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.COM

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CENTRAL is strategically located for being your work closer than ever. It is situated just off E 28th Avenue, the lifeline of the city and one of the most sought after locations. It's also a mere's stone's throw' from Park Circus with 10 mins walking distance and 5/7 road with 12 mins walking distance. Park Circus is one of the major and busiest city junctions, making it an integral part of the most commutable area of the city. Meeting at CENTRAL with your partners from wherever you meet - CENTRAL connects you everywhere and anytime, conveniently and quickly.

East, West, North or South mobility, CENTRAL is strategically located with an abundance of transport options to connect you to all the corners of the city. From cable cars to the public transit, every mode of commutation at your hand and call.



At COXRAM, you're right in the middle of Yokohama's 'Education Hub', surrounded by the city's leading schools, colleges and technical institutes.

San Jose School Park (near) - 1 km • St. Xavier - 20 km • La Romana - 20 km • San Jose (near) of the Mission School Park (near) - 1.5 km  
Wakaba High School (near) - 10 km • Jyusho College - 1.2 km • Modern High School for Girls - 2.1 km  
San Jose (near) College - 2.5 km • Jyusho Institute - 2.7 km • Sakurai National Medical College - 10 km

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The city's leading Hospitals, Clinics and Day Care Centres converge around CENTRAL, offering you the best of healthcare services in the shortest time possible.

- Chennai Hospital - 10 min
- Madhav Children's Hospital - 10 min
- Regency Hospital - 10 min
- MediStar Clinic - 10 min
- Madhav of Neuroscience - 10 min
- Diagnosix Health Monitor & Diagnostic Centre - 10 min
- Apollu Sleepways Health Centre - 10 min
- MSK Hospital - 10 min
- Thangalathur Charles Bawa Cancer Research Institute - 10 min

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Staying at CONFIRM brings you closer to the Fashion Capital of Kerala.

Grand Hall - 1200sqm • Private Hall - 500sqm • Screening Hall - 400sqm • 80' Screen - 200sqm • Video Plaza - 500sqm  
Fashion Mall - 1000sqm • Fashion Studio - 500sqm • Camera Room - 100sqm • Post Room - 100sqm • Garment Room - 500sqm



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There's a new Boutique in Kolkata and it's on EMI Road, near to CEMEX.

Office Location: 4, Sector 4, Midtown  
Government Office: 4, Sector 4, Midtown



YOUR  
UNIVERSE



Live in your ideal universe, without being bound with urban constraints. Enjoy the comfort of convenience, while being a part of a truly, live worked community.

Discover Your Universe in **CONTRUM**

81.79 Canals, 1 Block, 6-4 Height  
68 Flats, 2 BHK, 2<sup>nd</sup> BHK & 3 BHK



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Club Common

See us now! Stand at the Crossroads from where the world is changing. Please, don't miss this great opportunity. Get it while it's hot. Contact us for the things you should see!







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AC COMPANY

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AC COMMUNITY HALL

The AC Community Hall is the perfect place to celebrate life's special occasions. There's plenty of space for all kinds of celebrations. From the joy of getting together as a community.





ZRICKS  
LIFE

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AC INDOOR GAMES ROOM

Whether it's a week, you would like to control how many games of Table Tennis, pool of Snooker, or a game of Chess or other Board Games in the air conditioned center of our Indoor Games Room.





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Party Terrace

Experience the ultimate in outdoor dining at the Party Terrace. Enjoy a delicious meal in a casual setting under the stars at the Party Terrace. The Party Terrace is the perfect place to relax and unwind after a long day.





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Black Terrace

From vibrant terraces, sophisticated interiors, exclusive restaurants & bars to  
gourmet cafes, facilities cater to hundreds of guests weekly. These and  
more will be your favorite destination to unwind!





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SECURITY SYSTEMS

The Zricks Security Centre is a security solution that offers you the best security system available to protect your family and business. The Zricks Security Centre offers you the best security system available to protect your family and business. The Zricks Security Centre offers you the best security system available to protect your family and business.





**CONVENIENCE CENTRE**

**Club House including:**

- 20 Community Hall
- Party Terrace
- 40 Indoor Games Room featuring TV, Carrom, Board Games and Pool Table
- Well equipped AC Gymnasium

**Common Multipurpose Roof for Each Block**

**Modern Fire Fighting System**

**Common Toilet for domestic help**

**Central Garbage Collection System**

**24 Hours High End Smart Security Systems are in place to ensure safety of your loved ones**

**Key Features are:**

- State of Art IP Video Phone System for Central Grounded Entry
- Smart CCTV connected to Video Phone system that will also allow you to do personal conversation while watching live & fast in the CCTV Camera

**Other Facilities**

- 24 Hours Power Backup
- 24 Hours Filtered Water Supply
- Facility Management Service office with storage area
- Cable Ties
- Wireless Facility

- Structure**  
Earthquake resistant RCC framed structure
- Living Room / Dining Area**  
Flooring: Marble tiles (2x2 ft)  
Wall: POP finish  
Ceiling: POP finish  
Main Door: Decorative flush door with accessories  
Security: Aluminium sliding door with glazing  
Windows: Powder coated aluminium with clear glazing  
Electrical: Concealed wiring with modular switch box of required loads, provision for telephone and television points, provision for split AC system including drainage pipe  
Others: IP POP roller door above
- Bedrooms**  
Flooring: Marble tiles (2x2 ft)  
Wall: POP finish  
Ceiling: POP finish  
Door: Flush door  
Windows: Powder coated aluminium with clear glazing  
Electrical: Concealed wiring with modular switch box of required loads, provision for telephone and television points, provision for split AC system including drainage pipe
- Lifts**  
Automatic operation of required loads



**ZRICKS** CONCEPTS

- Kitchen**  
Flooring: Anti-slip ceramic tiles  
Wall: POP finish, wall tile up to 1/2 height on all around wall over granite counter  
Ceiling: POP finish  
Windows: Powder coated aluminium with clear glazing  
Counter: Granite slab with a stainless steel sink with drain board  
Electrical: Concealed wiring with modular switch box of required loads, water filter point, exhaust fan point / chimney point  
Others: Provision for cabinet of kitchen hot air chimney
- Toilet**  
Flooring: Anti-slip ceramic tiles  
Wall: Ceramic tiles up to knee height  
Ceiling: POP finish  
Door: Flush door  
Sanitary ware: Sanitary ware of windows / fan/vents on expansion board  
CF fittings: Steel CF fittings from top to expansion tank  
Electrical: Concealed wiring with modular switch box of required loads, provision for light, geyser and exhaust points
- Roof**  
Decorative terrace
- Lobby**  
Lobby with staggered lift levels
- Outdoor Finish**  
Weather proof paint







BEDROOM



LIVING ROOM

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BLOCK - 1

BLOCK - 2

BLOCK - 3



RAJ CHARAN PAL LANE

CLUB CENTRUM

MASTER PLAN

ENTRUM

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BLOCK 1 TYPICAL FLOOR PLAN

ISOMETRIC PLAN - FLAT A



BLOCK 1  
Typical 1st to 4th floor

| FLAT | Carpet Area  | Bathroom Area | BOA          | SBOA      | Type    |
|------|--------------|---------------|--------------|-----------|---------|
| A    | 663.09 sq ft | 59.71 sq ft   | 788.00 sq ft | 999 sq ft | 2BHK+2T |
| B    | 663.09 sq ft | 59.71 sq ft   | 788.00 sq ft | 999 sq ft | 2BHK+2T |
| C    | 663.09 sq ft | 59.71 sq ft   | 788.00 sq ft | 999 sq ft | 2BHK+2T |
| D    | 663.09 sq ft | 59.71 sq ft   | 788.00 sq ft | 999 sq ft | 2BHK+2T |

BLOCK 2 TYPICAL FLOOR PLAN

ISOMETRIC PLAN - FLAT A



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BLOCK 2  
Typical 1st to 4th floor

| FLAT | Carpet Area   | Bathrooms Area | BGA           | MOA         | Type      |
|------|---------------|----------------|---------------|-------------|-----------|
| A    | 761.39 sq.ft. | 31.71 sq.ft.   | 882.09 sq.ft. | 1117 sq.ft. | 2+2BHK+2T |
| B    | 761.39 sq.ft. | 31.71 sq.ft.   | 882.09 sq.ft. | 1117 sq.ft. | 2+2BHK+2T |
| C    | 761.39 sq.ft. | 31.71 sq.ft.   | 882.09 sq.ft. | 1117 sq.ft. | 2+2BHK+2T |
| D    | 761.39 sq.ft. | 31.71 sq.ft.   | 882.09 sq.ft. | 1117 sq.ft. | 2+2BHK+2T |

BLOCK 3 TYPICAL FLOOR PLAN

ISOMETRIC PLAN - FLAT C



BLOCK 3  
Typical 2nd to 4th Floor

| FLAT | Carpet Area  | Balcony Area | RWA          | SIK        | Type    |
|------|--------------|--------------|--------------|------------|---------|
| A    | 827.67 sq ft | 37.29 sq ft  | 958.46 sq ft | 1215 sq ft | 3BHK+2T |
| B    | 827.67 sq ft | 37.29 sq ft  | 958.46 sq ft | 1215 sq ft | 3BHK+2T |
| C    | 827.67 sq ft | 37.29 sq ft  | 958.46 sq ft | 1215 sq ft | 3BHK+2T |
| D    | 827.67 sq ft | 37.29 sq ft  | 958.46 sq ft | 1215 sq ft | 3BHK+2T |

BLOCK 3 TYPICAL FLOOR PLAN



ISOMETRIC PLAN - FLAT 1



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BLOCK 3  
Typical 2nd to 4th floor

| FLAT | Carpet Area    | Balancing Area | BGA            | SBGA        | Type    |
|------|----------------|----------------|----------------|-------------|---------|
| B    | 914.28 sq.ft.  | 45.21 sq.ft.   | 1168.29 sq.ft. | 1454 sq.ft. | 2BHK+2T |
| F    | 1000.15 sq.ft. | 50.89 sq.ft.   | 1158.21 sq.ft. | 1479 sq.ft. | 2BHK+2T |
| C    | 804.21 sq.ft.  | 28.74 sq.ft.   | 1032.21 sq.ft. | 1149 sq.ft. | 2BHK+2T |
| H    | 804.21 sq.ft.  | 28.74 sq.ft.   | 1032.21 sq.ft. | 1149 sq.ft. | 2BHK+2T |
| I    | 963.58 sq.ft.  | 54.21 sq.ft.   | 1207.21 sq.ft. | 1528 sq.ft. | 2BHK+2T |



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**SRIJAN REALTY - BUILDING TOMORROW,  
DEVELOPING EXCELLENCE**

Excitement is not a distant or abstract idea at Srijan Realty. Every step of its functioning that enables us to build lifestyle beyond four walls. Today we have taken on the mantle of designing residences that are beyond mere homes. We believe in creating unparalleled experiences with the unique approach, which has made us a fast growing real estate company engaged in construction of award real estate projects across the country.

Srijan Realty today has become one of the government entities in the real estate industry of Odisha with its presence in various towns like Puri, Bhubaneswar, Bargarh, Paradeep, Khari, New Bhubaneswar, Baramba, Jagtasia, Danda, Budge Budge, Bhubaneswar and many other prime addresses of the city. We are sure with all of your real estate needs to fulfil dreams of millions and set new benchmarks, which will create better tomorrow for all.

**Awards & Accolades**

1. ASSO BRANDES OF INDIA (2012) 2012 for outstanding services in the field of real estate - "Srijan Realty"
2. CNBC - INDIA (2012) REAL ESTATE AWARDS 2011 for Best Residential Property in Eastern Region - "Shreevast Estate"
3. CRISIL REALTY REALTY AWARDS 2014 for Best Budget Housing Project - "Srijan Midtown"
4. ARA REALTY PLUS CONSUMER & EXCELLENCE AWARDS 2014 for Emerging Developer of the Year (East) 2014 - "The Grand Mall & "Centronics"
5. INDIA'S TOP 100 PROJECTS 2014 - "The Grand Mall" & "Centronics"
6. CRISIL REALTY REALTY AWARDS 2015 for Best Upcoming Mid Segment Residential Project - "Zenith"
7. PROPERTY WEEK 2014 AWARDS 2015 for Affordable Project of the Year (East) 2015 - "Greenfield City"
8. CRISIL REALTY REALTY AWARDS 2015 for Best Developer - "Zen"
9. ARA REALTY REALTY AWARDS 2016 for Environment Friendly Residential Project of the Year - "PS Srijan Green"
10. THE CNBC INDIA REAL ESTATE AWARDS 2015-16 for Best Residential Project in Kolkata City under Affordable Segment - "Greenfield City"
11. ASSO BRANDES AWARDS 2016 for Budgeted Housing Project of the Year - "Greenfield City"
12. ASSO BRANDES AWARDS 2016 for Outstanding Commercial Project of the Year - "Srijan Industrial Logistic Park"
13. "Srijan Realty" ranked first in Eastern India Business Award survey report published by The Study Brand Report 15-16
14. ASSO & ASSOCIATE ARCHITECTURE AWARDS 2016 for sustainable development - "Srijan Realty"
15. The Real Estate & Infrastructure Award Table & Awards 2016 for Commercial Property of the Year - "PS Srijan Corporate Park"
16. The Real Estate & Infrastructure Award Table & Awards 2016 for Environment Friendly Project of the Year - "PS Srijan Green"
17. The Real Estate & Infrastructure Award Table & Awards 2016 for Affordable Housing of the Year - "Greenfield City"
18. The Real Estate & Infrastructure Award Table & Awards 2016 for Professional Excellence in Real Estate - "Srijan Industrial Logistic Park"
19. The Real Estate & Infrastructure Award Table & Awards 2016 for Best Global Company of the Year (Certificate of Merit) - "Srijan Realty"

**PENDING PROJECTS**



GREENFIELD CITY



PS SRIJAN GREEN



ZEN

**PAST PROJECTS**



GREENWOOD ESTATE



PALAZZO



SRIJAN MIDTOWN

**COMMERCIAL PROJECTS**



SRIJAN INDUSTRIAL LOGISTIC PARK



PS SRIJAN CORPORATE PARK



GALAXY MALL





Site Address : 8/2 & 8/3 Rai Charan Pal Lane, Kolkata 700 046, West Bengal, India

Developed by :



Srijan Realty Pvt. Ltd.

Office Address

Srijan House, 36/1A Elgin Road, Kolkata 700 020  
West Bengal, India

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**Disclaimer :**

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No warranty is given that the completed development will comply in any degree with such artist's impression. Costs, designs and facilities and / or specifications may be subject to change without notice.

No furniture is provided with the apartments.

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