VINAYAK 21 ACRES

Project 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



VINAYAK 21 ACRES

Except for phases / buildings registered under WBRERA, all other buildings / villas shown are artist's impression of proposed development, not part of the current offering and subject to change.

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

VINAYAK 21 ACRES

Location


Canal
Proposed Mall
Newtown Road
Arts Acre -
Art Center in Kolkata
Wipro IT Centre
ITC Infotech
Infosys
Hatisala Bus Stand
Gabtala Bazaar
Way to
Vedic Village
VINAYAK
21ACRES
Chandakanthal
Beria
Way to
Science City

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

CII
Confederation of Indian Industry

Indian Green Building Council (IGBC)

hereby precertifies

Vinayak 21 Acres

Jirangacha, Hatishala, Newtown AA III, Kolkata

(IGBC Registration No: GH250539)

The project has demonstrated intent to design and build high performance building in accordance with

IGBC Green Homes Rating System

Precertified Platinum

October 2025

(Precertification is valid for 3 years, renewed based on six monthly progress updates till certification)

B Thiagarajan
Chairman, IGBC

K S Venkatagiri
Executive Director, CII-Godrej GBC

Pre-certified for Design
Platinum
indian green building council
IGBC

- 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

Masterplan

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



VINAYAK 21ACRES

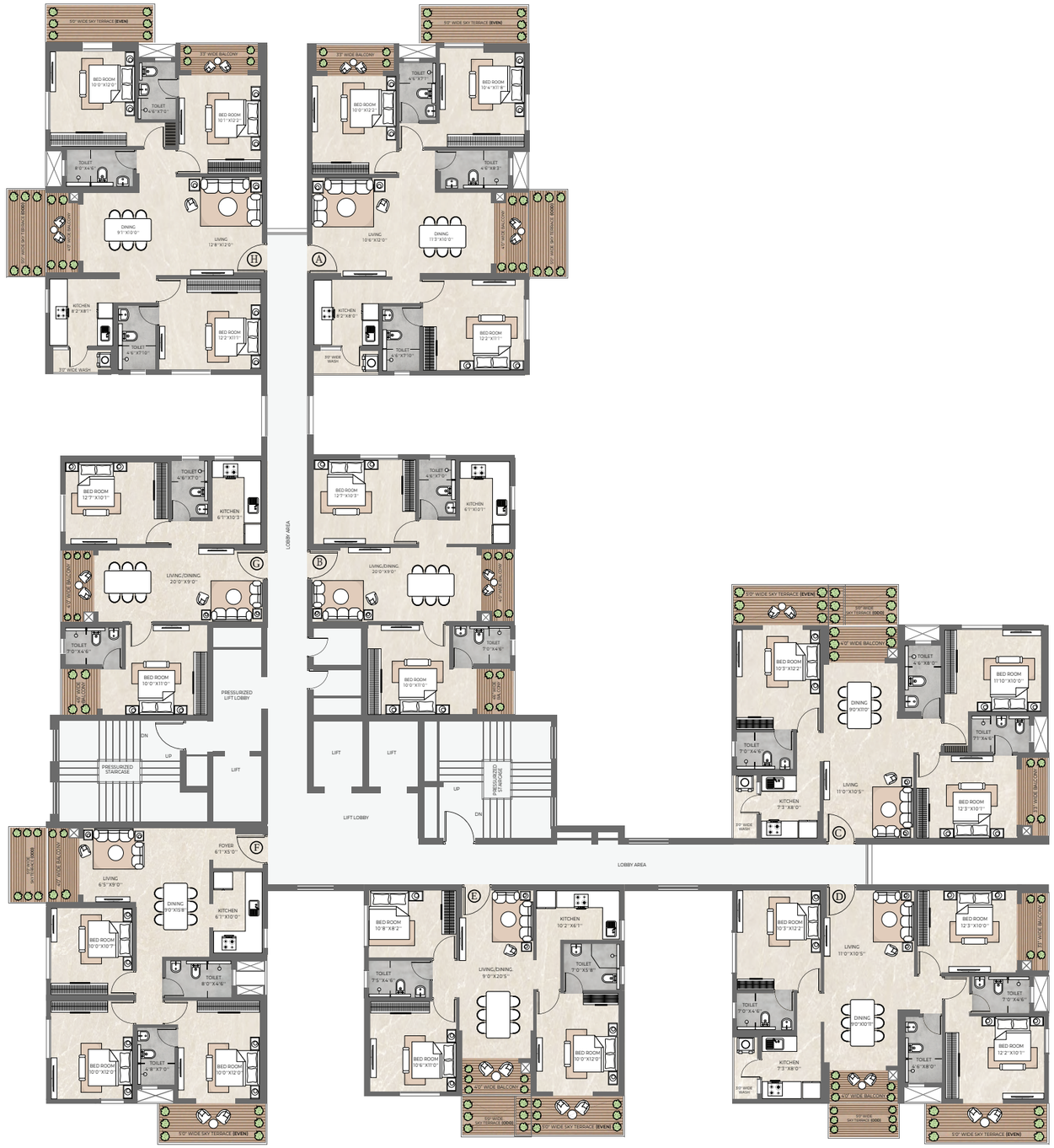
Central Park Plan



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

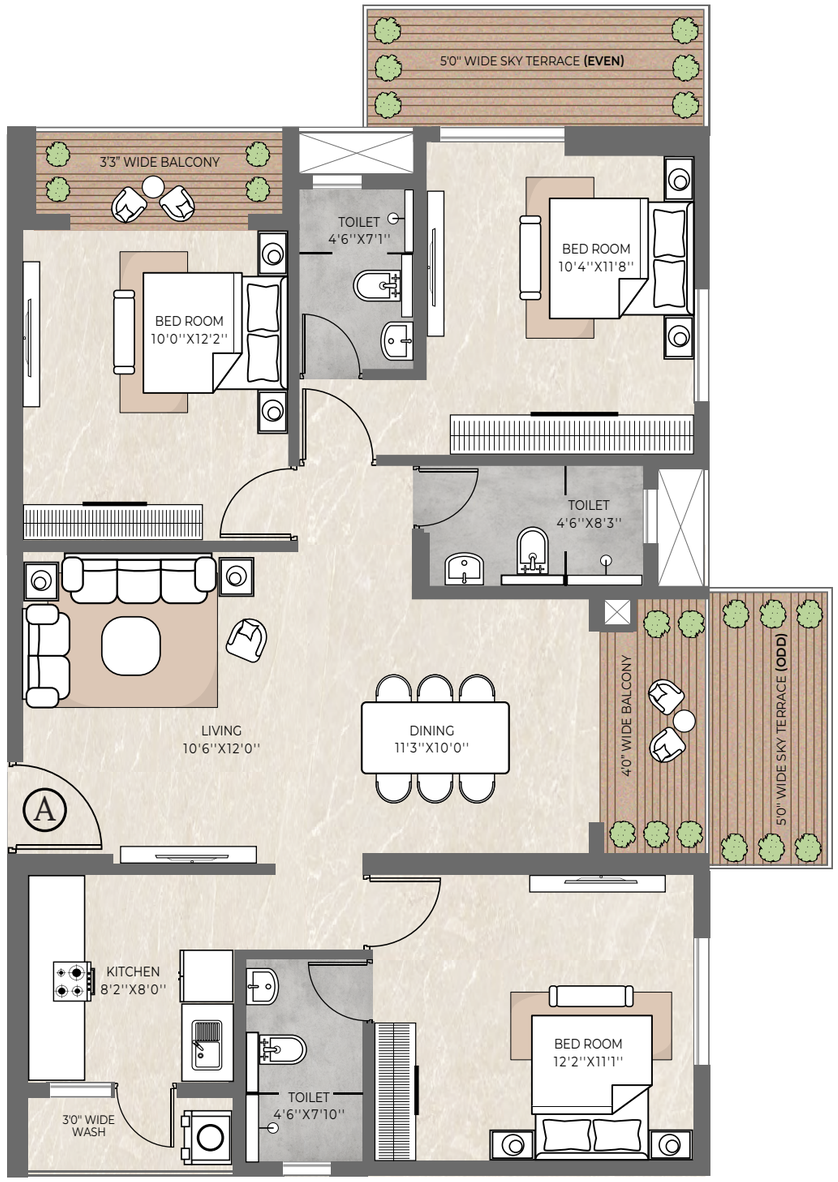
VINAYAK 21 ACRES

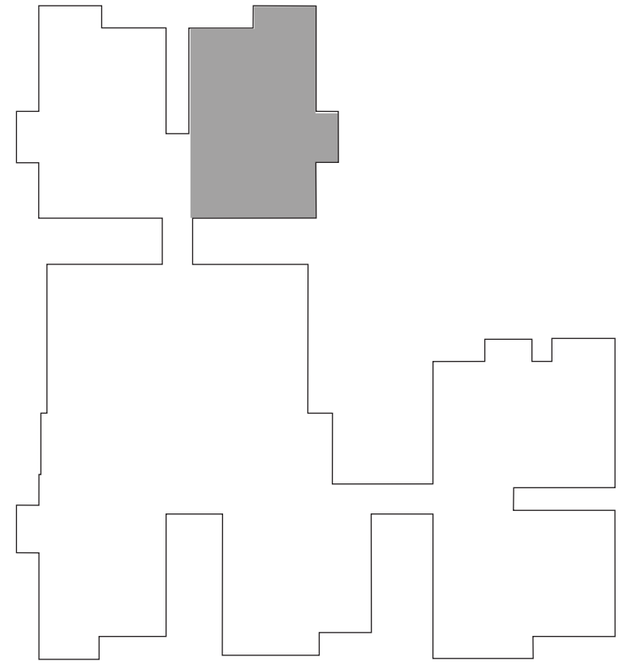
Tower 1A ~ Typical Floor Plan



VINAYAK 21ACRES

Tower 1A | Type A~ 3BHK 3T (Luxury)



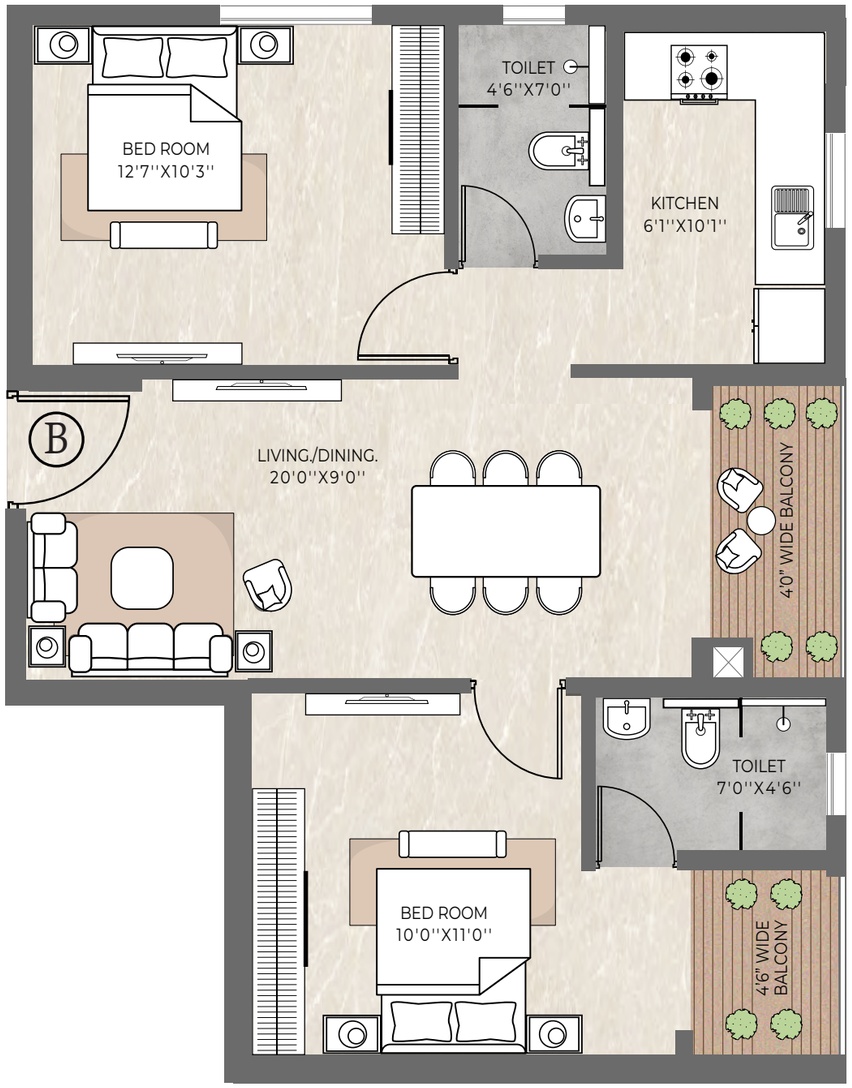


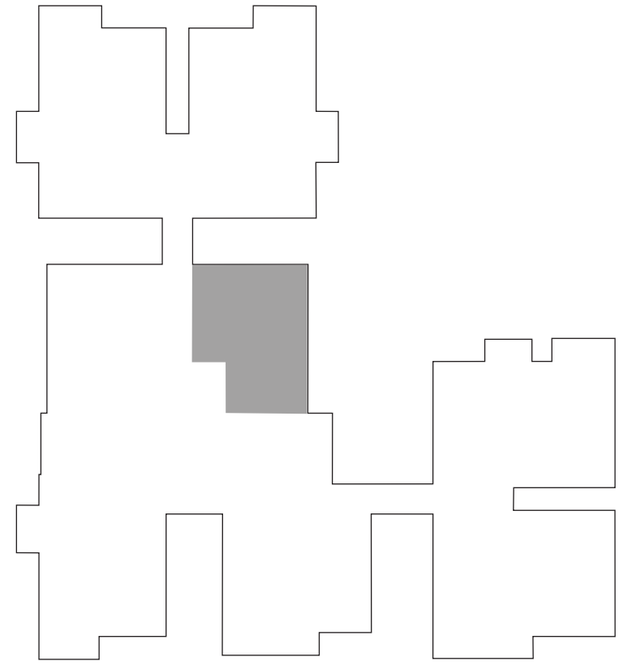
N

Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	873	147	1107	1476
Even		158	1118	1491

VINAYAK 21ACRES

Tower 1A | Type B~ 2BHK 2T



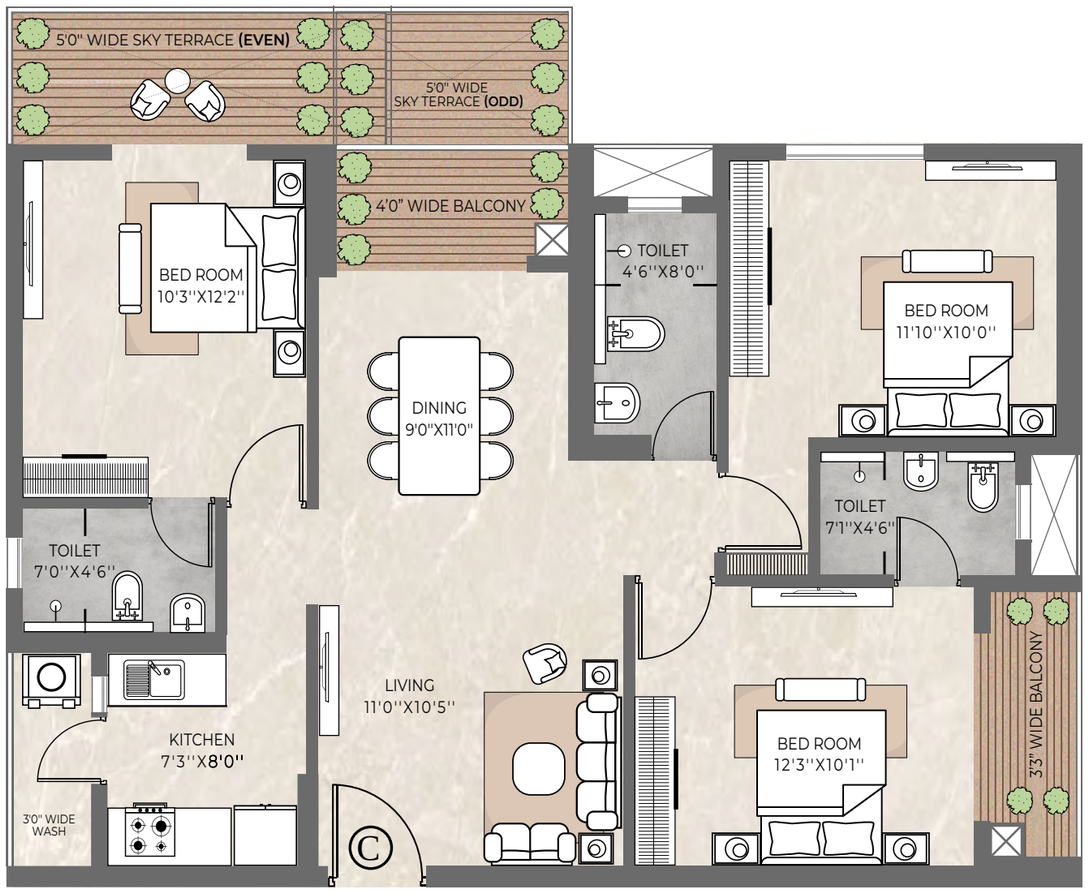


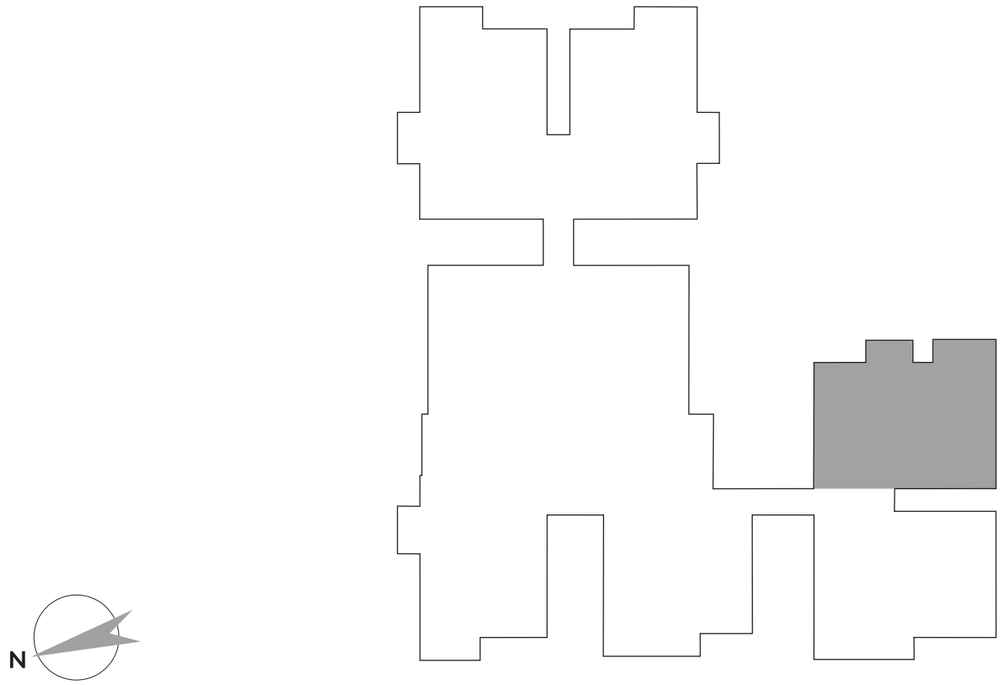
N

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

VINAYAK 21ACRES

Tower 1A | Type C~ 3BHK 3T (Luxury)

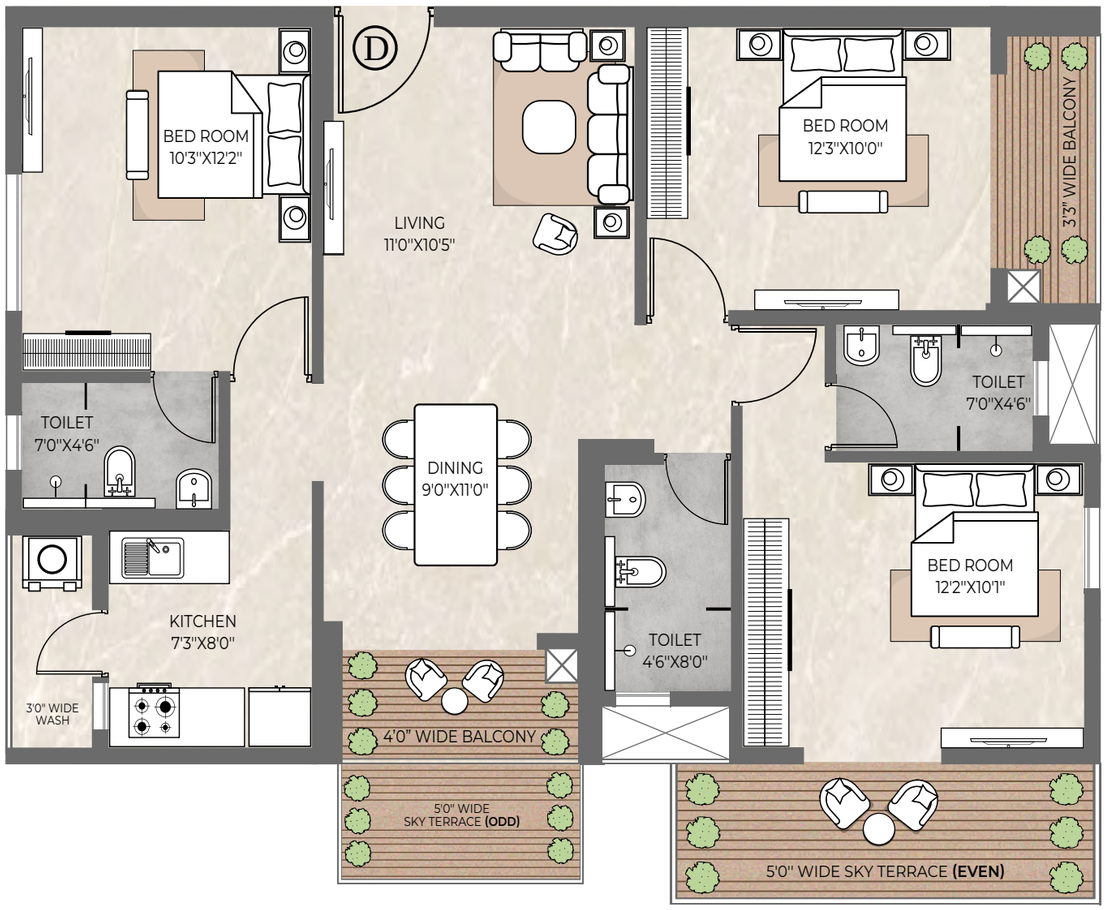


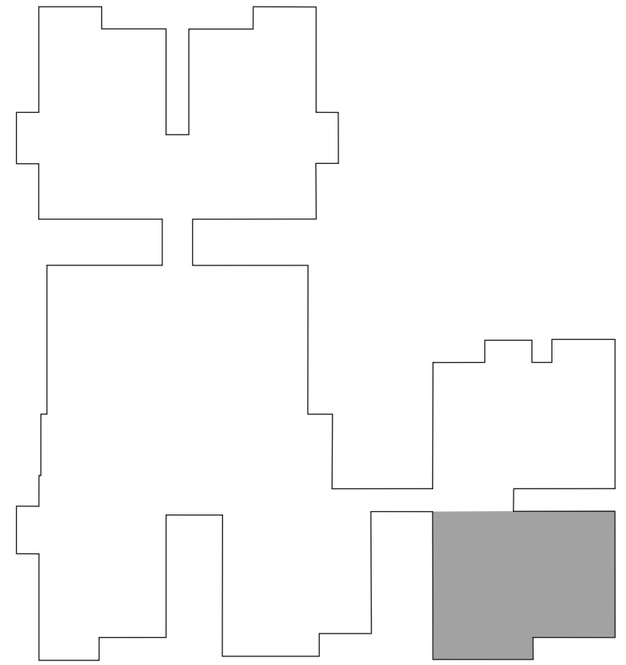


Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	826	134	1048	1398
Even		149	1064	1418

VINAYAK 21ACRES

Tower 1A | Type D~ 3BHK 3T (Luxury)





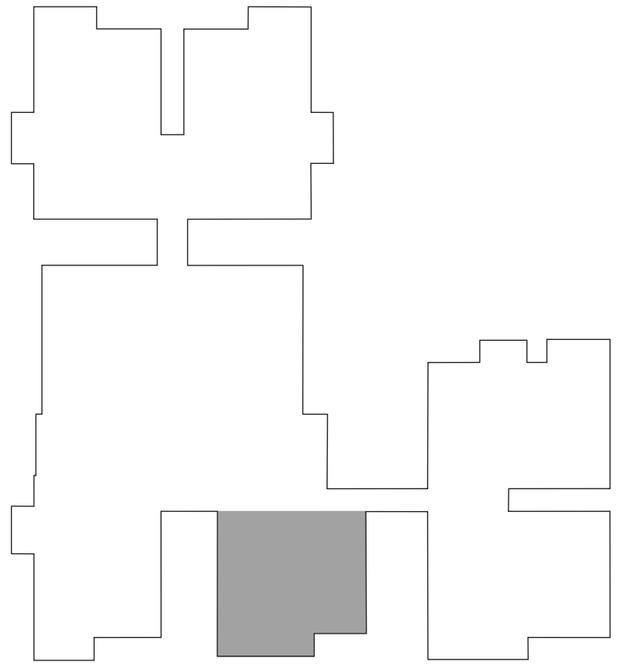
N

Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	829	133	1049	1399
Even		152	1068	1424

VINAYAK 21ACRES

Tower 1A | Type E~ 3BHK 2T (Smart)



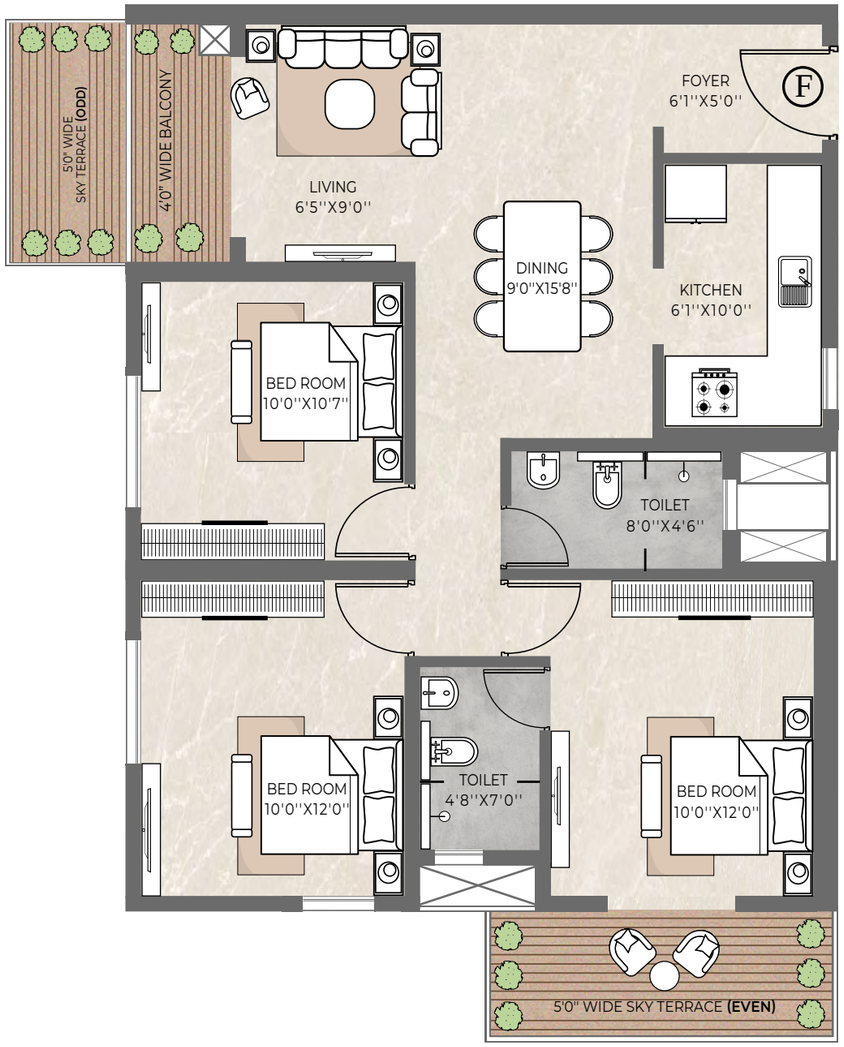


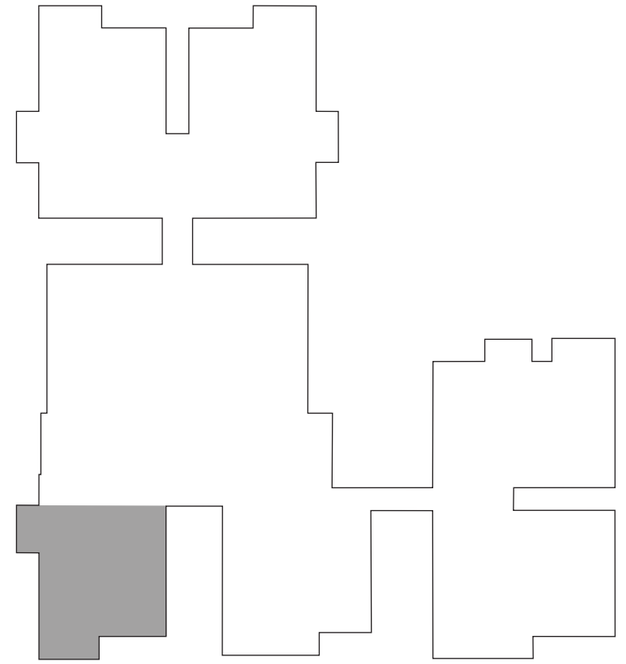
N

Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	703	82	854	1138
Even		99	871	1162

VINAYAK 21ACRES

Tower 1A | Type F~ 3BHK 2T (Comfort)



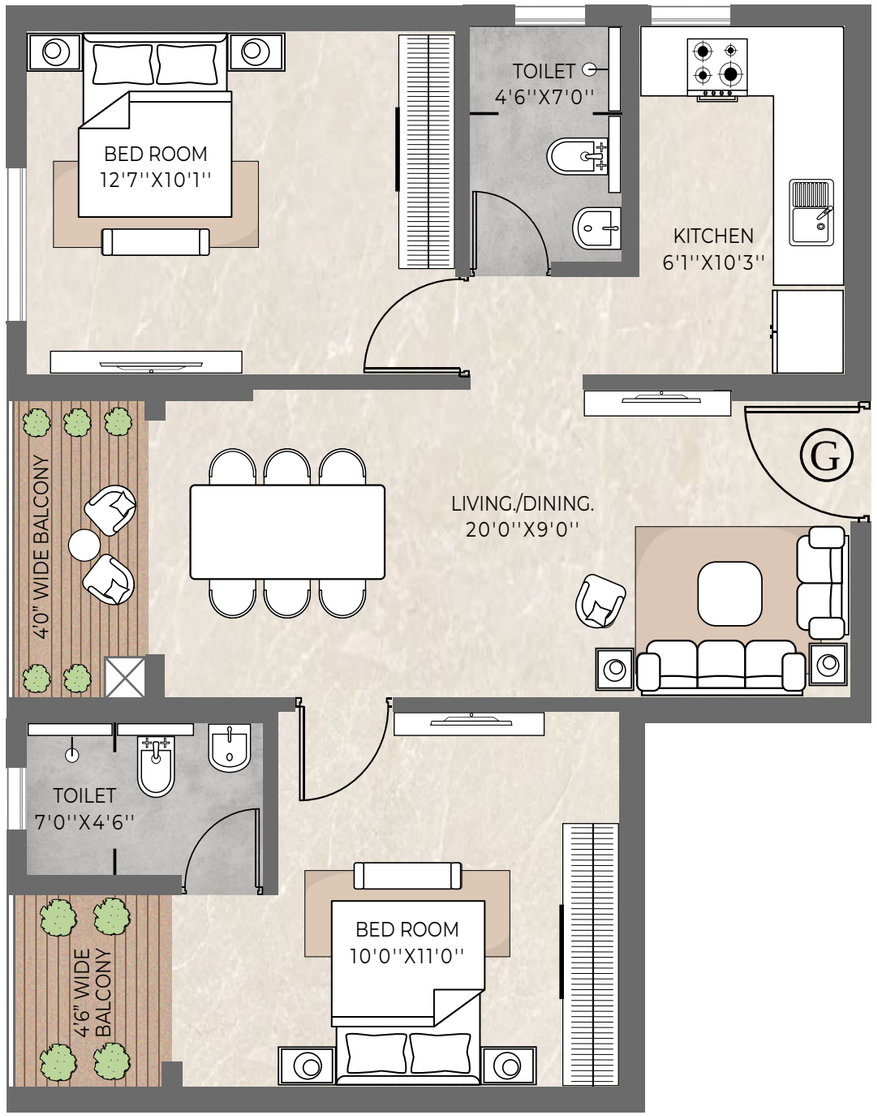


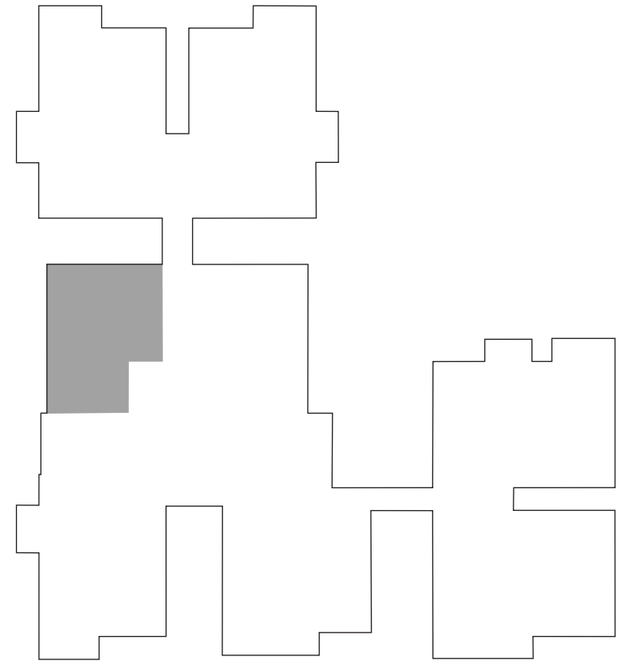
N

Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	774	87	938	1250
Even		101	951	1268

VINAYAK 21ACRES

Tower 1A | Type G~ 2BHK 2T



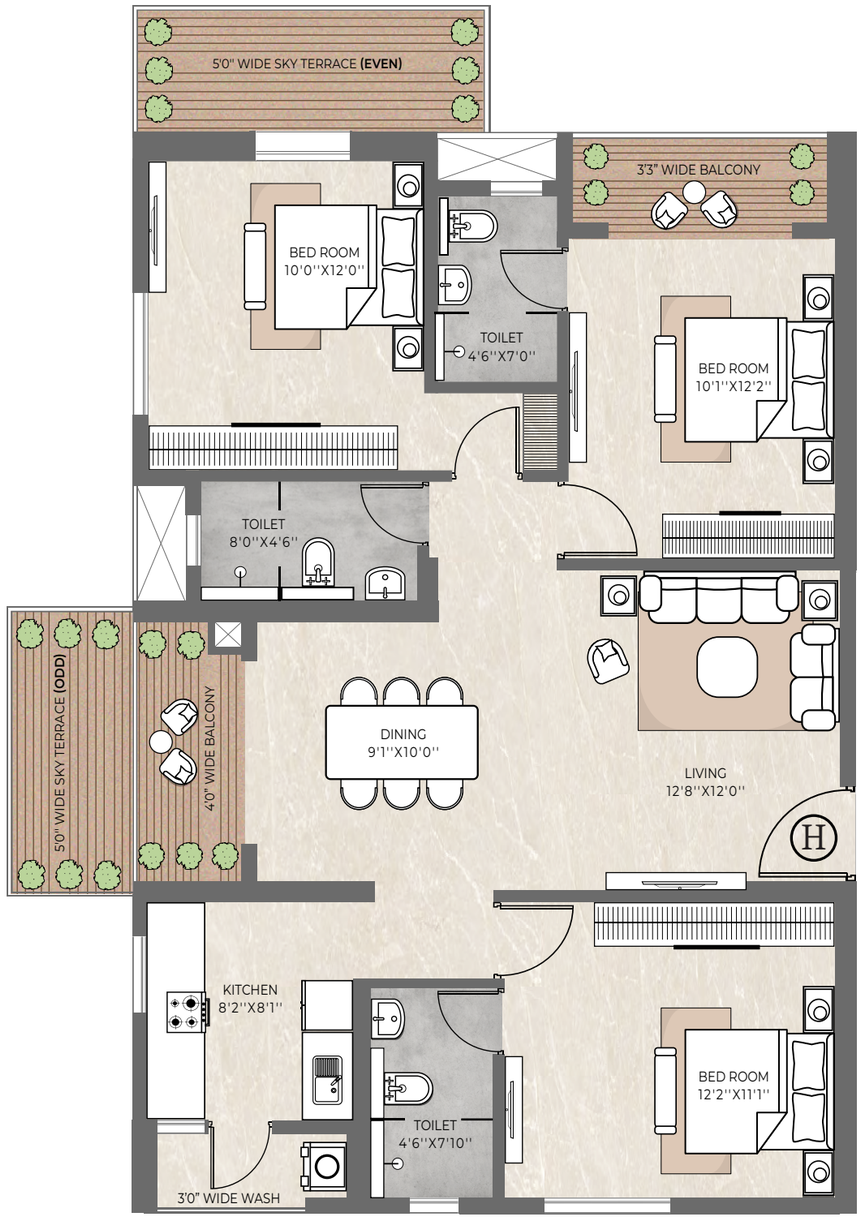


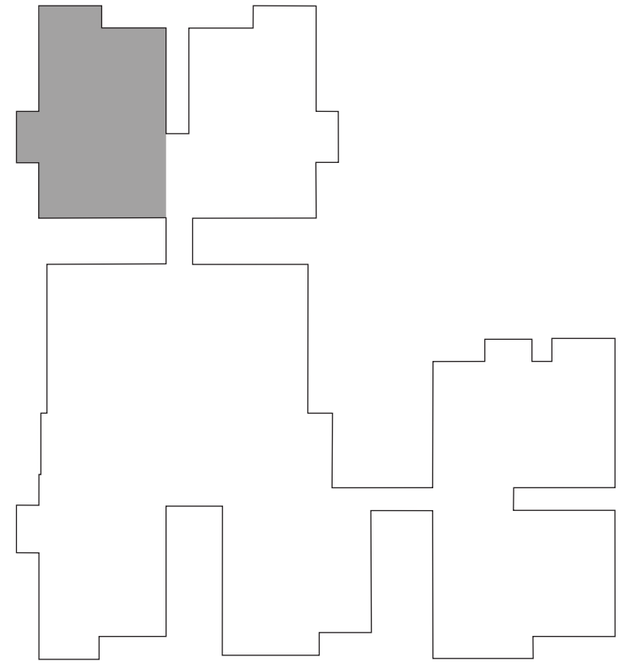
N

Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
595	60	728	971

VINAYAK 21ACRES

Tower 1A | Type H~ 3BHK 3T (Luxury)



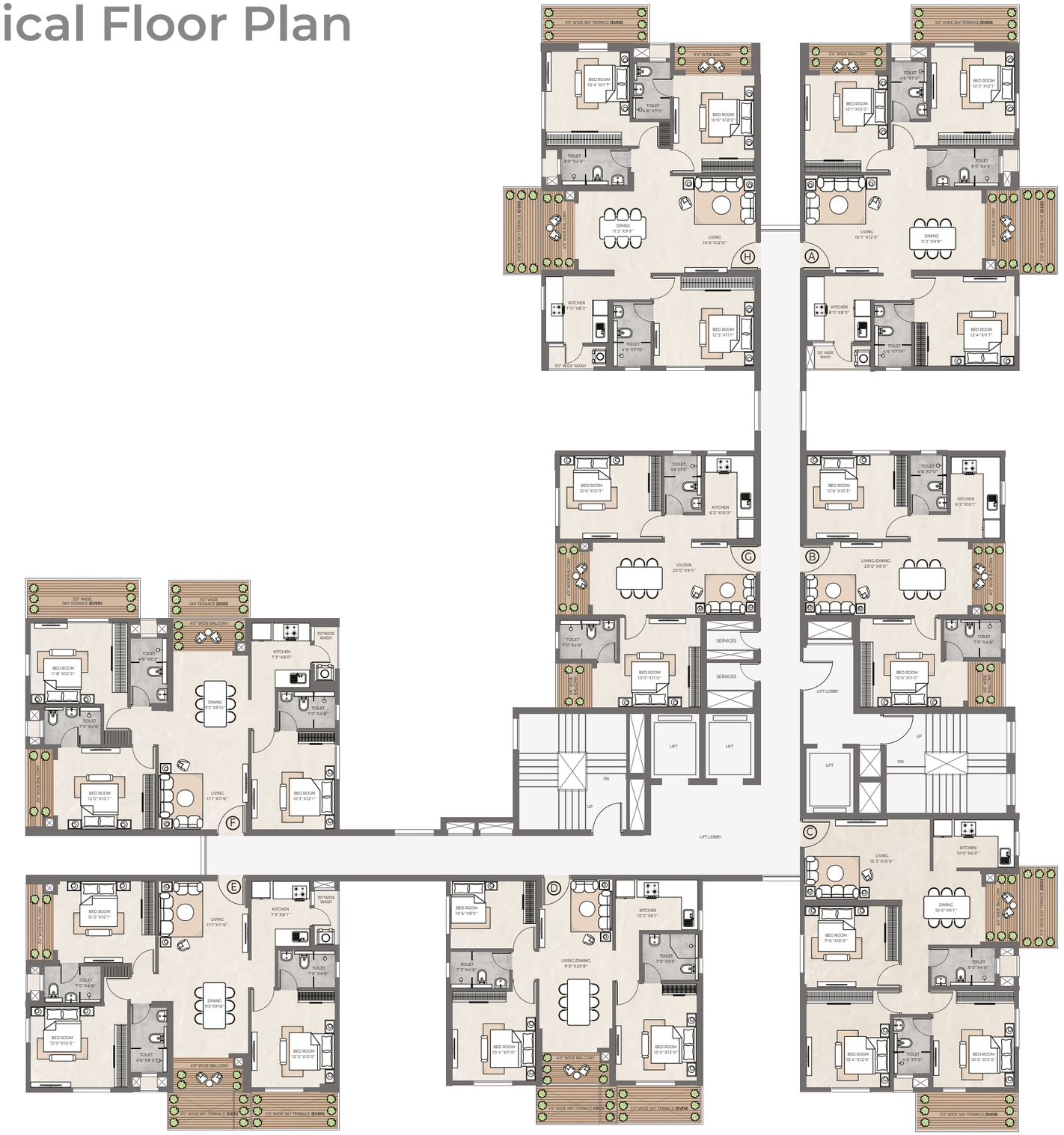


N

Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	879	147	1109	1479
Even		157	1119	1492

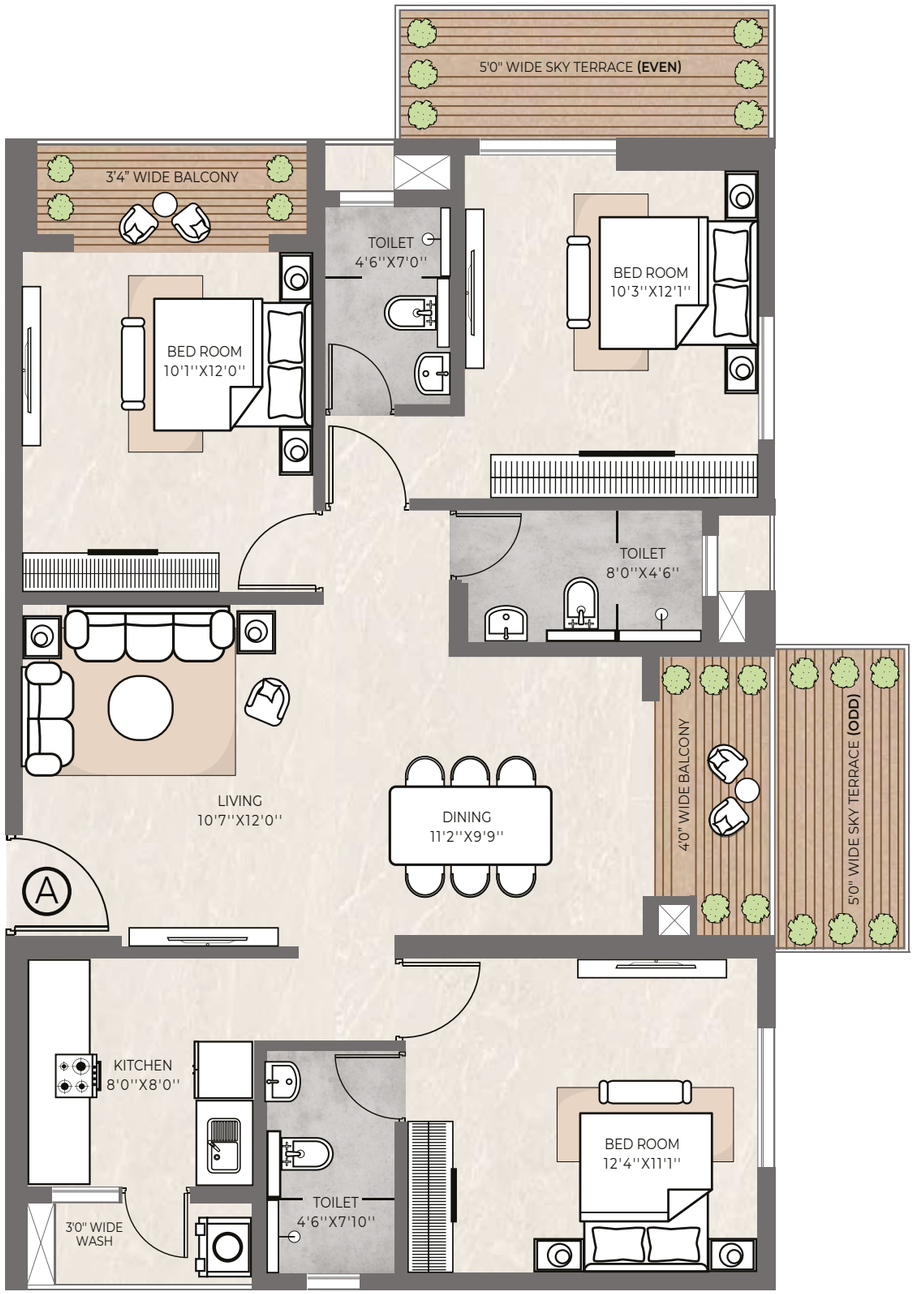
VINAYAK 21ACRES

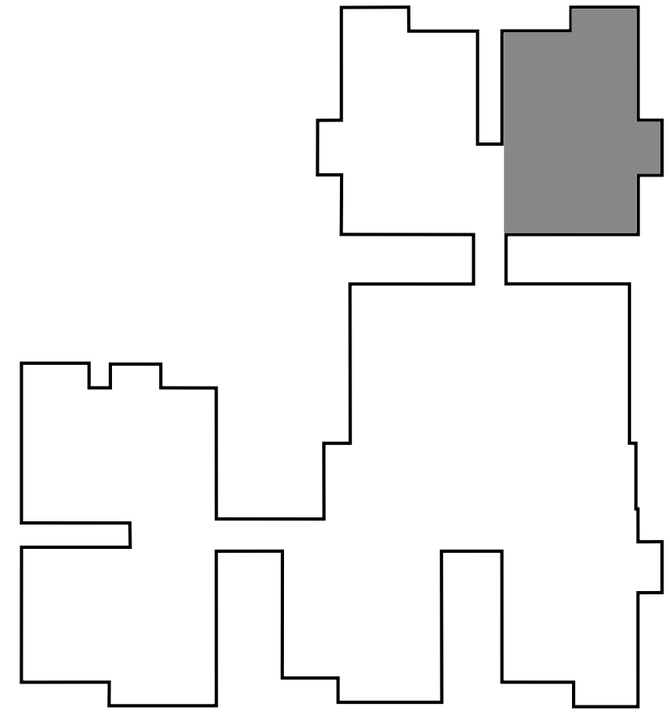
Tower 1B ~ Typical Floor Plan



VINAYAK 21ACRES

Tower 1B | Type A ~ 3BHK 3T (Luxury)



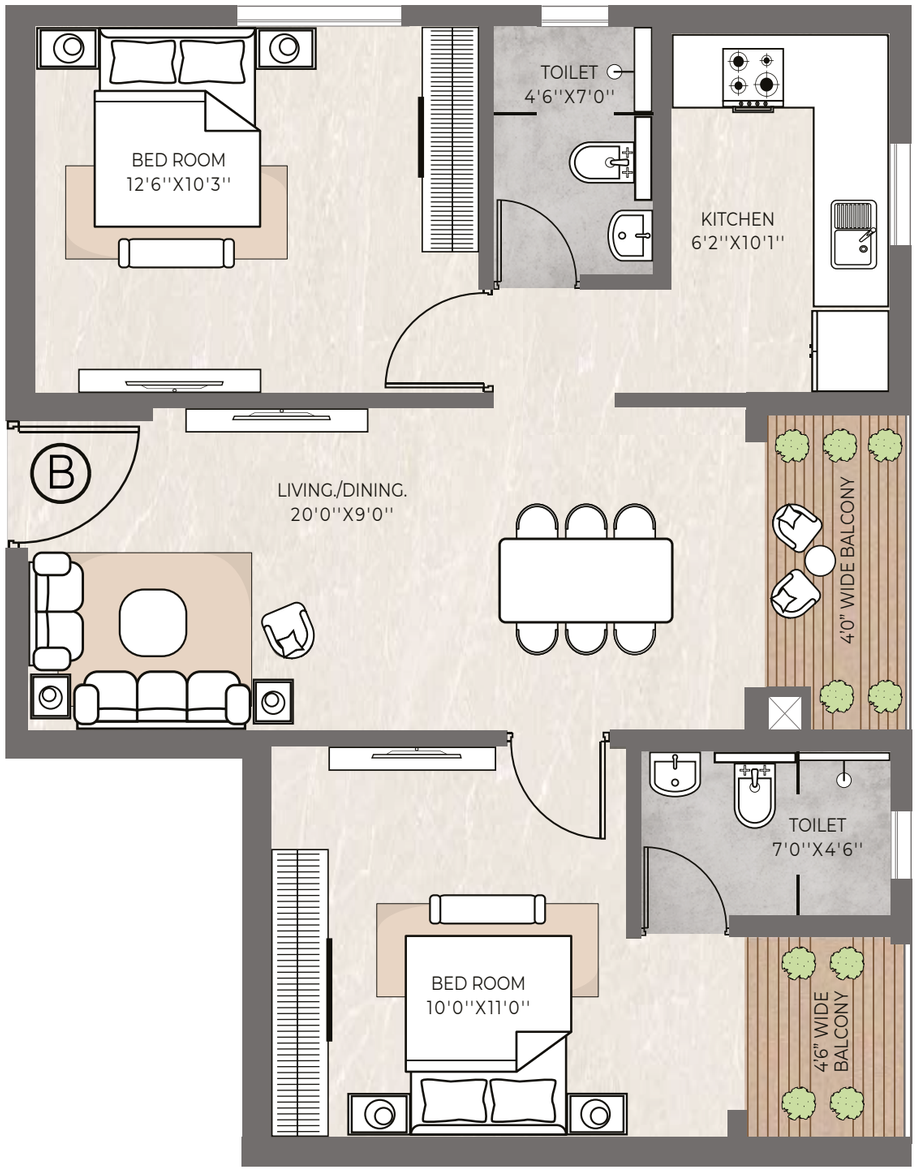


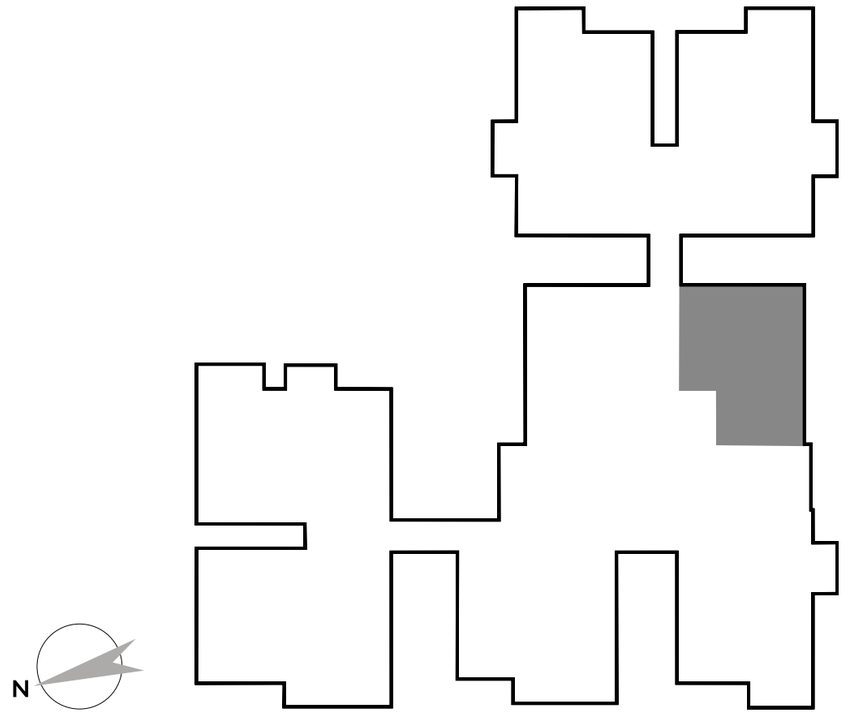
N

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

VINAYAK 21ACRES

Tower 1B | Type B ~ 2BHK 2T

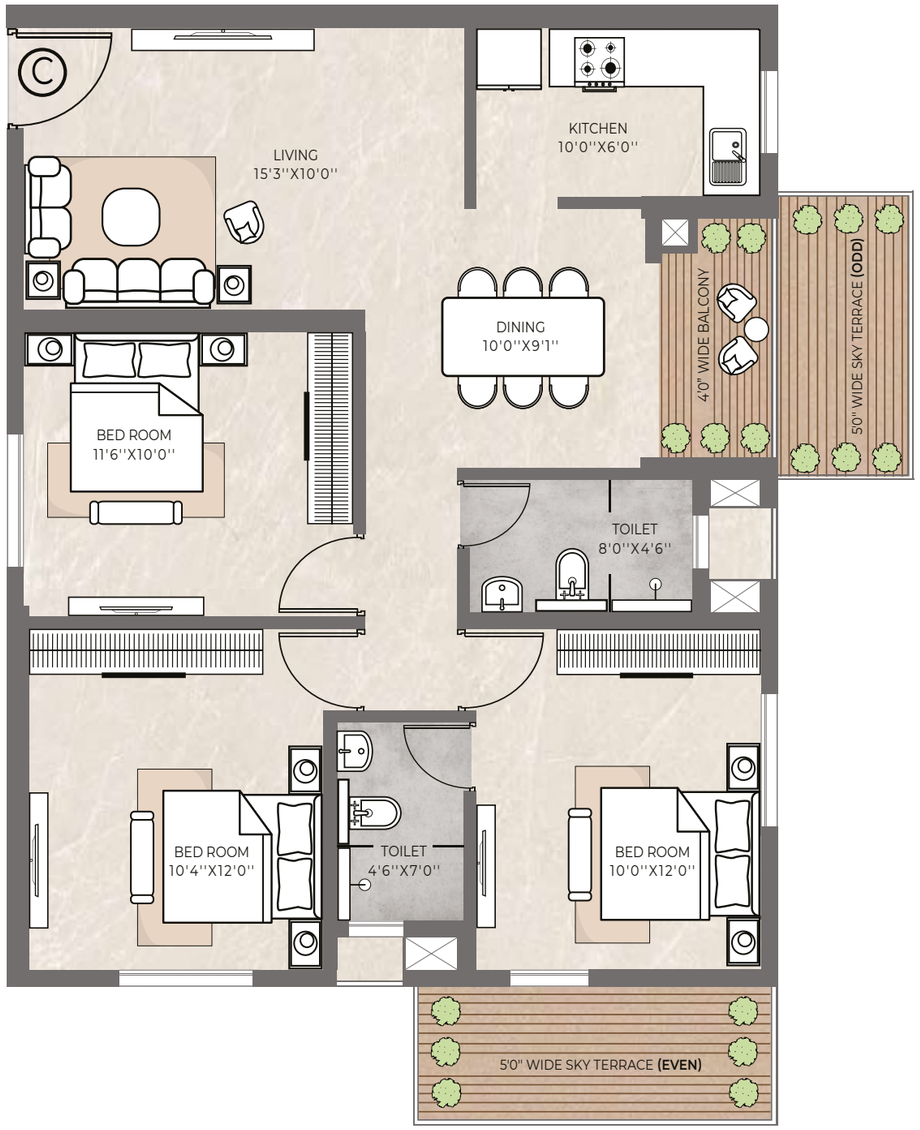


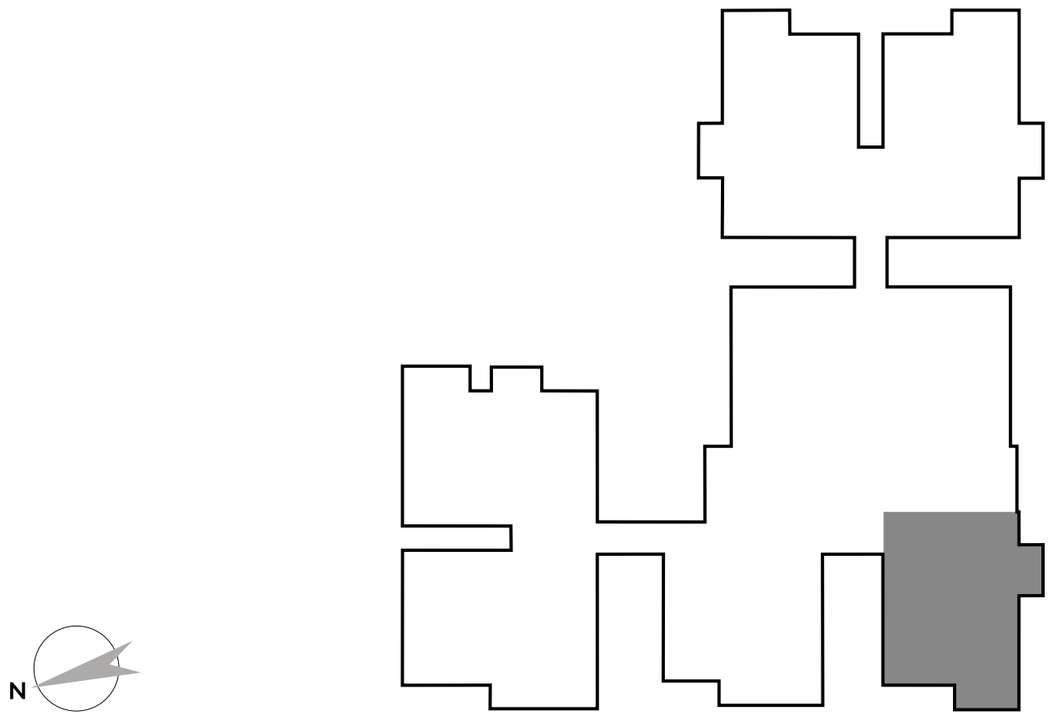


Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
596	60	728	971

VINAYAK 21ACRES

Tower 1B | Type C ~ 3BHK 2T (Comfort)



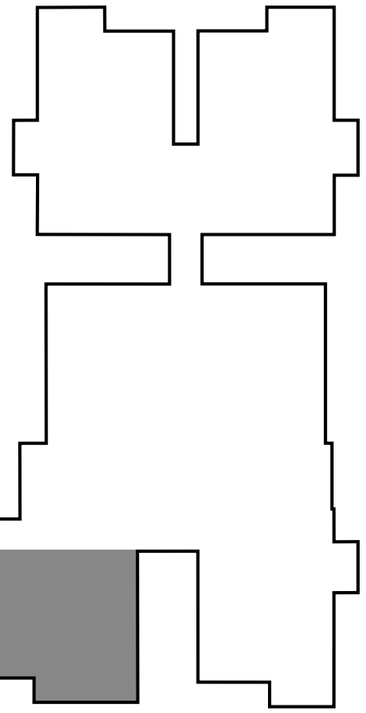


Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	783	82	940	1253
Even		97	955	1274

VINAYAK 21ACRES

Tower 1B | Type D ~ 3BHK 2T (Smart)



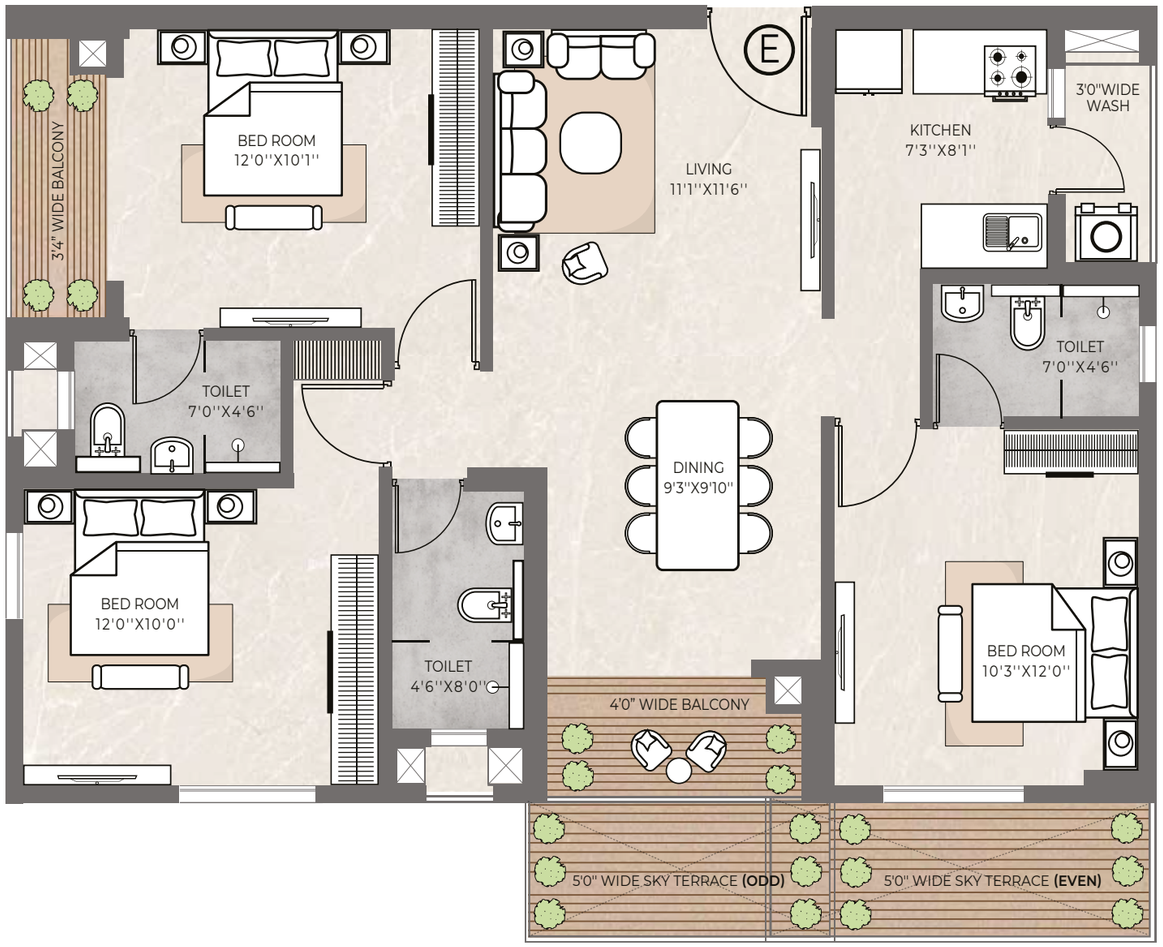


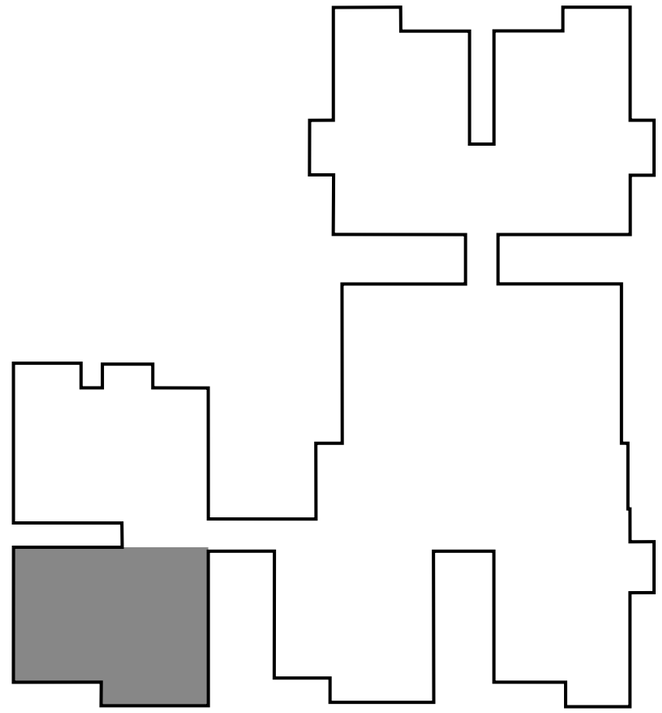
N

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

VINAYAK 21ACRES

Tower 1B | Type E ~ 3BHK 3T (Luxury)



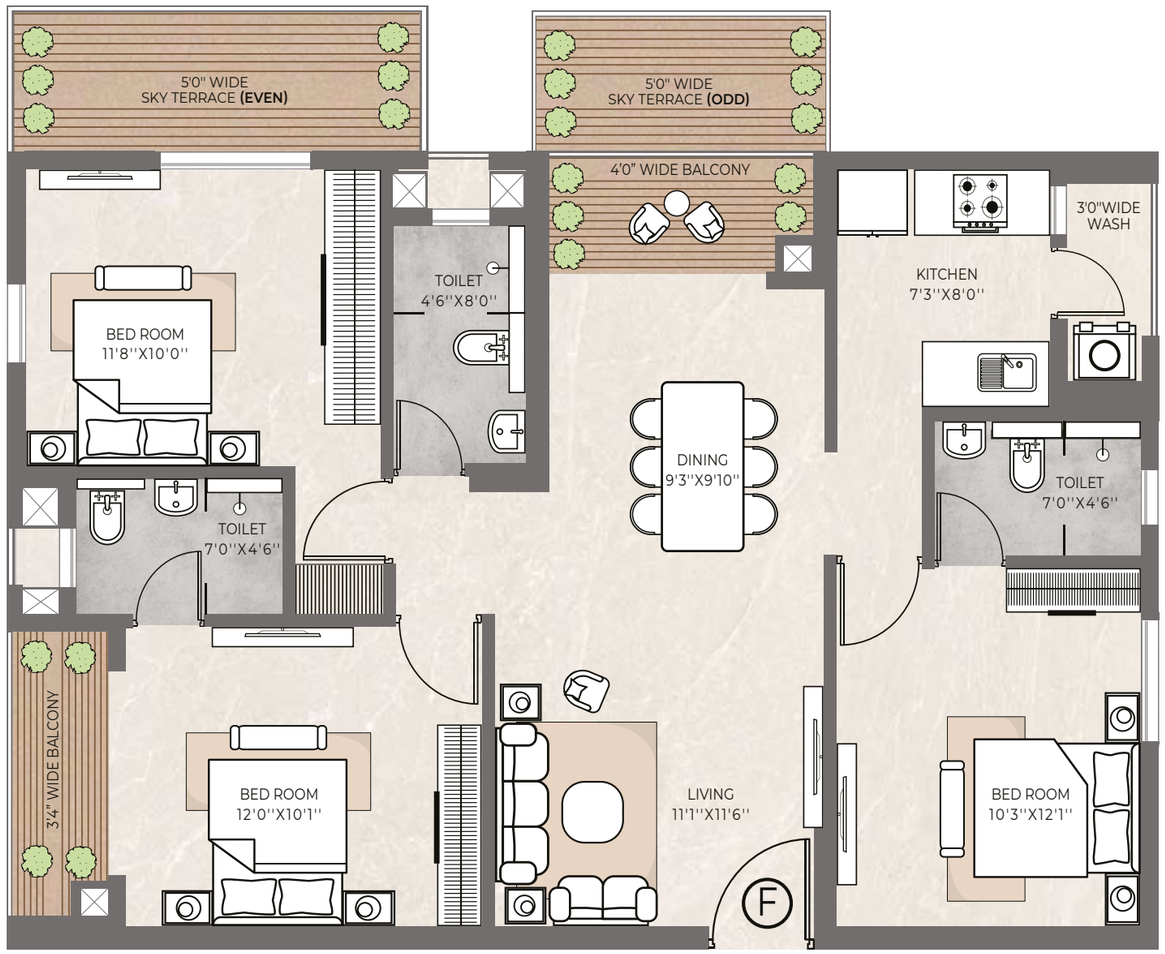


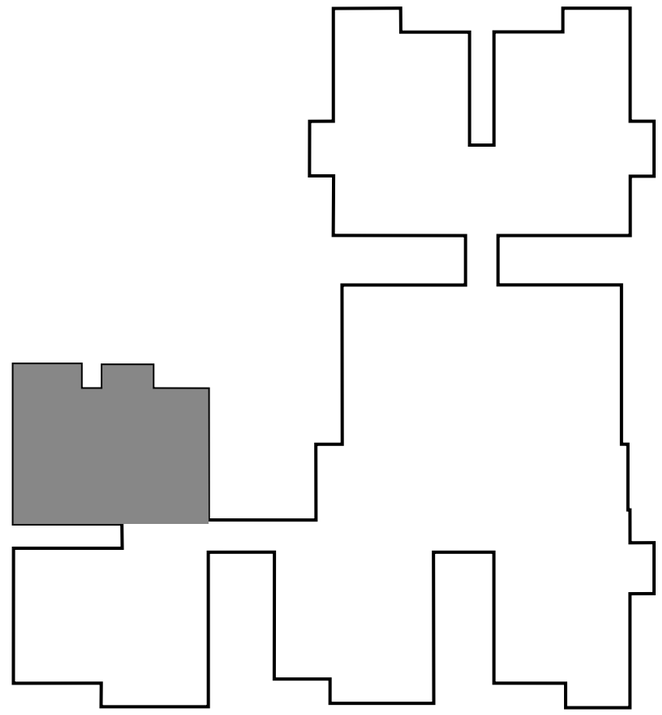
N

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

VINAYAK 21ACRES

Tower 1B | Type F ~ 3BHK 3T (Luxury)



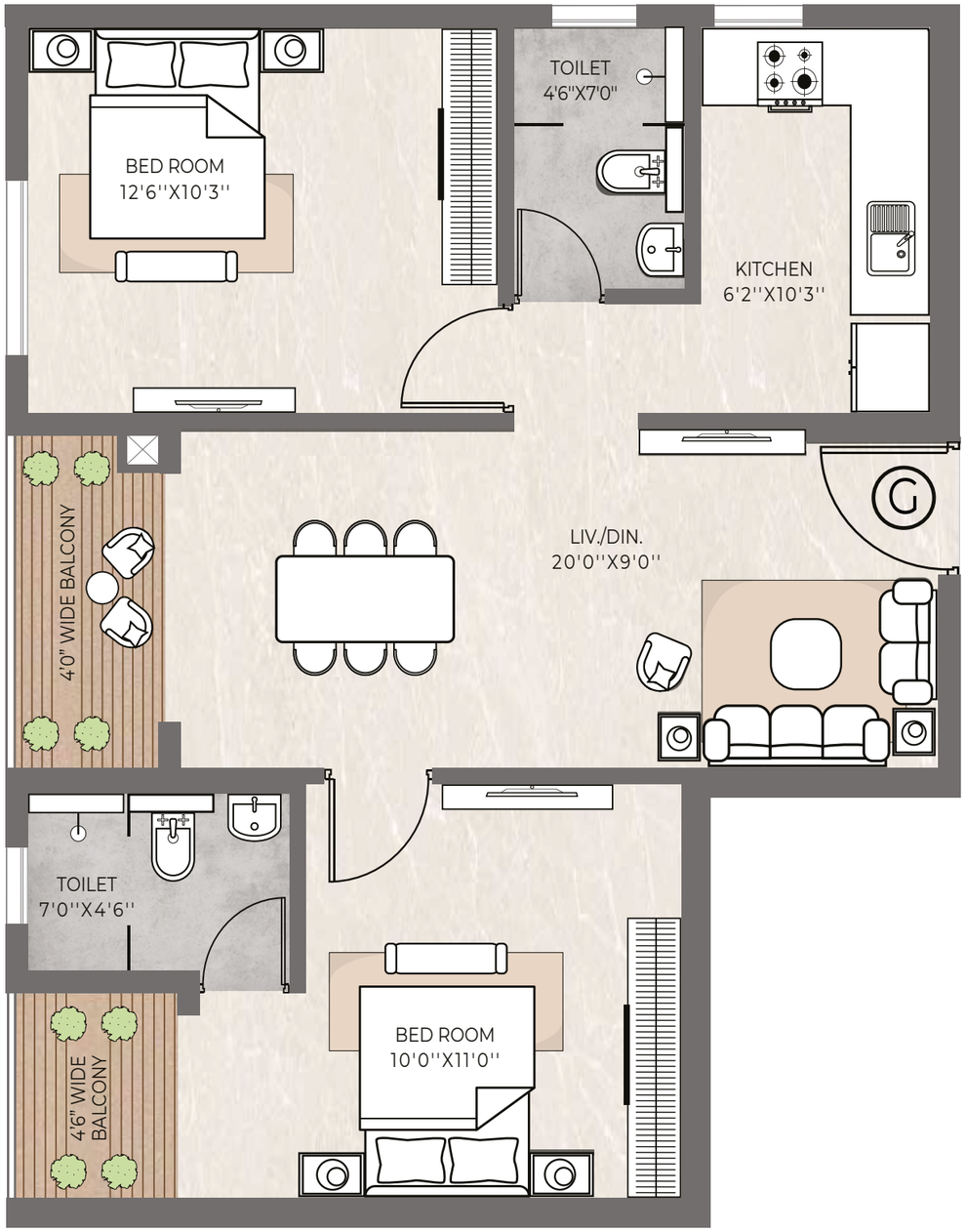


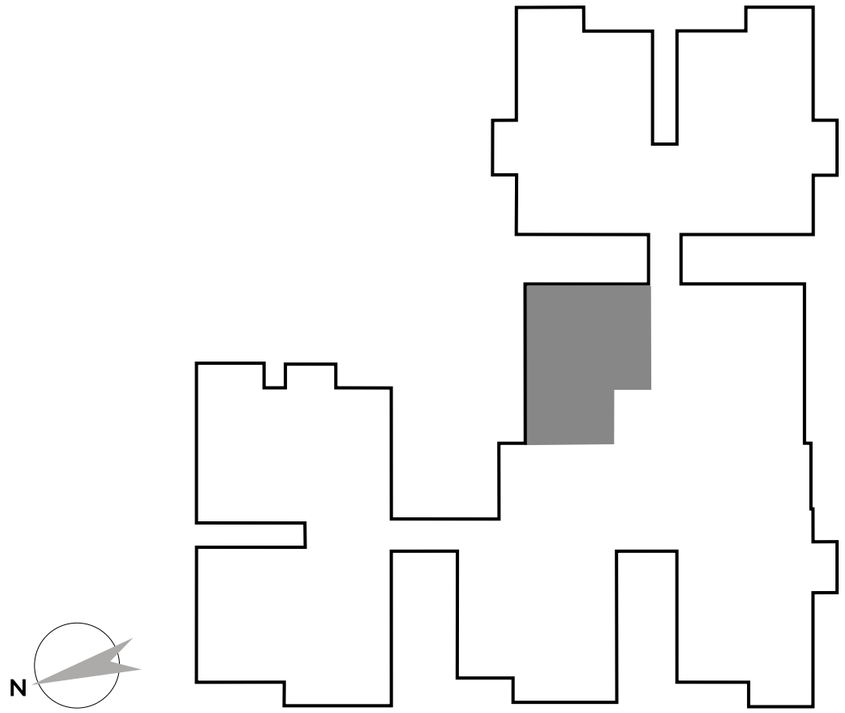
N

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

VINAYAK 21ACRES

Tower 1B | Type G ~ 2BHK 2T

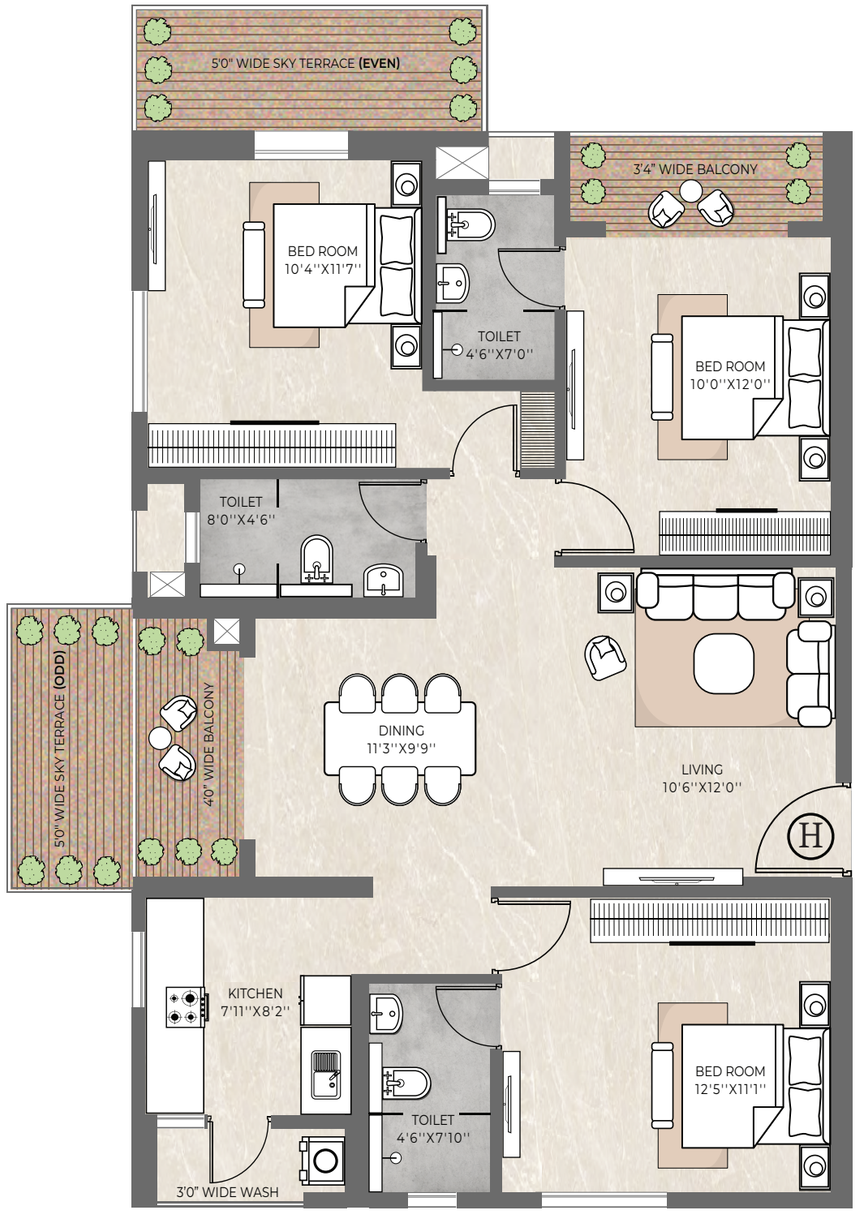


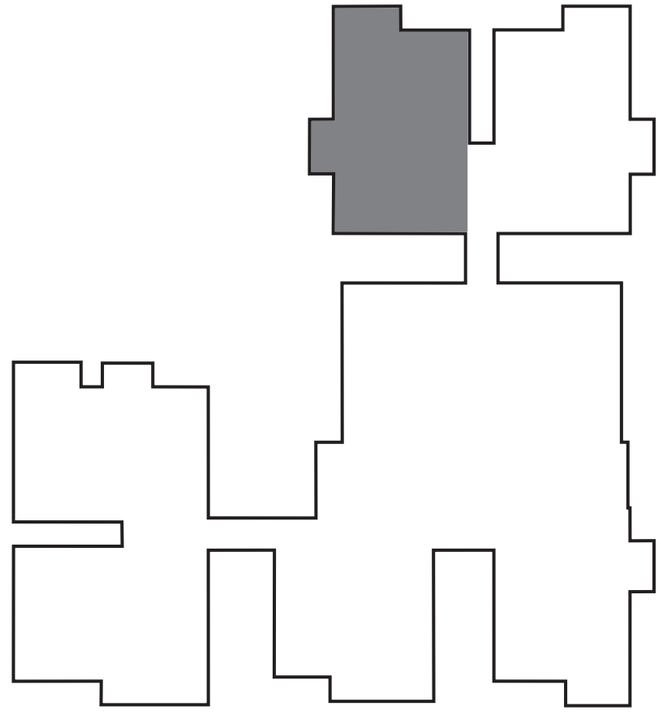


Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
597	60	728	971

VINAYAK 21ACRES

Tower 1B | Type H ~ 3BHK 3T (Luxury)

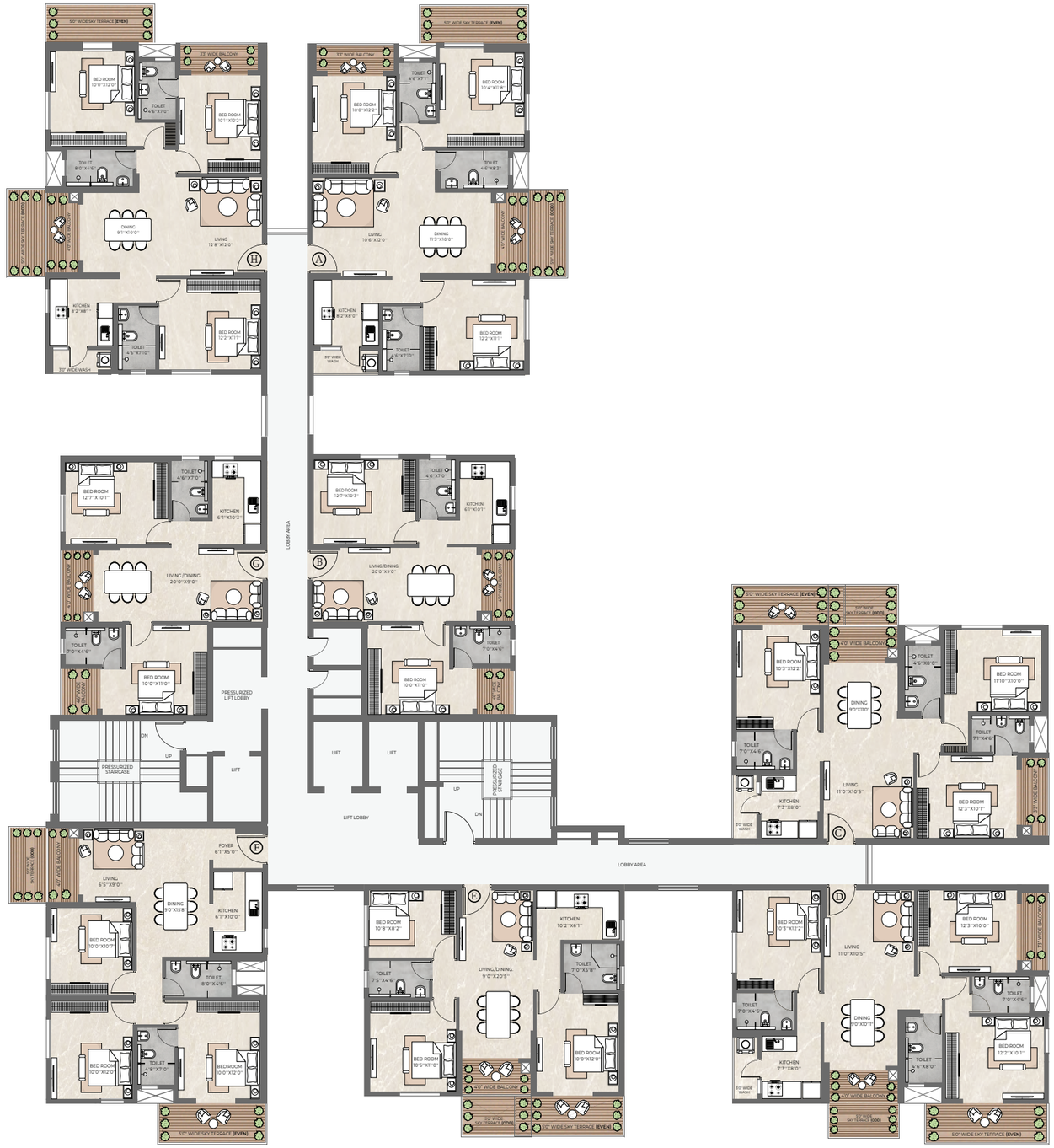




N

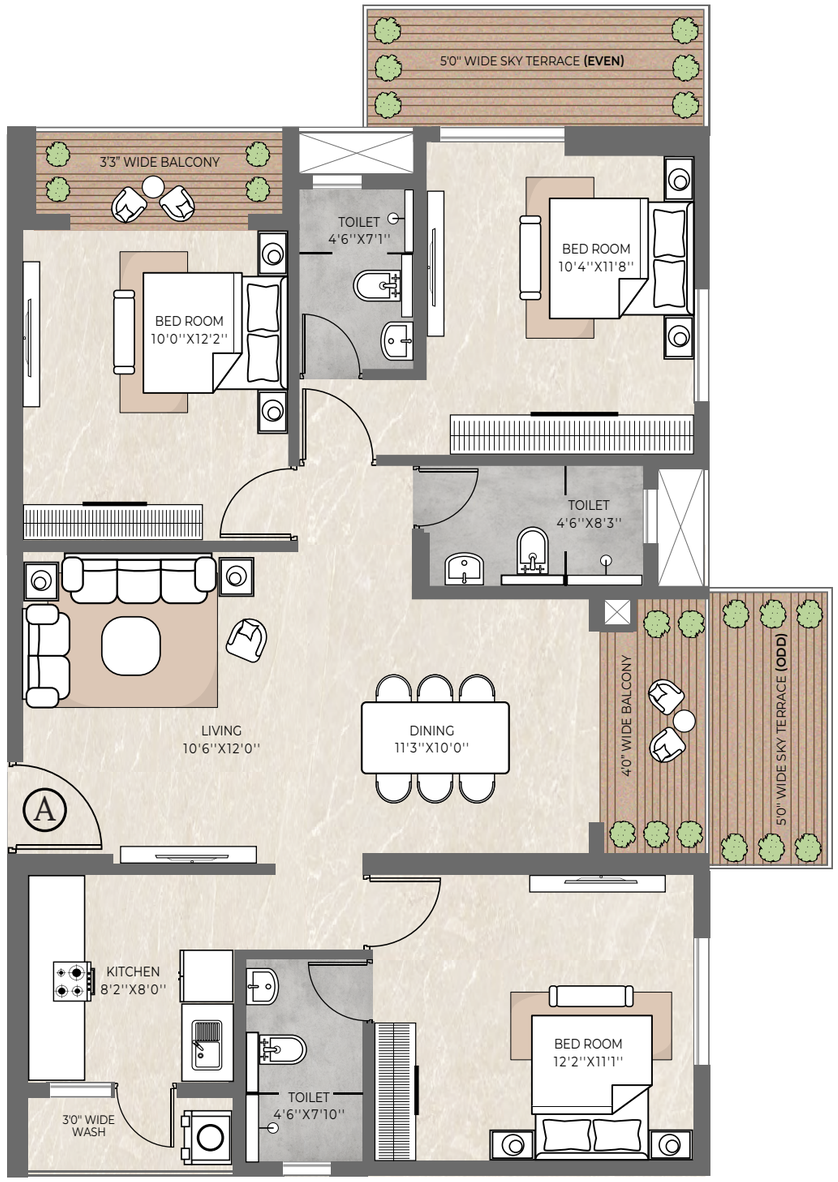
Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	874	146	1108	1477
Even		157	1119	1492

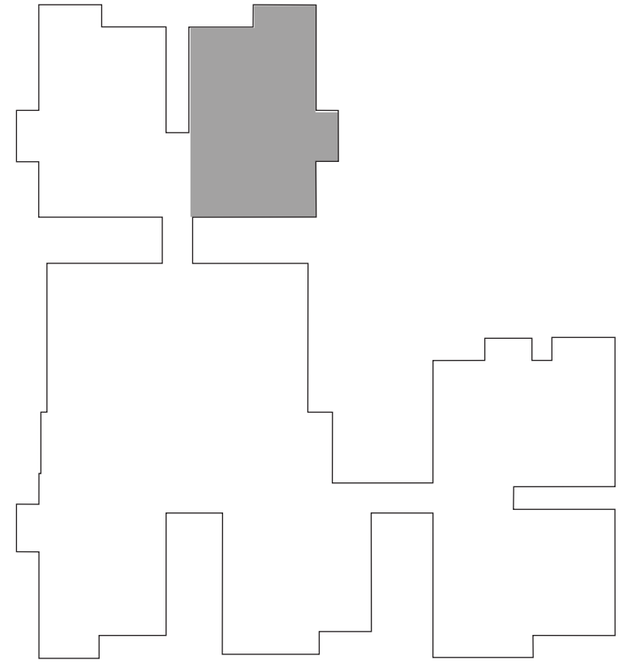
Tower 2A ~ Typical Floor Plan



VINAYAK 21ACRES

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



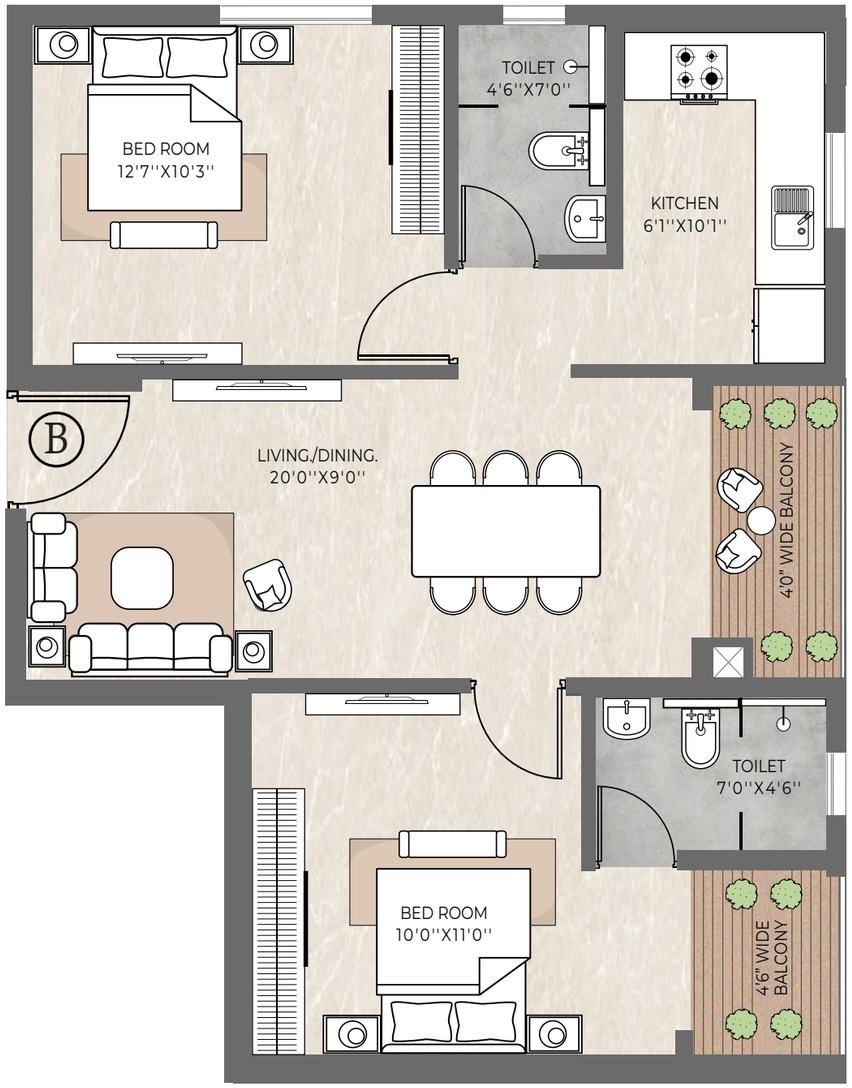


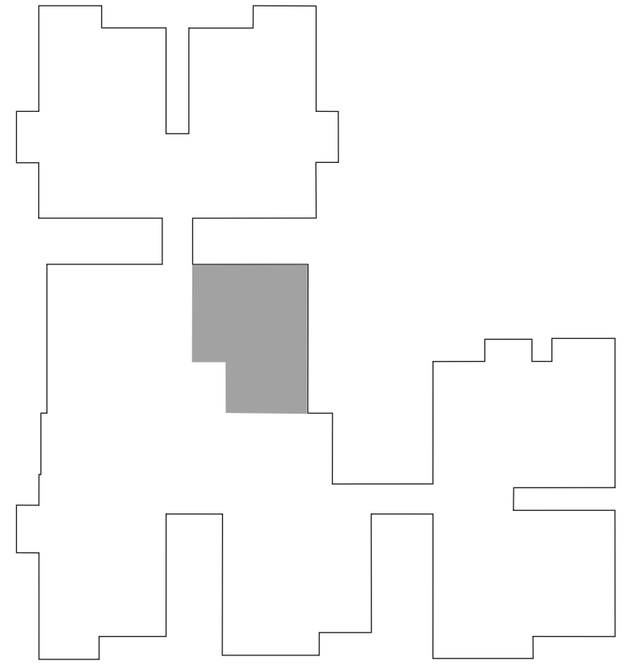
N

Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	873	147	1107	1476
Even		158	1118	1491

VINAYAK 21ACRES

Tower 2A | Type B~ 2BHK 2T



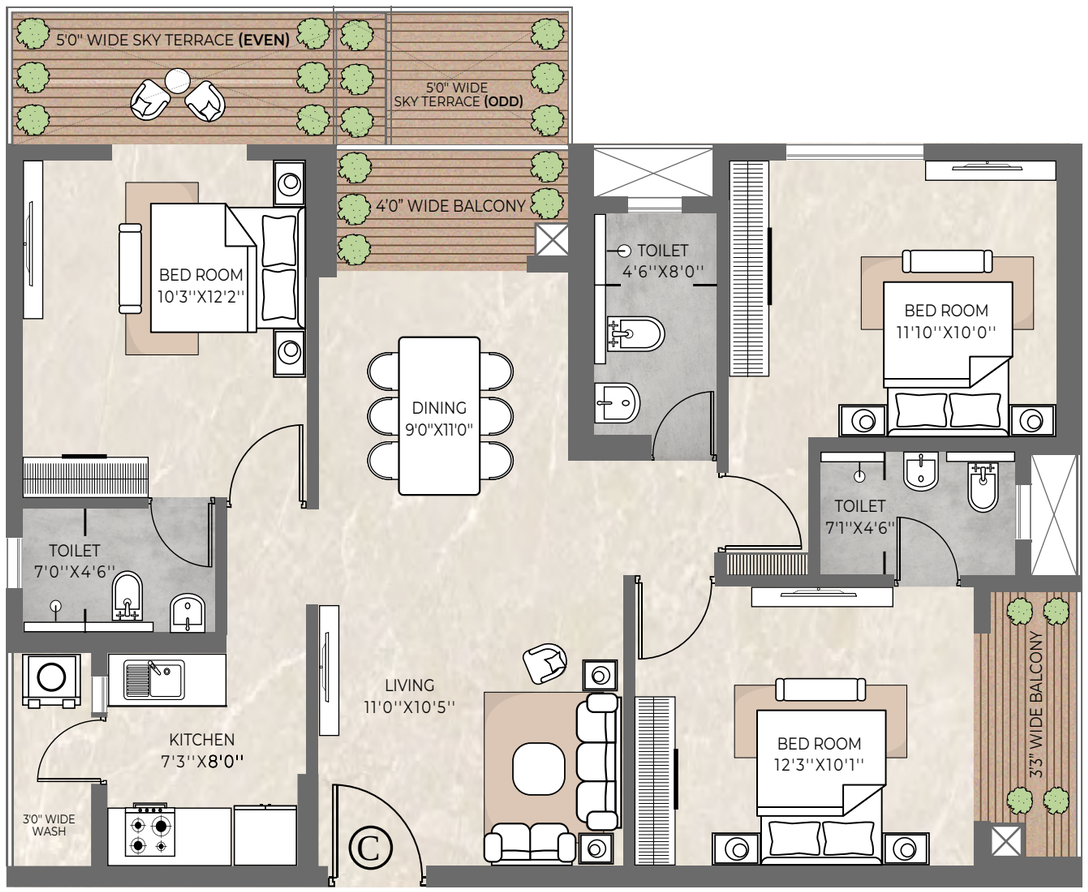


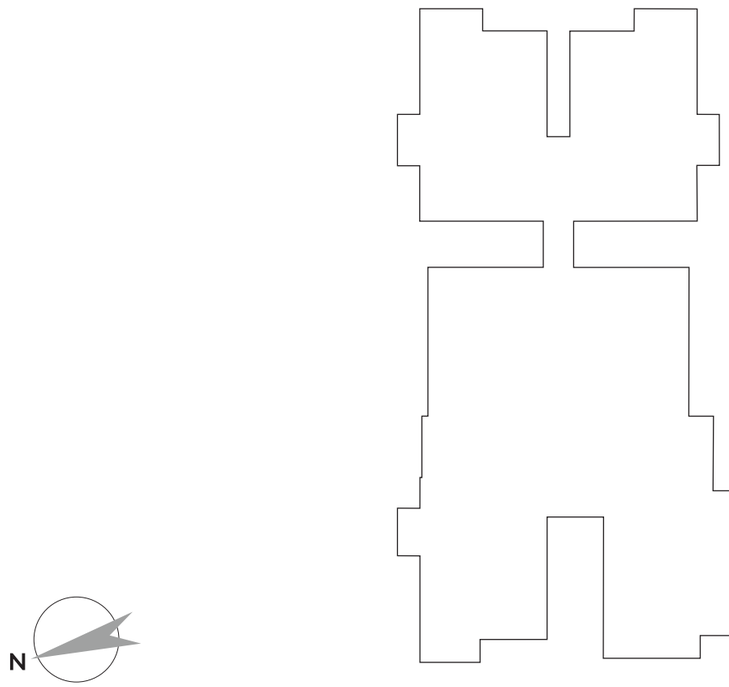
N

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

VINAYAK 21ACRES

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

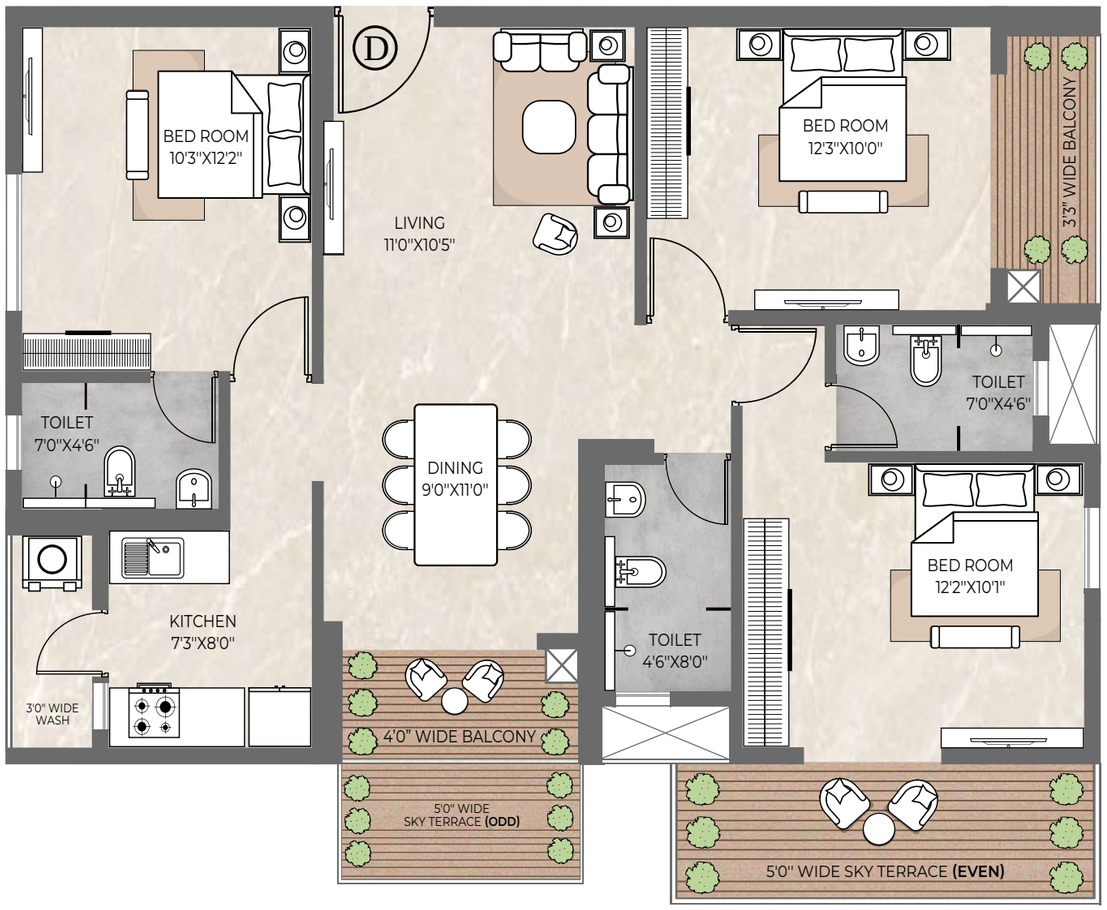


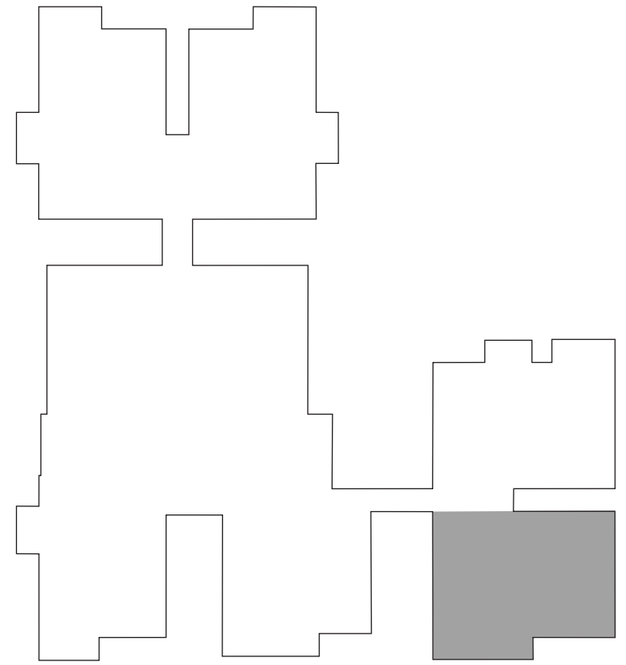


Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	826	134	1048	1398
Even		149	1064	1418

VINAYAK 21ACRES

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





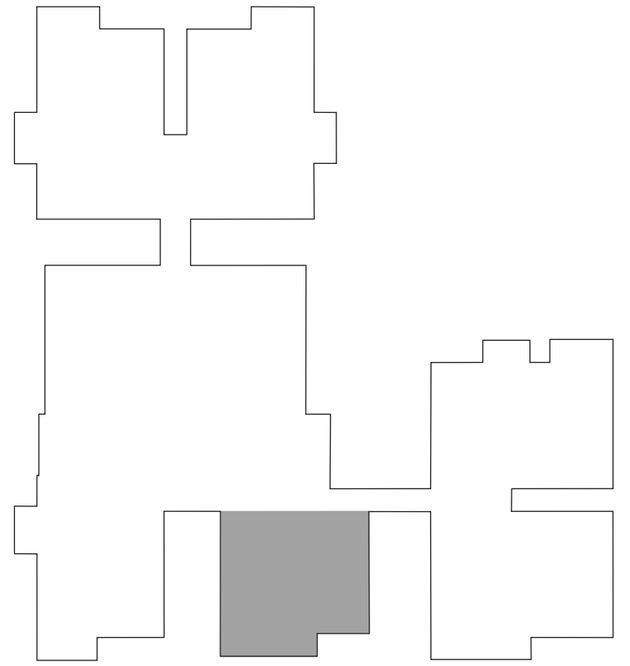
N

Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	829	133	1049	1399
Even		152	1068	1424

VINAYAK 21ACRES

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



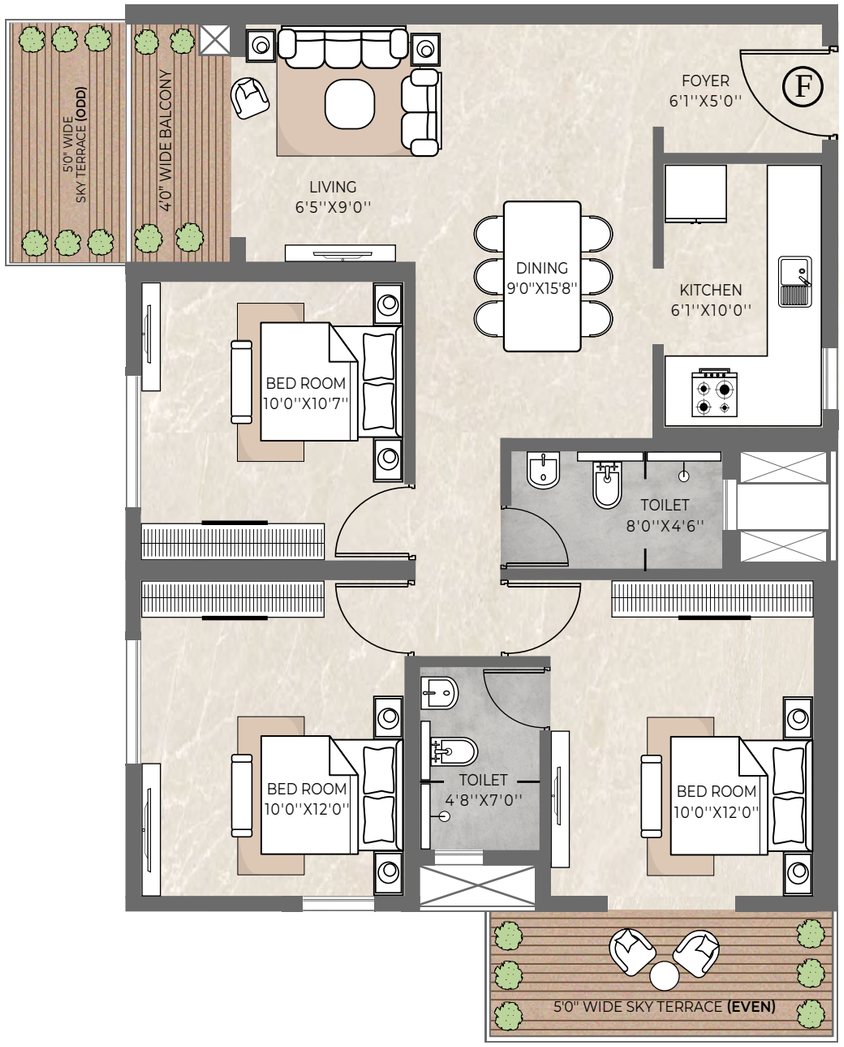


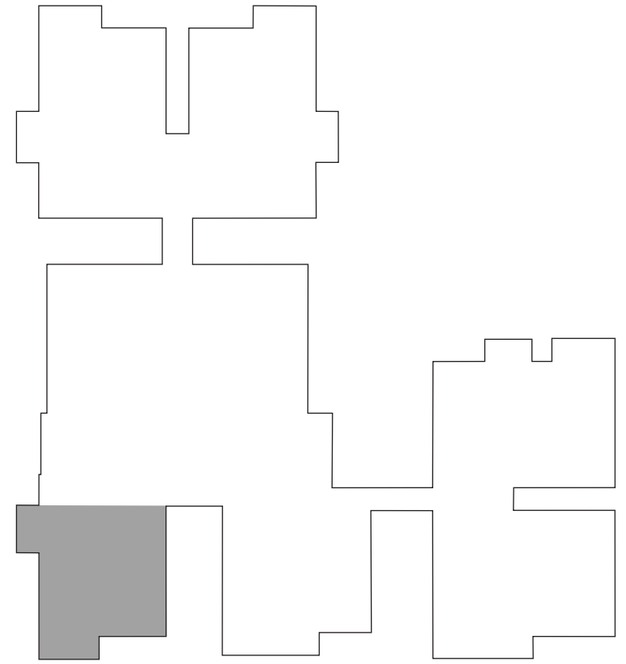
N

Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	703	82	854	1138
Even		99	871	1162

VINAYAK 21ACRES

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



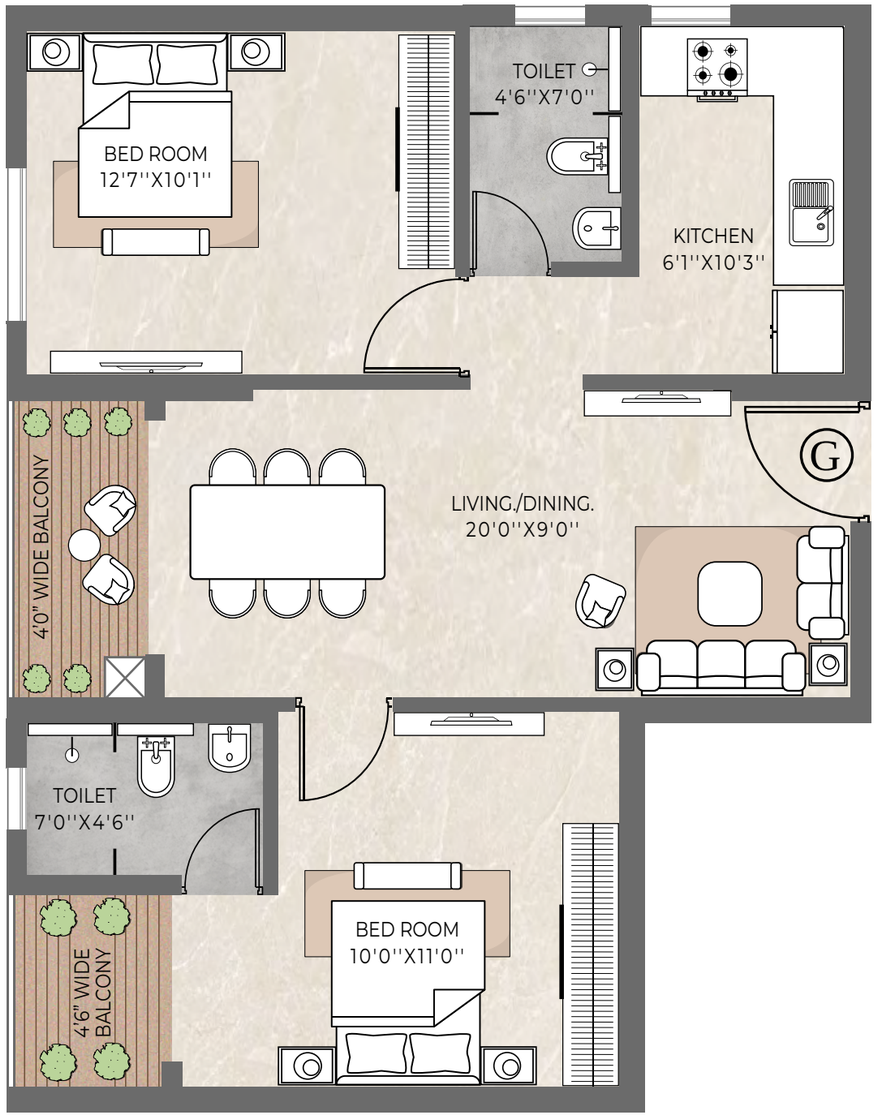


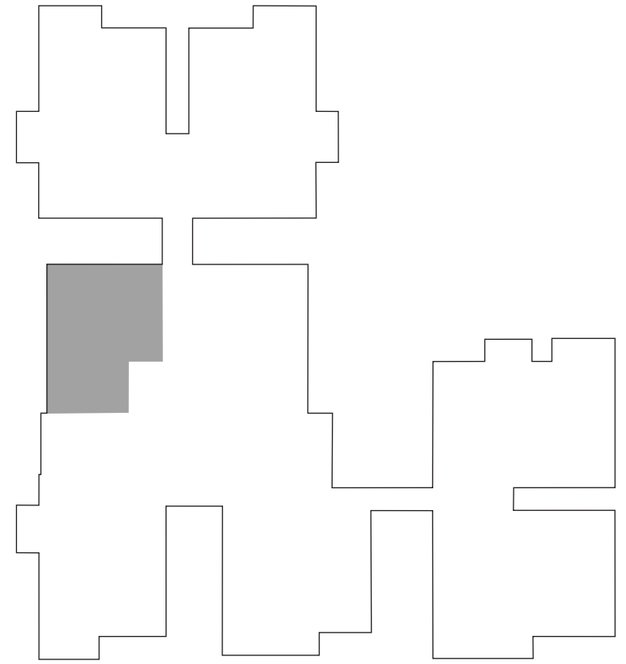
N

Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	774	87	938	1250
Even		101	951	1268

VINAYAK 21ACRES

Tower 2A | Type G~ 2BHK 2T



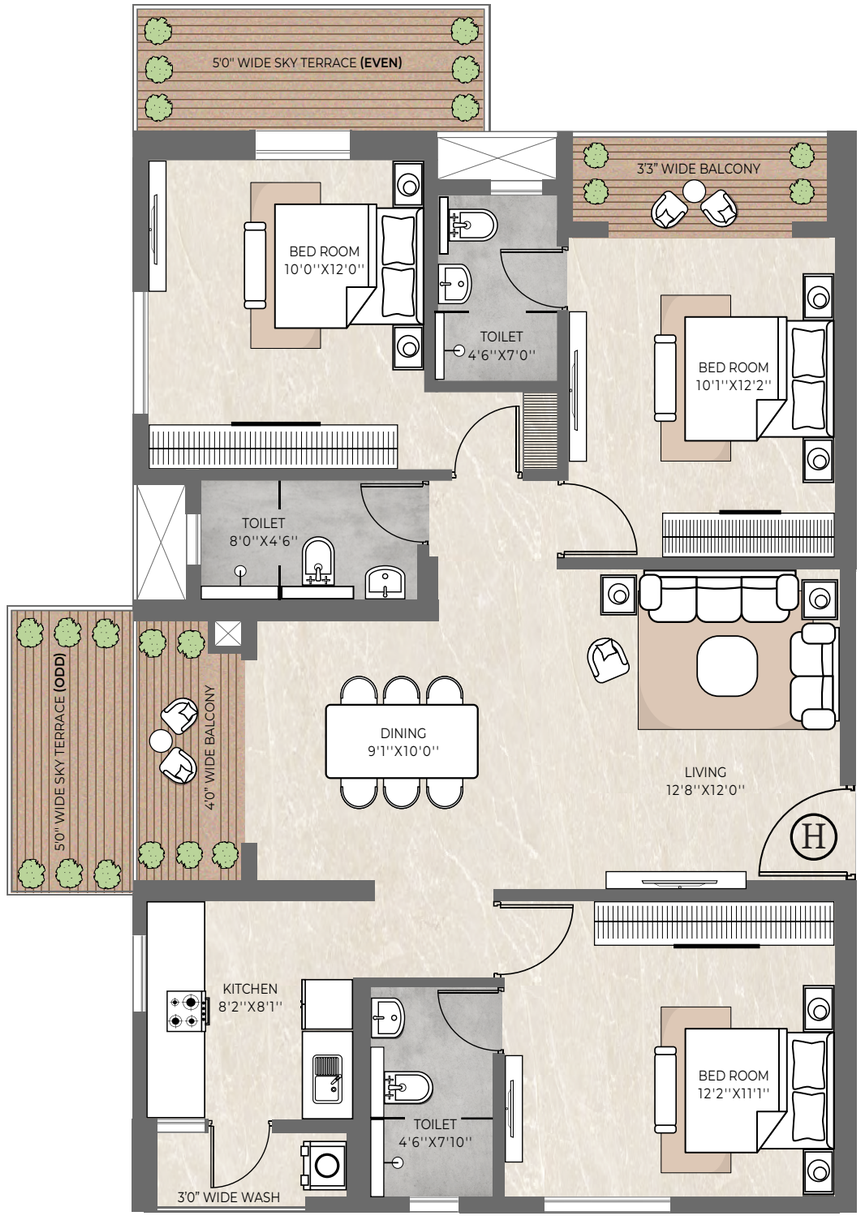


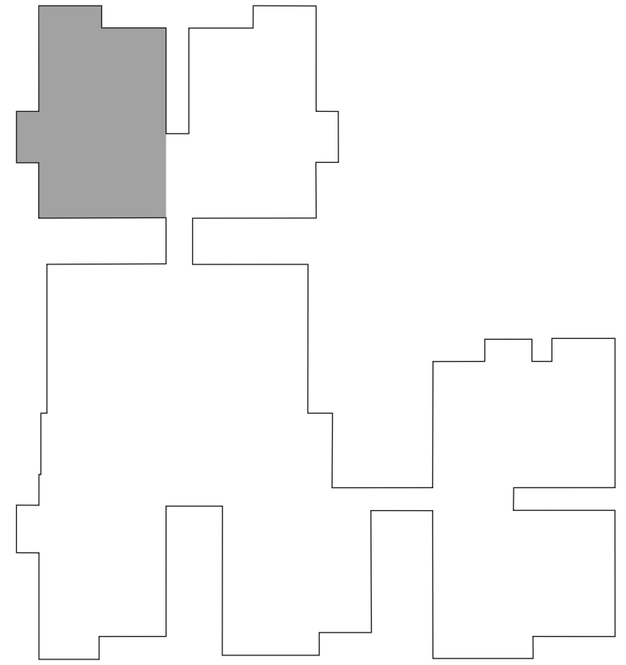
N

Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
595	60	728	971

VINAYAK 21ACRES

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



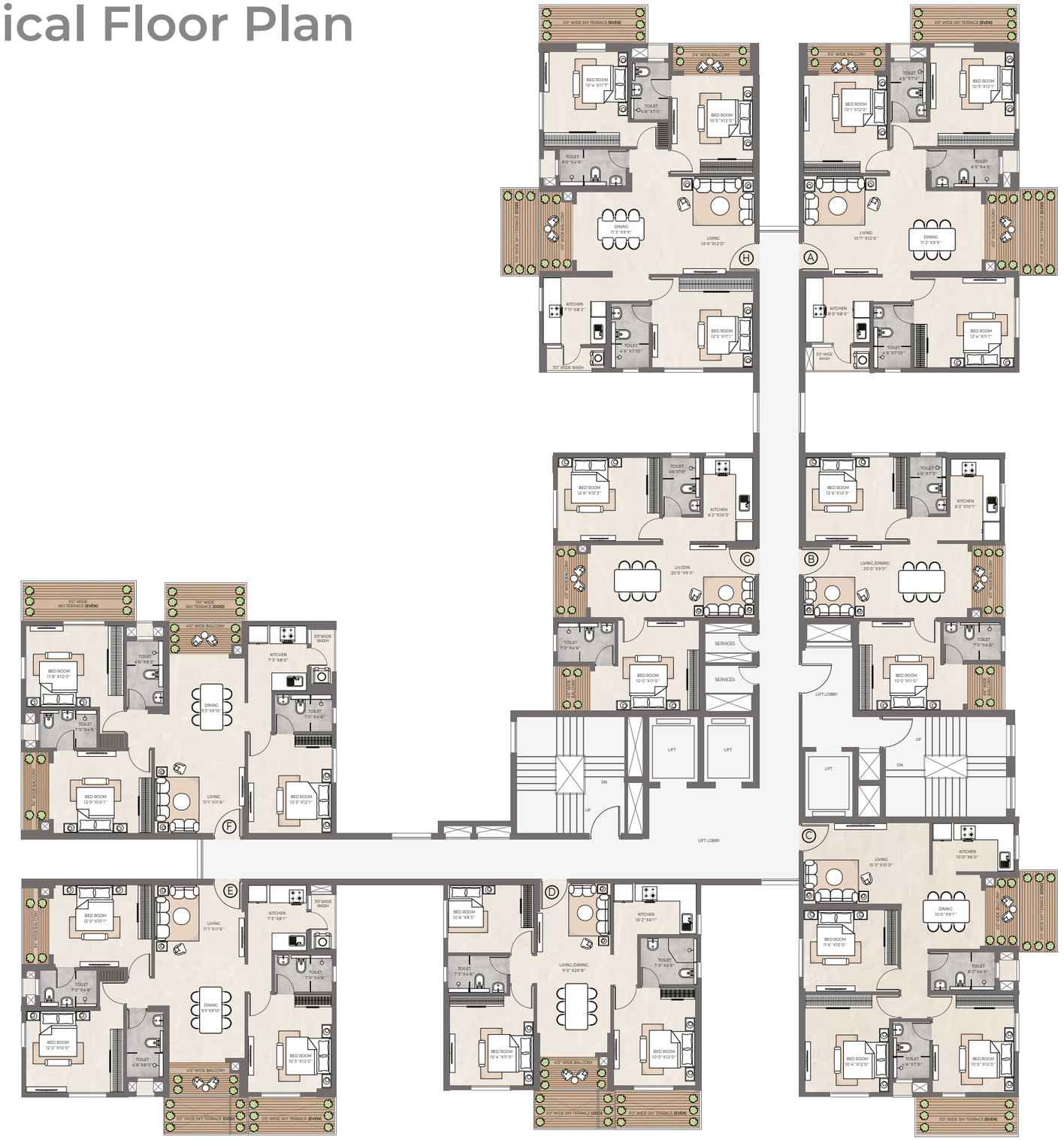


N

Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	879	147	1109	1479
Even		157	1119	1492

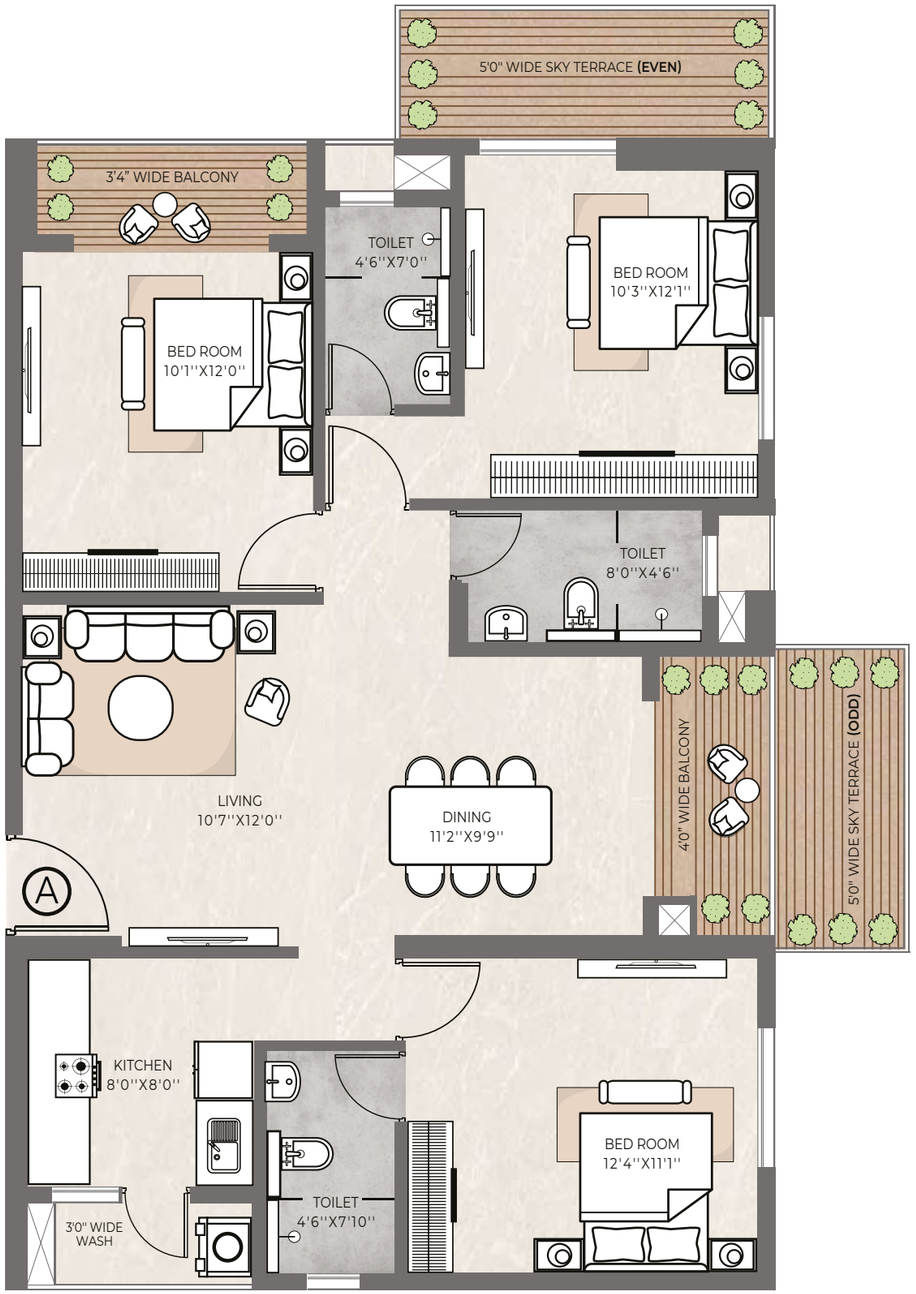
VINAYAK 21ACRES

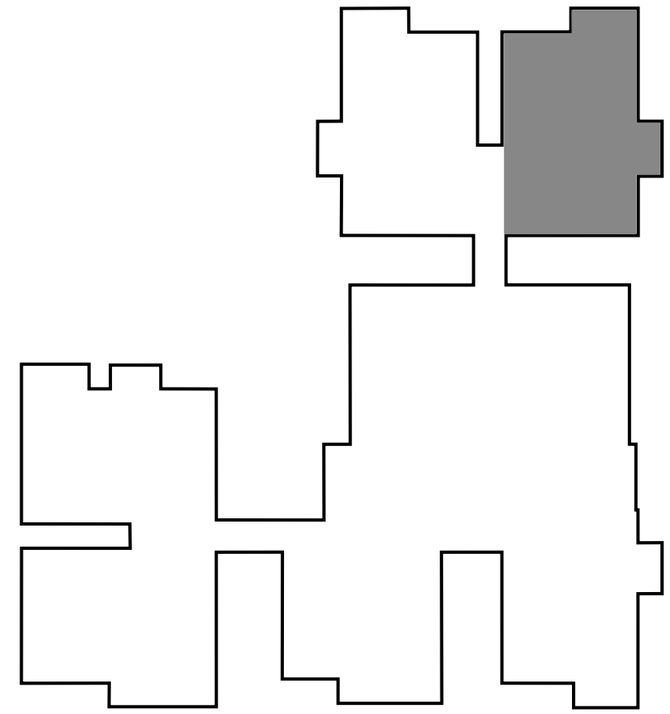
Tower 2B ~ Typical Floor Plan



VINAYAK 21ACRES

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



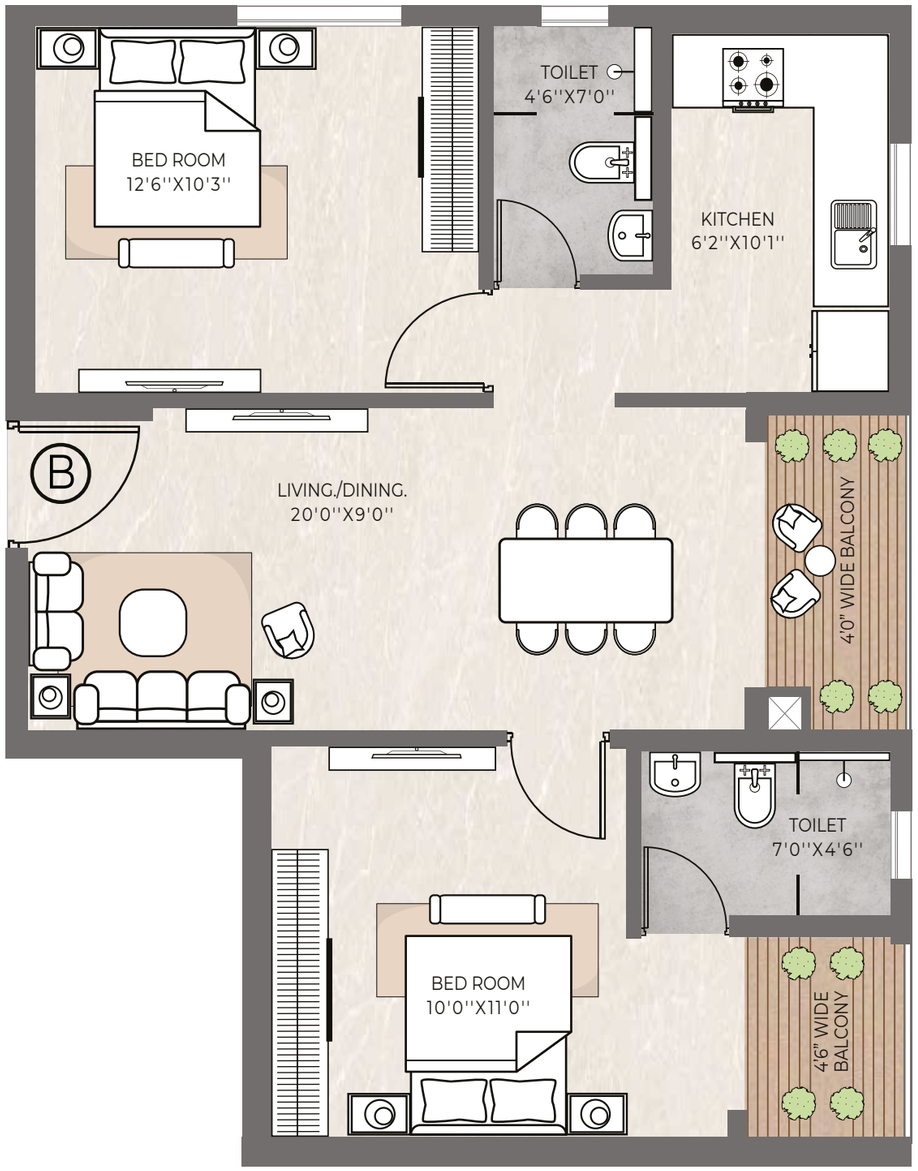


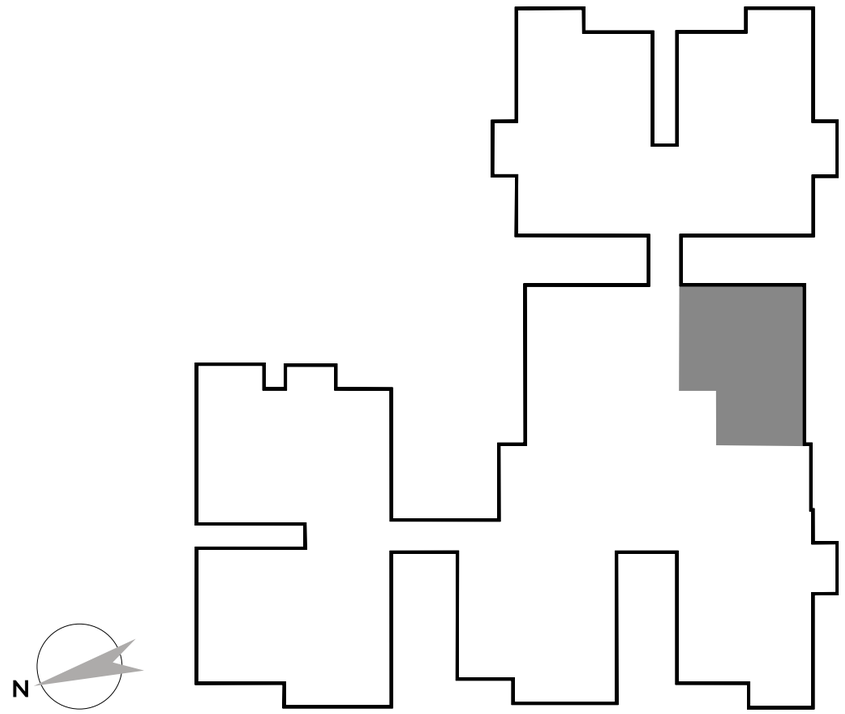
N

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

VINAYAK 21ACRES

Tower 2B | Type B ~ 2BHK 2T

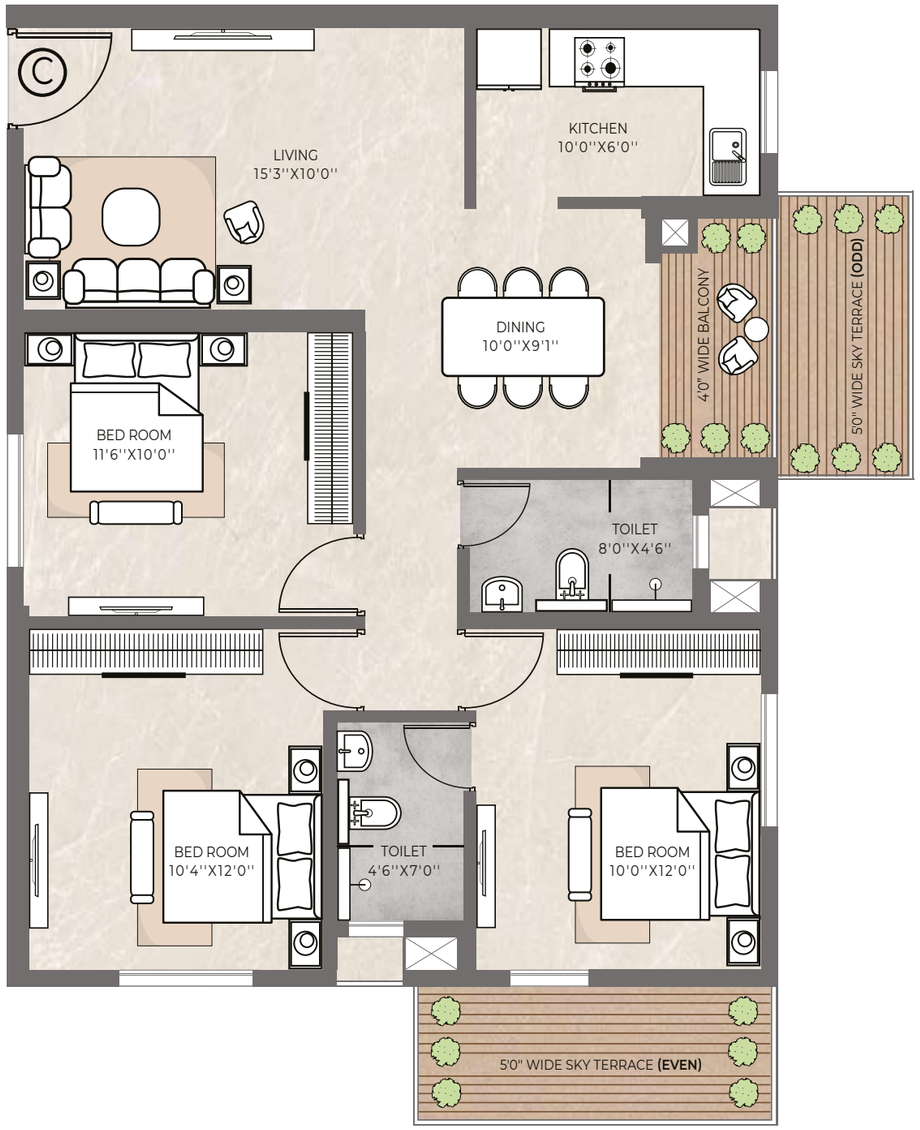


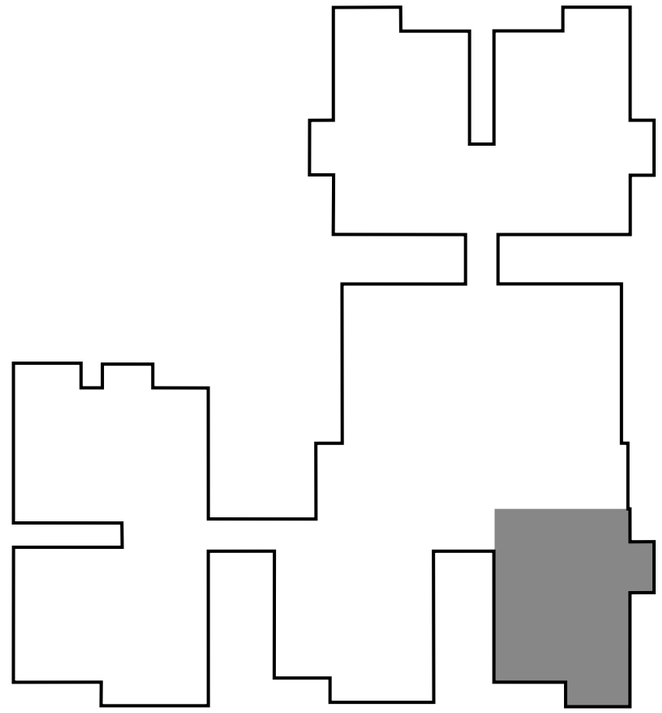


Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
596	60	728	971

VINAYAK 21ACRES

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





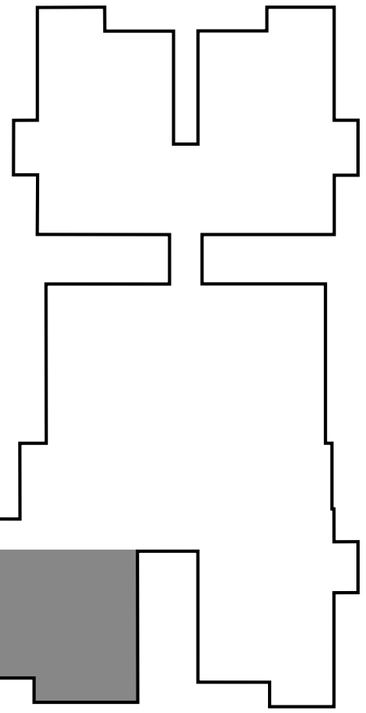
N

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

VINAYAK 21ACRES

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



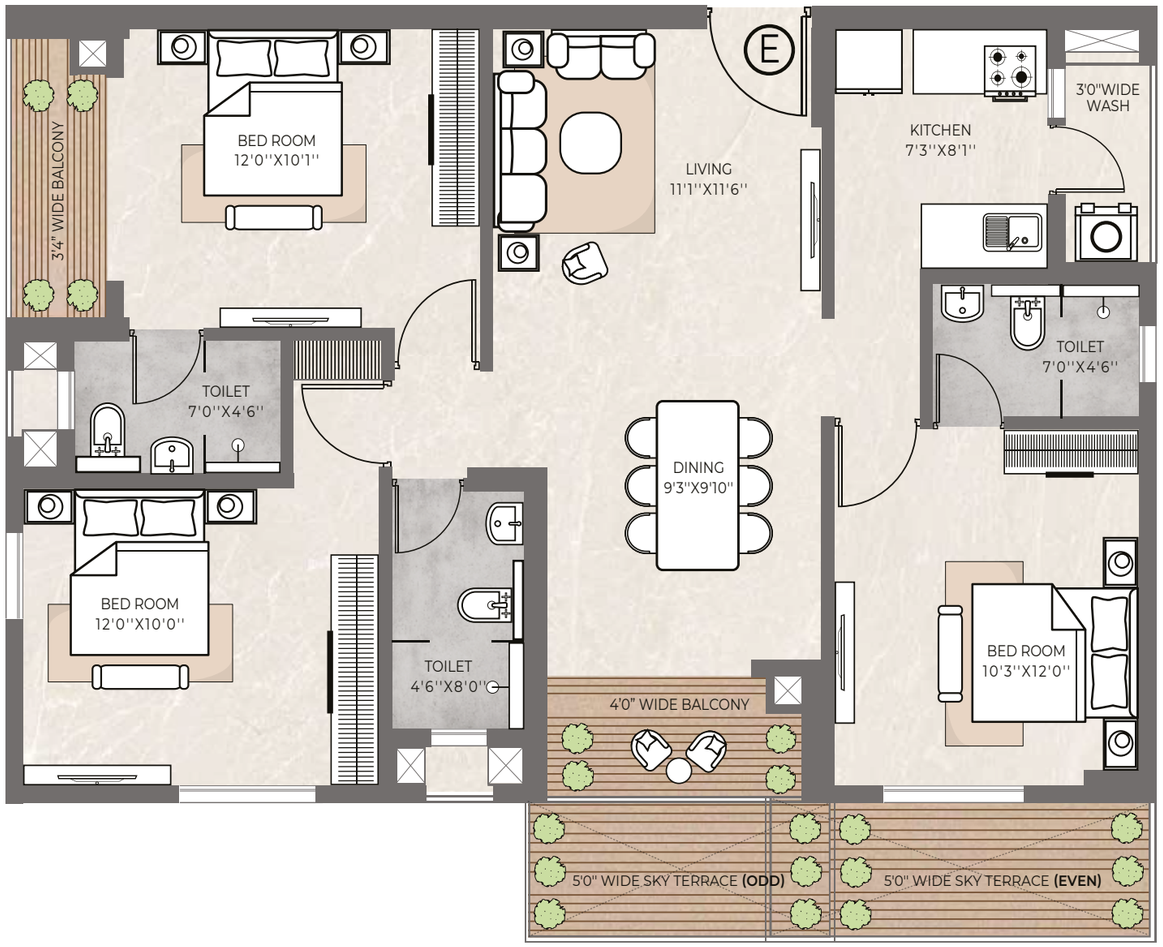


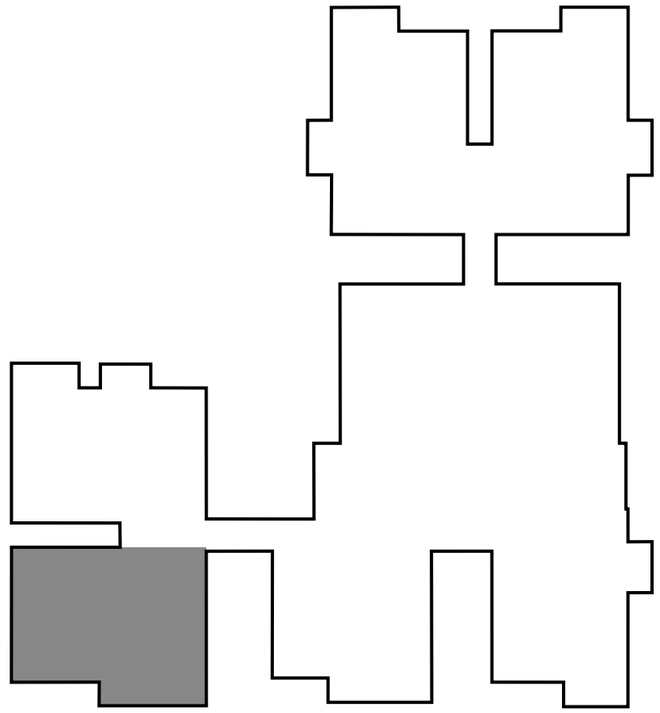
N

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

VINAYAK 21ACRES

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



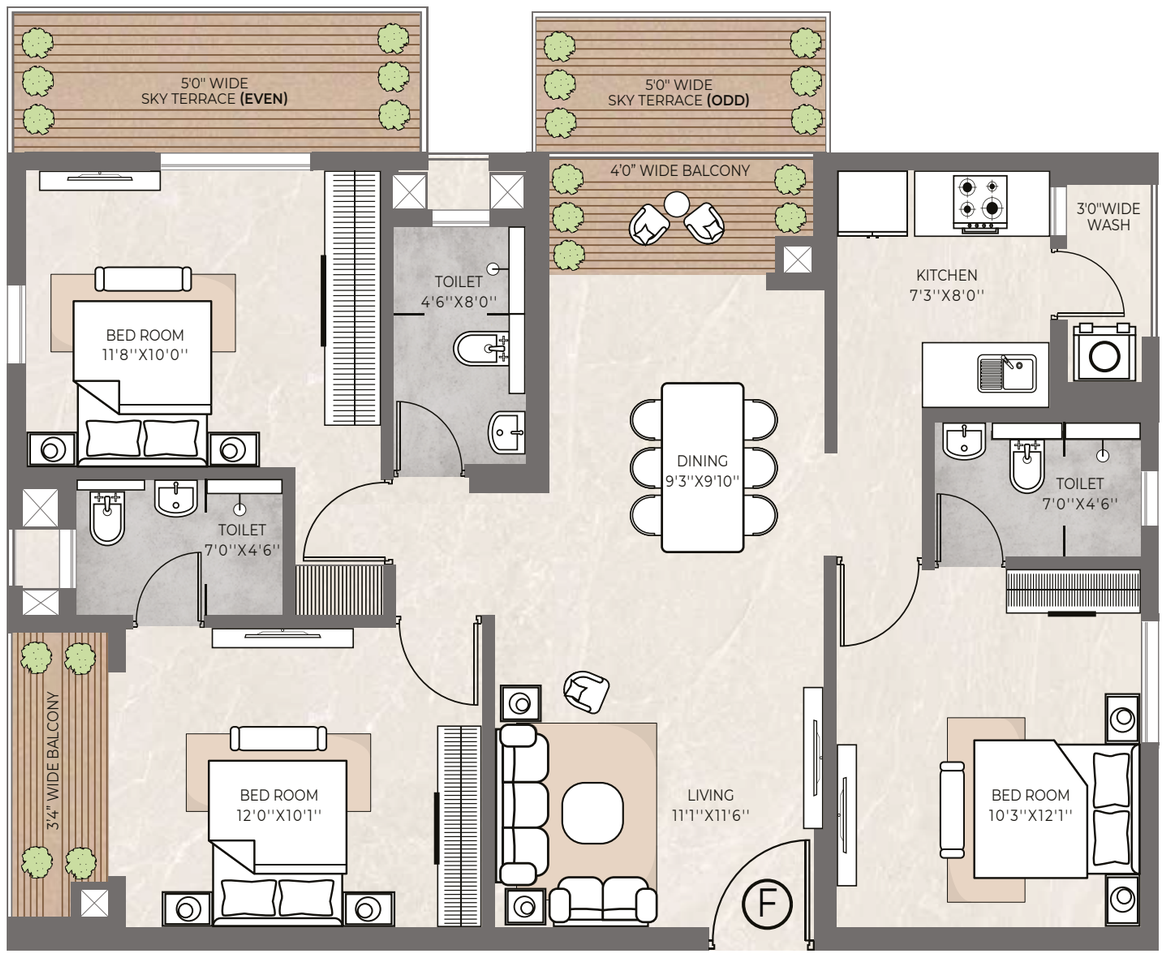


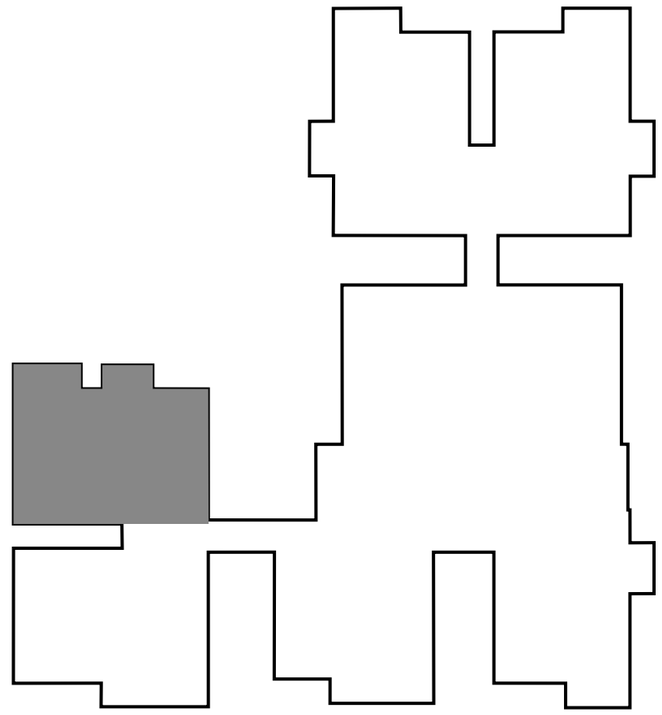
N

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

VINAYAK 21ACRES

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



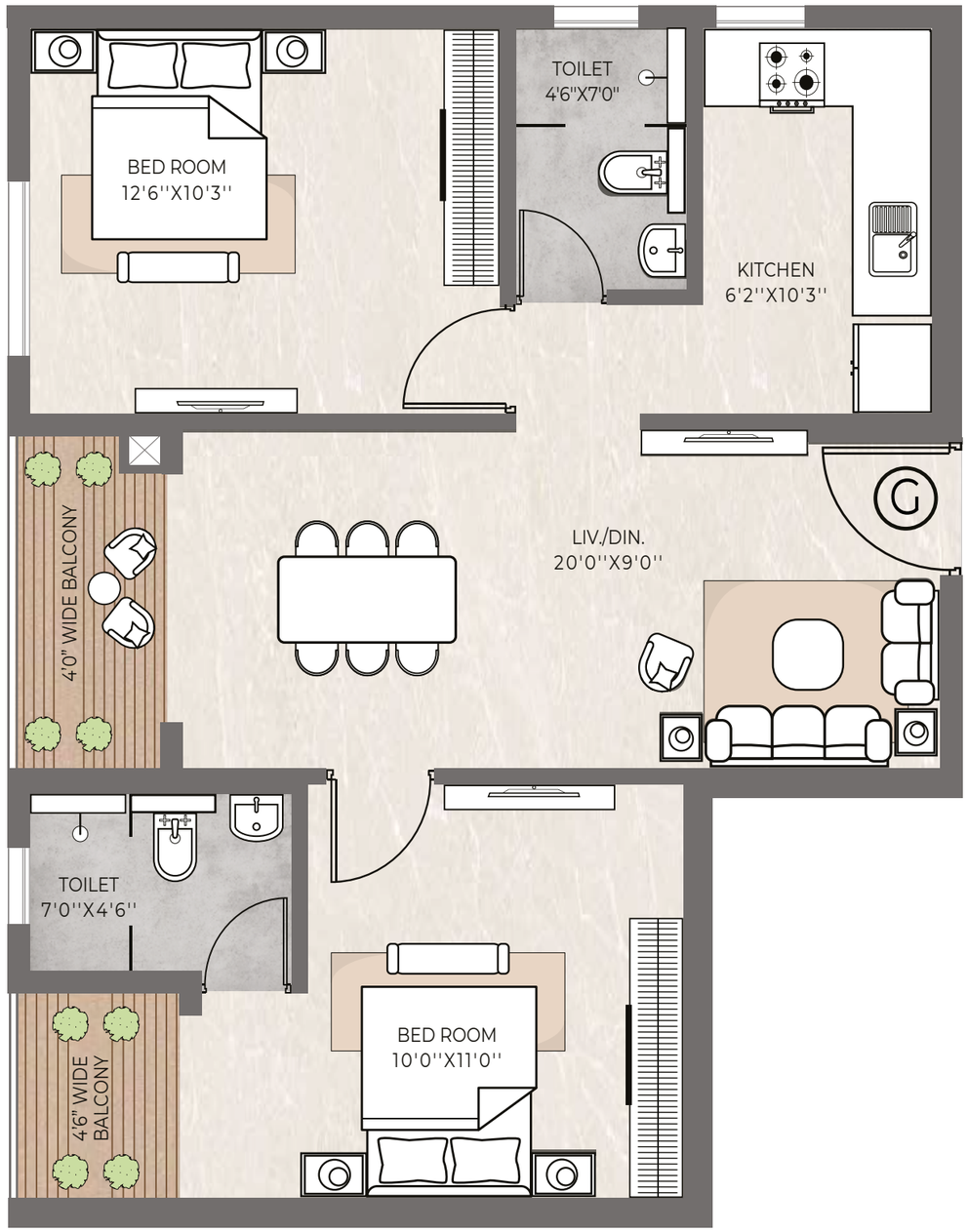


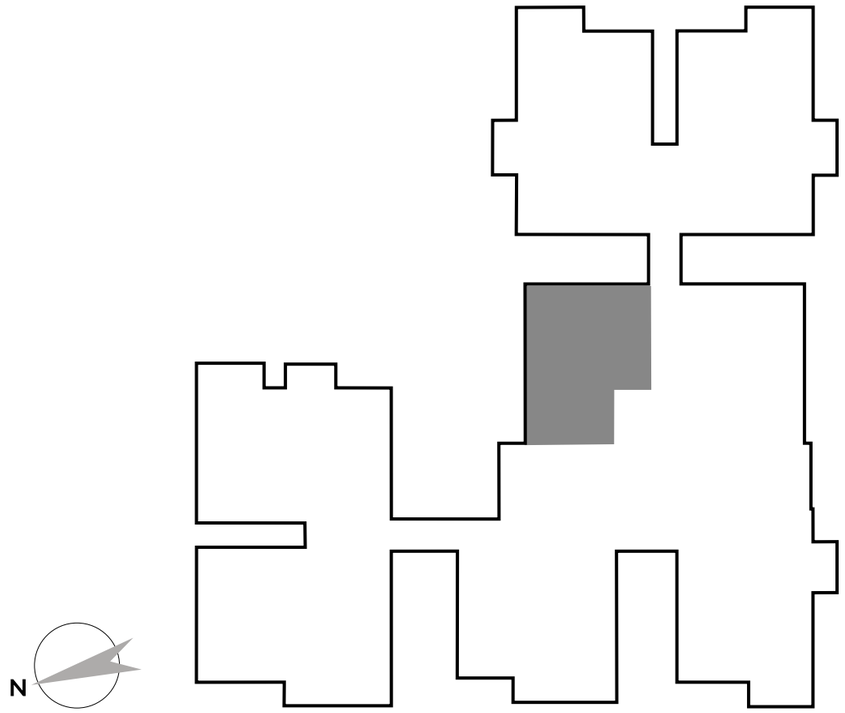
N

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

VINAYAK 21ACRES

Tower 2B | Type G ~ 2BHK 2T

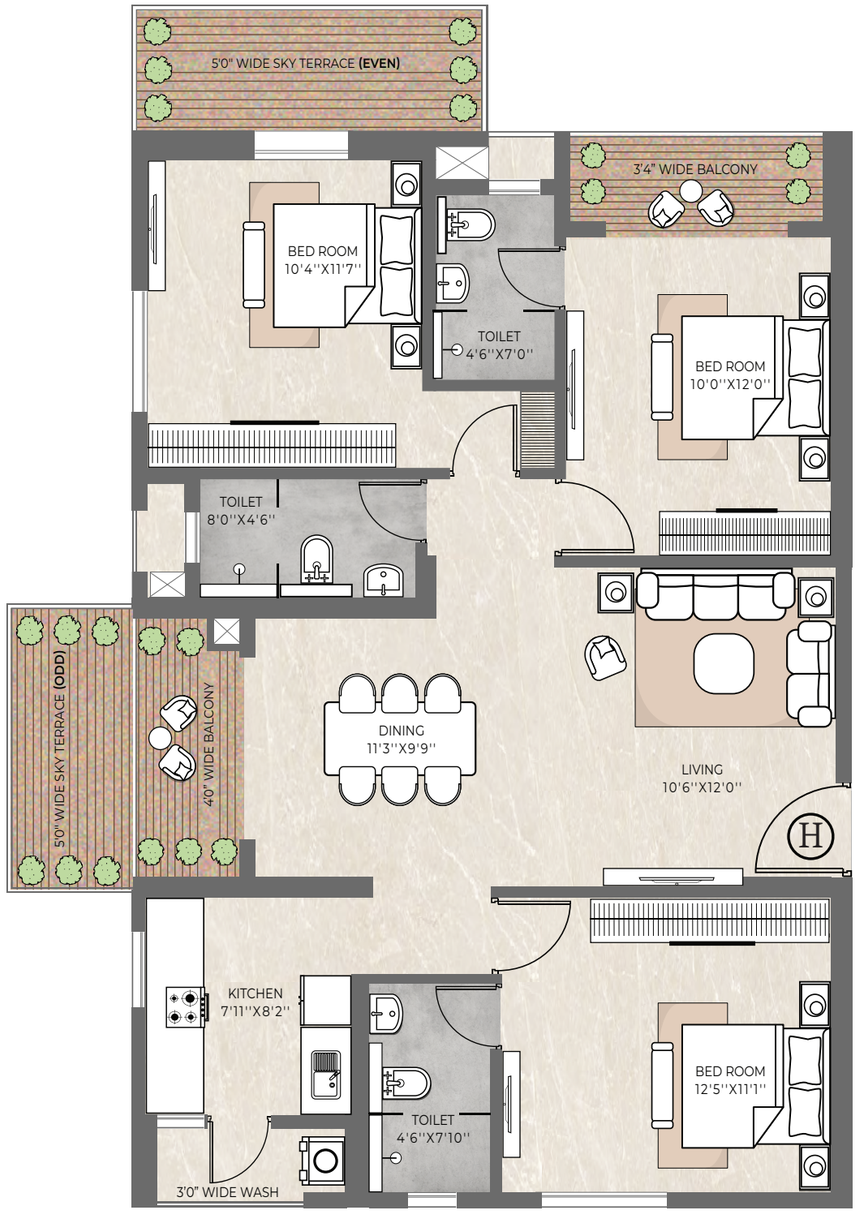


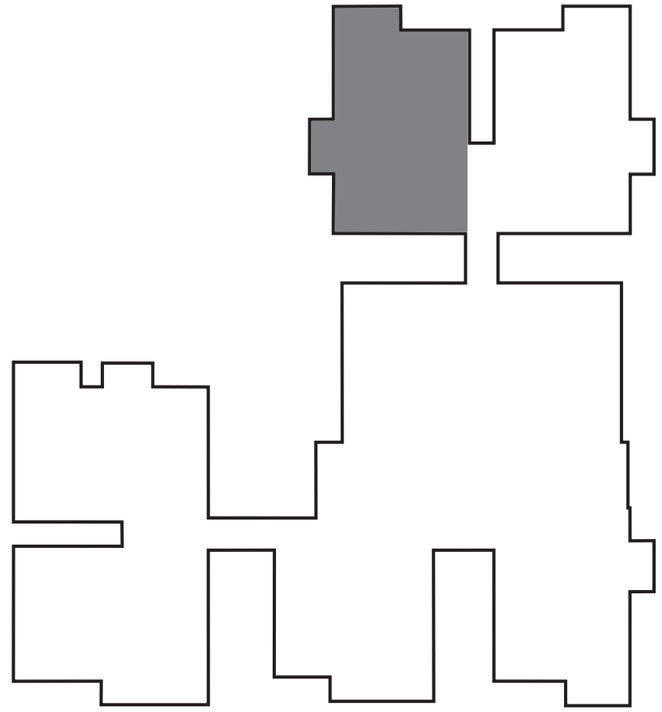


Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
597	60	728	971

VINAYAK 21ACRES

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





N

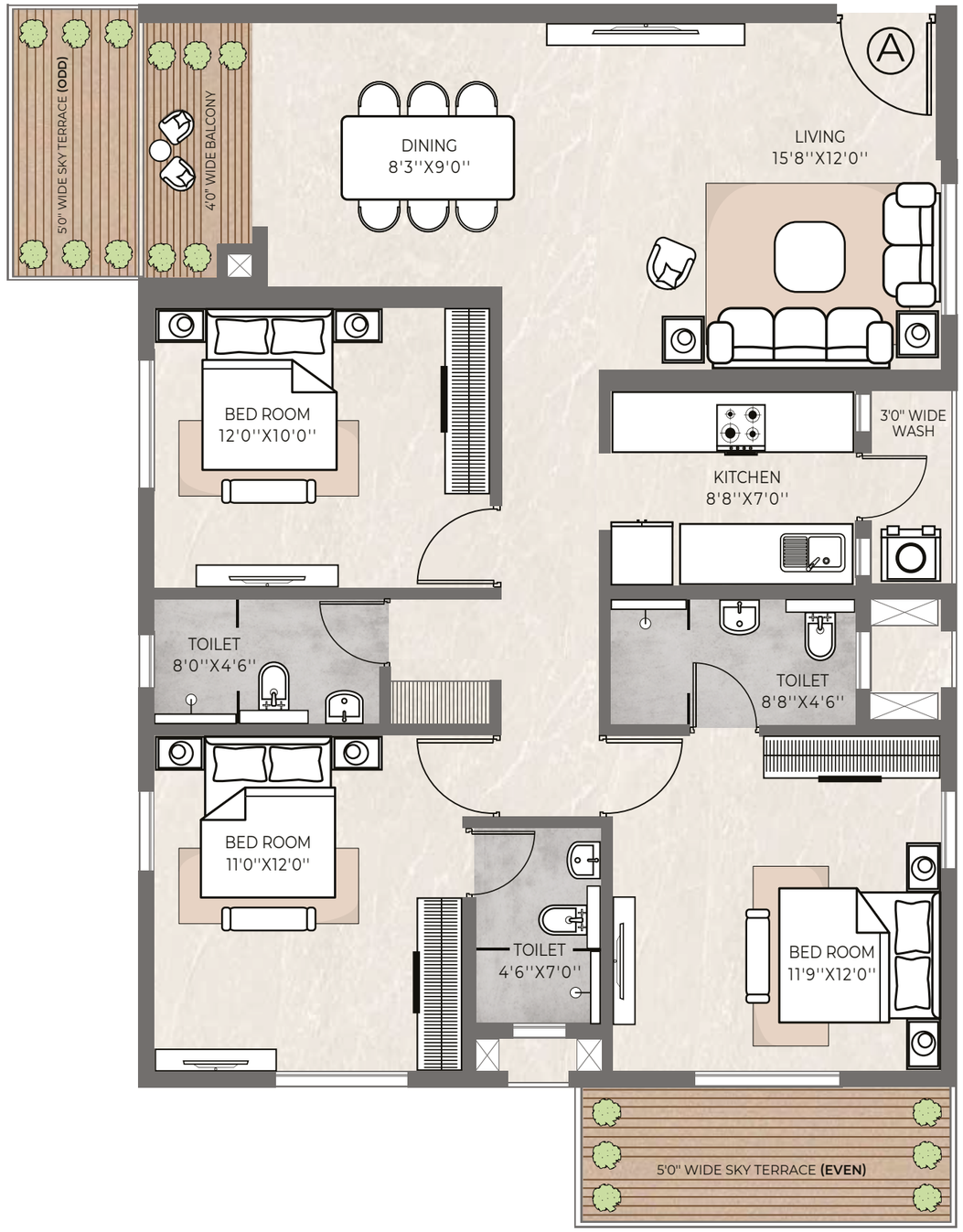
Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	874	146	1108	1477
Even		157	1119	1492

Tower 2C ~ Typical Floor Plan

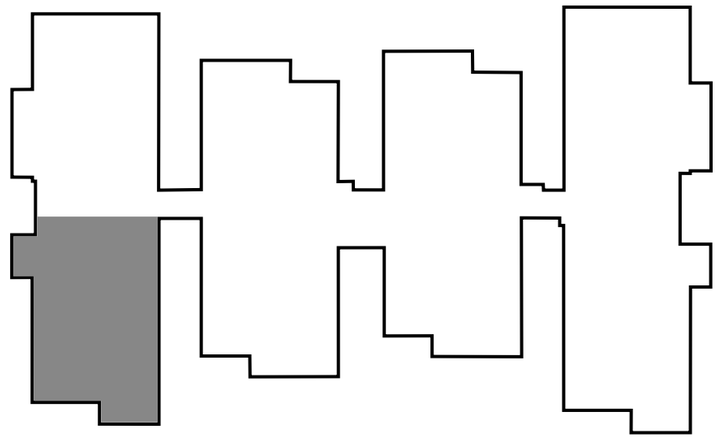


VINAYAK 21ACRES

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



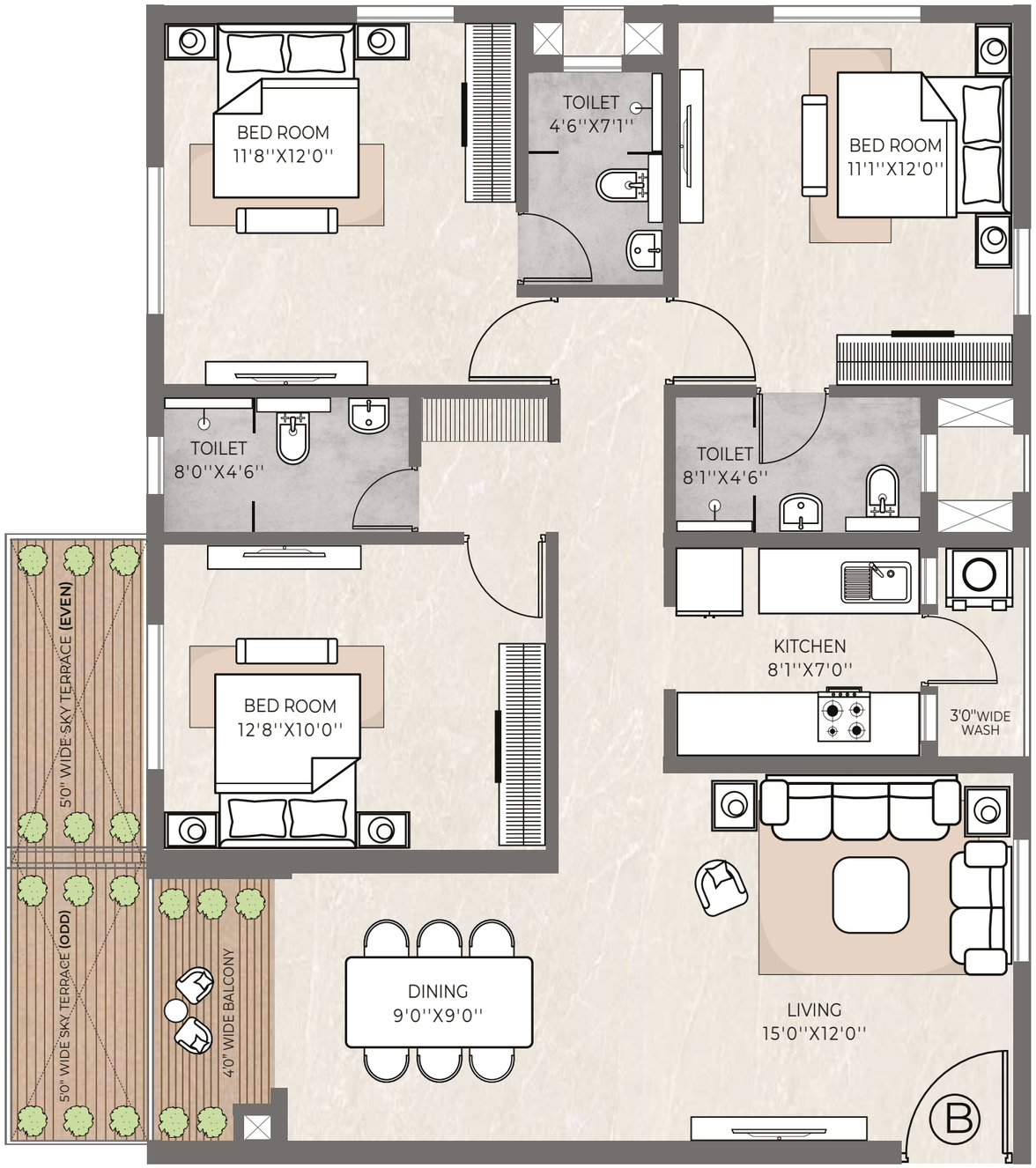


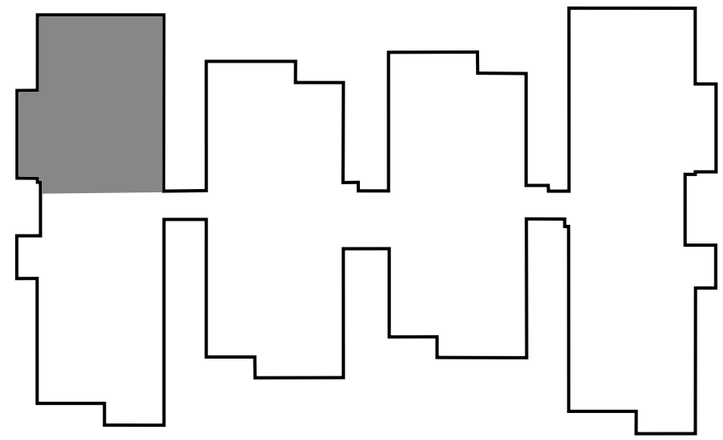


Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	942	109	1133	1511
Even		123	1148	1531

VINAYAK 21ACRES

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



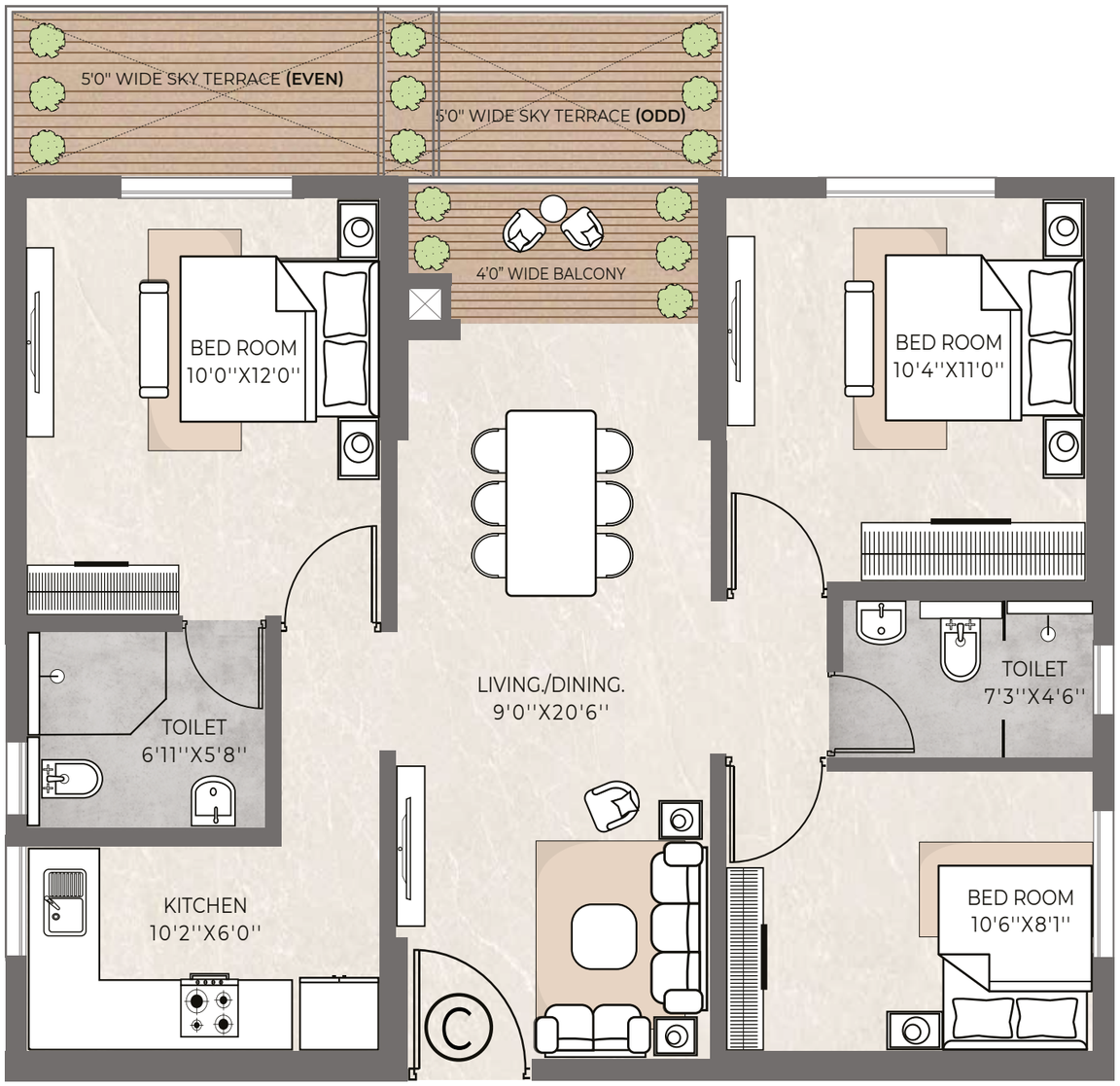


N

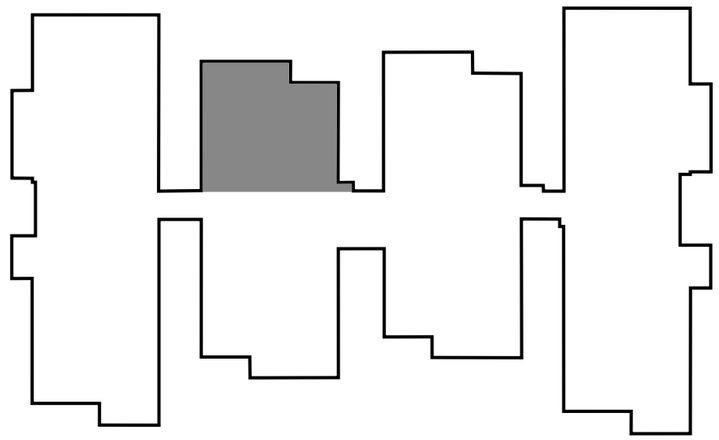
Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	942	108	1133	1511
Even		110	1135	1513

VINAYAK 21ACRES

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



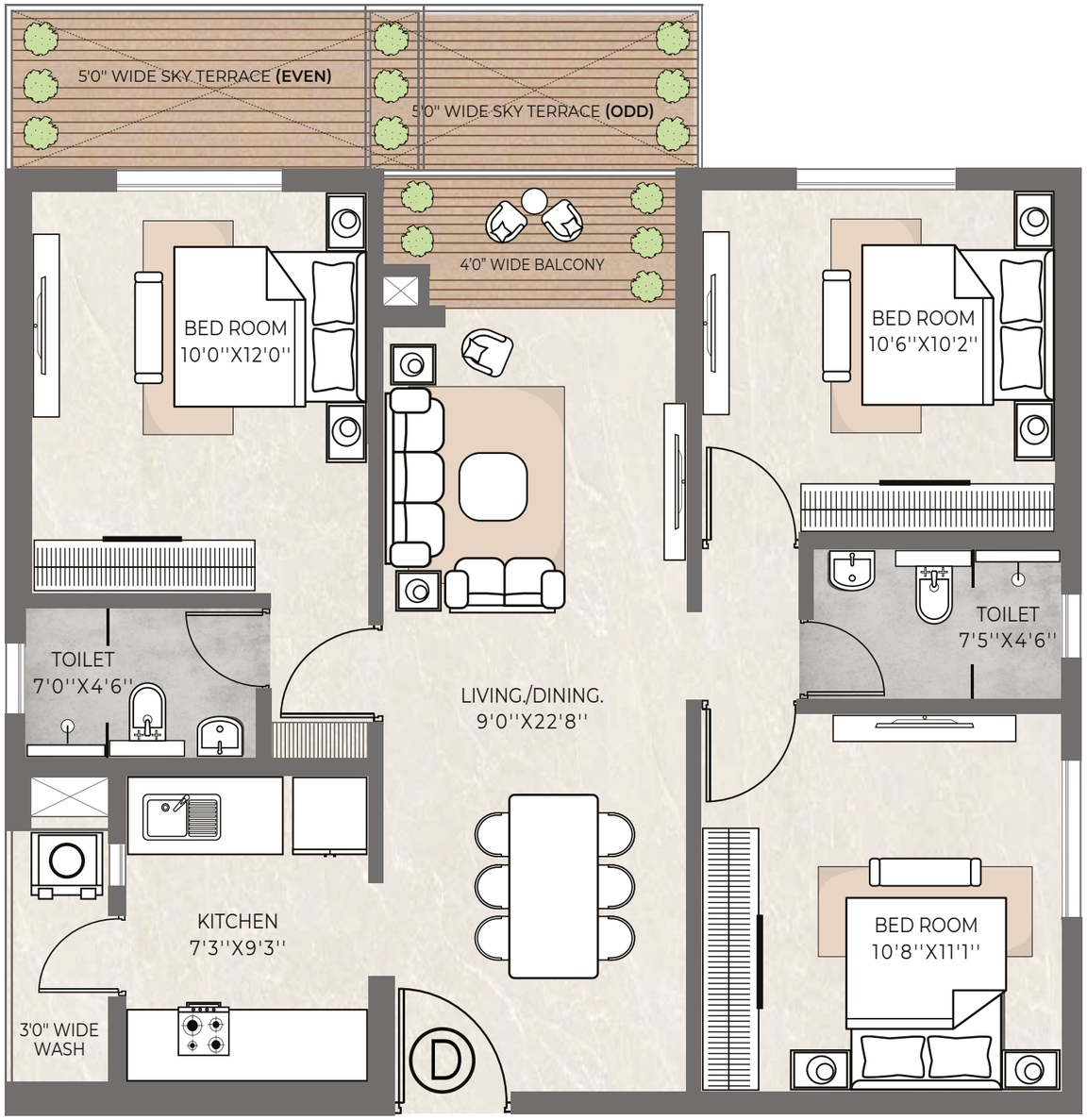


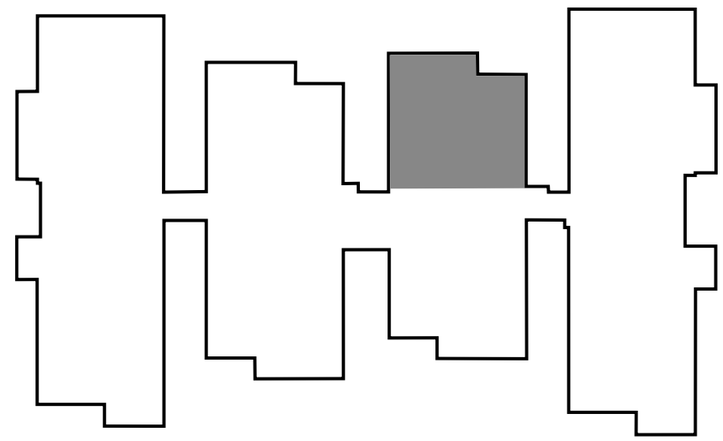


Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	698	82	847	1130
Even		99	865	1153

VINAYAK 21ACRES

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



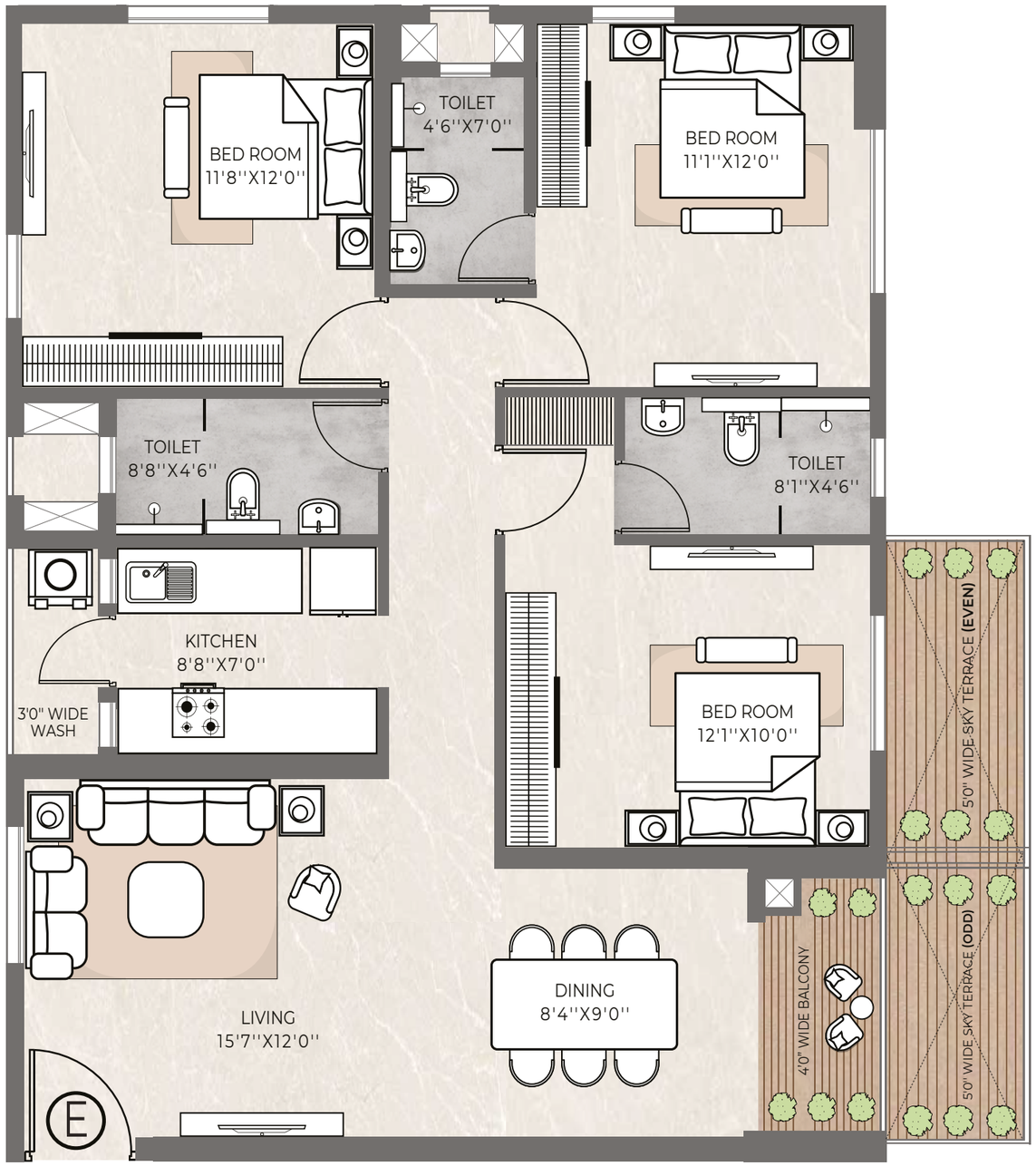


N

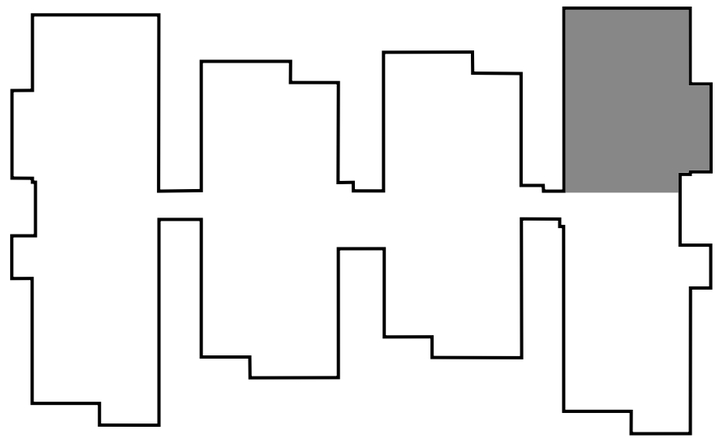
Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	739	105	916	1221
Even		122	934	1245

VINAYAK 21ACRES

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



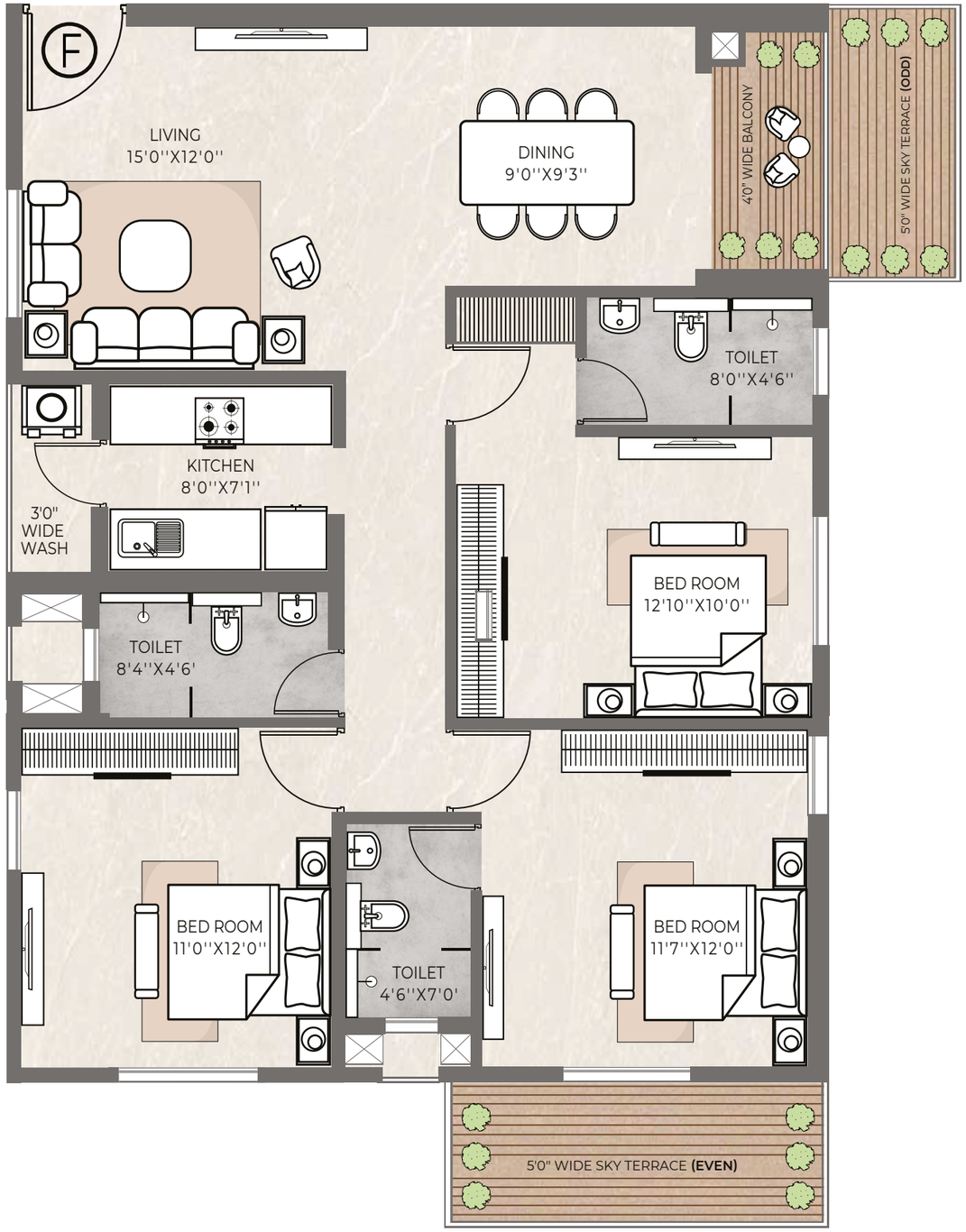




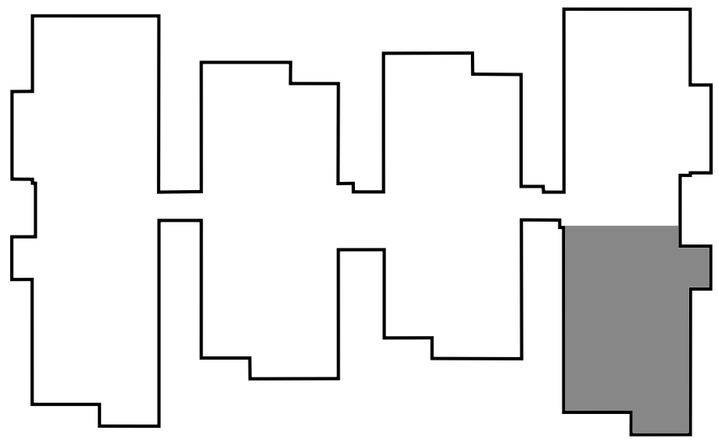
Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	943	106	1129	1505
Even		109	1132	1510

VINAYAK 21ACRES

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



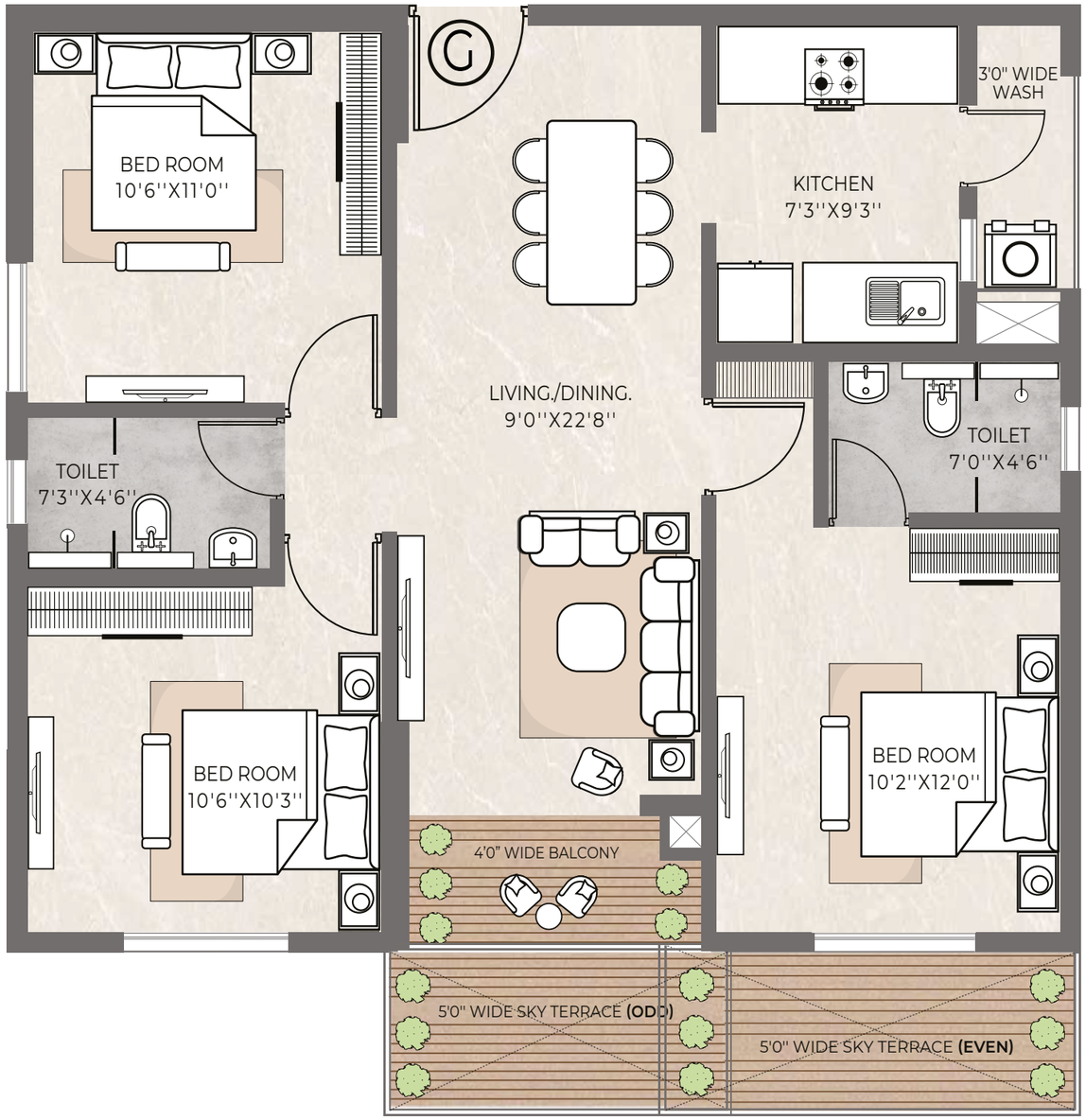




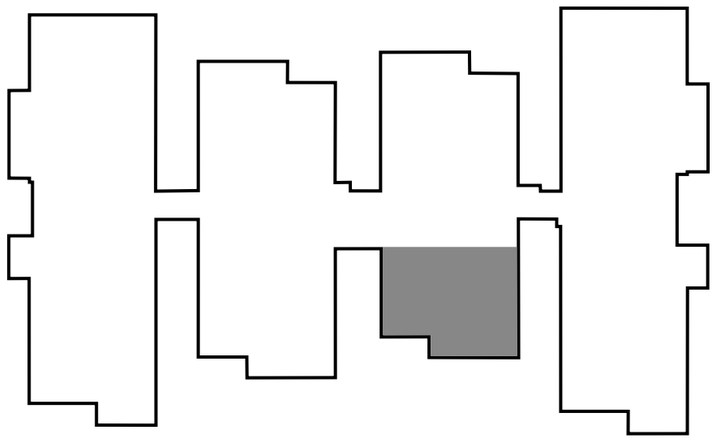
Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	942	107	1131	1507
Even		123	1147	1530

VINAYAK 21ACRES

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



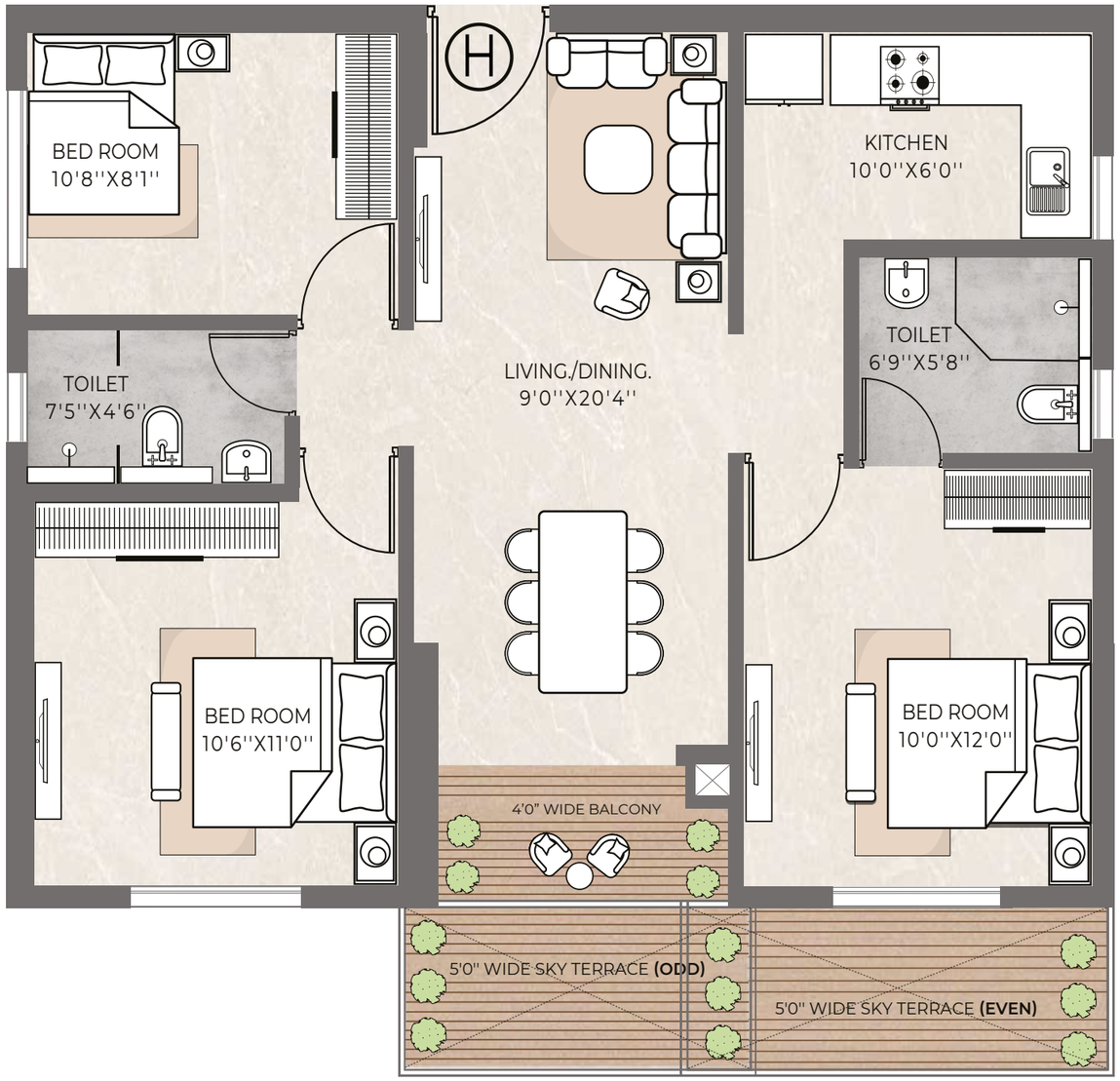




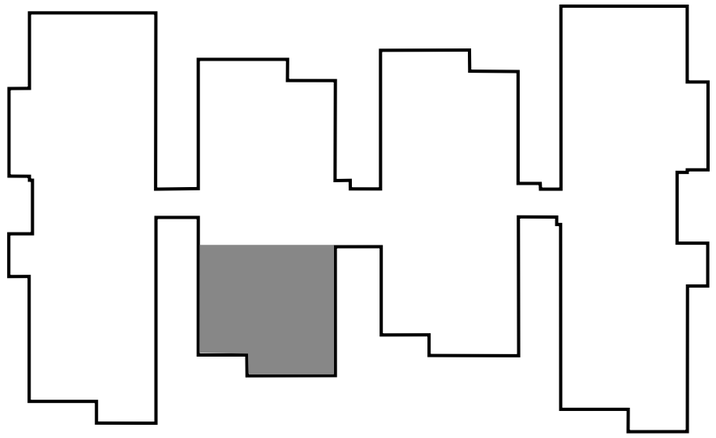
Floor	Carpet Area (sq ft)	Balcony Area (sq ft)	BUA (sq ft)	SBUA (sq ft)
Odd	736	107	913	1217
Even		122	928	1237

VINAYAK 21ACRES

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 21ACRES

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 AAII) | 4.5 lakh sq ft



Vinayak Aquina (Newtown AAI) | 3.75 lakh sq ft



Vinayak Vista (Laketown) | 6.8 lakh sq ft



Vaanya (Newtown AAII) | 17 lakh sq ft



Navyom (New Alipore) | 10.5 lakh sq ft



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

VINAYAK 21ACRES

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.