



CRAFTED FOR THE RARE

# KOLKATA'S EVOLVING SKYLINE

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Kolkata's skyline is transforming with modern developments reshaping key areas like EM Bypass and New Town. Iconic structures now define the cityscape, reflecting a blend of cultural heritage and contemporary living. The city is rising to new heights, marking a bold step into the future.



VIEW FROM MIRANIA LAKE

# YOUR ELITE ADDRESS OFF EM BYPASS

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EM Bypass is synonymous with prestige and home to landmarks like The ITC Royal Bengal and JW Marriott. This iconic stretch blends luxury, connectivity and convenience. Amidst this grandeur, a new address rises for those who seek the rare. Here A WORLD APART takes shape.





# PALLADINA

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A WORLD APART



# THE GENESIS OF PALLADINA

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Palladina takes its name from Palladium—a rare and precious metal known for its brilliance and strength. Symbolizing elegance and exclusivity, it reflects the meticulous design where rare elements create a masterpiece. From sculpted greens to geometric designs and serene spaces, Palladina captures the rare beauty of both nature and architecture. Every detail embodies A WORLD APART—crafted for those who seek the extraordinary.

## THE ICON

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The Palladina icon is inspired by the Gibraltar Champion flower—a symbol of rarity and resilience. Like this rare bloom that thrives in nature's most protected corners, Palladina represents a haven of beauty and exclusivity.



# PERFECTLY PLACED FOR A LIFE OF EASE



# RARITY OF PALLADINA

## **Prime Location:**

Situated off EM Bypass with seamless access to Kolkata's lifestyle, business, and healthcare hubs.

## **Architectural Excellence:**

Spacious simplex and duplex homes with expansive layouts designed for open, airy living.

## **Breathtaking Views:**

Panoramic views of serene wetlands and the city's skyline, offering tranquility above the bustle.

## **World-Class Amenities:**

The exclusive Sky Club redefines luxury with a Sky Deck Pool and premium recreational spaces.

## **Vaastu-Compliant Homes:**

Every residence is thoughtfully crafted for harmony and positive living.

## **Craftsmanship and Space:**

4 BHK simplex (3350-3380 sq.ft.) and 4.5 BHK duplex (4965 sq.ft.) residences tailored for elegance.

## **20 Years of Trust:**

Backed by Srijan Realty, a trusted name with a legacy of delivering iconic residential and commercial spaces.



# 180° HORIZONS & 3 SIDE OPEN VIEW

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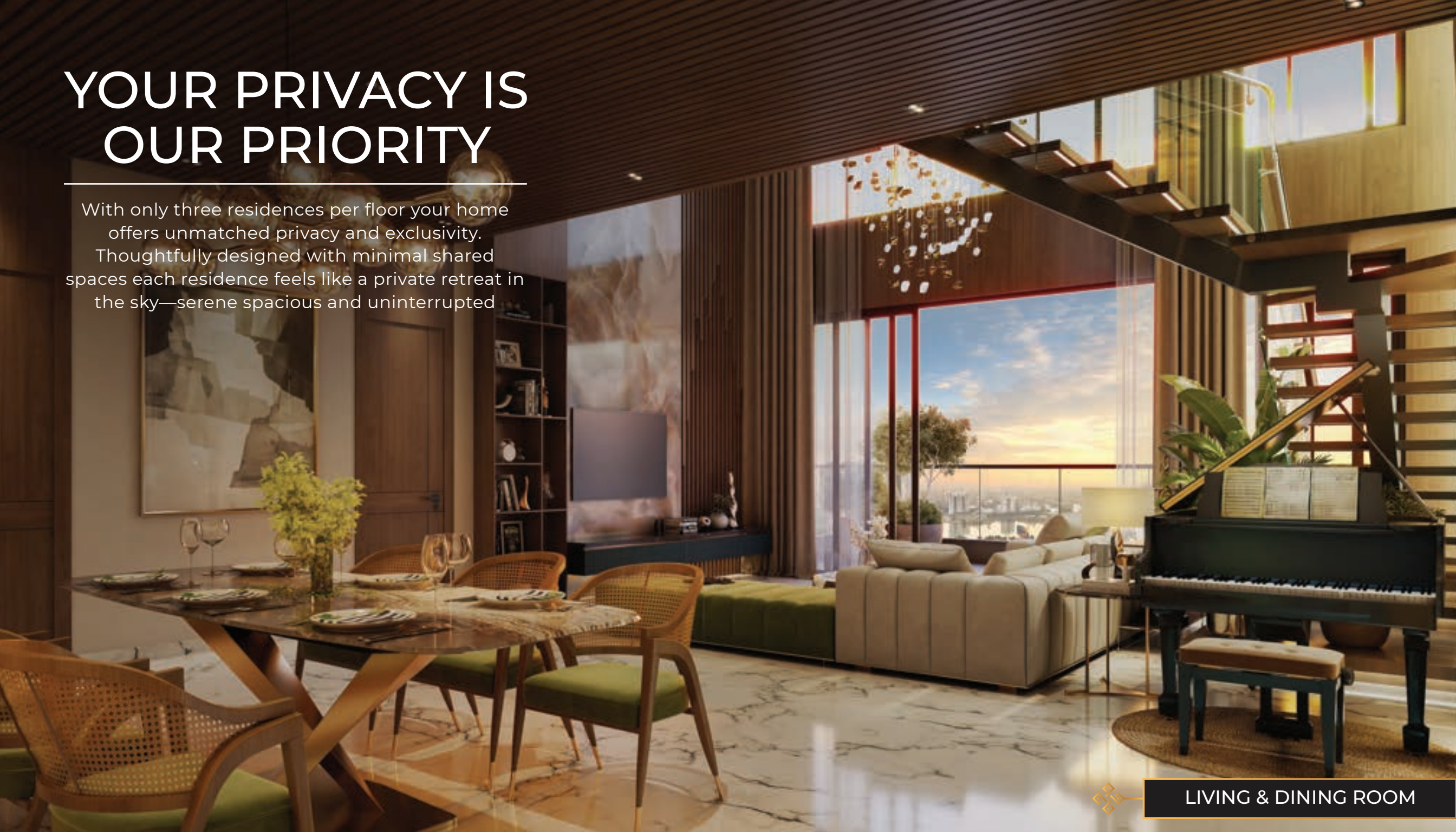
Your home opens to a world without limits. With two balconies and three open sides you enjoy sweeping views that stretch endlessly. From sunrise to sunset the changing sky and cityscapes become part of your everyday living





# YOUR PRIVACY IS OUR PRIORITY

With only three residences per floor your home offers unmatched privacy and exclusivity. Thoughtfully designed with minimal shared spaces each residence feels like a private retreat in the sky—serene spacious and uninterrupted



LIVING & DINING ROOM

# THE MAGNIFICENT 4.5 BHK DUPLEX

Experience extraordinary living in this 4.5 BHK duplex spanning 4965 sq. ft. of pure elegance. With double-height ceilings and a design that blends space style and comfort this home redefines modern luxury.





MASTER BEDROOM

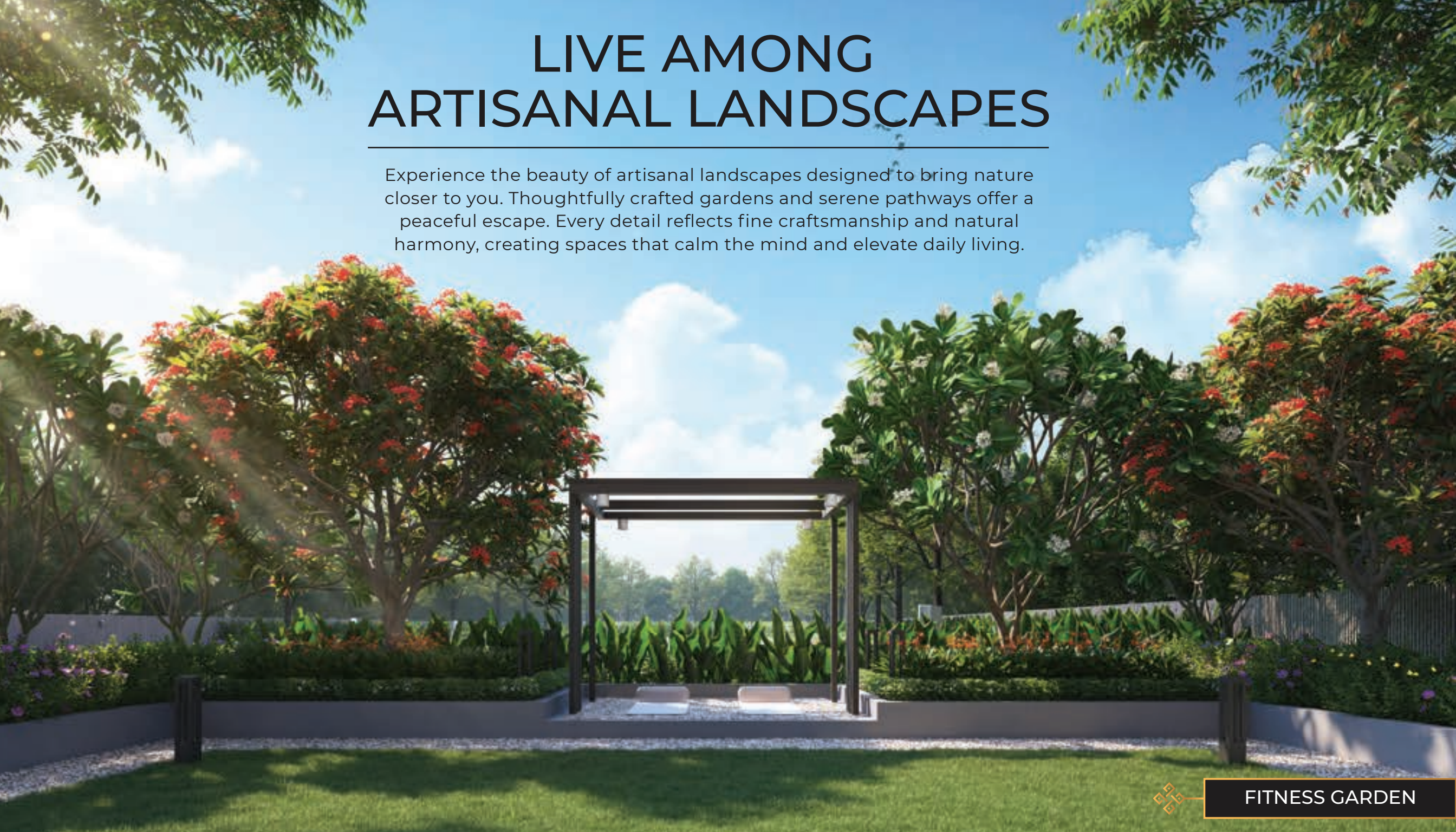


AERIAL VIEW

# LIVE AMONG ARTISANAL LANDSCAPES

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Experience the beauty of artisanal landscapes designed to bring nature closer to you. Thoughtfully crafted gardens and serene pathways offer a peaceful escape. Every detail reflects fine craftsmanship and natural harmony, creating spaces that calm the mind and elevate daily living.



FITNESS GARDEN



MANDIR & CABANAS



 CELEBRATION LAWN



REJUVENATION CABANA





KIDS PLAY ARENA



BADMINTON COURT & MULTI-PURPOSE LAWN



 **SUNKEN BARBEQUE**



DRIVEWAY



DROP-OFF ZONE



ENTRANCE



RECEPTION LOBBY



LIFT LOBBY





BANQUET



GUEST LIVING & DINING ROOM

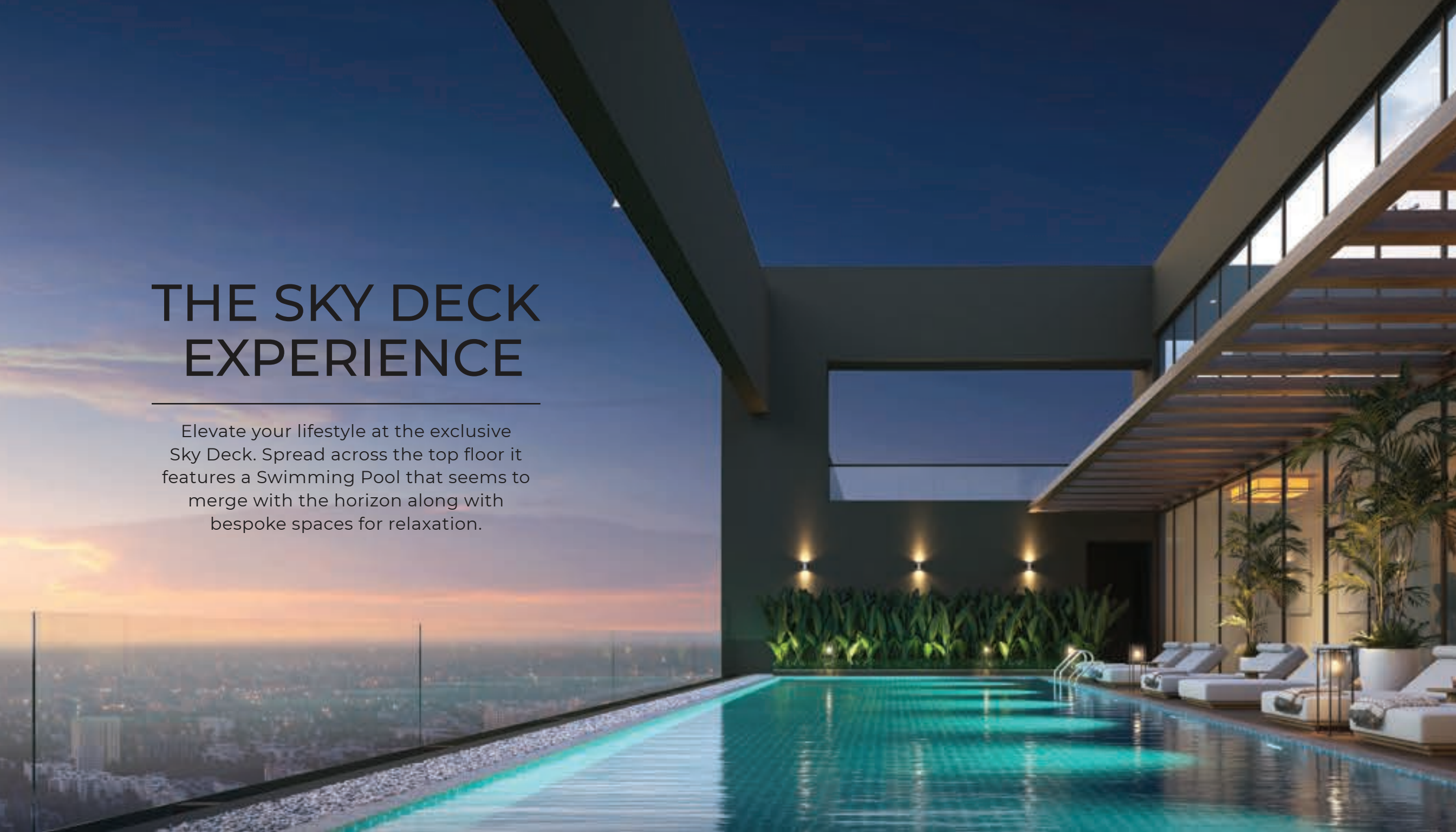


GUEST BEDROOM

# THE SKY DECK EXPERIENCE

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Elevate your lifestyle at the exclusive Sky Deck. Spread across the top floor it features a Swimming Pool that seems to merge with the horizon along with bespoke spaces for relaxation.





SKY LOUNGE





MASSAGE ROOM



INDOOR GAMES ROOM





CARDS ROOM

PLANS

# MASTER PLAN



## LEGENDS

- 01. ENTRANCE
- 02. FEATURE WALL
- 03. MULTIPURPOSE LAWN/  
BADMINTON COURT
- 04. STEPPED SEATING
- 05. POCKET GARDEN
- 06. FITNESS GARDEN
- 07. CELEBRATION LAWN
- 08. KID'S PLAY ARENA
- 09. REJUVENATION CABANA
- 10. SUNKEN BARBEQUE ZONE
- 11. FRUIT ORCHARD
- 12. RESTING CABANAS
- 13. SENIOR CITIZEN ZONE
- 14. FOUNTAIN
- 15. LINEAR LAWN
- 16. MANDIR
- 17. ROOF TOP SWIMMING POOL
- 18. BUTTERFLY GARDEN

# FLATS & LOWER DUPLEX PLAN



# FLATS & UPPER DUPLEX PLAN



# FLATS FLOOR PLAN



# TYPE A PLAN



# TYPE C PLAN





# TYPE B - UPPER & LOWER DUPLEX PLAN



LOWER DUPLEX PLAN



UPPER DUPLEX PLAN

# AREA CHART - FLAT A

FLOORS	RERA CARPET AREA OF APARTMENT SQ. FT.	COVERED BALCONY AREA SQ. FT.	TRIPLE HT. TERRACE AREA SQ. FT.	AC LEDGE AREA SQ. FT.	STORE 1 CARPET AREA, INCLUSIVE OF SRV. TOILET CARPET AREA SQ. FT.	BUILT UP AREA INCLUSIVE OF TRIPLE HT. TERRACE, AC LEDGE & STORE WITH SRV. TOILET SQ. FT.	CHARGEABLE AREA SQ. FT.
1, 4, 7, 10, 13, 16, 19, 22, 25, 28	1880	152	62	39	62	2397	3356
2, 5, 8, 11, 14, 17, 20, 23, 26, 29	1880	152	58	39	62	2393	3350
3, 6, 9, 12, 15, 18, 21, 24, 27	1880	152	66	39	62	2402	3362

# AREA CHART - TYPE B DUPLEX

FLOORS	RERA CARPET AREA OF APARTMENT SQ. FT.	COVERED BALCONY AREA SQ. FT.	TRIPLE HT. TERRACE AREA SQ. FT.	AC LEDGE AREA SQ. FT.	STORE 1 CARPET AREA, INCLUSIVE OF SRV. TOILET CARPET AREA SQ. FT.	BUILT UP AREA INCLUSIVE OF TRIPLE HT. TERRACE, AC LEDGE & STORE WITH SRV. TOILET SQ. FT.	CHARGEABLE AREA SQ. FT.
2-3, 4-5, 6-7, 8-9, 10-11, 12-13, 14-15, 16-17, 18-19, 20-21, 22-23, 24-25, 26-27, 28-29	2685	239	0	50	151	3546	4965

# AREA CHART - FLAT C

FLOORS	RERA CARPET AREA OF APARTMENT SQ. FT.	COVERED BALCONY AREA SQ. FT.	TRIPLE HT. TERRACE AREA SQ. FT.	AC LEDGE AREA SQ. FT.	STORE 1 CARPET AREA, INCLUSIVE OF SRV. TOILET CARPET AREA SQ. FT.	BUILT UP AREA INCLUSIVE OF TRIPLE HT. TERRACE, AC LEDGE & STORE WITH SRV. TOILET SQ. FT.	CHARGEABLE AREA SQ. FT.
1, 4, 7, 10, 13, 16, 19, 22, 25, 28	1896	145	65	39	64	2413	3379
2, 5, 8, 11, 14, 17, 20, 23, 26, 29	1896	145	65	39	64	2414	3379
3, 6, 9, 12, 15, 18, 21, 24, 27	1896	145	66	39	64	2415	3380

## SPECIFICATION

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### **Living, Dining, Bedrooms:**

Flooring : Bare finish for all Habitable spaces

Wall Finish : POP/Putty

Ceiling : Bare

Windows : Aluminum Windows

Doors & Frame : Main door will be provided.

Electricals : Point will be provided till the DB box at flat entrance

### **Balcony :**

Flooring : Anti skid tiles finish

Wall : Paint finish

Railing : Glass & SS railing

Door : Glass sliding door

### **Toilet :**

Flooring : Bare finish with provision of plumbing and electrical

Windows : Aluminum Windows

### **Kitchen :**

Flooring : Bare finish with provision of plumbing and electrical

Windows : Aluminum Windows

### **Servant's Room & Toilet :**

Flooring : Tiles finish

Wall : POP/Putty

Ceiling : POP/Putty

Door : Door will be provided

Electricals : Point will be provided

Plumbing : Fittings will be provided

## FACILITIES

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Mandir

Multipurpose lawn/Badminton court

Rejuvenation Cabanas

Fitness Garden

Outdoor Kids Play Area

Celebration Lawn

Stepped Seating

Sunken Barbeque Zone

Butterfly Garden

Pocket Gardens

Fruit Orchard

Senior Citizen Zone

Gazebo & Event Cabana

Aerobics Lawn

Banquet Hall

Guest Rooms

Indoor Games Room

GYM & Health Club

Yoga/Meditation/Aerobics Room

Jacuzzi

Swimming Pool

Massage Room

## INFRASTRUCTURE

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CCTV in common areas

Fire Fighting system

Power Back up

Common Servant & driver Toilets Areas

# INDIAN GREEN BUILDING COUNCIL FEATURES



Green buildings offer significant advantages, such as 20–30% energy savings and 30–50% water savings from day one. Intangible benefits include improved air quality, ample daylight, enhanced health and well-being, safety, and natural resource conservation.

## RAINWATER HARVESTING

A dedicated rainwater harvesting system will collect rainwater from roofs and ground areas for reuse in landscaping, replenishing groundwater, reducing drainage overflow, and minimizing potable water usage.



## SOLAR POWER LIGHTING FOR COMMON AREAS

Solar panels will supply electricity required for common areas, contributing to energy efficiency



## VIRGIN GREEN SPACES

The site will be transformed with extensive landscaping to provide open green areas for relaxation and recreation.

## WASTE MANAGEMENT

The project will recycle wastewater for flushing, and an organic waste converter will turn kitchen and garden waste into manure for landscaping, promoting efficient waste management.

## WATER-SAVING FIXTURES

Low-flow water fixtures will help residents significantly reduce water consumption.



### ELECTRIC VEHICLE CHARGING POINTS

Recognizing the shift toward electric vehicles, the project will feature EV charging points to support sustainable commuting options (available at an additional cost).



### ENERGY-EFFICIENT LIGHTING

LED lights, consuming 30% less energy, will be installed in common areas to reduce overall power consumption.



### ADEQUATE NATURAL LIGHT & AIRFLOW

Well-sized windows will ensure ample natural light and ventilation, improving indoor air quality, enhancing health, and increasing the property's resale value.

# SOME COVETED PROJECTS BY SRIJAN

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BOTANICA Bungalows near Southern Bypass



LAGUNA BAY Near Science City



THE ROYAL GANGES at Bata Nagar



OZONE On South EM Bypass



TOWN SQUARE at Newtown



SRIJAN INDUSTRIAL LOGISTIC PARK On NH 6



SRIJAN TECH PARK Sector V Salt Lake



SRIJAN CORPORATE PARK Sector V Salt Lake



INTELLIA Near Park Street



Developed by



PALLADINA - 27, MATHEWARTALA ROAD, NEAR - MILAN MELA, KOLKATA - 700 046

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