

GANGA RIVER



winsome
ICON

Elevate Height

RERA APPROVED: BRERAP60002-5/98/R-1605/2023

GANGA RIVER

JP SETU

AIIMS - DIGHA
ELEVATED
FLYOVER

A

B

C

D

WING A

WING B

90' WIDE RAOD





Tower D- 3BHK

Tower C
Wing A- 4 & 3 BHK
Wing B- 4 & 2 BHK

Tower B (Affordable Tower)
1BHK & IRK

Tower A- Commercial
Spaces

Aerial View



Winsome Group offers not just a home to stay in, but an asset for generations.

Winsome Group is a leading, multi-faceted and socially responsible Group that balances between business and responsibility towards a sustainable social and natural environment. Winsome Group is the leading infrastructure and real estate company in India.

Winsome Group is diversified in different vertical. As an experienced real estate player the group has completed several projects in Patna, Pune and Dapoli. The Group has several ongoing projects there as well. The group consists of dynamic professionals having rich experience in different sectors and core strength in real estate business to achieve the Mission & Goal of the company.

Winsome Group offers not just a home to stay in, but an asset for generations.

Our Key resources Human endeavour and good will, competency to build, deliver and extend customer support.

We bring you a new array of apartments and flats that match your requirements and complement your lifestyle. We remain unlike among other home builders with our unique styles and perceptions. These, along with quality of process and materials, ensure positive results. We are one of the leading home builders in India who have undertaken several projects and driven them to their successful completion on time.



Site View

Tower A 
Commercial Spaces

Tower B 
Affordable Tower | 1 BHK & IRK

Tower C 
Wing A- 4 & 3 BHK | Wing B- 4 & 2 BHK

Tower D 
3BHK

- | | | |
|----------------------------------|-----------------------|--------------------------|
| 1. Main Road | 9. Yoga Lawn | 17. Meditation Pavilion |
| 2. Commercial Parking | 10. Shaded Parking | 18. Acupressure Pathway |
| 3. Residential Entrance Driveway | 11. Visitor Parking | 19. Pergola |
| 4. Entrance Gate | 12. Exit Gate | 20. Residential Driveway |
| 5. Club House | 13. Party Lawn | |
| 6. Swimming Pool | 14. Baby Pool | |
| 7. Basket Ball Court | 15. Temple | |
| 8. Kid's Play Area | 16. Net Cricket Pitch | |



Club House

Extravagantly Pleasing —
Ecstatically designed elements.

An abstract idea of reliving the enchanting and complementing elements gives your lifestyle great symbols and icons. Icons of iconic life!

Swimming Pool

Divinity Expressed
A dive into the eternal aqua.

Winsome ICON's swimming pool will instil divine emotions and a great space to cool off and hang out. A full leisure and relaxing aura is guaranteed here.



Podium View



OUR VISION

To serve society by creating luxurious residential and commercial spaces that are high on quality, affordability, and delivered on schedule; each home is a quality product that promises a lifetime of satisfaction. Gaining customers satisfaction and trust is our motto.

An introduction to that which needs none.



winsome
ICON

Commercial Tower



winsome

Commercial Shops







winsome

ICON

Only 18-storeyed icon
within 5-km vicinity



Site Layout



Ground Floor Amenities

- *Luxurious Entrance Lobby With Double Height*
- *Swimming Pool*
- *Kid's Pool*
- *Party Lounge*
- *Sculpture*
- *Theme Wall*
- *Cricket Pitch With Net*
- *Service Area*
- *Visitor Open Parking*
- *Jogging Track*
- *Intercom*



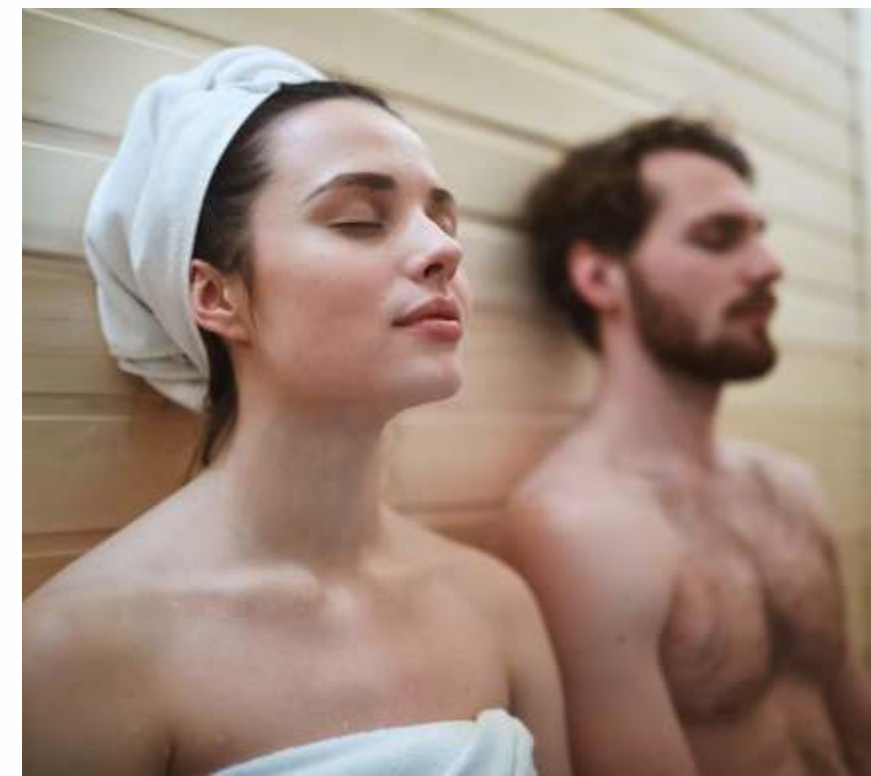


Club House Amenities



Winsome Icon clubhouse is a versatile common space like often found within residential communities, apartment complexes, or recreational facilities. It serves as a hub for various social and recreational activities, fostering a sense of community among its users. Winsome Icon Clubhouses includes Gymnasium, Multipurpose Hall, Steam-bath & Lounge. Residents or members can use these facilities for gatherings, parties, meetings, and fitness routines.

Clubhouses are designed to enhance the quality of life within a community, providing residents with a convenient and attractive space for relaxing and socialising. They may also host events and activities organized by community management or resident associations, promoting interaction and building a strong sense of belongingness. Overall, clubhouses play a vital role in enhancing the overall lifestyle and community spirit of the residents they serve.



Landscape Open Area Amenities



•
*Multi-Purpose
Court*

•
Pergola

•
*Children Play
Area*

•
Yoga Lawn

•
*Acu-Pressure
Pathway*

•
*Meditation
Pavilion*

•
Temple



Landscape Covered Floor Amenities



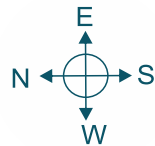
- *Mini Theater*
- *Dance / Zumba*
- *Youngster Plaza*
- *Guest Room*
- *Common Dining Area*
- *Sitout Area*
- *Pantry*
- *Chess / Card Room*
- *Table Tennis / Pool*
- *Guest Lounge*
- *Bunk Beds*
- *Senior Sitout Area*
- *Kid's Play Area*
- *Chit Chat / Kid's Sitout Area*



Tower A

Ground Floor = Shop Number 1 to 15

Shop No	Carpet Area	Mezz Area	Total Carpet Area	B/U Area	S B/U Area
01	259	286	545	611	917
02	405	281	686	744	1116
03	202	95	298	334	501
04	203	96	298	347	521
05	203	96	298	347	521
06	202	95	298	334	501
07	405	281	686	750	1125
08	259	286	545	614	921
09	271	156	427	473	710
10	535	333	868	964	1446
11	203	125	329	379	569
12	203	125	329	372	559
13	476	274	750	852	1278
14	511	481	993	1103	1655
15	271	156	427	473	710



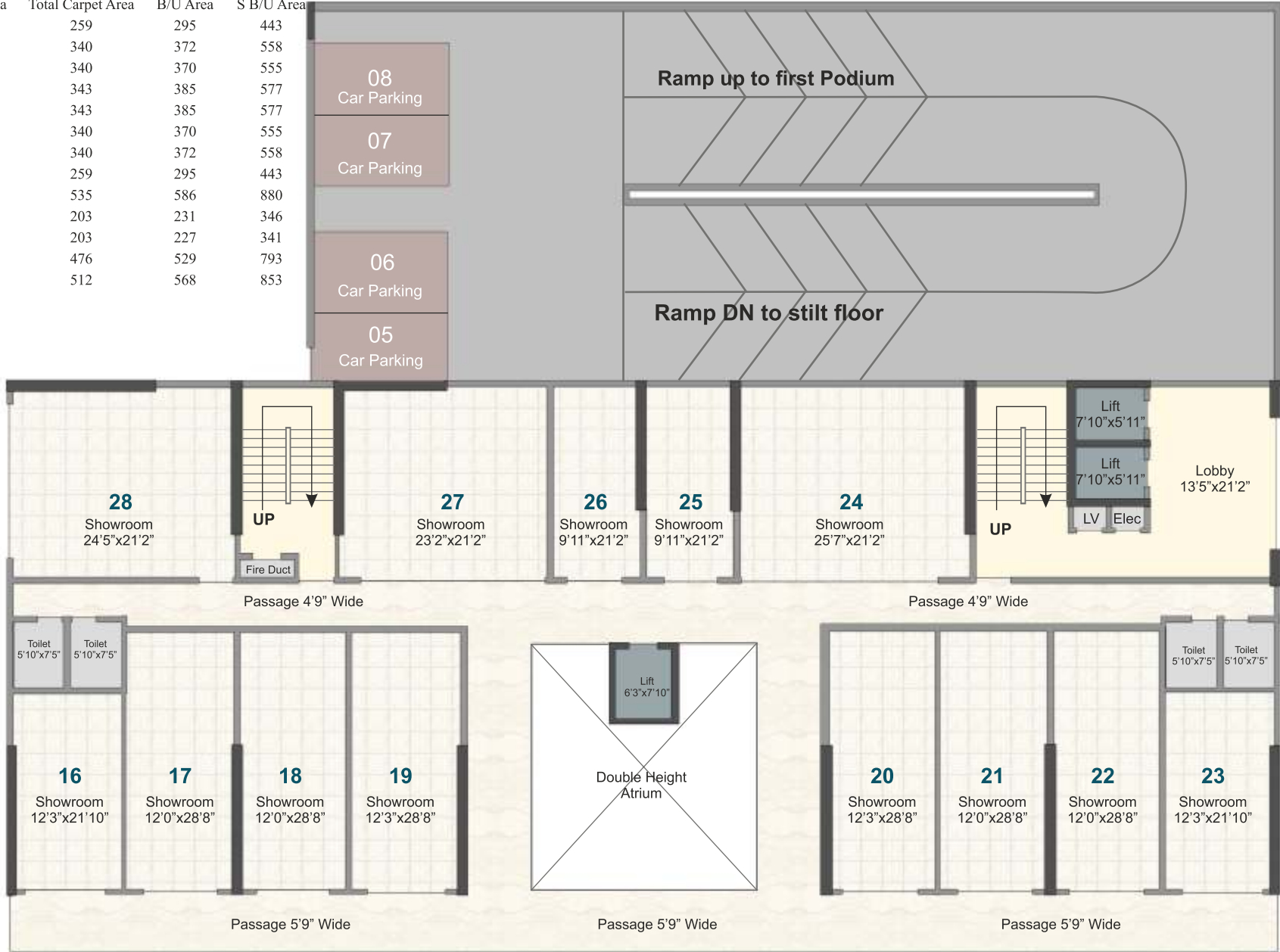
Mezzanine Floor Plan



Tower A

First Floor = Shop Number 16 to 28

Shop No	Carpet Area	Mezz Area	Total Carpet Area	B/U Area	S B/U Area
16	259	-	259	295	443
17	340	-	340	372	558
18	340	-	340	370	555
19	343	-	343	385	577
20	343	-	343	385	577
21	340	-	340	370	555
22	340	-	340	372	558
23	259	-	259	295	443
24	535	-	535	586	880
25	203	-	203	231	346
26	203	-	203	227	341
27	476	-	476	529	793
28	512	-	512	568	853

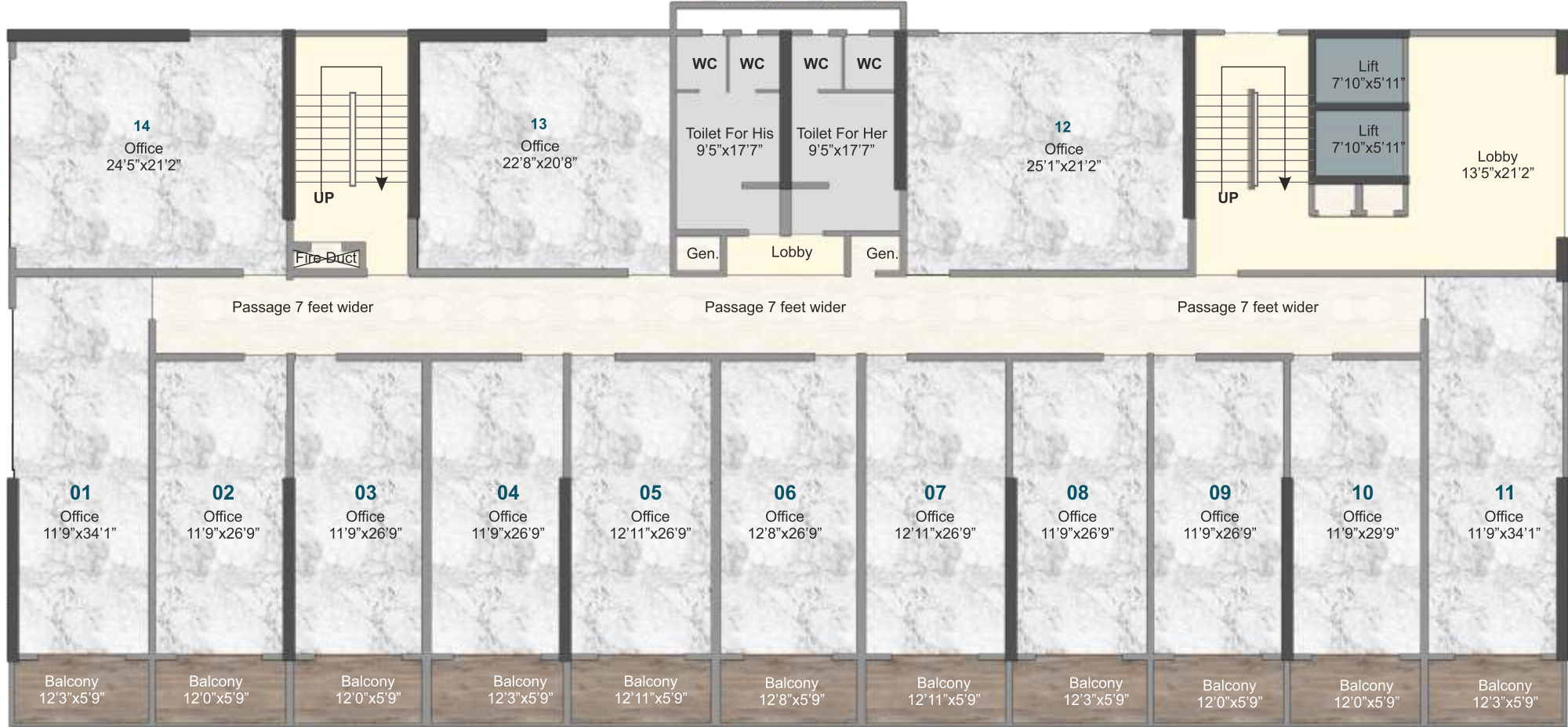


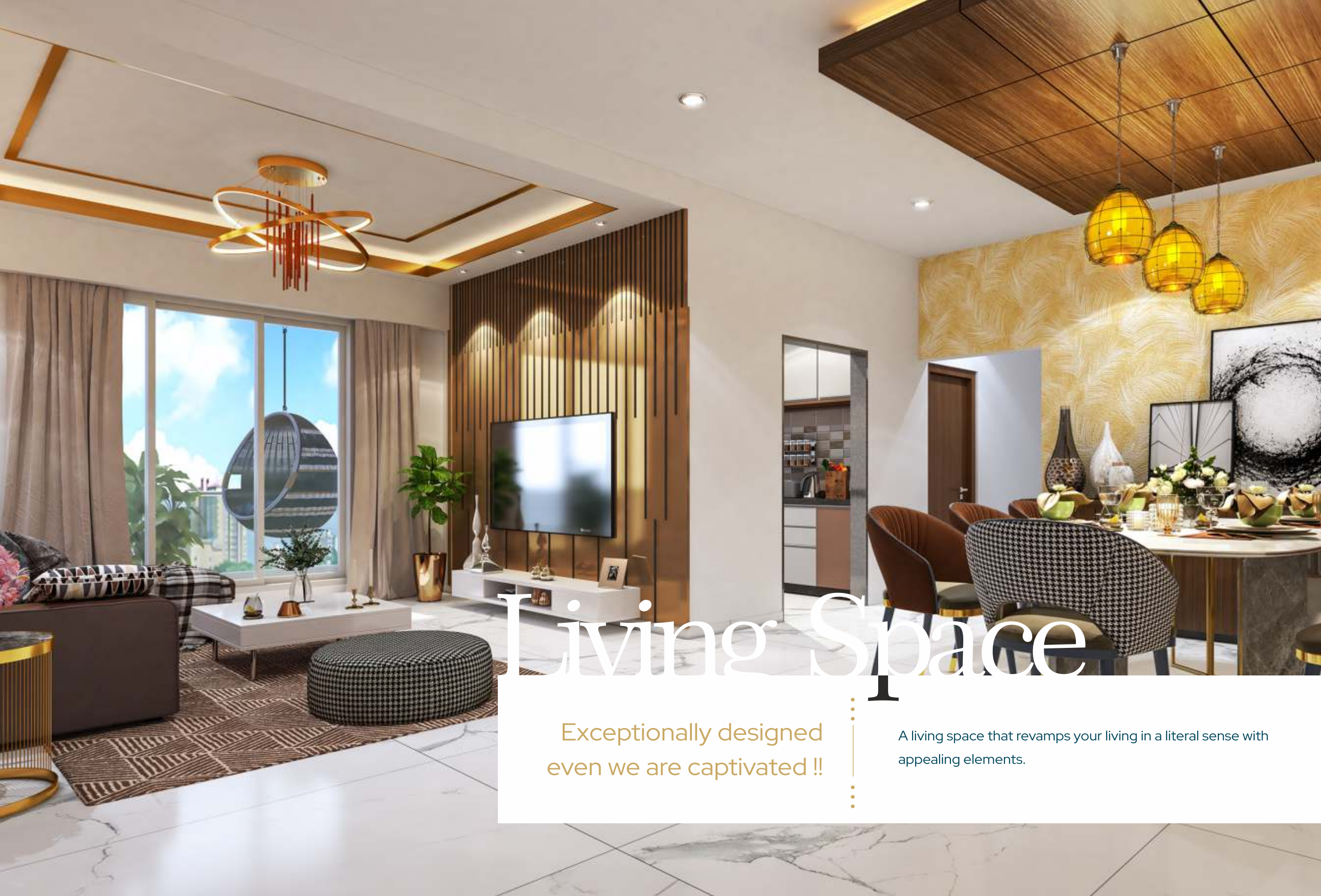
Tower A

4th to 8th Floor = Office Number 01 to 14

Office No.	Carpet Area	Balcony Area	Total Carpet Area	B/U Area	S B/U Area
01	417	70	487	534	801
02	324	69	393	423	635
03	324	69	393	423	635
04	327	70	397	427	641
05	353	74	426	458	687
06	346	72	418	446	668
07	353	74	426	458	687

Office No.	Carpet Area	Balcony Area	Total Carpet Area	B/U Area	S B/U Area
08	327	70	397	428	642
09	324	69	393	423	635
10	324	69	393	423	635
11	417	70	487	537	806
12	535	-	535	588	883
13	478	-	478	534	801
14	512	-	512	565	848





Living Space

Exceptionally designed
even we are captivated !!

A living space that revamps your living in a literal sense with
appealing elements.

Bedroom



Winsome Icon bedroom is a private space within a home, typically designed for sleeping and relaxation. Bedrooms are essential for rest and rejuvenation.



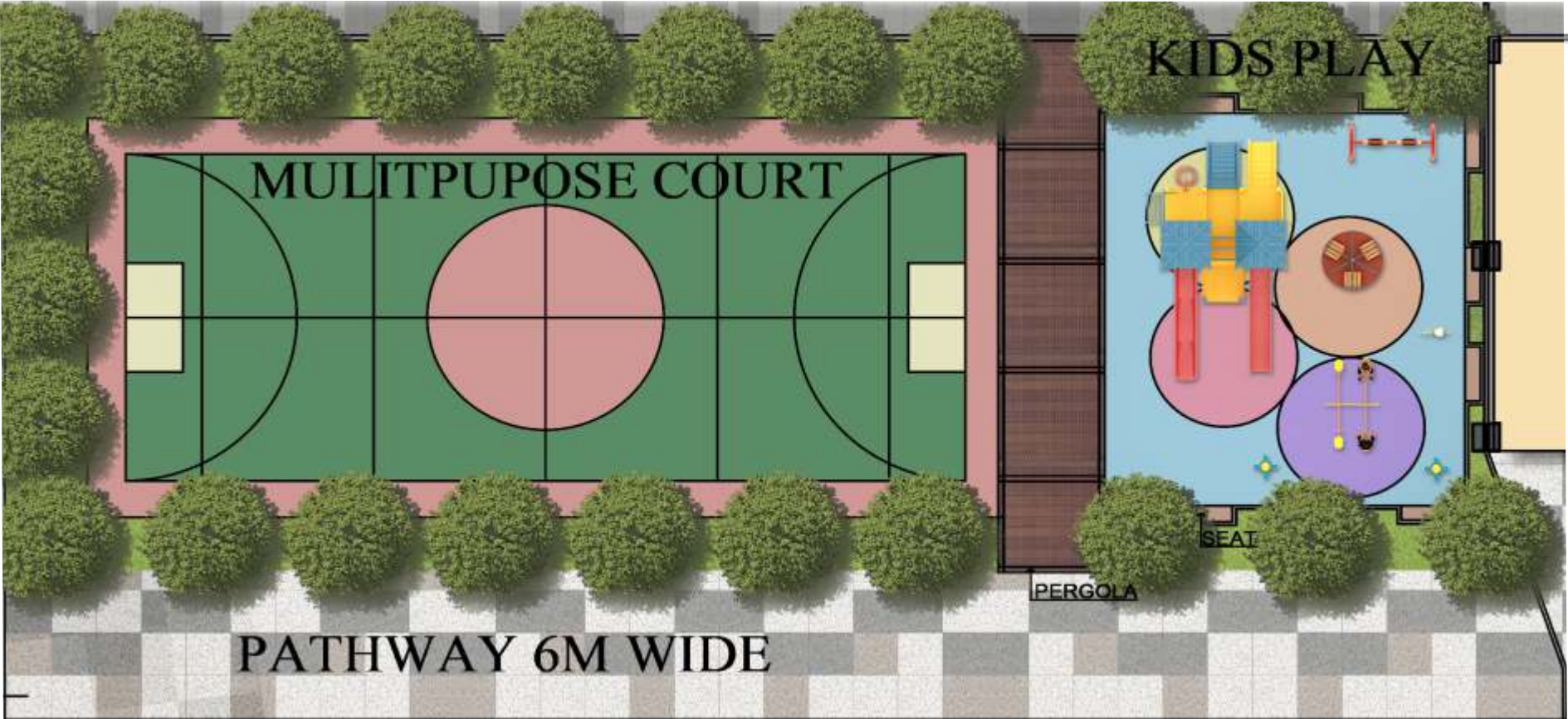
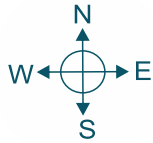
Kitchen



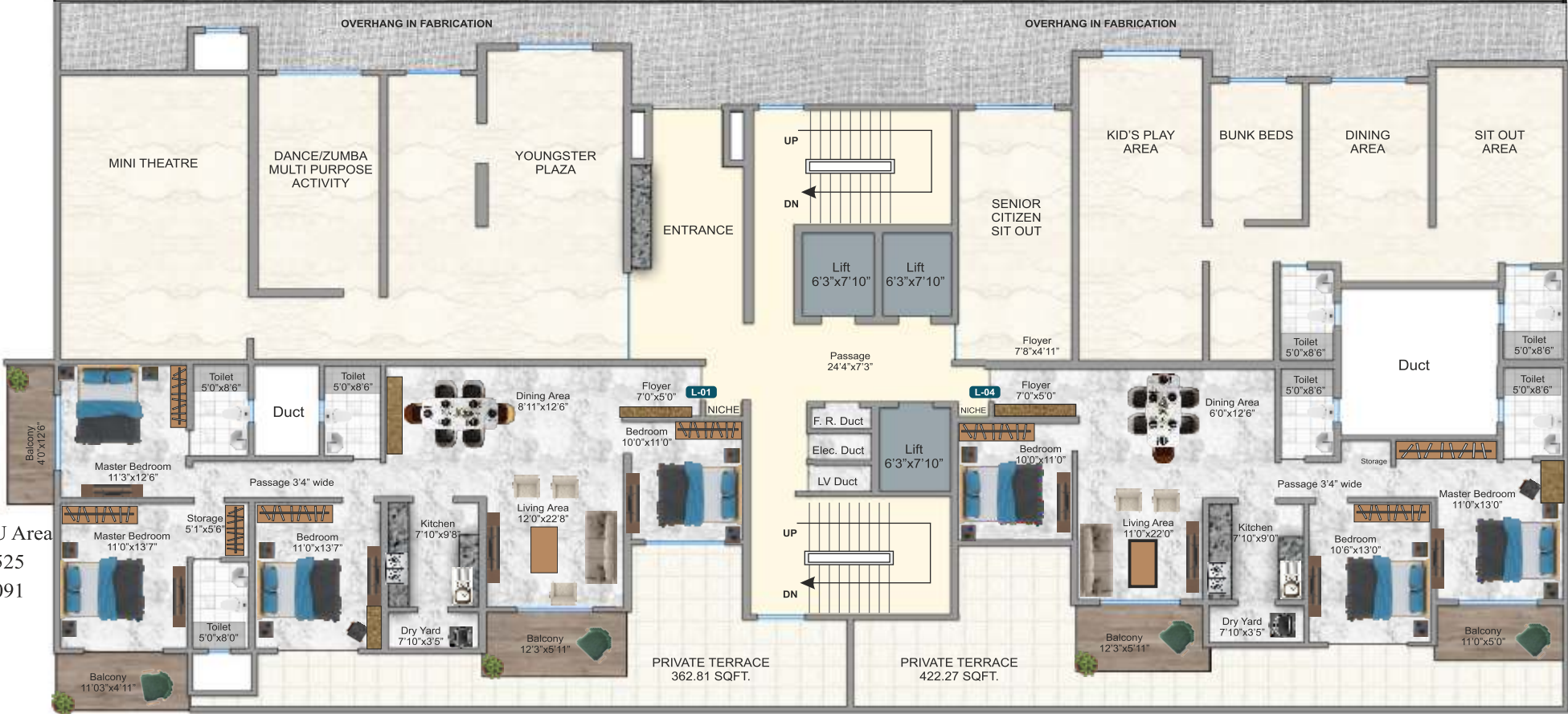
A kitchen is a functional space in a home for food preparation, cooking, and sometimes dining. Kitchens are the heart of a home and, **Winsome Icon** ensures that this heart throbs throughout, giving life to the house

Tower C

Landscape Level



Wing - A

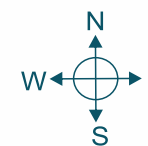


Flat No	Type	Carpet	Balcony	P. Terrace	B/U Area	S B/U Area
L-01	4BHK	1336	207	363	1906	2525
L-04	3BHK	1032	148	422	1603	2091

Tower C

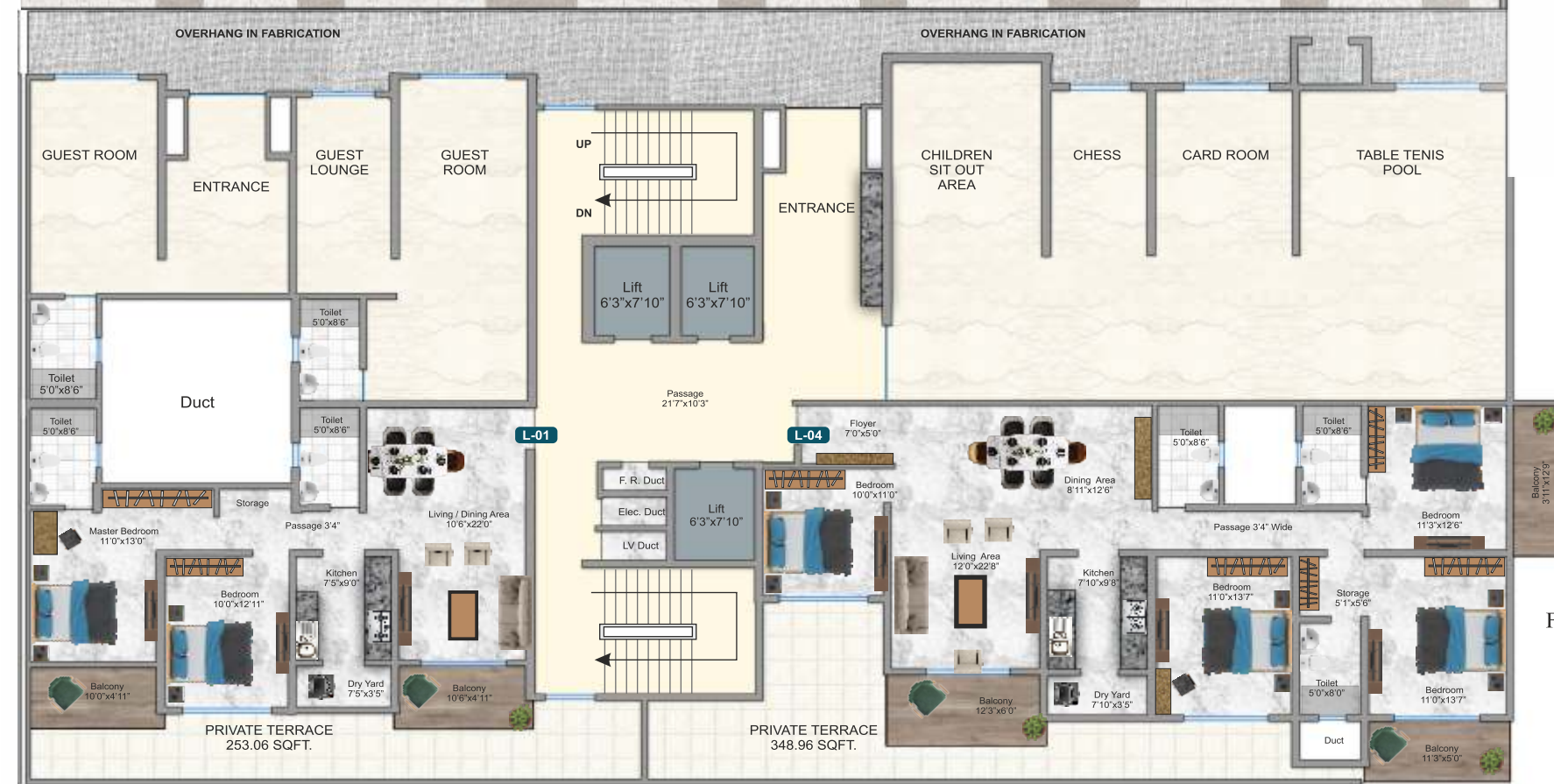
Landscape Level

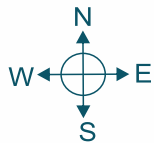
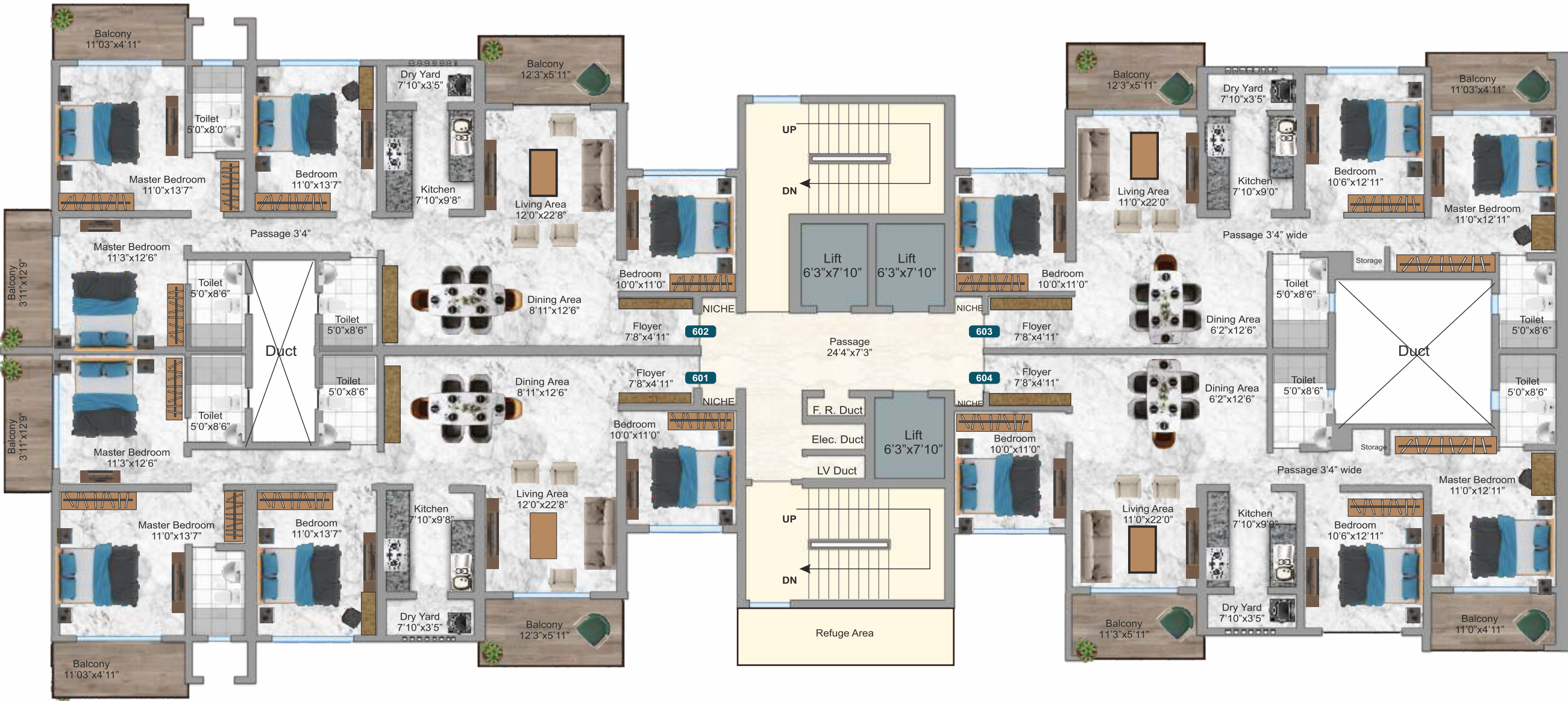
MEDITATION



Wing - B

Flat No	Type	Carpet Area	Balcony	P. Terrace	B/U Area	S B/U Area
L-01	2BHK	810	129	253	1192	1591
L-04	4BHK	1336	207	349	1893	2517





Wing - A

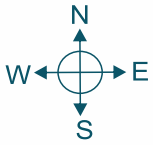
Flat No	Type	Carpet	Balcony	B/U Area	S B/U Area
601	4BHK	1336	207	1664	2163
602	4BHK	1336	207	1664	2163
603	3BHK	1032	148	1284	1669
604	3BHK	1032	148	1284	1669

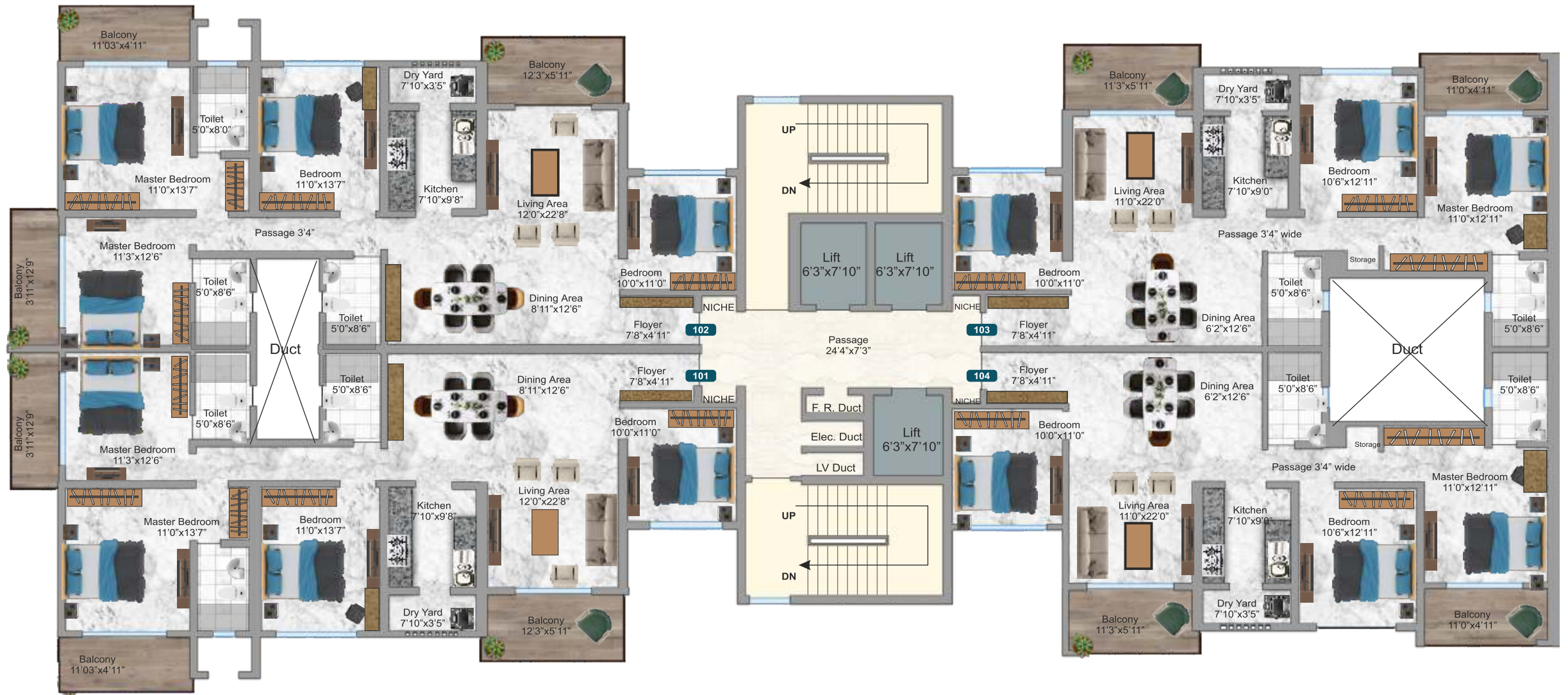
Floor = 6th & 11th



Wing - B

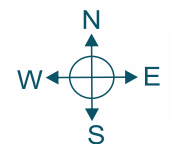
Flat No	Type	Carpet Area	Balcony	B/U Area	S B/U Area
601	2BHK	810	129	1029	1338
602	2BHK	810	129	1029	1338
603	4BHK	1336	207	1664	2163
604	4BHK	1336	207	1664	2163





Wing - A

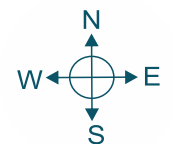
Flat No	Type	Carpet	Balcony	B/U Area	S B/U Area
101	4BHK	1336	207	1664	2163
102	4BHK	1336	207	1664	2163
103	3BHK	1032	148	1284	1669
104	3BHK	1032	148	1284	1669





Wing - B

Flat No	Type	Carpet Area	Balcony	B/U Area	S B/U Area
101	2BHK	810	129	1029	1338
102	2BHK	810	129	1029	1338
103	4BHK	1336	207	1664	2163
104	4BHK	1336	207	1664	2163

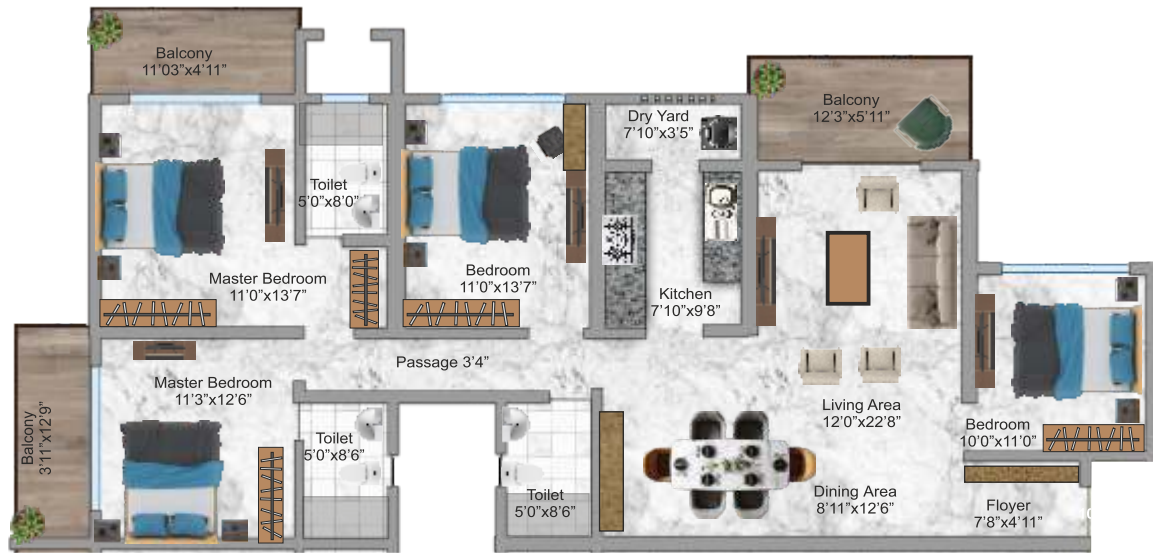


Wing A (4BHK) 101 - 102

Tower C

Wing A (3BHK) 103 - 104

Bedroom : 04 | Balcony : 03 | Toilet : 03 | Dry Yard : 01 | Super B Area : 2163 Sqft.



Bedroom : 03 | Balcony : 02 | Toilet : 02 | Dry Yard : 01 | Super B Area : 1669 Sqft.



Wing B (2BHK) 101 - 102

Tower C

Wing B (4BHK) 103 - 104

Bedroom : 02 | Balcony : 02 | Toilet : 02 | Dry Yard : 01 | Super B Area : 1338 Sqft.



Bedroom : 04 | Balcony : 03 | Toilet : 03 | Dry Yard : 01 | Super B Area : 2163 Sqft.

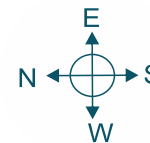




1st Podium Floor Level

Tower D

Flat No	Type	Carpet	Balcony	B/U Area	Terrace Area	S B/U Area
P-01	3BHK	1000	138	1243	111	1727
P-02	3BHK	1000	138	1243	183	1799
P-03	3BHK	1000	138	1243	183	1799

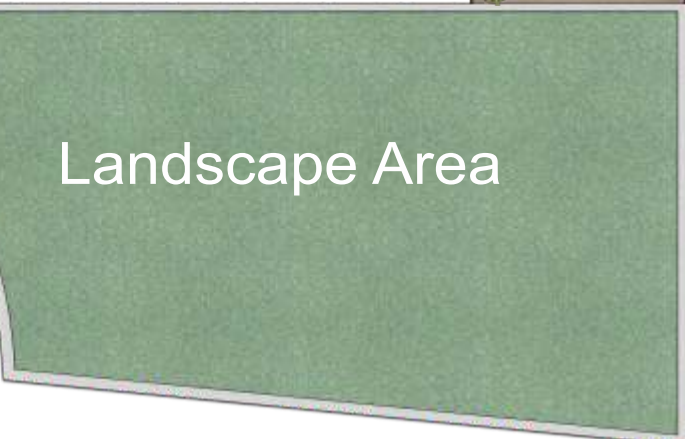
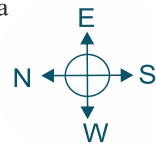




Landscape Level

Tower D

Flat No	Type	Carpet	Balcony	B/U Area	S B/U Area
L-01	3BHK	1000	138	1243	1616
L-02	3BHK	1000	138	1243	1616
L-03	3BHK	1000	138	1243	1616
L-04	3BHK	1000	138	1243	1616



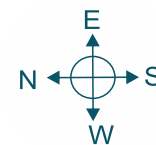
Landscape Area



1st to 5th, 7th to 10th, 12th to 15th floor plan

Tower D

Flat No	Type	Carpet	Balcony	B/U Area	S B/U Area
101	3BHK	1000	137	1243	1616
102	3BHK	1000	137	1243	1616
103	3BHK	1000	137	1243	1616
104	3BHK	1000	137	1243	1616

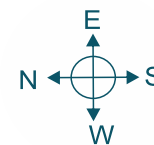




6th & 11th Floor

Tower D

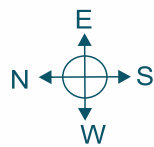
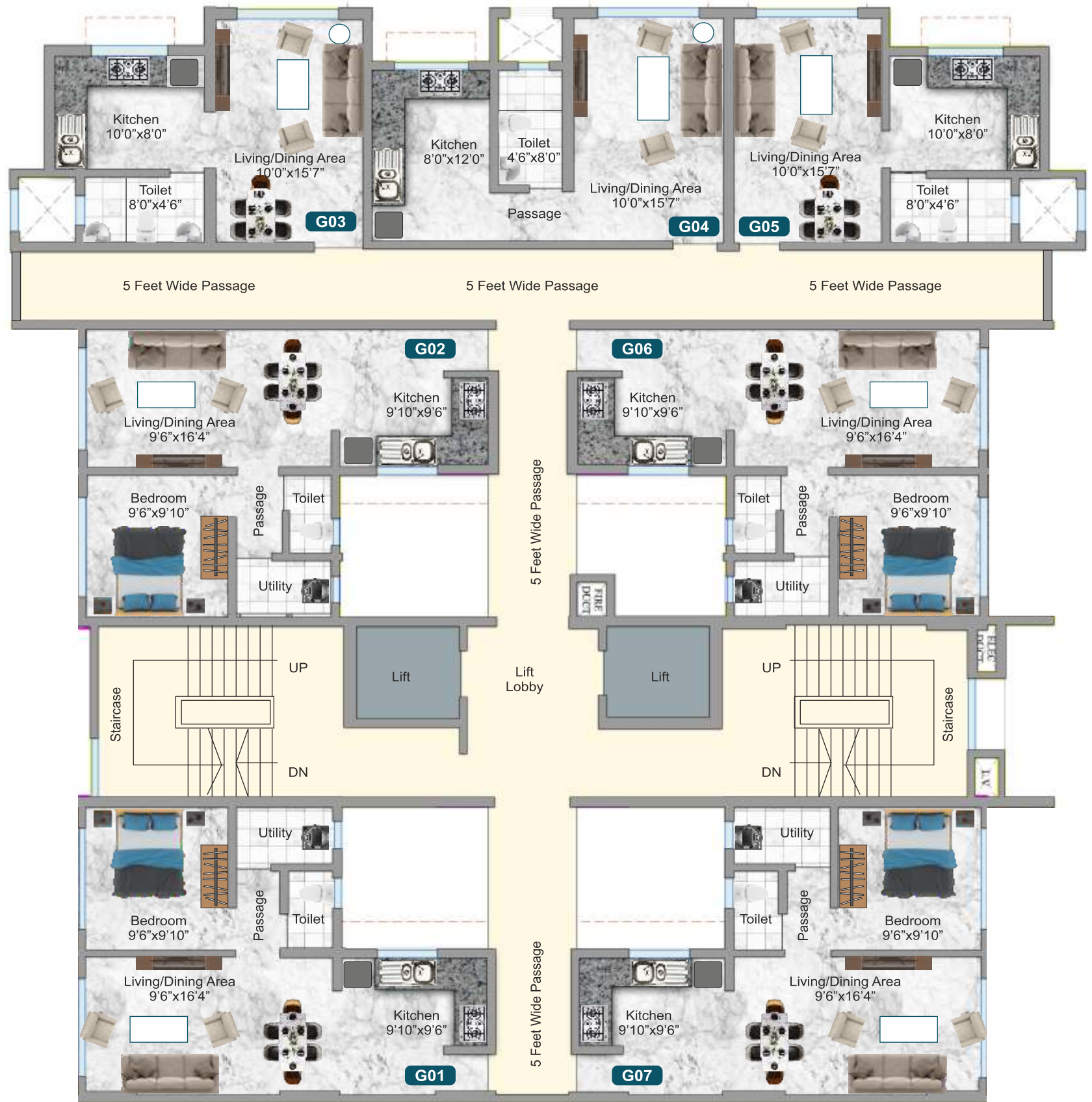
Flat No	Type	Carpet	Balcony	B/U Area	S B/U Area
601	3BHK	1000	137	1243	1616
602	3BHK	1000	137	1243	1616
603	3BHK	1000	137	1243	1616
604	3BHK	1000	137	1243	1616



Tower B

Stilt Floor Plan

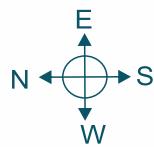
Flat No	Carpet	Balcony	Total Carpet Area
G01	424	-	424
G02	424	-	424
G03	282	-	282
G04	317	-	317
G05	278	-	278
G06	424	-	424
G07	424	-	424



Tower B

Floor 1st to 12th

Flat No	Carpet	Balcony	Total Carpe Area
101	424	76	500
102	424	76	500
103	282	-	282
104	317	-	317
105	278	-	278
106	424	76	500
107	424	76	500





4 bhk

Entrane



Entrane

3 bhk
Type One



3 bhk

Type Two

Entrane

Entrane

2 bhk

Type One



Internal & External Specifications

Drawing & Dining Room

- Flooring/skirting: (600x1200) mm vitrified tile (Somany/Kajaria or equivalent)
- Walls: Wall putty and painted.
- Doors: Pre-laminated flush floor shutter with SS fittings duly painted (Mayur/Green or equivalent) Fitting from Dorma, Godrej or equivalent
- Windows: UPVC Windows with float glass

Bedroom

- Flooring/skirting: Master Bedroom laminated wooden floor (600x1200) mm vitrified tile (Somany/Kajaria or equivalent) in other bedrooms
- Walls: Wall putty and painted.
- Doors: Pre-laminated flush floor shutter with SS fittings duly painted (Mayur/Green or equivalent) Fitting from Dorma, Godrej or equivalent
- Windows: UPVC Windows with float glass
Internal to external, every inch is taken care of!

Kitchen

- Flooring/skirting: Anti-skid ceramic tile (Somany/ Kajaria or equivalent)
- Walls: Ceramic tiles up-to 600 mm height above counter top
- Ceiling: Wall putty (ready to paint)
- Doors: Flush door shutter with SS fittings duly painted (Mayur/Green or equivalent). Fitting from Dorma, Godrej or equivalent
- Counter Top: Polished Granite
- Sink Water Supply: Single bowl stainless sink with board. Provision for Hot & Cold water supply
- Fittings: Single Lever CP Fittings (Jaguar, CERA, Kohler or equivalent)

Toilet

- Flooring: Ceramic tile flooring.
- Walls: Ceramic tiles up-to 2100 mm height/ plastic emulsion paint above
- Ceiling: POP Punning
- Doors: Flush door shutter with SS fittings duly painted (Mayur/Green or equivalent). Fitting from Dorma, Godrej or equivalent
- Counter Top: Stone/Granite counter
- Water Supply: Provision for Hot & Cold water supply
- Fittings: Single Lever CP Fittings with wall mounted commode (Jaguar, Hindware or equivalent)

Balcony

- Flooring: Anti-skid ceramic tile (Somany/Kajaria or equivalent)
- Walls: All weather textured paint
- Ceiling: Plaster with external paint (Asian/Burger or equivalent)
- Doors: Flush door shutter with SS fittings duly painted (Mayur/Green or equivalent)
- Fitting from Dorma, Godrej or equivalent



Corridor

- Flooring: Granite
- Walls: plastic emulsion paint up-to full height (Asian/Berger or equivalent)

Lift Lobby

- Flooring: Natural stone/Granite
- Walls/Lifts Facia: Plastic emulsion paint on wall & Italian marble/Granite in lift facia

Camera & Security

- CCTV with cameras in main entrance lobby and common areas and outside gate. Access control system at entrance lobbies of building & other area. Central security control room

Other Features

- Electrical: Copper Wiring in conduit with modular switches (Havells or equivalent)
- Telecom: Provision of telephone points in drawing/dining rooms
- Provision of DTH Points: In drawing room/lobby & all bedrooms
- Stair: Granite on riser & trend with SS railings
- External Finishing: All weather textured paint
- Structure: Earthquake resistant structure of RCC framed columns and beams
PRECISELY CONNECTED TO AN



Only 18-storeyed icon
within 5-km vicinity

Tower A

PAYMENT SCHEDULE FOR TOWER-A (Commercial)

1	At the time of Booking	10% + GST as Applicable
2	On Commencement of Piling	10% + GST as Applicable
3	On Commencement of Plinth	10% + GST as Applicable
4	On Commencement of 1 st Floor Roof Casting	7% + GST as Applicable
5	On Commencement of 2 nd Floor Roof Casting	7% + GST as Applicable
6	On Commencement of 3 rd Floor Roof Casting	7% + GST as Applicable
7	On Commencement of 4 th Floor Roof Casting	7% + GST as Applicable
8	On Commencement of 5 th Floor Roof Casting	7% + GST as Applicable
9	On Commencement of 6 th Floor Roof Casting	7% + GST as Applicable
10	On Commencement of 7 th Floor Roof Casting	7% + GST as Applicable
11	On Commencement of 8 th Floor Roof Casting	7% + GST as Applicable
12	On Commencement of Flooring	7% + GST as Applicable
13	At the time of final Registry	7% + GST as Applicable

Tower C

PAYMENTS SCHEDULE FOR TOWER-C (WING-A&B)

1	At the time of Booking	10% + GST as Applicable
2	On Commencement of Piling	10% + GST as Applicable
3	On Commencement of Plinth	10% + GST as Applicable
4	On Commencement of Ground Floor	5% + GST as Applicable
5	On Commencement of Podium Floor	5% + GST as Applicable
6	On Commencement of 1 st Floor	4% + GST as Applicable
7	On Commencement of 2 nd Floor	4% + GST as Applicable
8	On Commencement of 4 th Floor	4% + GST as Applicable
9	On Commencement of 5 th Floor	4% + GST as Applicable
10	On Commencement of 6 th Floor	4% + GST as Applicable
11	On Commencement of 7 th Floor	4% + GST as Applicable
12	On Commencement of 8 th Floor	4% + GST as Applicable
13	On Commencement of 10 th Floor	4% + GST as Applicable
14	On Commencement of 11 th Floor	4% + GST as Applicable
15	On Commencement of 12 th Floor	4% + GST as Applicable
16	On Commencement of 14 th Floor	4% + GST as Applicable
17	On Commencement of 15 th Floor	4% + GST as Applicable
18	On Commencement of Flooring	7% + GST as Applicable
19	At time of Final Registry	5% + GST as Applicable

Tower B

PAYMENT SCHEDULE FOR TOWER-B (EWS)

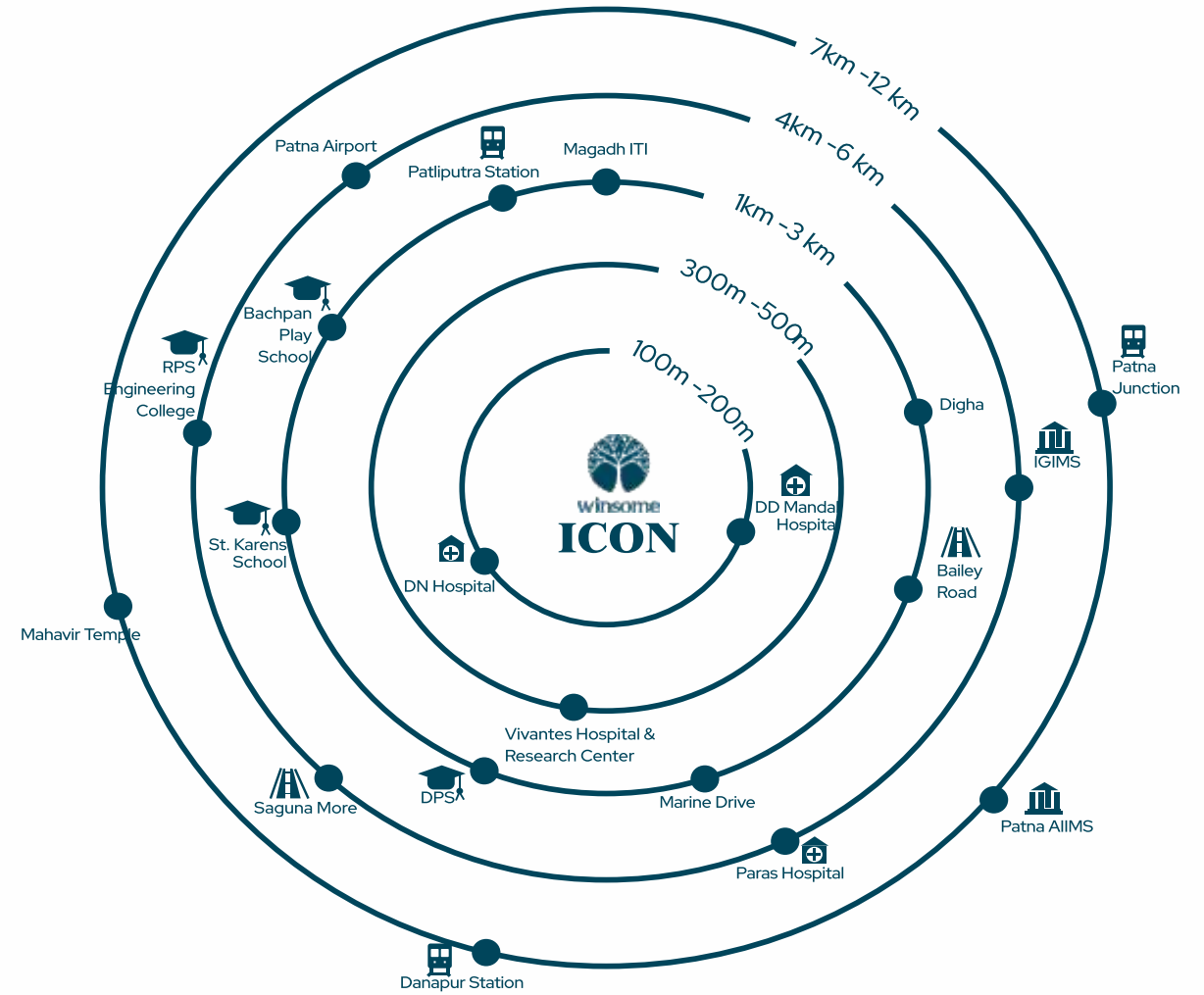
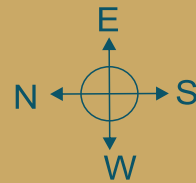
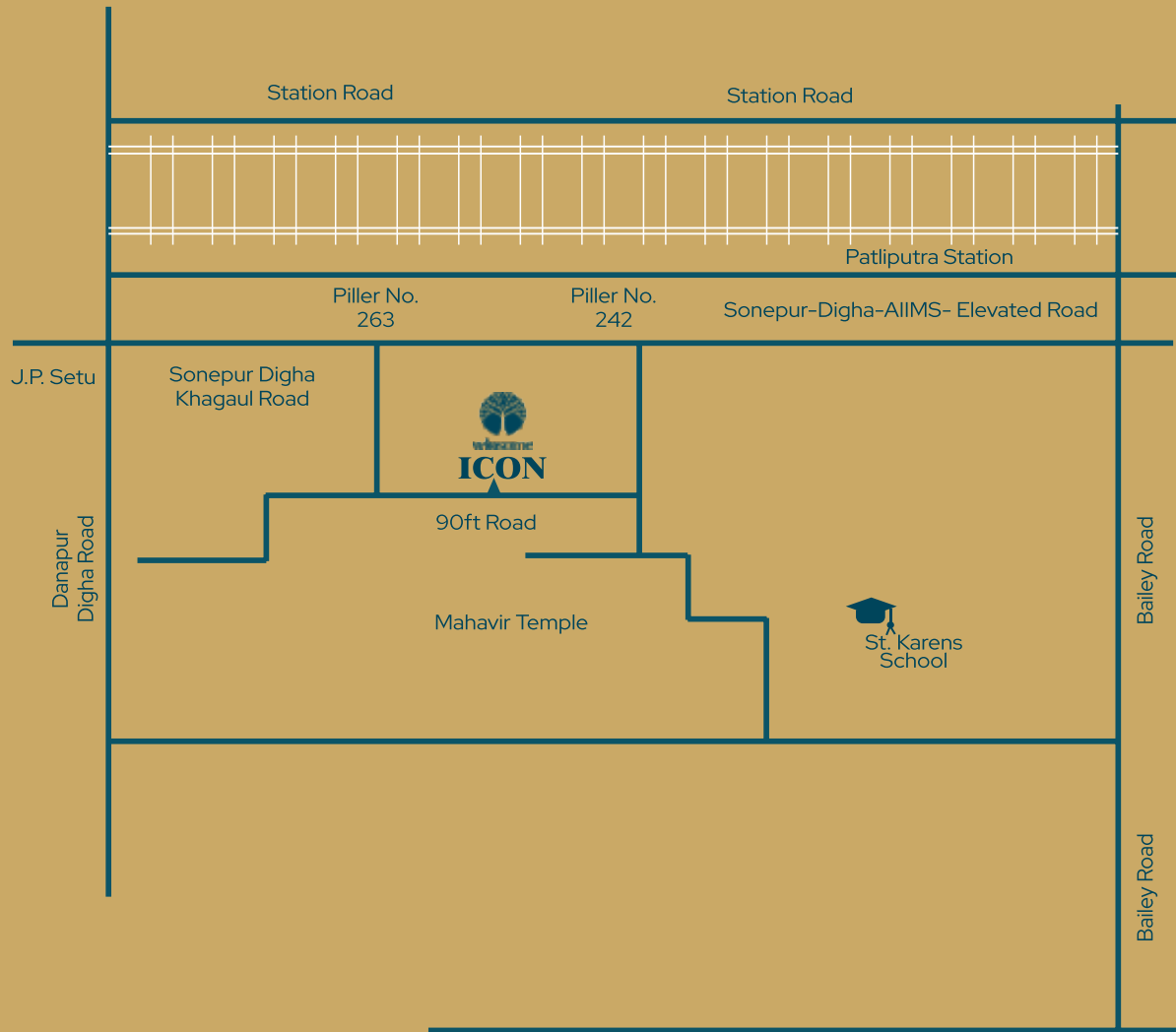
1	At the time of Booking	10% + GST as Applicable
2	on Commencement of Piling	10% + GST as Applicable
3	on Commencement of Plinth	10% + GST as Applicable
4	on Commencement of 1 st Floor Roof Casting	5% + GST as Applicable
5	On Commencement of 2 nd Floor Roof Casting	5% + GST as Applicable
6	On Commencement of 3 rd Floor Roof Casting	5% + GST as Applicable
7	On Commencement of 4 th Floor Roof Casting	5% + GST as Applicable
8	On Commencement of 5 th Floor Roof Casting	5% + GST as Applicable
9	On Commencement of 6 th Floor Roof Casting	5% + GST as Applicable
10	On Commencement of 7 th Floor Roof Casting	5% + GST as Applicable
11	On Commencement of 8 th Floor Roof Casting	5% + GST as Applicable
12	On Commencement of 9 th Floor Roof Casting	5% + GST as Applicable
13	On Commencement of 10 th Floor Roof Casting	5% + GST as Applicable
14	On Commencement of 11 th Floor Roof Casting	5% + GST as Applicable
15	On Commencement of 12 th Floor Roof Casting	5% + GST as Applicable
16	On Commencement of Flooring	5% + GST as Applicable
17	At the time of final Registry	5% + GST as Applicable

Tower D

PAYMENTS SCHEDULE FOR TOWER-D

1	At the time of Booking	10% + GST as Applicable
2	On Commencement of Piling	10% + GST as Applicable
3	On Commencement of Plinth	10% + GST as Applicable
4	On Commencement of Ground Floor	5% + GST as Applicable
5	On Commencement of Podium Floor	5% + GST as Applicable
6	On Commencement of 1 st Floor	4% + GST as Applicable
7	On Commencement of 2 nd Floor	4% + GST as Applicable
8	On Commencement of 4 th Floor	4% + GST as Applicable
9	On Commencement of 5 th Floor	4% + GST as Applicable
10	On Commencement of 6 th Floor	4% + GST as Applicable
11	On Commencement of 7 th Floor	4% + GST as Applicable
12	On Commencement of 8 th Floor	4% + GST as Applicable
13	On Commencement of 10 th Floor	4% + GST as Applicable
14	On Commencement of 11 th Floor	4% + GST as Applicable
15	On Commencement of 12 th Floor	4% + GST as Applicable
16	On Commencement of 14 th Floor	4% + GST as Applicable
17	On Commencement of 15 th Floor	4% + GST as Applicable
18	On Commencement of Flooring	7% + GST as Applicable
19	At time of Final Registry	5% + GST as Applicable

Locaiton Map



Key Distance

- Loyola High School **15 Minutes**
- Delhi Public School **5 Minutes**
- St. Michael's School **10 Minutes**
- St. Joseph Convent **10 Minutes**
- St. Xavier's School **15 Minutes**
- Don Bosco School **12 Minutes**
- St. Xevier Collage of Management **14 Minutes**



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