

DEVELOPER



CO-DEVELOPERS

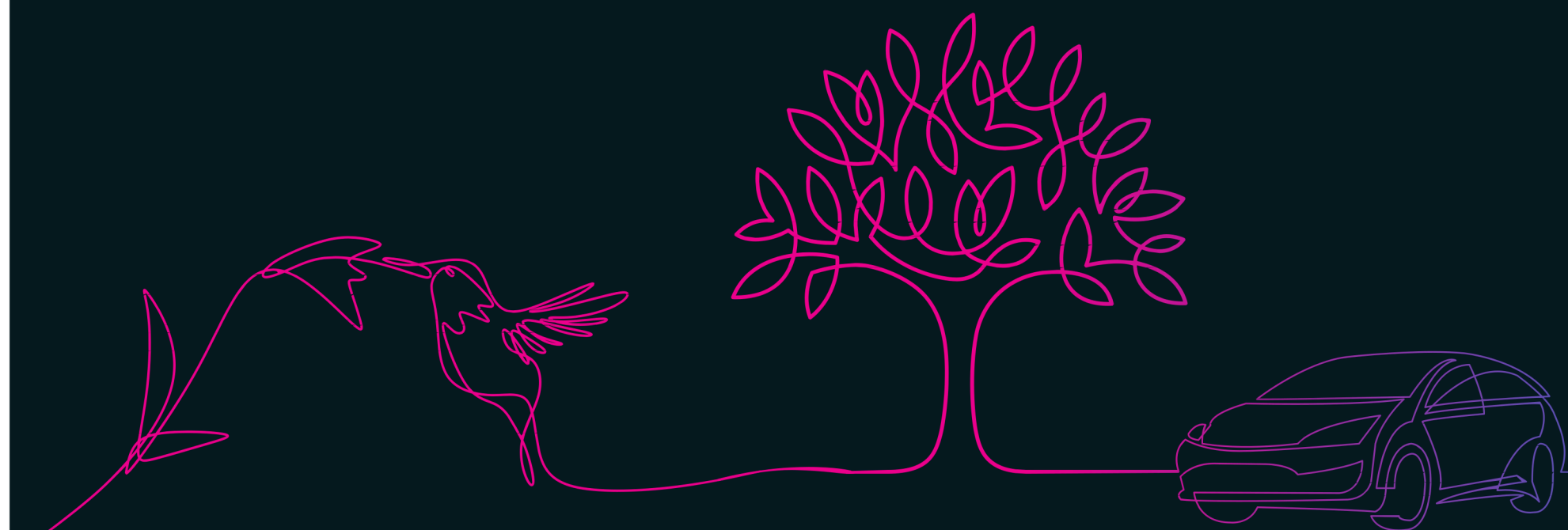


Registered Office:
Srijan House, 36/1A, Elgin Road, Kolkata- 700020, West Bengal

Site Address:
47, Matheswartala Road, Kolkata
700046

Disclaimer: Views & photographs used in this brochure are artist's impression or actual are for illustration purpose only. The information, features, offerings and other details herein are only indicative and the developer/owner reserves its right to change any or all of these in its discretion subject to grant of approval from relevant authorities. This printed material does not constitute an offer, an invitation to an offer and/or commitment of any nature between the developer/owner and recipients. The developer's/owner's website(s) and other advertising and publicity material include artist's impression indicating the anticipated appearance of completed development. 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. Any decorative item and furniture shown in any unit/private terrace/private area are not a part of our offering. This is just to give an idea how you will use your unit in the best possible way.

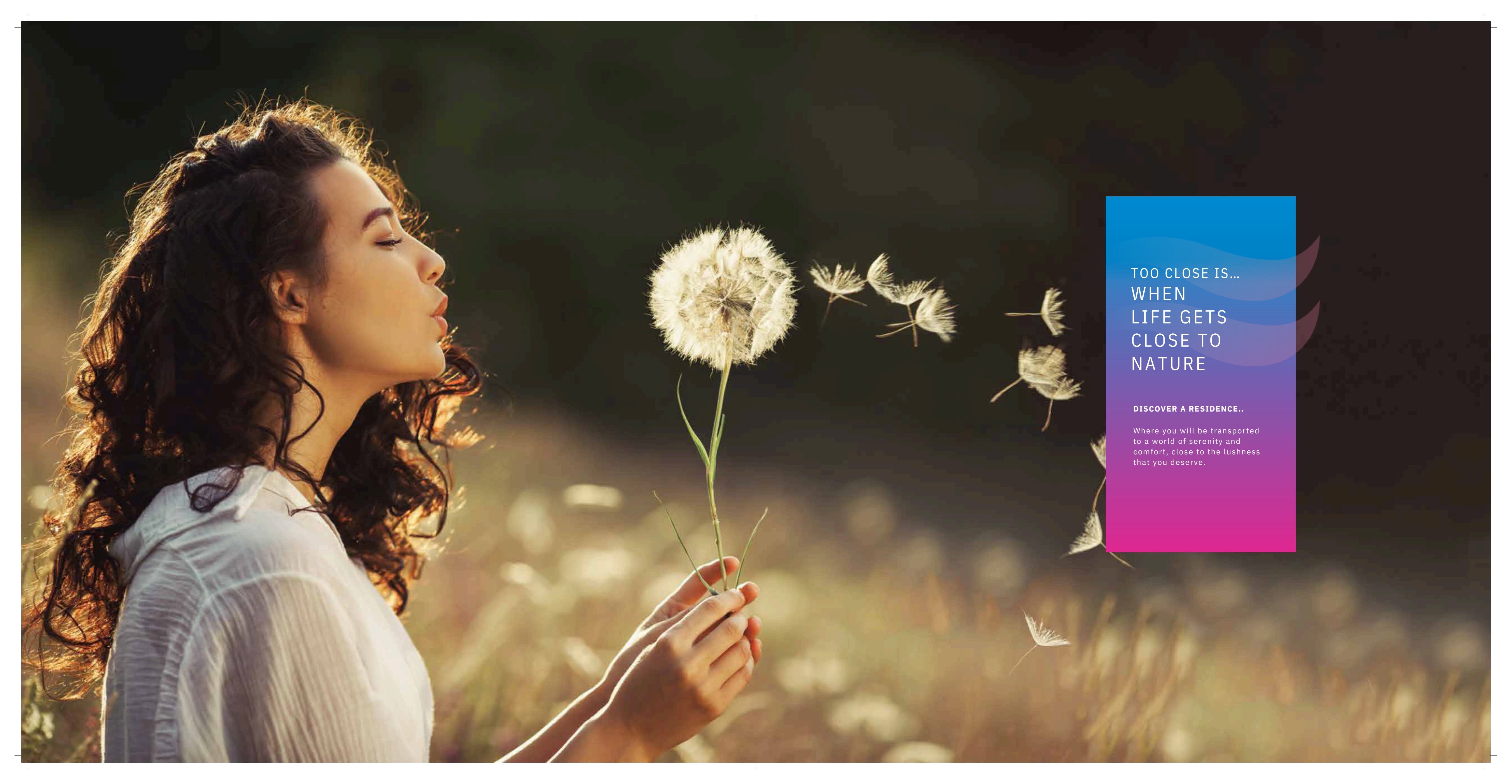
Laguna bay
LIFE ALWAYS FRESHER



HOW CLOSE IS
TOO CLOSE!

DISCOVER HOW?



A woman with long, dark, curly hair is shown in profile, blowing a dandelion seed head. The scene is set in a field of tall grass during sunset or sunrise, with warm, golden light illuminating the scene. Several dandelion seeds are captured in mid-air, floating away from the seed head. The background is a soft, out-of-focus landscape of grass and trees.

TOO CLOSE IS...
WHEN
LIFE GETS
CLOSE TO
NATURE

DISCOVER A RESIDENCE..

Where you will be transported
to a world of serenity and
comfort, close to the lushness
that you deserve.

Presenting

Laguna bay

A LIFESTYLE
CLOSE TO DREAMS

When nature's tranquility merges
with your search for a luxury
lifestyle, it gives rise to such a
residence as **Laguna Bay**, near
Science City.

AERIAL VIEW



Artist's Impression





3 BHK | 3 TOWERS | G+18 FLOORS
194 FLATS | 1364 SQ. FT ONWARDS

FRONT VIEW

Artist's Impression

CLAIM THE WORLD
AROUND YOU WITH AN
UPCOMING 80 FEET ROAD
LINKING LAGUNA BAY
TO ALL COMFORTS

BIRD'S EYE VIEW



TOO CLOSE IS...
WHEN CONVENIENCE
GETS **CLOSE TO HEART**



N Map not to scale



Scan QR code
for Location Video



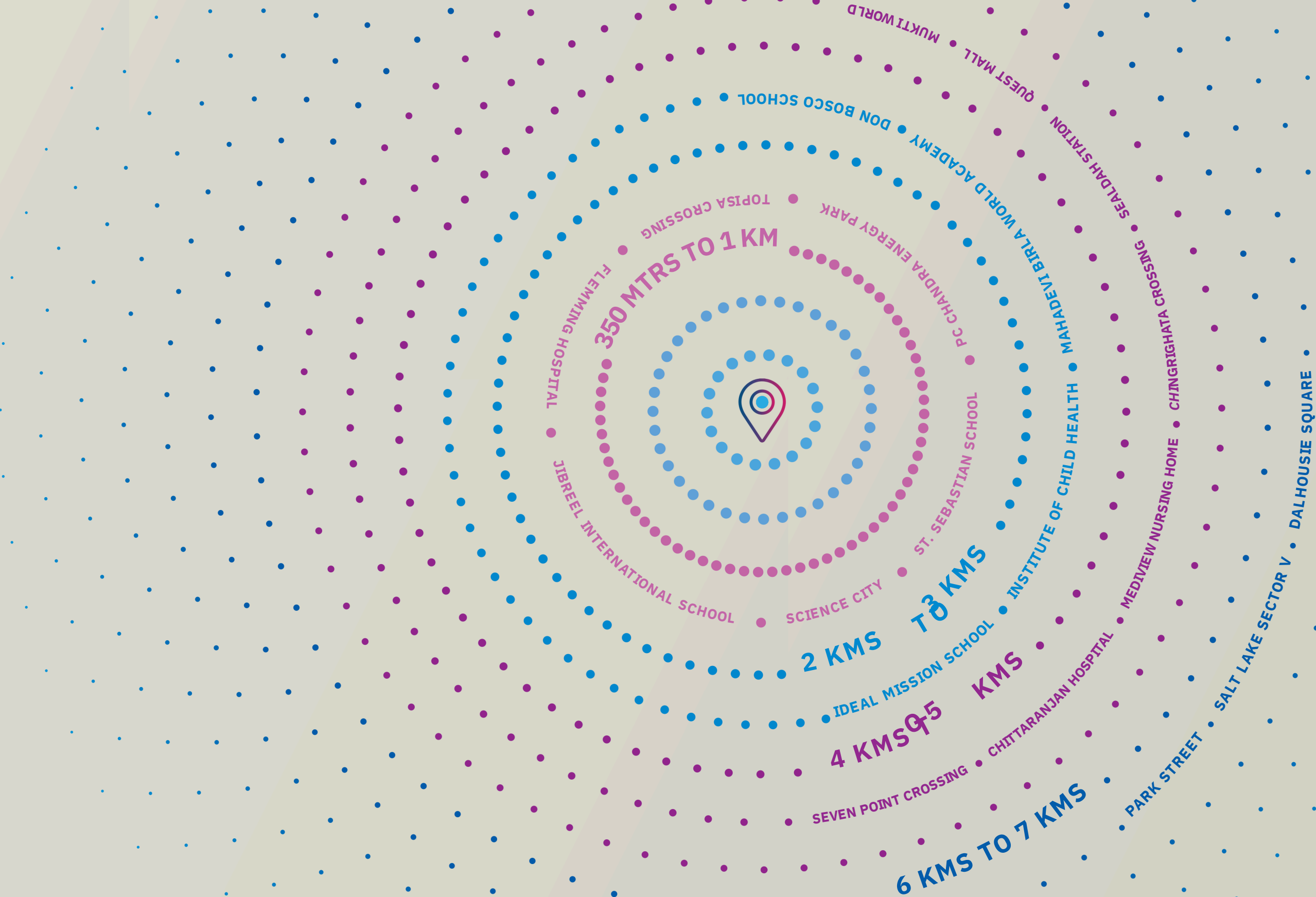
Scan QR code
for Location map

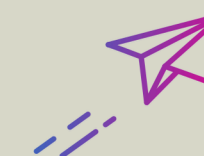
Laguna bay
LIFE ALWAYS FRESHER



THE
CENTREPIECE
CONNECTING
THE

Laguna Bay stands tall at the central point of **EM Bypass**, Kolkata's epicentre of pride. With the promise of giving the residents the real benefit of staying close to this glittering stretch of development, an **upcoming 80 feet wide road** is being developed around Laguna Bay.





WHEN YOU ARE CONNECTED TO THE CITY, YOU...



Master work-life balance
due to less travel time



Live seamlessly
with swift access to every place



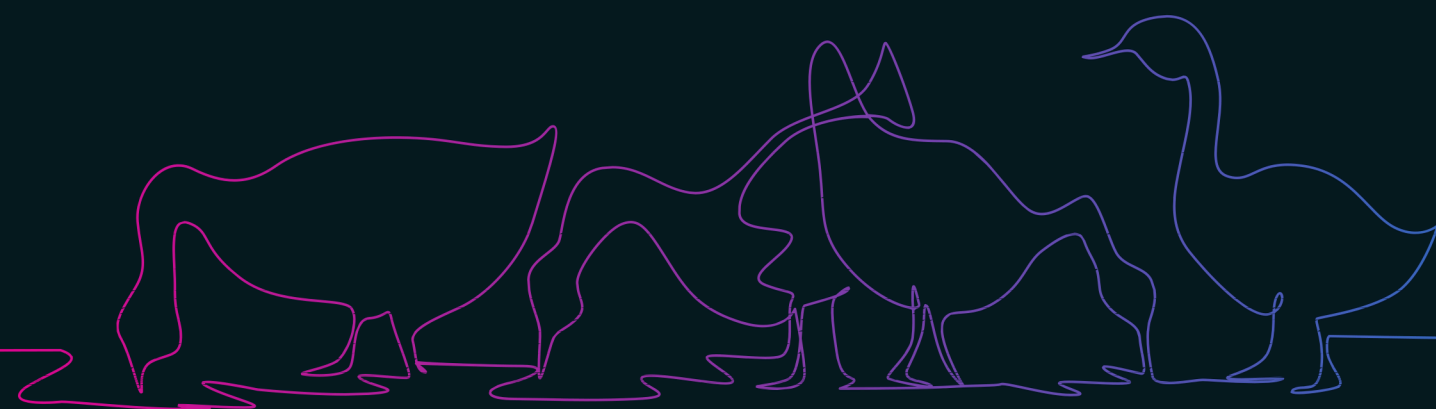
Enjoy a greener footprint
due to reduced fuel consumption



Live well-connected
to all modes of transportation



Reside in comfort
because all conveniences are nearby



TOO CLOSE IS...
WHEN LUXURY GETS
CLOSE TO SERENITY

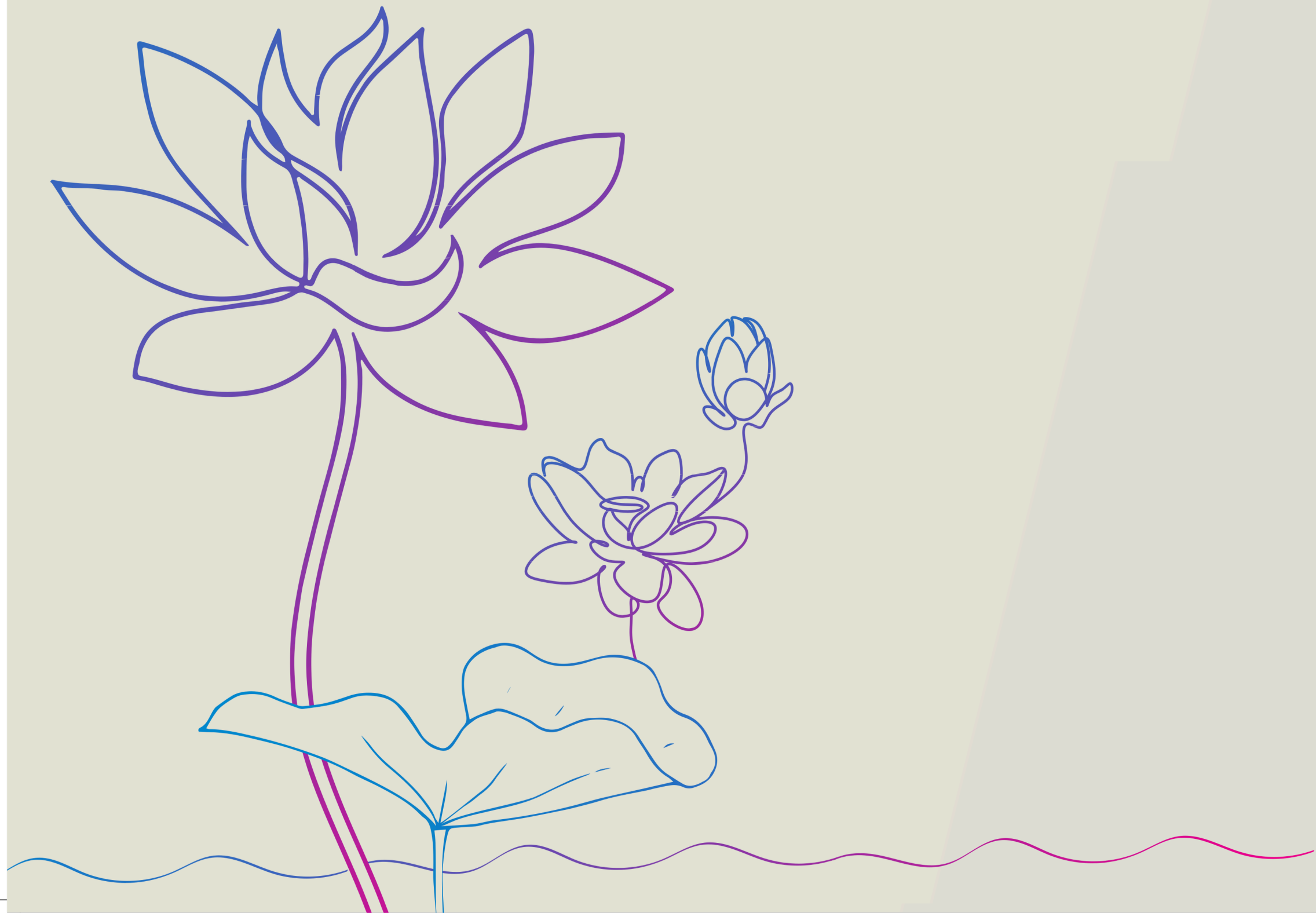




MEANDER INTO PEACE
WITH A

32000

SQ. FT NATURAL
WATERBODY INSIDE
THE PREMISES



WHEN YOU LIVE CLOSE TO A
WATERBODY
YOU DISCOVER ITS MANY HUES



The calmness inducer
Calms and soothes us from within



The oxygen booster
Enhances our oxygen absorption through
ions in the surrounding air



The happiness magnifier
Balances our serotonin levels,
thus keeping us happier



The slumber enricher
Creates white noise, helping us sleep better



The healing invoker
Boosts our white blood cell
count that fight illnesses



The fitness builder
Preserves our overall health



 NATURAL WATER BODY

BREATHE IN THE
FRESHNESS OF

67%

OPEN SPACE

AND NATURE

- ~ Aerobics and meditation deck
- ~ Adda zone
- ~ Outdoor children's play area
- ~ Wide central lawn
- ~ Multipurpose court
- ~ Landscaped sitting areas
by the pond





THE VIRTUES OF GREENERY THAT MAKE LAGUNA BAY A TRANQUIL-SPHERE



Emotional healing

They improve our emotional health



Immunity enhancement

They enhance our immunity system



Stress modulation

They help reduce stress



Environment purification

They help cleanse the air



Concentration improvement

They boost concentration and mental clarity



Mood upliftment

They refresh and uplift our mood



Physical healing

They rectify the inner balance of our body

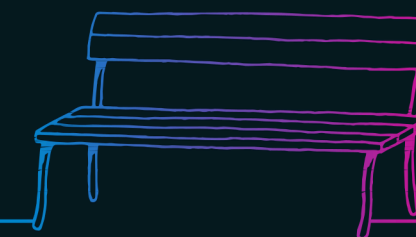


TRELLIS AREA

Artist's Impression



TOO CLOSE IS...
WHEN LEISURE GETS
CLOSE TO SKY





AURUS

JW MARRIOTT

ANASSA

ITC
ROYAL BENGAL

MILAN MELA

EM BYPASS

MAA FLYOVER

SCIENCE CITY

MIRANIA
LAKE



A SKY VIEW
RESERVED FOR YOU



BALCONY VIEW

Artist's Impression

Be mesmerised by the views of a city that no one but you can discover from the **skywalk of Laguna Bay**. The sight of the Mirania Lake will add a special charm to your moments near the sky.

- Pergola sitting*
- Party and barbecue deck*
- Star gazing deck*
- Overlooking Mirania lake*
- Walking trail*
- Landscaped rooftop*





 PERGOLA SITTING AREA

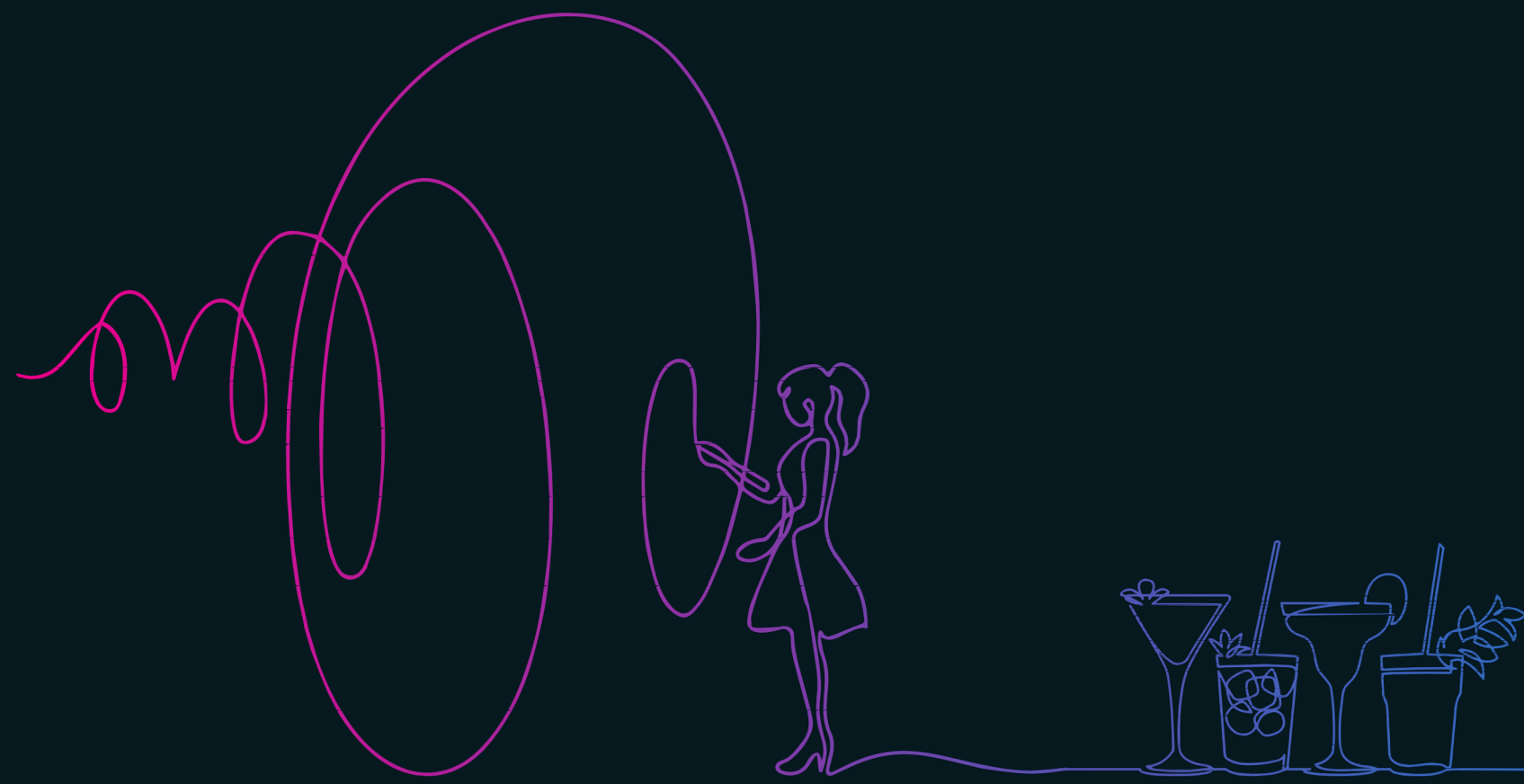


BARBECUE DECK



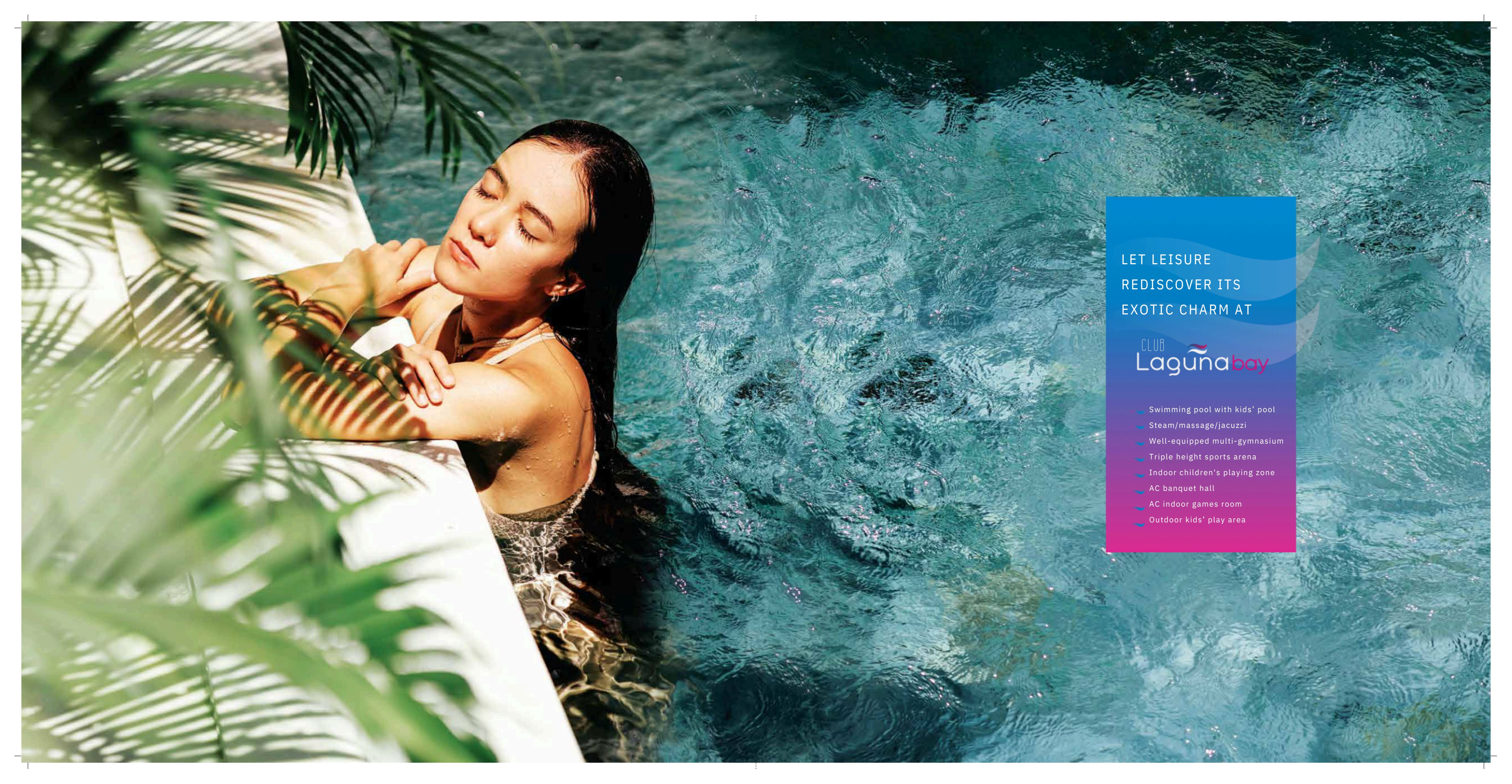
STAR GAZING DECK

Artist's Impression



TOO CLOSE IS..
WHEN UNWINDING
GETS CLOSE
TO ACTIVITY





LET LEISURE
REDISCOVER ITS
EXOTIC CHARM AT

CLUB
Lagūnabay

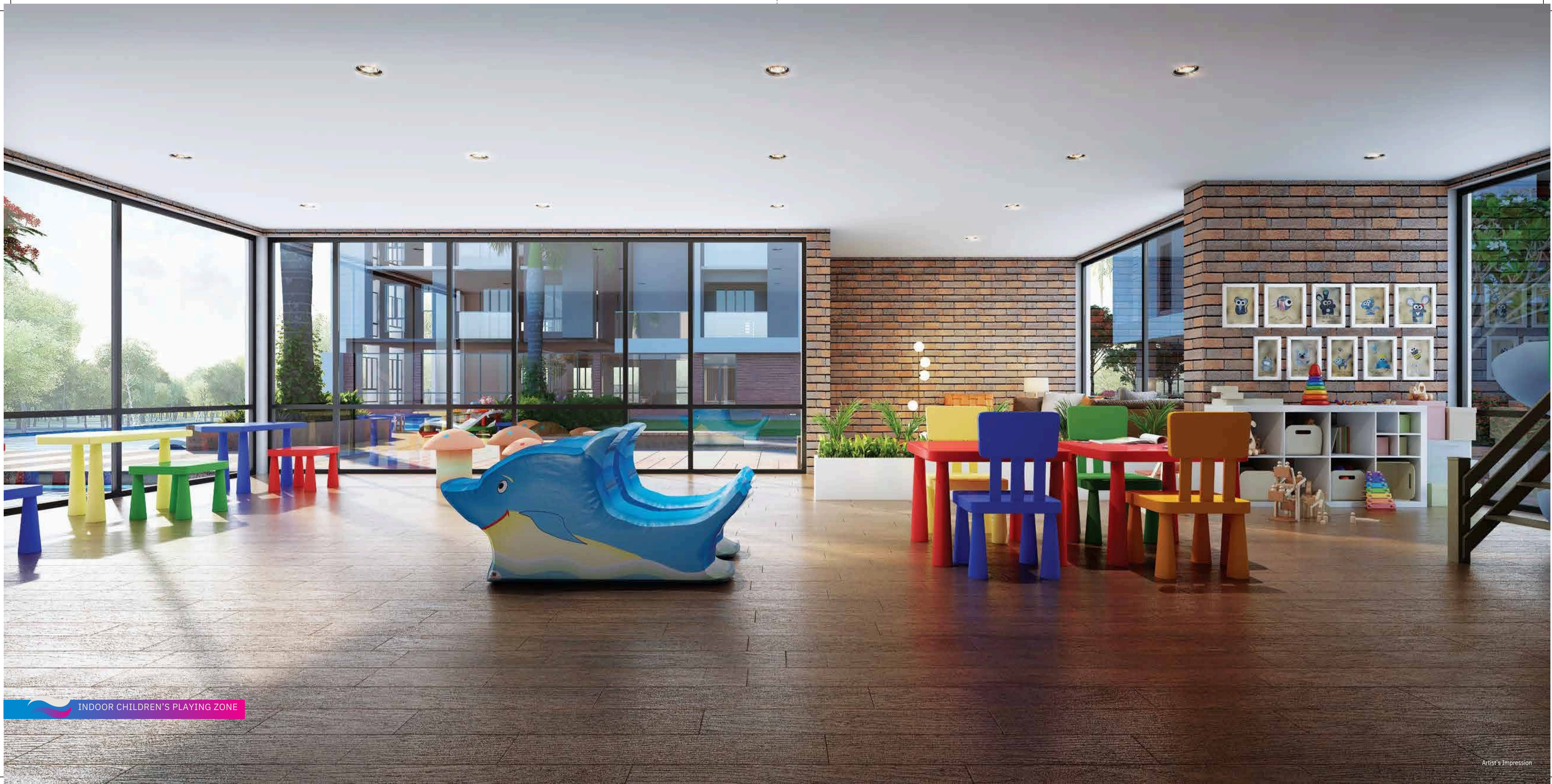
- Swimming pool with kids' pool
- Steam/massage/jacuzzi
- Well-equipped multi-gymnasium
- Triple height sports arena
- Indoor children's playing zone
- AC banquet hall
- AC indoor games room
- Outdoor kids' play area



 SWIMMING POOL



OUTDOOR KIDS' PLAY AREA



 INDOOR CHILDREN'S PLAYING ZONE









 CARD ROOM





PLATINUM RATING IGBC

The project **Laguna Bay** has acquired the prestigious IGBC platinum rating because of an array of steps that have been taken in architectural planning.



IGBC FEATURES & THEIR IMPACT



RAINWATER HARVESTING
Natural pond is used for a recharging purpose as it collects and reuses rainwater for landscaping. This enhances groundwater levels and reduces wastage thereby making the project water efficient.



ORGANIC GREEN AREA
The project will restore organic greenery of the site by providing landscaping which will provide occupants relaxation spaces and play areas.



USE OF WATER-EFFICIENT FIXTURES
Low water flow fixtures designed to limit water waste help in reducing water consumption. Provisions will also be made to recycle any waste water to reuse it for flushing purposes.



USE OF ENERGY-EFFICIENT FIXTURES
Energy efficient fixtures include LED lights which consume almost 30% lesser electricity and will make the project energy efficient.



USE OF SUSTAINABLE PRODUCTS
Made of IGBC rated sustainable products that undergo rigorous scrutiny such as FSC certified wood, recycled and regionally produced materials, AAC blocks instead of fly-ash and low VOC paints.



USE OF SOLAR PANELS
The project will house solar panels, the energy generated from which will be able to cater to the lighting of the common areas of the building. This makes the project highly energy efficient.



WASTE MANAGEMENT
The project will also have an onsite wet & dry organic waste converter for proper waste management system which will convert kitchen and garden waste to manure and use it for landscaping within the project.



USE OF RENEWABLE RESOURCES
Electric vehicle charging points will be available to allow occupants the provision to charge their electric vehicles.



BETTER INDOOR ENVIRONMENTAL QUALITY
The project will have windows that are adequately sized to allow a lot of daylight and fresh air inside, that will enhance the lives of the occupants.

EXCLUSIVE FACILITIES



Air-conditioned double height bedecked entrance lobby



Fire detection and fire fighting facilities following WBFS norms



Electric-car charging point provision



Visitor's parking



Car-wash provision



Service lift in every block



OTIS automated lifts



CCTV



Hi-speed Wi-Fi connection with UPS for the residents



Provision for home automation



Low flow water fixture



Power Backup



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 33 projects, 22 projects in the development stage and 23 upcoming projects.





CO-DEVELOPERS



PS Group has been around for three decades, with 100+ joint ventures and more than 30 completed projects. The company aspires to be one of the most trusted names in real estate industry globally.

A 400+ strong workforce with a family of stakeholders, architects, consultants and channel partners share a vision ... uncompromising on innovation, automation and on-time delivery.

PS Group, is one of the leading real estate developers in East India today. Founding member of Indian Green Building Council with 20+ Green projects under development, it has won over 100 awards and is an ISO 9001, ISO 140001 and ISO 45001 certified company. With CARE rating A-, it is featured on 'Great Places to Work' and has ensured happiness over the years for over 10,000 residents.



Mirania Group is one of the rising real estate developers in the city, with over four decades of expertise in world class residential and commercial properties. Headquartered in Kolkata, founded by Shri Rambilas Mirania Agarwal, the Group has made a name for itself with its ideals of quality, trust, efficiency, and reliability.

Mirania Group prioritises the creation of contemporary living and working environments, with a focus on consumer comfort, while working together with the best architects, designers and contractors which result in innovative properties.

The Group continues to make their presence felt in both the field of real estate as well as in the hearts of the consumers.



Scan for
Walkthrough



WELCOME TO
THE WORLD
CLOSER TO
YOUR DREAMS!

