

magnolia
srijana
The Creation...





MAGNOLIA SRIJANA brings you Premium quality flats, with choicest facilities, an attractive location, at an unbelievable price tag!



RELAX AND RECHARGE IN STYLE

All homes at **MAGNOLIA SRIJANA** will come with state-of-the-art amenities essential for modern-day living.

Now, indulge in your favorite hobbies without stepping out of your gated Community. But of course, the premises we have ensured that the amenities live up to standards you are used to. And needless to say, in style

Amenities & Facilities

- Badminton Court
- Gymnasium
- Community Hall
- Indoor Games Room
- Landscaped Garden
- Decorated Kids zone
- 24hr Water Supply
- 24hr Generator Back-up





PURE LUXURY NESTLED IN NATURE

MAGNOLIA SRIJANA is a place where modernity blends with nature and promises you a better life. **MAGNOLIA SRIJANA** promises to deliver Spacious awe-inspiring apartments that are Intelligently and aesthetically designed with Premium fittings and fixtures.



TECHNICAL SPECIFICATIONS

FOUNDATION	RCC Foundation	Wash Basin	Jaquar / Parryware or similar reputed brand
SUPERSTRUCTURE	RCC Framed Structure	FITTINGS C.P.	
WALLS	Bricks Masonry	Door Frame	Wooden Frame
ROOMS		Shutter	Flush Door
Floor	Ceramic Tiles in Living / Dining area & Bedrooms	Windows	Sliding Aluminium (anodized)
Wall	Plaster of Paris finish	ELECTRICAL	
KITCHEN		Wiring	Concealed Copper Wiring
Floor	Ceramic Tiles	Power Supply	Through WBSEB network
Counter	Black Kota Counter Top	Generator	Power backup – 24x7
Sink	Stainless Steel Sink	Lift	Reputed brand
Dado	Ceramic tiles (2 ft. above counter)	Staircase / Lobby	Spacious staircase, elegant lobby & floor corridors with good quality marble / Kota stone / granite.
TOILETS		Water Supply	24x7 captive water supply
Floor	Ceramic Tiles		
Dado	Glazed Tiles		
W.C.	European type of Jaquar / Parryware or similar reputed brand		



Site Address
Shastriji Road, Barasat, 24 Parganas (N)
Kolkata - 126 (Near Barasat Colony More)

Not to scale

SITE PLAN



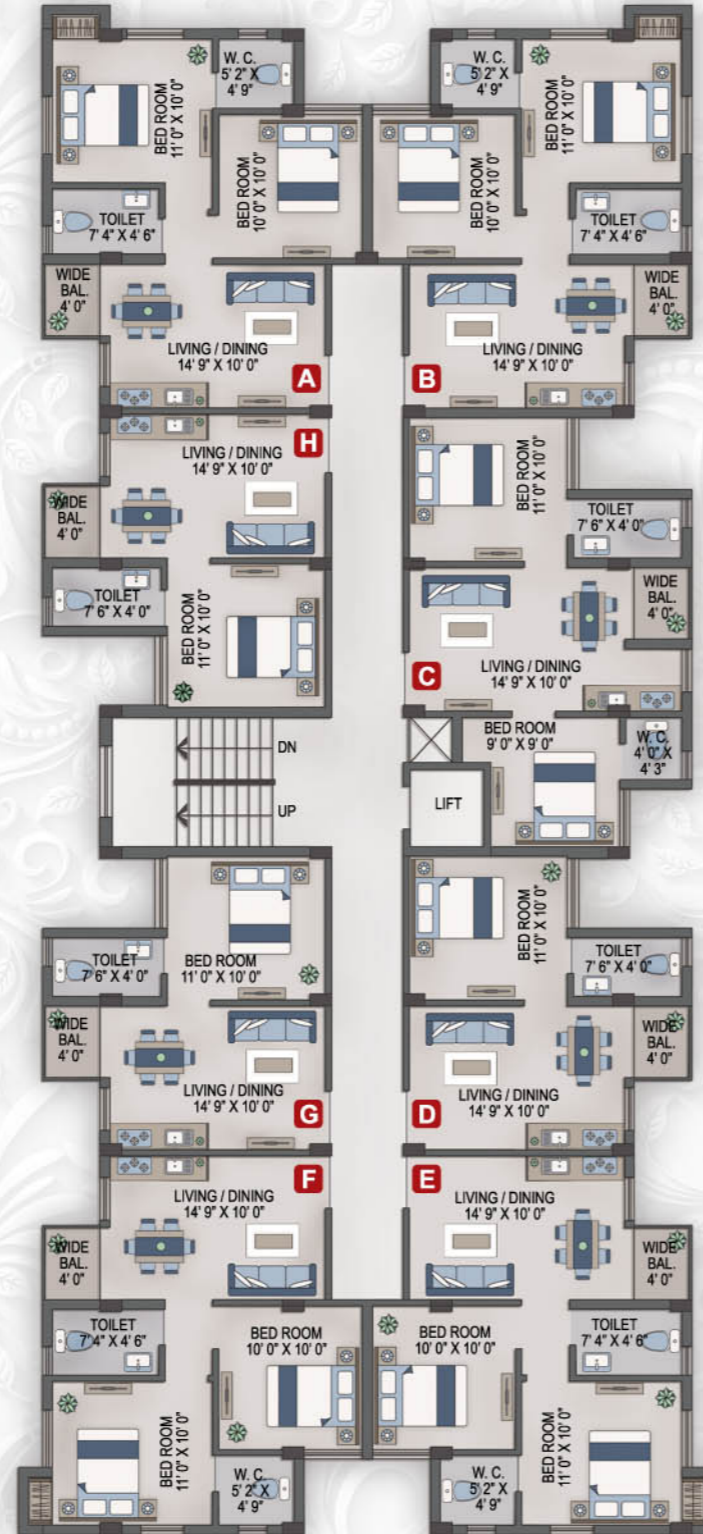
AMENITIES

- BADMINTON COURT
- KIDS PLAY ZONE
- ADDA ZONE
- SENIOR SITTING
- DECK SITTING
- OPEN TERRACE (at 1st Floor)

Site Address

Shastriji Road, Barasat, North 24 Parganas
Kolkata 700 126 (Near Barasat Colony More)

BLOCK-1 & 4 (Typical Floor Plan)



Flat No.	A & B	C	D & G	E & F	H
Flat Type	2 BHK	2 BHK	1 BHK	2 BHK	1 BHK
Flat Area	521 sft.	492 sft.	352 sft.	521 sft.	352 sft.
Shared Area	104 sft.	98 sft.	70 sft.	104 sft.	70 sft.
Saleable Area	625 sft.	590 sft.	422 sft.	625 sft.	422 sft.

BLOCK-2 & 3 (Typical Floor Plan)



Flat No.	A & B	C & D	E & F	G	H
Flat Type	2 BHK	1 BHK	2 BHK	2 BHK	1 BHK
Flat Area	521 sft.	352 sft.	521 sft.	492 sft.	352 sft.
Shared Area	104 sft.	70 sft.	104 sft.	98 sft.	70 sft.
Saleable Area	625 sft.	422 sft.	625 sft.	590 sft.	422 sft.



DLF Galleria, Suite No. 1101, 11th Floor
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Architect /
Engineers



RAJ AGARWAL & ASSOCIATES