

VINAYAK 21 ACRES

Pre-launch Overview



More Than You Imagine

Vinayak 21 Acres, a one-of-a-kind residential project located off Newtown Action Area III, is defined by a scale rarely seen in this city.

Its vast spaces bring the outdoors and indoors together, almost seamlessly.

Here, life reinvents itself in spacious openness.

- ▲ 75% Open to sky
- ▲ 3-Acre Central Park
- ▲ Sanctioned 5 Towers of G+21, 750+ homes
- ▲ Proposed 5 towers, 900+ homes and 80+ villas
- ▲ Dedicated club for each phase
- ▲ IGBC Precertified Platinum Rated Green Building



Easy to Reach

Located adjacent to Newtown Action Area III, Hatishala, it is ideally connected to every need.

It suits those who want access to a growing urban centre while living peacefully amid Nature.

This makes it a future-ready investment in the city's expanding growth corridor.

Shuttle Bus Service till nearest metro for residents of Vinayak 21 Acres.

What's Nearby

Shopping & Malls

- Gabtala Bazaar - 1 Min
- Spencer's - 6 Mins
- Downtown Mall - 7 Mins
- Rosedale Plaza - 7 Mins

Hospitals

- Wellcare Nursing Home - < 1 Min
- Tata Medical Centre - 12 Mins
- Neotia Bhagirathi - 15 Mins
- Ohio Hospital - 15 Mins

Major Landmarks

- Biswa Bangla Gate - 12 Mins
- Nearest Metro - 12 Mins
- Airport - 30 Mins
- Science City - 30 Mins

Work

- Infosys - 1 Min
- ITC Infotech - 2 Mins
- Wipro - 2 Mins
- Unitech Infospace - 10 Mins
- TCS - 12 Mins

Schools

- Orchids The International School - 7 Mins
- DPS Newtown - 15 Mins
- The Newtown School - 15 Mins
- Narayana School - 20 Mins

Colleges

- Army Institute of Management - 5 Mins
- University of Engineering & Management - 7 Mins
- St Xavier's University - 7 Mins
- Sister Nivedita University - 15 Mins
- Techno International - 15 Mins

Location



Masterplan

- | | | | | | |
|---|------------------------|----|--------------------|----|----------------------------------|
| 1 | Entrance / Exit | 6 | Lawn Tennis Court | 11 | Cycling Track |
| 2 | Theme Garden | 7 | Cricket Play Arena | 12 | Podium Garden with Infinity Pool |
| 3 | Drop-off | 8 | Pet Park | 13 | 3-Acre Central Park |
| 4 | Open-air Futsal Ground | 9 | Forest Trail | | |
| 5 | Athletic Track | 10 | Jogging Track | | |



Life at 21 Acres

It is designed with spaces to play, areas for sports with Nature's abundance that come together to dovetail activity, relaxation and the great outdoors. A setting where residents of every age can stay active, unwind and enjoy life beyond the home.



A 3-Acre Central Park

Three acres of open greens with gardens, activity zones and shaded corners. A vibrant heart that brings energy to daily life, under the open sky.

Dedicated Podium Clubs to Give You More

Each phase features its own private podium, creating multiple exclusive zones within the development. Landscaped corners and open areas around these podiums offer relaxed settings for everyday moments, just outside your home.

The Maidan and More

An open field where sports becomes part of a daily routine. Everyone finds their own reason to play, connect and unwind, with a dedicated pet park for your furry companions.

A 3-Acre Central Park

The heart of Vinayak 21 Acres. A first-of-its-kind 3-acre central park, with gardens that breathe, activity zones that refresh and shaded corners that offer relief. Together, they create a landscape that offers more than you expect and elevates everyday living.

- ▲ 17,000 sq ft of open lawn
- ▲ Elevated cabanas
- ▲ Multiple kids' play zones for different ages
- ▲ Dedicated sports activity areas



A 3-Acre Central Park



Kids' Play Area

Playgrounds

Adventure Challenge Play Area

Multiple Kids' Play Areas

Play Tunnel | 17,000 sq ft Grand Lawn



Mini Basketball Court

Sports Activities

Pickleball Court | Mini Basketball Court

Badminton Court | Skating Rink

Outdoor Fitness Zone

A 3-Acre Central Park



Open-air Amphitheatre

Social Greens

Open-air Amphitheatre | Barbeque Nook
Elevated Cabanas | Knoll Seating
Garden Sit-Out for Seniors
Grand Pavilion with Feature Wall



Fun Stream

Nature Trails

Cascading Waters | Fun Stream
Thickets | Maze Garden | Mounds

Central Park Plan



- 1 Entrance Pavilion
- 2 Elevated Cabanas
- 3 Grand Lawn
- 4 Fun Stream
- 5 Multiple Kids' Play Area
- 6 Play Tunnel
- 7 Open-air Amphitheatre
- 8 Cascading Waters
- 9 Adventure Challenge Play Area
- 10 Open-air Skating Rink
- 11 Thickets
- 12 Pickleball Court
- 13 Badminton Court
- 14 Grand Pavilion with Feature Wall
- 15 Mini Basketball Court
- 16 Knoll Seating
- 17 Barbeque Nook
- 18 Maze Garden
- 19 Senior Citizens' Seating Area
- 20 Outdoor Fitness Zone

Dedicated Podium Clubs

Each phase has its dedicated podium and club with indoor and outdoor amenities.

- ^ Exclusive to each block
- ^ 25+ amenities in each podium
- ^ Infinity swimming pool
- ^ 15,000 sq ft clubhouse for each podium
- ^ Zoned for safety and ease of use



Dedicated Podium Clubs



Kids' Play Area



Star Gazing Area

Activity & Recreation

Kids' Play Area | Pickleball Court
Chess Court | Infinity Pool | Toddlers' Pool
Outdoor Jacuzzi | Reflexology Walk Area

Leisure & Social Retreats

Pool Cabana | Elevated Cabana | Stepped Seating
Lawn with Deck | Sundeck | Star Gazing Area
Senior Citizens' Adda Zone

Dedicated Podium Clubs



Gym

Wellness & Rejuvenation

Gym | Yoga cum Meditation Room
Indoor Games Room | Kids' Play Room
Activity Studio | Changing Rooms with Steam



Co-working Spaces

Social & Lifestyle

Banquet Hall | Guest Rooms
Library cum Co-Working Spaces
Lounge

The Maidan & More

A well-planned network of open fields and activity zones spread across the development, featuring sports areas, an outdoor gym, forest trail and a pet park. Creating a vibrant outdoor environment for recreation, fitness and community living.

- ▲ 22,000 sq ft Open-air Futsal Ground
- ▲ Cricket Play Arena
- ▲ Lawn Tennis Court
- ▲ 1 km cycling track
- ▲ 400 mtrs jogging track
- ▲ 175 mtrs athletic track



The Maidan & More



Open-air Futsal Ground with Track and Field

22,000 sq ft ground designed for pace and precision in play. Complete with a 175 m tracking field around it, balancing competitive energy with a fast, engaging experience.



Cricket Play Arena

A compact cricket turf without compromise. Designed for confident play and real matches.

The Maidan & More



Pet Park

A dedicated pet park designed for safe play and daily exercise. An open, secure space where pets can move freely and residents can spend quality time with them.



Lawn Tennis Court

A full-sized, well-maintained lawn tennis court for singles and doubles. A perfectly finished court ready for laid-back matches or competitive points.

Carbon Conscious Homes

With sustainability at its core, Vinayak 21 Acres supports a cleaner and more efficient ecosystem. It focuses on reducing environmental impact while enhancing everyday comfort through smart systems and a green infrastructure.

This helps promote healthier surroundings and responsible resource use. For a future-ready environment built for balanced living.



IGBC Precertified Platinum
Rated Green Building

Water-efficient Fixtures

Solar Power
for Common Lighting

Recycling for Waste
Reduction and Management

Grey Water
Treatment Plant

LED Lighting for
Common Areas

Rain-water Harvesting

Provision for
Charging Electric Vehicles

Health-safe Low VOC Paints

Roof Tiles with High Solar
Reflective Index

Apartment Highlights

Apartments at Vinayak 21 Acres are open and well-ventilated for the interplay of natural light and air. The layouts make every square foot usable. Double-height sky terraces add volume and bring the outdoors closer. Room placements follow traditional orientation principles to support balance, comfort and practicality.



90% Homes with 3-Side Open Views
Allow natural light and cross ventilation from multiple directions, improving airflow and indoor comfort.

Double-height Sky Terraces
Increase vertical volume, improving daylight penetration and creating a more open spatial feel.

Efficient Floor Plans
Reduce unused circulation areas to improve overall usable living space and functional flow.

Vastu-compliant Layouts
Align room orientation and placement that support peace, prosperity and harmony.

Natural Light and Ventilation
Sunlight illuminates and the cool breeze energises you. Windows are placed thoughtfully so that the rooms can breathe.

Layouts Designed for Ease of Living
Every element in each home is positioned to ease life. Every corner is thoroughly and practically planned.

Specifications

Structure

Structure design for the optimum seismic consideration as stipulated by the IS code

RCC Framed structure

Walls

Exterior Walls: Concrete walls using Mivan technology

Interior Walls: AAC Blocks

Living/Dining/Lobby/Passage

Floor: Premium finish vitrified tiles

Walls & Ceiling: Walls finished with Wall Putty

Bedrooms

Floor: Premium quality vitrified tiles in all bedrooms

Walls: Walls finished with Wall Putty

Kitchen

Walls: Wall tiles up to 2' on counter wall

Floor: Vitrified Tiles

Counter: Granite counter

Fitting/Fixtures: Stainless steel sink with reputed make fittings

Adequate electrical points for kitchen appliances

Toilet

Walls: Wall tiles up to door height

Floor: Anti-skid Tiles

Sanitaryware and CP fittings of reputed make

Balcony & Sky Terrace

Floor: Premium quality Vitrified Tiles

Railing: MS Railing

Doors & Windows

Entrance Doors: Decorated flush doors

Internal Doors: Flush doors

Windows: Aluminum casement windows

Electrical

Modular switches and copper wiring in concealed conduits

AC Points in all Bedrooms and Living/Dining area.

Lobby

Exquisitely designed double-height entrance lobby on the ground floor

Elevator: 3 Nos High-speed elevators in each tower.

Security & Others

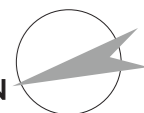
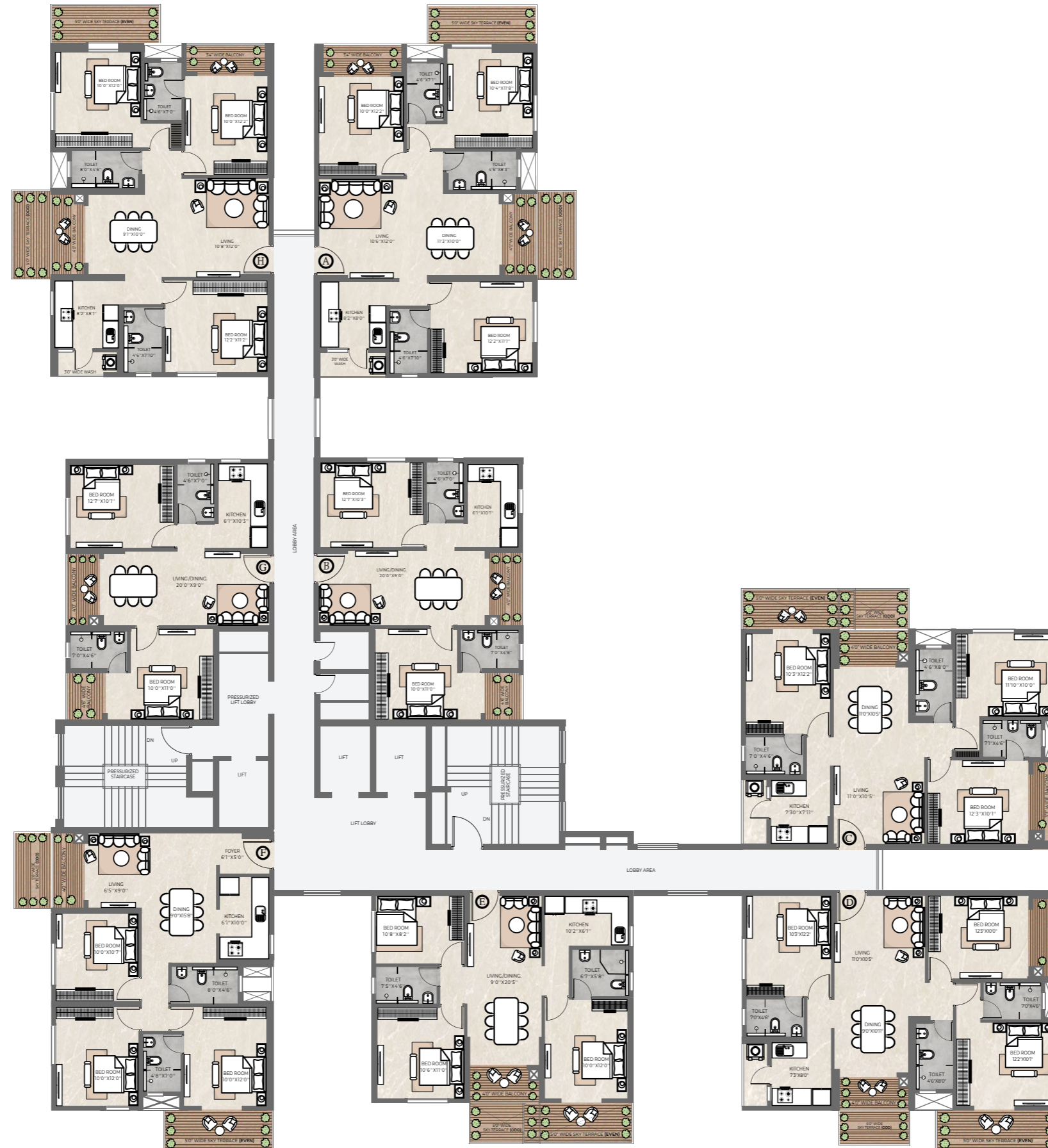
Video Door Phone

CCTV surveillance in common areas

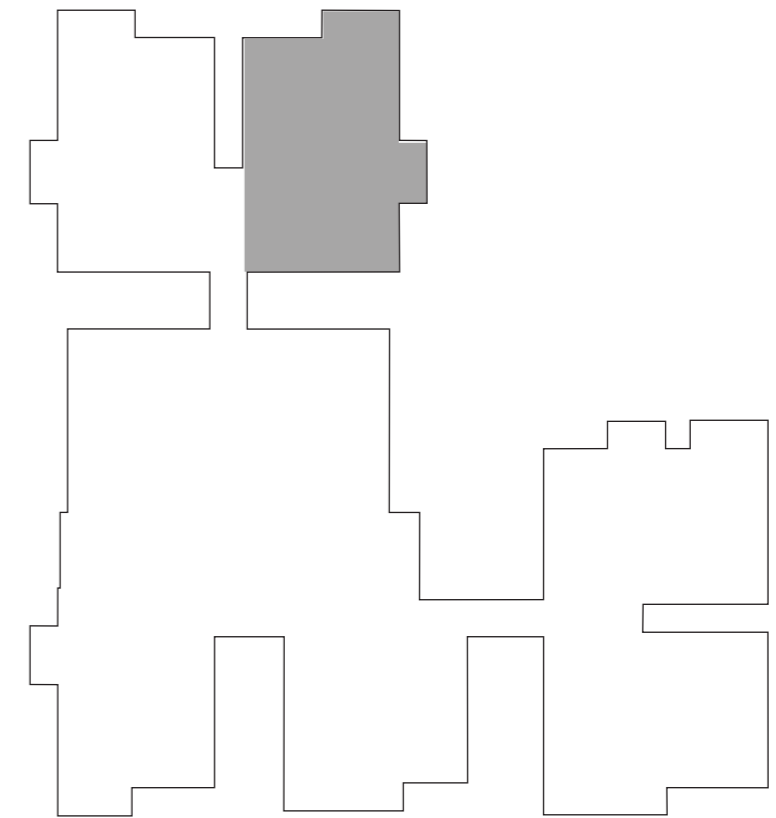
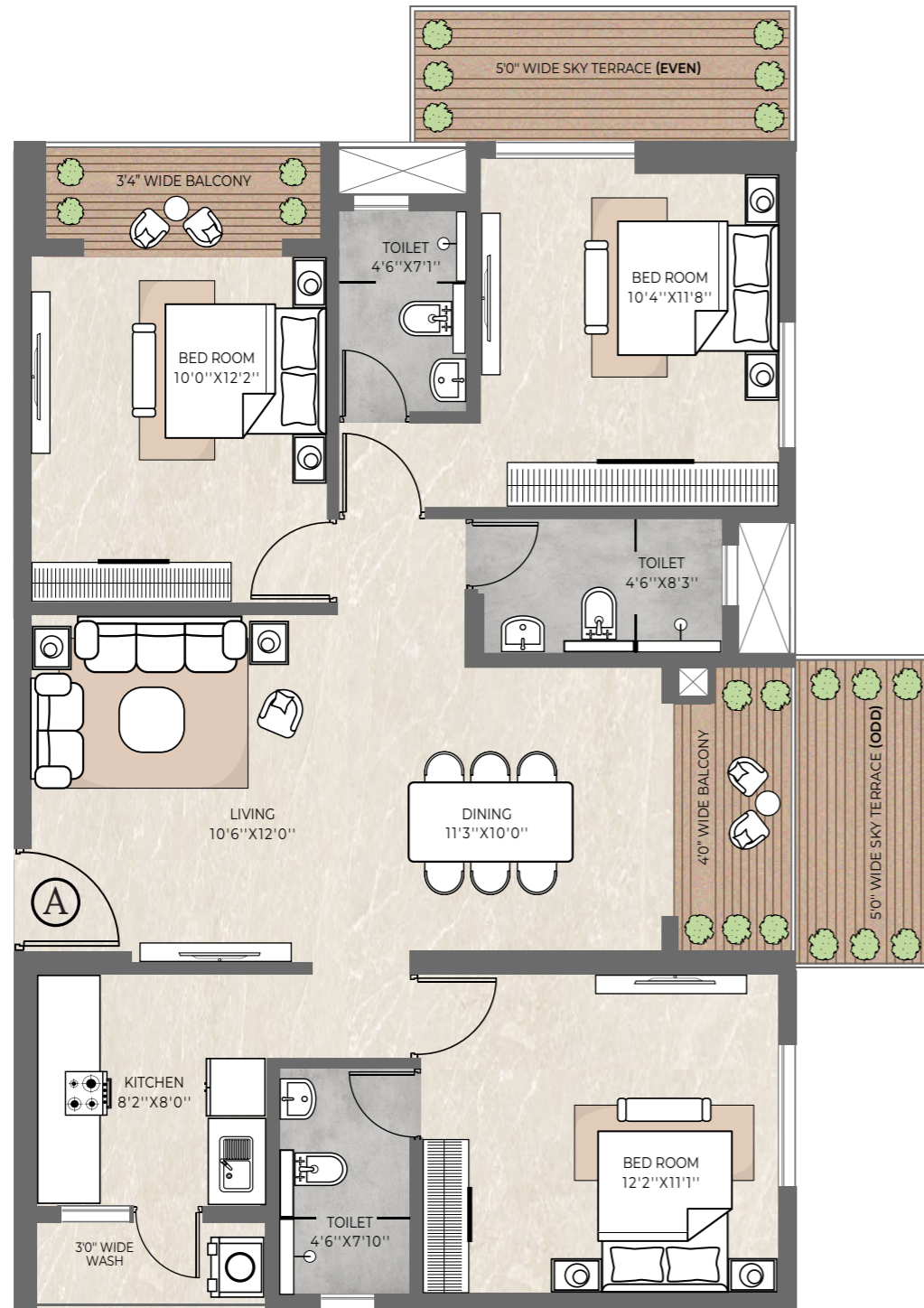
Common toilets for drivers and house help

Specially-abled friendly common area toilets

Tower 2A ~ Typical Floor Plan

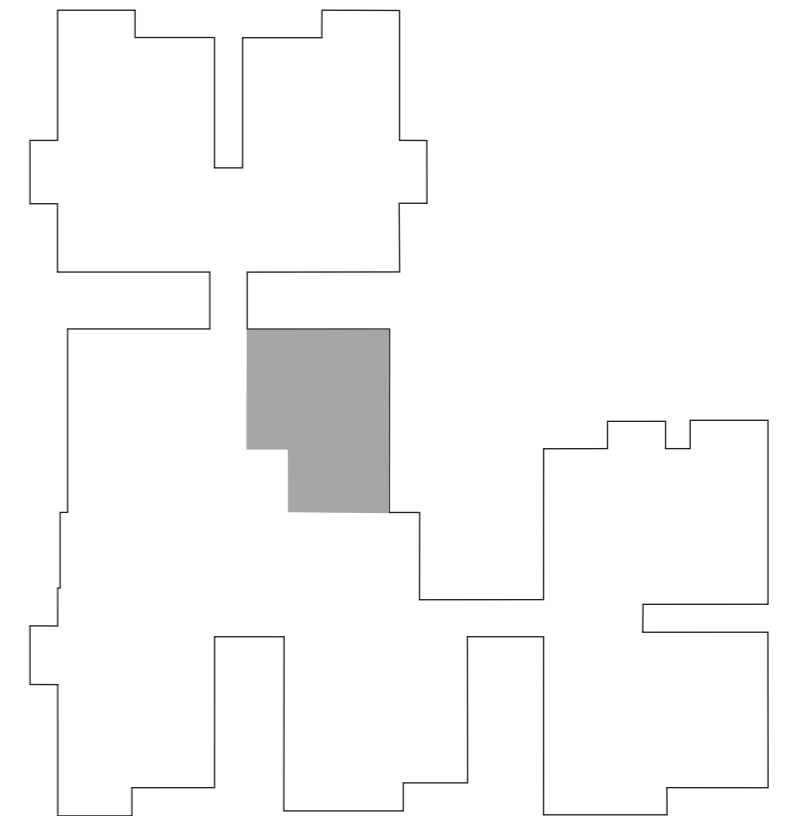
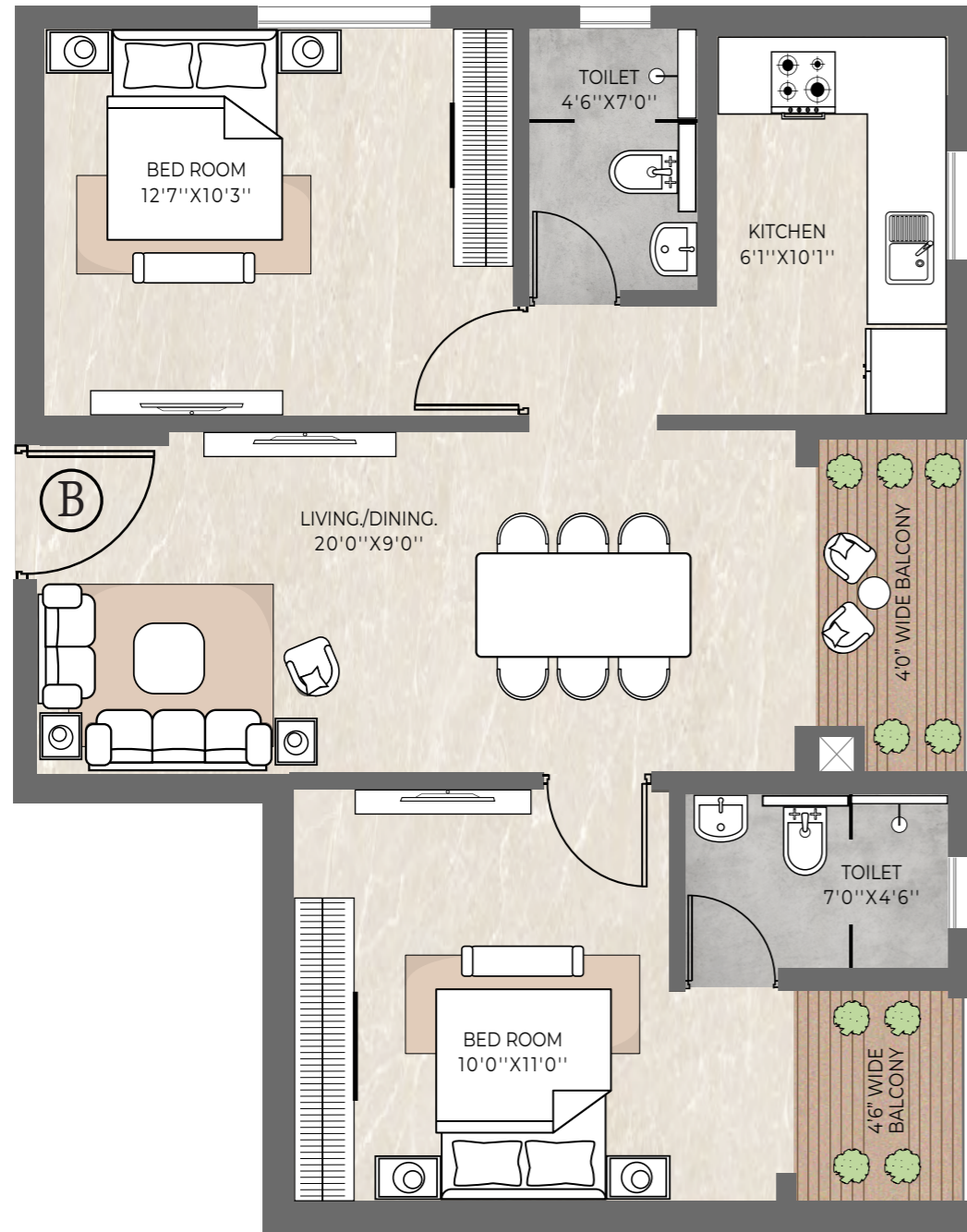


Tower 2A | Type A~ 3BHK 3T (Luxury)



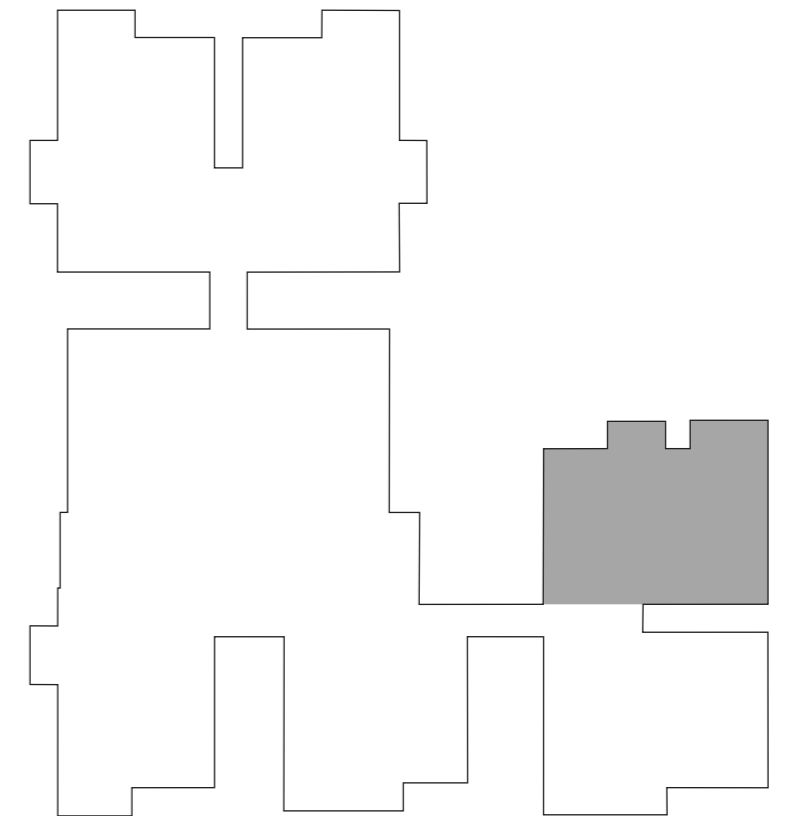
Floor	Carpet Area	Balcony Area	BUA	SBUA
Odd	873 Sq. Ft.	147 Sq. Ft.	1107 Sq. Ft.	1476 Sq. Ft.
Even		158 Sq. Ft.	1118 Sq. Ft.	1491 Sq. Ft.

Tower 2A | Type B~ 2BHK 2T



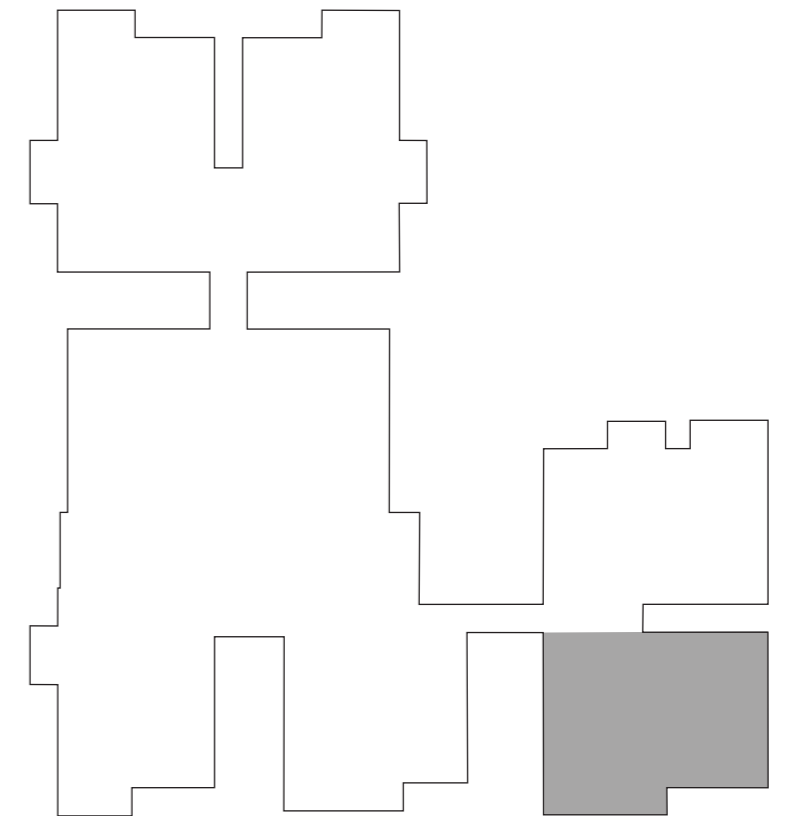
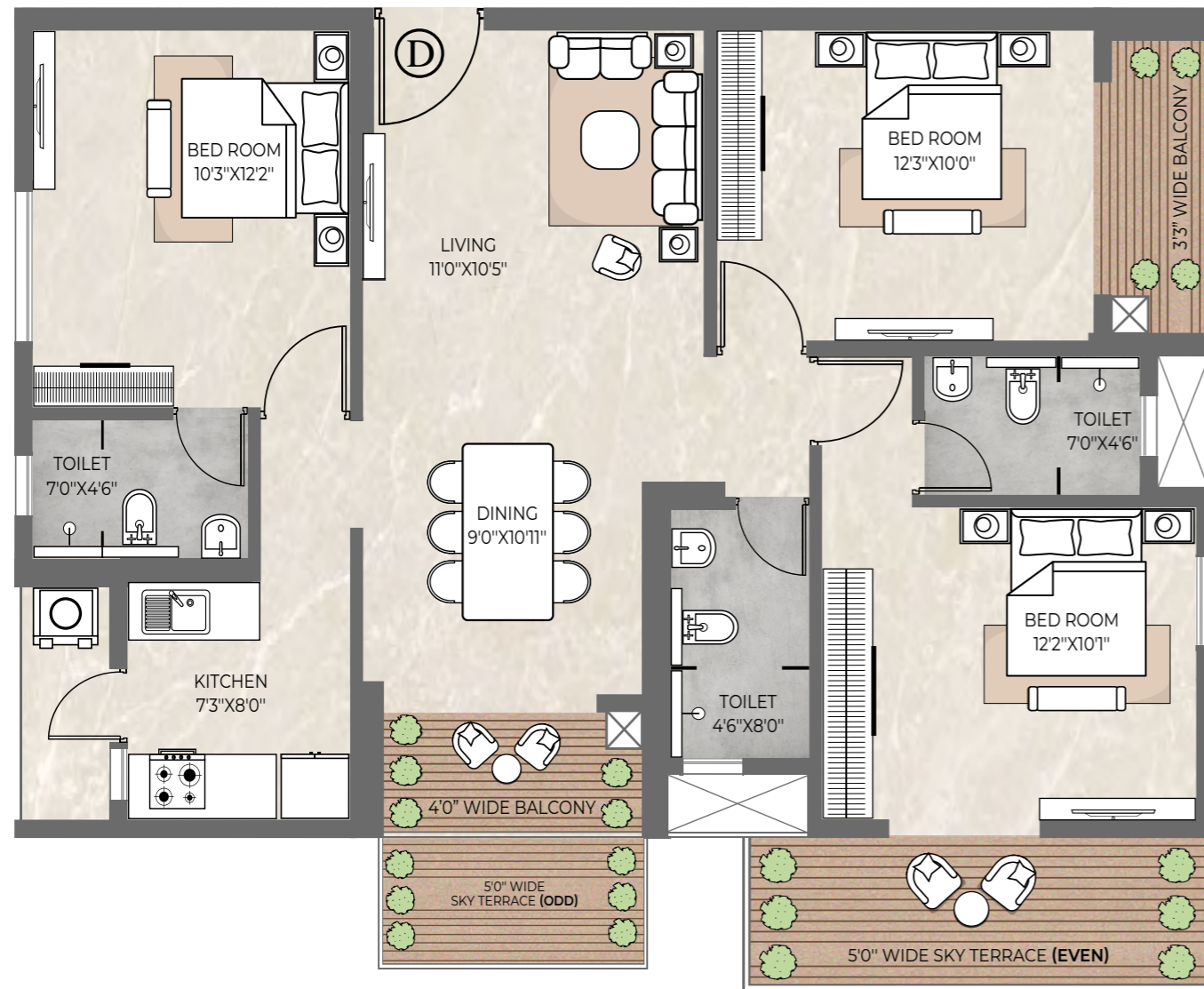
Carpet Area	Balcony Area	BUA	SBUA
596	60	728	971

Tower 2A | Type C~ 3BHK 3T (Luxury)



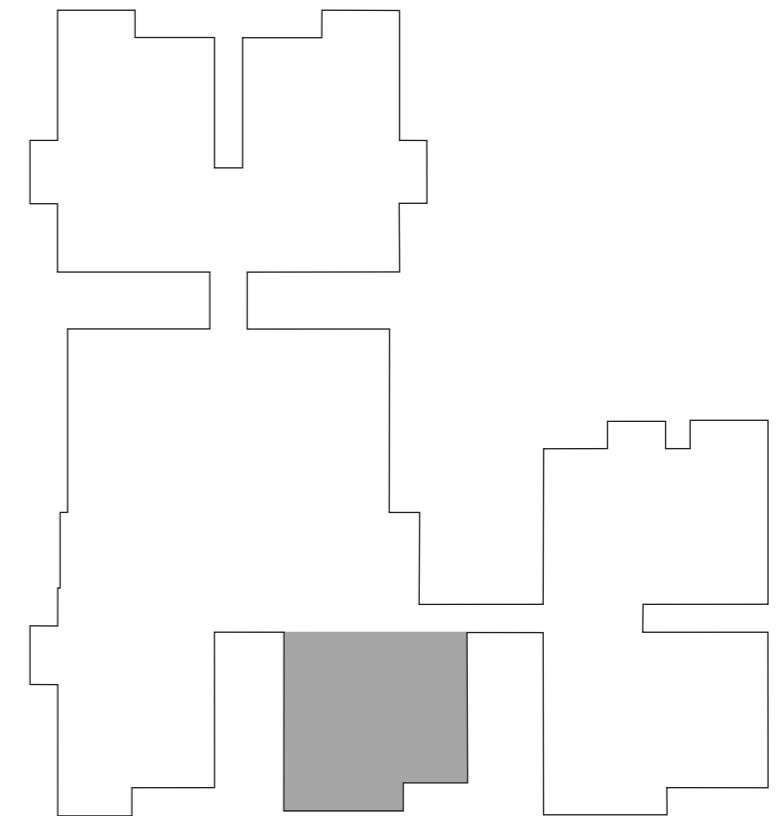
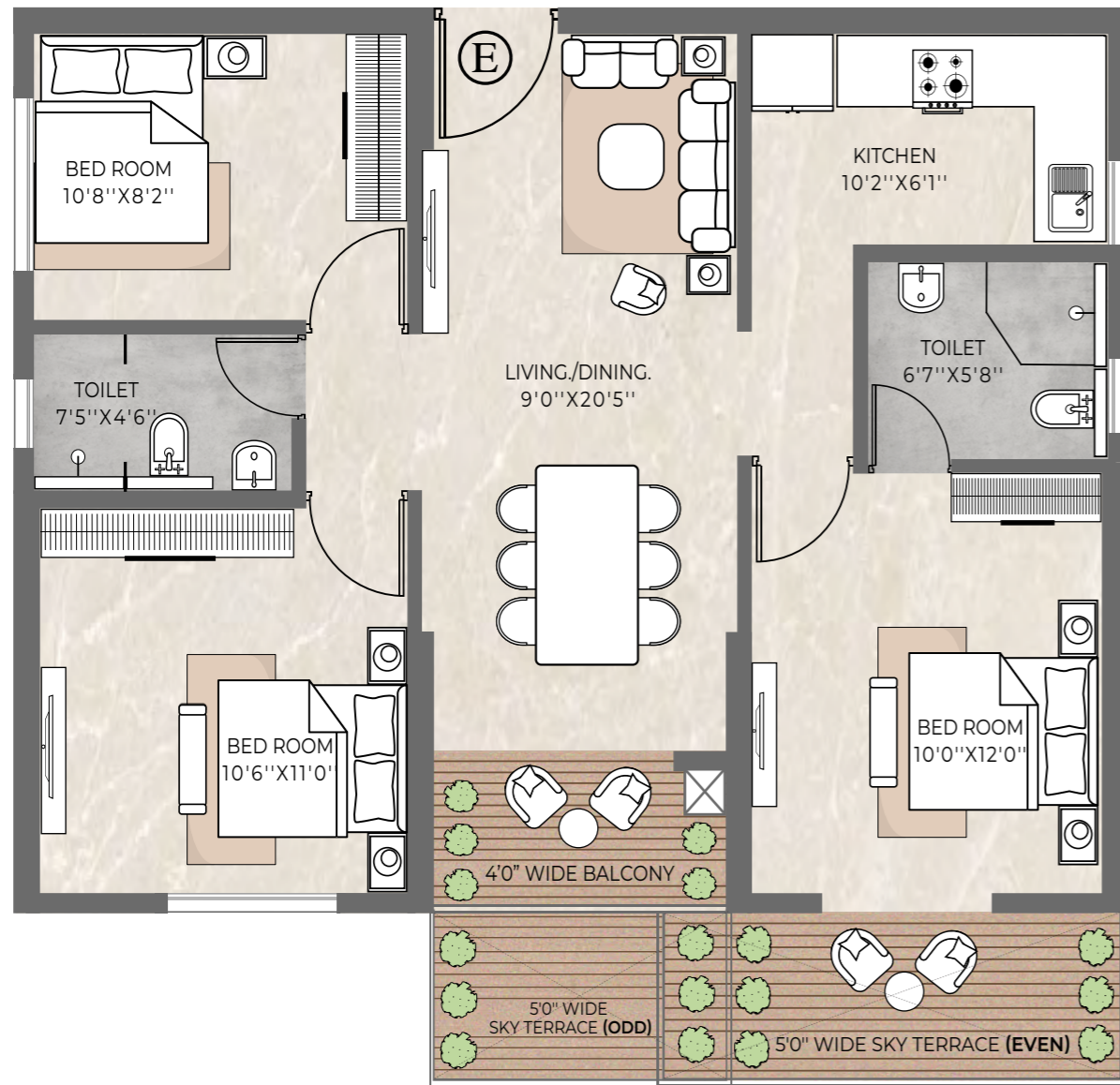
Floor	Carpet Area	Balcony Area	BUA	SBUA
Odd	826 Sq. Ft.	134 Sq. Ft.	1048 Sq. Ft.	1398 Sq. Ft.
Even		149 Sq. Ft.	1064 Sq. Ft.	1418 Sq. Ft.

Tower 2A | Type D~ 3BHK 3T (Luxury)



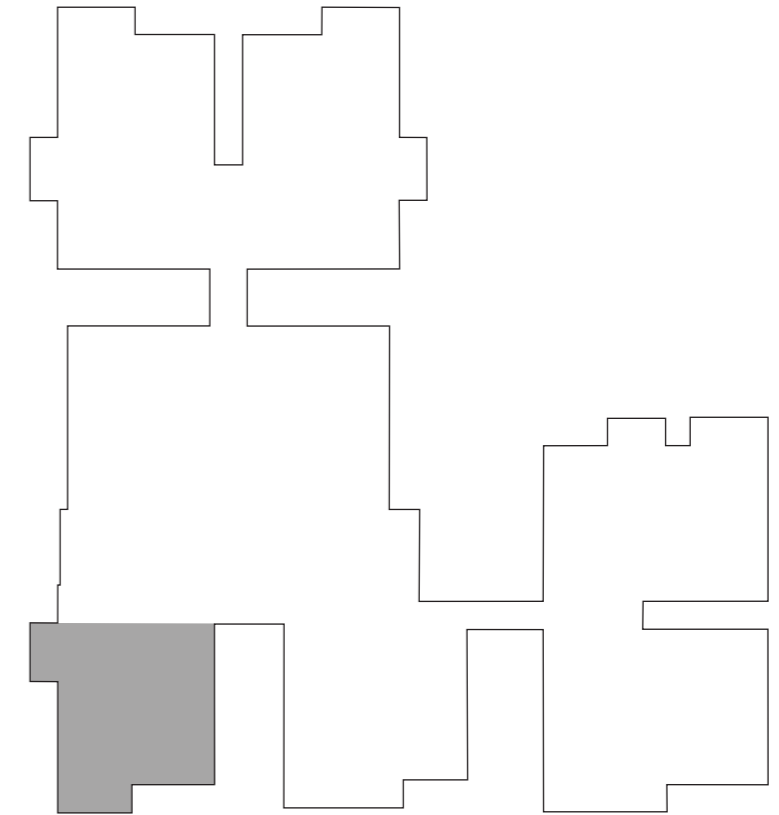
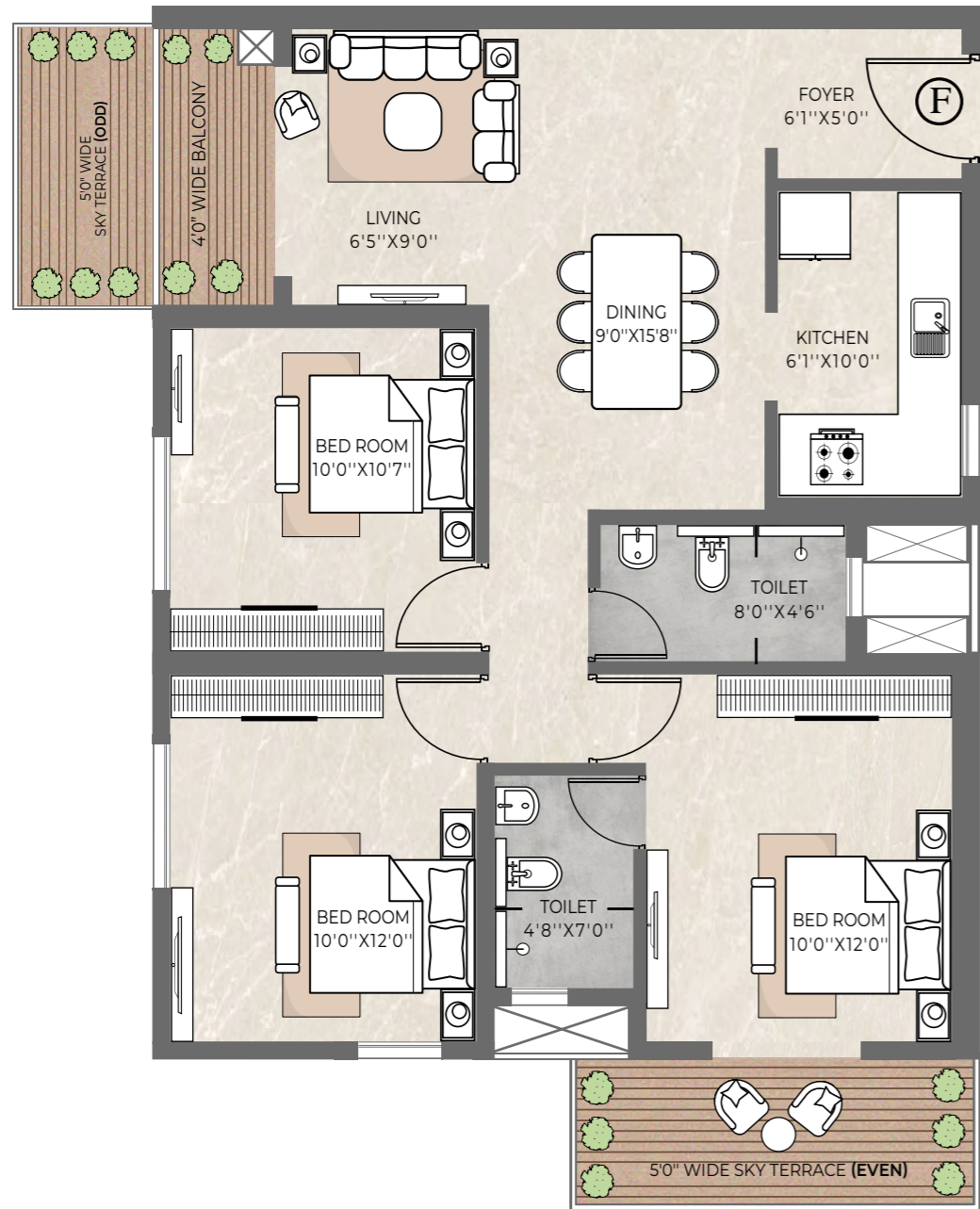
Floor	Carpet Area	Balcony Area	BUA	SBUA
Odd	829 Sq. Ft.	133 Sq. Ft.	1049 Sq. Ft.	1399 Sq. Ft.
Even		152 Sq. Ft.	1068 Sq. Ft.	1424 Sq. Ft.

Tower 2A | Type E~ 3BHK 2T (Smart)



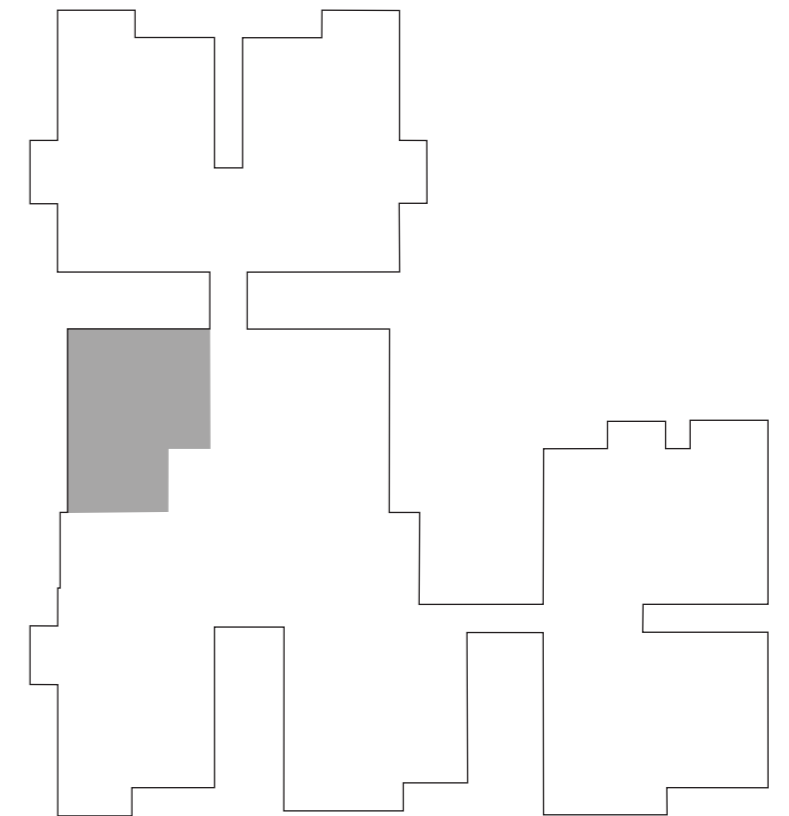
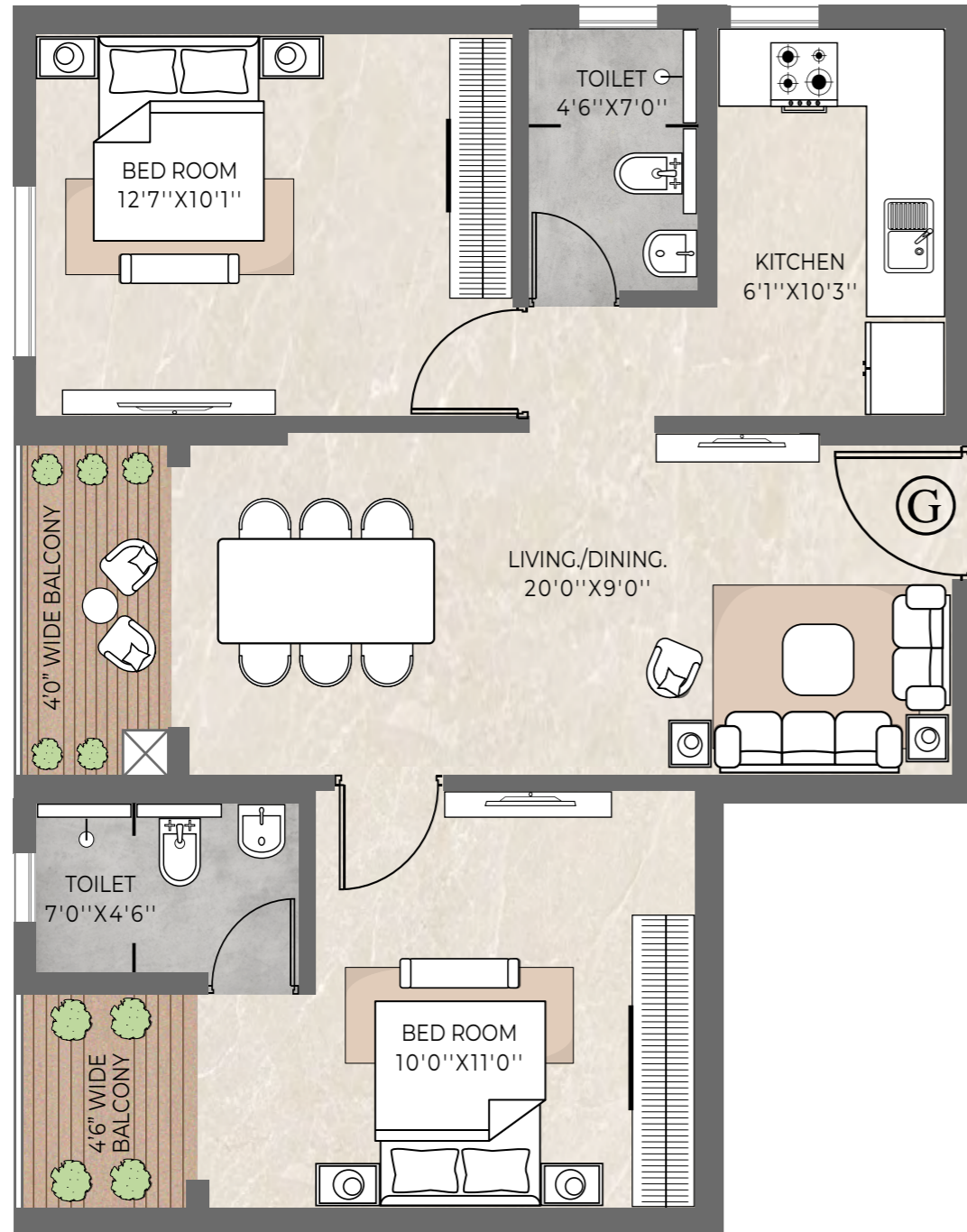
Floor	Carpet Area	Balcony Area	BUA	SBUA
Odd	703 Sq. Ft.	82 Sq. Ft.	854 Sq. Ft.	1138 Sq. Ft.
Even		99 Sq. Ft.	871 Sq. Ft.	1162 Sq. Ft.

Tower 2A | Type F~ 3BHK 2T (Comfort)



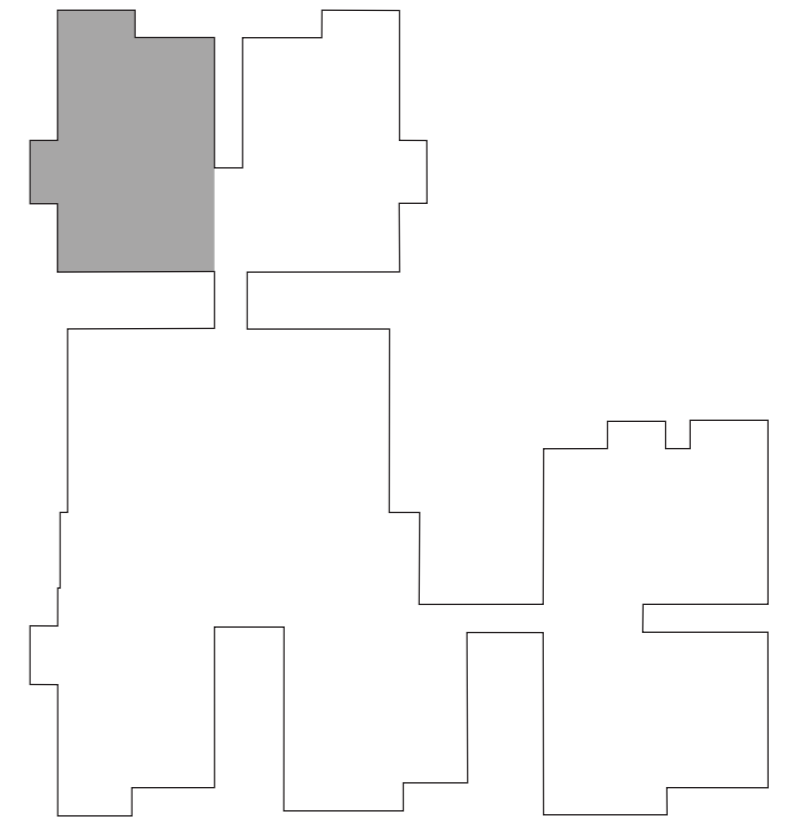
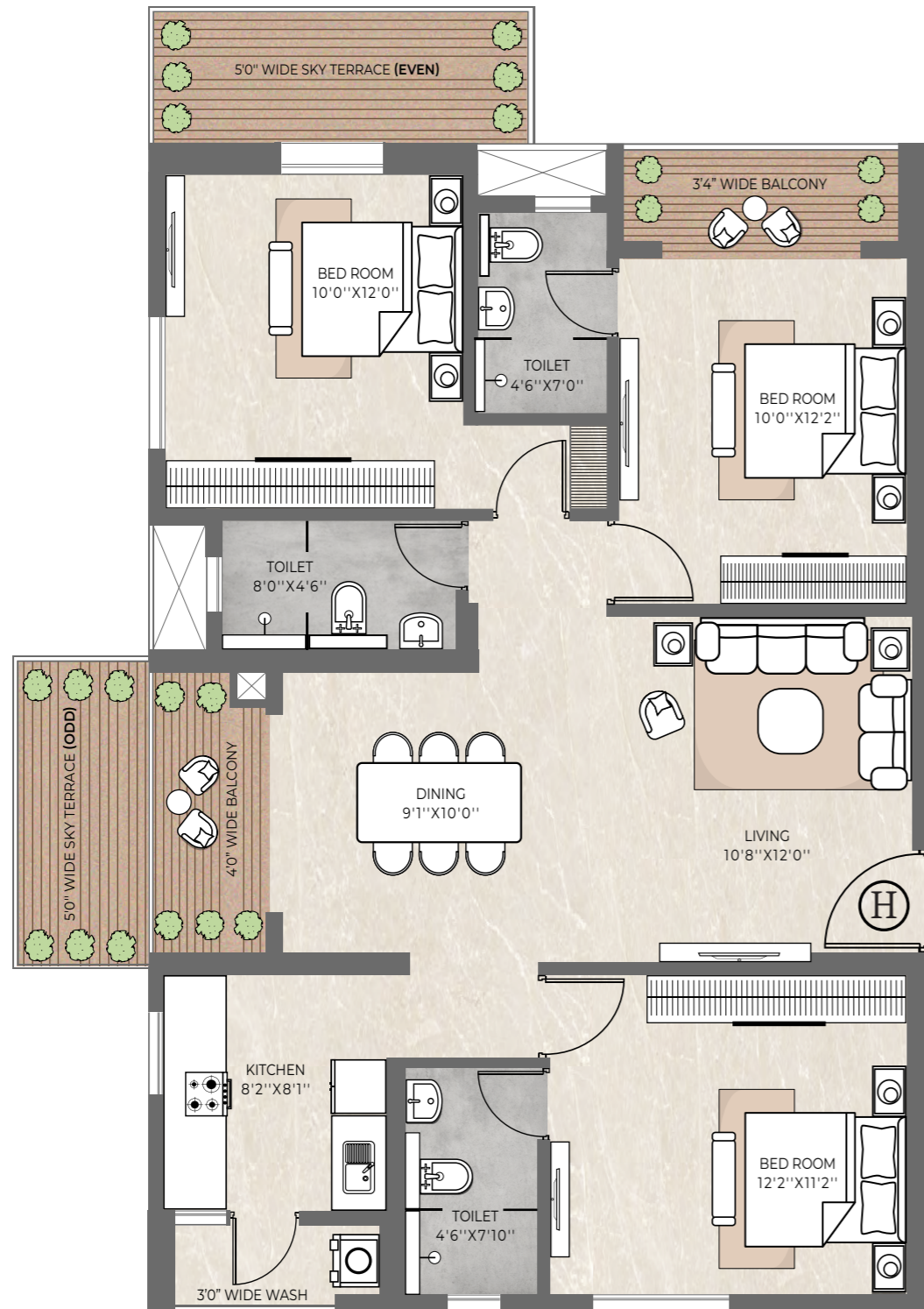
Floor	Carpets Area	Balcony Area	BUA	SBUA
Odd	774 Sq. Ft.	87 Sq. Ft.	938 Sq. Ft.	1250 Sq. Ft.
Even		101 Sq. Ft.	951 Sq. Ft.	1268 Sq. Ft.

Tower 2A | Type G~ 2BHK 2T



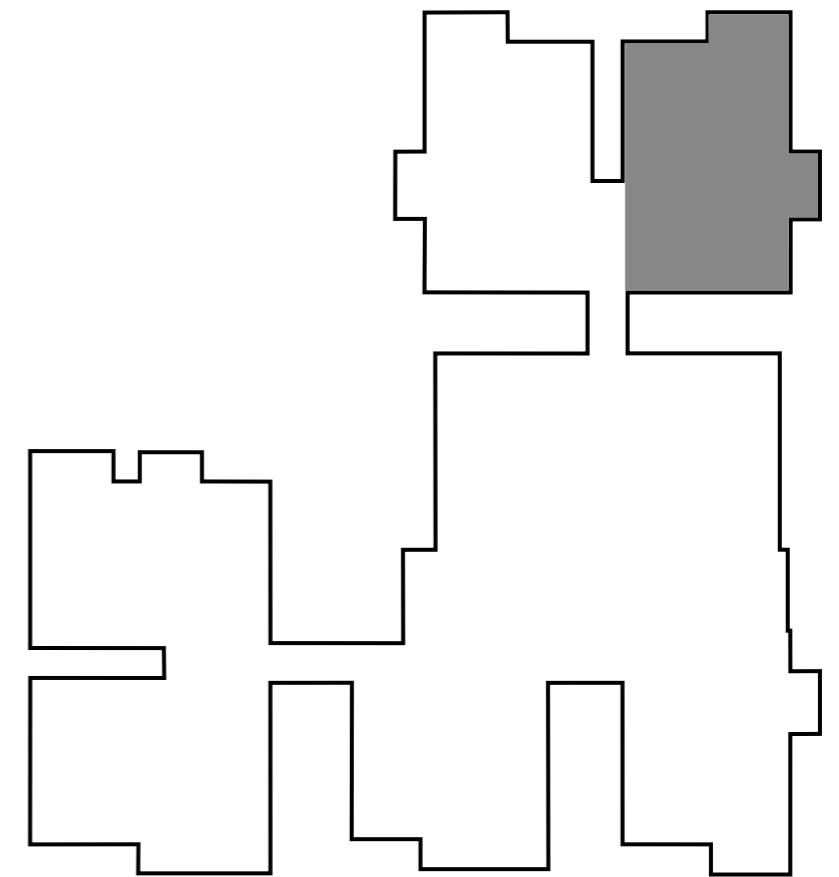
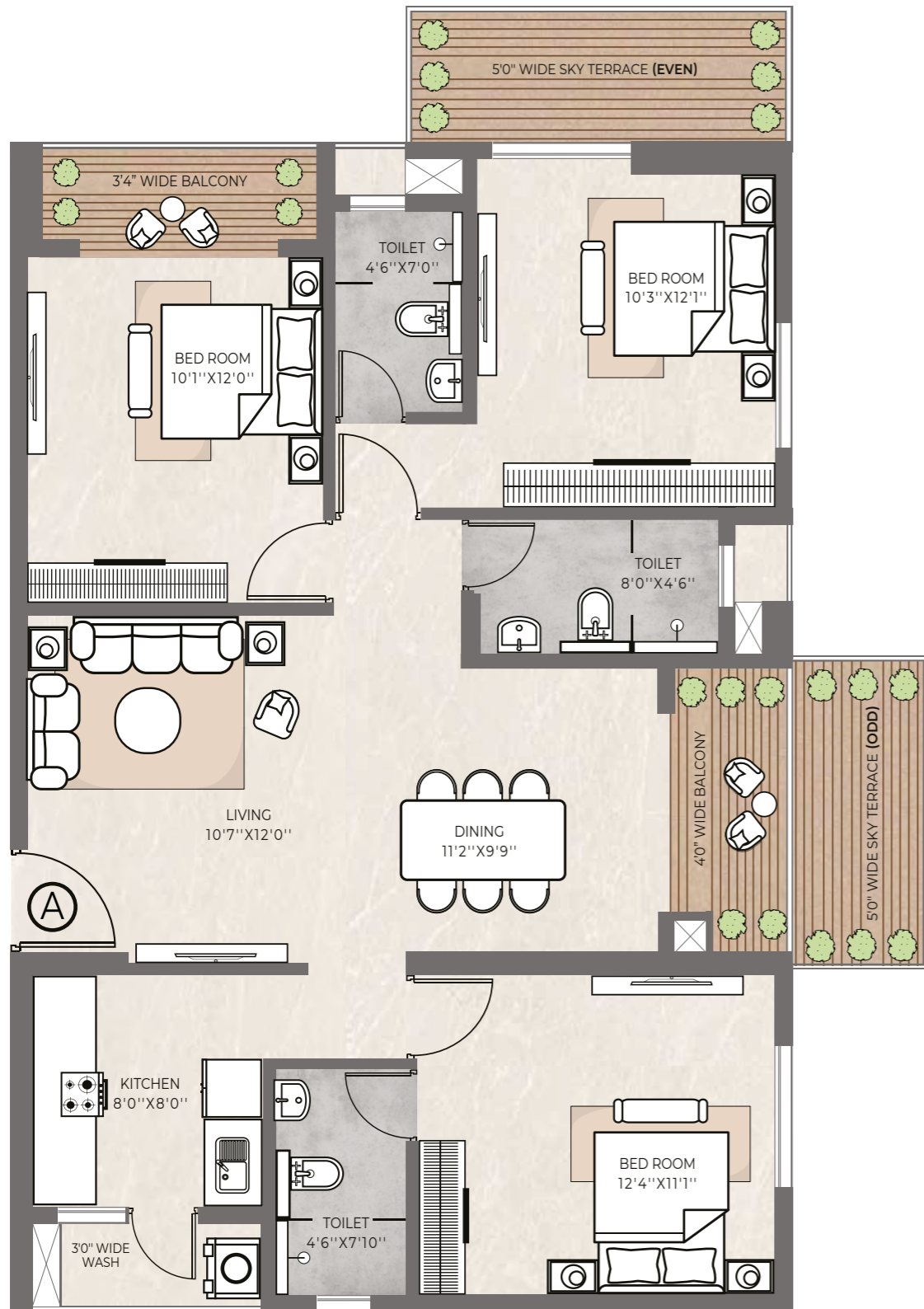
Carpet Area	Balcony Area	BUA	SBUA
595	60	728	971

Tower 2A | Type H~ 3BHK 3T (Luxury)



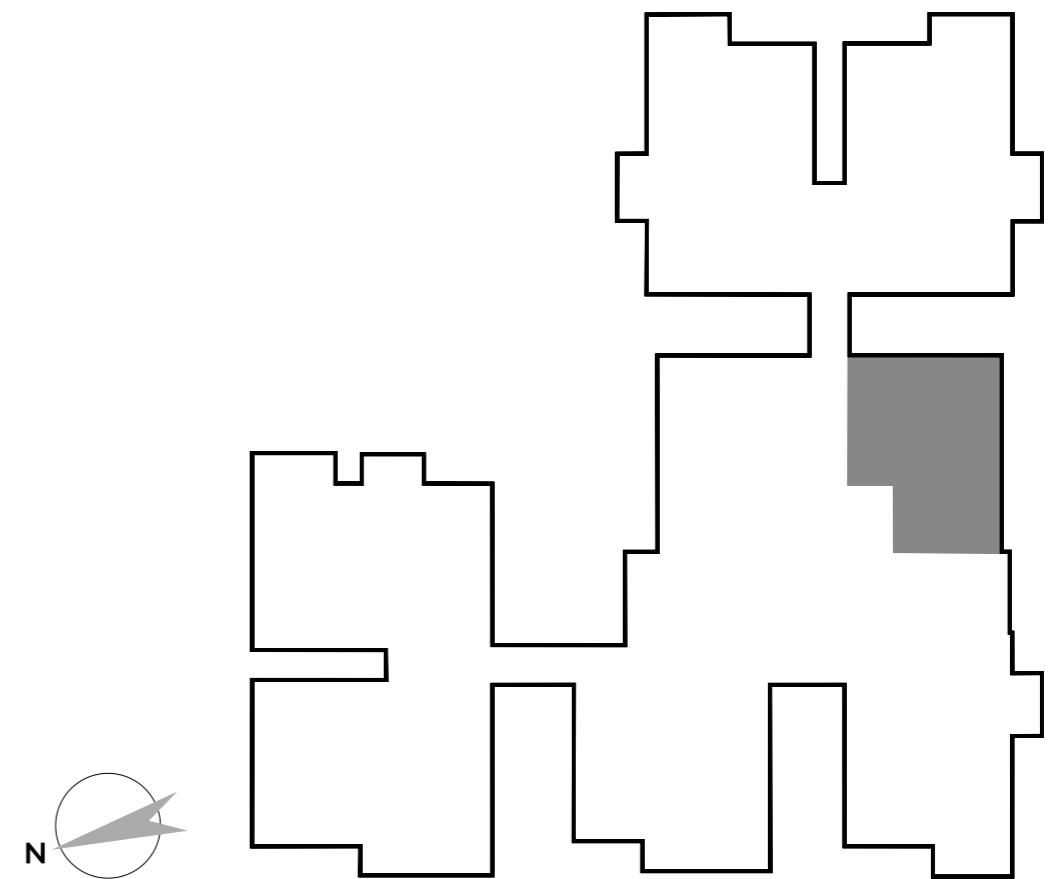
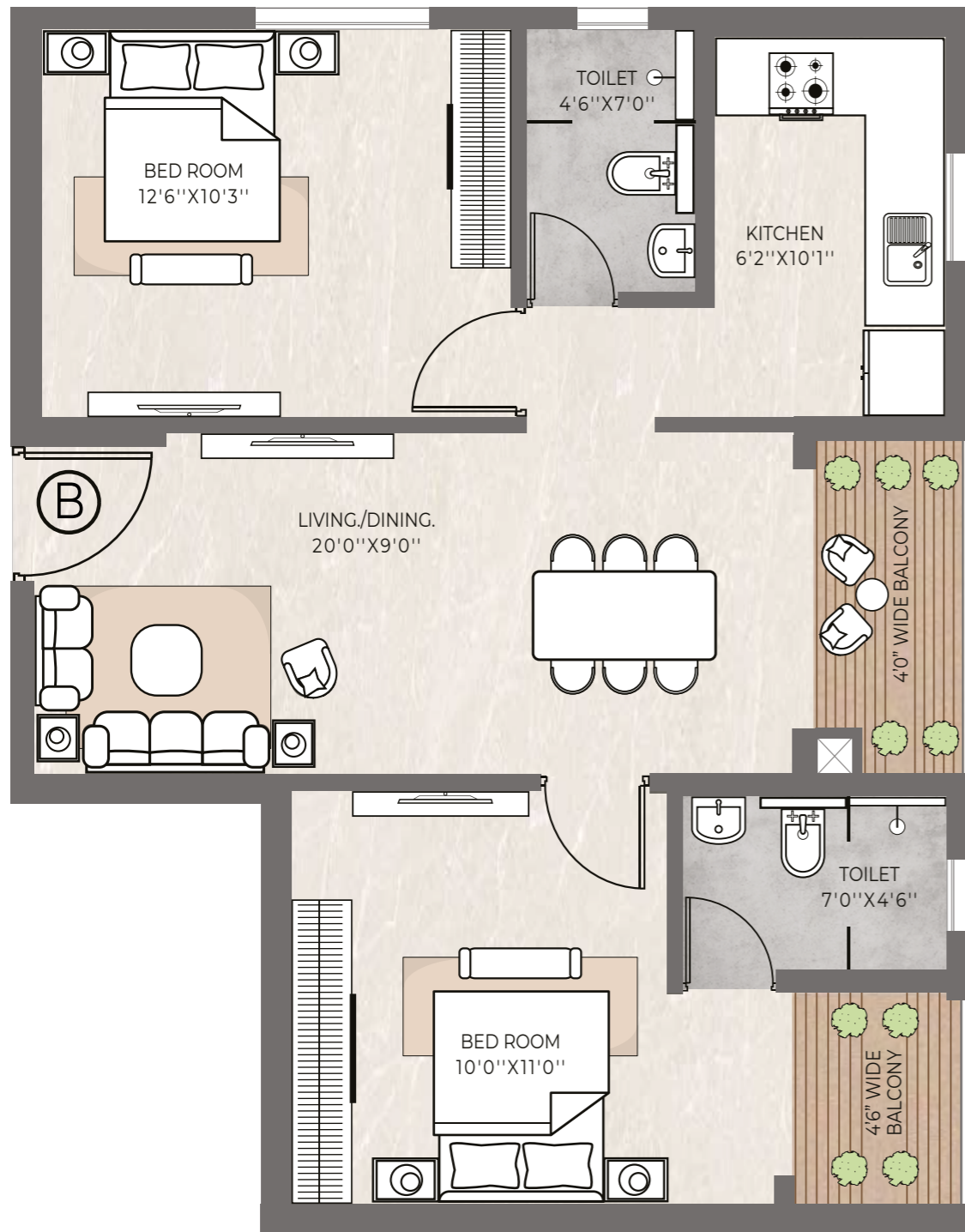
Floor	Carpet Area	Balcony Area	BUA	SBUA
Odd	879 Sq. Ft.	147 Sq. Ft.	1109 Sq. Ft.	1479 Sq. Ft.
Even		157 Sq. Ft.	1119 Sq. Ft.	1492 Sq. Ft.

Tower 2B | Type A ~ 3BHK 3T (Luxury)



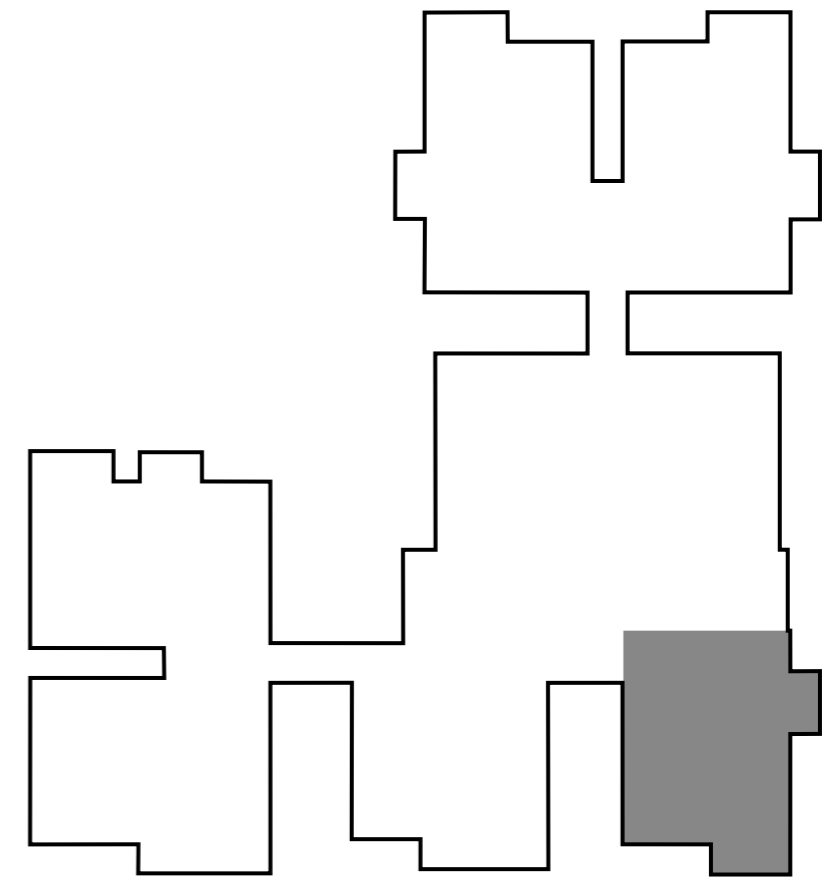
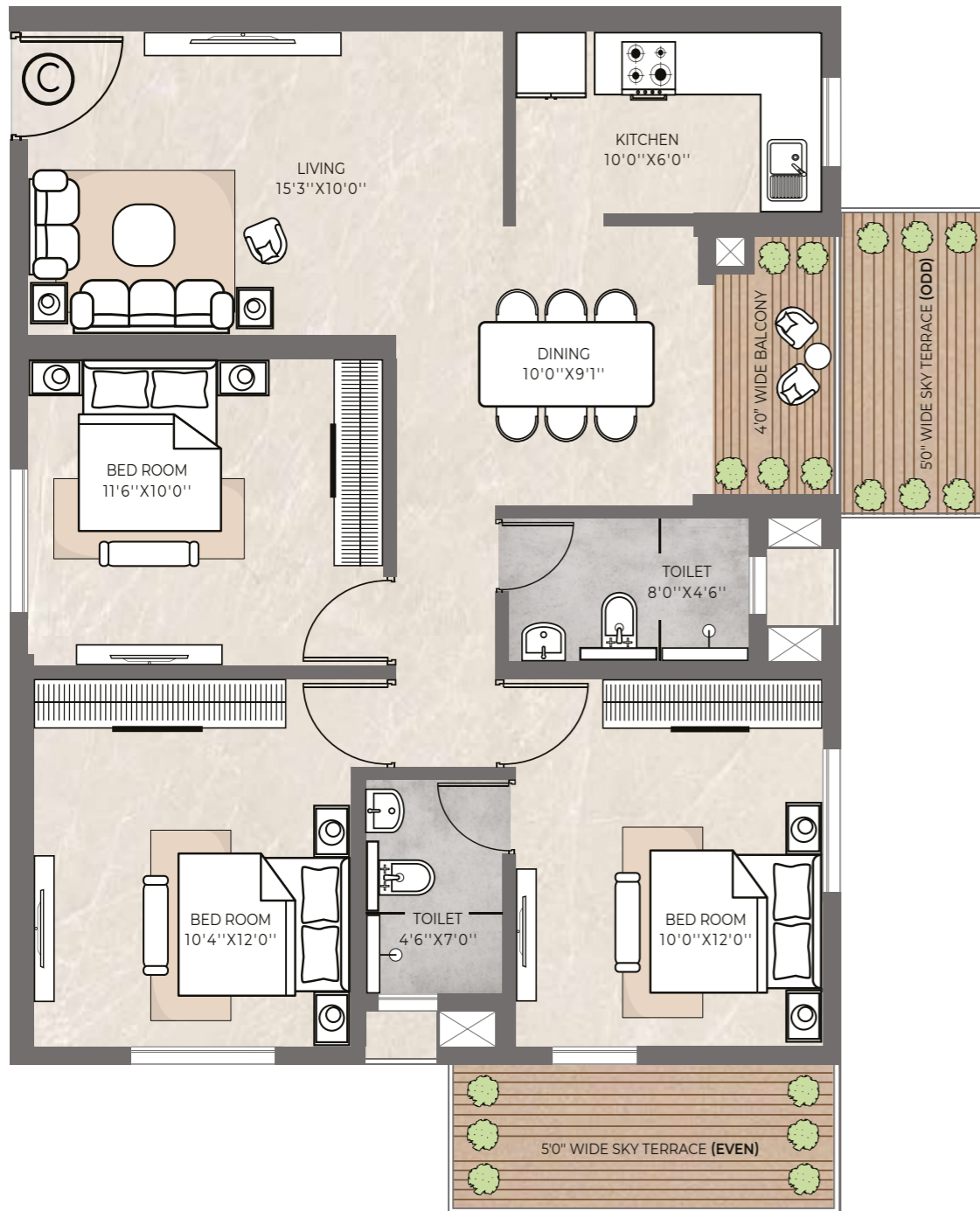
Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	877	146	1106	1475
Even		157	1117	1490

Tower 2B | Type B ~ 2BHK 2T



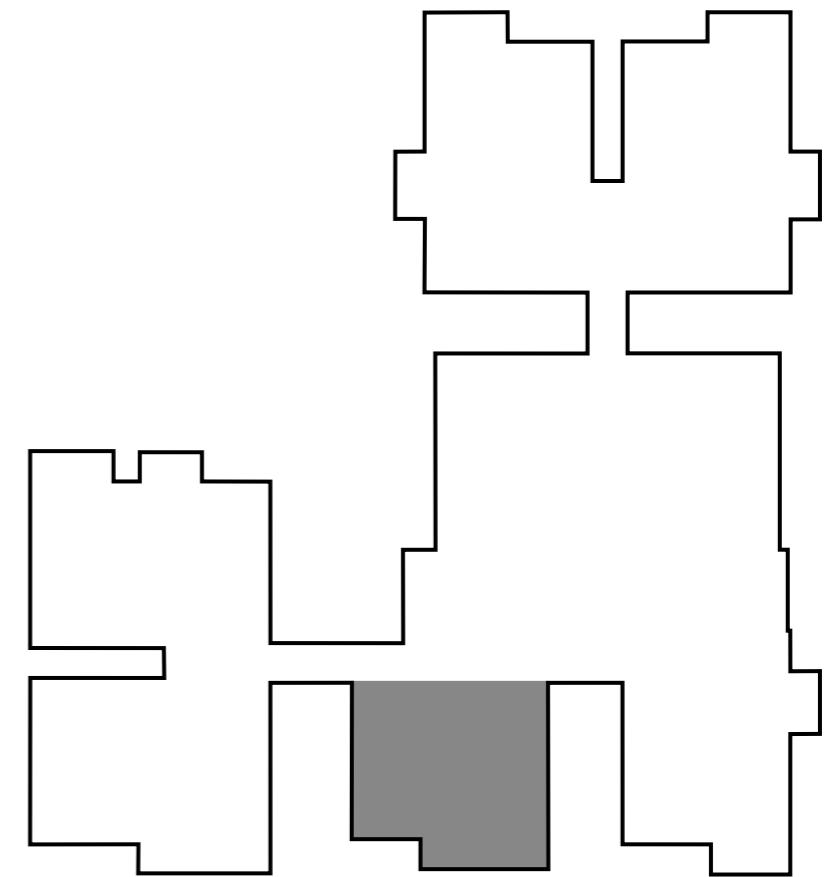
Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
596	60	728	971

Tower 2B | Type C ~ 3BHK 2T (Comfort)



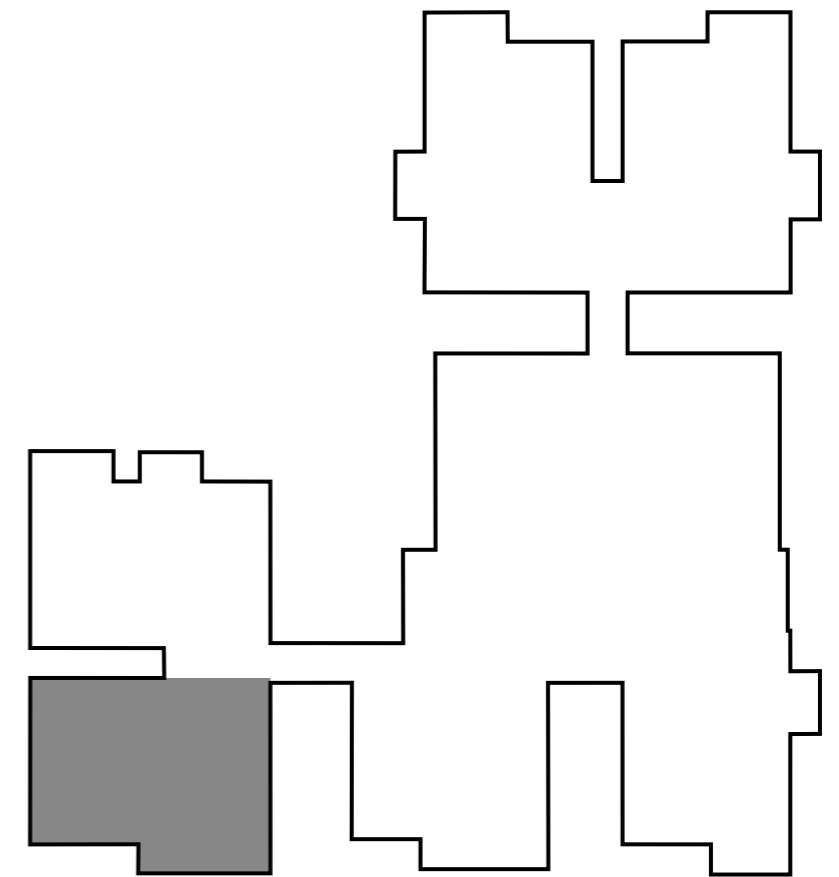
Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	783	82	940	1253
Even		97	955	1274

Tower 2B | Type D ~ 3BHK 2T (Smart)



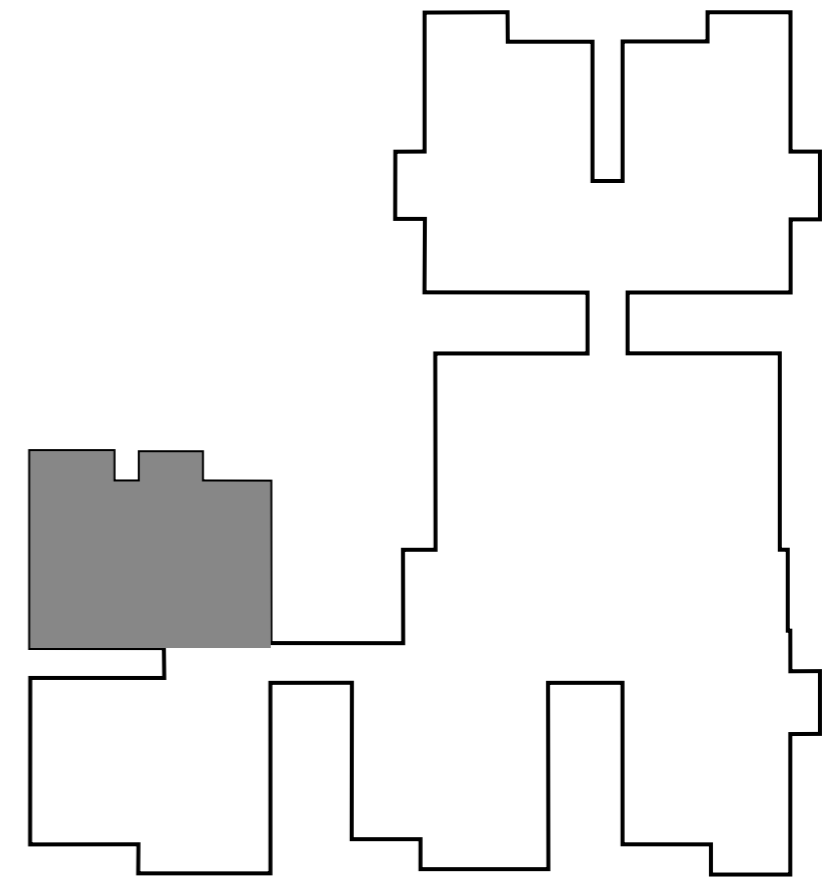
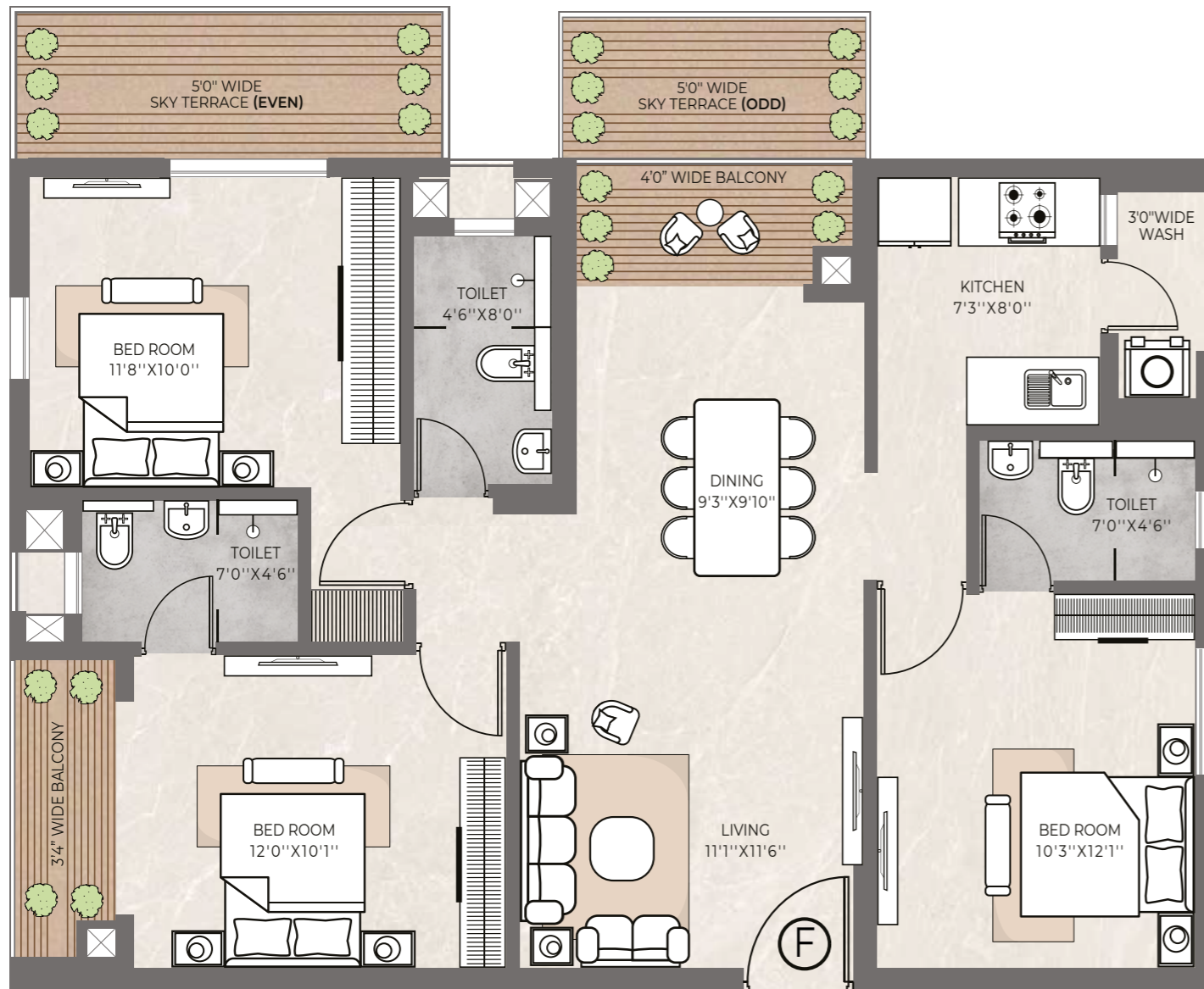
Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	703	82	852	1136
Even		99	870	1160

Tower 2B | Type E ~ 3BHK 3T (Luxury)



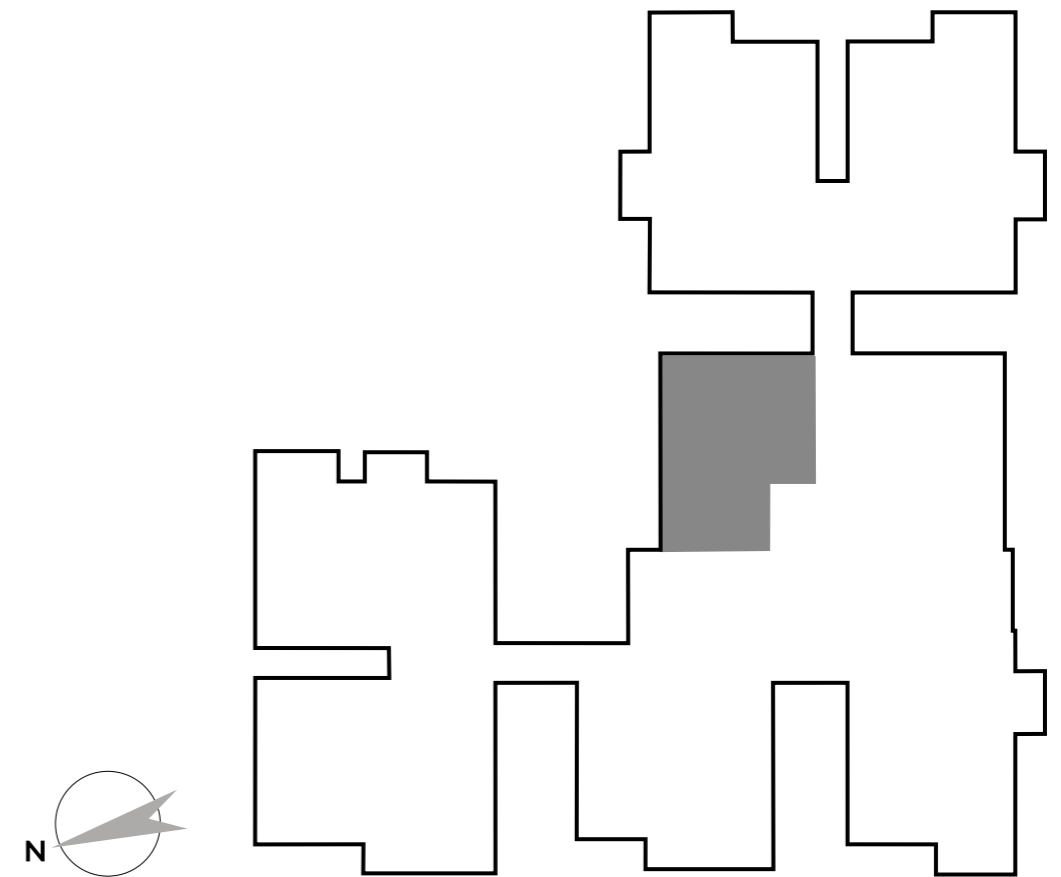
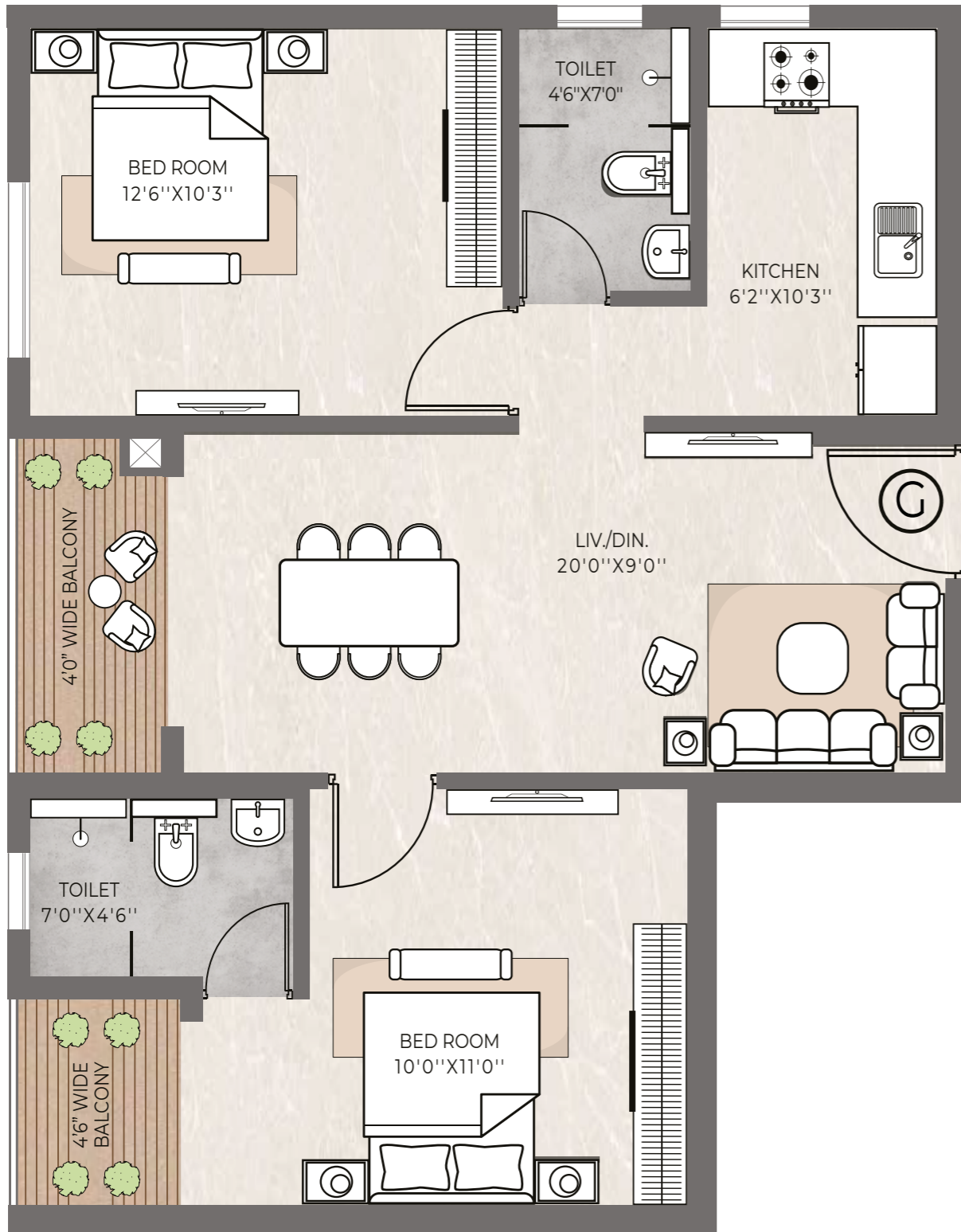
Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	826	137	1047	1397
Even		154	1065	1420

Tower 2B | Type F ~ 3BHK 3T (Luxury)



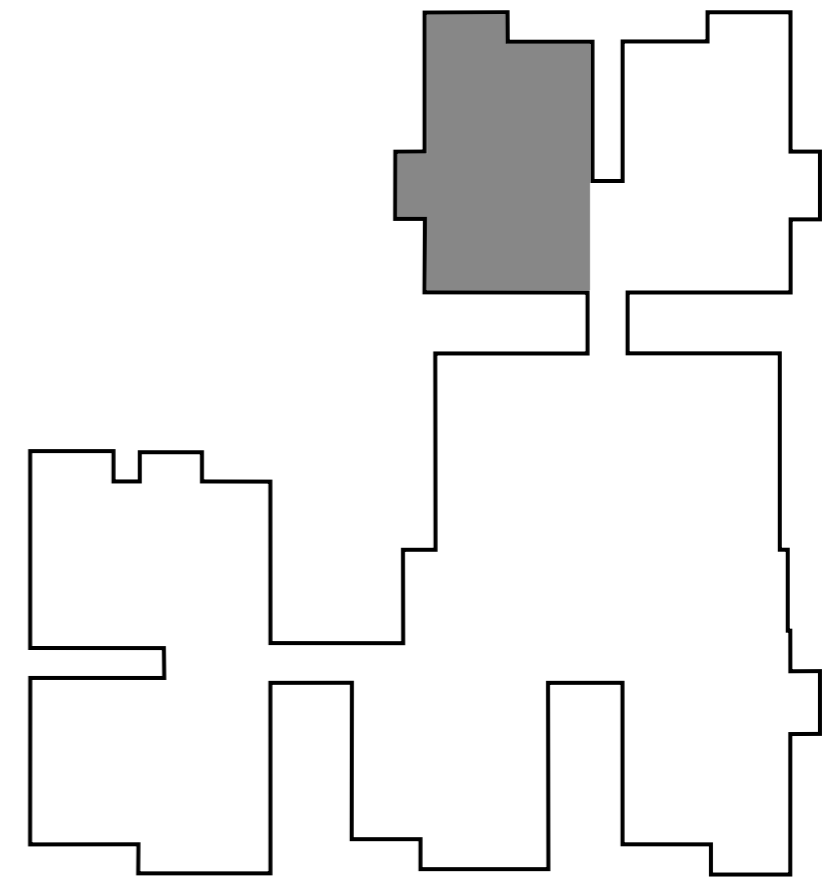
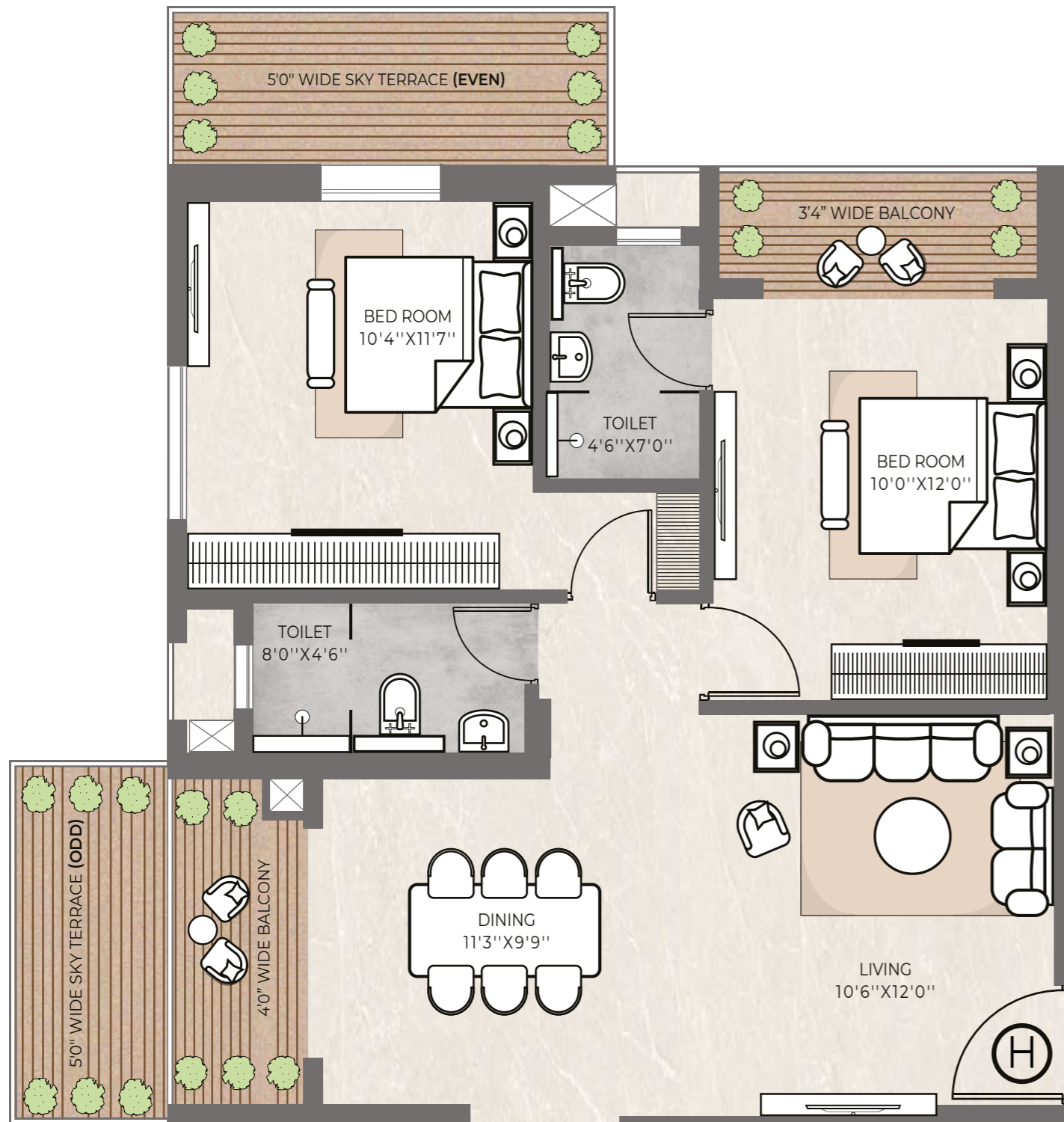
Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	823	138	1050	1400
Even		159	1070	1426

Tower 2B | Type G ~ 2BHK 2T



Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
597	60	728	971

Tower 2B | Type H ~ 3BHK 3T (Luxury)

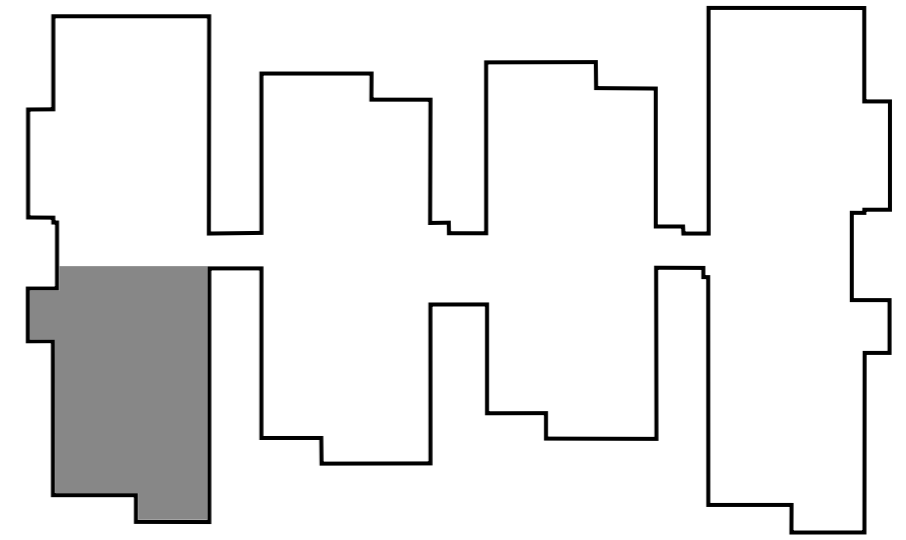
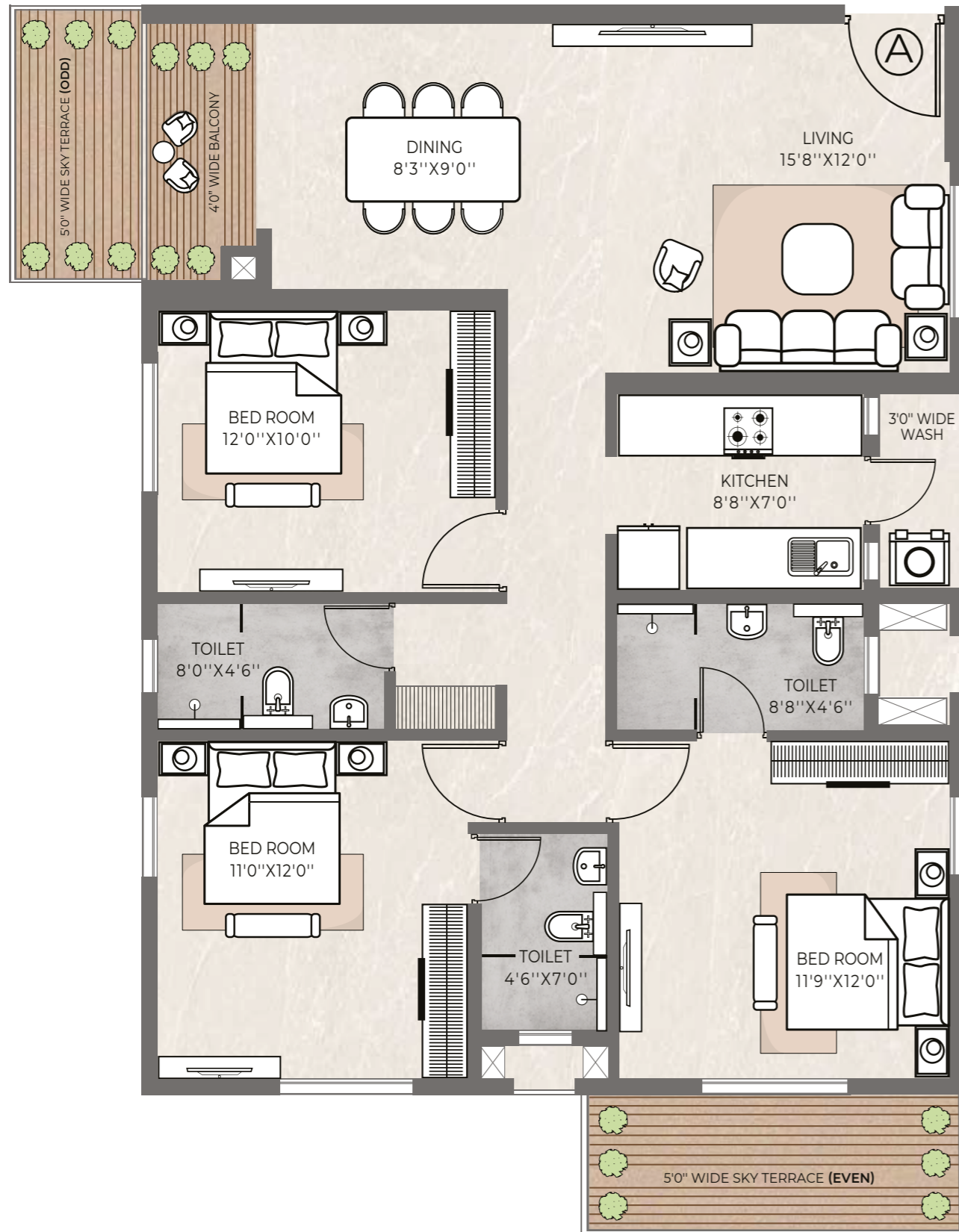


Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	874	146	1108	1477
Even		157	1119	1492

Tower 2C ~ Typical Floor Plan

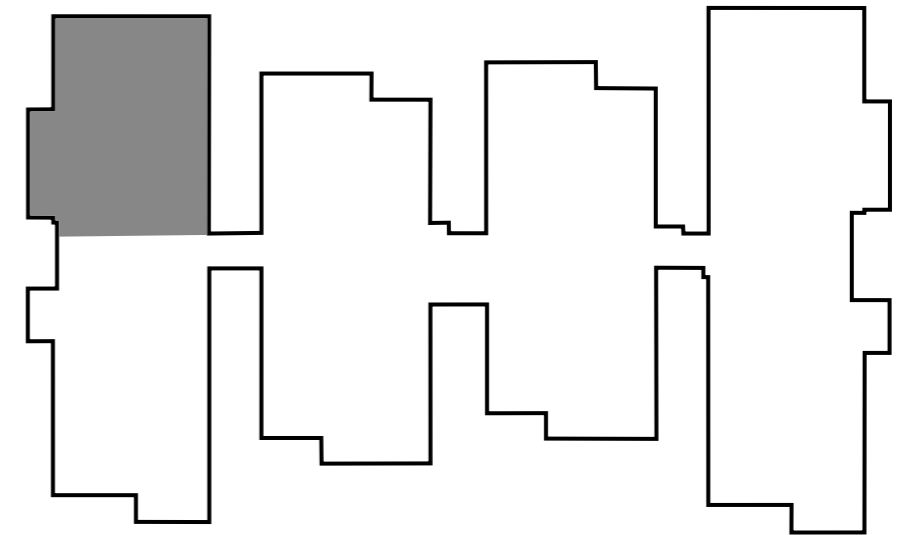


Tower 2C | Type A ~ 3BHK 3T (Luxury)



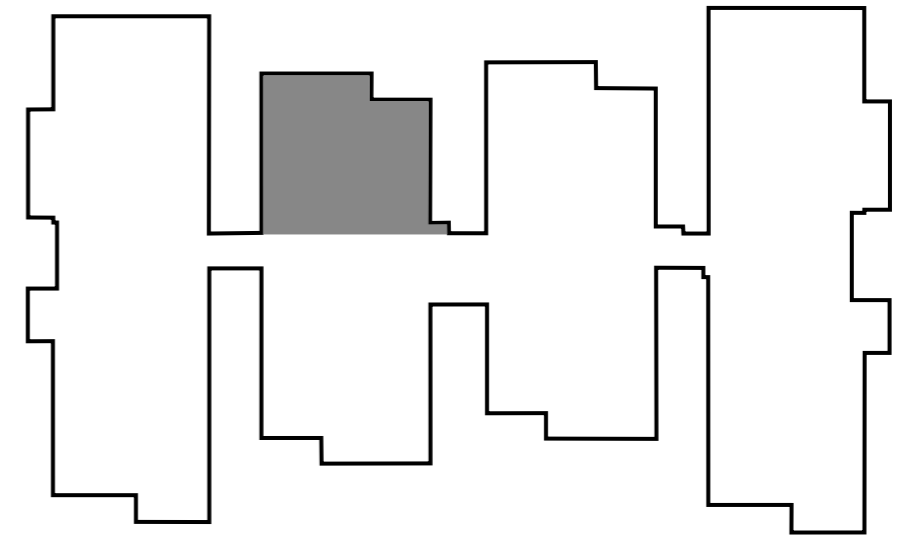
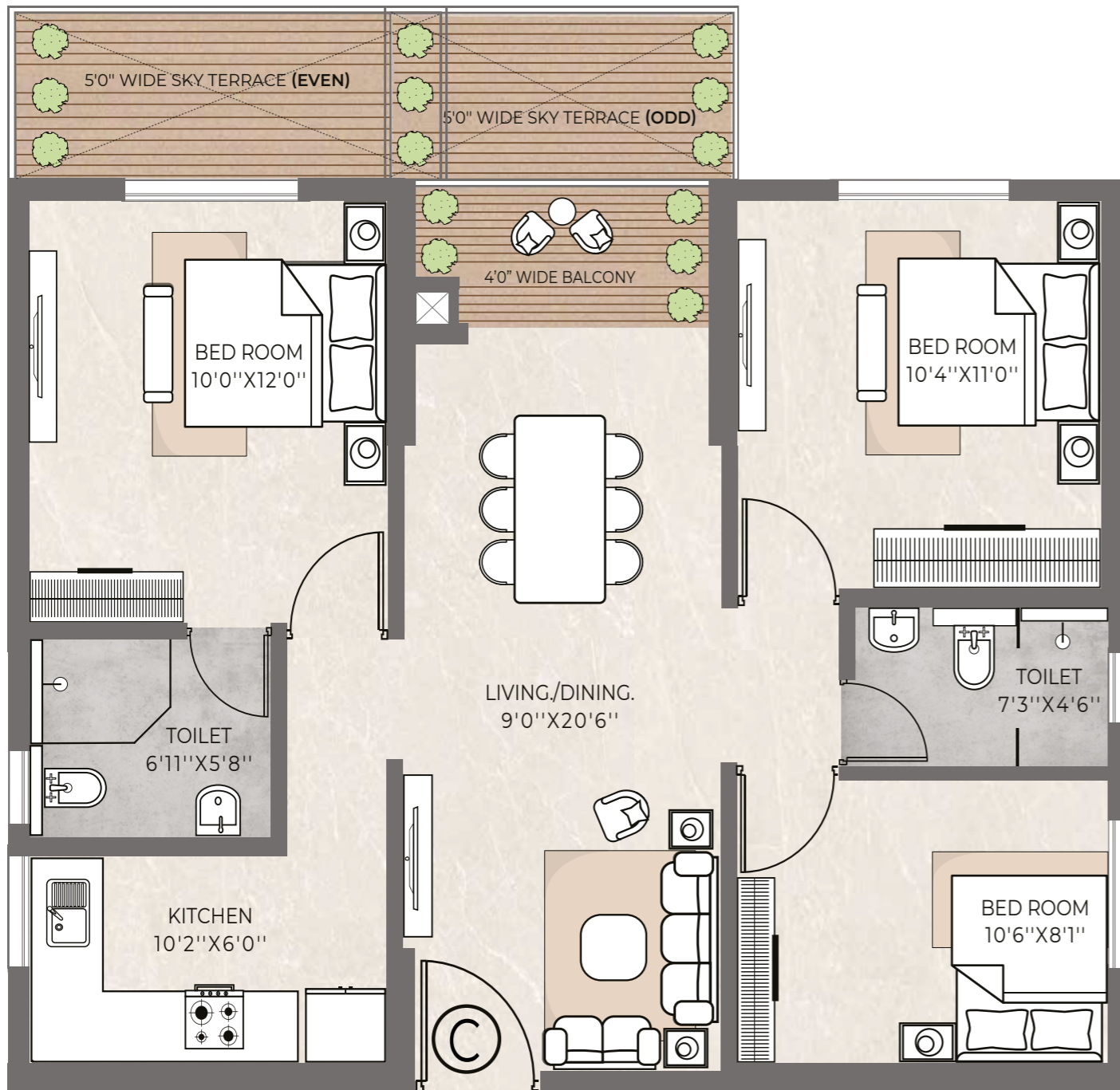
Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	942	109	1133	1511
Even		123	1148	1531

Tower 2C | Type B ~ 3BHK 3T (Luxury)



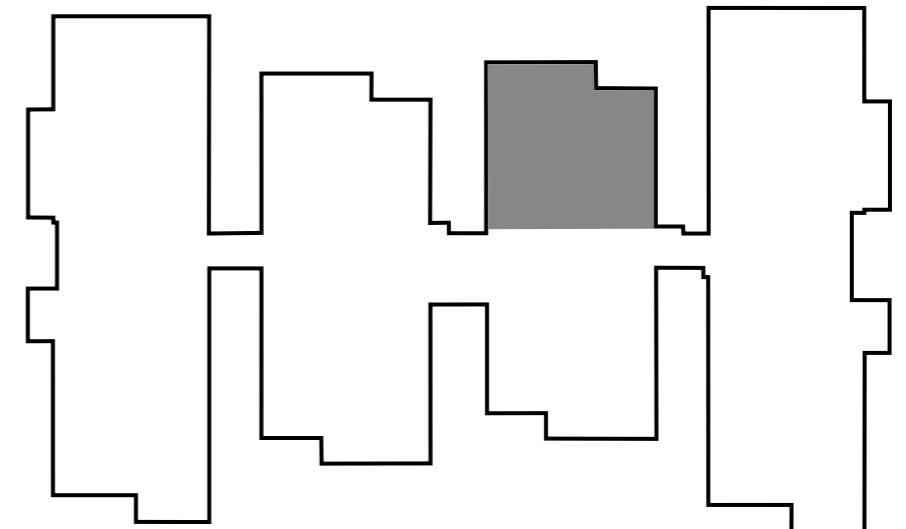
Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	942	108	1133	1511
Even		110	1135	1513

Tower 2C | Type C ~ 3BHK 2T (Smart)



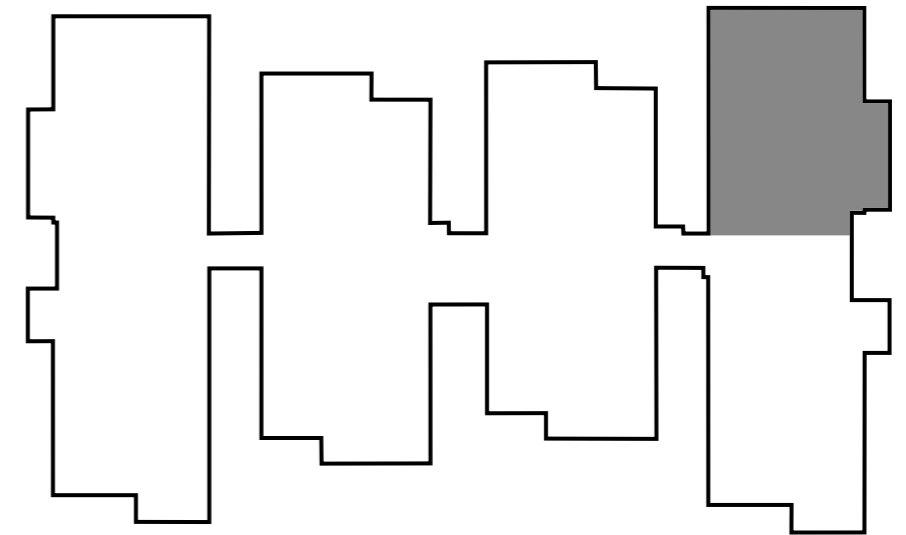
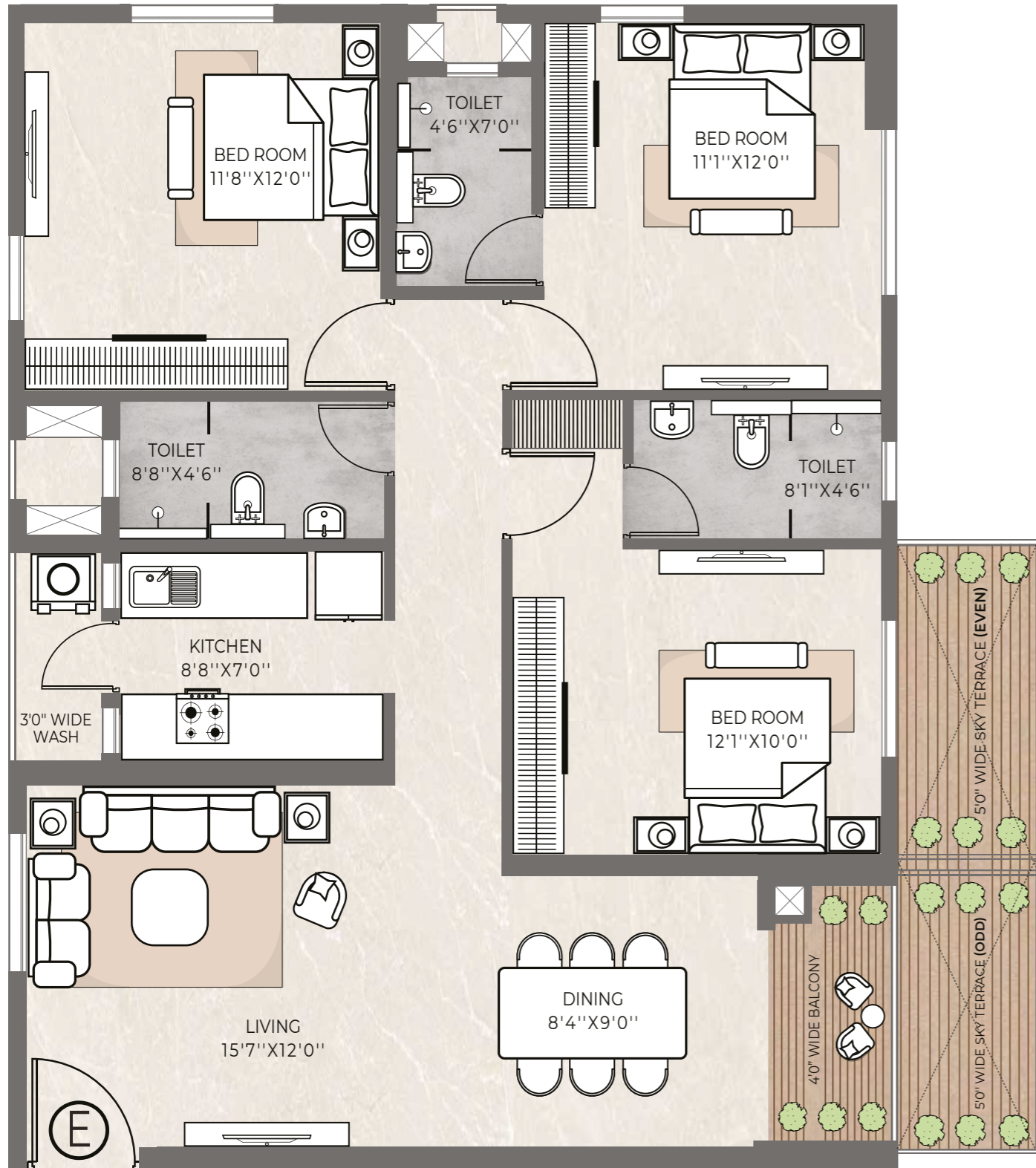
Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	698	82	847	1130
Even		99	865	1153

Tower 2C | Type D ~ 3BHK 3T (Comfort)



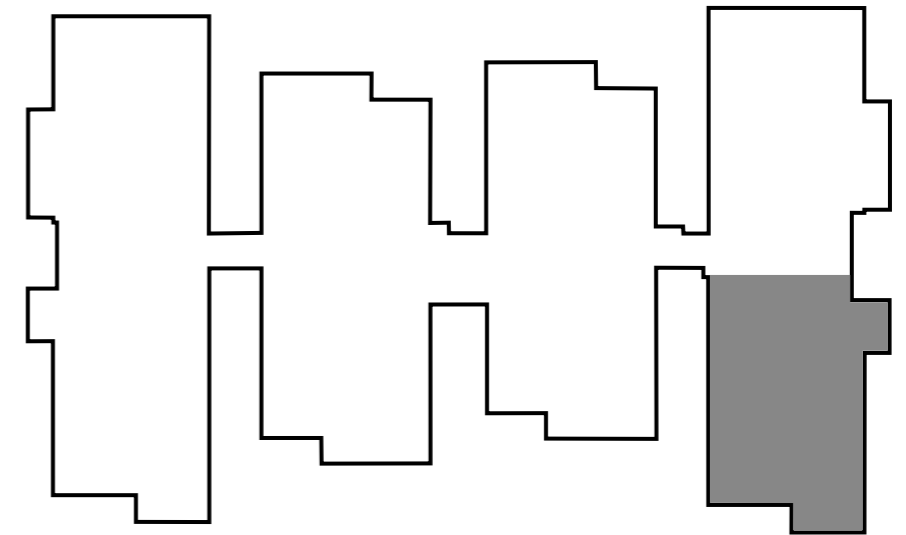
Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	739	105	916	1221
Even		122	934	1245

Tower 2C | Type E ~ 3BHK 3T (Luxury)



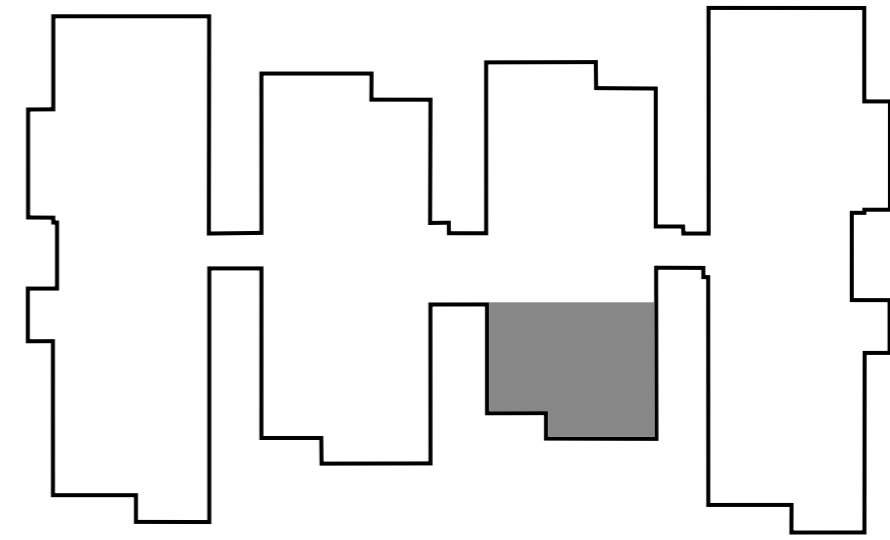
Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	943	106	1129	1505
Even		109	1132	1510

Tower 2C | Type F ~ 3BHK 3T (Luxury)



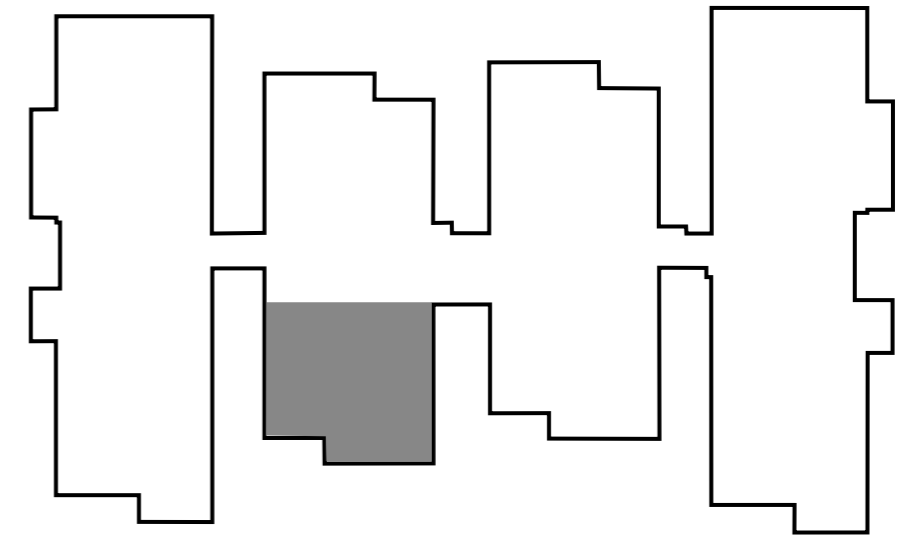
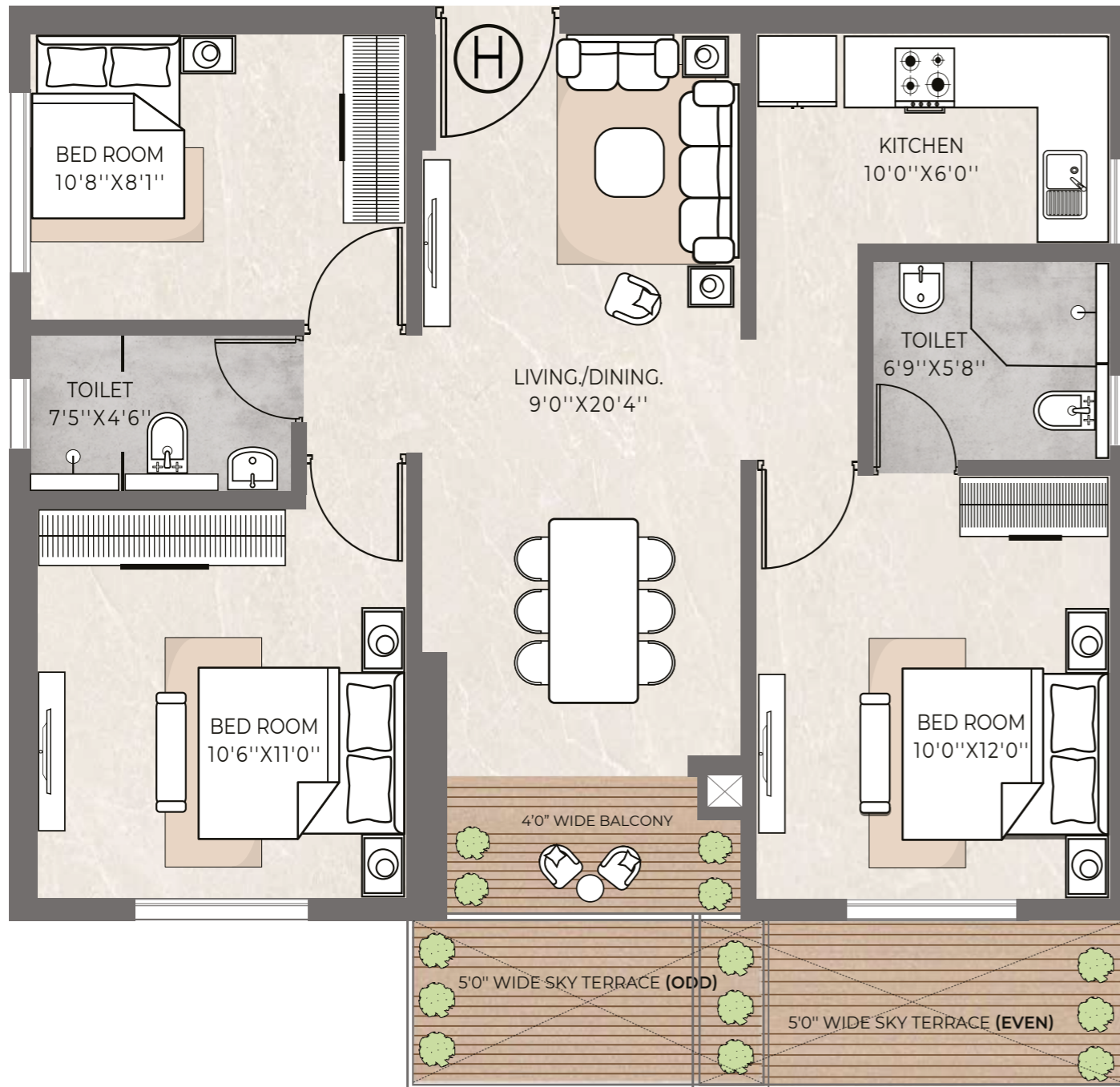
Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	942	107	1131	1507
Even		123	1147	1530

Tower 2C | Type G ~ 3BHK 2T (Comfort)



Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	736	107	913	1217
Even		122	928	1237

Tower 2C | Type H ~ 3BHK 2T (Smart)



Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	698	83	848	1131
Even		98	863	1151

VINAYAK

For nearly four decades, Vinayak Group has been changing Kolkata's residential landscape.

Built on a consistent, customer-first approach, their projects reflect focus on thoughtful planning, reliable delivery and a standard of quality that has earned enduring trust over time.

And the journey continues ...

- ^ 45+ projects delivered
- ^ 5.7 million sq ft under construction
- ^ 7000+ happy residents



Vinayak Amara (Newtown AAI) | 4.5 lakh sq ft



Vinayak Aquina (Newtown AAI) | 3.75 lakh sq ft



Vinayak Vista (Laketown) | 6.8 lakh sq ft



Vaanya (Newtown AAI) | 17 lakh sq ft



Navyom (New Alipore) | 10.5 lakh sq ft



The 102 (DH Road Joka) | 8.5 lakh sq ft

VINAYAK

Corporate Address Vinayak Corporate House
122/1R Satyendranath Majumder Sarani Kolkata 700 026
www.vinayakgroup.org

Site Address Vinayak 21 Acres, Hatishala
Off Newtown Action Area III Kolkata

Phase 1- WBRERA/P/SOU/2026/004147 | rera.wb.gov.in

Phase 2- WBRERA/P/SOU/2026/004275 | rera.wb.gov.in

This document does not constitute an offer, contract, agreement, or transaction of any nature.

The project name "Vinayak 21 Acres" does not represent the actual land area of the project/phase. All layout plans, building orientations, common areas, amenities, fixtures, fittings, images, visuals, drawings, and specifications are indicative and for illustrative purposes only. Stock images have been taken at a location other than the project site. Amenities shall be shared by residents of the Project and all projects on the Larger Land, as mentioned in the Agreement for Sale. Project design, planning, amenities, access, and phasing are undertaken in accordance with applicable laws; the Promoter reserves the right to modify any or all of these subject to technical considerations, site conditions, and statutory approvals.

This document shall not be construed as a disclosure under WBRERA, 2016 or Rules framed thereunder.

All persons are requested to independently verify all project details and documents.

The official website of the Company is www.vinayakgroup.org — do not rely on information from any other source. Refer to the WBRERA website and the Agreement for Sale for complete and updated project information. T&C Apply.