

Developer  
**srijan**  
Building Tomorrows

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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Concept & design: brainbee.in

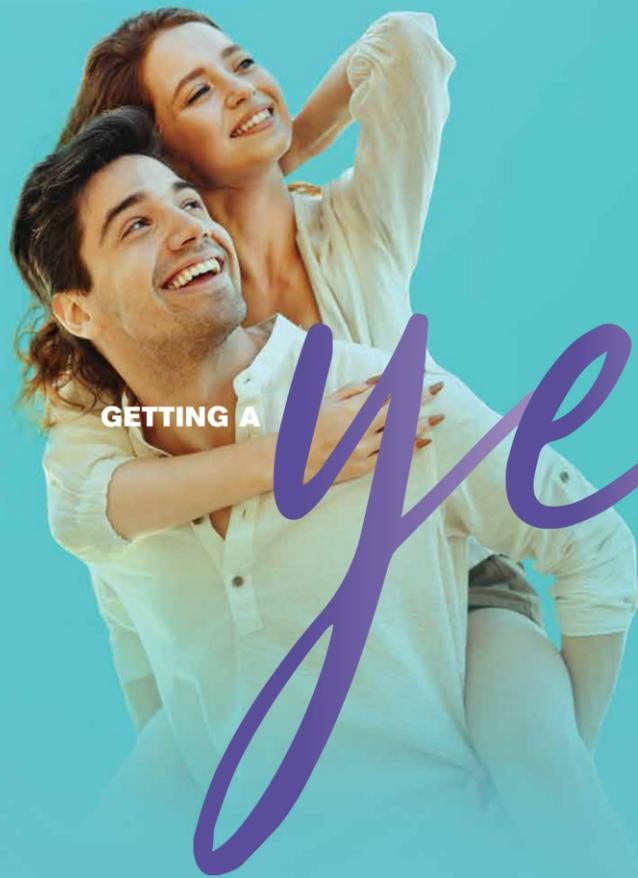
# TOWN SQUARE

EXCEPTIONALLY UNIQUE



9073 66 55 99

**MODERN**  
PROPERTIES



GETTING A

yes!

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

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



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**MODERN** RNN  
PROPERTIES

#reason01for<sup>yes!</sup>

**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!**



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**MODERN**  **RNN**  
PROPERTIES

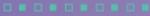
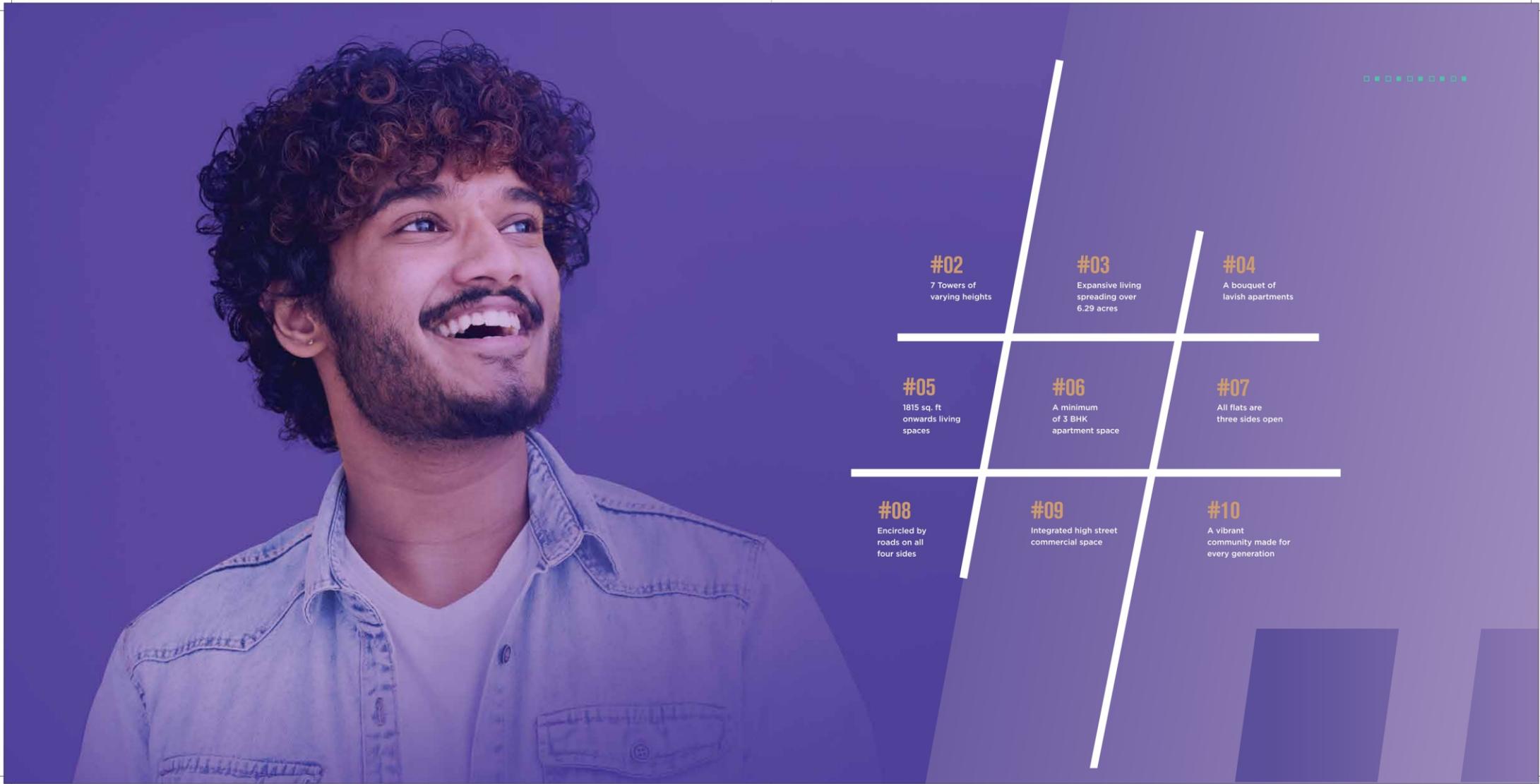


Artist's Impression  
\*Balconies will have Toughened Glass railing



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**MODERN** RNN  
PROPERTIES



**#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



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PROPERTIES

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



Artist's Impression  
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**MODERN** RNN  
PROPERTIES

#reason11for<sup>yes!</sup>

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 necessary 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

**srijan**  
Building Tomorrows



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MODERN  
PROPERTIES

#reason12for

yes!

TO THIS ICONIC LOCATION  
NEAR TO BISWA BANGLA GATE



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MODERN  
PROPERTIES

## 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

#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

#reason16for yes!

### 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

#reason17for yes!

### 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



SCAN FOR LOCATION



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MODERN RNN  
PROPERTIES

#reason18for yes! **PLANNED TO PERFECTION**  
 connected by roads on all 4 sides



**LEGEND**

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



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



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**MODERN**  
**PROPERTIES**



**LEGEND**

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**MODERN** RNN  
PROPERTIES



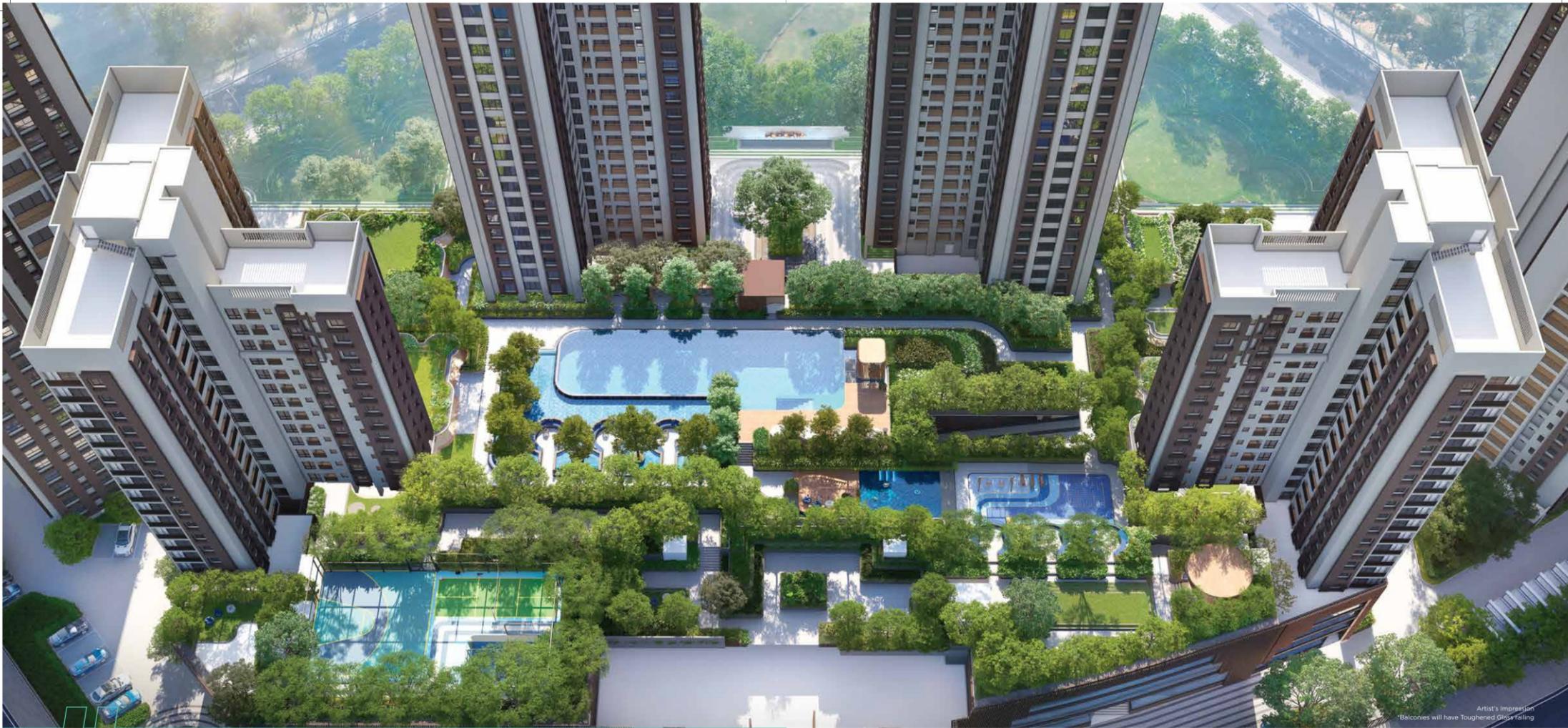
Artist's Impression  
\*Balconies will have Toughened Glass railing

Open Amphitheatre



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**MODERN** RNN  
PROPERTIES



Artist's Impression  
\*Balconies will have Toughened Glass railing

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

\*3rd & 4th Floor Aerial View



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**MODERN** RNN  
PROPERTIES

4<sup>TH</sup> FLOOR PODIUM

3<sup>RD</sup> FLOOR PODIUM



**OPEN AIR  
BLUE WATER  
AND LIMITLESS  
LEISURE TO  
DIVE INTO**

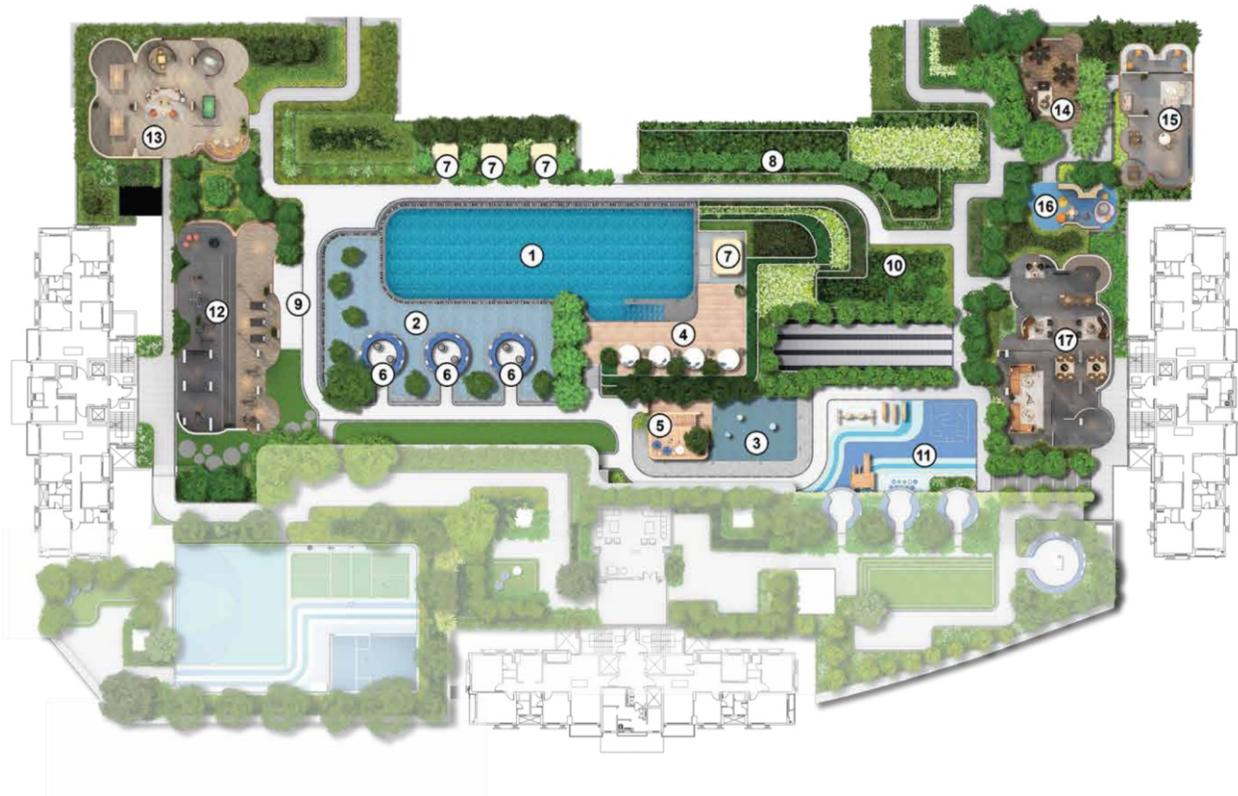
The 3rd floor podium will be your me-space with an array of free-flowing engagements that inspire you every day.



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**MODERN** RNN  
PROPERTIES

## 3<sup>RD</sup> 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



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**MODERN**  
PROPERTIES

## Eleven #reasonsfor*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



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MODERN  
PROPERTIES



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Swimming Pool



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PROPERTIES



Artist's Impression  
Balconies will have Toughened Glass railing

Kids' Pool



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PROPERTIES



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Signature Seats with Sunken Decks



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PROPERTIES



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Outdoor Kids' Play Area



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PROPERTIES

4<sup>TH</sup> FLOOR PODIUM

3<sup>RD</sup> FLOOR PODIUM



**FIND A BLEND  
OF ACTIVITIES  
UNDER THE SKY  
AT YOUR OWN  
4<sup>TH</sup> FLOOR PODIUM**

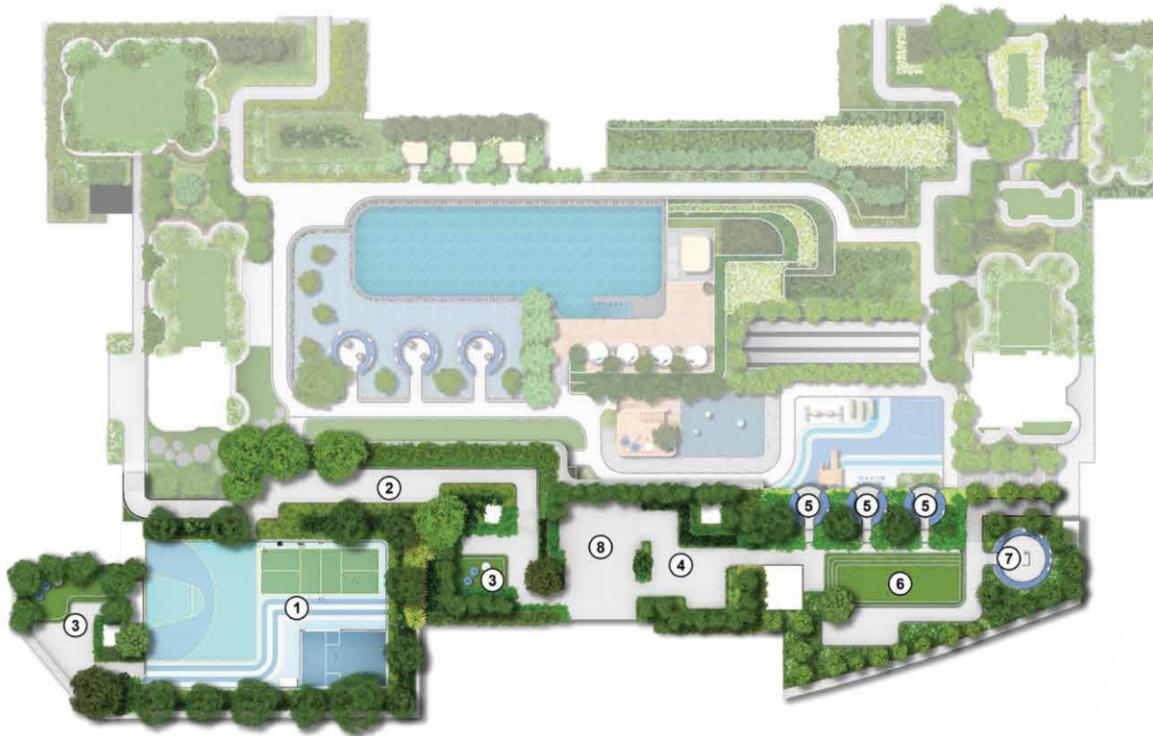
Fun size delights for the whole family where you can find  
your kind of recreation, leisure or anything in between.



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**MODERN** RNN  
PROPERTIES

## 4<sup>TH</sup> 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



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**MODERN**RNN  
PROPERTIES

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



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MODERN  
PROPERTIES

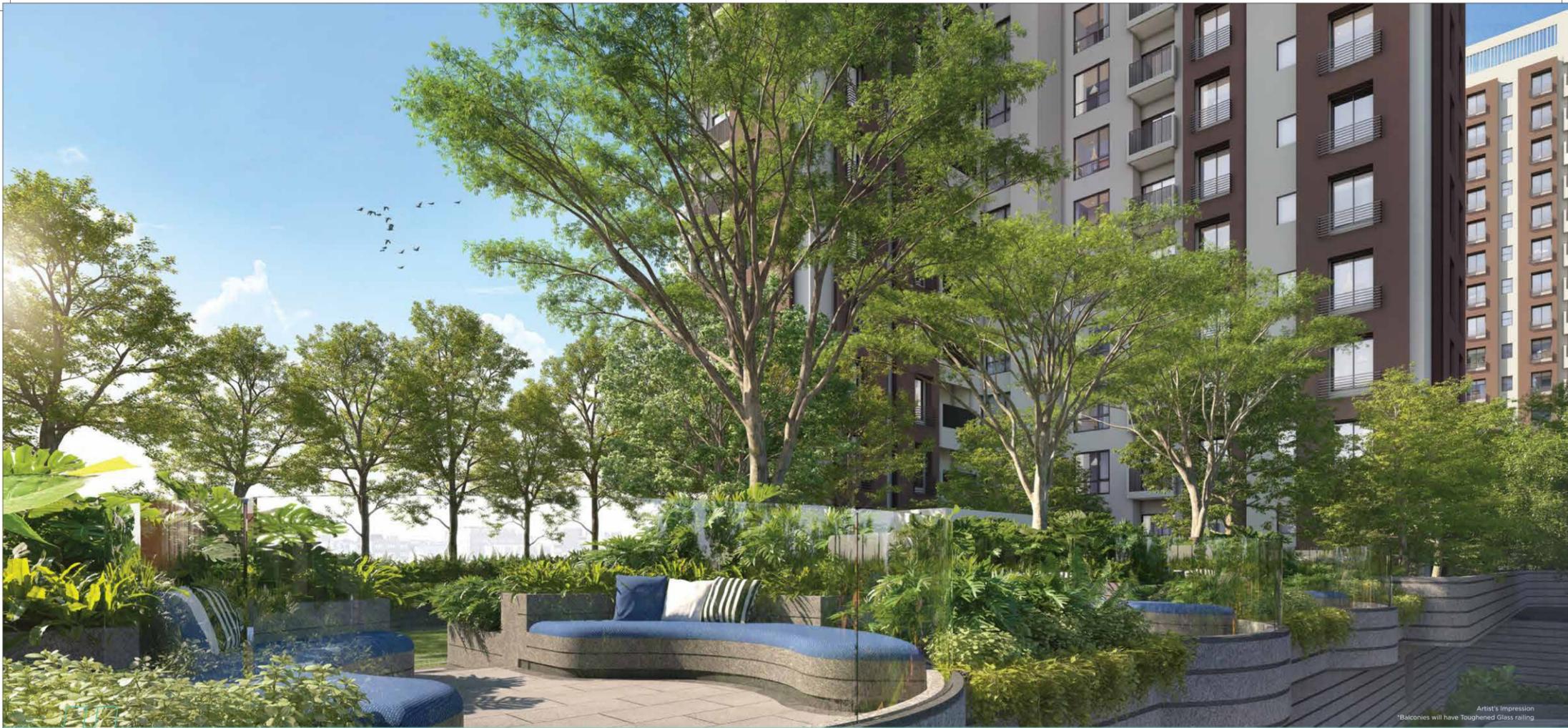


Multi-sports Court (Half Basketball / Badminton Court / Volleyball Court)



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**MODERN** RNN  
PROPERTIES



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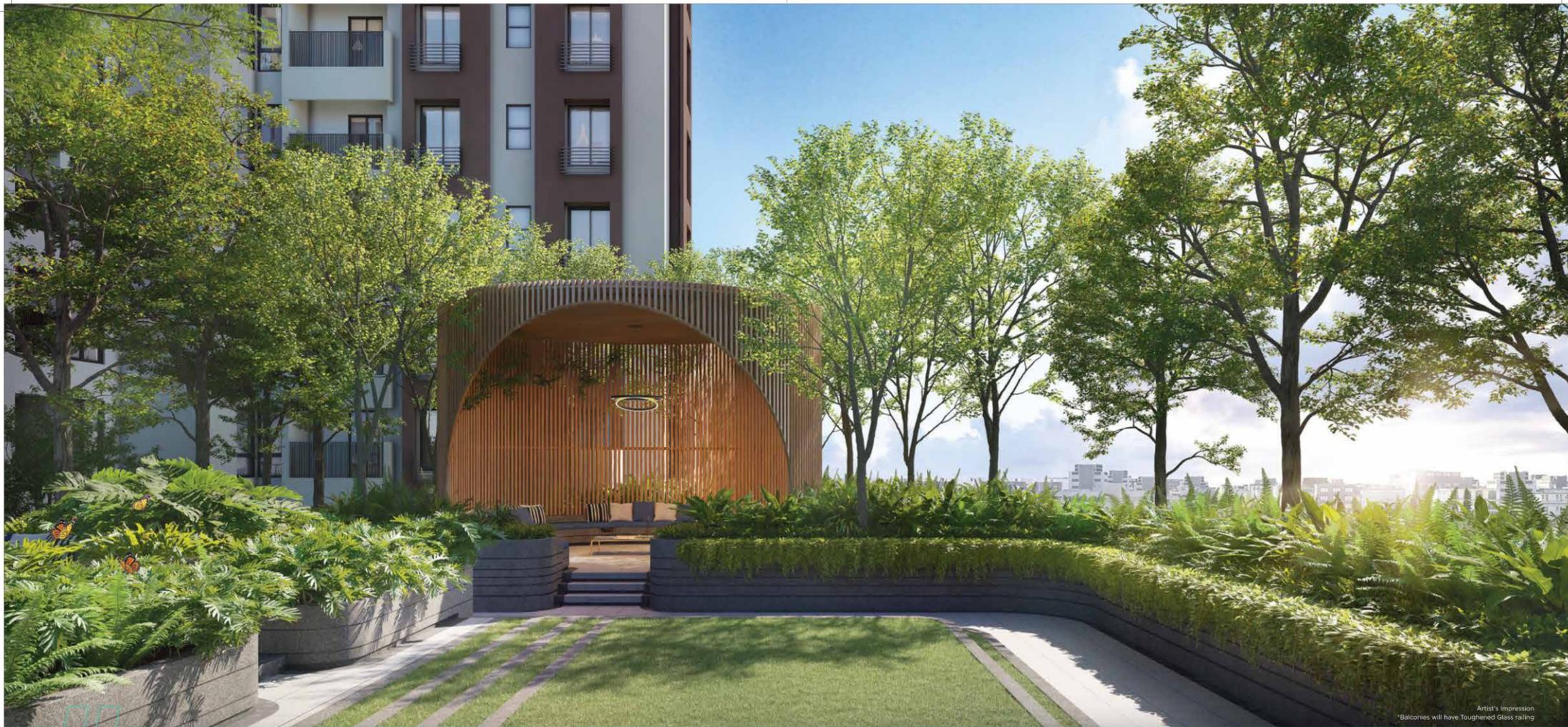


Viewing Pavilion



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**MODERN**RNN  
PROPERTIES



Artist's Impression  
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Co-living Court



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**MODERN** RNN  
PROPERTIES

CLUB  
TIME  SQUARE



**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.



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**MODERN**  **RNN**  
PROPERTIES

**Eleven**  
**#reasonsfor** *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

**#60**

**BANQUET HALL**  
for hosting every big  
or small event

**#63**

**PARTY LOUNGE**  
enhances your  
celebrations quotient

**#55**

**LIBRARY**  
for reading, finding  
and knowing more

**#58**

**GYMNASIUM**  
to keep your fitness quotient  
in check

**#61**

**INDOOR GAMES ROOM**  
for the playfulness  
to begin



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**MODERN**  
**PROPERTIES**



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Club Drop-off



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PROPERTIES



Artist's Impression

Banquet



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PROPERTIES



Airtel's Impression

Lavish Gym



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PROPERTIES



Artist's Impression

Indoor Games Room



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PROPERTIES



Artist's Impression

Party Lounge



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PROPERTIES



Artist's Impression

Eco Lounge



Artist's Impression

Library & Co-working



Artist's Impression

Card Room



Artist's Impression

Massage Room



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MODERN  
PROPERTIES

## 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



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**MODERN**  
PROPERTIES

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

#reason70  
AIRPORT

#reason69  
ECO PARK

#reason71  
CITY VIEW

#reason74  
BISWA BANGLA

#reason72  
WET LAND

#reason73  
CITY VIEW



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MODERN  
PROPERTIES

#12 earthy reasons for yes!



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



**WE HAVE FOLLOWED SUSTAINABLE PRACTICES THAT HAS MADE THIS PROJECT IGBC PLATINUM GH PRE-CERTIFIED**

\*at extra cost



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PROPERTIES

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



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MODERN  
PROPERTIES



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



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MODERN  
PROPERTIES

#reason100for *yes!*

TO THE COMMERCIAL  
SEGMENT OF TOWN SQUARE



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PROPERTIES



*yes!*

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



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**MODERN**  **RNN**  
PROPERTIES