



Welcome to



Kolkata's First

Micro Township

on Southern Bypass



You've been long waiting for this! A place where everything comes together beautifully!
A place that is not just a habitat, but an exhaustive living. A surrounding that houses every
facility, every comfort, every convenience, and every happiness that you can think or dream of!
Here's to a little town of your own! Here's to a universe of your own, where you always win!

THE GAME OF LIFE

Take a tour through a complete world and be the first to reach your dream home.



Rules of the game

- Any number of players
- Move as many number of boxes as the dice shows. Unless mentioned, throwing a six does not mean another chance
- On landing the action box, if you cannot fulfil the action indicated, the next player gets an extra chance.
- The fastest to reach the destination is, of course, the winner!



VICTORY AWAITS YOU

Nothing impacts your life and lifestyle like your home, and Southwinds brings out the best in everyone with the right mix of everything. Prepare to feel extraordinary amidst vast stretches of extravagance.

- Spread over 830 cutfalls
- 5 blocks of G+11, 5 blocks of G+15
- 2,3 BHK
- 1325 apartments
- 853 sq.ft. - 1340 sq.ft.



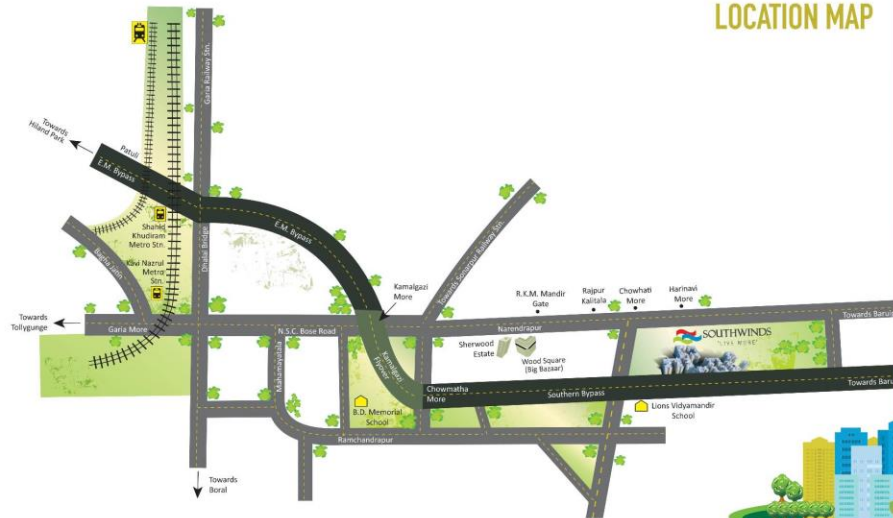
THE BEST WAY

Through twists and turns (literally), find the best way to reach a home that's the best.

Rules of the game

- Any number of players
- Move as many number of bases as the dice shows. Unless mentioned otherwise a six sided die is used.
- Complete the action indicated at various points in the route
- The fastest to reach the destination is, of course, the winner!

LOCATION MAP



THIS IS THE ROAD TO SUCCESS

Just a ten-minute drive from Garia Metro Station, on Southern Bypass – Southwinds is an address that is set to be the new residential nerve-centre of Kolkata! Being rapid connectivity, across even further off zones, surely makes it the best way to home and happiness.

- 4 km from Kamalgazi Flyover
- 8 km from Garia Crossing
- 17 km from Science City
- 4 km from Subhagram Station
- 8 km from Khudiram Metro Station
- 8 km from Kavi Nazim Metro Station
- 1100 ft. frontage

Shuttle bus service from Southwinds



YOUR BEST FOOT FORWARD

The new generation schools, offices, parks, five-star hotels, hospitals; the world is at a stone's throw. You are right in the middle of all the action.



- RAJPUR BAZAAR - 3 KM
- WOOD SQUARE MALL (VENKATESH CINEMAS, BIG BAZAAR) - 5 KM
- METRO CASH & CARRY - 12 KM
- SOUTH CITY HALL - 13 KM

- DINABANDHU ANDREWS COLLEGE - 5 KM
- BO MEMORIAL SCHOOL - 6 KM
- ASSEMBLY OF GOD CHURCH (TOLLYGUNGE) - 11 KM
- CALCUTTA INTERNATIONAL SCHOOL - 15 KM
- DELHI PUBLIC SCHOOL - 15 KM
- THE HERITAGE SCHOOL - 16 KM

- RAMKRISHNA MISSION SEBA PRATISHTHAN - 5 KM
- PEERLESS HOSPITAL - 10.4 KM
- RTIIC - 11 KM
- SANKARA NETHRALAYA - 11 KM
- RUBY GENERAL HOSPITAL - 14 KM
- DESUN HOSPITAL AND HEART INSTITUTE - 14 KM
- FORTIS - 15 KM



SOUTHWINDS
LIVE MORE

TREK GREEN
Get ready to go hiking in your home through waves, winds, bird calls and lots of fun!

MINI FOOTBALL GROUND
You get a penalty stroke in your next chance. The other player takes 1 from you, and if the dice shows 4, you move 3 boxes, he moves 1!

CHILDREN'S PLAY AREA
Kids are happy you came to play with them. They just give you an extra chance.

IN-HOUSE SHOPPING CENTRE
It's a long journey. Stop a chance to shop for some snacks and medicines.

GAZEBO
Your friends in the gazebo have invited you for the lawn party. Jump 3 boxes to reach there.

BADMINTON COURT
The next player has just played a wrong shot. You will stop back by 4 boxes.

SWIMMING POOL
Tired already? Quickly take a dip while the next player takes an extra chance.

ACUPRESSURE PATHWAY
Give your feet a good massage. For the next 3 chances, move only 1 box at a time.

AMPHITHEATRE
Give a quick performance to the players (sing/dance/act/etc.). The player right behind you will come to your box and join you here as audience.

MINI CRICKET PITCH
You played a great cricket match! Take a break for 2 chances.

CENTRAL LANDSCAPED GARDEN
You don't need your link to end so soon. Go back 3 boxes and keep enjoying the fresh air!

END
of the happy trek.

BEGIN
the expedition

Rules of the game:

- Any number of players
- Move as many number of boxes as the dice shows. Unless mentioned, throwing a six does not mean another chance.
- Complete the action indicated at various points in the route
- The last to reach the finish line is the winner!



IT'S A GREEN-GREEN SITUATION

A green carpet, as grand as a rug, is your playground. This green is not limited to the open spaces outside, but with a pre-certified IGBC Silver Rating, it translates to true green living!



- 83% open space
- Control landscaped garden
- Pollution-free air
- Water and electricity efficiency
- Eco-friendly construction material
- Efficient waste management
- Enhanced day lighting and ventilation



HAPPINESS IS A CHILD'S PLAY

When a changing world and technology driven spaces are transforming lifestyles, the idea of physical and mental fitness resonates like never before. And Southwinds assures natural wellness for all. So, play on and live more.



- Swimming Pool, Kids Pool & Jacuzzi
- Accessibility Pathway
- Children's Play Area
- Gazebos with Seats
- Puja Space
- Open-Air Gym
- Amphitheatre
- Natural Pond
- Badminton Court
- Mini Golf
- Mini Football Ground
- Mini Basketball Court
- Mini Cricket Pitch
- Multipurpose Courts (Phase III)



YOU WILL LOSE... YOUR WORRIES.

At this Micro Township, your mundane daily chores become simple because every system presents itself to pamper and comfort you. The facilities come as a world in itself. True to its name, you will find it difficult to find anything amiss!

- In-house Shopping Centre to take care of your daily needs
- Gated Community
- 24/7 Security
- CCTV Surveillance





LUXURY-GO-ROUND

Beat others in this roller coaster ride of comfort and leisure at the exclusive residents' club!

WELCOME

THANK YOU

WELCOME: This roller coaster is a roller coaster of fun and excitement. The more you play, the more fun you have! The first to reach the center is the winner!

COMMUNITY HALL: The neighbors get the party in and jump through the Library to meet everyone.

LIBRARY: Check off your to-do list. Don't forget the project! Don't forget the book or review this book!

GUEST ROOM 1: The guest room is a great place to relax. Enjoy the view from the balcony!

GUEST ROOM 2: The guest room is a great place to relax. Enjoy the view from the balcony!

BATH SUITE: Skip a shower and bedtime. After that, enjoy a nap to the moon. Make to each your bathroom floor.

BUILT-IN BBQ: You forgot your grill for the BBQ session. Get back to the grill!

GYM: You have a great workout here. Skip the donut for the game room 2.

PULL-OUT SOFA: You love your sofa. Or do you? You love it! You love it!

BUILT IN BBQ: You forgot your grill for the BBQ session. Get back to the grill!

SQUASH COURT: You love your sofa. Or do you? You love it! You love it!

MULTI-ACTIVITY HALL: You loved a great game performance. The next player will love it more to appreciate you.

OPEN TERRACE: Skip 2 chances to make your terrace the center.

CAFE/TERACE: You love the car but the car is not the best. Enjoy the view from the balcony!

- Rules of the game:**
- Any number of players.
 - Move as many number of boxes as the dice shows. Unless mentioned, throwing a six does not mean another chance.
 - Complete the action(s) indicated at various points in the route.
 - The first to reach the center is the winner!

WHERE ALL WORK BECOMES ALL PLAY

The Micro Township offers a micro lifestyle with Zing, the swanky club spread over 38,000-sq-ft. Discover a world of amenities that make you never want to leave home, that help you rejuvenate anytime, reducing the dullness quotient to zero. So come, don't be the dull boy Jack!

Double Height Community Hall:

- Multipurpose Hall
- Gymnasium
- Bath and Steam Rooms
- Games Room (Pool, TI, Card)
- Squash Court
- Mini Theatre
- Virtual Reality Games
- Toddlers Zone
- Multi-Activity Hall
- Library
- Cafeteria
- Open-Terrace Seating
- Guest Rooms



THE PERFECT GAME PLAN

Architect

Agarwal & Agarwal was established in 1988 as a professional architectural firm. Under the leadership of architect JP Agarwal, the firm grew wings past India and across Asia has successfully completed 400 projects. Committed to empowerment and social friendly architecture, the firm's work has received appreciation and recognition by various eminent publications and awards. Some of its landmark projects include 'Safeway', 'Technopark', 'Museum City' and 'Forum Mall'.

Club Architect

Born in the year 1996, group GCA provides services in Architecture, Interior Design and Design Coordination across a wide range of building types including offices, residential, retail/leisure, retail, hospitality and other brand identities. Their core values are targeted at design excellence & customer satisfaction, while enabling an identity and contributing to the design world.

Landscape Consultant

Design Associates is a Delhi-based Landscape Architectural Firm established by an internationally experienced Landscape Architect, Krishan C. Singh, who qualified from School of Planning and Architecture, New Delhi. A fellow member of Indian Society of Landscape Architects. He has worked on Multiple Land for several years.

Structural Consultant

Adroit Consultant, set up in 1988, is an engineering consultancy firm specializing in the structural design of all civil engineering applications. Since inception, Adroit has successfully received the structural design of a host of civil engineering applications, ranging from schools to IT buildings, multi-commercial buildings, residential complexes and water reservoirs, underground and overhead & water treatment plants.

MEET THE GAME CHANGERS



We are a diverse and dynamic enterprise committed to elevate the quality of your life through our different domains. Over the last few decades we have built sustainable and landmark projects with innovative designs, under the efficient leadership of our visionary - Sri Narend Kumar Prasad.

We are upholding the lives of over 1,00,000 families with more than 23 ongoing, upcoming and completed projects including Southwinds, Sangatica, Anukul, Aara, Aangan, Alura and Aadhya. Our projects are spread across approximately 80 lakh sq. ft. in Eastern India.

We strive to not only design alluring societies but also to conserve our environment. This has led to us many awards, with Aadhya becoming the first steel-reinforced green residential building in Kolkata, while Southwinds is pre-certified Silver by the Indian Green Building Council.

We work relentlessly across different functional groups, businesses and geographies encompassing diverse competencies. We are master franchisees for Raymond and operate 12 stores including the highest selling ones in India, the Raymond Shop at Poddar Court.

STORF, a popular hub for literary activities is a paradise of toys, books, stationary, gifts and much more for people in and around Kolkata. We at Junction Mall, Durgam provide the largest family destination for leisure and recreation in South Bengal.

Primarc's People our recruiting and distribution platform offers unique business solutions and has evolved as a market leader in e-commerce. We support young entrepreneurs achieve their financial goals and earn passive income by making angel investments in startups with Primarc's Wealthcare.



Srijan Realty Pvt. Ltd. is a fast-growing real estate company engaged in construction of several projects across East and South India to meet the growing demands of an emerging India. Srijan's landmark residential and commercial projects include Greenfield City at Bahadur, Srijan Industrial Logistic Park at Baramba Road, Durgam at Jyoti Road, PS Srijan Durgam at Park Road, Shreevastu Estate opposite Ramkrishna Mission, Nandambour Heritage Srijan Tower at Kankuruchi, Parkside Residency near Howrah, Trinity Plaza at Topka - Bagan, Comedian Srijan Heritage Heights near Ramkrishna Mission, Heritage Srijan Park near Park Circus, Palaces near Ballygunge, PS Srijan Sunnagar near Durgam, Srijan Heritage Lodiana at Rajbari, Srijan Midlands at Jyoti Road. It has developed retail space with malls like Wood Square opposite Ramkrishna Mission, Nandambour Galaxy Mall at Anandi, and Grand Arcade and Grand Mall at Durgam, and modern office buildings like PS Srijan Corporate Park at Sector-V, PS Srijan Tech Park at Sector-V and Centennial at Topka.



An eminent name in the field of real estate, Riya Projects has developed residential projects that have been a class apart. By being unique in their architectural designs and by incorporating modern values, Riya has added to the living experience in residential landmarks. Riya Projects, by integrating the best of design aesthetics and quality stands the needs to promote long term sustainability and environmental consideration in all its creations.



STAY FIRST. STAY THE WINNER.



SOUTHWINDS

'LIVE MORE'

Marketing Office: 9, Elgin Road, Kolkata - 700020

Site Address: 132, Ghoshal Para Road, Manikpur, Kolkata - 700148

Prime Care: 98830 55000 E southwinds@primarc.in W www.southwinds.in



Disclaimer: All information, features and offerings in this brochure are subject to change without notice. Photographs used in this brochure are artist's impressions and are for illustration purposes only and may not bear resemblance to actual features/offerings. This brochure is not a legal offer or document.