1

## First Floor Plan



FLAT NUMBER	BHK	CARPET AREA (SQ.FT.)	BUILT UP AREA (SQ.FT.)	S/ BUILT UP AREA (SQ.FT.)
A	2 BHK + 2 T	628	877	1027
B	2 BHK + 2 T	654	896	1048
C	1 BHK + 1 T	402	554	648
D	2 BHK + 2 T	608	846	990

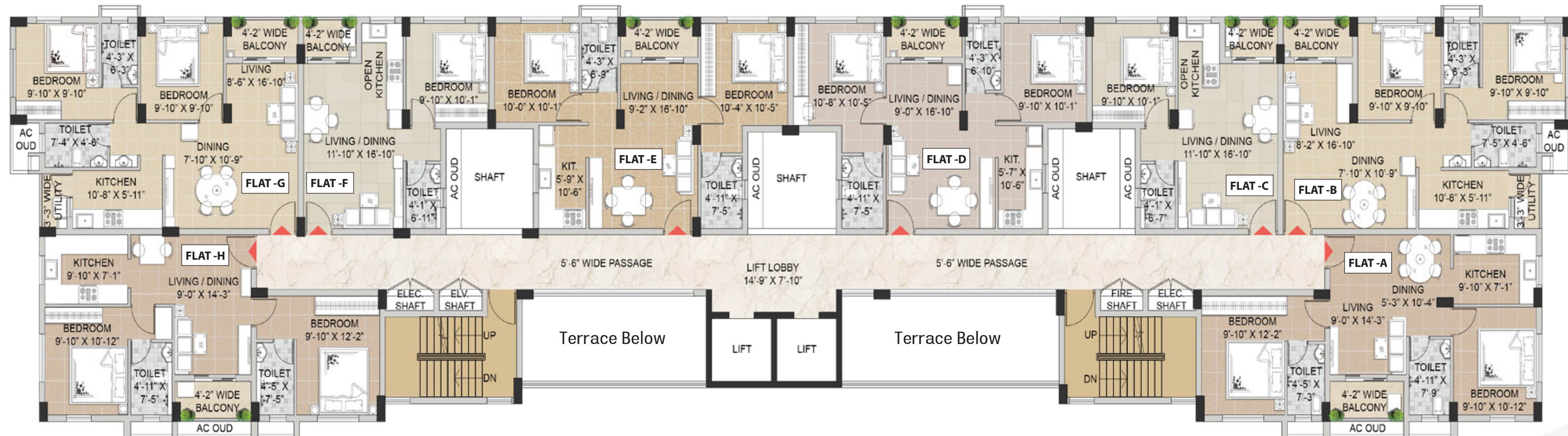
FLAT NUMBER	BHK	CARPET AREA (SQ.FT.)	BUILT UP AREA (SQ.FT.)	S/ BUILT UP AREA (SQ.FT.)
E	2 BHK + 2 T	608	846	990
F	1 BHK + 1 T	402	554	648
G	2 BHK + 2 T	654	896	1048
H	2 BHK + 2 T	628	877	1027





# Tower - 1

Typical Floor Plan ( 2<sup>ND</sup> - 7<sup>TH</sup> )

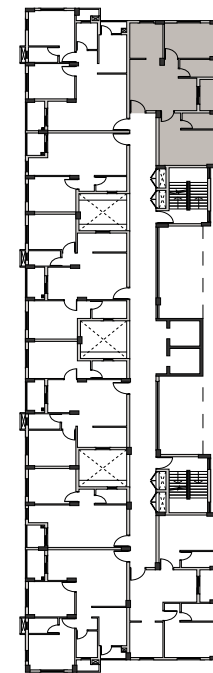
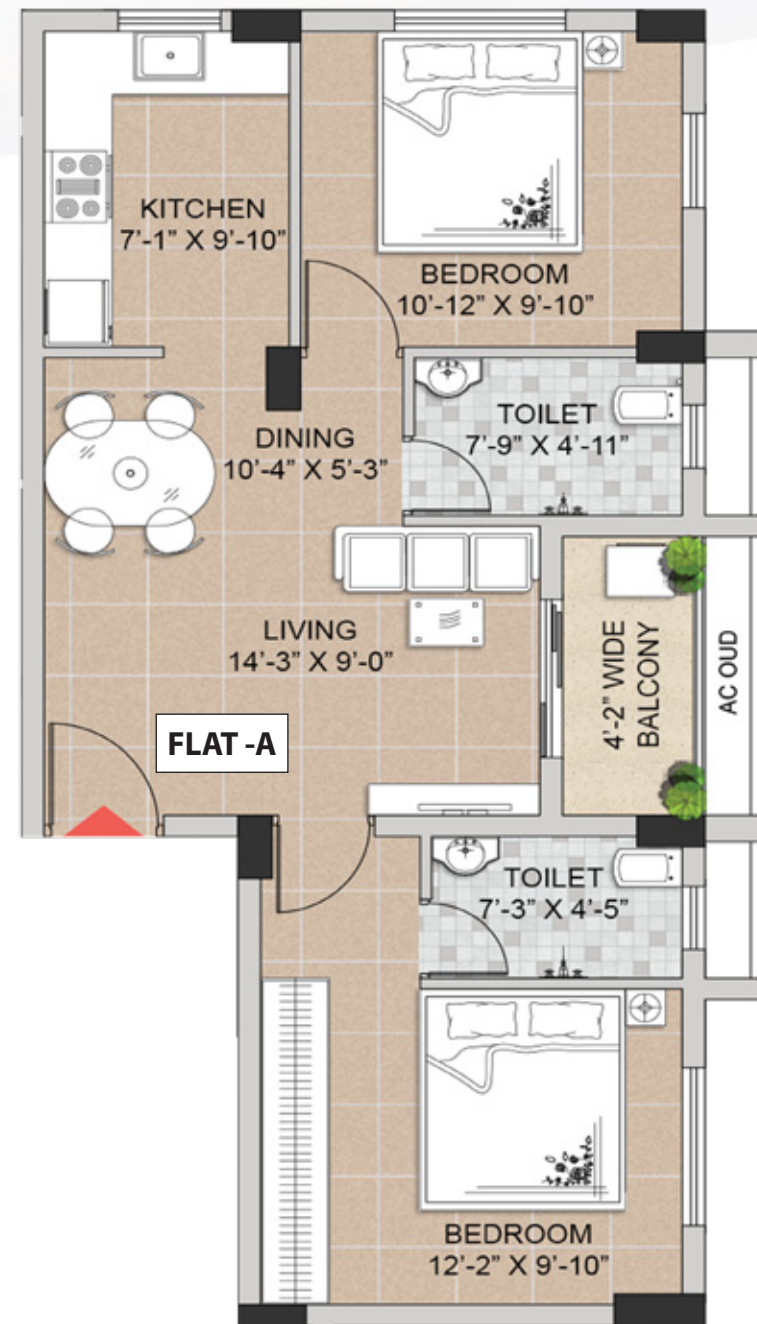


FLAT NUMBER	BHK	CARPET AREA (SQ.FT.)	BUILT UP AREA (SQ.FT.)	S/ BUILT UP AREA (SQ.FT.)
A	2 BHK + 2 T	628	877	1027
B	2 BHK + 2 T	654	896	1048
C	1 BHK + 1 T	402	554	648
D	2 BHK + 2 T	608	846	990

FLAT NUMBER	BHK	CARPET AREA (SQ.FT.)	BUILT UP AREA (SQ.FT.)	S/ BUILT UP AREA (SQ.FT.)
E	2 BHK + 2 T	608	846	990
F	1 BHK + 1 T	402	554	648
G	2 BHK + 2 T	654	896	1048
H	2 BHK + 2 T	628	877	1027

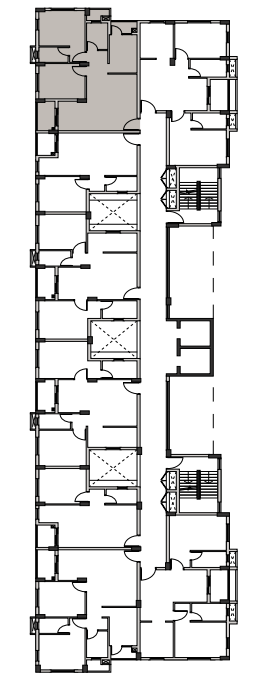
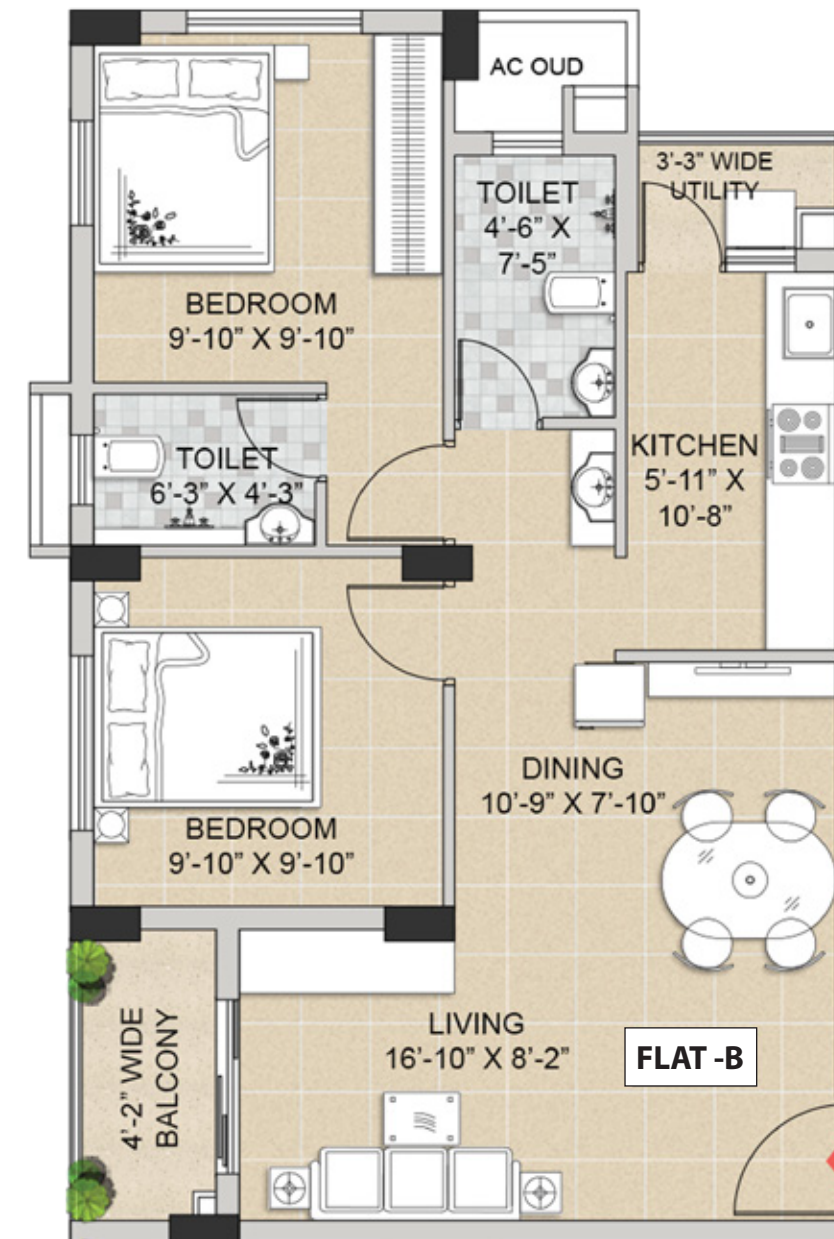






TOWER - 1

<b>A</b> 2BHK +2T 1027 SFT.	CARPET AREA - 628 SFT.		BUILT UP AREA - 877 SFT.	
	BEDROOM - 1	10'-12" X 9'-10"	TOILET - 1	7'-9" X 4'-11"
	BEDROOM - 2	12'-2" X 9'-10"	TOILET - 2	7'-3" X 4'-5"
	LIVING	14'-3" X 9'-0"	KITCHEN	7'-1" X 9'-10"
	DINING	10'-4" X 5'-3"	BALCONY	4'-2" WIDE

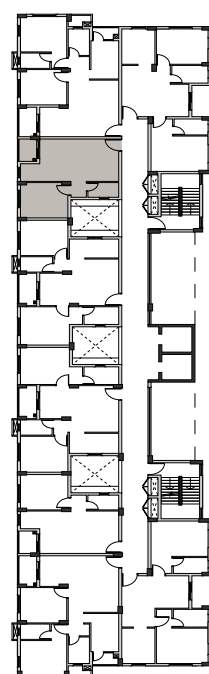


TOWER - 1

<b>B</b> 2BHK +2T 1048 SFT.	CARPET AREA - 654 SFT.		BUILT UP AREA - 896 SFT.	
	BEDROOM - 1	9'-10" X 9'-10"	TOILET - 1	6'-3" X 4'-3"
	BEDROOM - 2	9'-10" X 9'-10"	TOILET - 2	4'-6" X 7'-5"
	LIVING	16'-10" X 8'-2"	KITCHEN	5'-11" X 10'-8"
	DINING	10'-9" X 7'-10"	UTILITY	3'-3" WIDE
	BALCONY	4'-2" WIDE		

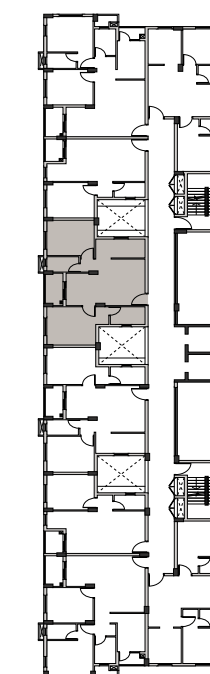
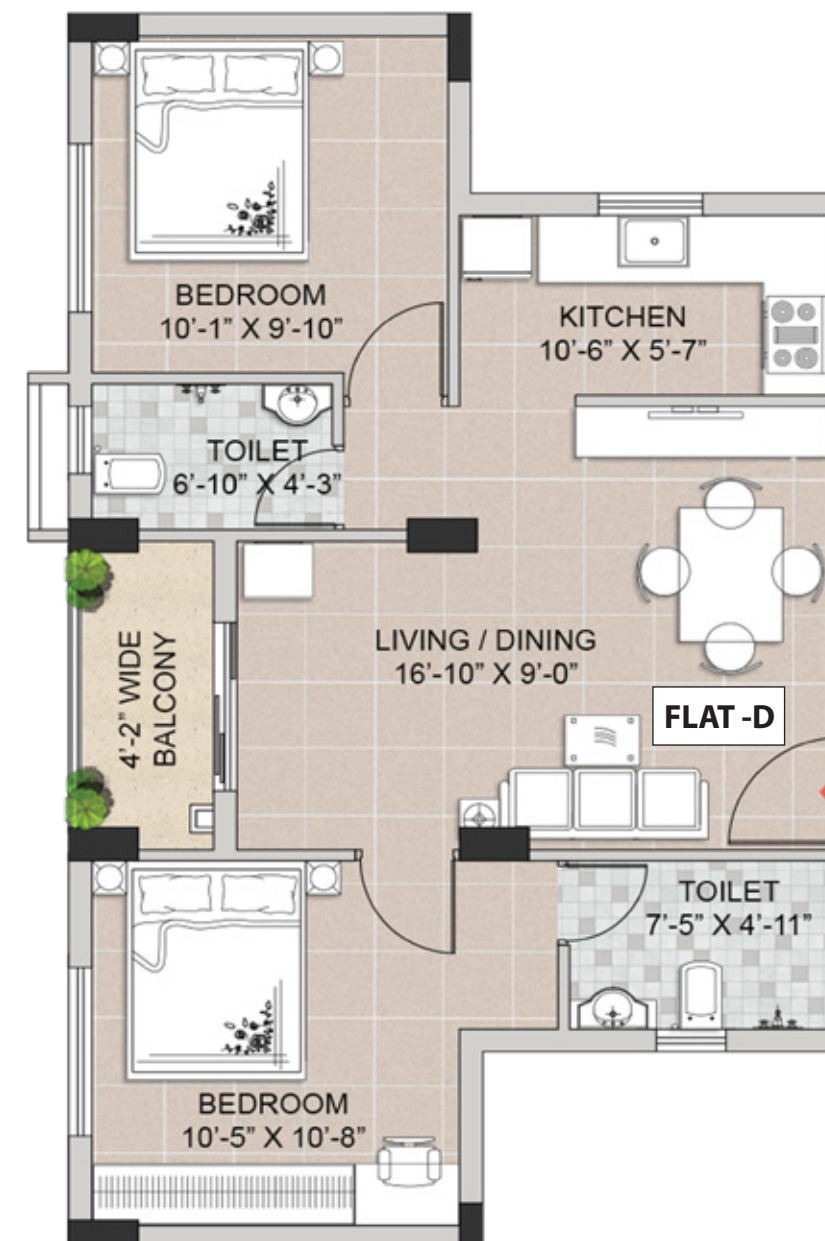






TOWER - 1

C	CARPET AREA - 402 SFT.		BUILT UP AREA - 554 SFT.	
	1BHK +1T			
	648 SFT.			
	BEDROOM	10'-1" X 9'-10"	BALCONY	4'-2" WIDE
	TOILET	6'-7" X 4'-1"		
	OPEN KITCHEN	10'-7" X 5'-0"		
	LIVING / DINING	16'-10" X 11'-10"		

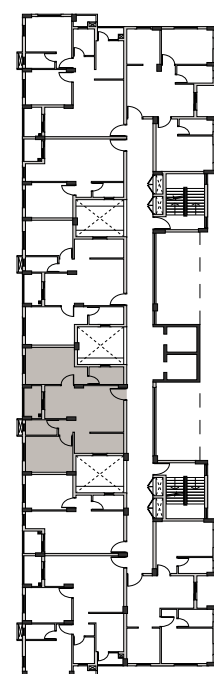
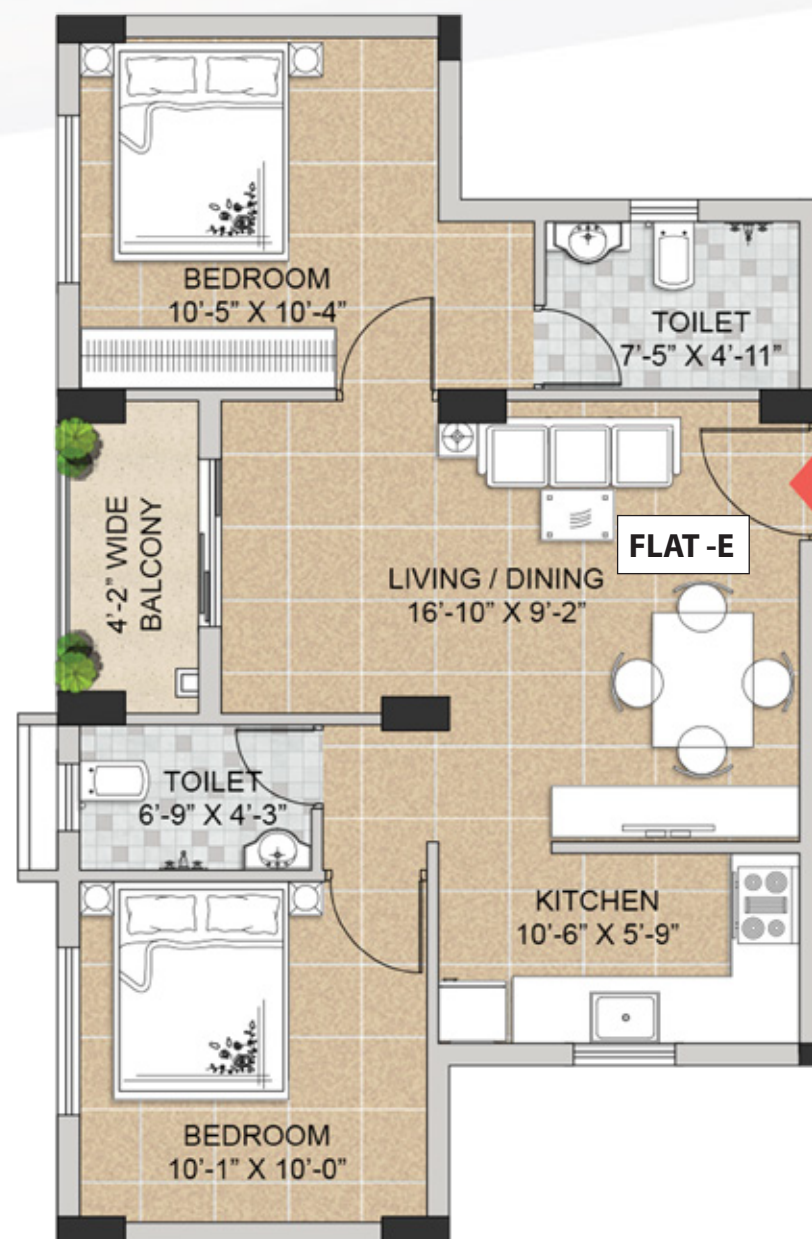


TOWER - 1

D	CARPET AREA - 608 SFT.		BUILT UP AREA - 846 SFT.	
	2BHK +2T			
	990 SFT.			
	BEDROOM - 1	10'-1" X 9'-10"	TOILET - 1	6'-10" X 4'-3"
	BEDROOM - 2	10'-5" X 10'-8"	TOILET - 2	7'-5" X 4'-11"
	LIVING / DINING	16'-10" X 9'-0"	KITCHEN	10'-6" X 5'-7"
	BALCONY	4'-2" WIDE		

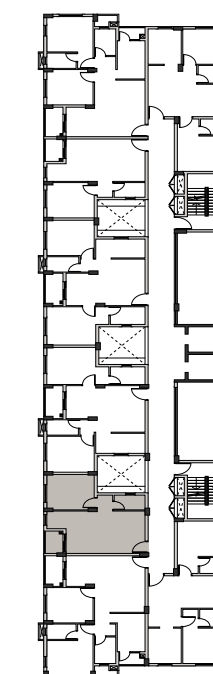






TOWER - 1

E 2BHK +2T 990 SFT.	CARPET AREA - 608 SFT.		BUILT UP AREA - 846 SFT.	
	BEDROOM - 1	10'-5" X 10'-4"	TOILET - 1	7'-5" X 4'-11"
	BEDROOM - 2	10'-1" X 10'-0"	TOILET - 2	6'-9" X 4'-3"
	LIVING / DINING	16'-10" X 9'-2"	KITCHEN	10'-6" X 5'-9"
	BALCONY	4'-2" WIDE		

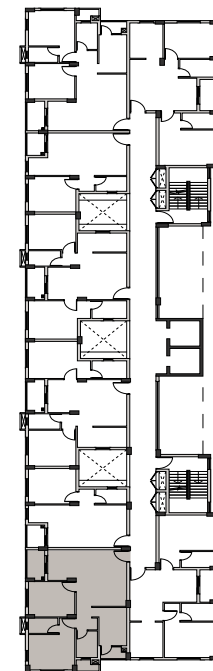
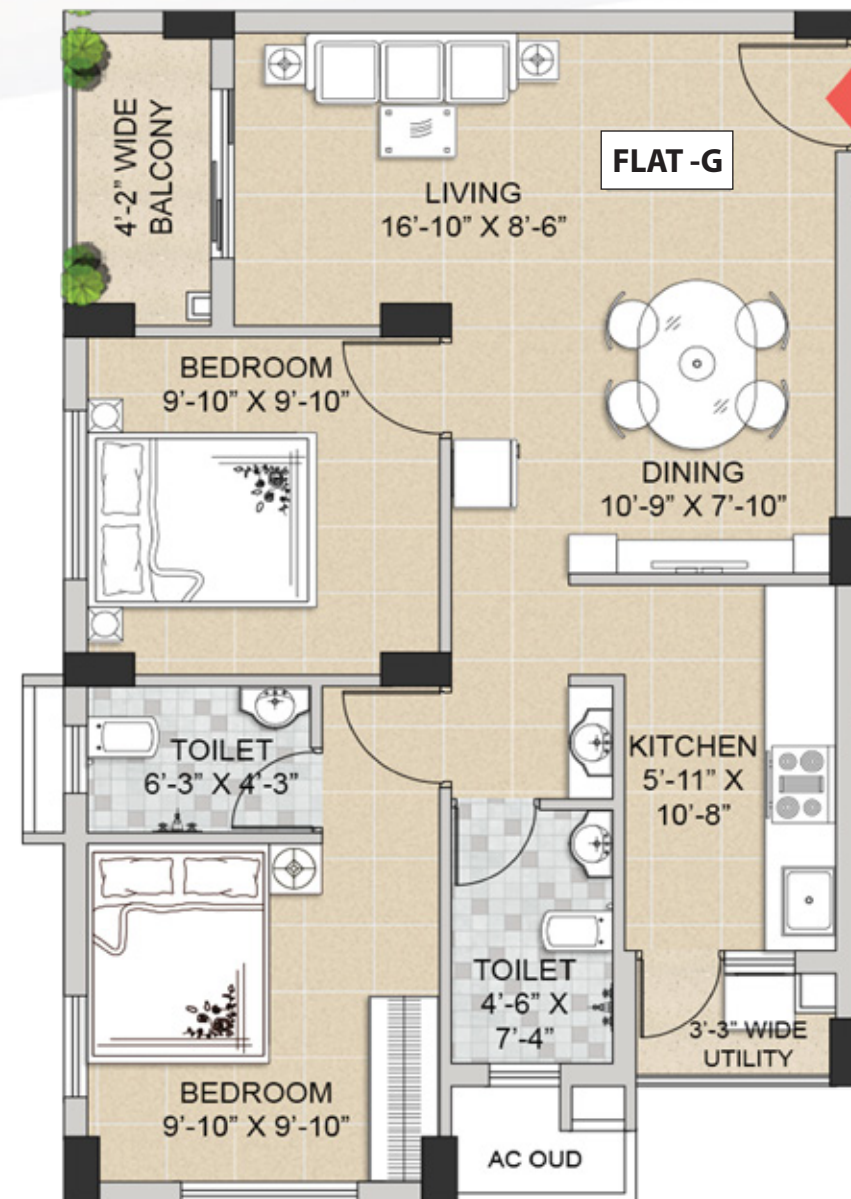


TOWER - 1

F 1BHK +1T 648 SFT.	CARPET AREA - 402 SFT.		BUILT UP AREA - 554 SFT.	
	BEDROOM	10'-1" X 9'-10"	BALCONY	4'-2" WIDE
	TOILET	6'-11" X 4'-1"		
	OPEN KITCHEN	10'-7" X 5'-0"		
	LIVING / DINING	16'-10" X 11'-10"		

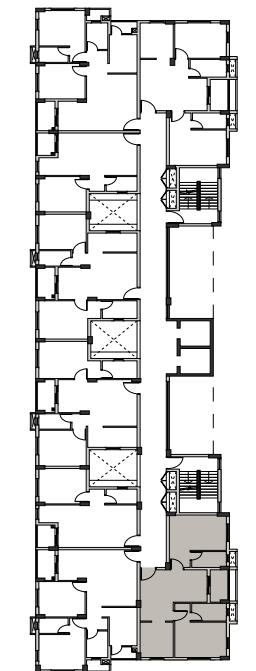
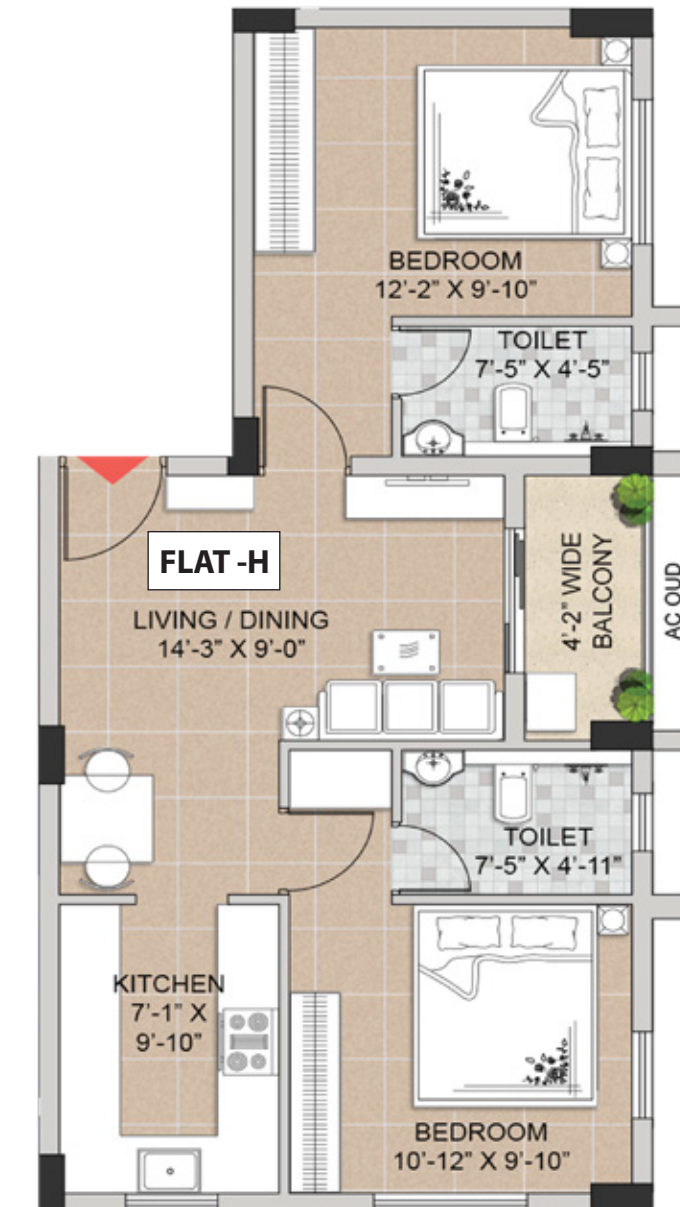






TOWER - 1

<b>G</b> 2BHK +2T <b>1048 SFT.</b>	CARPET AREA - 654 SFT.		BUILT UP AREA - 896 SFT.	
	BEDROOM - 1	9'-10" X 9'-10"	TOILET - 1	6'-3" X 4'-3"
	BEDROOM - 2	9'-10" X 9'-10"	TOILET - 2	4'-6" X 7'-4"
	LIVING	16'-10" X 8'-6"	BALCONY	4'-2" WIDE
	DINING	10'-9" X 7'-10"	UTILITY	3'-3" WIDE
	KITCHEN	5'-11" X 10'-8"		



TOWER - 1

<b>H</b> 2BHK +2T <b>1027 SFT.</b>	CARPET AREA - 628 SFT.		BUILT UP AREA - 877 SFT.	
	BEDROOM - 1	12'-2" X 9'-10"	TOILET - 1	7'-5" X 4'-5"
	BEDROOM - 2	10'-12" X 9'-10"	TOILET - 2	7'-5" X 4'-11"
	LIVING / DINING	14'-3" X 9'-0"	BALCONY	4'-2" WIDE
	KITCHEN	7'-1" X 9'-10"		



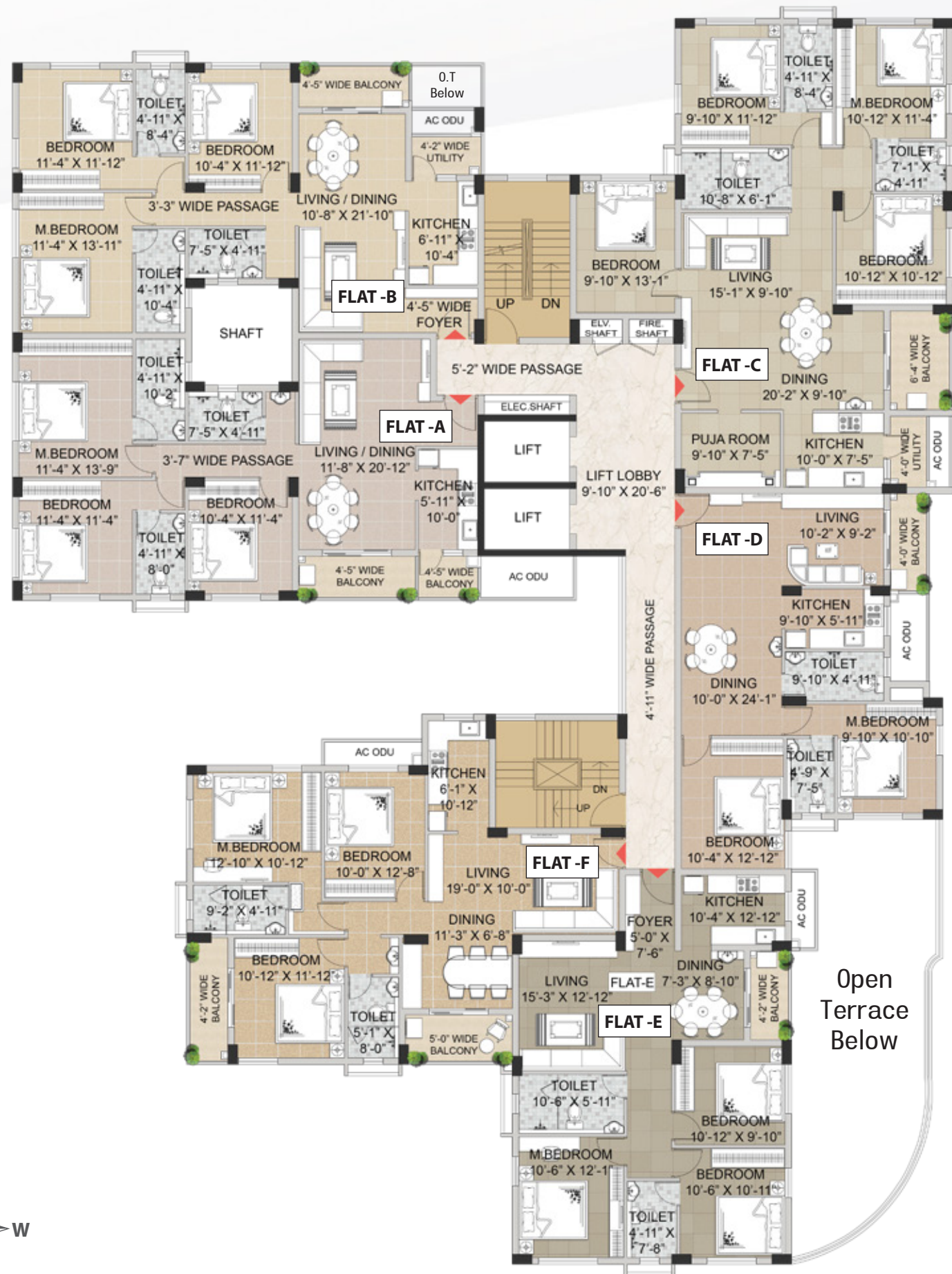




Tower - 2 ( First Floor Plan )

FLAT NUMBER	BHK	CARPET AREA (SQ.FT.)	BUILT UP AREA (SQ.FT.)	S/ BUILT UP AREA (SQ.FT.)
A	3 BHK + 3 T	1066	1311	1587
B	3 BHK + 3 T	1082	1334	1614
C	4 BHK + 3 T	1329	1621	1961
D	2 BHK + 2 T	798	979	1185
E	3 BHK + 2 T	932	1148	1389
F	3 BHK + 2 T	1030	1266	1532





Tower - 2 ( Typical Floor Plan 2<sup>ND</sup> - 6<sup>TH</sup> )

FLAT NUMBER	BHK	CARPET AREA (SQ.FT.)	BUILT UP AREA (SQ.FT.)	S/ BUILT UP AREA (SQ.FT.)
A	3 BHK + 3 T	1066	1311	1587
B	3 BHK + 3 T	1082	1334	1614
C	4 BHK + 3 T	1329	1621	1961
D	2 BHK + 2 T	798	979	1185
E	3 BHK + 2 T	932	1148	1389
F	3 BHK + 2 T	1030	1266	1532



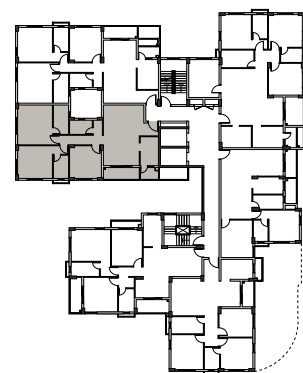
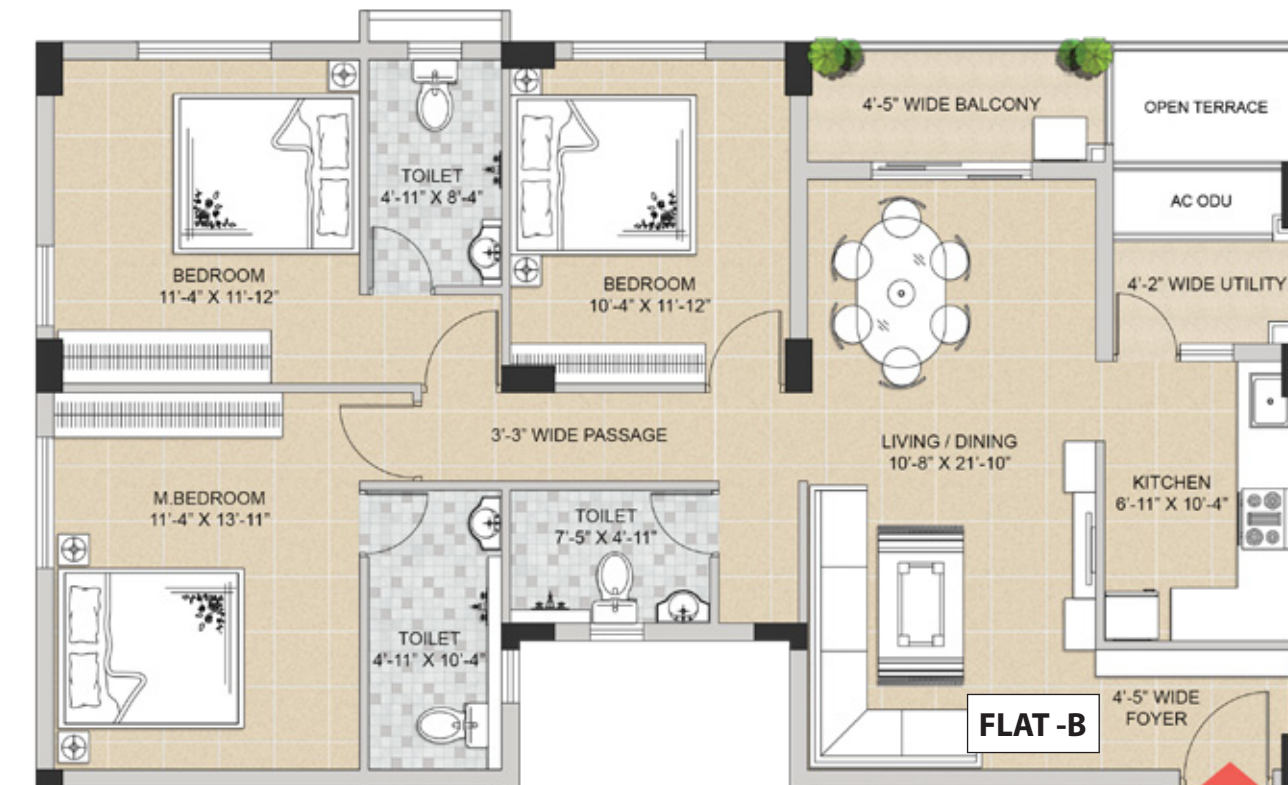
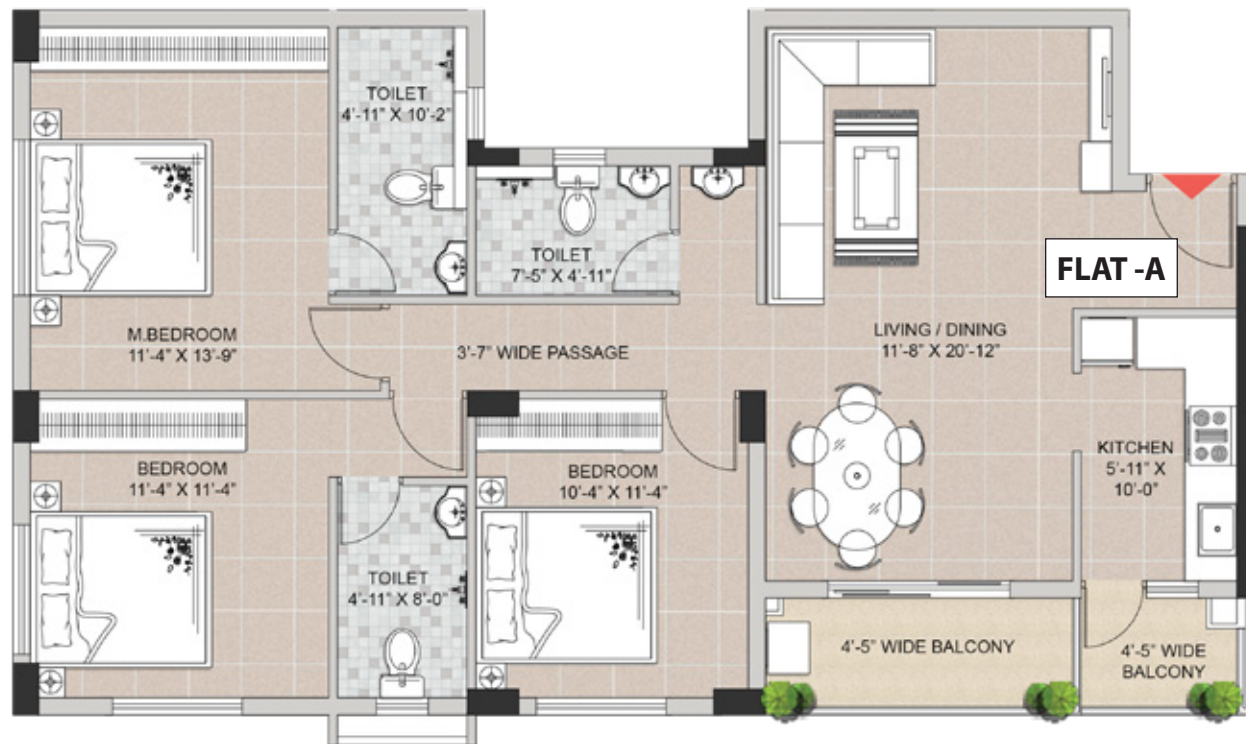


## Tower - 2 ( 7<sup>TH</sup> Floor Plan )

FLAT NUMBER	BHK	CARPET AREA (SQ.FT.)	BUILT UP AREA (SQ.FT.)	OPEN TERRACE AREA (SQ.FT.)	S/ BUILT UP AREA (SQ.FT.)
G	3 BHK + 3 T	1185	1524	1055	1829
H	4 BHK + 3 T	1324	1681	655	2017
I	4 BHK + 3 T	1288	1636	870	1963

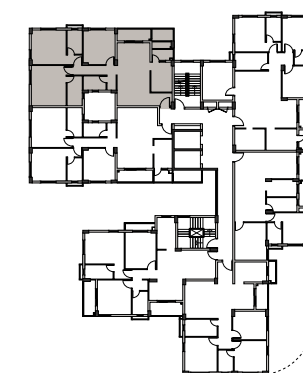






**TOWER - 2**

<b>A</b> 3BHK +3T <b>1587 SFT.</b>	CARPET AREA - 1066 SFT.		BUILT UP AREA - 1311 SFT.	
	BEDROOM - 1	11'-4" X 13'-9"	TOILET - 1	4'-11" X 10'-2"
	BEDROOM - 2	11'-4" X 11'-4"	TOILET - 2	4'-11" X 8'-0"
	BEDROOM - 3	10'-4" X 11'-4"	TOILET - 3	7'-5" X 4'-11"
	LIVING / DINING	11'-8" X 20'-12"	KITCHEN	5'-11" X 10'-0"
	BALCONY -1	4'-5" WIDE	BALCONY -2	4'-5" WIDE



**TOWER - 2**

<b>B</b> 3BHK +3T <b>1614 SFT.</b>	CARPET AREA - 1082 SFT.		BUILT UP AREA - 1334 SFT.	
	M. BEDROOM	11'-4" X 13'-11"	TOILET - 1	4'-11" X 8'-4"
	BEDROOM - 1	11'-4" X 11'-12"	TOILET - 2	4'-11" X 10'-4"
	BEDROOM - 2	10'-4" X 11'-12"	TOILET - 3	7'-5" X 4'-11"
	LIVING / DINING	10'-8" X 21'-10"	BALCONY	4'-5" WIDE
	FOYER	4'-5" WIDE	UTILITY	4'-2" WIDE
	KITCHEN	6'-11" X 10'-4"		

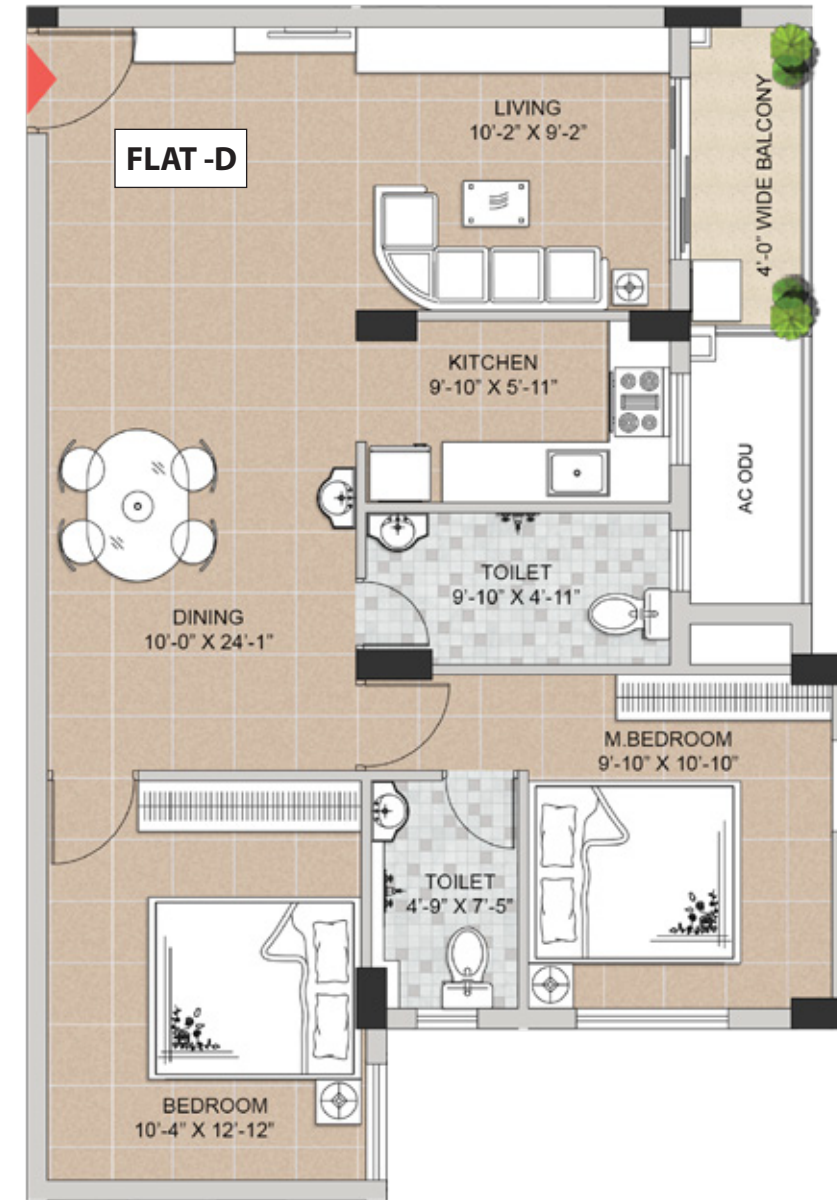
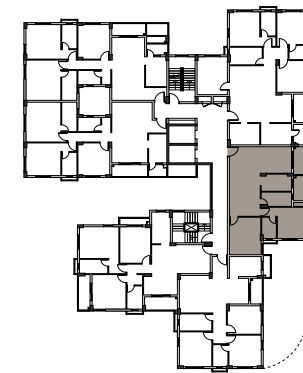






TOWER - 2

<b>C</b> 4BHK +3T 1961 SFT.	CARPET AREA - 1621 SFT.		BUILT UP AREA - 1961 SFT.	
	M. BEDROOM	10'-12" X 11'-4"	TOILET - 1	7'-1" X 4'-11"
	BEDROOM - 1	9'-10" X 11'-12"	TOILET - 2	4'-11" X 8'-4"
	BEDROOM - 2	9'-10" X 13'-1"	TOILET - 3	10'-8" X 6'-1"
	BEDROOM - 3	10'-12" X 10'-12"	PUJA ROOM	9'-10" X 7'-5"
	LIVING	15'-1" X 9'-10"	KITCHEN	10'-0" X 7'-5"
	DINING	20'-2" X 9'-10"	UTILITY	4'-0" WIDE
	BALCONY	6'-4" WIDE		

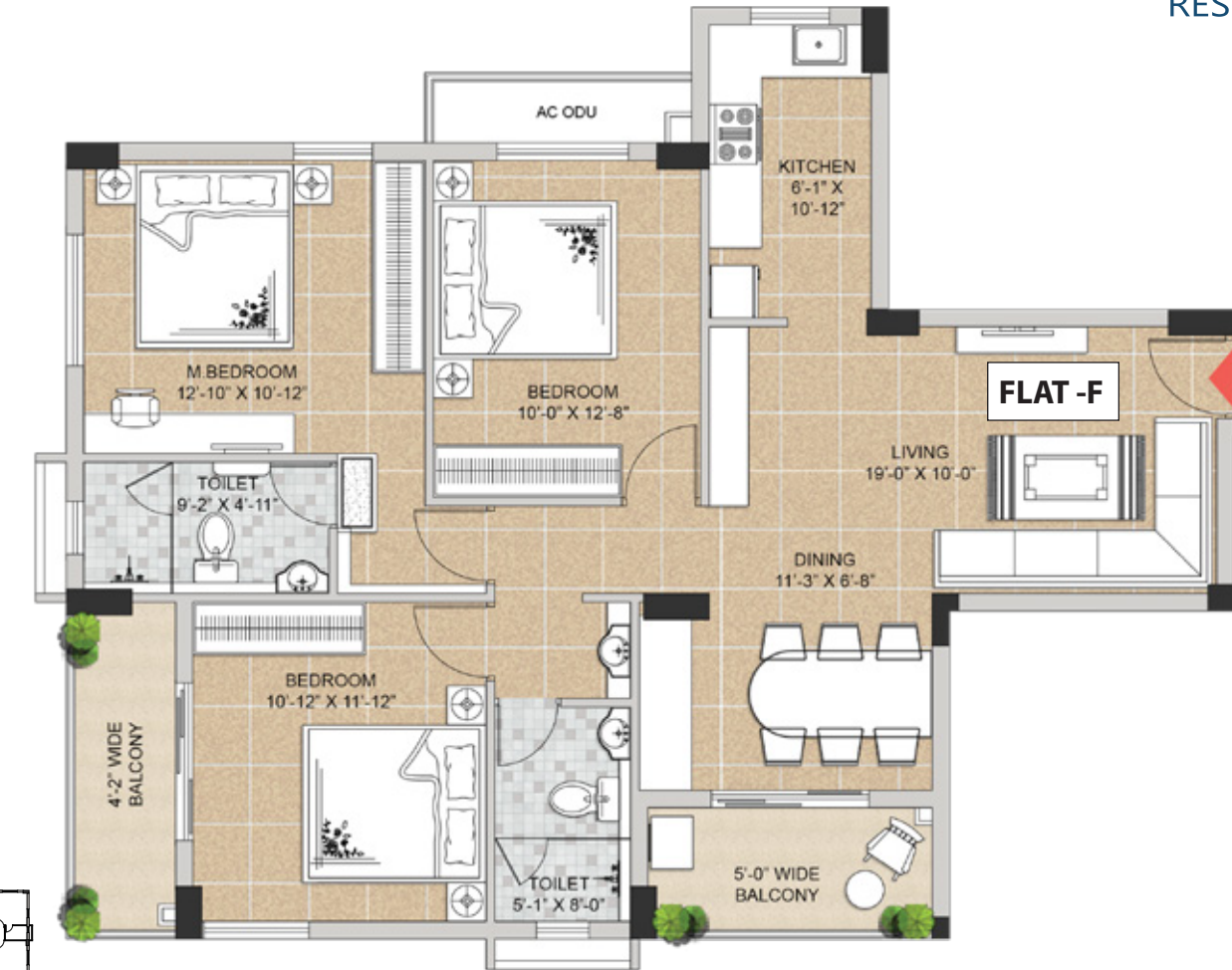
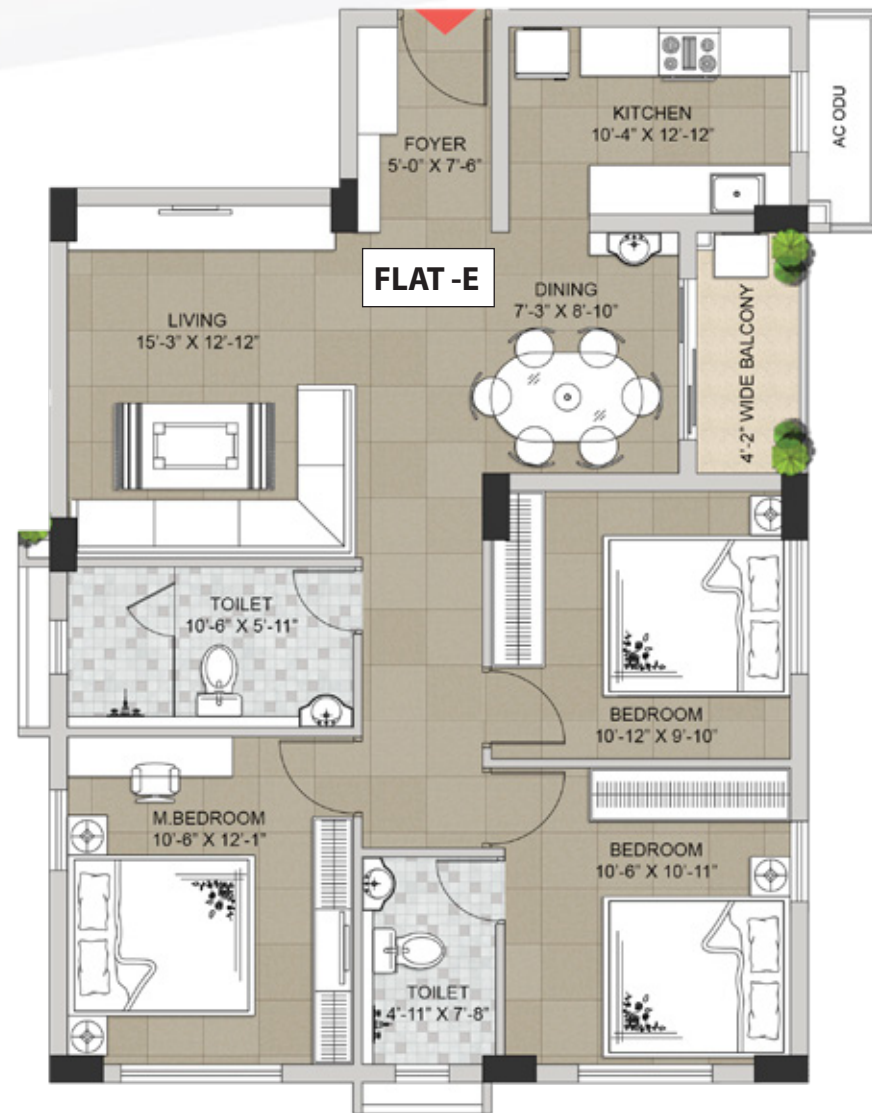


TOWER - 2

<b>D</b> 2BHK +2T 1185 SFT.	CARPET AREA - 798 SFT.		BUILT UP AREA - 979 SFT.	
	M. BEDROOM	9'-10" X 10'-10"	TOILET - 1	4'-9" X 7'-5"
	BEDROOM - 1	10'-4" X 12'-12"	TOILET - 2	9'-10" X 4'-11"
	LIVING	10'-2" X 9'-2"	KITCHEN	9'-10" X 5'-11"
	DINING	10'-0" X 24'-1"	BALCONY	4'-0" WIDE







TOWER - 2

<div>E</div> <div>3BHK +2T</div> <div>1389 SFT.</div>	CARPET AREA - 932 SFT.		BUILT UP AREA - 1148 SFT.	
	M.BEDROOM	10'-6" X 12'-1"	TOILET - 1	4'-11" X 7'-8"
	BEDROOM - 1	10'-6" X 10'-11"	TOILET - 2	10'-6" X 5'-11"
	BEDROOM - 2	10'-12" X 9'-10"	FOYER	5'-0" X 7'-6"
	LIVING	15'-3" X 12'-12"	KITCHEN	10'-4" X 12'-12"
	DINING	7'-3" X 8'-10"	BALCONY	4'-2" WIDE

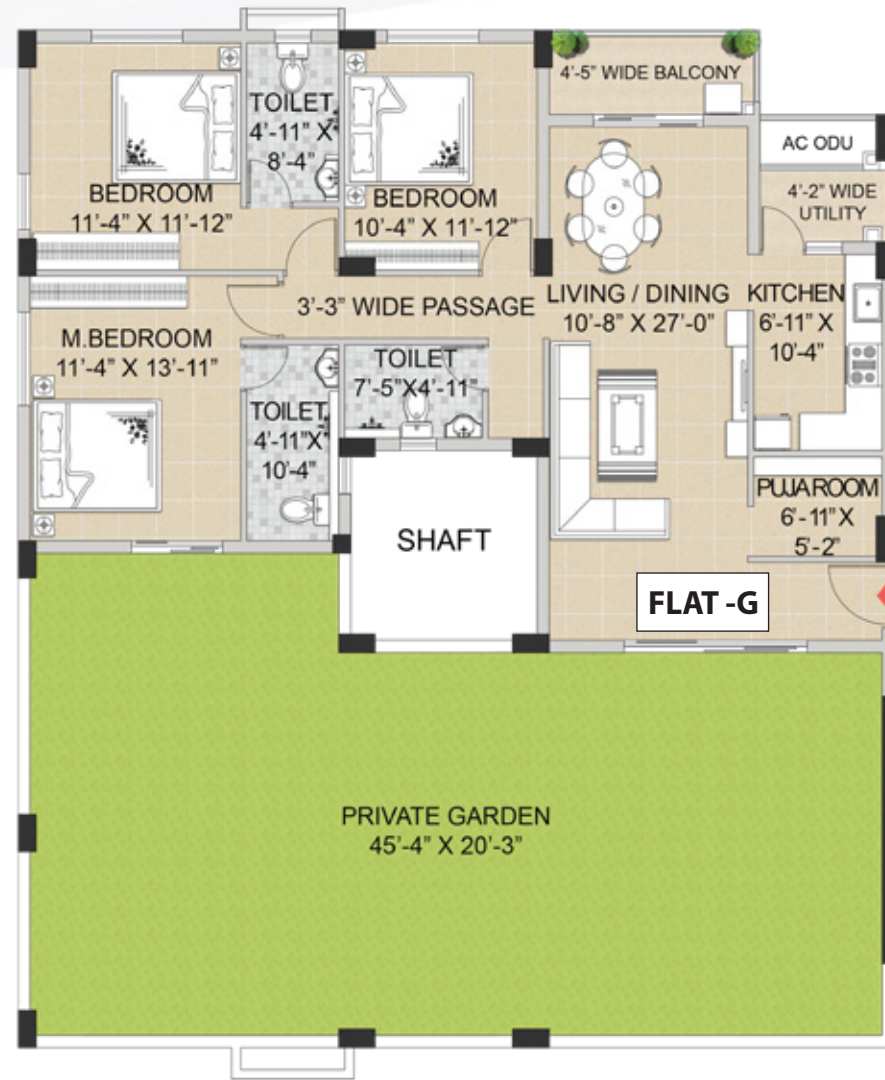


TOWER - 2

<div>F</div> <div>3BHK +2T</div> <div>1532 SFT.</div>	CARPET AREA - 932 SFT.		BUILT UP AREA - 1148 SFT.	
	M. BEDROOM	12'-10" X 10'-12"	TOILET - 1	9'-2" X 4'-11"
	BEDROOM - 1	10'-12" X 11'-12"	TOILET - 2	5'-1" X 8'-0"
	BEDROOM - 2	10'-0" X 12'-8"	KITCHEN	6'-1" X 10'-12"
	LIVING	19'-0" X 10'-0"	BALCONY - 1	5'-0" WIDE
	DINING	11'-3" X 6'-8"	BALCONY - 2	4'-2" WIDE

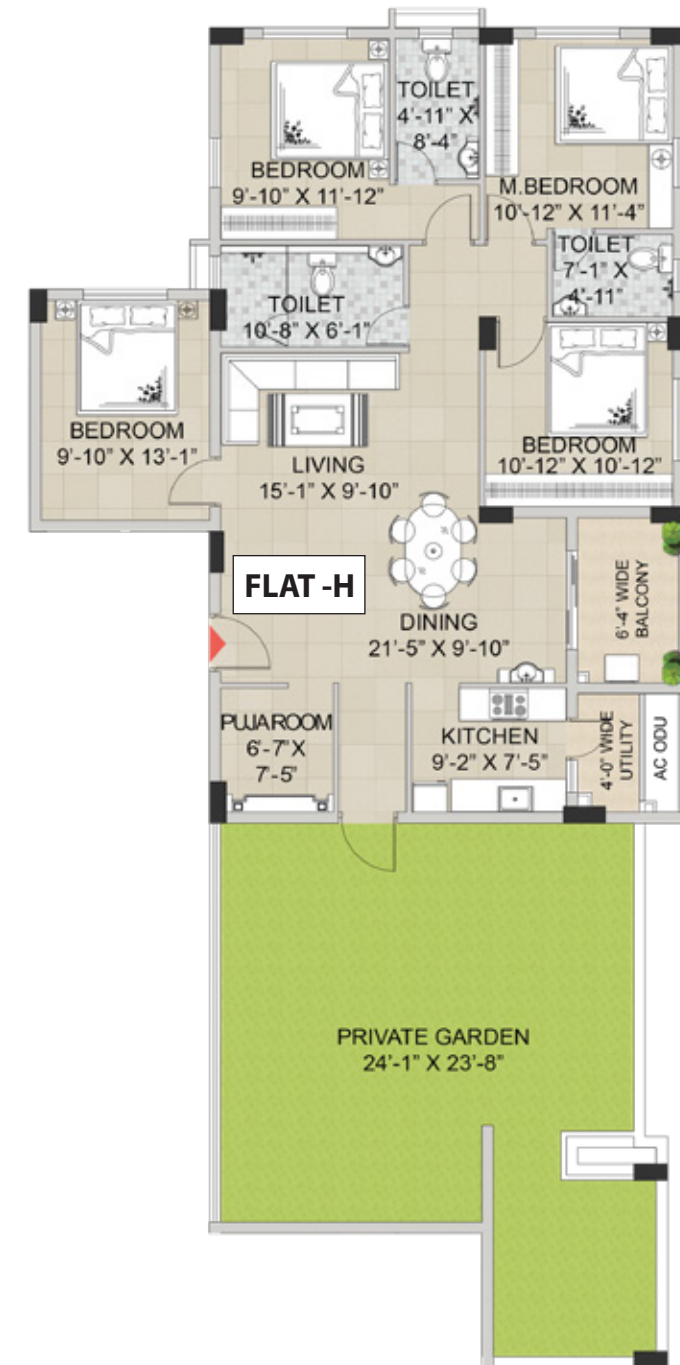
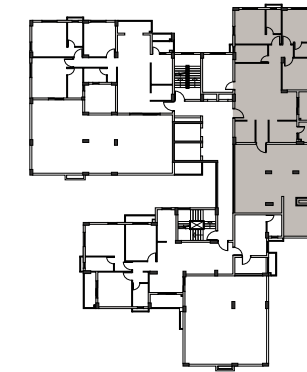






TOWER - 2

<b>G</b> 3BHK +3T 1829 SFT.	CARPET AREA - 1185 SFT.		BUILT UP AREA - 1524 SFT.	
	M. BEDROOM	11'-4" X 13'-11"	TOILET - 1	4'-11" X 10'-4"
	BEDROOM - 1	11'-4" X 11'-12"	TOILET - 2	4'-11" X 8'-4"
	BEDROOM - 2	10'-4" X 11'-12"	TOILET - 3	7'-5" X 4'-11"
	LIVING / DINING	10'-8" X 27'-0"	KITCHEN	6'-11" X 10'-4"
	PUJA ROOM	6'-11" X 5'-2"	UTILITY	4'-2" WIDE
	PRIVATE TERRACE	45'-4" X 20'-3"	BALCONY	4'-5" WIDE



TOWER - 2

<b>H</b> 4BHK +3T 2017 SFT.	CARPET AREA - 1324 SFT.		BUILT UP AREA - 1681 SFT.	
	M. BEDROOM	10'-12" X 11'-4"	TOILET - 1	7'-1" X 4'-11"
	BEDROOM - 1	9'-10" X 11'-12"	TOILET - 2	4'-11" X 8'-4"
	BEDROOM - 2	9'-10" X 13'-1"	TOILET - 3	10'-8" X 6'-1"
	BEDROOM - 3	10'-12" X 10'-12"	KITCHEN	9'-2" X 7'-5"
	LIVING	15'-1" X 9'-10"	UTILITY	4'-0" WIDE
	DINING	21'-5" X 9'-10"	BALCONY	6'-4" WIDE
	PUJA ROOM	6'-7" X 7'-5"	PRIVATE TERRACE	24'-1" X 23'-8"







TOWER - 2

<div>4BHK +3T</div> <div>1963 SFT.</div>	CARPET AREA - 1288 SFT.		BUILT UP AREA - 1636 SFT.	
	M. BEDROOM	12'-10" X 10'-12"	TOILET - 1	9'-2" X 4'-11"
	BEDROOM - 1	10'-0" X 12'-8"	TOILET - 2	5'-1" X 8'-0"
	BEDROOM - 2	10'-12" X 11'-12"	TOILET - 3	4'-8" X 7'-5"
	G. BEDROOM	10'-5" X 14'-3"	BALCONY 1	4'-2" WIDE
	LIVING	24'-6" X 10'-12"	BALCONY 2	4'-11" WIDE
	DINING	10'-12" X 7'-4"	BALCONY 3	10'-10" WIDE
	KITCHEN	6'-1" X 10'-12"	PRIVATE TERRACE	26'-6" X 30'-6"



## SPECIFICATIONS :

	STRUCTURE	<ul style="list-style-type: none"><li>Foundation : DMC Pile boring with Cap &amp; RCC Foundation</li><li>Super Structure : Earthquake resistant RCC frame structure</li><li>Elevation : Meticulously designed modern elevation with quality craftsmanship</li></ul>
	WALL FINISHING	<ul style="list-style-type: none"><li>Exterior Walls : High quality external paint with modern and elegant outer finish</li><li>Internal Walls : Brick Wall with POP finish</li></ul>
	TREATMENT	<ul style="list-style-type: none"><li>Anti-termite and waterproofing treatment applied during various stages of construction</li></ul>
	ELEVATORS	<ul style="list-style-type: none"><li>Fully Automatic elevator of LT or Kone or equivalent make</li></ul>
	WINDOWS	<ul style="list-style-type: none"><li>Powder Coated Aluminum sliding windows</li></ul>
	COMMON AREA FINISHES	<ul style="list-style-type: none"><li>Staircase including landings and corridor's finished with kota or virtified tiles or marbles.</li><li>Lift lobbies or other lobby areas with vitrified tiles.</li></ul>
	DOORS	<ul style="list-style-type: none"><li>Main Door : Wooden frame and flush door with lock of Godrej or equivalent</li><li>Internal Door : Wooden frame, flush door, Night latches &amp; magic eyes for entrance door. Bathroom latches on toilet doors</li></ul>
	ELECTRICAL	<ul style="list-style-type: none"><li>Concealed copper wiring with good quality modular switches of good repute with MCB distribution. Provision of AC point in master bedroom. 2 lights point, one fan and one 5A point in all bedrooms. Geyser and exhaust point in all toilets.</li></ul>
	ROOM, KITCHEN, TOILET & BALCONY	<ul style="list-style-type: none"><li>Master Bedroom : Vitrified tiles of reputed make</li><li>Other Bedroom : Vitrified tiles of reputed make</li><li>Kitchens / Bathroom : Anti-skid tiles of reputed make.</li><li>Tiles up to 2 feet above counter. Granite Counter top with stainless steel sink. Matte finish anti skid ceramic tiles on floor. CP fittings of hindware or equivalent make. Dual source of water supply. Point for water purifier and provision for exhaust fan.</li><li>Good quality ceramic tiles of height up to 7 feet on walls, Concealed pipe line for separate hot / cold shower. Good quality sanitary fittings (White) of reputed brand like hindware, Essco or equivalent make. Matte - finish anti skid ceramic tiles on the floor. CP fitting of Hindware / Essco or equivalent brand, Geyser point in all toilets.</li><li>Vitrified tiles on floor. POP with primer on walls.</li></ul>

The above specifications and amenities are tentative and may be changed or modified at the sole discretion of the developer and / or for technical reasons.





Developer



Redefining the real estate industry in Kolkata, Ingenium is a power house when it comes to constructing premium residential and commercial buildings. The group is having a team of experienced professionals from the real estate industry who have come together to redefine the premium residential and commercial buildings. The Group aims to achieve high design construction excellence within a limited time frame at competitive prices. High class construction and meticulous planning are the parameters that set the group apart from others in the field. By giving a prestigious address to you.

Architect

**ARNAB RAY**

Salt Lake, Kolkata – 700 106

Kolkata based architectural firm is known for its vibrant and prestigious creations across prominent areas. The firm specializes in consulting, design, and development of architecture & interior projects. Our Philosophy is to focus on sustainable development with a commitment to both the planet and people. Our quest is to create better living.

Strategic Partner



Anarock is the country's leading Service Provider in Residential Advisory space, having end-to-end capabilities to offer a Sales & Marketing Mandate Solution i.e., exclusive rights of a particular project. Anarock brings a focused sales strategy backed with market intelligence & learnings along with high quality professionals, handpicked in each city based on project requirements, thus providing a clear market leadership for the project.

Brand Consultant



To create environments that inspires a love of living. We will do this by creating beauty in the build environment, incorporating design innovation and strong adherence to quality, and always being responsive to our clients, communities and environments affected by our work. We aim to serve the most creative as well as effective branding approaches, that touch all the verticals of marketing and create a distinguished position with the help of outstanding aesthetic skills for each real estate project.





ENVELOPE YOUR LIFE IN AN  
*Ambience* LIKE NEVER BEFORE



DEVELOPED BY



SITE ADDRESS

Ramesh Mitra Road, Intersection of 91 Bus Route &  
6 lane expressway Opposite to Rishi Enclave,  
Rajarhat, Kolkata 700 136


STRATEGIC PARTNER



WBRERA/A/KOL/2023/000209

FOR ENQUIRY

 **+91-95133 69932**

 ingeniumresidency@gmail.com

**WBRERA: WBRERA/P/NOR/2025/002587 | [www.rera.wb.gov.in](http://www.rera.wb.gov.in)**

DISCLAIMER : This is not a legal document. The plans and photographs are conceptual and subject to change. The actual product shall vary according to the sole discretion of the developer. No claims shall be entertained by the developer depending on this material. Though the contents of the broadsheet have been complied with the intention to provide information to the best of our knowledge, there may be some changes from time to time which may not reflect on the broadsheet. While enough care is taken by the developer to ensure that the information on the broadsheet is up to date and accurate, the users are advised to verify designs, plans, specifications, facilities, features, etc. with our team.