



Because a better life is not a big event it's a better everyday





A first look that
already feels like home



Kingslynn is designed to feel composed from the outside. A calm, premium presence that makes the return home feel easier every day.




KINGSLYNN





3

Towers

G+18

Floors

2BHK
& 3BHK
Homes

24X7
Power Backup
And Security

PARKING

For Every Flat
Owner, Plus Ample
Visitor Parking

AN
UPCOMING
MALL

As An Added
Lifestyle Advantage



When the day slows down
home starts to glow



Evenings bring out the warmth of Kingslynn. The facade holds light softly, and the whole place feels more welcoming.



Quietly lit. Quietly secure
Quietly premium



At night, Kingslynn becomes the landmark you trust. Warm windows, calm surroundings, and a sense of privacy that stays intact.



Where the city ends and the greens begin



The facade meets a landscaped courtyard that changes the whole mood of living here. More space. More air. More calm.



Look up And you feel the elevation.

This is not just height. It's the feeling of
living above the noise, with more sky and
less clutter in your day.





Three towers, one landscaped life



An entire lifestyle built above ground level



From above, you see the difference. Greens, pathways, and leisure zones planned as one flowing experience.



Your everyday escape, right downstairs



A podium courtyard that makes daily walks and short breaks feel natural. You don't need a plan. You just step out.



A lawn that gives you
your headspace back



Morning steps, evening strolls, kids at
play, or a quiet sit. Simple space, big
impact.



Small corners that make the place feel personal

Shaded pockets, seating, and movement paths that slow life down. This is where conversations happen without effort.

*A calmer day begins
with this address*





Evenings that feel softer,
safer, calmer



Warm lighting, clear walkways, and a
landscape that stays usable even after
dark. The day ends better here.



A quiet reset right under the trees

A reflexology path and casual sitting zone
designed for mindful walks and relaxed
everyday breaks.





A night view that feels like
a resort, not a complex

The lights are designed for mood, not
glare. It feels peaceful, premium, and
surprisingly quiet.





Space to breathe space to be



The open lawn is designed for morning walks, kids at play, and slow evenings under open sky.





Because peace should not
be limited to weekends



Step out after dinner. Take a slow walk.
Let the day settle. The courtyard makes
it easy.



The kind of atmosphere you normally travel for

Soft light, greenery, and a calm layout
that makes night-time feel safe and
beautiful.



A calmer mood, built into the landscape



The water feature brings a soft soundtrack to evening walks and adds a resort-like calm to the greens.



A quiet corner made for two

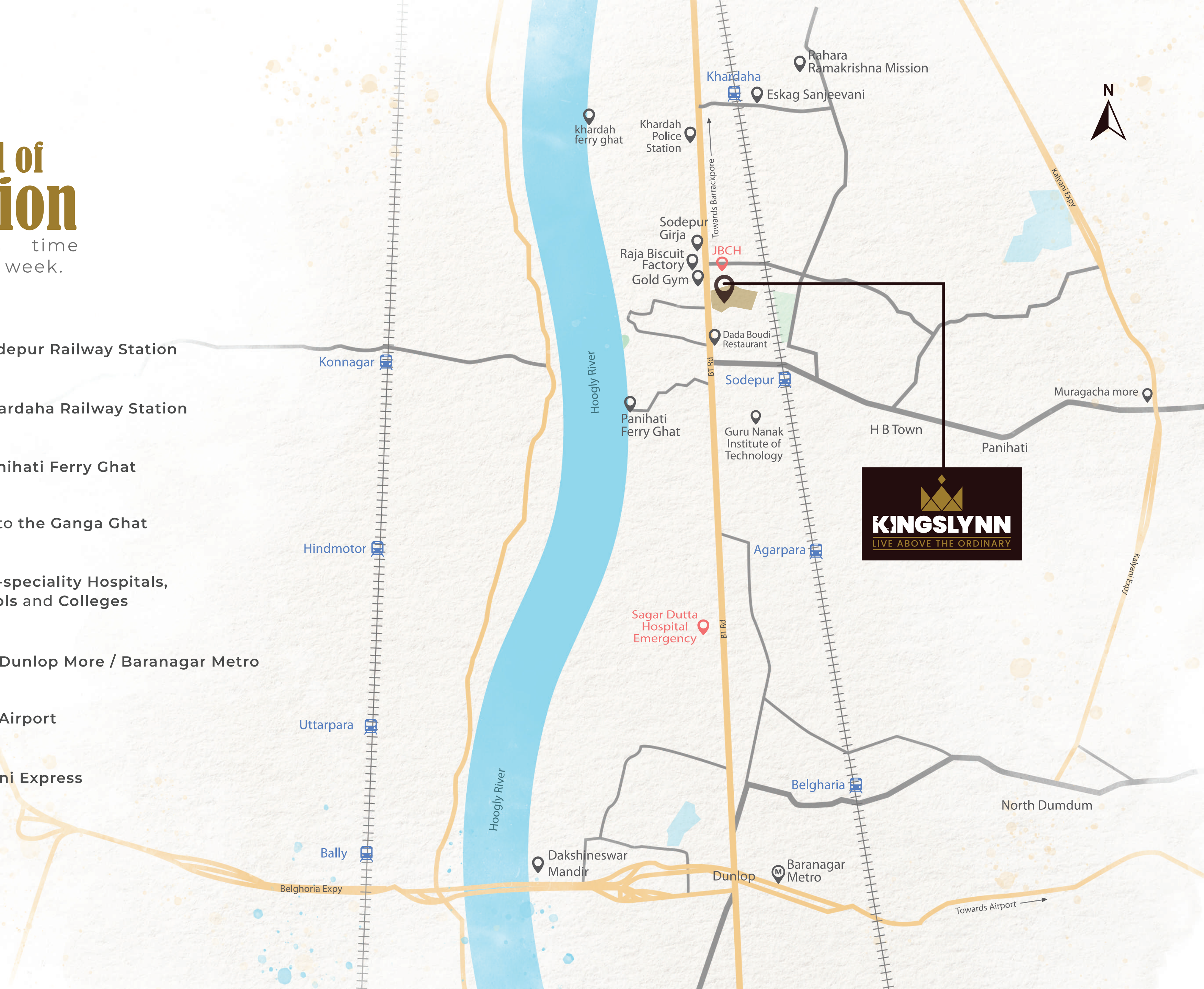
The sitting pod is a romantic hideaway for slow conversations, soft evenings, and moments that feel private even within a community.



The kind of location

that saves time every single week.

-  **3 mins** to Sodepur Railway Station
-  **7 mins** to Khardaha Railway Station
-  **5 mins** to Panihati Ferry Ghat
-  **10 mins** walk to the Ganga Ghat
-  **Near** Multi-speciality Hospitals, Schools and Colleges
-  **10 mins** from Dunlop More / Baranagar Metro
-  **30 mins** from Airport
-  **10 mins** Kalyani Express



Here, you move, play, and breathe better every day





**Your quick stress-release,
without leaving home**



Badminton here becomes a routine. A fast game after work. Weekend matches. Kids learning. Fitness that feels fun.



A break that feels like a holiday, mid-week



Morning laps, weekend dips, and evenings when the water reflects the sky. A simple luxury that changes how your week feels



**Let kids be loud,
free, and safe**



A play zone where children can run, climb, and explore while you stay relaxed. Built for daily use, not occasional visits.



A soft world for the smallest residents

Safe, comfortable, and designed for early exploration. A space where toddlers can play freely, especially on hot or rainy days.





Your out-of-home spot, inside home



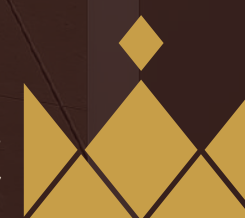
A warm place for casual meetings, relaxed evenings, and slow weekends. Perfect for a coffee break without stepping into traffic.



indoors, every day has space for fitness, fun, and togetherness



**One space.
Many reasons to use it**



From small events to classes, workshops, and seasonal celebrations, this hall adapts to your lifestyle as it changes.



FITNESS

8

Consistency becomes easy
when the gym is downstairs



A fully equipped fitness zone that turns
“someday” into a routine, with space for
cardio, strength, and a quick reset after work.



Because play should not stop after school

Carrom, table games, friendly competition, and relaxed weekends. A space where families bond without screens.





**A home that feels calm,
even on busy days**



Soft light, clean lines, and warm corners make every room feel easier to live in, from the first coffee to the last quiet minute before sleep. It's designed for real routines, with space that stays comfortable, organized, and effortlessly premium.





More convenience, more lifestyle, right next door

SITE PLAN



Legend

- 1. Staired Pathway Between Stepped Landscape
- 2. Lower Level Landscape Entrance Plaza
- 3. Garden Pathway
- 4. Sitting Pod
- 5. Viewing Deck
- 6. Stepping Stone Pathways
- 7. Entrance Hardscape Near Ampitheater
- 8. Chitchat Corner
- 9. Ampitheater
- 10. Open Lawn
- 11. Water Feature
- 12. Entrance To The Podium Landscape
- 13. Kids Play
- 14. Gazebo
- 15. Open Sitting
- 16. Badminton Court
- 17. Sports Sitting
- 18. Pathway Island
- 19. Reflexology Path
- 20. Swimming Pool



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



BLOCK 1A

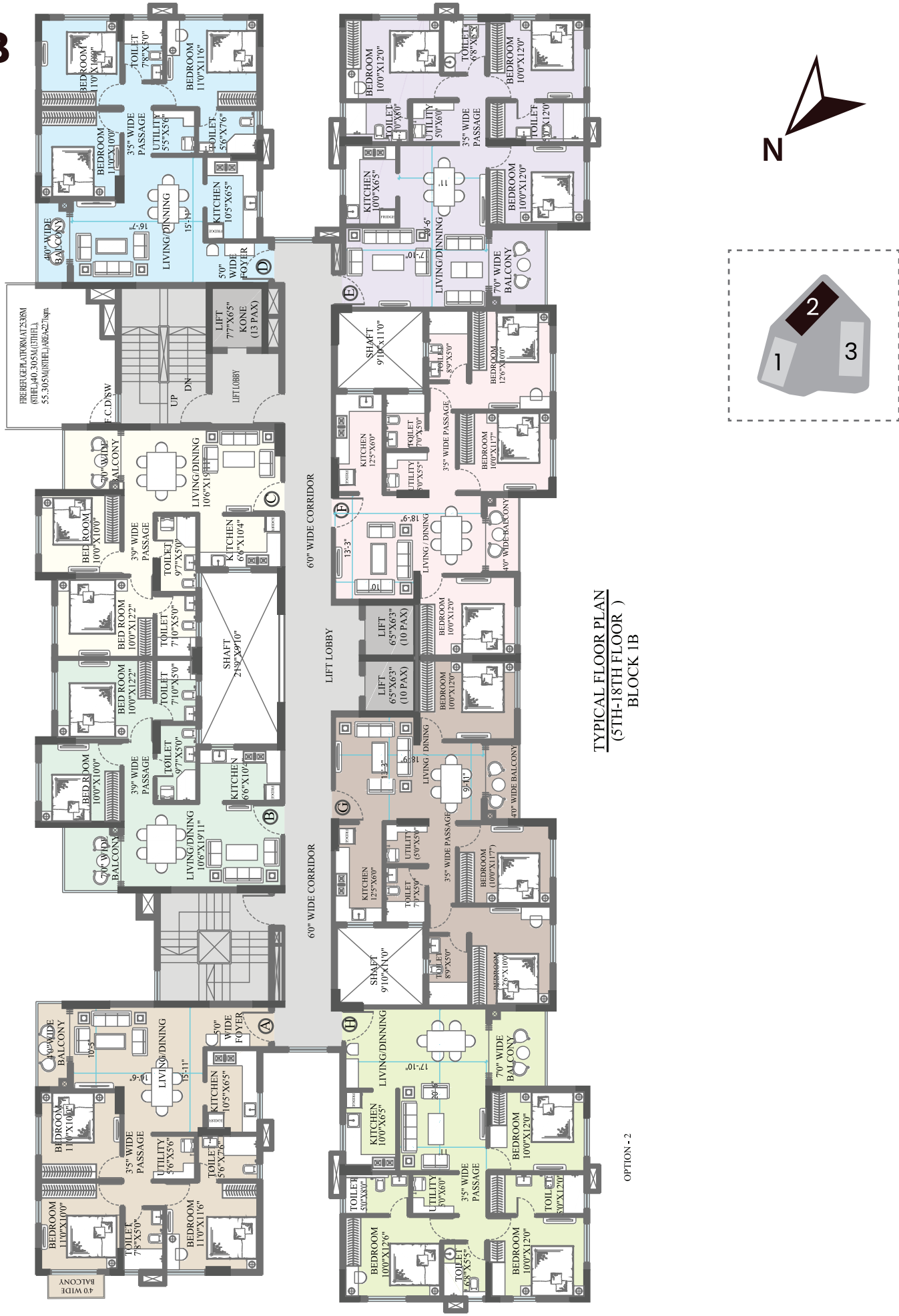


TYPICAL FLOOR PLAN
(4TH-18TH FLOOR)

UNIT DETAILS

TYPE	FLAT TYPE	CARPET	BALCONY	BUILT UP	CHARGEABLE AREA	OPEN TERRACE at 1st Floor	OPEN TERRACE at 3rd Floor
A	3B+2T	869	35	996	1325	143	0
B	2B+2T	631	62	784	1043	229	0
C	3B+2T	869	59	1027	1366	0	1128
D	3B+3T	968	66	1131	1504	0	921
E	3B+2T	838	34	969	1289	332	0
F	3B+3T	965	64	1121	1491	221	0

BLOCK 1B



TYPICAL FLOOR PLAN
(5TH-18TH FLOOR)
BLOCK 1B

OPTION-2

UNIT DETAILS

TYPE	FLAT TYPE	CARPET	BALCONY	BUILT UP	CHARGEABLE AREA	OPEN TERRACE at 1st Floor	OPEN TERRACE at 3rd Floor	OPEN TERRACE at 4th Floor
A	3B+2T	871	95	1032	1373	0	1574	0
B	2B+2T	642	52	767	1020	0	0	0
C	2B+2T	642	50	767	1020	0	0	0
D	3B+2T	871	36	998	1327	277	0	0
E	3B+3T	967	63	1123	1494	0	0	64
F	3B+2T	849	35	972	1293	0	0	1628
G	3B+2T	849	35	972	1293	0	0	622
H	3B+3T	962	63	1117	1486	0	1245	0

BLOCK 1C



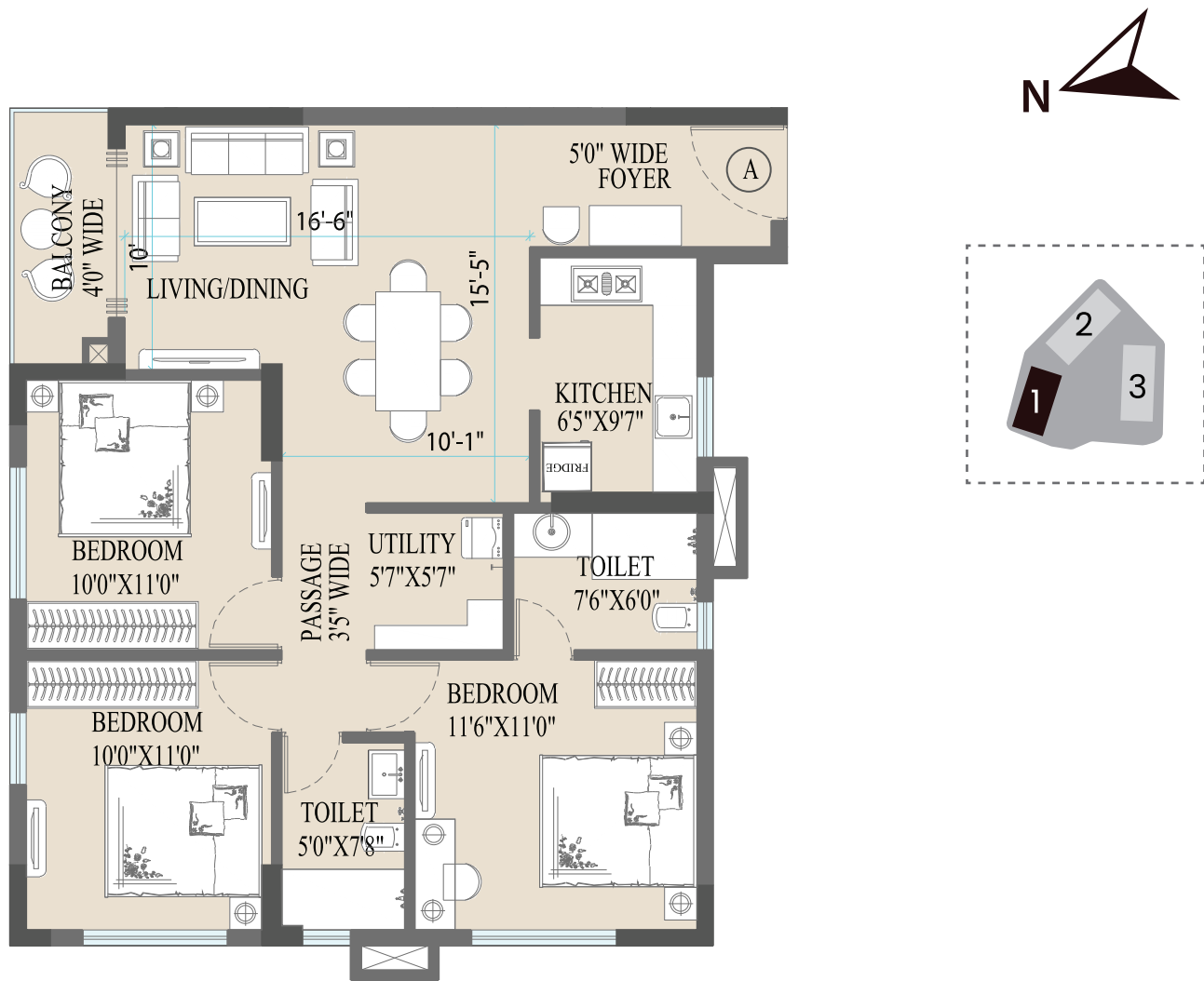
TYPICAL FLOOR PLAN
(5TH-18TH FLOOR)
BLOCK 1C

UNIT DETAILS

TYPE	FLAT TYPE	CARPET	BALCONY	BUILT UP	CHARGEABLE AREA	OPEN TERRACE at 1st Floor	OPEN TERRACE at 3rd Floor	OPEN TERRACE at 4th Floor
A	3B+2T	871	37	998	1327	157	0	0
B	2B+2T	642	52	767	1020	0	0	0
C	2B+2T	642	50	767	1020	0	0	0
D	3B+2T	871	60	1028	1367	0	0	0
E	3B+3T	967	63	1123	1494	0	0	1390
F	3B+2T	849	35	972	1293	0	0	397
G	3B+2T	849	35	972	1293	0	545	0
H	3B+3T	962	63	1117	1486	343	0	0

BLOCK 1A

FLAT A

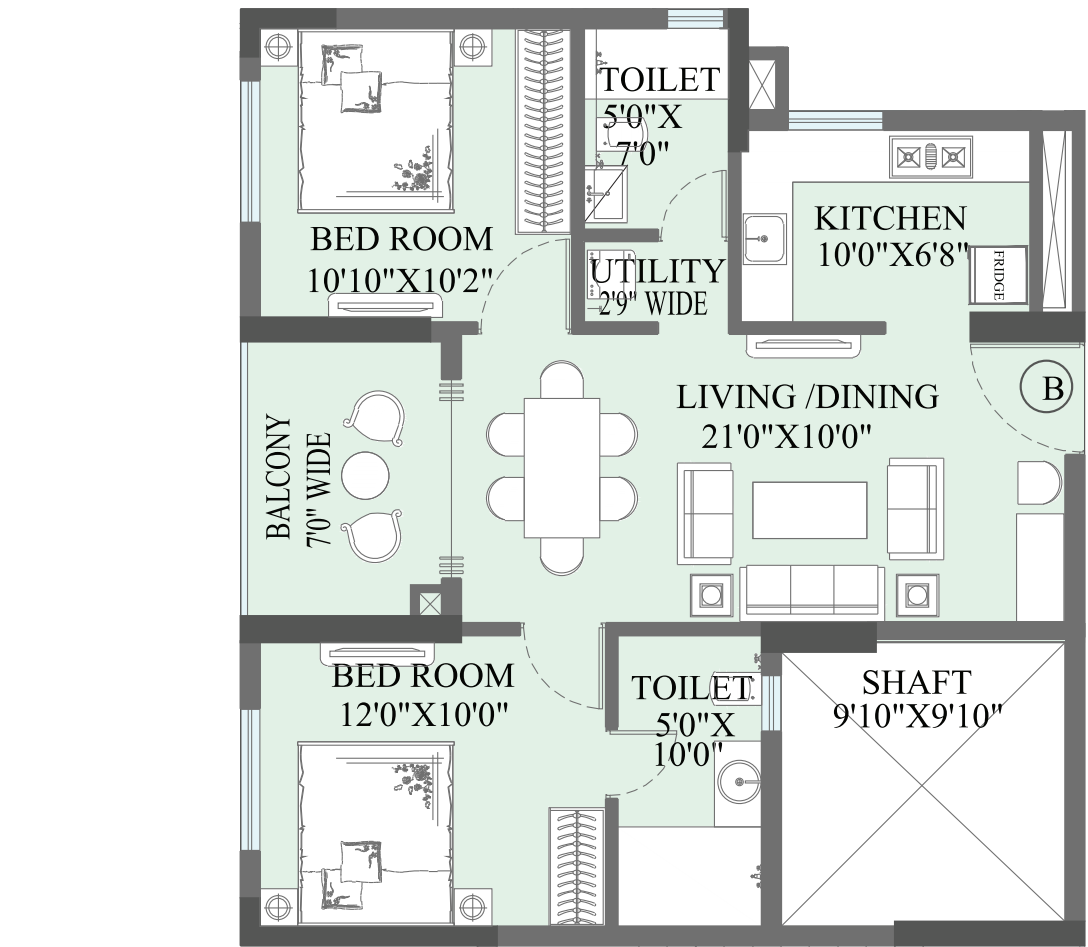


UNIT DETAILS

TYPE	FLAT TYPE	CARPET	BALCONY	BUILT UP	CHARGEABLE AREA	OPEN TERRACE at 1st Floor
A	3B+2T	869	35	996	1325	143

BLOCK 1A

FLAT B

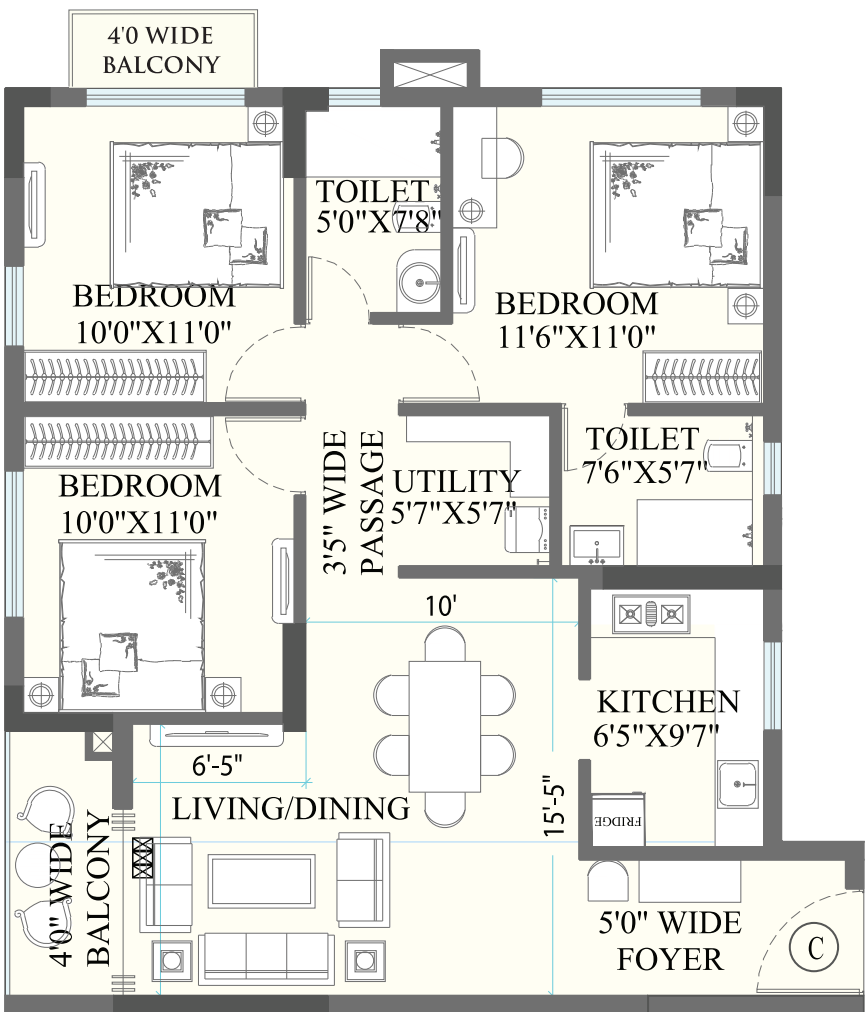


UNIT DETAILS

TYPE	FLAT TYPE	CARPET	BALCONY	BUILT UP	CHARGEABLE AREA	OPEN TERRACE at 1st Floor
B	2B+2T	631	62	784	1043	229

BLOCK 1A

FLAT C

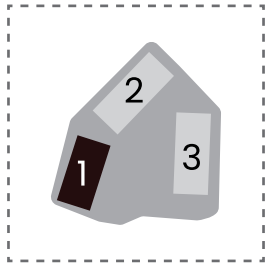
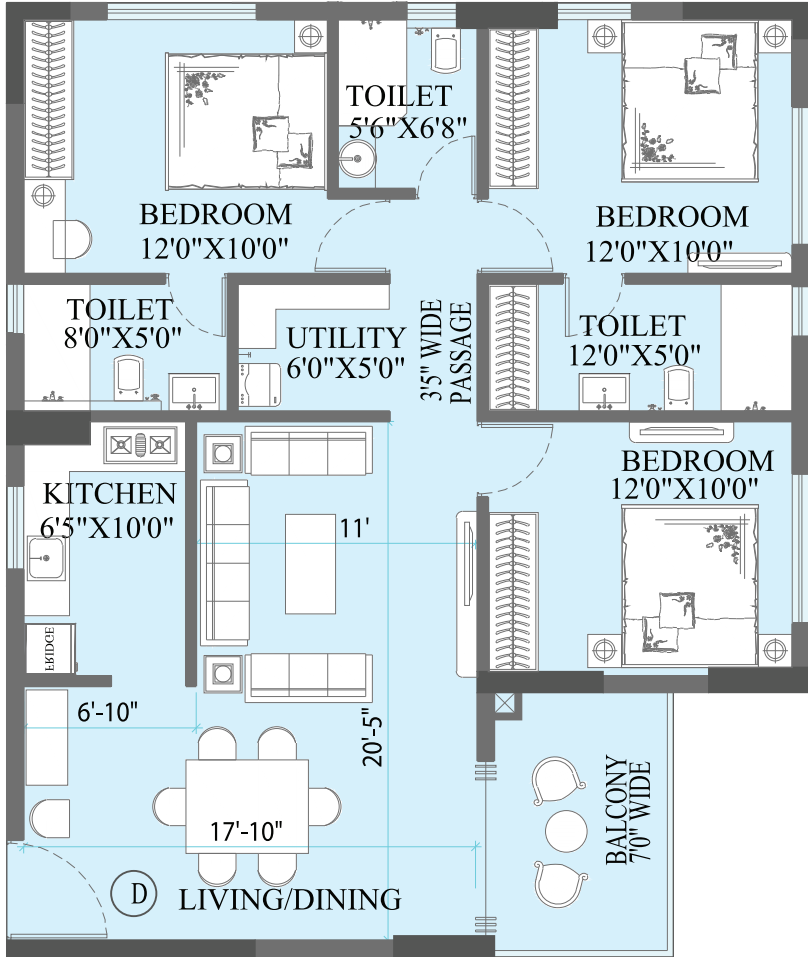


UNIT DETAILS

TYPE	FLAT TYPE	CARPET	BALCONY	BUILT UP	CHARGEABLE AREA	OPEN TERRACE at 3rd Floor
C	3B+2T	869	59	1027	1366	1128

BLOCK 1A

FLAT D

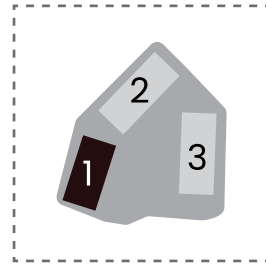


UNIT DETAILS

TYPE	FLAT TYPE	CARPET	BALCONY	BUILT UP	CHARGEABLE AREA	OPEN TERRACE at 3rd Floor
D	3B+3T	968	66	1131	1504	921

BLOCK 1A

FLAT E

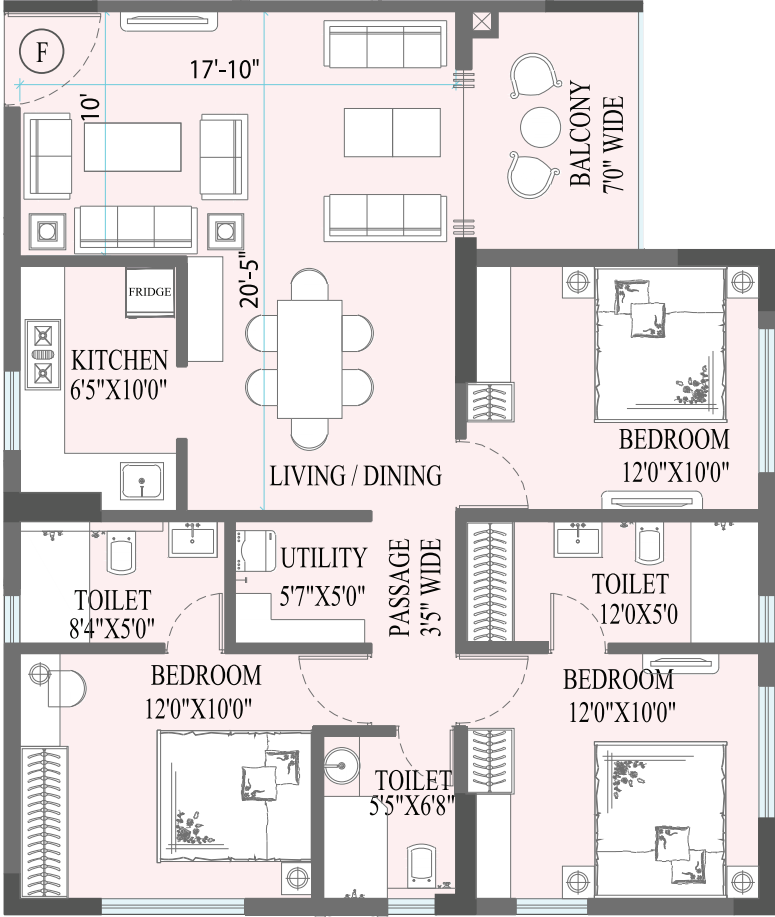


UNIT DETAILS

TYPE	FLAT TYPE	CARPET	BALCONY	BUILT UP	CHARGEABLE AREA	OPEN TERRACE at 1st Floor
E	3B+2T	838	34	969	1289	332

BLOCK 1A

FLAT F

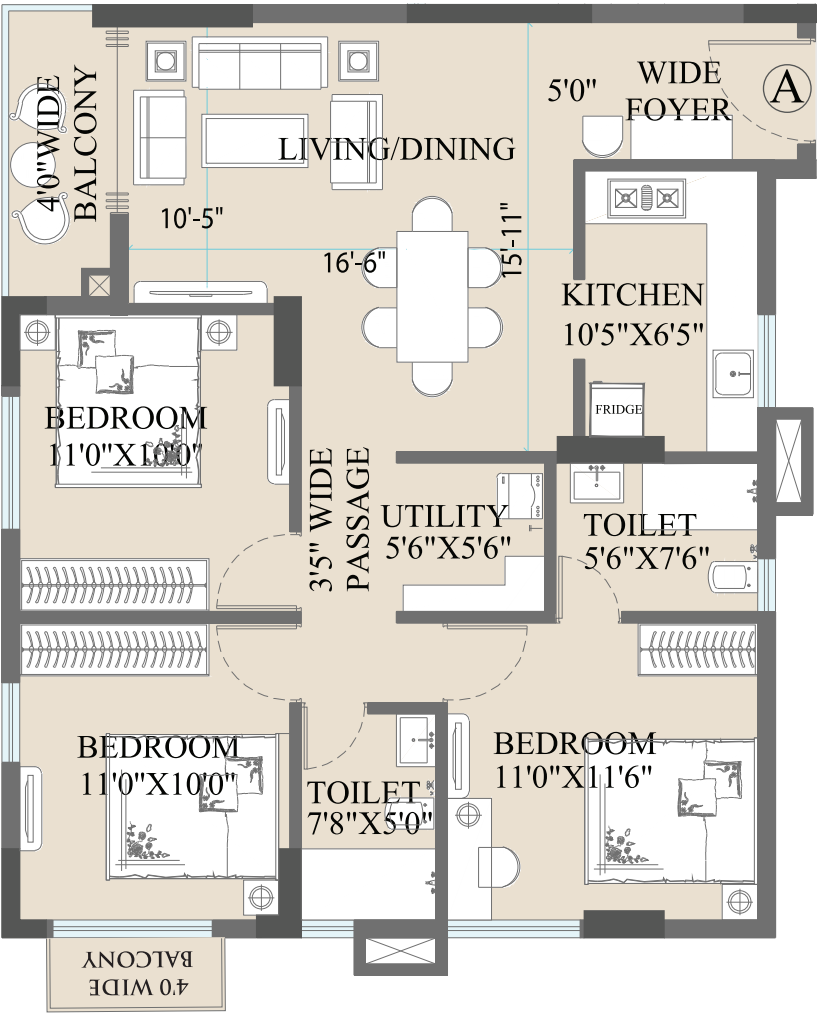


UNIT DETAILS

TYPE	FLAT TYPE	CARPET	BALCONY	BUILT UP	CHARGEABLE AREA	OPEN TERRACE at 1st Floor
F	3B+3T	965	64	1121	1491	221

BLOCK 1B

FLAT A

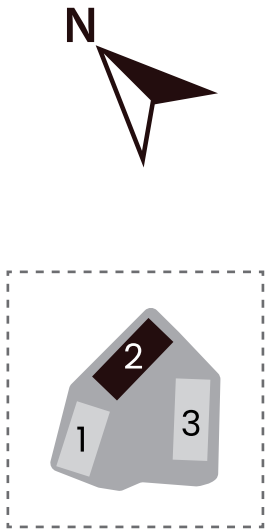
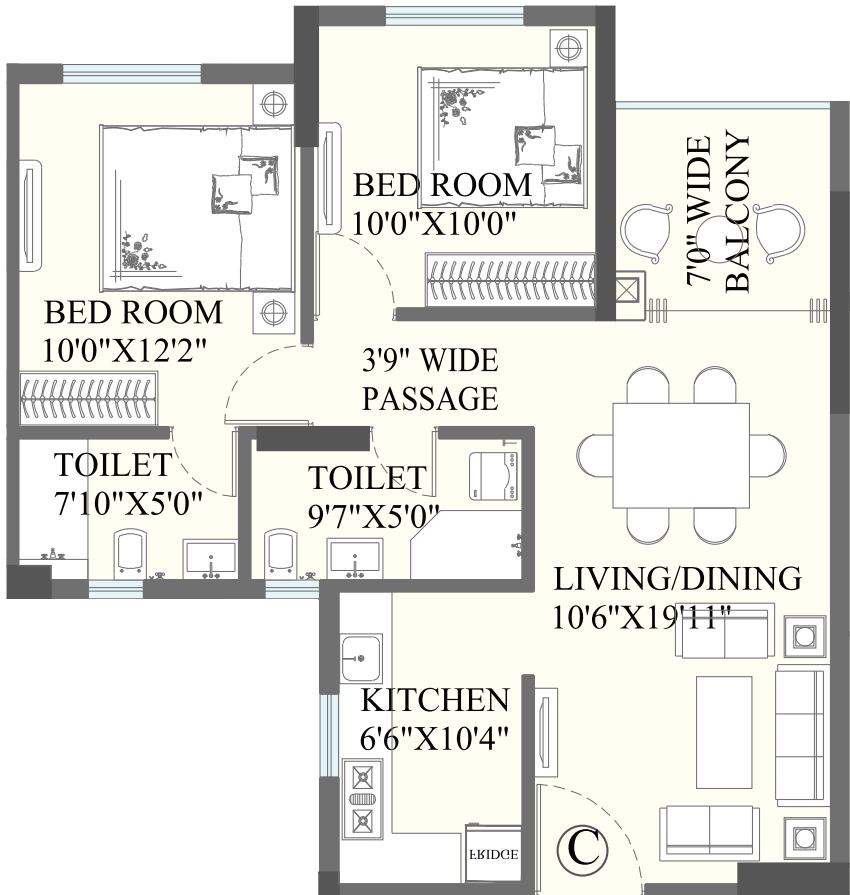


UNIT DETAILS

TYPE	FLAT TYPE	CARPET	BALCONY	BUILT UP	CHARGEABLE AREA	OPEN TERRACE at 3rd Floor
A	3B+2T	871	95	1032	1373	1574

BLOCK 1B

FLAT B & C

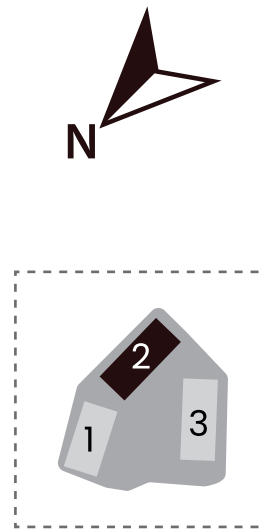
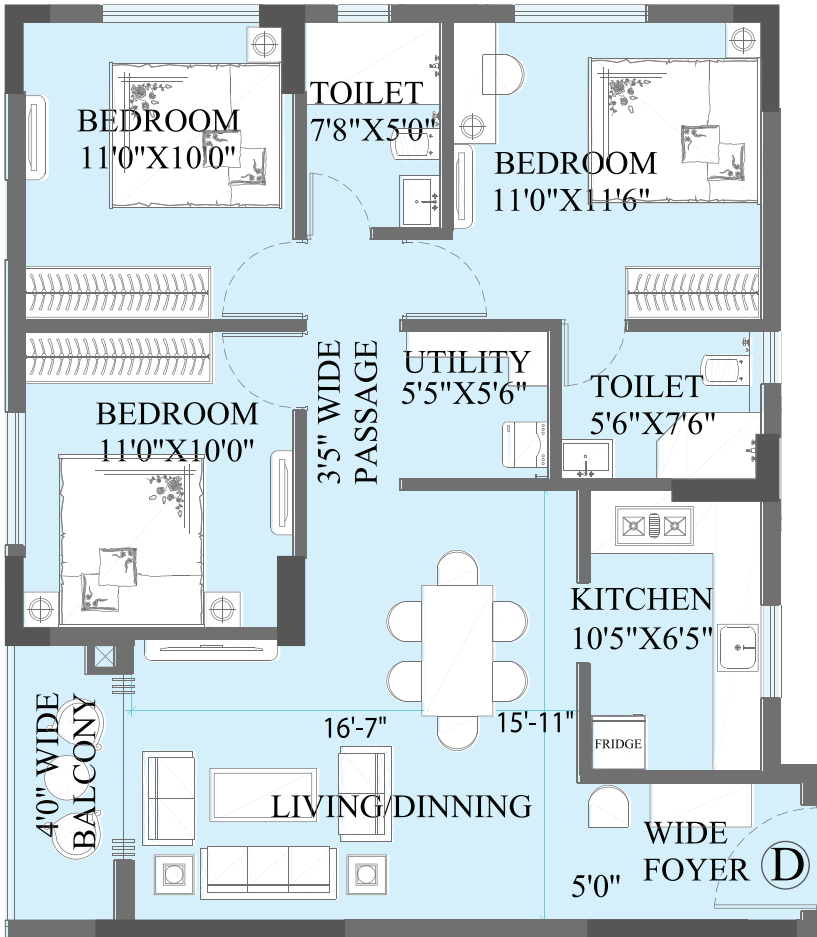


UNIT DETAILS

TYPE	FLAT TYPE	CARPET	BALCONY	BUILT UP	CHARGEABLE AREA
B & C	2B+2T	642	52 & 50	767	1020

BLOCK 1B

FLAT D

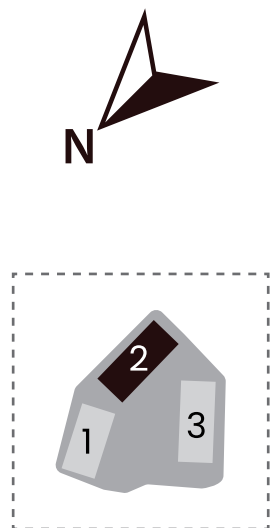
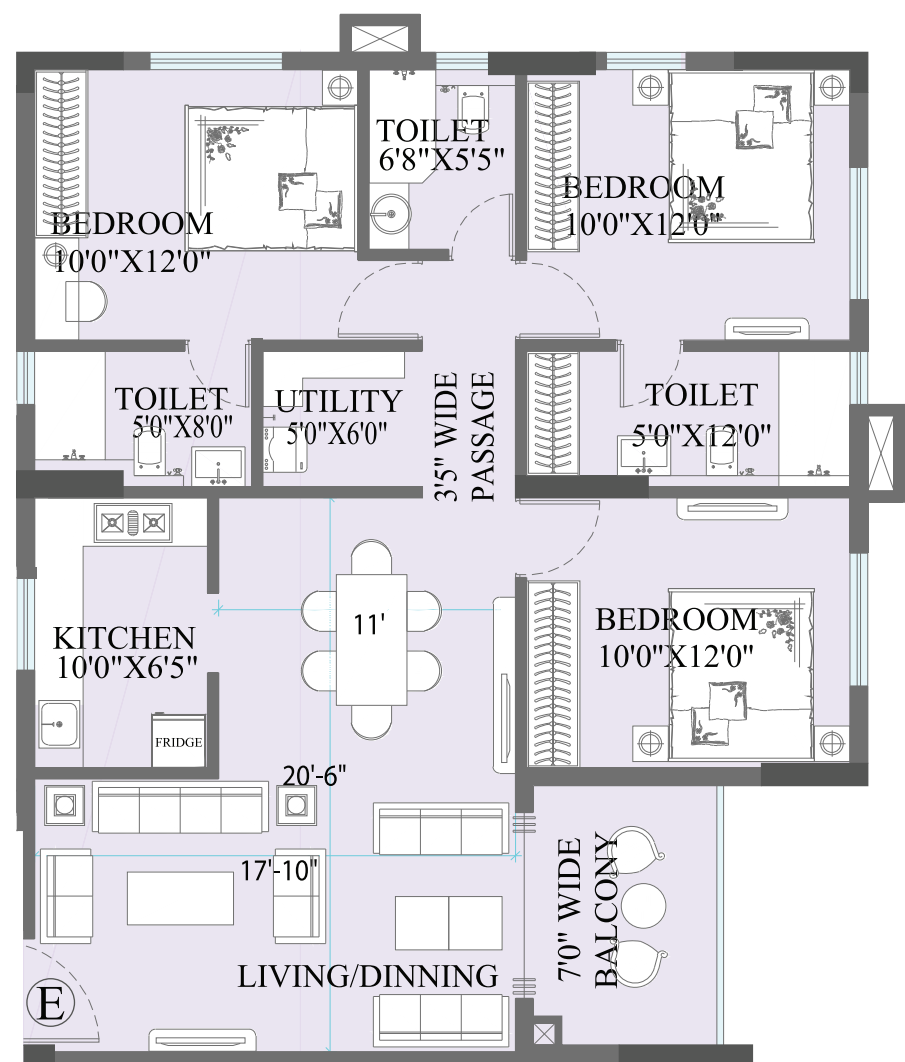


UNIT DETAILS

TYPE	FLAT TYPE	CARPET	BALCONY	BUILT UP	CHARGEABLE AREA	OPEN TERRACE at 1st Floor
D	3B+2T	871	36	998	1327	277

BLOCK 1B

FLAT E

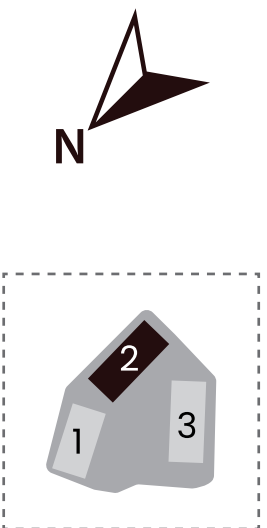
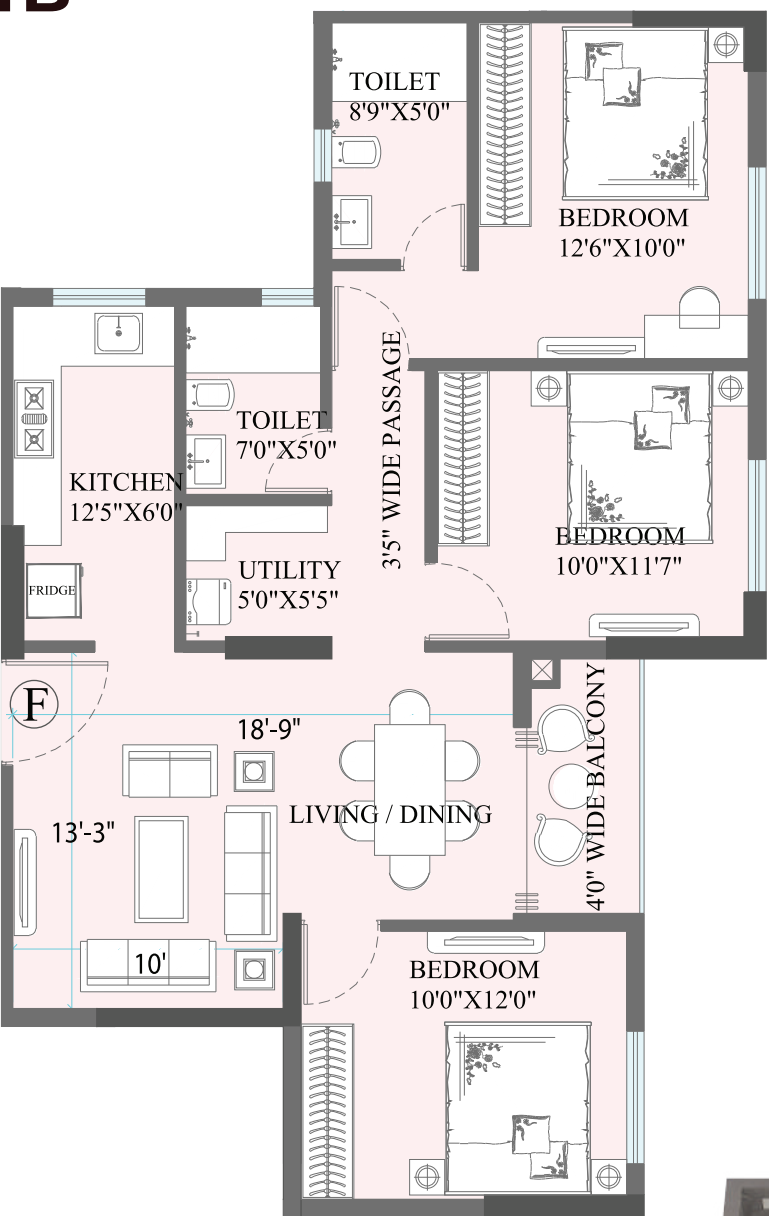


UNIT DETAILS

TYPE	FLAT TYPE	CARPET	BALCONY	BUILT UP	CHARGEABLE AREA	OPEN TERRACE at 4rd Floor
E	3B+3T	967	63	1123	1494	64

BLOCK 1B

FLAT F & G

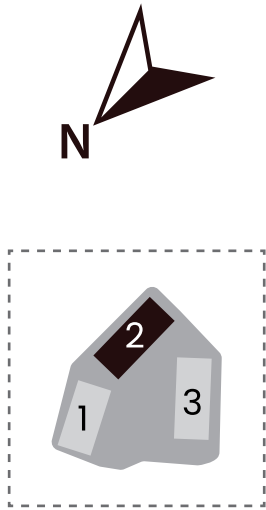
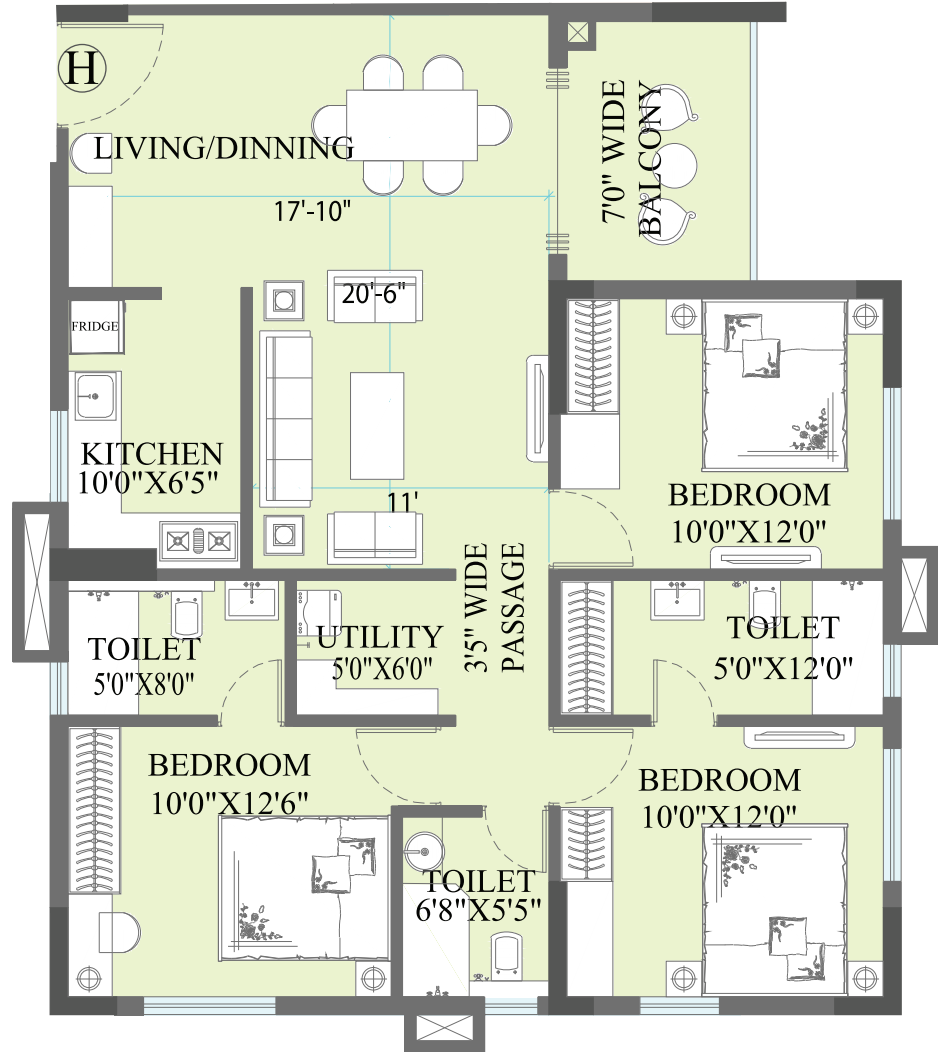


UNIT DETAILS

TYPE	FLAT TYPE	CARPET	BALCONY	BUILT UP	CHARGEABLE AREA	OPEN TERRACE at 4rd Floor
F & G	3B+2T	849	35	972	1293	1628 & 622

BLOCK 1B

FLAT H

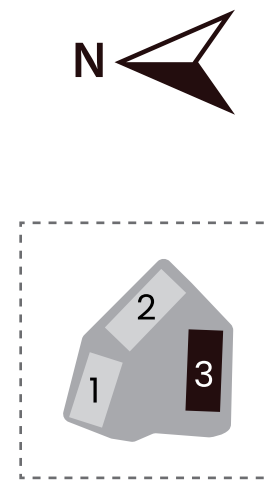
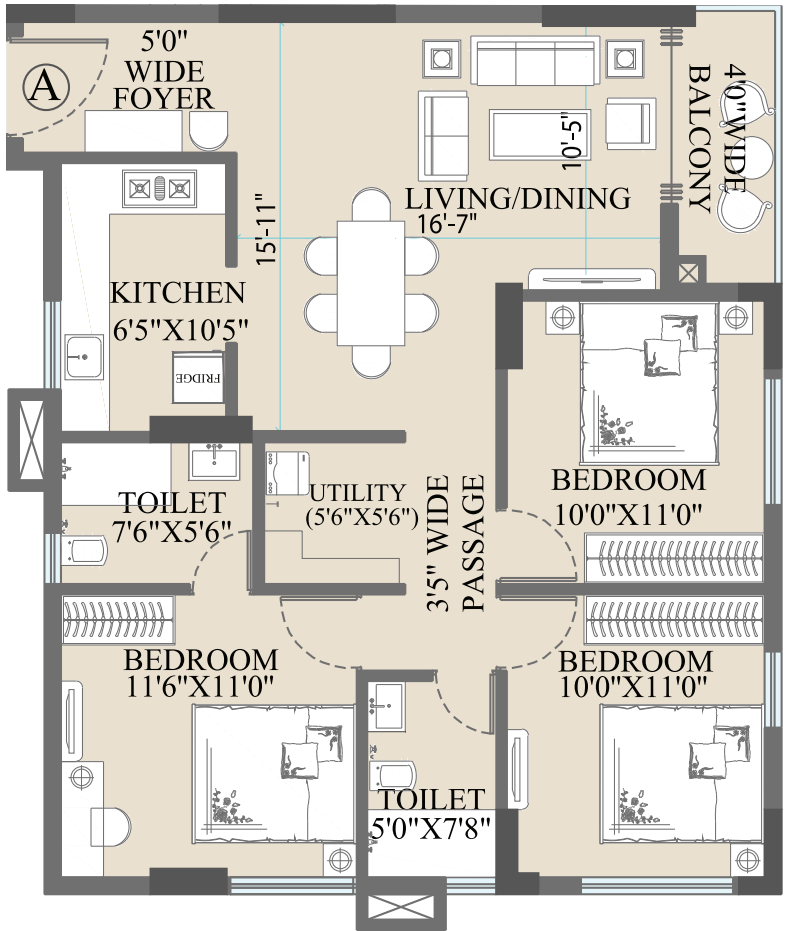


UNIT DETAILS

TYPE	FLAT TYPE	CARPET	BALCONY	BUILT UP	CHARGEABLE AREA	OPEN TERRACE at 3rd Floor
H	3B+3T	962	63	1117	1486	1245

BLOCK 1C

FLAT A

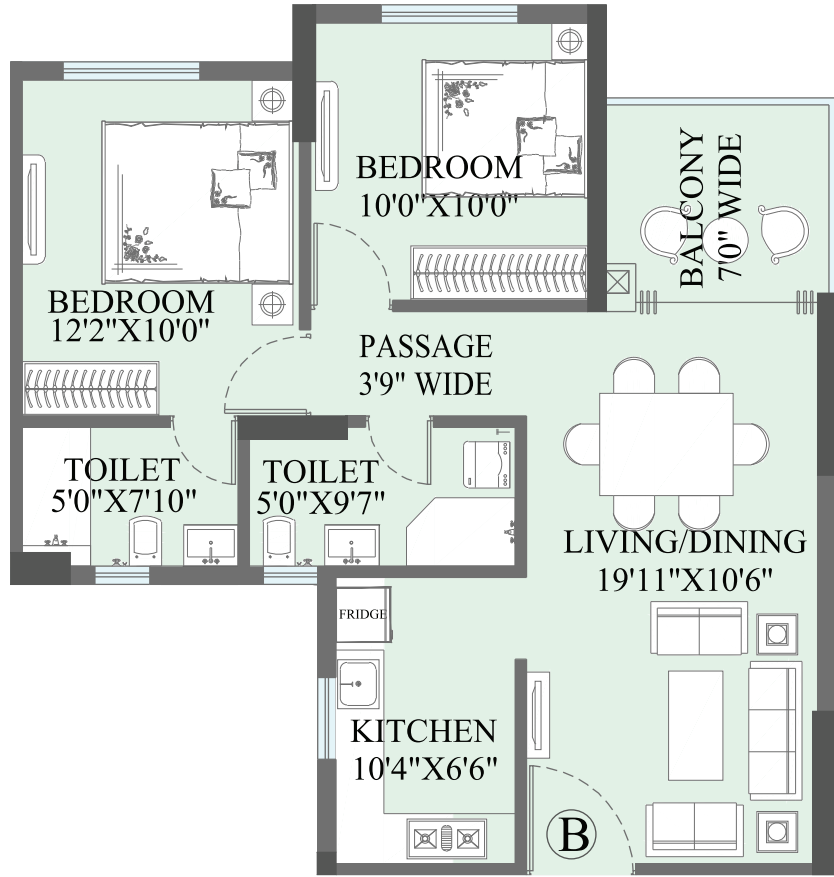


UNIT DETAILS

TYPE	FLAT TYPE	CARPET	BALCONY	BUILT UP	CHARGEABLE AREA	OPEN TERRACE at 1st Floor
A	3B+2T	871	37	998	1327	157

BLOCK 1C

FLAT B & C

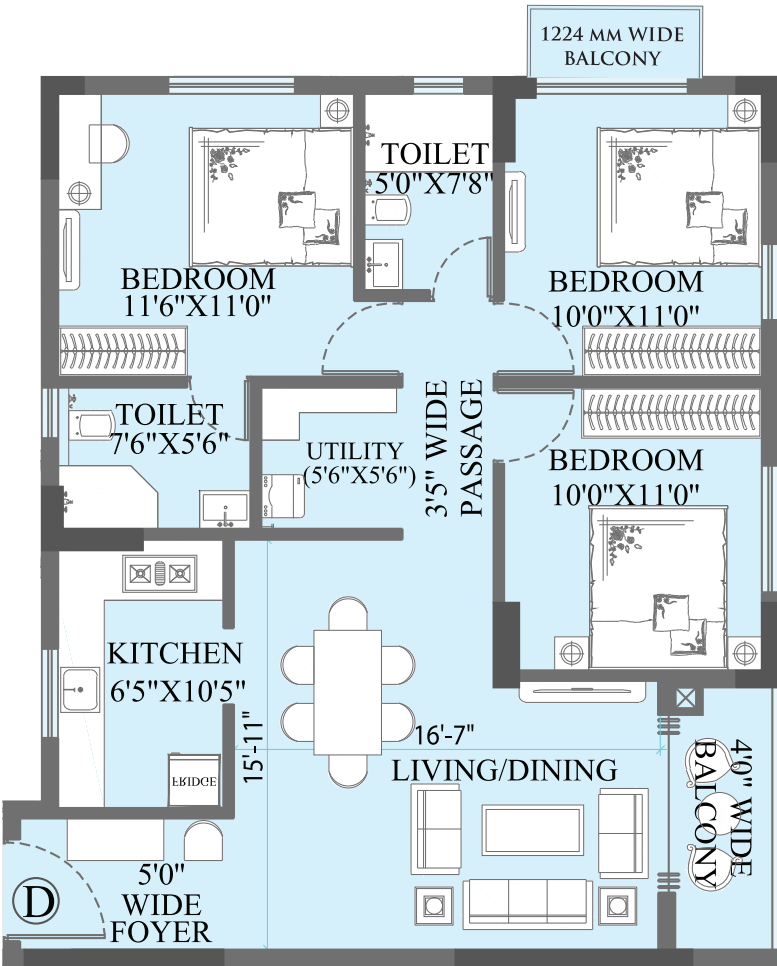


UNIT DETAILS

TYPE	FLAT TYPE	CARPET	BALCONY	BUILT UP	CHARGEABLE AREA
B & C	2B+2T	642	52 & 50	767	1020

BLOCK 1C

FLAT D

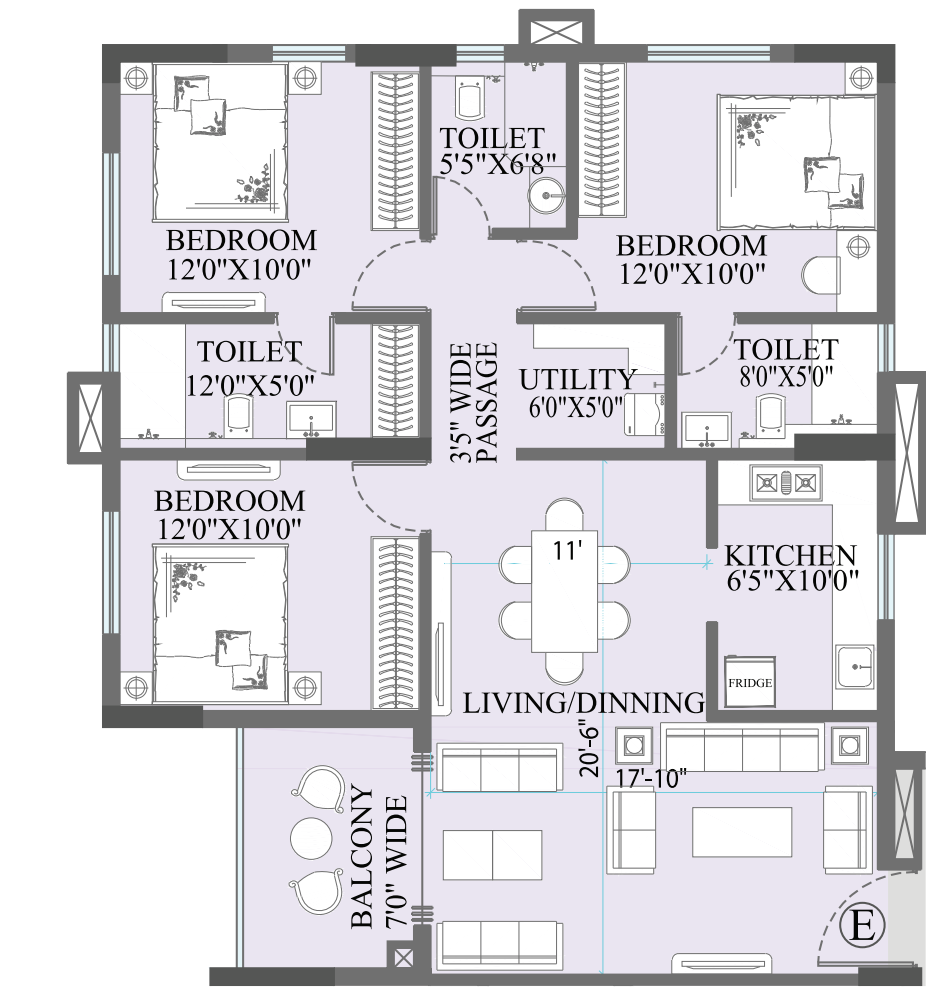


UNIT DETAILS

TYPE	FLAT TYPE	CARPET	BALCONY	BUILT UP	CHARGEABLE AREA
D	3B+2T	871	60	1028	1367

BLOCK 1C

FLAT E

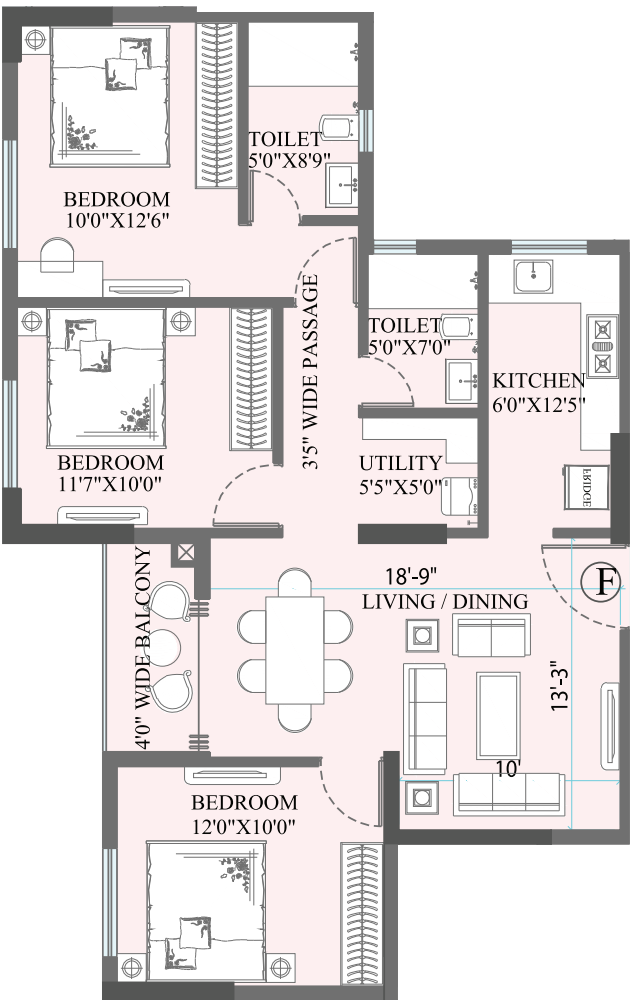


UNIT DETAILS

TYPE	FLAT TYPE	CARPET	BALCONY	BUILT UP	CHARGEABLE AREA	OPEN TERRACE at 4rd Floor
E	3B+3T	967	63	1123	1494	1390

BLOCK 1C

FLAT F & G



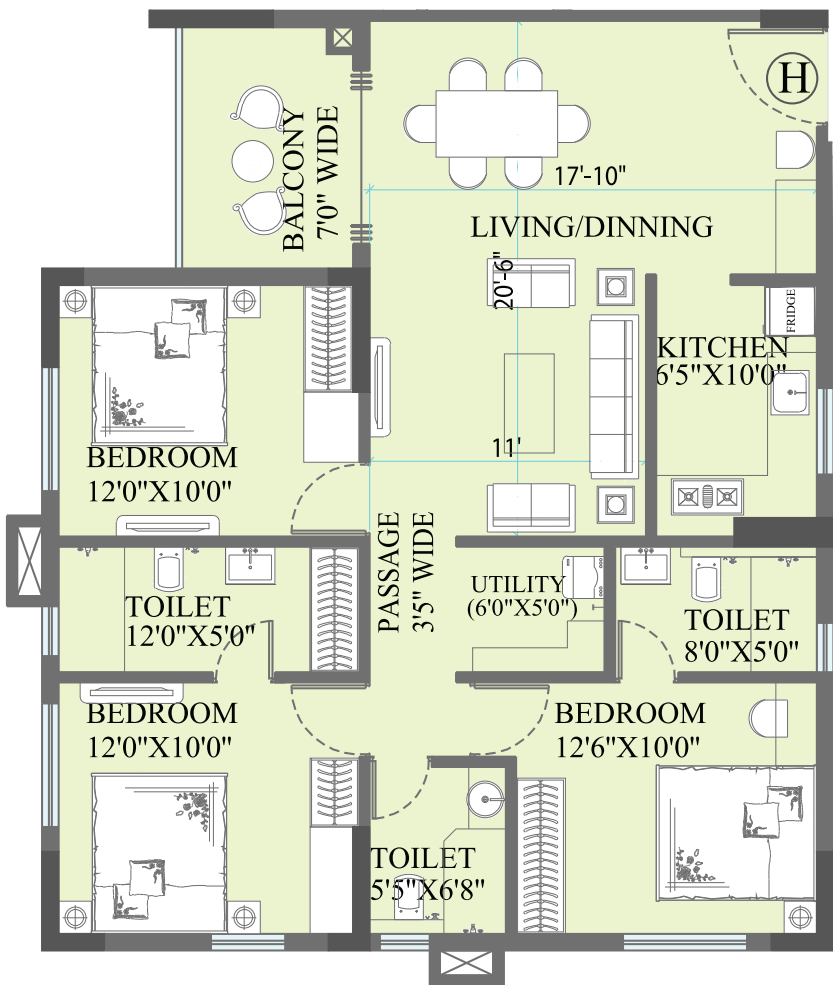
UNIT DETAILS

TYPE	FLAT TYPE	CARPET	BALCONY	BUILT UP	CHARGEABLE AREA	OPEN TERRACE at 4rd Floor
F	3B+2T	849	35	972	1293	397

TYPE	FLAT TYPE	CARPET	BALCONY	BUILT UP	CHARGEABLE AREA	OPEN TERRACE at 3rd Floor
G	3B+2T	849	35	972	1293	545

BLOCK 1C

FLAT H



UNIT DETAILS

TYPE	FLAT TYPE	CARPET	BALCONY	BUILT UP	CHARGEABLE AREA	OPEN TERRACE at 1st Floor
H	3B+3T	962	63	1117	1486	343



Technical Specifications :

1. Structure & Foundation

- Foundation: RCC Pile foundation, stability, and earthquake resistance.
- Superstructure: RCC framed structure.
- Walls: AAC blocks.

2. Finishes

- Wall Finish: Internal walls with putty punning, external walls with latest durable outer finish.

3. Flooring

- Living/Dining: Premium vitrified tiles.
- Bedrooms: Vitrified Tiles.
- Kitchen: Granite/Artificial stone countertop with stainless steel sink and anti-skid ceramic Vitrified tile flooring with ceramic tiles dado upto 2 ft from platform.
- Toilets: Anti-skid ceramic tiles flooring, with ceramic tiles dado up to frame height.

4. Doors & Windows

- Doors: Decorative wooden frame with flush door, Godrej or equivalent lock.
- Windows: Powder-coated aluminium sliding windows.

5. Electrical & Plumbing

- Electrical: Concealed copper wiring with modular switches, sufficient points for Electronic godets with modular switch board. Provision for internet at living/dining.
- Plumbing: Concealed piping for water supply. Wall hang commode with conceal cistern, Overhead shower and geyser in all the toilets, sanitary/basin and CP fittings of reputed Make.

5. Safety & Sustainability

- Fire Safety: Modern firefighting system as per guideline of WBFES.
- Security: Intercom system and 24/7 security (App base).
- Environment: Rainwater harvesting and Sewage Treatment Plant (STP).

6. Utility

- Backup Power: DG backup for common areas and apartments.
- Elevators: Reputed make.
- Stairs: Kota stone/Tiles /Marble /Stone.
- Lobbies: Well decorated lobby with marble/granite/vitrified flooring.

Ammeneties :

1. Main entrance

- Beautifully designed main gate with security room and proper surveillance systems.
- Landscaped and driveway from main gate to complex.

2. Common Areas

- Largest open to sky landscaped garden.
- Well designed ground floor lobby.
- Majority of the internal roads width with beautiful landscaped boulevards Intercom system.
- Municipal solid waste management and compositing system.

3. Club & Recreation

- Exclusive residential club house.
- Swimming pool.
- Gymnasium Indoor games with billiard board and others.
- Day care facility.
- Sports arena with squash court.
- Multipurpose hall with banqueting facilities.
- Café with lounge.
- Largest elevated walking and jogging track.



Co-Developer :



Martin Infraprojects (P) Ltd.

Past Projects



MARTIN 10TH AVENUE



MARTIN FLORENCE



MARTIN HORNBILL



MARTIN IMPALA



MARTIN ROYAL ORCHID



MARTIN ROYAL SIGNATURE

Ongoing Projects



MARTIN ROYAL VILLA

About Developer



Group Profile

At Amar Tree Group, we believe that real estate is more than just building structures—it's about creating lasting value, trust, and communities. Established in 1993 as The Banyan Tree Group, we have grown into one of West Bengal's most respected developers, with diversified interests in Real Estate, Hospitality, and Automobiles. For over three decades, we have specialized in delivering high-quality residential and commercial spaces, we have delivered over 900 residential apartments summing up to 9 lakh square feet approximately over the past 25 years. Our projects are known for their modern architecture, strategic locations, and customer-centric approach. With a strong presence across Kolkata's prime areas—VIP Road, New Town, Salt Lake, and Rajarhat—we have earned the trust of thousands of satisfied clients. Landmark developments such as Banyantree Garden, Akash Niloy, Golders Green, The Sky Garden, Sunland Residency, and Mukul Shanti Garden (Rajarhat), Rosetta, Sky Breeze stand as a testament to our commitment to excellence. At Amar Tree Group, we continue to shape the future of urban living by combining innovation, integrity, and excellence.

Ongoing Projects



Sky Breeze, Tegharia, Near VIP Rd.



Rosetta, New Town