

Developer



Registered Office:

Srijan House 36/1A Elgin Road Kolkata 700 020

Site Address:

Plot No. BB/1 34 Major Arterial Road Kolkata 700156

P: 033 4040 2020 | **W**: www.srijanrealty.com

RERA NO - PHASE I & II: WBRERA/P/NOR/2023/000063

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FROM A CONNOISSEUR LIKE YOU IS TOUGH.

but we have **100 reasons** to allure you.

#reason01foryes!

ANOTHER BEST-IN-CLASS LIVING FROM THE HOUSE OF SRIJAN

Presenting



The legacy continues with an exquisite living, now at the epicentre of Action Area I on Major Arterial Road opposite Novotel. This newest project in Newtown (The Smart Green City) has all your coming-of-age lifestyle aspirations covered with supersized living spaces and breathtaking views, complemented with a feast of amenities. And it goes without saying that its heart is curated with greens.

Yes, we know you have started liking it!







7 Towers of varying heights

#03

Expansive living spreading over 6.29 acres

#04

A bouquet of lavish apartments

#05

1815 sq. ft onwards living spaces #06

A minimum of 3 BHK apartment space #07

All flats are three sides open

#08

Encircled by roads on all four sides #09

Integrated high street commercial space

#10

A vibrant community made for every generation



#reason11foryes!

TO RAISING THE HORIZON OF BETTER LIFESTYLES

WE PRESENT TO YOU THE GIFT OF 87% OPEN SPACE

In today's world, we observed that the first and foremost requirement of the people is a residence in a prime location. Keeping that in mind, we created Town Square in the unparralled location of Newtown, Action Area I on Biswa Bangla Sarani. As the location was established, other neccessary requirements all fell into place like a **90,000 sq. ft massive podium** with luxury amenities, a club space that rivals the best ones in town and proper planning that allows for maximum utilisation of space and nurturing community-building while wrapping the whole package with a covering of serene greens. We have incorporated all these values for you to live a life unblemished.

Yes, we've made it as brilliant as it sounds!

Team





#reason12for TO THIS ICONIC LOCATION NEAR TO BISWA BANGLA GATE

IN AN UNPARALLELED NEIGHBOURHOOD WITH THE PROMISE OF THE FUTURE

Biswa Bangla Gate, Novotel, Westin Hotel, DPS Newtown, Axis Mall, Eco Park, Salt Lake, Airport - that's quite the list of your neighbours at the prime location of **Action Area** I.







IMPECCABLE CONNECTIVITY TO THE CITY

#reason13for yes!

SHOPPING & DAILY NEEDS

DLF Galleria	500	m
Central Mall	650	m
Axis Mall	800	m
Down Town Mall	5.4	Kms
City Centre 1	7.2	Km
City Centre 2	7.5	Kms

#reason16for yes/

HOSPITAL

Bhagirathi Neotia	1.4	Kms
OHIO Hospital	1.6	Kms
Tata Medical Cancer Hospital	1.9	Kms
Manipal Hospital	6.8	Kms
ILS	7.0	Kms
AMRI	7. 1	Kms
Apollo Hospital	8.3	Kms



EDUCATIONAL INSTITUTE

Techno India College	1.4	Kms
Calcutta Public School	1.7	Kms
DPS Newtown	1.8	Kms
The Newtown School	1.9	Kms
Presidency University	1.9	Kms
St. Xavier's University	3.8	Kms
Narayana School	3.8	Kms
DPS Megacity	4.7	Kms



MULTIPLEX

Miraj Cinemas	290	m
Bioscope	900	m
Nazrul Tirtha	1.8	Km
PVR	5.4	Km
RDB	6.1	Km
Carnival Cinemas	6.5	Km
Inox City Centre 1	7.2	Km
Inox City Centre 2	7.5	Km

#reason15for yes!

TRANSPORTATION CONNECTIVITY

Upcoming Metro (CBD 1 Station)	50	m
Auto Rickshaw/Bus throughout available		
Airport	10.5	Kms

*As Per Google Location



BISWA BANGLA SARANI

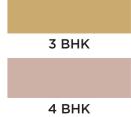
LEGEND

- 1. Residential Entry/Exit
- 2. Retail Arena Entry/Exit
- 3. Service Gate
- 4. Retail Arena
- 5. Open Parking
- 6. Pet Park
- 7. Open Lawn
- 8. Water Feature
- 9. Open Amphitheatre
- 10. Festival Zone
- 11. Jogging Track

- 12. Swimming Pool
- 13. Leisure Pool
- 14. Kids' Pool
- 15. Pool Deck16. Tree House
- 17. Signature Seat with Sunken Decks
- 18. Private Cabanas
- 19. Lawn Garden
- 20. Outdoor Deck
- 21. Outdoor Fitness Area

22. Outdoor Kids' Play Area

- ck
- 23. Multi-sports Court
 (Half Basketball Court/
 Badminton Court/Volleyball Court)
- 24. Viewing Terrace
- 25. Senses Garden
- 26. Well-being Garden
- 27. Relaxation Lawn
- 28. Co-living Court
- 29. Viewing Pavilion







#19

87% OPEN SPACE

including podium for a lifetime of fresh air

#20

ICONIC GATE HOUSE

for making every arrival amusing

#21

DEDICATED PARKING*

to provide a convenient spot for your car

#22

SIGNATURE SITTING AREA

for you to take a fresh view of life

#23

DROP-OFF FEATURE

welcomes your arrival with freshness

#24

OPEN LAWN

brings back favourite childhood memories

#25

THE SPLASH FOUNTAIN

adds freshness to the joy of adventures

#26

JOGGING TRACK

for a fitter body

#27
PET PARK

for the playful furry paws

#28

WATER FEATURE

rejuvenates you with a refreshing vibe

#29

OPEN AMPHITHEATRE

encircled by greenery for your viewing pleasure

#30

WALKWAYS

surrounded by flowers will have a calming effect

#31

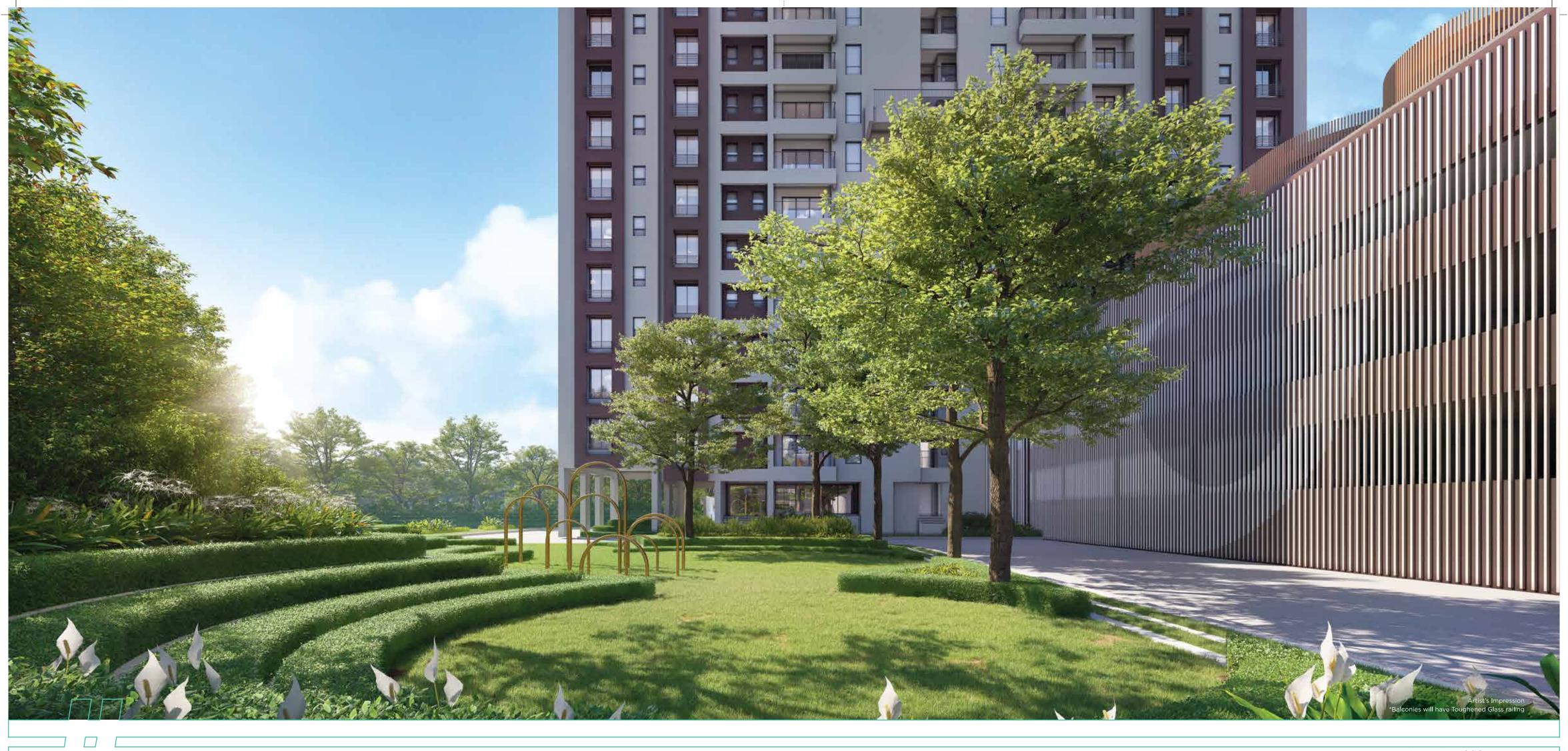
OPEN-AIR YOGA AREA

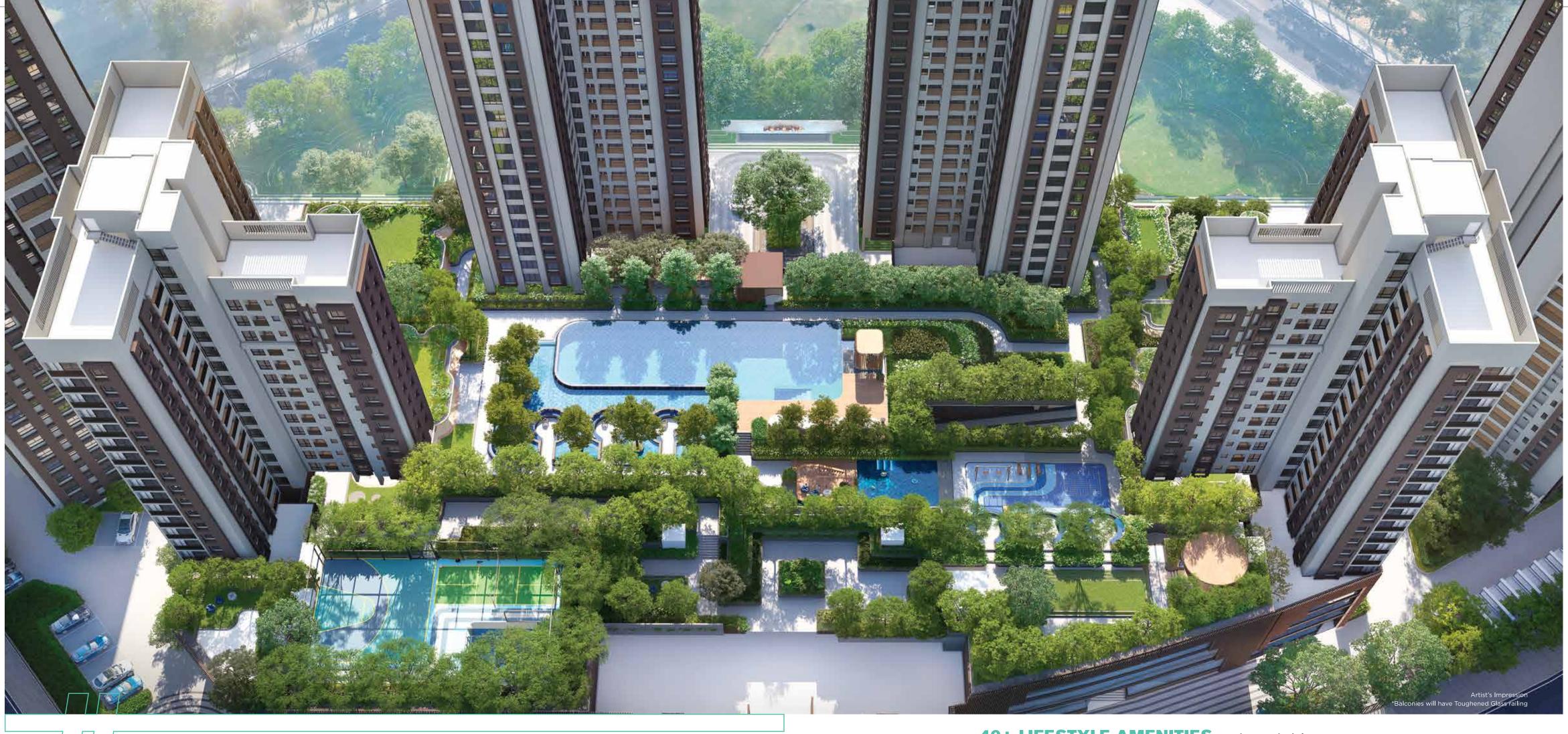
is perfect for a relaxing work-out

#32

FESTIVAL ZONE

for moments of memorable celebrations



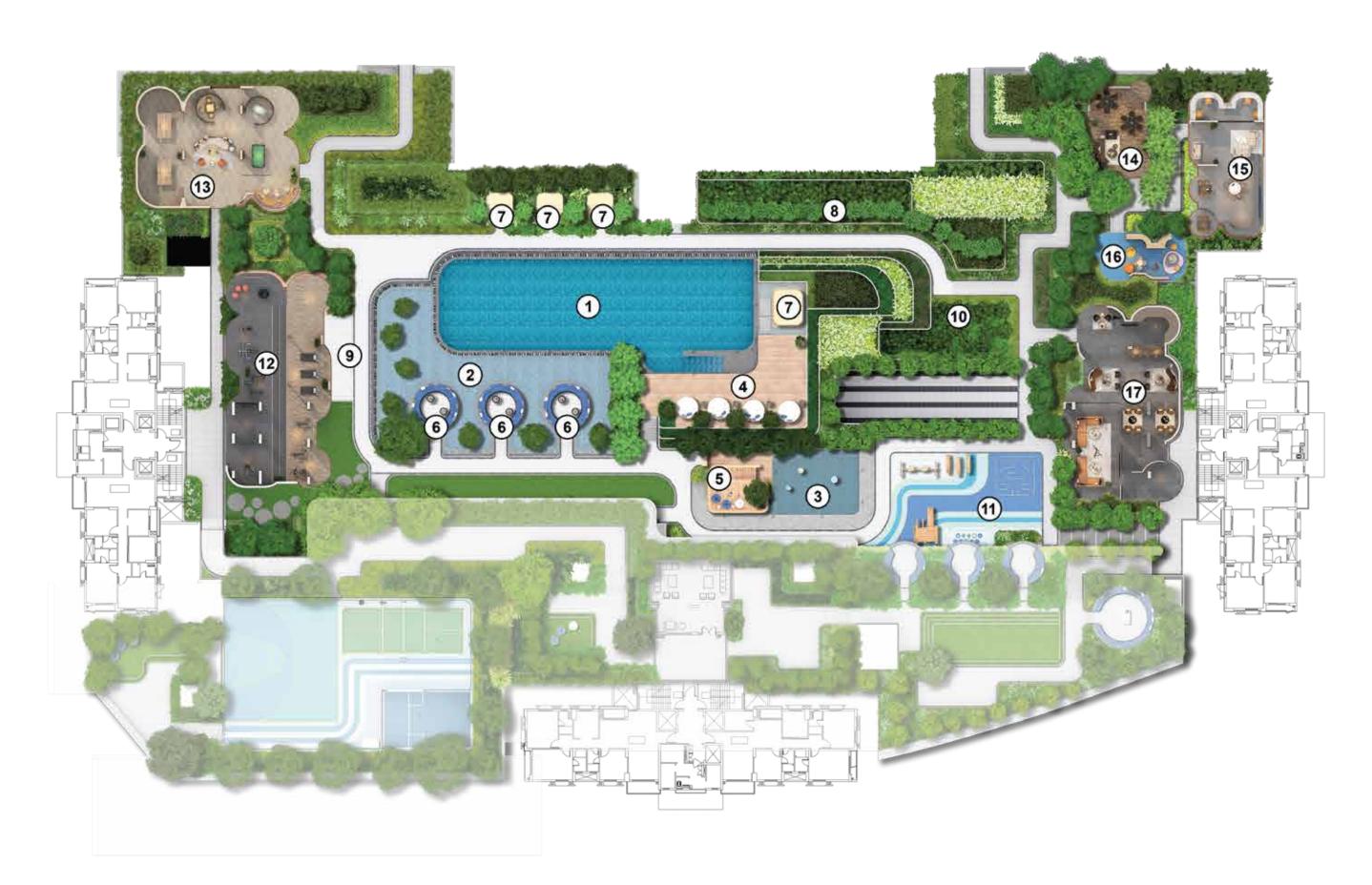


■ 3RD FLOOR PODIUM I

OPEN AIR BLUE WATER AND LIMITLESS LEISURE TO DIVE INTO

The 3rd floor podium will be your me-space with an array of free-flowing engagements that inspire you every day.

3RD FLOOR PODIUM



LEGEND

- 1. Swimming Pool
- 2. Leisure Pool
- 3. Kids' Pool
- 4. Pool Deck
- 5. Tree House
- 6. Signature Seat with Sunken Decks
- 7. Private Cabanas
- 8. Lawn Garden
- 9. Outdoor Deck
- 10. Outdoor Fitness Area
- 11. Outdoor Kids' Play Area
- 12. Gymnasium
- 13. Games Room
- 14. Cards Room
- 15. Library and Co-working Space
- 16. Kids' Playroom
- 17. Indoor Lounge





#33

OUTDOOR FITNESS AREA

for your fitness sessions under the open sky and sun

#34

SWIMMING POOL

for moments immersed in serenity

#35

POOL DECK for a touch of tropical earthiness #36

OUTDOOR KIDS' PLAY AREA

let your child's imagination and playfulness run free

#37

KIDS' POOL

for your children's aqua ventures

#38

OUTDOOR DECK

for your ecstatic viewing pleasure

#39

PRIVATE CABANAS

to the perfect relaxation spot

#42

TREE HOUSE

childhood adventures are turned into reality here

#40

LEISURE POOL

for making your leisure hours special #43

LAWN GARDEN

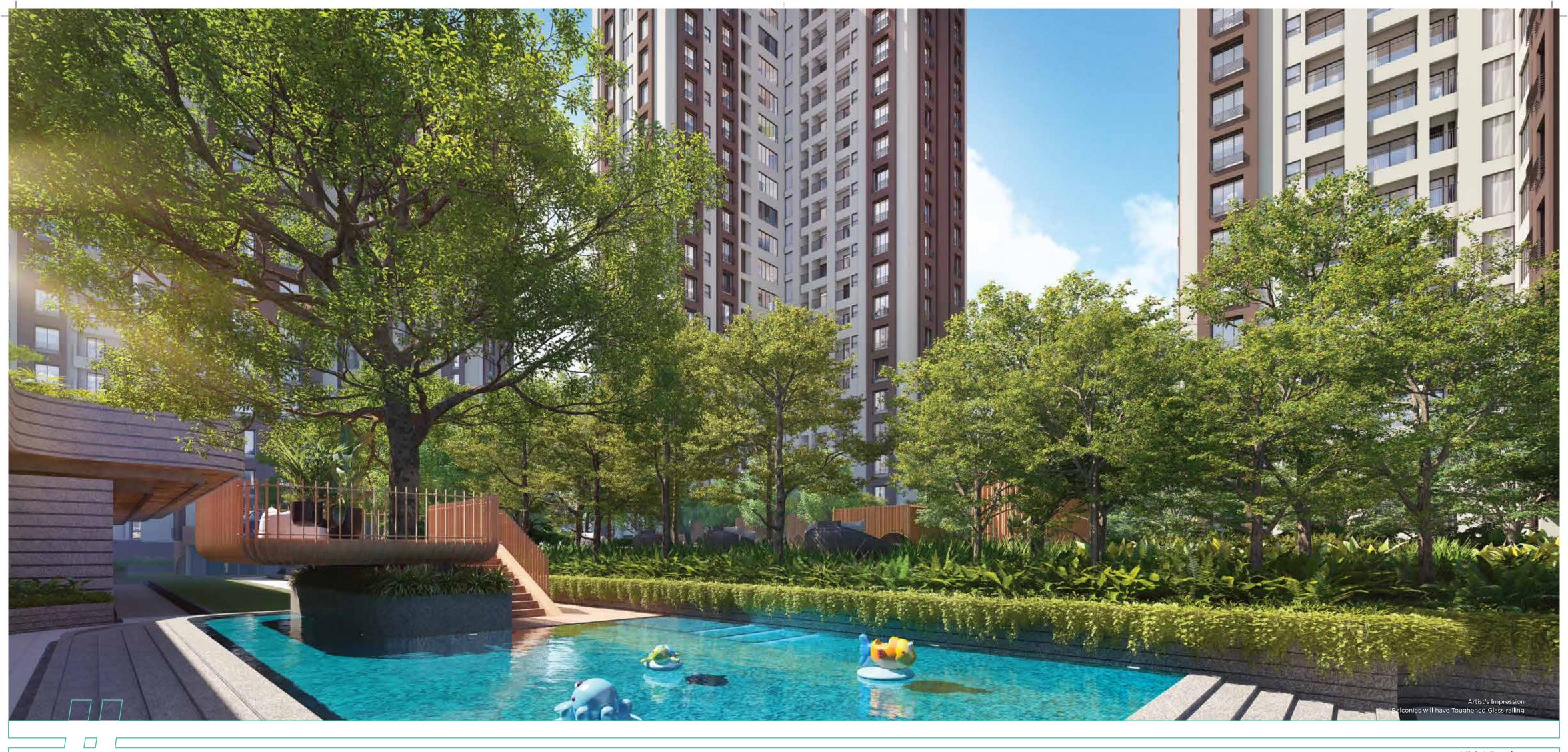
to keep the freshness intact

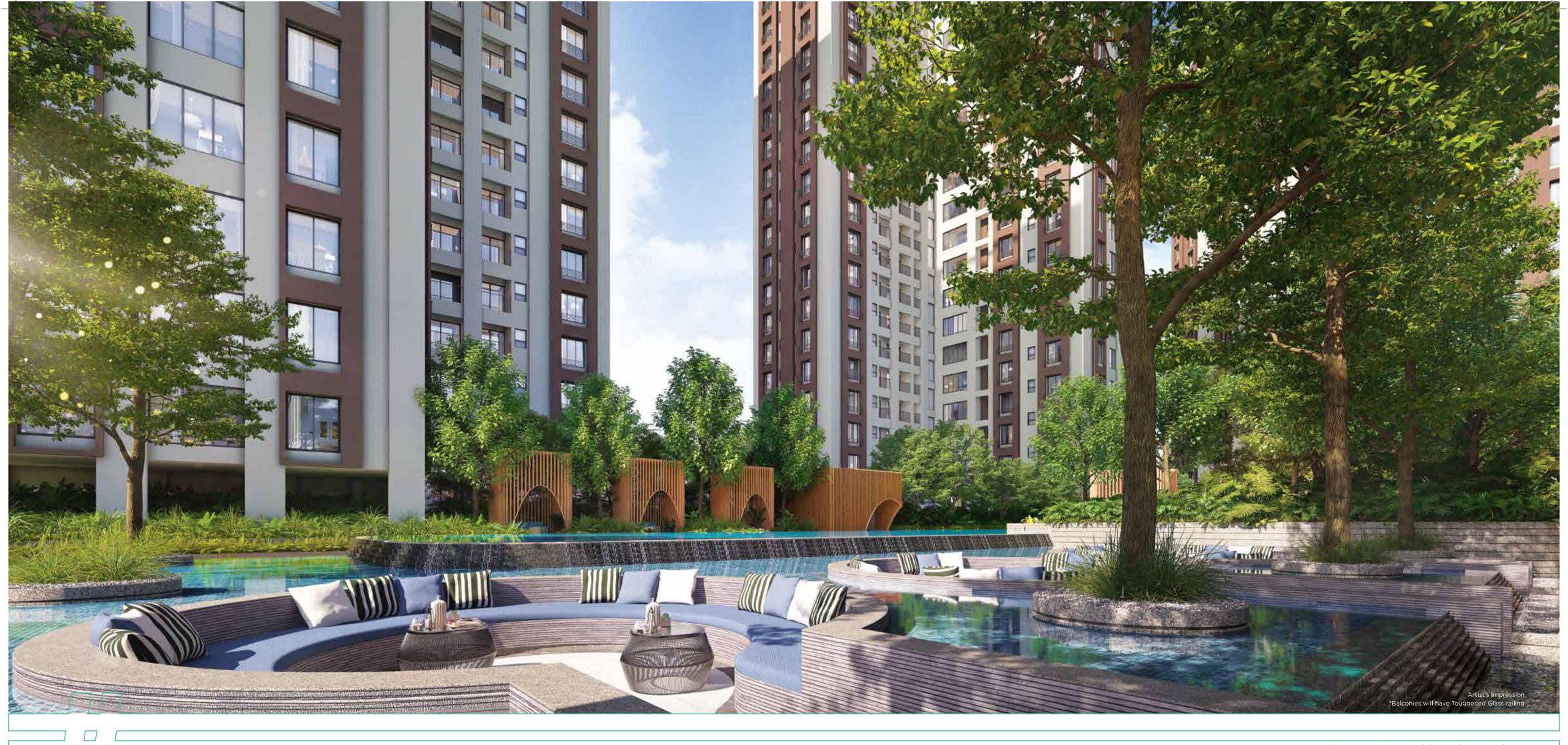
#41

SIGNATURE SEAT WITH SUNKEN DECKS

resting spot for you and your friends amid exciting conversations







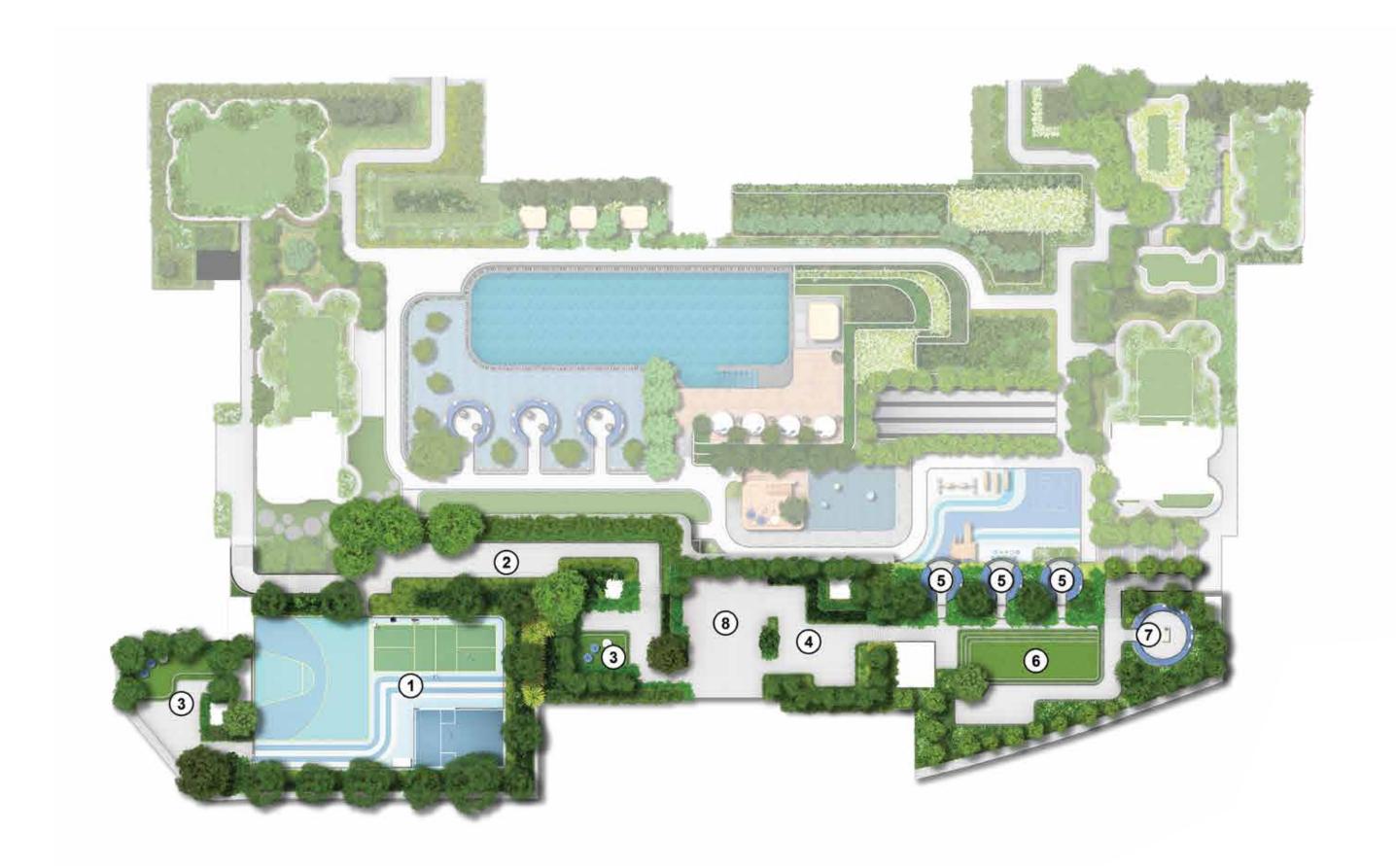


3RD FLOOR PODIUM

FIND A BLEND OF ACTIVITIES UNDER THE SKY AT YOUR OWN 4TH FLOOR PODIUM

Fun size delights for the whole family where you can find your kind of recreation, leisure or anything in between.

4TH FLOOR PODIUM



LEGEND

- Multi-sports Court
 (Half Basketball / Badminton Court /
 Volley Ball Court)
- 2. Viewing Terrace
- 3. Senses Garden
- 4. Well-being Garden
- 5. Viewing Pavilion
- 6. Relaxation Lawn
- 7. Co-living Court
- 8. Eco Lounge





#44

VIEWING PAVILION

designed for open-air discussions

#46

VIEWING TERRACE provides you exceptiona

#45

MULTI-SPORTS COURT for the little ones'

#47

RELAXATION LAWN

is the perfect union of green and peace #48

SENSES GARDEN

will awaken your inner sensitivity to the tranquility of nature #50

WELLLNESS GARDEN

inspires positivity with thoughtful conversations

#52

CO-LIVING COURT

for community building and celebrating select neighbours

#49

BAR B Q

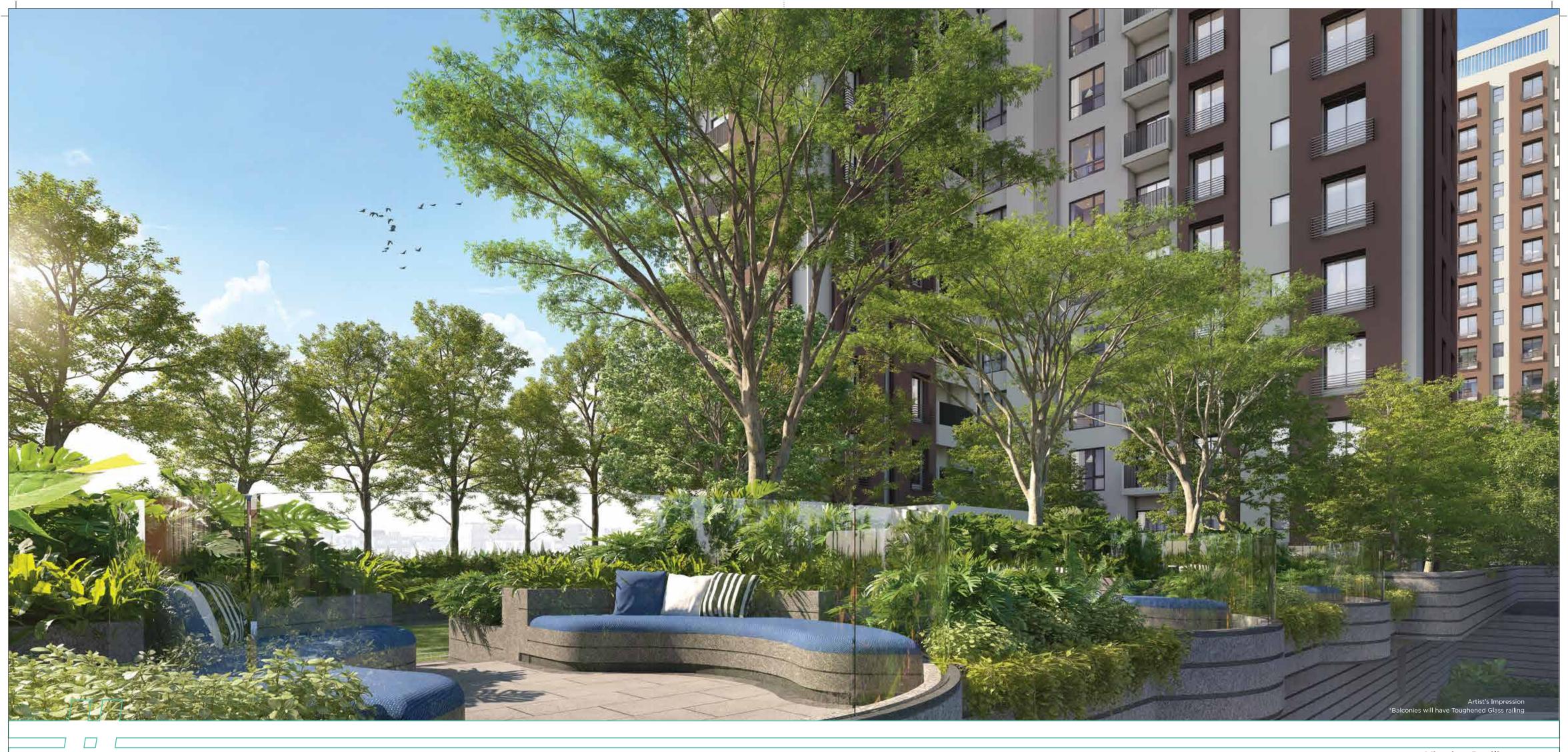
evenings will be relishing here

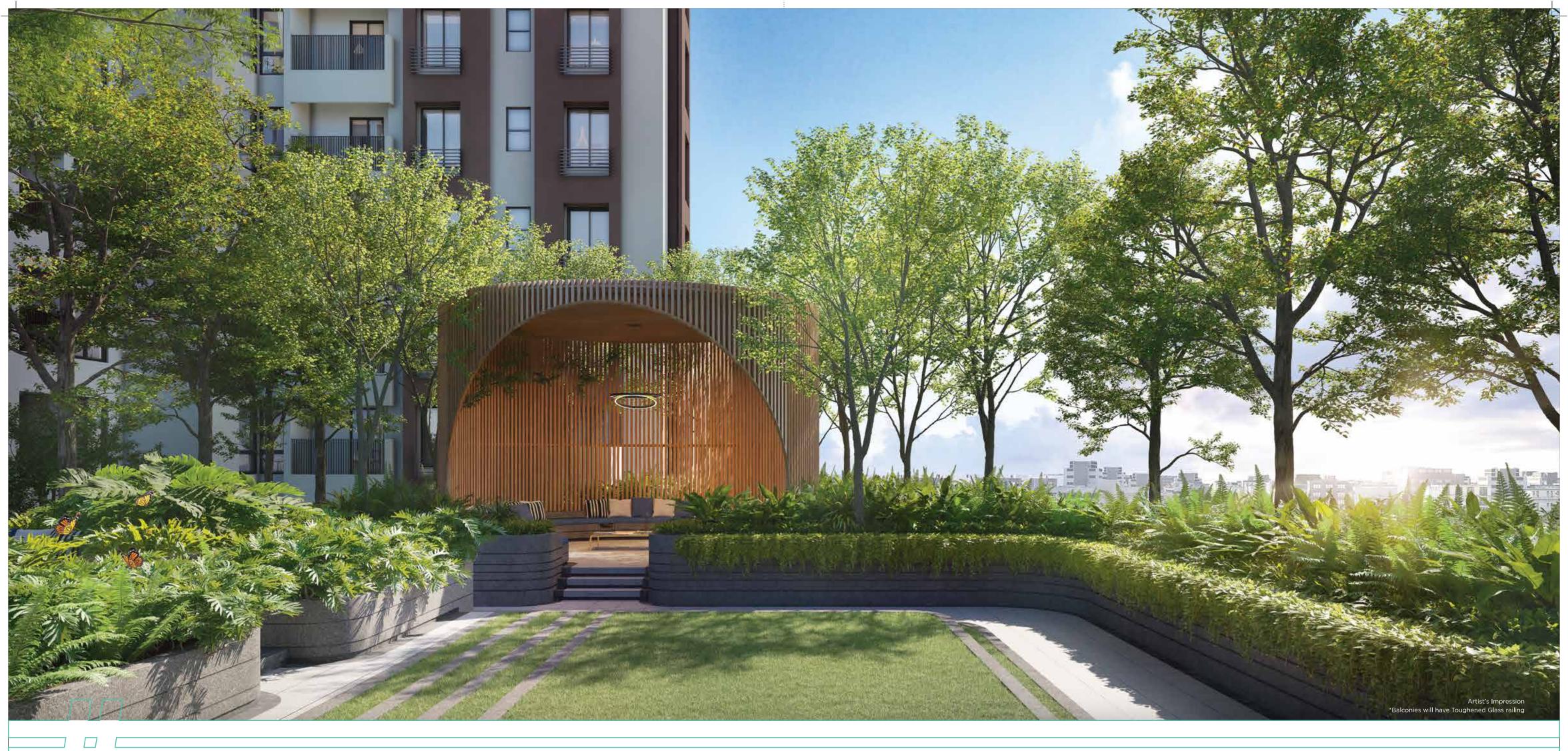
#51

WELL-BEING GARDEN

for nature-human interaction to uplift well-being



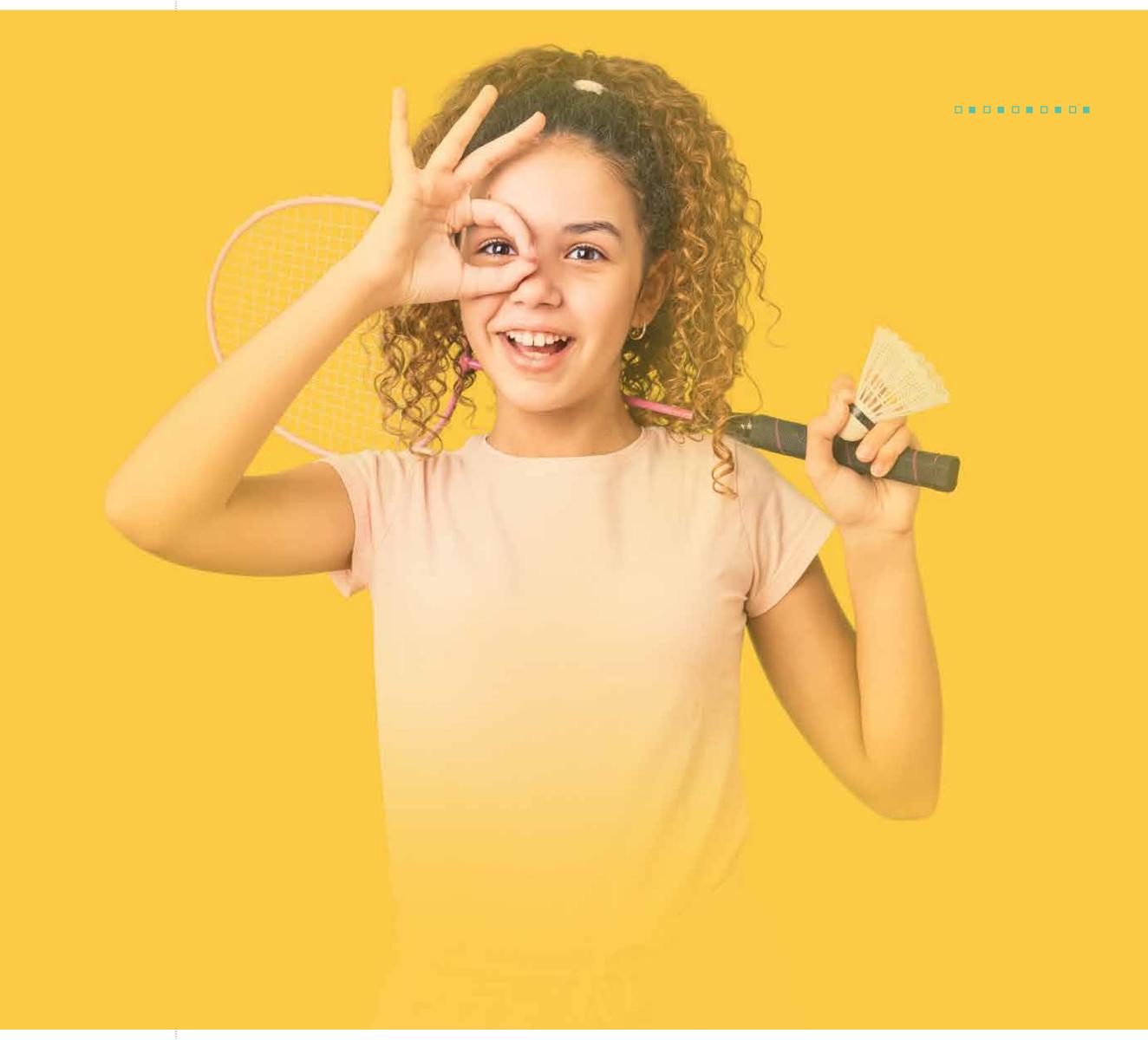






90,000 SQ. FT PODIUM INCLUDING CLUB THAT FITS IN YOUR BIGGEST CELEBRATIONS

It's all about the joy of relaxation. The time to spend in leisure accompanied by your closest and that time is well afforded here at the residential club.





TO CELEBRATIONS AT THE CLUB

#5

HEALTH CLUB/SPA for a healthier lifestyle

#56

GUEST ROOMS

for pitch perfect hospitality

#54

ECO FAMILY LOUNGE

for moments spent with your closest of kin #57

INDOOR KIDS' PLAY AREA

for the little ones' social hours

#55

LIBRARY

for reading, finding and knowing more

#58

GYMNASIUM

to keep your fitness quotient in check

#59

BUSINESS CENTRE
WITH CO-WORKING SPACE

for the ultimate work-life balance

#62

CARD ROOM

bring your ace to the table

#60

BANQUET HALL

for hosting every big or small event

| #(

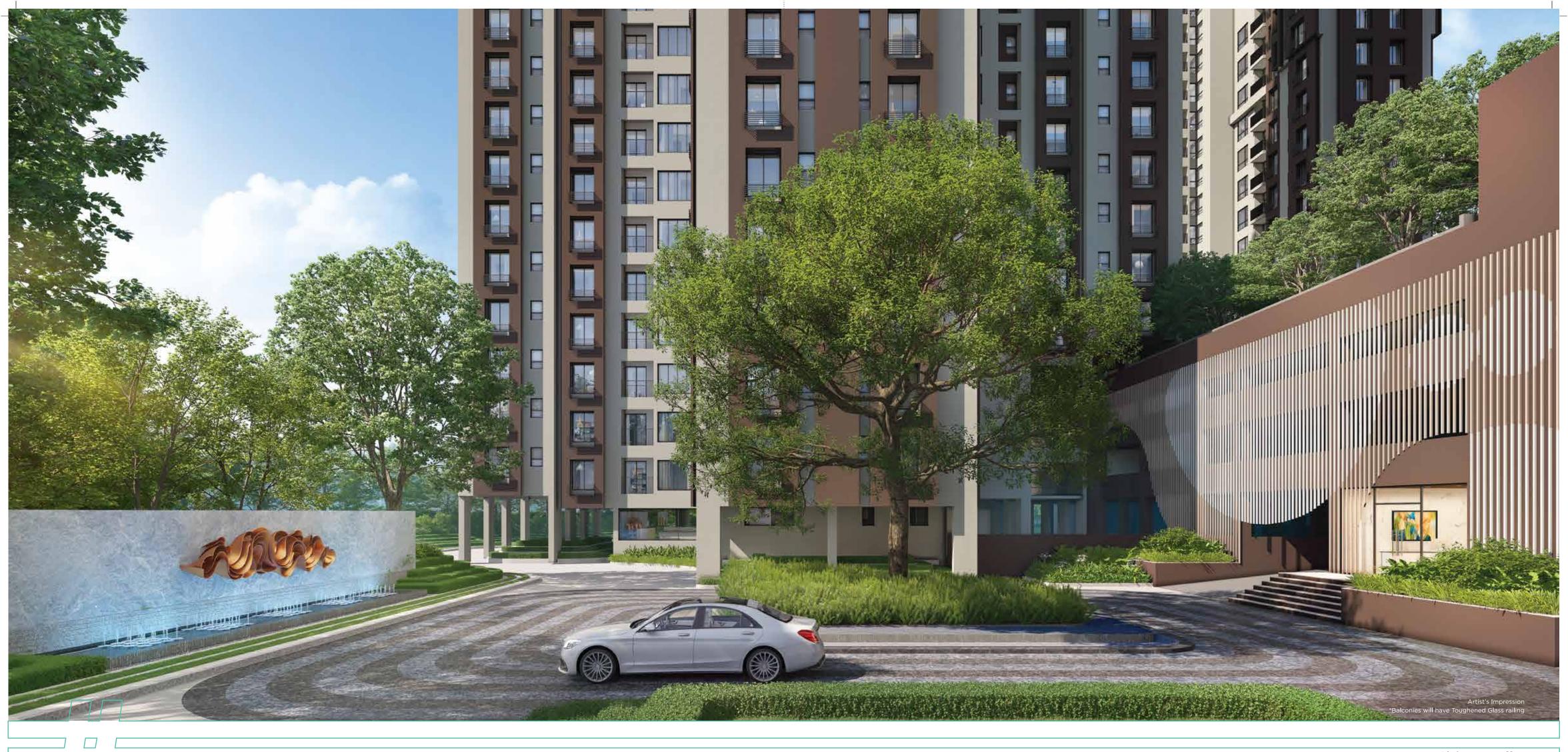
PARTY LOUNGE

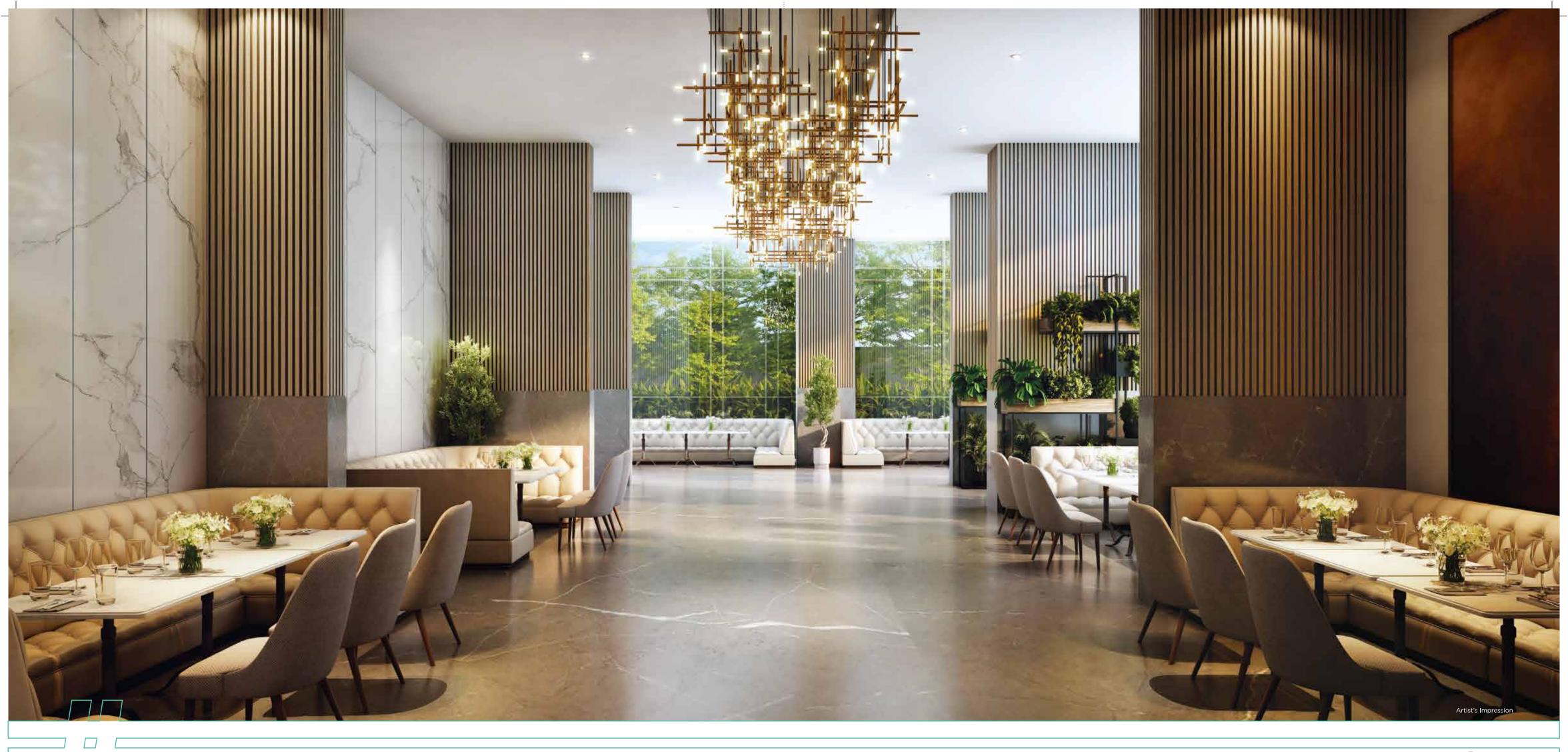
enhances your celebrations quotient

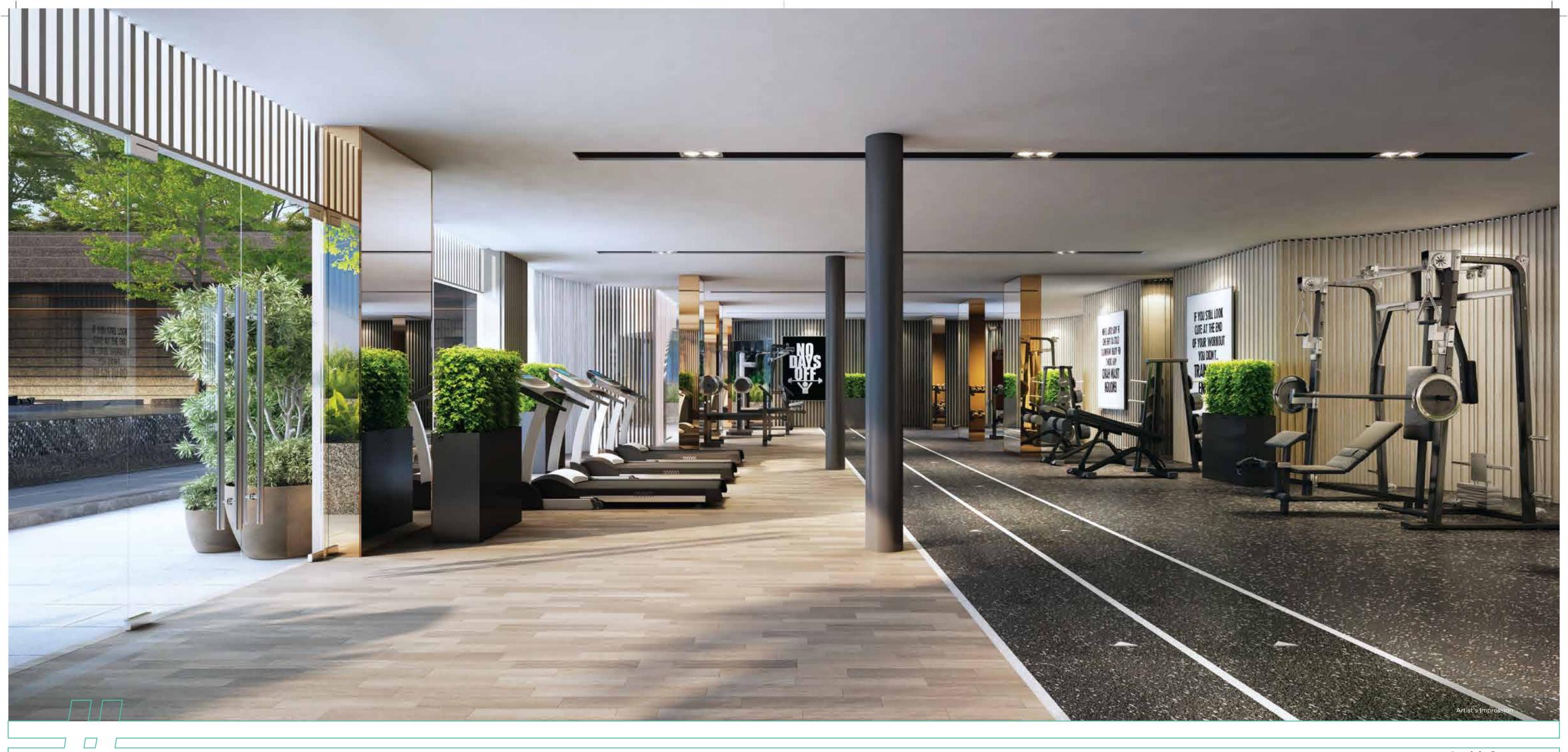
#61

INDOOR GAMES ROOM

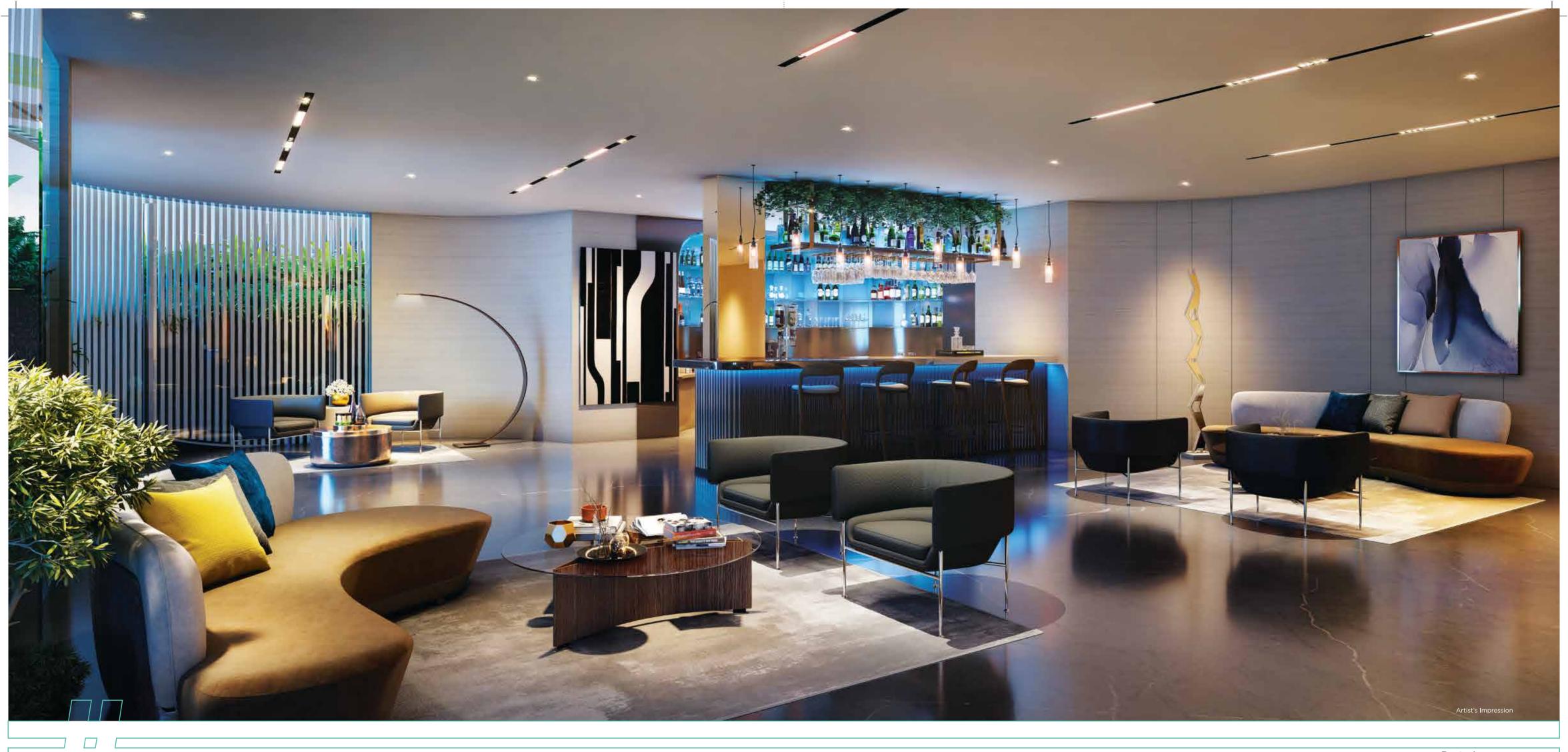
for the playfulness to begin













Eco Lounge



Card Room



Library & Co-working



Massage Room

APARTMENTS SO SPACIOUS WE COULD CALL IT AN AUDITORIUM

Forget everything you ever knew about spacious living because it is time to unlearn with unprecedented living spaces at **Town Square**.



#reason64

Un-interrupted 270° degree view

#reason65

Optimum usage of floor plates

#reason66

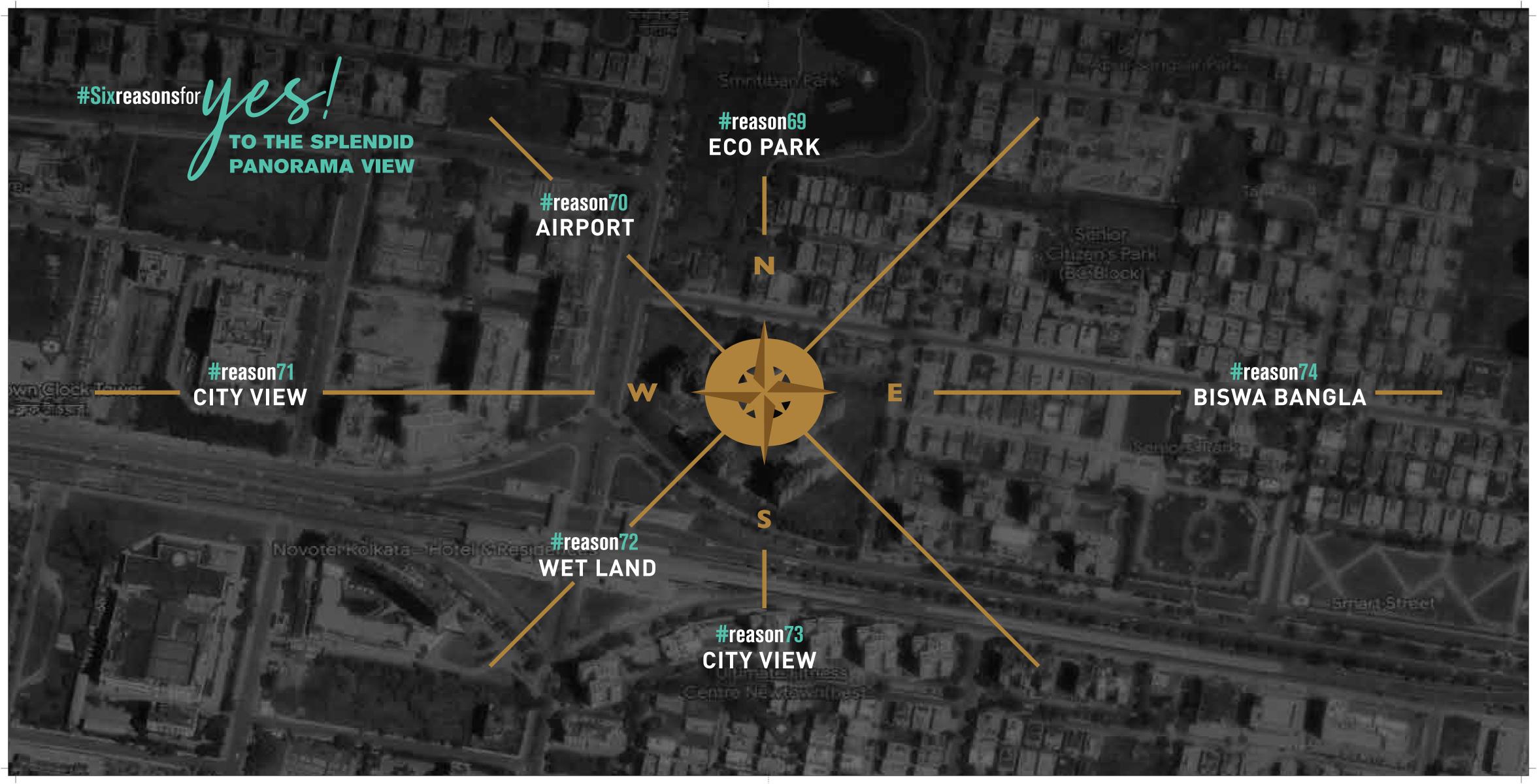
Exquisite cross-ventilation of wind and sunlight

#reason67

Balconies for your longing of leisure

#reason68

Separate staff quarters*



#12earthyreasonsforges!



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WE HAVE FOLLOWED SUSTAINABLE PRACTICES
THAT HAS MADE THIS PROJECT
IGBC PLATINUM GH PRE-CERTIFIED



RAIN WATER HARVESTING



SOLID WASTE
MANAGEMENT



WASTE DISPOSAL SYSTEM



LOW FLOW WATER FIXTURE



CERTIFIED WOOD



NATURAL DAYLIGHT & FRESH AIR



LIGHT FIXTURE AS PER GREEN BUILDING COMPLIANCES



PROVISION FOR ELECTRIC CHARGING POINT*



LOW VOC PAINT



SEWAGE TREATMENT
PLANT



WASTE WATER RECYCLE



RENEWABLE ENERGY: SOLAR POWER TO MEET ELECTRICITY GENERATION AS PER PCB

*at extra cost





Srijan Realty Private Limited is one of the leading real estate companies of eastern India with its presence in Kolkata and Asansol as well as Chennai in the South. The company has leveraged its rich insight into consumer preferences with customized property development.

Srijan's diversified realty portfolio comprise secured, gated communities, commercial parks, logistic parks, shopping malls, retail establishments, making it possible to address every opportunity and upturn. Srijan possesses a rich track record of having delivered more than 34 projects, 22 projects in the development stage and 16 upcoming projects.

A GLIMPSE OF OUR GLORIOUS LEGACY









