

TOWN SQUARE

EXCEPTIONALLY UNIQUE



GETTING A

yes!

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

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!





Artist's Impression

Balconies will have Glass railing



#02

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

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



Artist's Impression

Balconies will have Glass railing

#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

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**.



SCAN FOR LOCATION

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 Kms
City Centre 2	7.5 Kms

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

#reason14for yes!

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 Kms
PVR	5.4 Kms
RDB	6.1 Kms
Carnival Cinemas	6.5 Kms
Inox City Centre 1	7.2 Kms
Inox City Centre 2	7.5 Kms

#reason15for yes!

TRANSPORTATION CONNECTIVITY

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

*As Per Google Location



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 Deck
16. 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
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



3 BHK



4 BHK



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

Fourteen #reasonsfor *yes!*

TO GREENS
AT GROUND LEVEL

#19

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

#23

DROP-OFF FEATURE
welcomes your arrival
with freshness

#27

PET PARK
for the playful
furry paws

#31

OPEN-AIR YOGA AREA
is perfect for a
relaxing work-out

#20

ICONIC GATE HOUSE
for making every
arrival amusing

#24

OPEN LAWN
brings back favourite
childhood memories

#28

WATER FEATURE
rejuvenates you
with a refreshing vibe

#32

FESTIVAL ZONE
for moments of
memorable celebrations

#21

DEDICATED PARKING*
to provide a convenient
spot for your car

#25

THE SPLASH FOUNTAIN
adds freshness to
the joy of adventures

#29

OPEN AMPHITHEATRE
encircled by greenery
for your viewing pleasure

#22

SIGNATURE SITTING AREA
for you to take a fresh
view of life

#26

JOGGING TRACK
for a fitter body
and mind

#30

WALKWAYS
surrounded by flowers will have
a calming effect

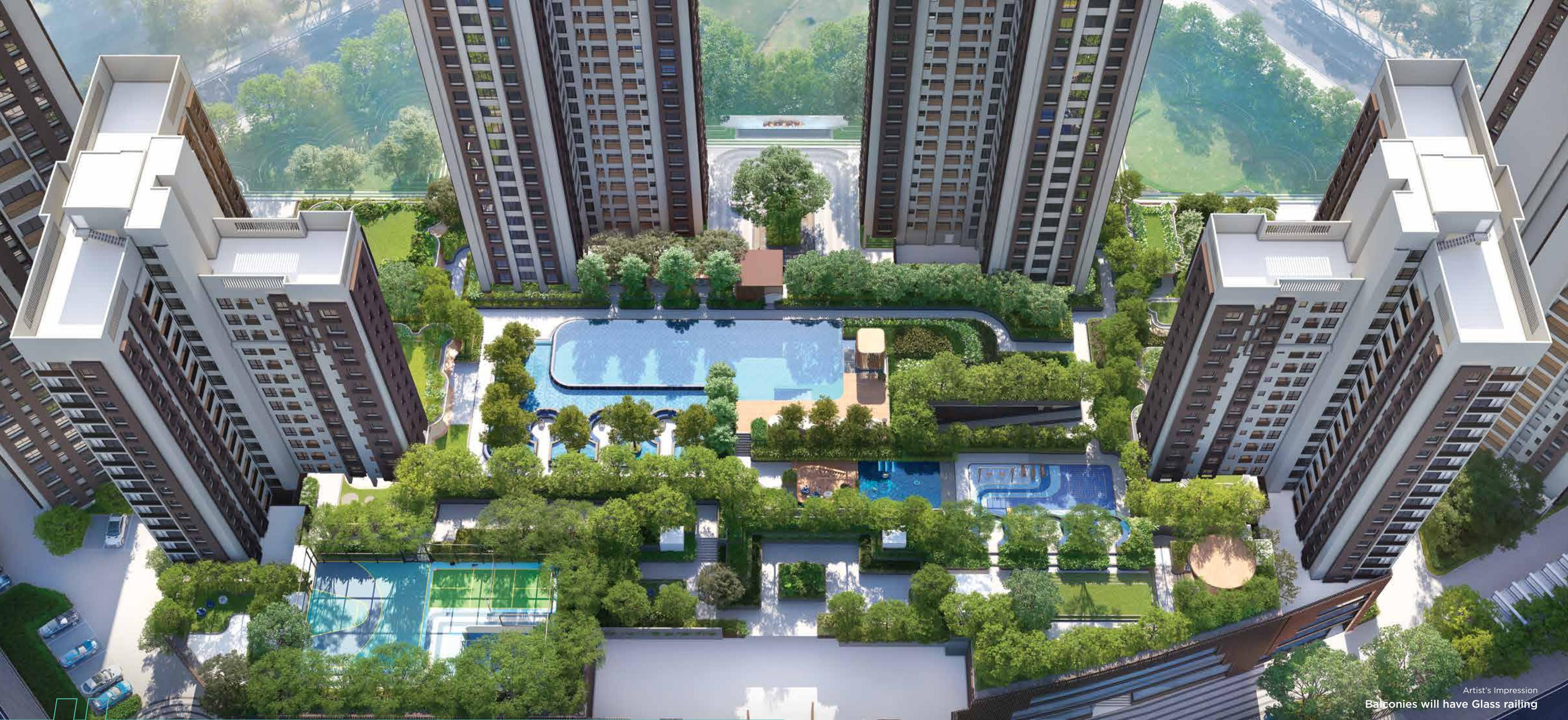
*at extra cost



Artist's Impression

Balconies will have Glass railing

Open Amphitheatre



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

Artist's Impression
Balconies will have Glass railing

*3rd & 4th Floor Aerial View

4TH FLOOR PODIUM

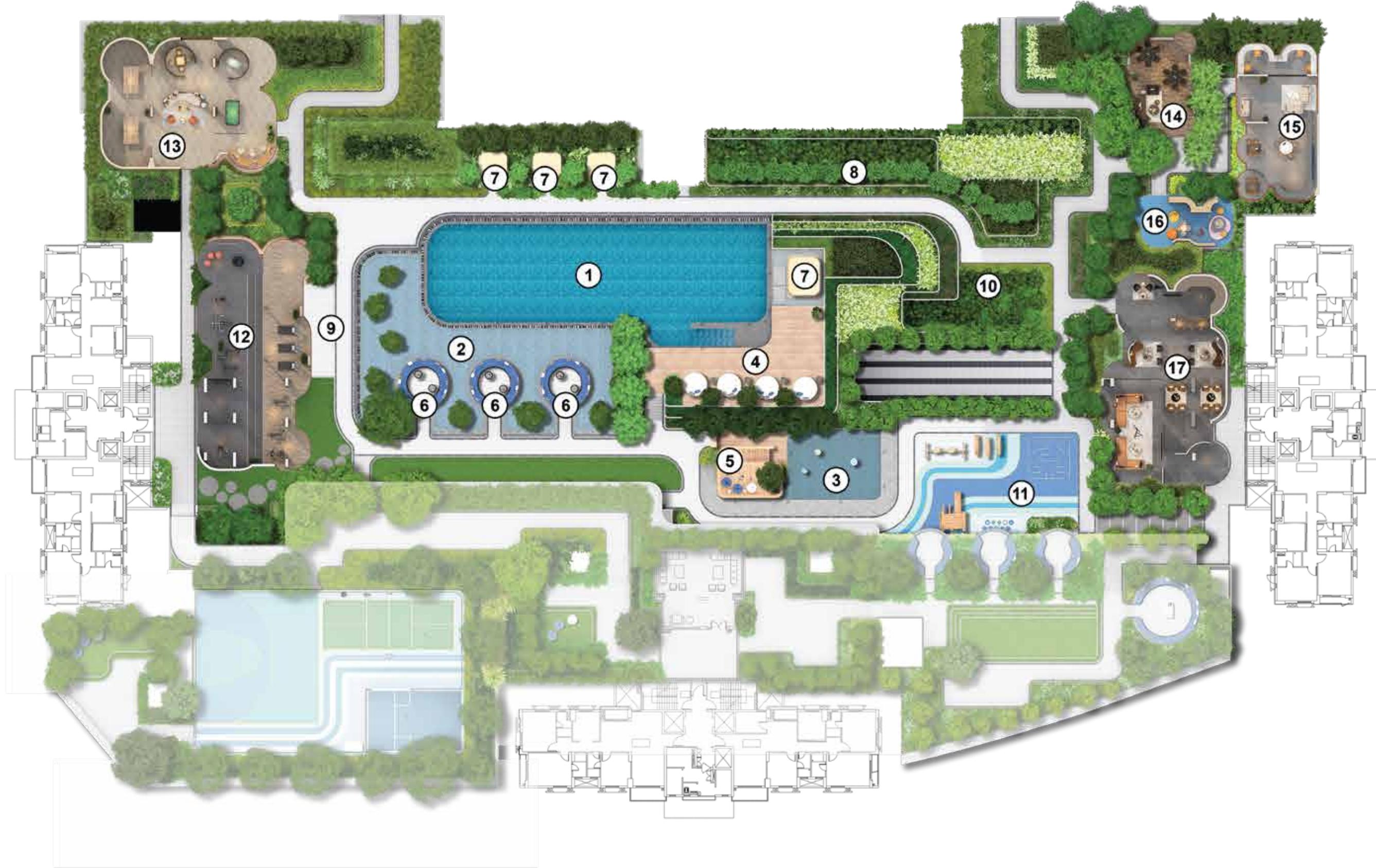
3RD FLOOR PODIUM



**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 #reasonsforyes!

#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

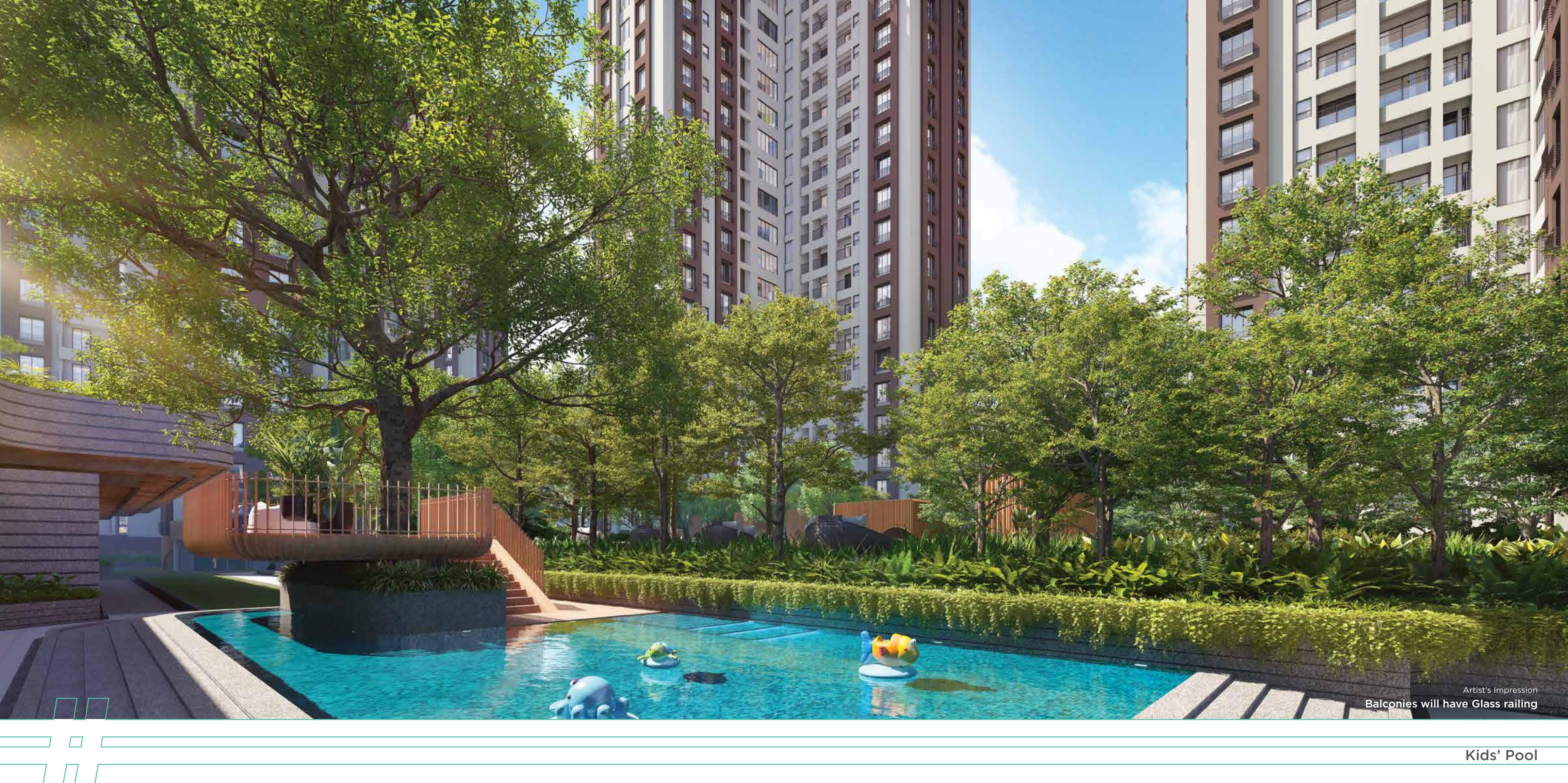
SIGNATURE SEAT WITH SUNKEN DECKS
resting spot for you and your friends
amid exciting conversations



Artist's Impression

Balconies will have Glass railing

Swimming Pool



Artist's Impression

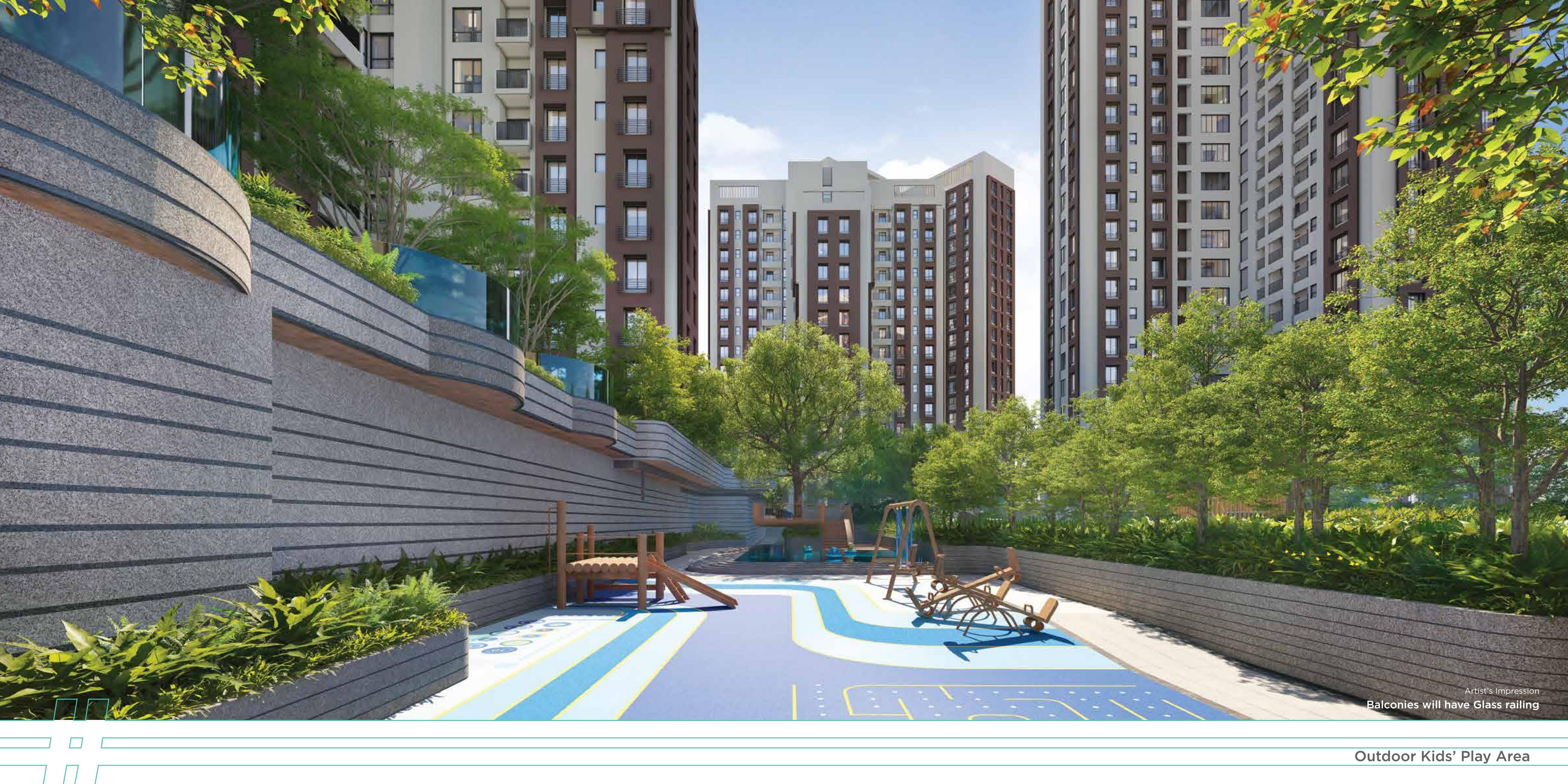
Balconies will have Glass railing

Kids' Pool



Artist's Impression

Signature Seats with Sunken Decks



Artist's Impression

Balconies will have Glass railing

Outdoor Kids' Play Area

4TH FLOOR PODIUM

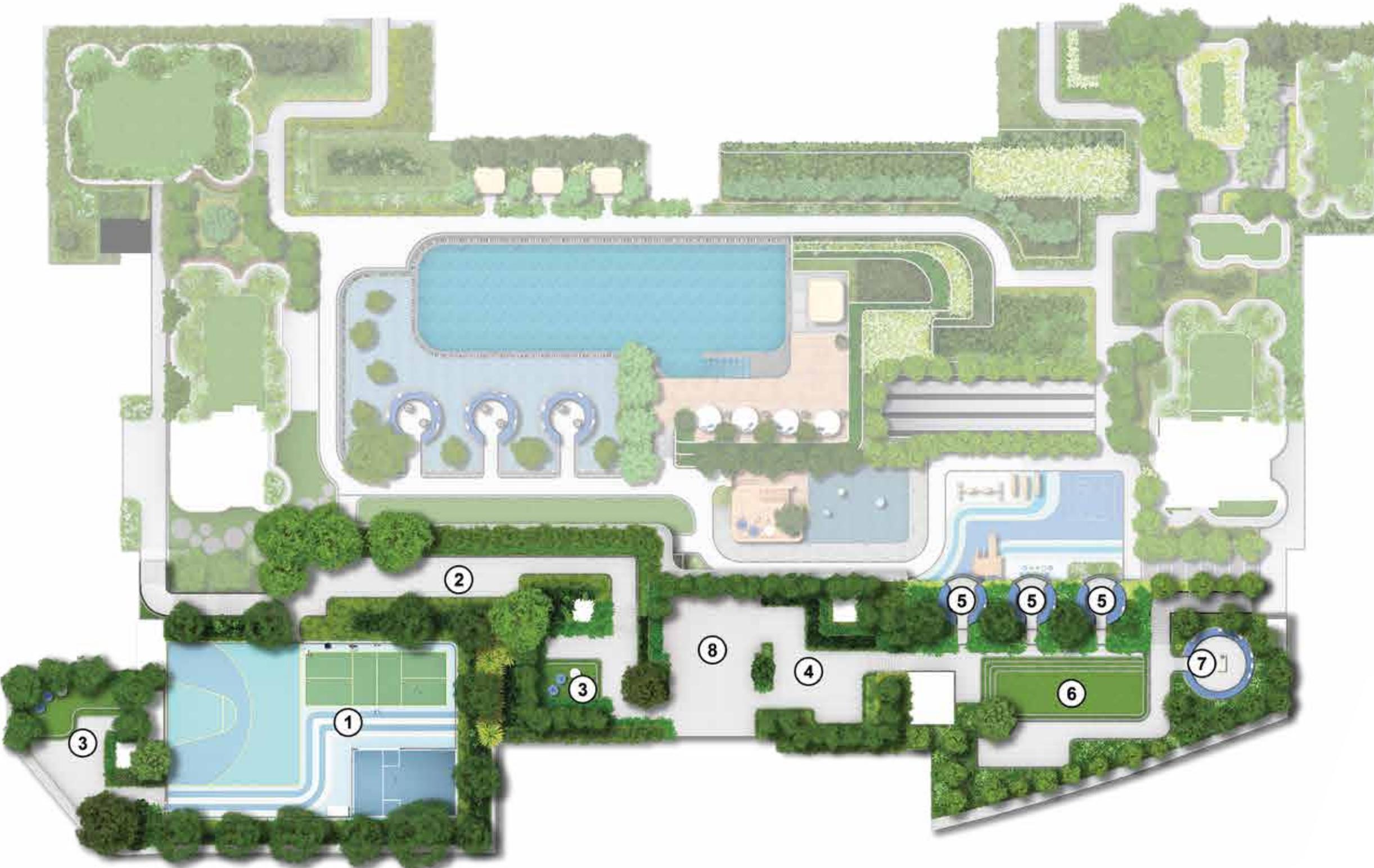
3RD FLOOR PODIUM



**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

#reasonsfor

yes!

#44

VIEWING PAVILION

designed for open-air discussions

#46

VIEWING TERRACE

provides you exceptional
top-view of the podium

#48

SENSES GARDEN

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

BAR B Q

evenings will be relishing here

#51

WELL-BEING GARDEN

for nature-human interaction
to uplift well-being



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

Artist's Impression

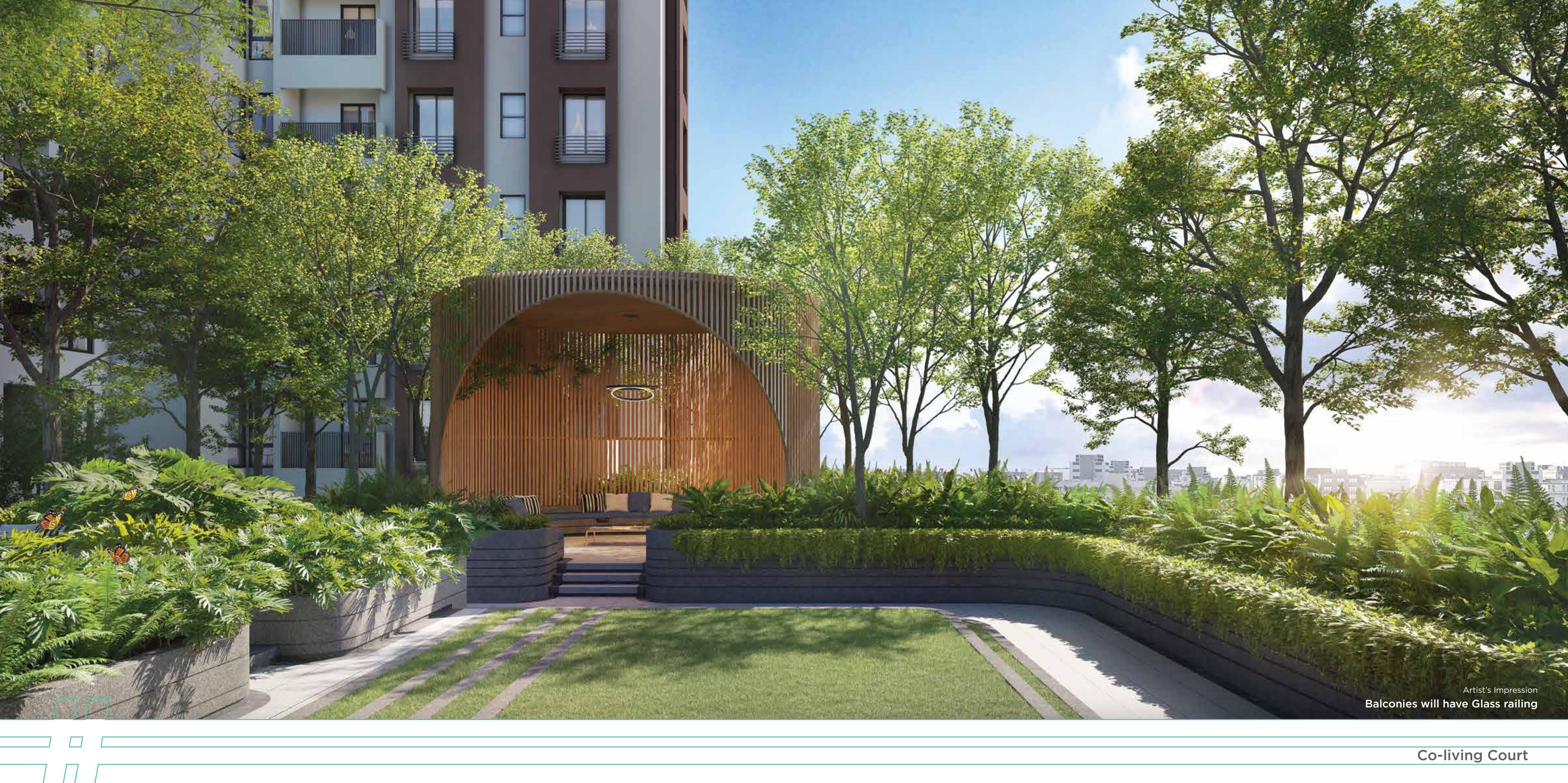
Balconies will have Glass railing



Artist's Impression

Balconies will have Glass railing

Viewing Pavilion



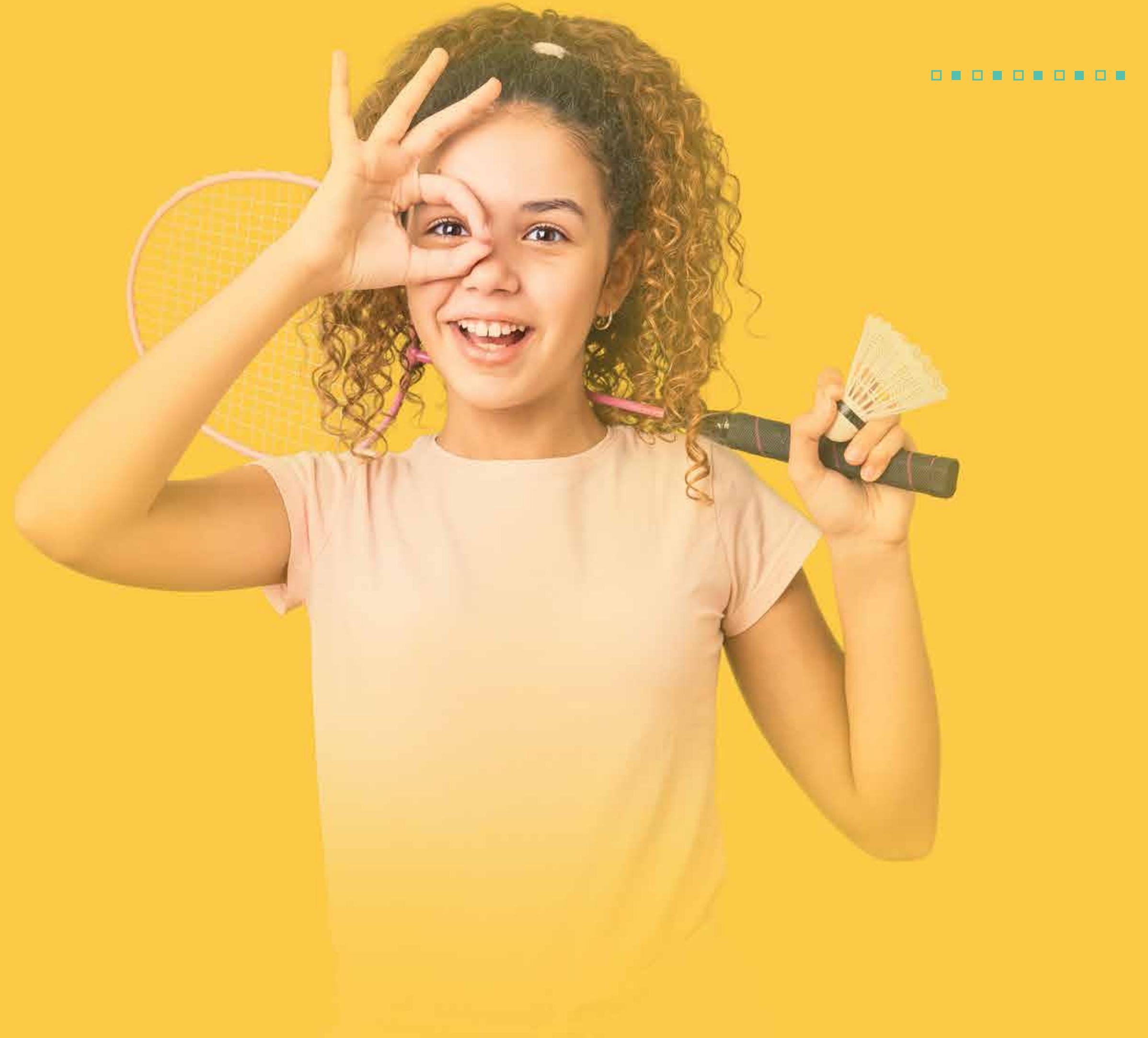
Artist's Impression

Balconies will have Glass railing

Co-living Court

**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 #reasonsforyes!

TO CELEBRATIONS AT THE CLUB

#53

HEALTH CLUB/SPA
for a healthier lifestyle

#54

ECO FAMILY LOUNGE
for moments spent
with your closest of kin

#55

LIBRARY
for reading, finding
and knowing more

#56

GUEST ROOMS
for pitch perfect
hospitality

#57

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

#58

GYMNASIUM
to keep your fitness quotient
in check

#59

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

#60

BANQUET HALL
for hosting every big
or small event

#61

INDOOR GAMES ROOM
for the playfulness
to begin

#62

CARD ROOM
bring your ace to
the table

#63

PARTY LOUNGE
enhances your
celebrations quotient



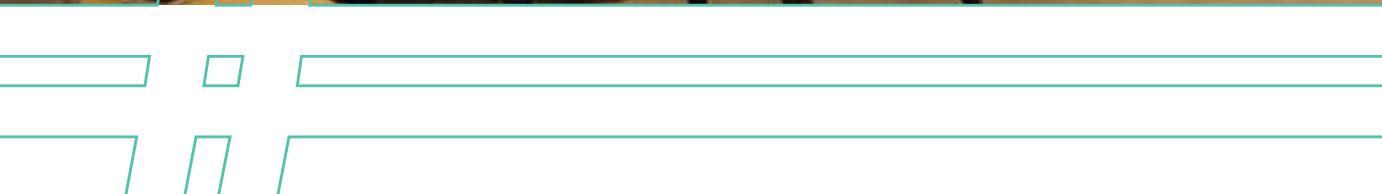
Artist's Impression

Balconies will have Glass railing

Club Drop-off



Artist's Impression



Banquet



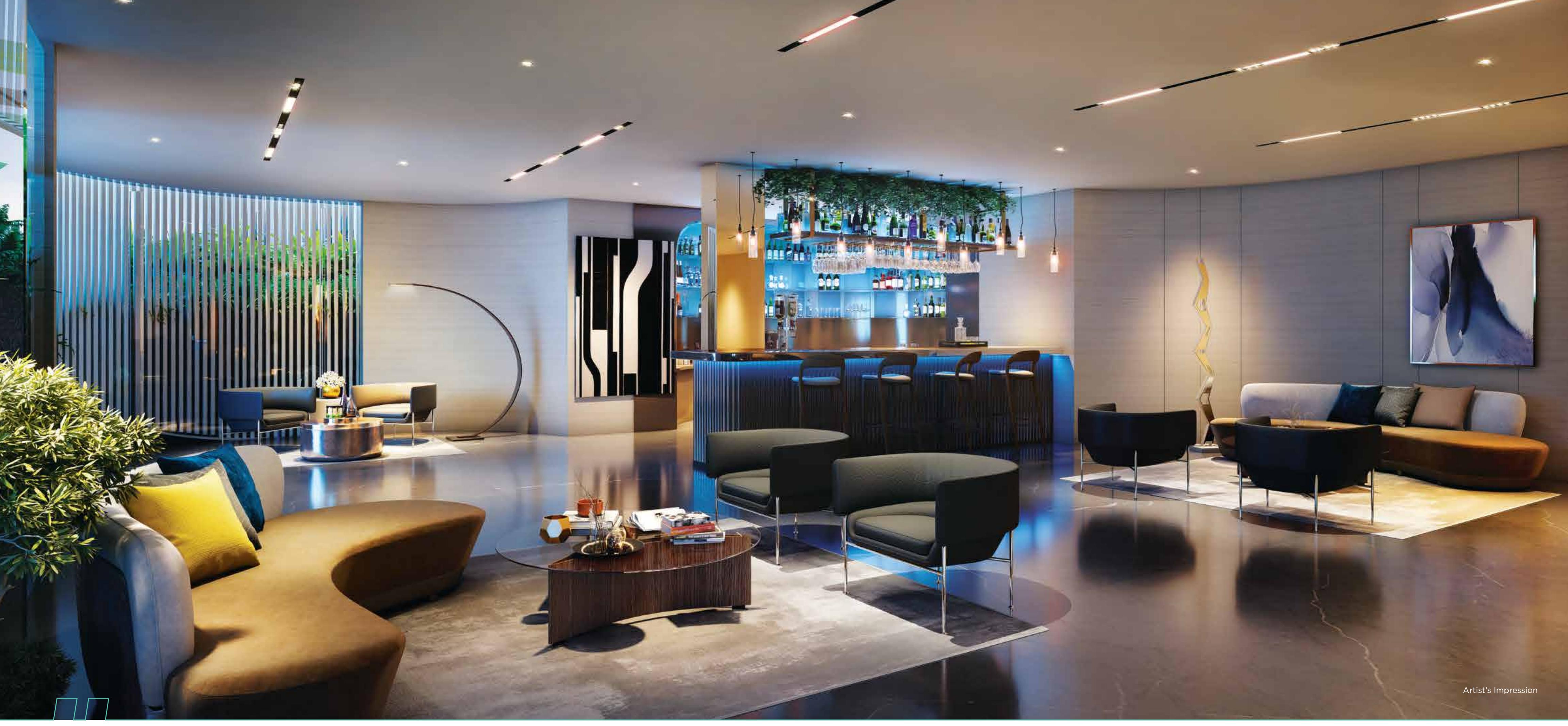
Artist's Impression

Lavish Gym



Artist's Impression

Indoor Games Room



Artist's Impression

Party Lounge



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
#reasonsfor*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 staff quarters*

*at extra cost

#Sixreasonsfor *yes!*
TO THE SPLENDID
PANORAMA VIEW



#12earthyreasonsforyes!



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



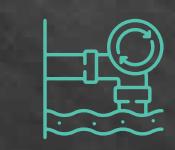
PROVISION FOR ELECTRIC
CHARGING POINT*



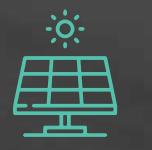
LOW VOC PAINT



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

A GLIMPSE OF OUR GLORIOUS LEGACY



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.



#reason100for yes!

TO THE COMMERCIAL
SEGMENT OF TOWN SQUARE



Artist's Impression

Balconies will have Glass railing

yes!

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



SCAN FOR
WALKTHROUGH

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

Disclaimer: Views & photographs used in this brochure are artist's impression 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/privateterrace/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.