

Phase I - HIRA/P/SOU/2019/000318 | Phase II - HIRA/P/SOU/2020/000984
Phase III - HIRA/P/SOU/2020/000992 | hira.wb.gov.in
Phase IV - WBRERA/P/SOU/2024/001142 | rera.wb.gov.in


nirvana
your attainment



Drench in the sun the way you wish. Once more.

Touch the sky, once more.
Drench in the sun, once more.
The smell of pure earth, once more.
Your own house. Once more.

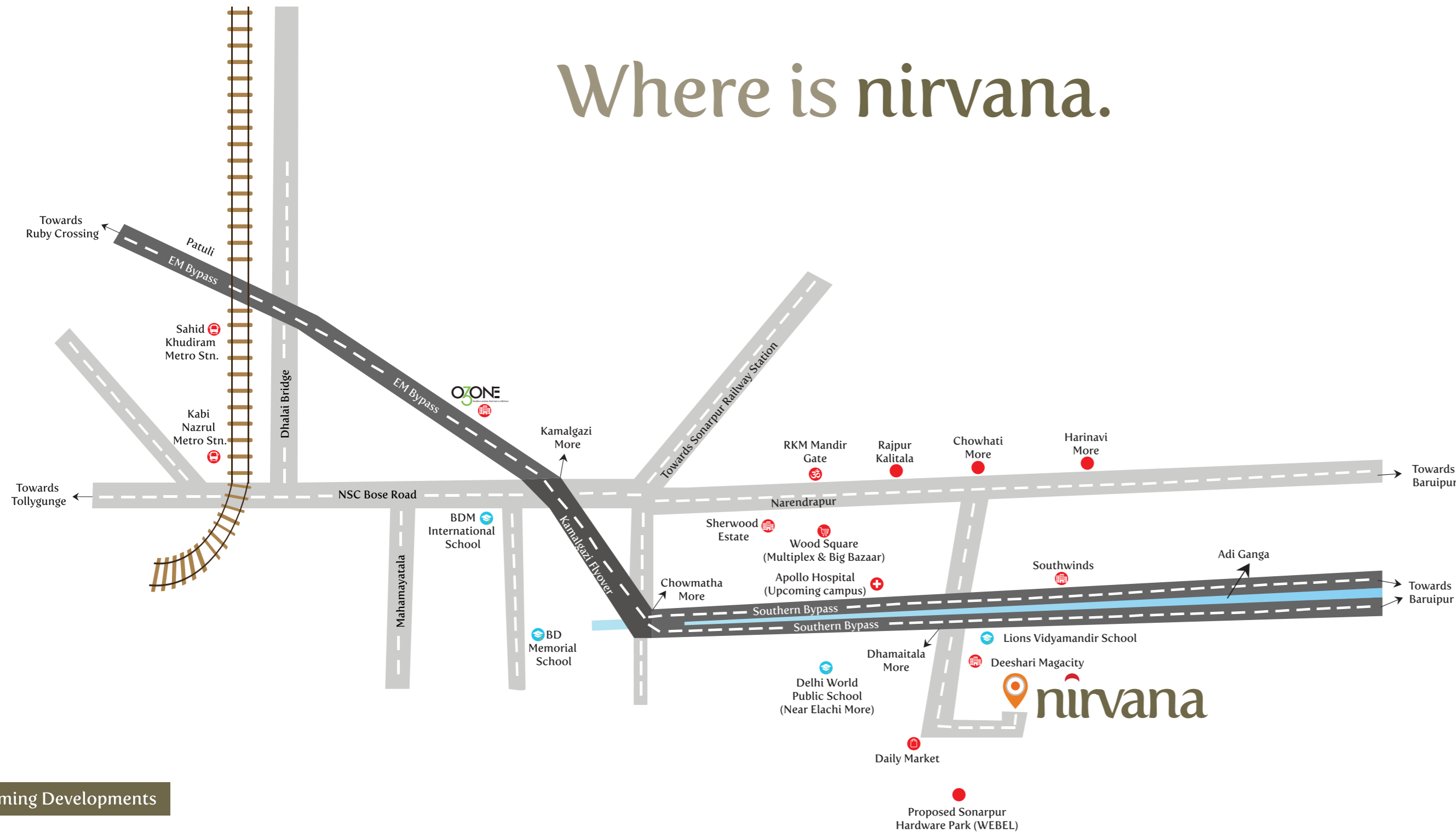
Soak in the rain, once more.
Sail with the clouds, once more.
The smell of pure earth, once more.
Your own house. Once more.

Your own green, once more.
Fountain of light, once more.
The smell of pure earth, once more.
Your own house. Once more.

Open your eyes to the 'impossible'.
Your own house, your terrace
Like you've always wished.
Your own freedom.

Photographed at the Nirvana model house.

Where is nirvana.



nirvana

Away from the pollution and the madness of the city, yet close to it, near Southern Bypass is your chance to own your own house, not shared living in apartments.

Around 300 houses, G+1 / G+2 in approximately 12.32 acres with all the facilities of living in a gated complex with complete security, a club, swimming pool and many other amenities.

What's more, you don't pay for any Super Built-Up area as there aren't any shared spaces within the house.

Upcoming Developments

1. Metro links to go an extra mile as there are plans of Airport & Garia lines to get connected to Baruiপুর via Adi Ganga route.
2. Baruiপুর will be the talk of the town soon as the district Head Quarters Administrative officer functioning in Alipore will be shifted to Baruiপুর.
3. The area commits various knowledge hubs & research institutions, commercial zones, further residential developments and healthcare centers. A new unit of Apollo Multispecialty is coming up in Southern Bypass .
4. Renovation & beautification of the Adi Ganga along the Southern Bypass & Baruiপুর.



Location map no to scale.

Proximity

Hospitals

- Peerless Hospital ~ 10.5 kms ~ 23 mins
- RN Tagore Hospital ~ 11.7 kms ~ 26 mins
- Medica Hospital ~ 11.9 kms ~ 23 mins
- AMRI Mukundapur ~ 12.2 kms ~ 26 mins
- Apollo Hospital (Upcoming campus) ~ 4.3 km ~ 11 mins

Shopping & Entertainment areas

- Big Bazar (Highland Park) ~ 10.1 kms ~ 21 mins
- Wood Square Mall ~ 4.9 kms ~ 15 mins
- Hiland Park Multiplex ~ 10.1 kms ~ 21 mins
- SVF Multiplex ~ 4.9 kms ~ 15 mins
- Satyajit Roy Park at Patuli ~ 9 kms ~ 21 mins
- Bonobithichhaya at Patuli ~ 9.2 kms ~ 19 mins
- Science City ~ 17.5 kms ~ 38 mins

Educational Institutions

- BDM International School ~ 5.6 kms ~ 15 mins
- Lions Vidyamandir ~ 1.8 kms ~ 5 mins
- Ramkrishna Mission Residential College ~ 5.2 kms ~ 18 mins
- DPS Ruby Park ~ 14.6 kms ~ 34 mins
- Future Institute of Engineering & Management ~ 7.2 kms ~ 26 mins
- Netaji Subhas Engineering College ~ 11.2 kms ~ 32 mins
- Meghnad Saha Institute of Technology ~ 14.8 kms ~ 35 mins
- Delhi World Public School ~ 6 km ~ 17 mins

Markets

- Rajpur Poura Bazar ~ 3.1 kms ~ 11 mins
- Daily Market ~ within 500 mts
- Chowhati Battala Bazar ~ 2.7 kms ~ 11 mins

Train stations

- Kavi Nazrul Metro ~ 23 mins
- Shahid Khudiram Metro ~ 19 mins
- Sonarpur Railway Station ~ 23 mins
- Baruiপুর Railway Station ~ 22 mins

NOTE Travel time and distances courtesy Google.com



Enter.
your
own.

The grand entrance.

The
house
you'll call
your
own.

The houses.





Around
300
houses
on
12.32
acres.*
(*approximately)

The garage, just beside your door.

Your
dream
amphi
theatre.

The amphitheatre and open greens.





Your
green
banquet
lawn.

The lush green open-air banquet lawn.

Your
weekend
barbecue
zone.

The open-air Barbecue Zone.

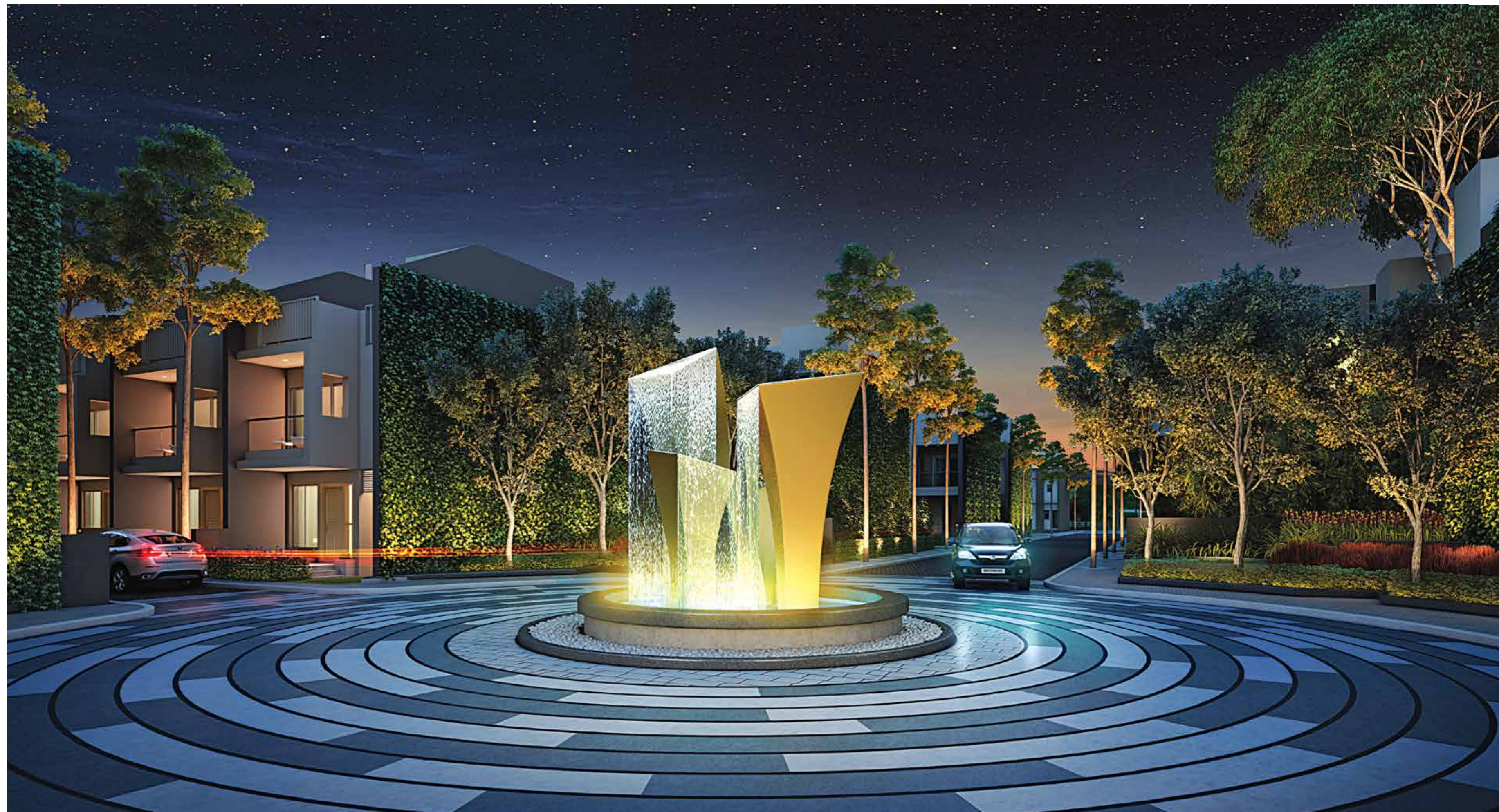




Where
your kids
will play.

The Outdoor Kids' Play Area.

Enjoy
the playing
fountains.



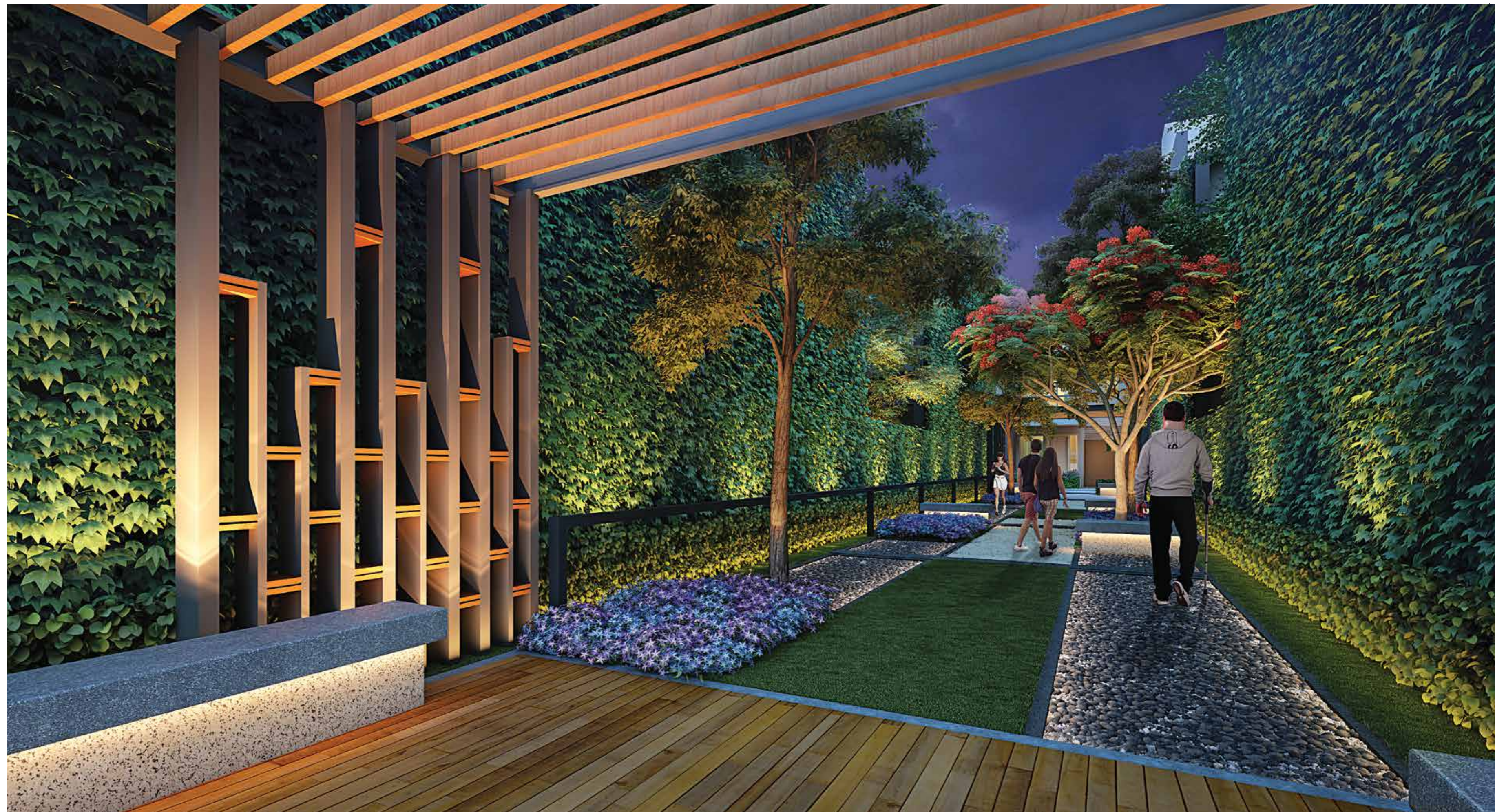
The Playing fountains at night.



Where
the seniors
will
meet.

Senior citizens' sitting area.

The park
that will
heal.



Reflexology Park.



Where
you will
relax
and
unwind.

Multipurpose court with Yoga lawn.



Your own house **your own way.** Once more.

Open your ears, once more.
To hear the *koel* sing, once more.
The breeze across the greens, once more.
Your own house. Your place. Once more.

Hear the humming bees, once more.
As it feasts on the flowers, once more.
The birdsongs, once more.
Your own house. Your place. Once more.

A horseshoe on your door, once more.
Fresh paint on the walls.
The feeling of togetherness, once more.
Your own house. Your place. Once more.

Open your eyes to the beauty
around your own house.
Like you've always wished.
Your very own.

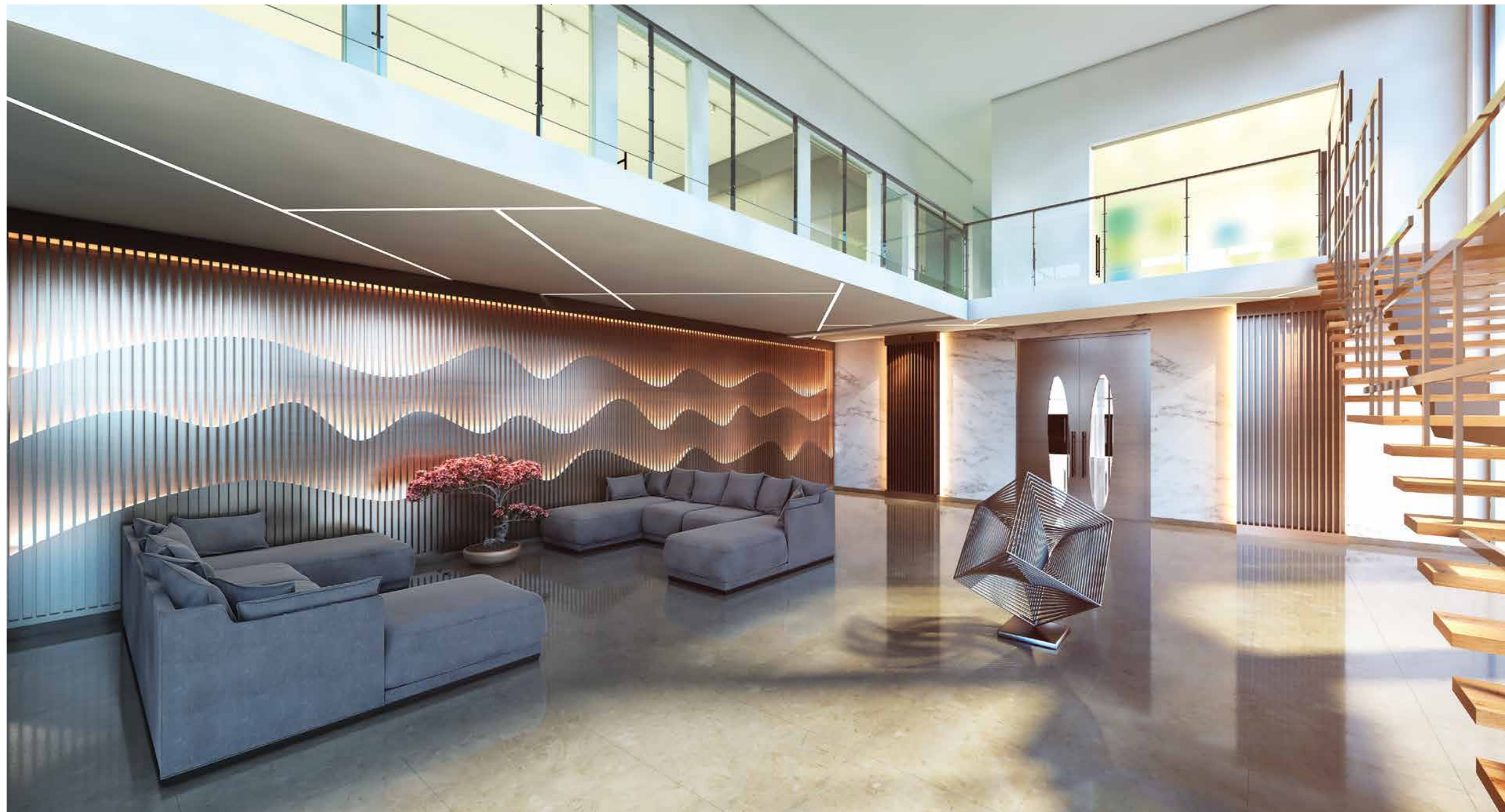
Photographed at the Nirvana model house.



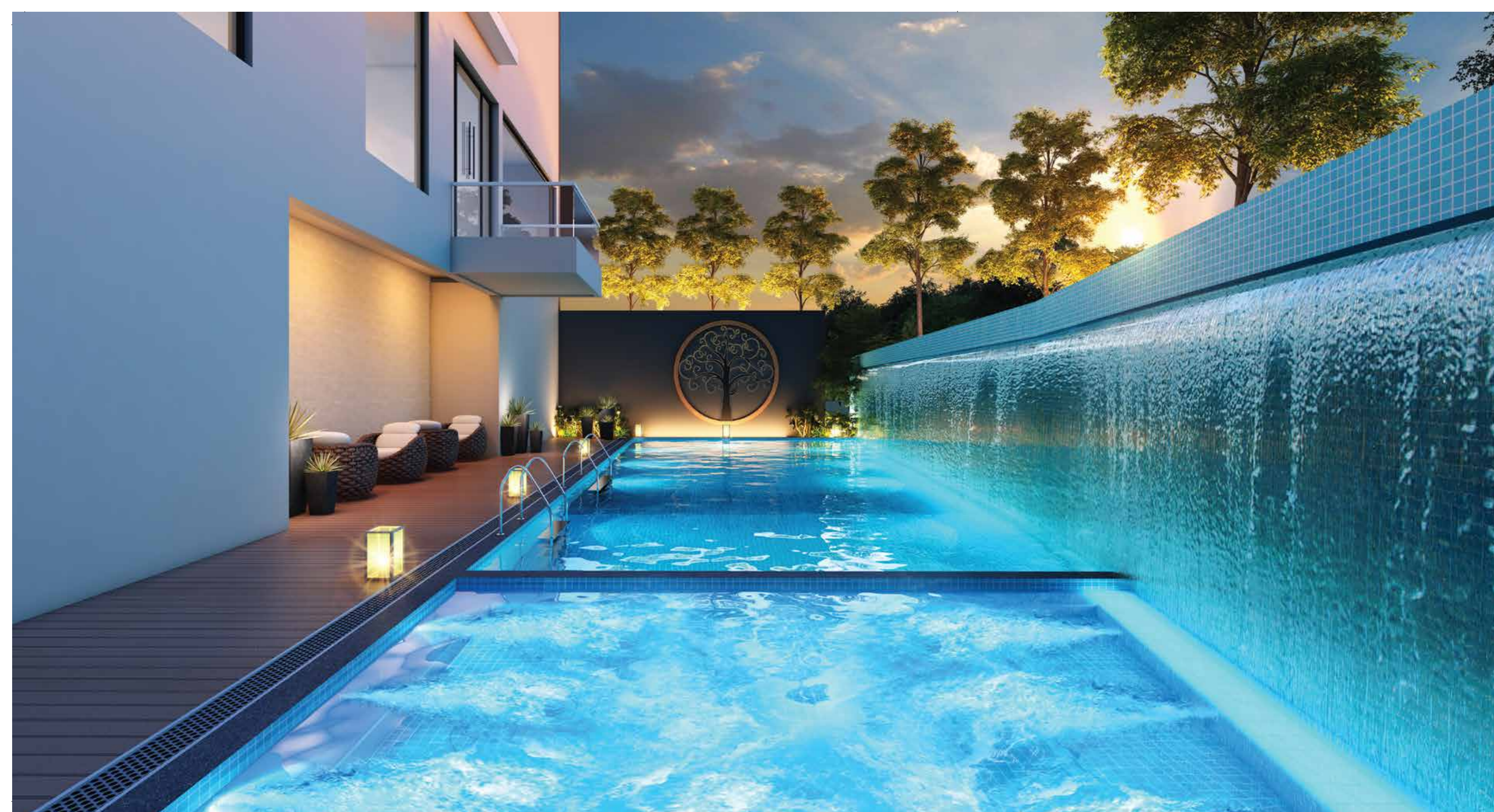
Your
dream
club.

MOKSH - The plush Club.

Your
club
lobby.



MOKSH - double-height lobby.



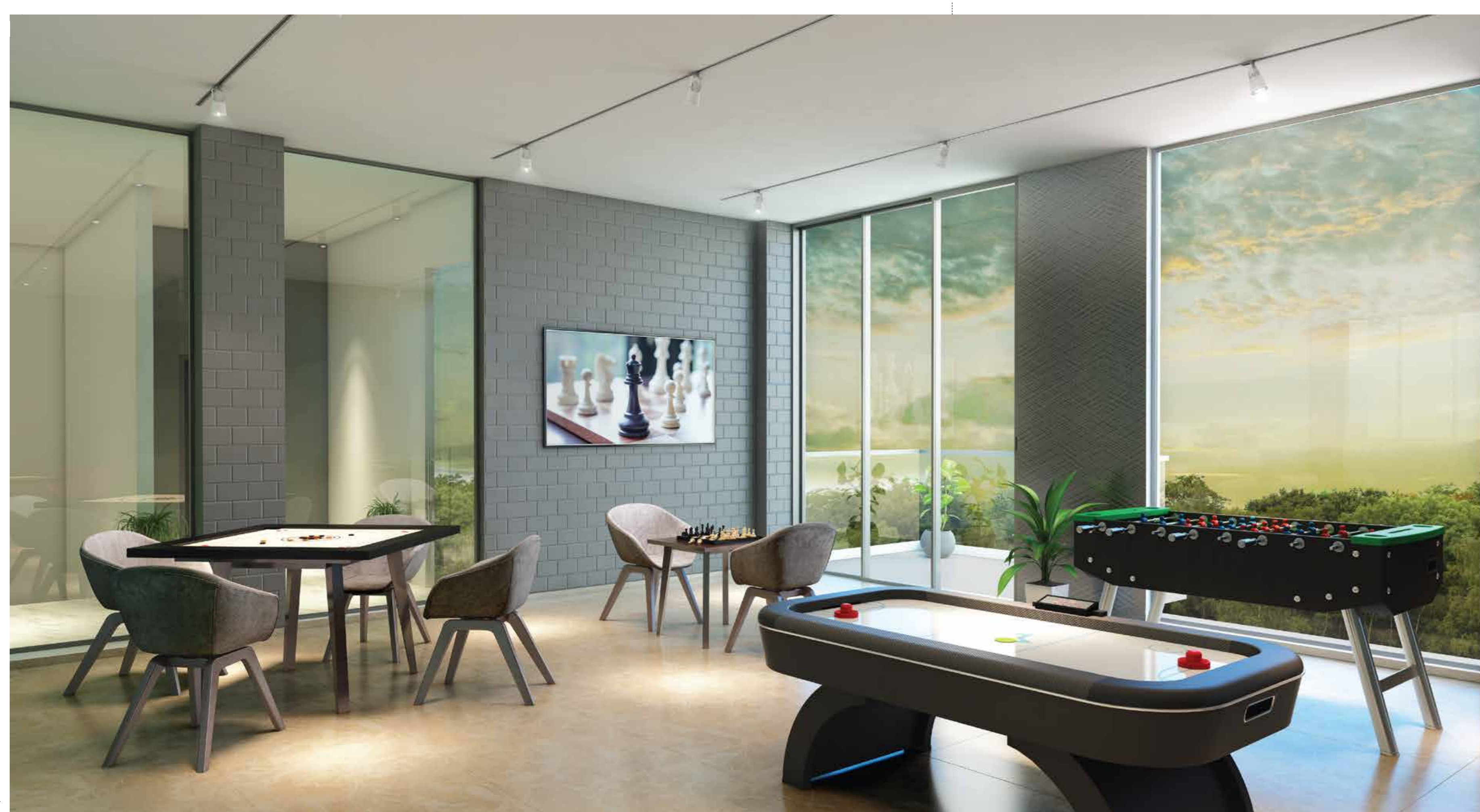
Your
cool blue
swim
pool

Swimming pool.

Your dream gym

The well-equipped Multigym.





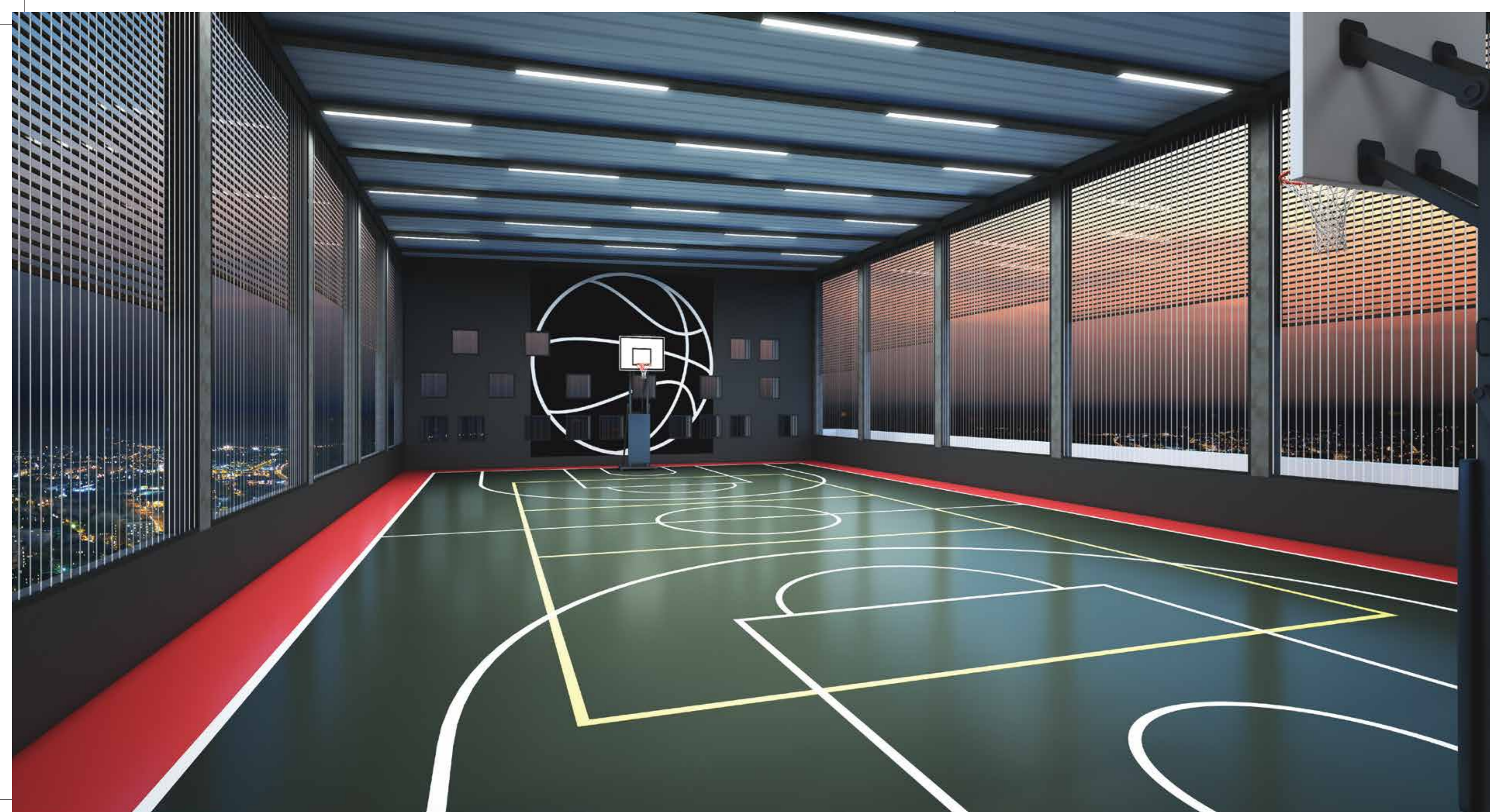
Play on indoors

Indoor Games Room.

Where
you'll
savour the
banquets

AC Banquet Hall.





Play on outdoors

Multipurpose Court -
Basketball, Badminton, Volleyball,
Tennis and Cricket net practice.



Your garden the way you wish. Once more.

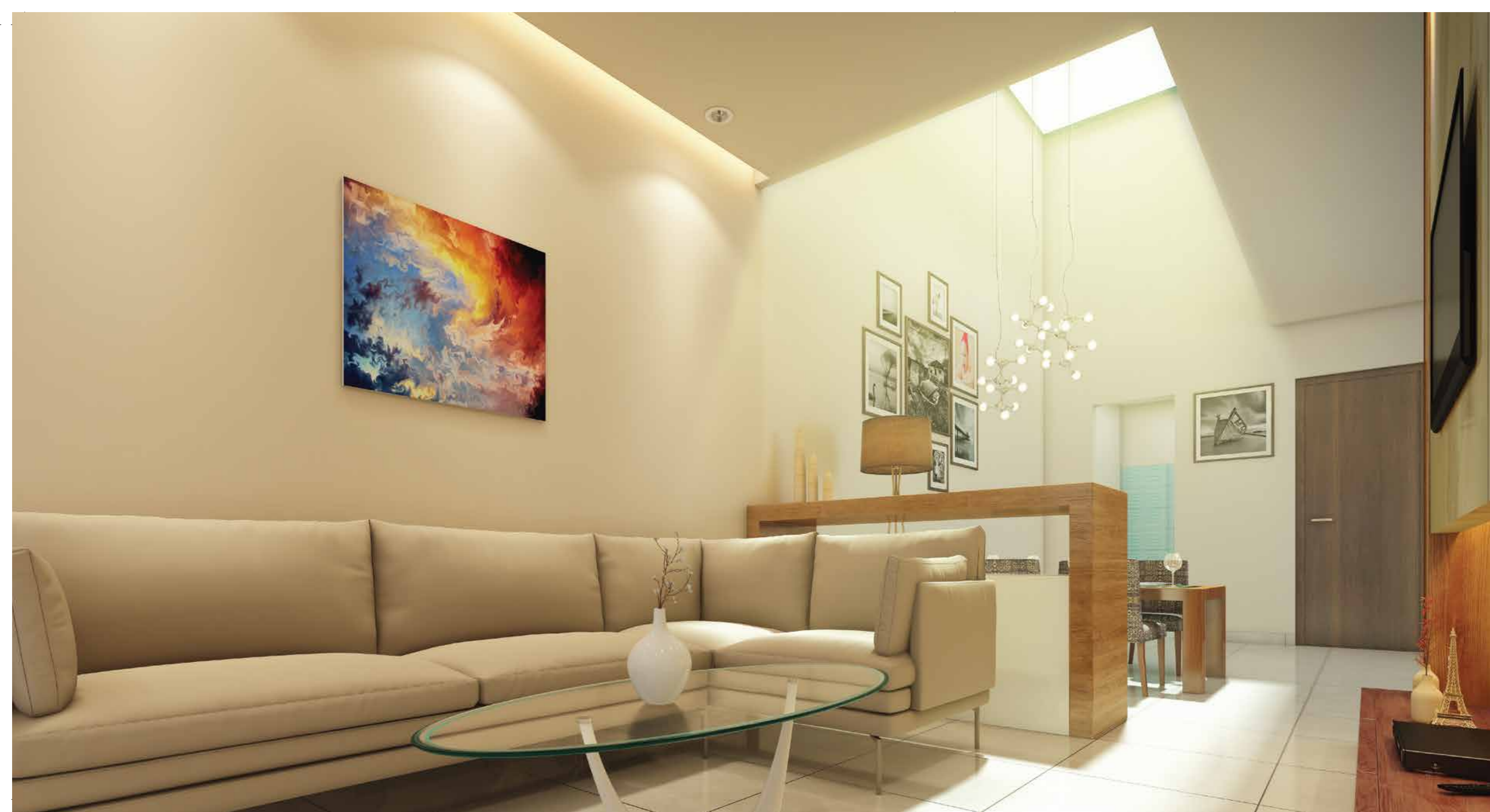
Open your mind, once more.
Sow the seeds, once more.
Water them greens once more.
Your own plants. Once more.

Prepare the soil, once more.
Dig them deep, once more.
Water them greens once more.
Your own plants. Once more.

Smell the flowers, once more.
Feel their pulse under the open skies.
Water them greens once more.
Your own plants. Once more.

Open your eyes to your own
green patch.
At your backyard.
Like you've always wished.

Photographed at the Nirvana model house.



Greet the
sun from
the top,
indoors

Living and Dining space
with natural sunlight from sun roof.

Where
you'll
get
wet
in the
rain



Private terrace



Here
you'll
care for
your
greens

The green backlawn.



Your very own space every bit of it. Once more.

Command your space once more.
Rule the land, once more.
Hoist your flag once more.
You deserve it. Once more.

Forget to share, once more.
Learn to own, once more.
Make your mark once more.
You deserve it. Once more.

Measure the space, once more.
You own this earth, again.
Govern the greens once more.
Your attainment. Once more.

Open your eyes to your own
space without sharing.
Super built-up is history.
Like you've always wished.

Photographed at the Nirvana model house.

Features

Beautiful landscaped areas
Senior citizens' park
Statue island with waterfalls
Amphitheatre with stage for function and puja/festivals
Multipurpose court with Yoga/Mediation zone
Central lawn for community gathering
Adda Zone
Landscaped waterbody
Acupressure walkways
Outdoor childrens' play area
Decorated garden with party lawn area
Bar BQ Zone
Closed-circuit TV
Power back-up
Waste disposal system
Drainage system
Sewage treatment plant
24-hour filtered water supply with water treatment plant
Fire-fighting system (only in the Club)
Dedicated parking for guests/ visitors
Common servants' and drivers' toilets areas

CLUB FACILITIES

Swimming pool with attached baby pool & changing rooms, shower area, Jacuzzi and Steam
Well-equipped multi-gym
Equipped AC Indoor children's playing zone
AC banquet hall for hosting parties with attached lawn
AC indoor games room with pool tables, table tennis, dart, carom, foosball & other board games, chess & card room
Multipurpose Court ... Basketball, Badminton Court, Volleyball, Tennis and Cricket net
AC indoor games room with Pool tables, Table Tennis, Dart, Carom, Foosball & other board games, Chess & Card room (All courts will be a part of the Multipurpose Court on the Club's terrace)
AC guest rooms
AC double height decorated entrance lobby in Club
Facility Management Office with storage area in Club

Additional Facilities

Shuttle service to the nearest Metro
Almost full common lighting will be done through solar power which will be installed by the developer/promoter. These will help reduce the maintenance bill to a good extent.
Intercom facility

Special Features

Scientific Orientation, two side openness, skylight roof will offer 96% to 100% daylight in each house for healthy environment and provide a feeling of energy to the occupants. It will also reduce the energy consumption of lighting load.

Each residential unit will have optimised window to carpet area ratio for sufficient fresh air to ensure a healthy environment.

CRISIL Rated (Applied for 7 star rating)

Green Building Rated (Gold)

Intruder alarm for complete safety of the residents ...
The entire boundary perimeter wall of the complex will be equipped with photo-electric beam detectors in sync with Night Vision high-definition CCTV camera.

In the event of any intrusion using the boundary wall, invisible beam from the detectors will be cut, thereby triggering the alarm ... alerting the entire Central Monitoring Station (CMS) with the POP UP video of that 'intruded' zone providing the security guard a real-time video information to take suitable combative action.



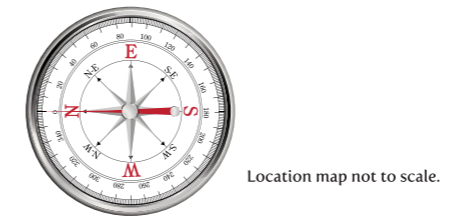
Solar panels on the Club rooftop.



How is nirvana

- I Entry gate
- 2 Banquet lawn
- 3 Barbecue lawn
- 4 Central park
- 5 Kids play area
- 6 Junction park
- 7 Climbing park wall
- 8 Reflexology park
- 9 Multipurpose court & Yoga area
- 10 Senior citizens' park
- II Central road junction

- First Phase.
- Second Phase.
- Third Phase.
- Further Phase.
- Long-term settlement land to be given to us by govt. on lease (applied for).
- Retained area for future expansion. Not part of the complex.



Master plan

House Type	Carpet Area of Each house (Sq. Ft)					Total Carpet area with Balcony (Sq. Ft.)		Total Built up Area of Each house (Sq. Ft)					Total Open Area (Sq. Ft)					
	Ground Floor	First Floor	Roof Toilet	Stair Head Room	Carpet Area	Balcony	Total Carpet Area	Ground Floor (including covered portion of Parking - 61sft, Front Lawn - 19sft and Steps & Landing - 20sft)	First Floor	Roof Toilet	Stair Head Room	Total Built Up Area	Open Terrace Area (Including Sky Light)	Open Back Yard Landscape Area	Open Front Yard Area			Total Open Area
															Lawn Area	Steps & Landing	Parking Area	
I	512	516	33	102	1163	36	1199	674	613	49	147	1483	444	185	42	16	74	761
II	512	516	33	102	1163	36	1199	689	628	49	147	1513	444	185	42	16	74	761

The Carpet Area details are as per West Bengal Housing Industry Regulatory Authority.

Few units will have extra backyard area, therefore, the total open area will increase in those units and thereby, there will be a slight difference in price.

Area chart



The ground floor

Typical floor plan

The ground floor

Isometric plan





The first floor

Typical floor plan

The first floor

Isometric plan





The terrace

Typical floor plan

The terrace

Isometric plan



Doors

Main Door

Front Side – Flush Door with Duco Paint.

Back Side – Flush Door with Enamel Paint.

Internal Doors

Roof Main Door

Wood Plastic Composite (WPC)

Door with Enamel Paint.

Roof Toilet Door

Wood Plastic Composite (WPC)

Door with Enamel Paint.

Kitchen Door

Wood Plastic Composite (WPC)

Door with Enamel Paint.

Bedroom & Toilet Doors

Flush Door with Enamel Paint.

Door handles, locks and hinges of reputed make.

Walls

Thickness of outer walls ~ 200 mm

Thickness of inner walls ~ 100 mm

Windows

Anodized/Powder coated

Aluminium windows.

Grill optional at extra cost.

Flooring

Living and Dining, Bedrooms and

Staircase – vitrified tiles.

Kitchen – Anti-skid vitrified tiles

Roof Area – Solar reflective tiles.

Toilets – Anti-skid ceramic tiles.

Internal walls

POP finish

Outdoor finish

Superfine texture

Weathercoat/WaterProof paint

Electricals

Concealed copper wiring with modular switches of reputed make. Provision for

telephone and television point.

Kitchen

Counter – Granite slab with a stainless steel sink, wall tiles up to 2 feet height all around the wall over the granite counter.

Water filter point.

Exhaust fan point.

Chimney point.

Toilets

Granite basin counter in all toilets except roof toilet.

Wall-Dado in ceramic tiles up to 7 feet.

Sanitaryware of Hindware, Jaquar, Parryware, American Standard, Varmora or equivalent brand.

Sleek CP fittings from Jaquar, Hindware, Esco, Parryware, Varmora or equivalent make.

Electricals in toilets

Concealed copper wiring with modular switches of reputed make. Provision for light, geyser and exhaust point.

AC provisions

In all Bedrooms.

Geyser provisions

In all Toilets except roof.

Exhaust provisions

In all the 4 (four) Toilets and in the Kitchen.

Water filtration plant

Yes.

Driveway material

Paver block.

Rooftop treatment

Waterproofed. Tiles with SRI (Solar Reflective Index) value less than 75% will be used to reduce the heat effect on the lower floor.

Water source

Bore well

Generators

There will be common DG for the entire complex.

Firefighting arrangements

Sprinkler with booster pump, smoke detectors and fire extinguisher in the Club.

Earthquake resistant

Yes.

Lightening resistant

Long, thick, perforated gauge pipe buried deep into the earth around a protected structure.

The conductor strip is connected to these pipe and air terminal to complete a safe path for lightning discharge around a structure.

The conductor strip, air terminal and ground pipe are the most important component of lighting protection system, accomplishing the main objective of diverting lighting current safely past a structure.

Garbage disposal

Garbage will collected door to door and disposal at designated place through the local authority.



Project address

NIRVANA

Holding no 3273

Mouza – Raghobpur

JL No 74

PS Sonarpur

District 24 Paraganas South

700151

Developer

Srijan Realty Private Limited

36/IA Elgin Road

Kolkata 700020

Co-developer

Sandhu Group

3A, 3rd Floor 75C Park Street

Kolkata 700016

Land owner

Aster Group

50 Suhasini Ganguly Sarani

Patuapara, Bhowanipore

Kolkata 700025

Srijan Realty Past Projects

- Sherwood Estate Narendrapur
- Greenfield City near Behala
- Ozone on South EM Bypass
- Eternis on Jessore Road
- PS Srijan Sonargaon Sonarpur
- Heritage Srijan Park Park Circus
- Srijan Midlands Madhyamgram
- I Jubilee Park Tollygunge
- Srijan Heritage Enclave Rajarhat
- Palazo Panditiya Road

Sandhu Group Past Projects

- Ekam Enclave Gariahat
- Elliot Solace Elliot Road
- Ekam Amar Sansaar Picnic Garden
- Ekam Park View Deshapriya Park
- Wellington Centre near New Market

Architect

M/s Raj Agarwal & Associates

8B Royd Street 2nd Floor near Elliot Road Bata

Kolkata 700016

Architect's Credentials

- Srijan Industrial Logistic Park
- Merlin Legacy
- Flora Fountain
- Cloud 9
- Swarnamani
- Srijan Heritage Enclave
- Srijan Midlands
- Srijan Palazzo

Total land area

12.32 acres approximately
(with scope for future expansion)

Floors

G+I / G+2 (There may be some G+2 houses later)

Number of houses

300 approximately

Sizes

Starts from 1483 sq ft BUA +761 sq ft
(approximately) open area (including terrace)

Super built-up area

Not applicable



Sherwood Estate Narendrapur



Ozone on South EM Bypass



Srijan Industrial Logistic Park on NH 6



Galaxy Mall Asansol



Greenfield City near Behala Chowrasta Metro



Eternis Jessore Road



PS Srijan Corporate Park Sector V, Salt Lake City



Srijan Midlands Madhyamgram, Jessore Road

Srijan Realty

Srijan Realty Private Limited is one of the leading real estate companies of eastern India with its presence in Kolkata, Asansol in Eastern India and Chennai in the South.

Srijan was initially a real estate marketing company (NK Realtors) that evolved into real estate development in 2003. The company leveraged its rich insight into consumer preferences with customised 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 possess a rich track record of having delivered approximately 101 lakhs square feet across 25 projects, 124 lakhs square feet across 17 projects presently.

Srijan is a responsible corporate citizen. A project named Srijan Seva Sadan (Dharamshala) in Salasar is a housing that acts like a high-end pilgrims' refuge equipped with all lifestyle amenities. Srijan is also constructing a hospital in Salasar which will aim at addressing the secondary healthcare needs of thousands while its contiguous property engages in organic farming.

Recent recognition for Srijan Realty

Srijan has won the MAGPIE ESTATE AWARDS 2016, ORGANISED BY FRANCHISE INDIA & MEDIA PARTNER ET NOW, REGIONAL DEVELOPER OF THE YEAR – EAST 2016 • ABP NEWS REAL ESTATE AWARDS 2017 FOR BEST QUALITY ASSURANCE • ABP NEWS REAL ESTATE AWARDS 2017 FOR PROFESSIONAL EXCELLENCE IN REAL ESTATE 2017, CERTIFICATE OF MERIT ET NOW REAL ESTATE AWARDS 2018, BRAND OF THE YEAR 2018 ET NOW REAL ESTATE AWARDS 2018 DEVELOPER OF THE YEAR 2018 10TH REALTY PLUS CONCLAVE & EXCELLENCE AWARDS 2018 EAST, EXCELLENCE IN DELIVERY 2018



Ekam Enclave near Gariahat



Ekam Park View near Deshapriya Park



Wellington Centre near New Market



Ekam Amar Sansar near Picnic Garden



Ekam Solace near Park Street

Sandhu Group

Sandhu Group is a diversified group into Real Estates, Sand Mining, Iron Ore Mining, Logistic, Trading of Iron Ore and Cement manufacturing.

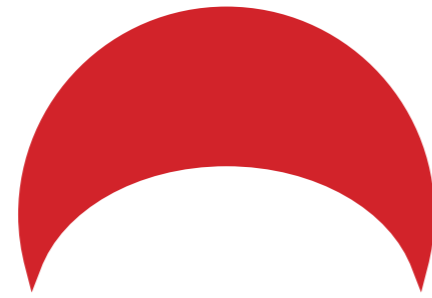
The Group was established by Late Shri Sarup Singh Sandhu in 1948 in coal capital city of Dhanbad who with his hard work, vision and honesty made demanding business of mining timber supply to top of the line coal mining companies like Andrew Yule, Karamchand Thapar, Bengal Coal Co, Tata Steel, Bird Group etc.

40 years later his son and now his grandson picked up the torch and lit the lamps of diversification.

Presently, the Group operates in West Bengal, Odisha, Jharkhand and Uttar Pradesh with its corporate office at Park Street, Kolkata.



Nirvana in the evening.



Developed by
Raghabpur Projects LLP
36/IA Elgin Road
Kokata 700 020
West Bengal India

Co-developer
& Land owner

Sandhu Group

Land owner

Aster Group

Site
Holding no 3273
Mouza ~ Raghabpur JL No 74
PS Sonarpur District
24 Paraganas South 700151

Lead developer

srijan[®]
Building Tomorrows

E info@srijanrealty.com
W nirvana.srijanrealty.com
Missed call service 92434 40000

Nirvana has been approved by leading banks for bank loans.

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