

TOWN SQUARE

EXCEPTIONALLY UNIQUE



GETTING A

yes!

**FROM A CONNOISSEUR
LIKE YOU IS TOUGH.**

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

#reasonfor⁰¹yes!

ANOTHERBEST-IN-CLASS LIVING
FROM THE HOUSE OF SRIJAN

Presenting

TOWN  SQUARE

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!





Balconies will have Glass railing

Artist's Impression

#02

7 Towers of
varying heights

#03

Expansive living
spreading over
6.29 acres

#04

A bouquet of
lavishapartments

#05

1815sq.ft
onwards living
spaces

#06

A minimum
of 3 BHK
apartment space

#07

All flats are
three sides open

#08

Encircledby
roads onall
four sides

#09

Integrated high street
commercial space

#10

A vibrant
communitymade for
every generation

**YOUR HOME
AT TOWN SQUARE
EMBRACES THE SKYLINE
WITH ELEGANT POISE**

□ ■ □ ■ □ ■ □ ■ □ ■



Balconies will have Glass railing



#reasonfor¹¹yes!

TORAIISING THEHORIZON
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

yes!

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

#reasonfor13yes!

SHOPPING & DAILY NEEDS

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

City Centre 2
#reasonfor14yes!

EDUCATIONAL INSTITUTE

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

#reasonfor15yes!

TRANSPORTATION CONNECTIVITY

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

#reasonfor16yes!

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
	7.1	Kms
AMRI	8.3	Kms

Apollo Hospital
#reasonfor17yes!

MULTIPLEX

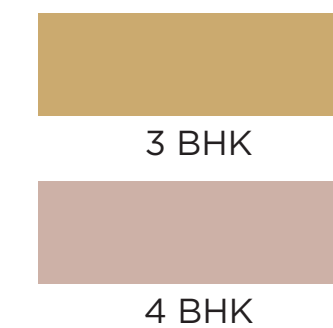
Miraj Cinemas	290	m
Bioscope	900	m
	1.8	Kms
Nazrul Tirtha	5.4	Kms
	6.1	Kms
PVR	6.5	Kms
	7.2	Kms
RDB	7.5	Kms
Carnival Cinemas		
Inox City Centre 1		
Inox City Centre 2		

*As Per Google Location



LEGEND

- | | |
|----------------------------|--|
| 1. Residential Entry/Exit | 17. Signature Seat with Sunken Decks |
| 2. Retail Arena Entry/Exit | 18. Private Cabanas |
| 3. Service Gate | 19. Lawn Garden |
| 4. Retail Arena | 20. Outdoor Deck |
| 5. Open Parking | 21. Outdoor Fitness Area |
| 6. Pet Park | 22. Outdoor Kids' Play Area |
| 7. Open Lawn | 23. Multi-sports Court
(Half Basketball Court/
Badminton Court/Volleyball Court) |
| 8. Water Feature | 24. Viewing Terrace |
| 9. Open Amphitheatre | 25. Senses Garden |
| 10. Festival Zone | 26. Well-being Garden |
| 11. Jogging Track | 27. Relaxation Lawn |
| 12. Swimming Pool | 28. Co-living Court |
| 13. Leisure Pool | 29. Viewing Pavilion |
| 14. Kids' Pool | |
| 15. Pool Deck | |
| 16. Tree House | |



Note : The master plan comprises of 3rd and 4th floor podium level

Fourteen
#reasons

yes!

TO GREENS
AT GROUND LEVEL

#19

87%OPEN SPACE
including podium for
a lifetime of fresh air

#20

ICONICGATE HOUSE
for making every
arrival amusing

#21

DEDICATED PARKING*
toprovidea convenient
spot for your car

#22

SIGNATURE SITTING AREA
foryou totakeafresh
view of life

#23

DROP-OFF FEATURE
welcomes your arrival
with freshness

#24

OPEN LAWN
brings back favourite
childhood memories

#25

THESPLASH FOUNTAIN
adds freshness to
the joy of adventures

#26

JOGGING TRACK
for a fitterbody
and mind

#27

PET PARK
for the playful
furry paws

#28

WATERFEATURE
rejuvenates you
with a refreshing vibe

#29

OPEN AMPHITHEATRE
encircled bygreenery
for your viewing pleasure

#30

WALKWAYS
surroundedbyflowers will have
a calming e ect

#31

OPEN-AIR YOGA AREA
isperfect fora
relaxing work-out

#32

FESTIVALZONE
formoments of
memorable celebrations

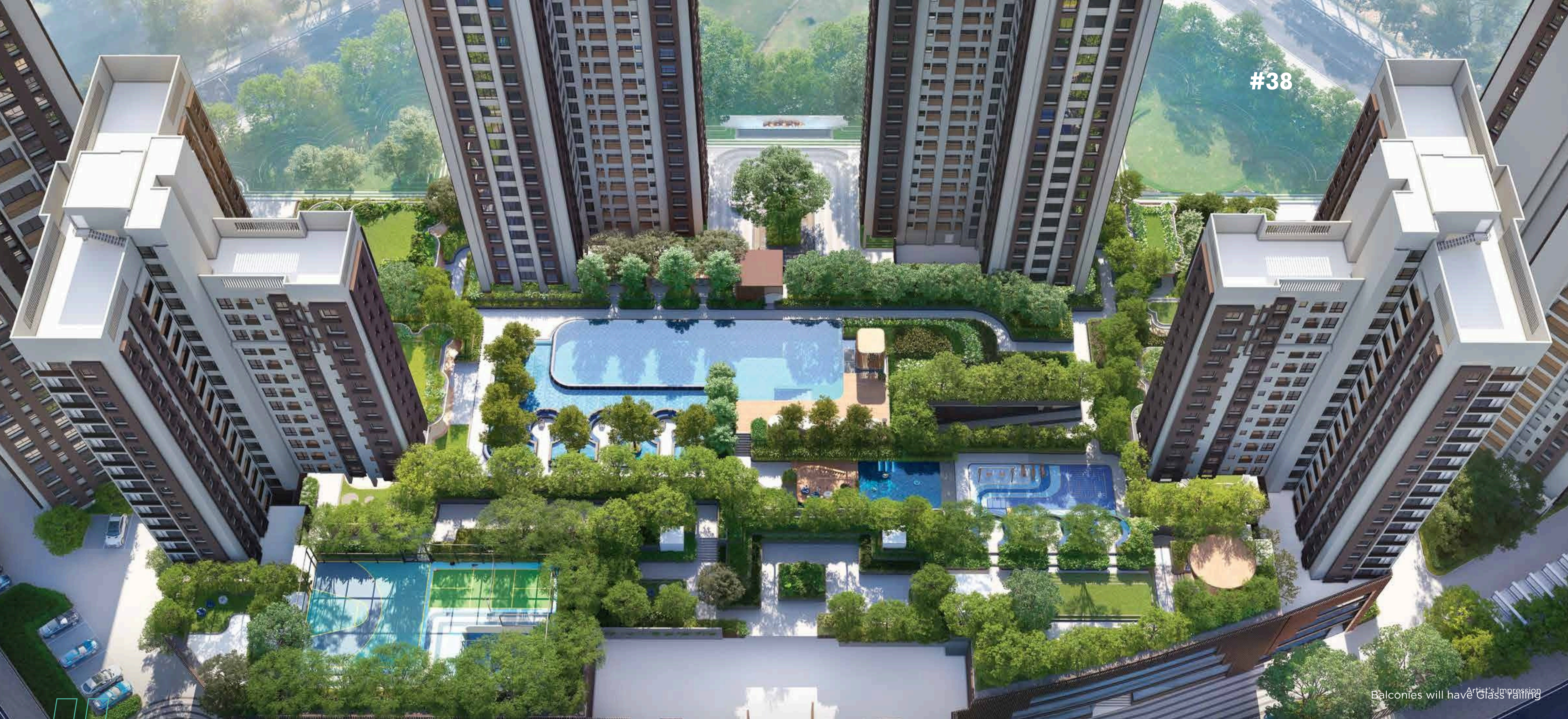
*at extra cost



Balconies will have Glass Railing

Artist's Impression

Open Amphitheatre



#38

Balconies will have Glass Railing Artist's Impression

40+ LIFESTYLE AMENITIES await your indulgence
at the **90,000 SQ. FT PODIUM**

*3rd & 4th Floor Aerial View

4TH FLOOR PODIUM

3RD FLOOR PODIUM

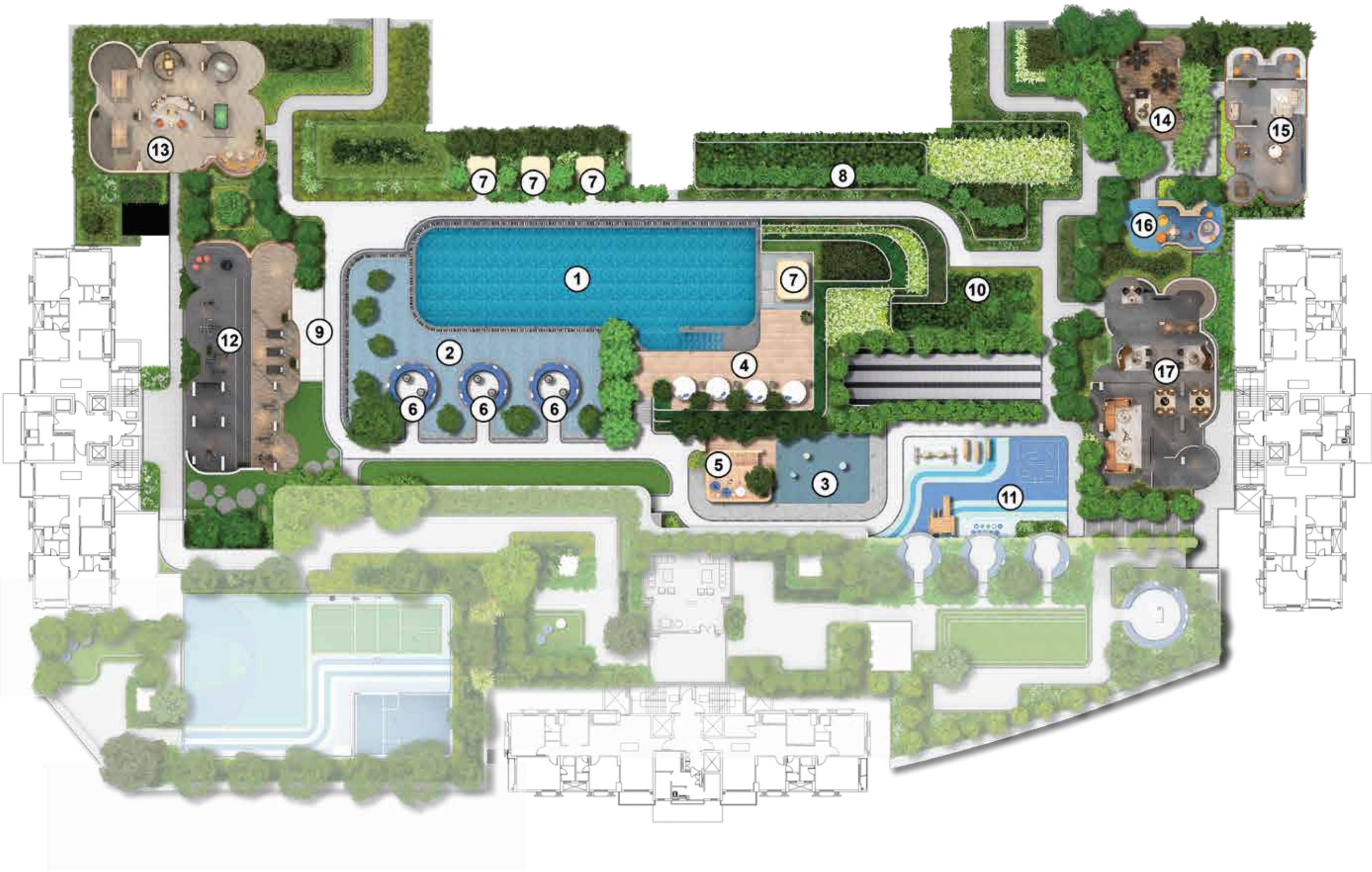


OPEN AIR BLUE WATER AND LIMITLESS LEISURE TO DIVE INTO

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



Eleven #reasons yes!

#33

OUTDOOR FITNESS AREA
for your fitness sessions
under the open sky and sun

#36

OUTDOOR KIDS' PLAY AREA
let your child's imagination and
playfulness run free

#39

PRIVATE CABANAS
to the perfect relaxation spot
where you can spend 'me time'

#42

TREE HOUSE
childhood adventures are turned
into reality here

#34

SWIMMING POOL
for moments immersed
in serenity

#37

KIDS' POOL
for your children's
aqua ventures

#40

LEISURE POOL
for making your
leisure hours special

#43

LAWN GARDEN
to keep the
freshness intact

#35

POOL DECK
for a touch of tropical
earthiness

#38

OUTDOOR DECK
for your ecstatic
viewing pleasure

#41

SIGNATURE SEAT WITH SUNKEN DECKS
resting spot for you and your friends
amid exciting conversations



Balconies will have Glass railing

Swimming Pool



Balconies will have Glass railing

Kids' Pool



Artist's Impression

Signature Seats with Sunken Decks



Balconies will have Glass railing

Outdoor Kids' Play Area

4TH FLOOR PODIUM

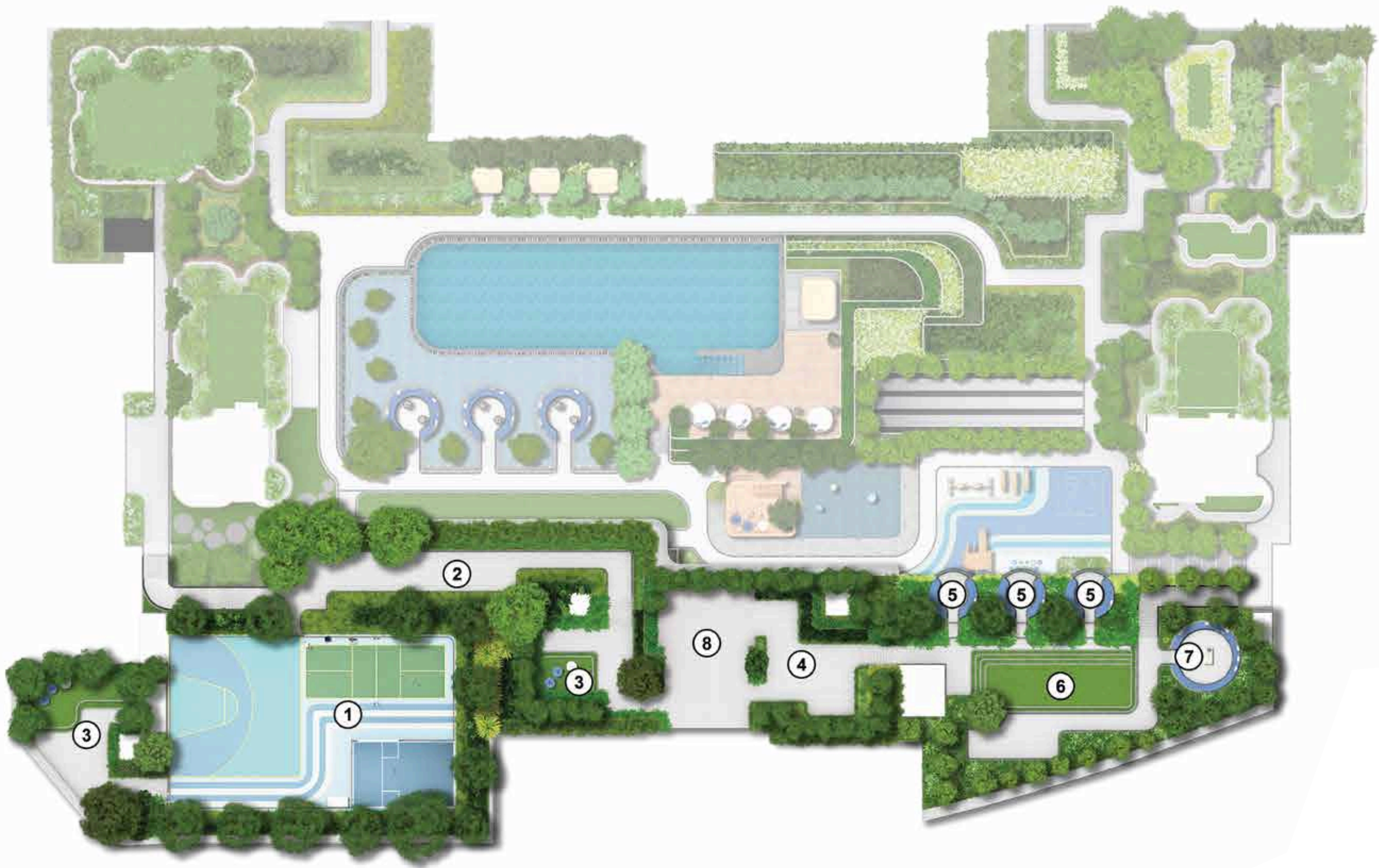
3RD FLOOR PODIUM



**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

- 1. 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



FEEL THE HARMONY WITHIN
WITH 9 MORE
#reasons

yes!

#44

VIEWING PAVILION
designed for open-air discussions

#46

VIEWING TERRACE
provides you exceptional
top-view of the podium

#48

SENSESGARDEN
will awaken your inner sensitivity
to the tranquility of nature

#50

WELLNESS GARDEN
inspires positivity with
thoughtful conversations

#52

CO-LIVING COURT
for community building and
celebrating select neighbours

#45

MULTI-SPORTS COURT
for the little ones' social hours

#47

RELAXATION LAWN
is the perfect union of green
and peace

#49

evenings will be relishing here

#51

WELL-BEING GARDEN
for nature-human interaction
to uplift well-being



Balconies will have Glass Railing

Multi-sports Court (Half Basketball/Badminton Court/Volleyball Court)



Balconies will have Glass railing Artist's Impression



Balconies will have Glass Railing

Artist's Impression



**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.

Eleven #reasons for yes!

TO CELEBRATIONS
AT THE CLUB

#53

HEALTH CLUB/SPA
for a healthier lifestyle

#56

GUEST ROOMS
for pitch perfect
hospitality

#59

BUSINESS CENTRE
WITH CO-WORKING SPACE
for the ultimate
work-life balance

#62

CARD ROOM
bring your ace to
the table

#54

ECO FAMILY LOUNGE
for moments spent
with your closest of kin

#57

INDOOR KIDS' PLAY AREA
for the little ones' social hours

BANQUET HALL
for hosting every big
or small event

PARTY LOUNGE
enhances your
celebrations quotient

#55

for reading, finding
and knowing more

#58

GYMNASIUM
to keep your fitness quotient
in check

INDOOR GAMES ROOM
for the playfulness
to begin



Balconies will have Glass Railing

Artist's Impression

Club Drop-o



Artist's Impression

Banquet



Artist's Impression



Artist's Impression



Artist's Impression



Eco Lounge



Library & Co-working



Card Room



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**.



5 MORE INSIGHTFUL
#reason63 *yes*

#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 quarters*

*at extra cost

#Six reasons *yes!*
**TO THE SPLENDID
PANORAMA VIEW**

#reason69
ECO PARK

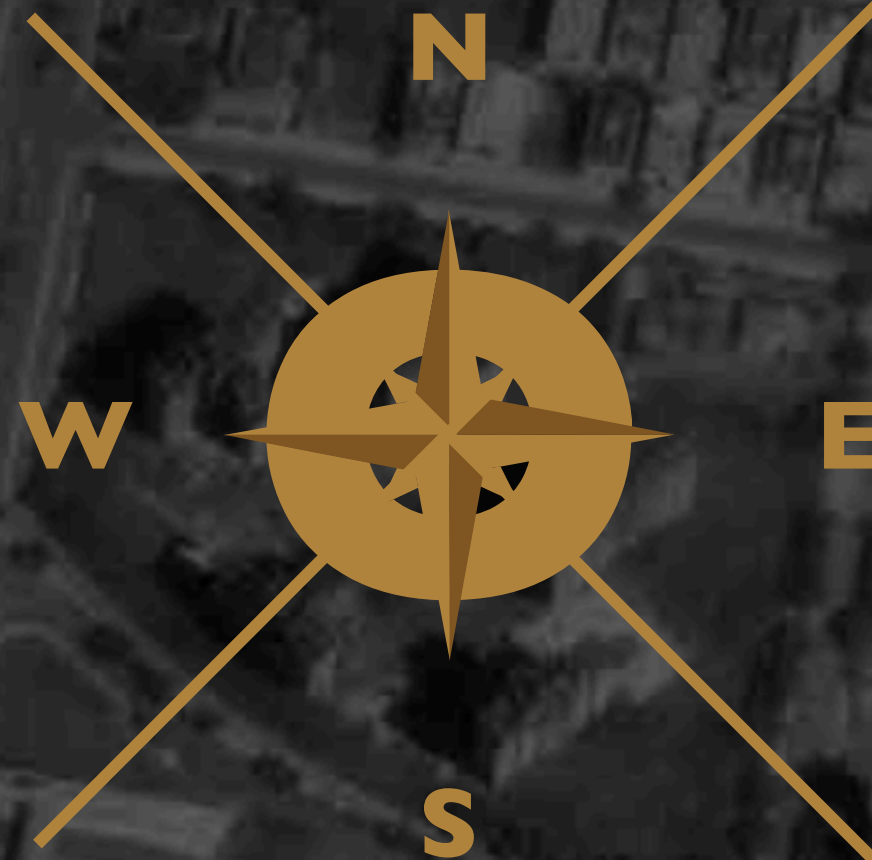
#reason70
AIRPORT

#reason71
CITY VIEW

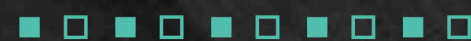
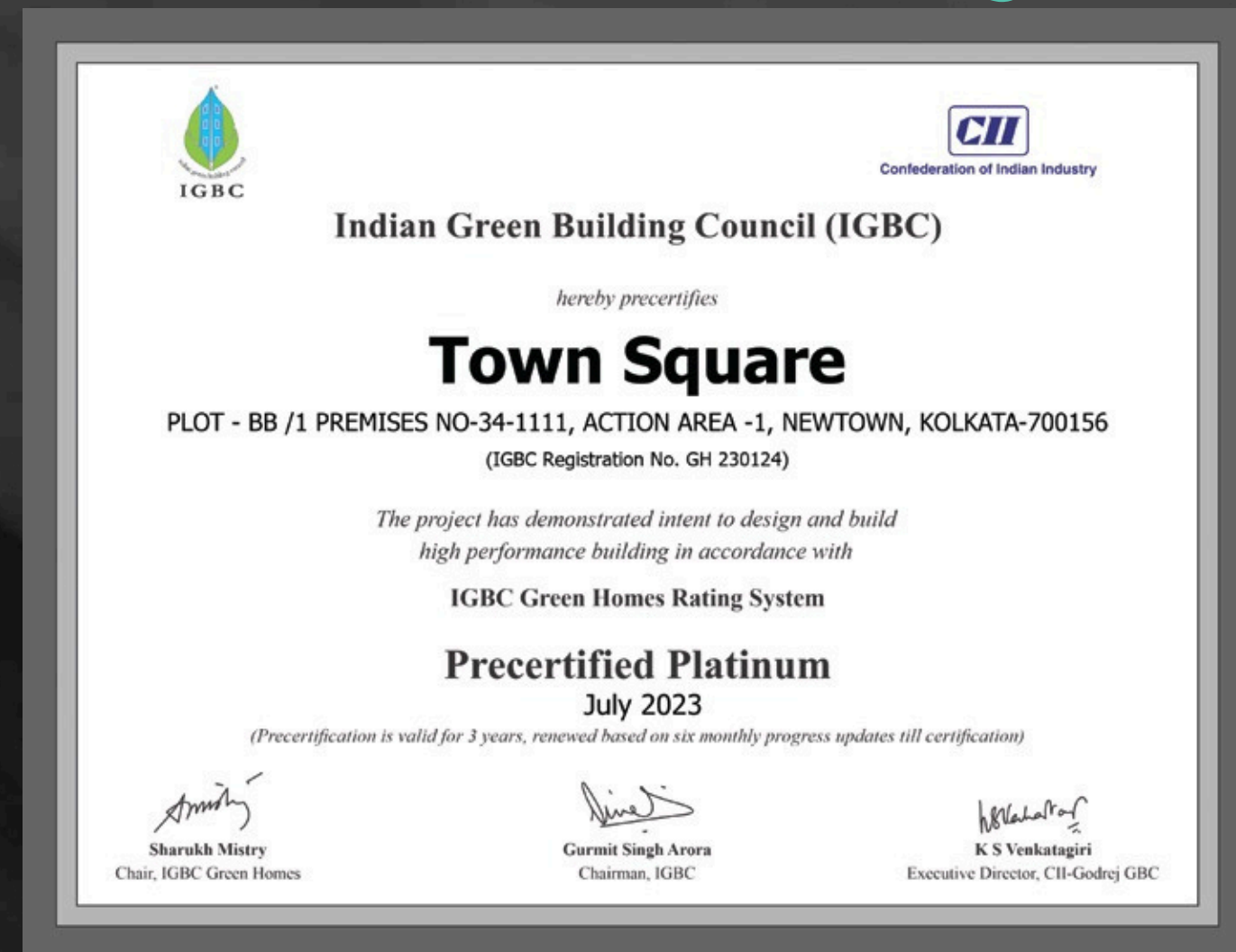
#reason74
BISWA BANGLA

#reason72
WET LAND

#reason73
CITY VIEW



#12 earthy reasons yes!



**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

MARCHING TOWARDS
A CENTURY OF
REASONS TO SAY

yes!

#reason87

SECURED LIVING
WITH CCTV SURVEILLANCE

#reason88

24X7
MANNED SECURITY FACILITY

#reason89

24X7
POWER BACK UP

#reason90

FIREFIGHTING
SYSTEM

#reason91

2 CAR PARKING SPACES
FOR EACH APARTMENT*

#reason92

DEDICATED SPACE
FOR CAR WASH

#reason93

CONVENIENT SERVICE
ELEVATORS

#reason94

PREMIUM IMPORTED
MARBLE FLOORING
IN LIVING AREA

#reason95

GRAND WAITING LOBBIES

#reason96

HIGH SPEED ELEVATORS

#reason97

MAXIMUM LIVEABLE AREA
OPTIMUM FLOOR PLATE USAGE

#reason98

STRATEGICALLY LOCATED
SERVICE BALCONIES

#reason99

SPACIOUS BALCONIES

*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



BOTANICA Bungalows near Southern Bypass



LAGUNA BAY near Science City



GREENFIELD CITY near Behala Chowrasta Metro



OZONE on South EM Bypass



ETERNIS on Jessore Road



SRIJAN INDUSTRIAL LOGISTIC PARK on NH 6



SRIJAN TECH PARK in Sector V, Salt Lake



SRIJAN CORPORATE PARK in Sector V, Salt Lake

#reasonfor yes!

TO THE COMMERCIAL
SEGMENT OF TOWN SQUARE

□ □ □ □ □ □ □ □



Balconies will have Glass Railing Artist's Impression

yes!
**TO THE PROMISE
OF A LIFE FULFILLED
A LIFE WELL LIVED.**



Developer



Registered Office:
Srijan House

36/1A Elgin Road, Kolkata 700 020
Site Address:
Plot No. BB/1,34 Major Arterial Road
Kolkata 700156

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

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