

Nirvana is a place of perfect peace and happiness, like heaven. In Hinduism and Buddhism, nirvana is the highest state that someone can attain ... a state of enlightenment, where an individual's suffering goes away.



As a tribute to that 'highest state' of attainment in Buddhism, the shape of the dome in the Buddhist *stupas* has influenced us to create a mnemonic for the logo that graphically connects to the one in Buddhist architecture.



nirvana
your attainment



Soak in the rain the way you wish. Once more.

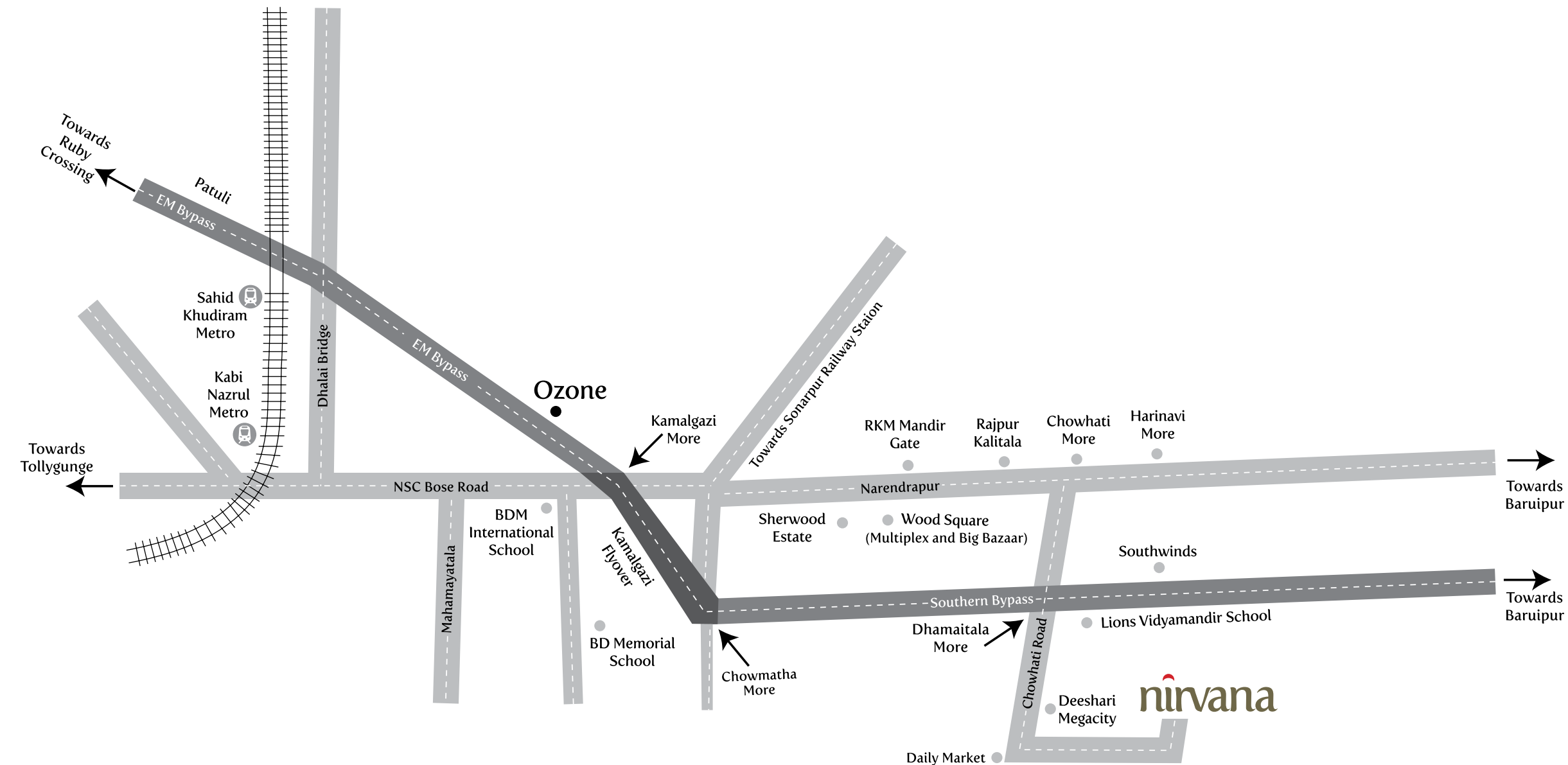
Open the windows, once more.
Recall 'Meghdoot', once more.
The smell of pure earth, once more.
Your own house. Once more.

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 garden, once more.
Freedom, like the open skies.
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.

Where is nirvana.



Location map no to scale.

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.

Proximity

Hospitals

Peerless Hospital ~ 10.5 kms ~ 23 minutes
RN Tagore Hospital ~ 11.7 kms ~ 26 minutes
Medica Hospital ~ 11.9 kms ~ 23 minutes
AMRI Mukundapur ~ 12.2 kms ~ 26 minutes

Shopping & Entertainment areas

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

Educational Institutions

BDM International School ~ 5.6 kms ~ 15 minutes
Ramkrishna Mission Residential College ~ 5.2 kms ~ 18 minutes
DPS Ruby Park ~ 14.6 kms ~ 34 minutes
Future Institute of Engineering & Management ~ 7.2 kms ~ 26 minutes
Netaji Subhas Engineering College ~ 11.2 kms ~ 32 minutes
Meghnad Saha Institute of Technology ~ 14.8 kms ~ 35 minutes

Markets

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

Train stations

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

NOTE Travel time and distances courtesy Google.com



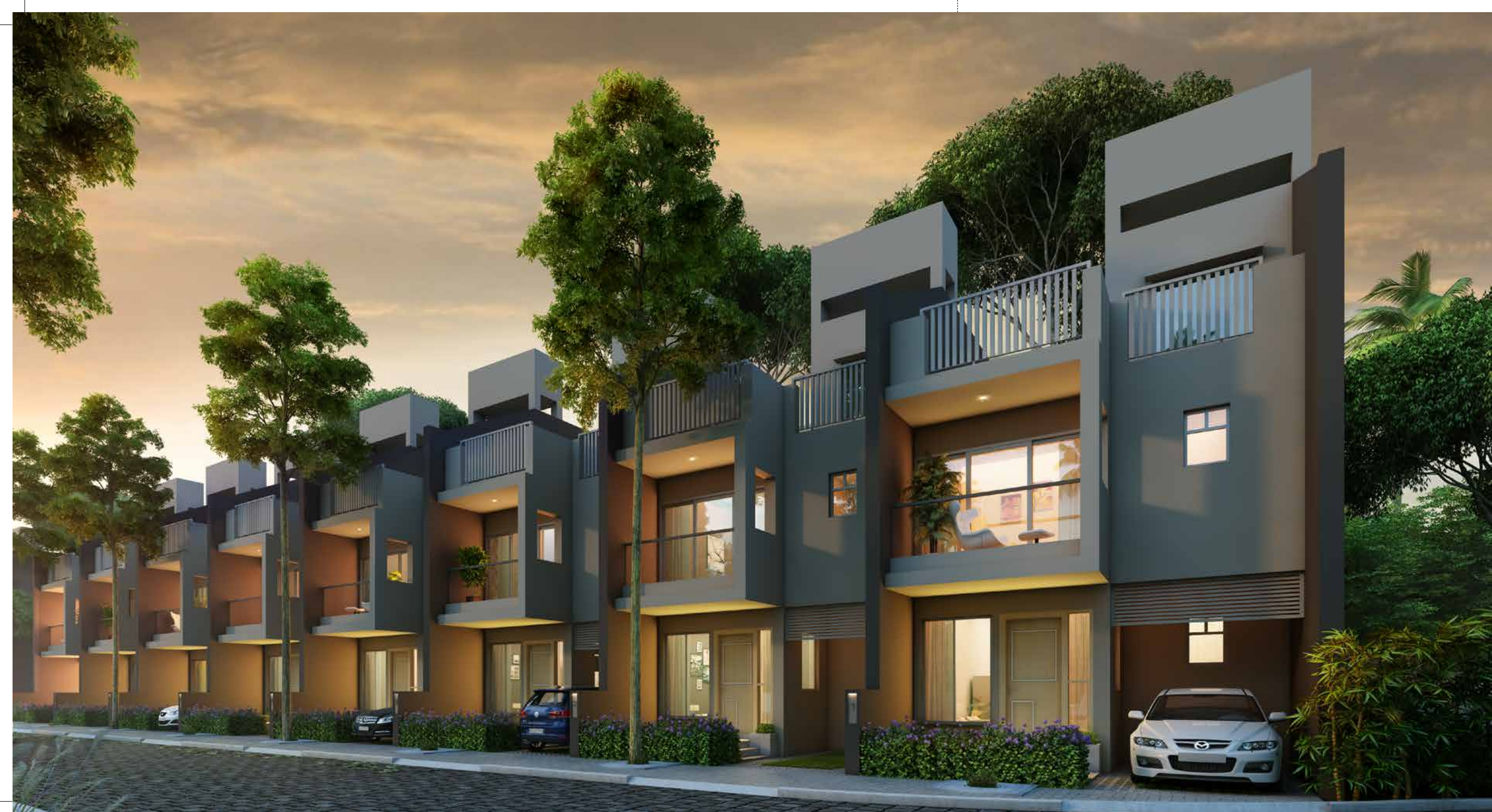
Enter.
your
own.

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.
To be ready in Phase 2.



Your
green
banquet
lawn.

The lush green open-air banquet lawn.
To be ready in Phase 2.



Your
weekend
barbecue
zone.

The open-air Barbecue Zone.
To be ready in Phase 2.

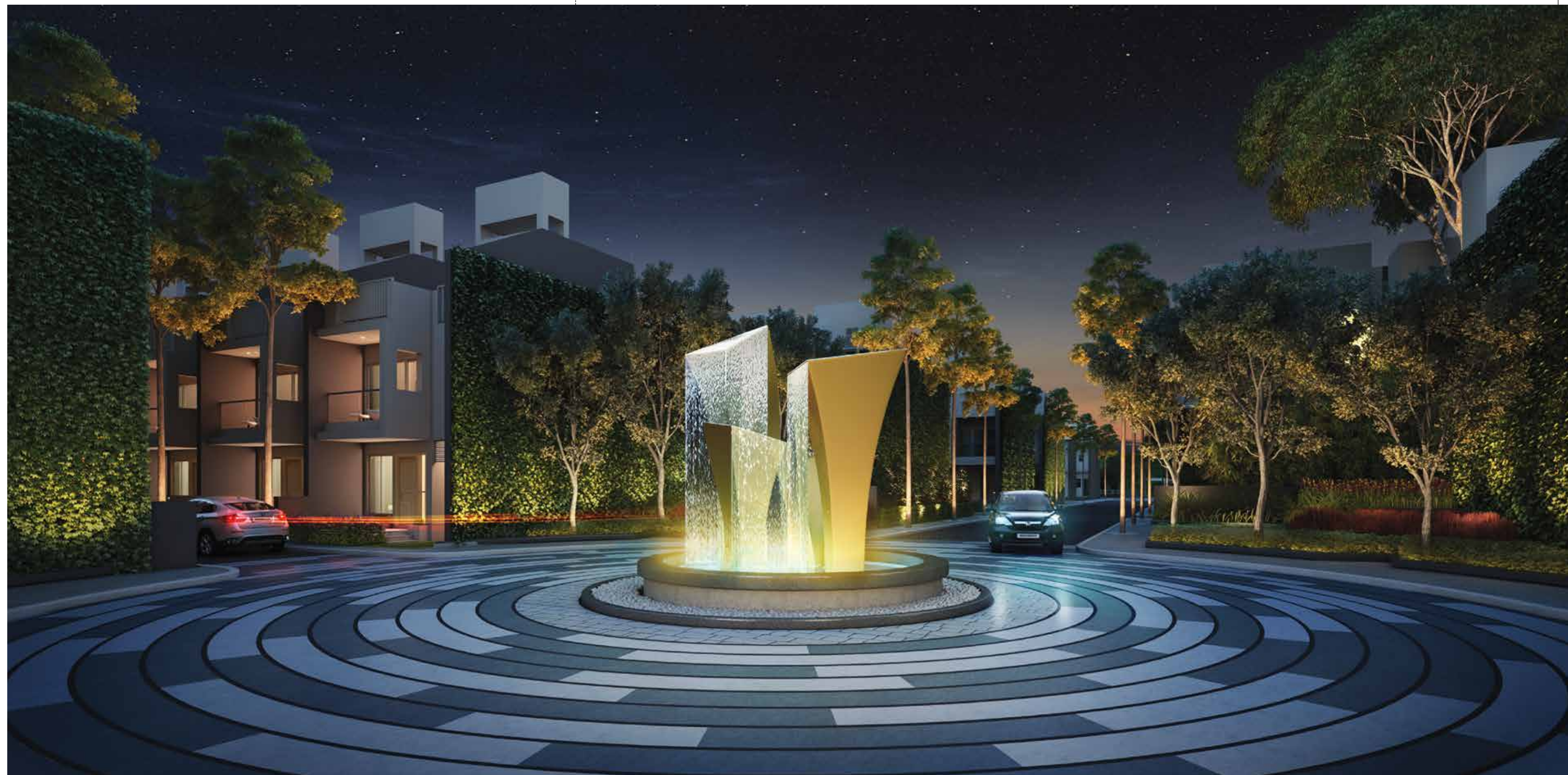


Where
your kids
will play.

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.
To be ready in Phases 2 and 3.



Where
you will
relax
and
unwind.

Multipurpose court with Yoga lawn.
To be ready in Phases 2 and 3.





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.

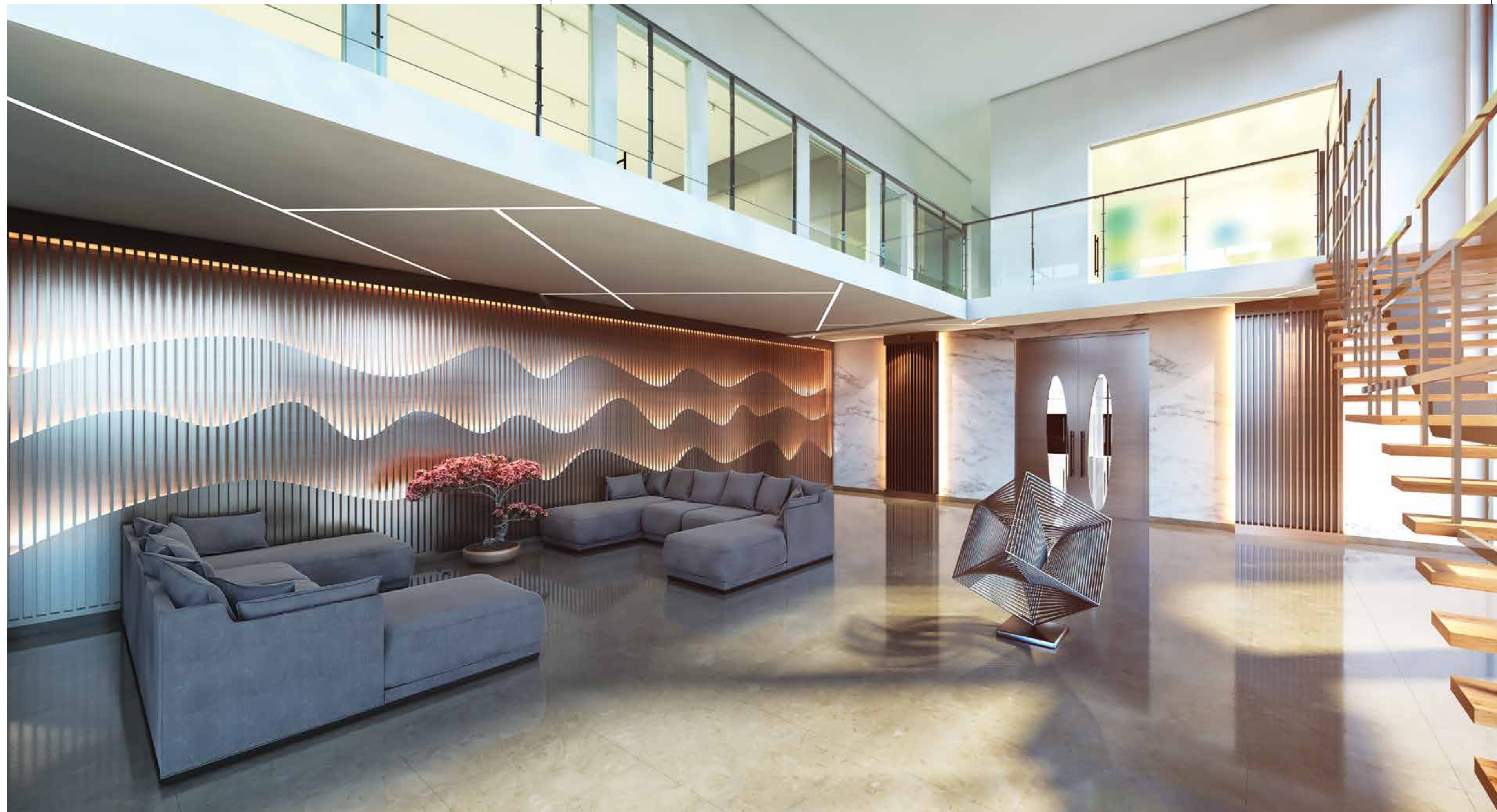


Your
dream
club.

MOKSH - The plush Club.
To be ready in Phase 2.

Your
club
lobby.

MOKSH ~ double-height lobby.
To be ready in Phase 2.



Your cool blue swim pool

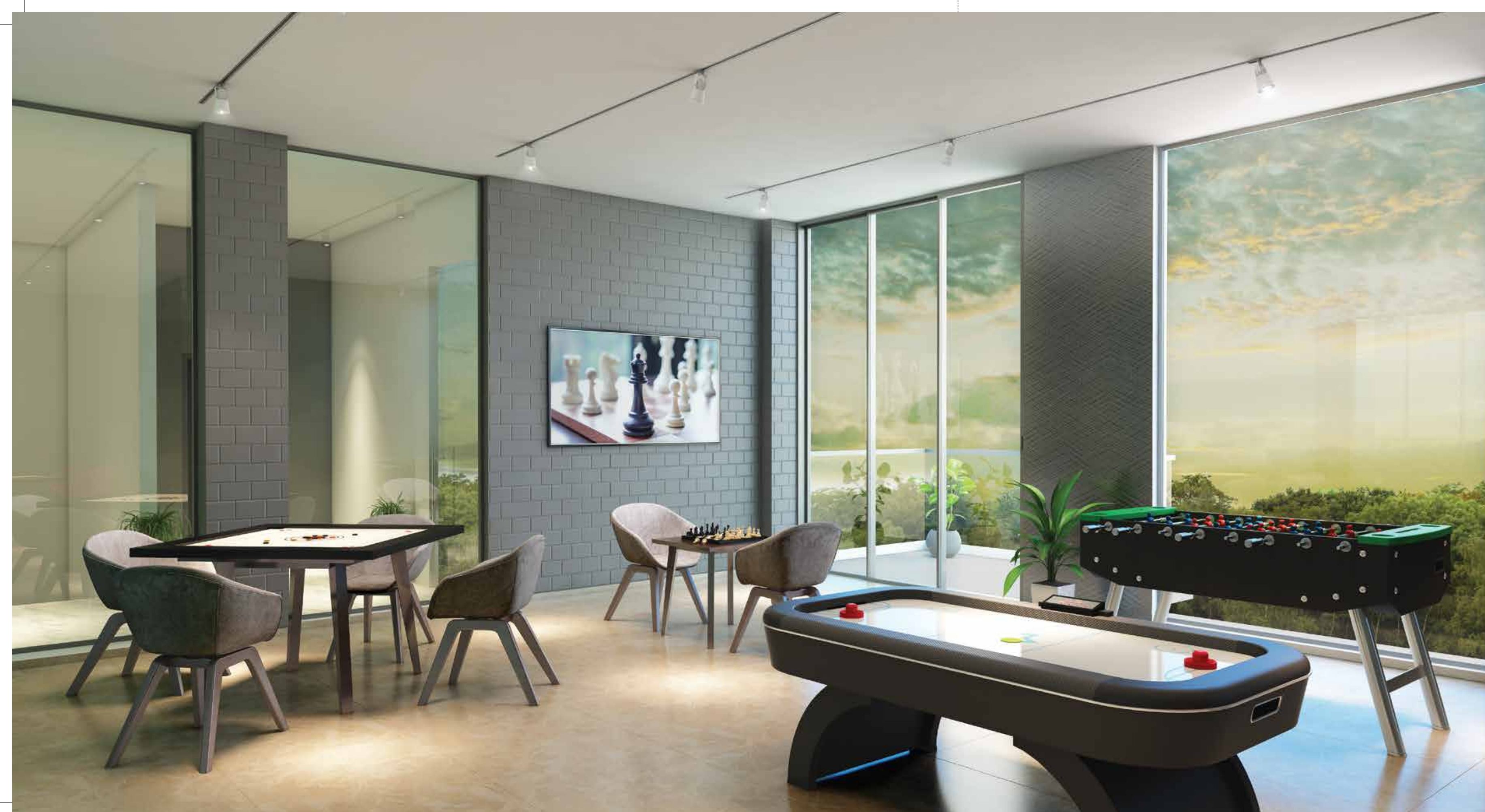
Swimming pool.
To be ready in Phase 2.

Your dream gym

The well-equipped Multigym.
To be ready in Phase 2.



Play on indoors



Indoor Games Room.
To be ready in Phase 2.

Where
you'll
savour the
banquets

AC Banquet Hall.
To be ready in Phase 2.



Play on outdoors

Multipurpose Court –
Basketball, Badminton, Volleyball,
Tennis and Cricket net practice.
To be ready in Phase 2.



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.

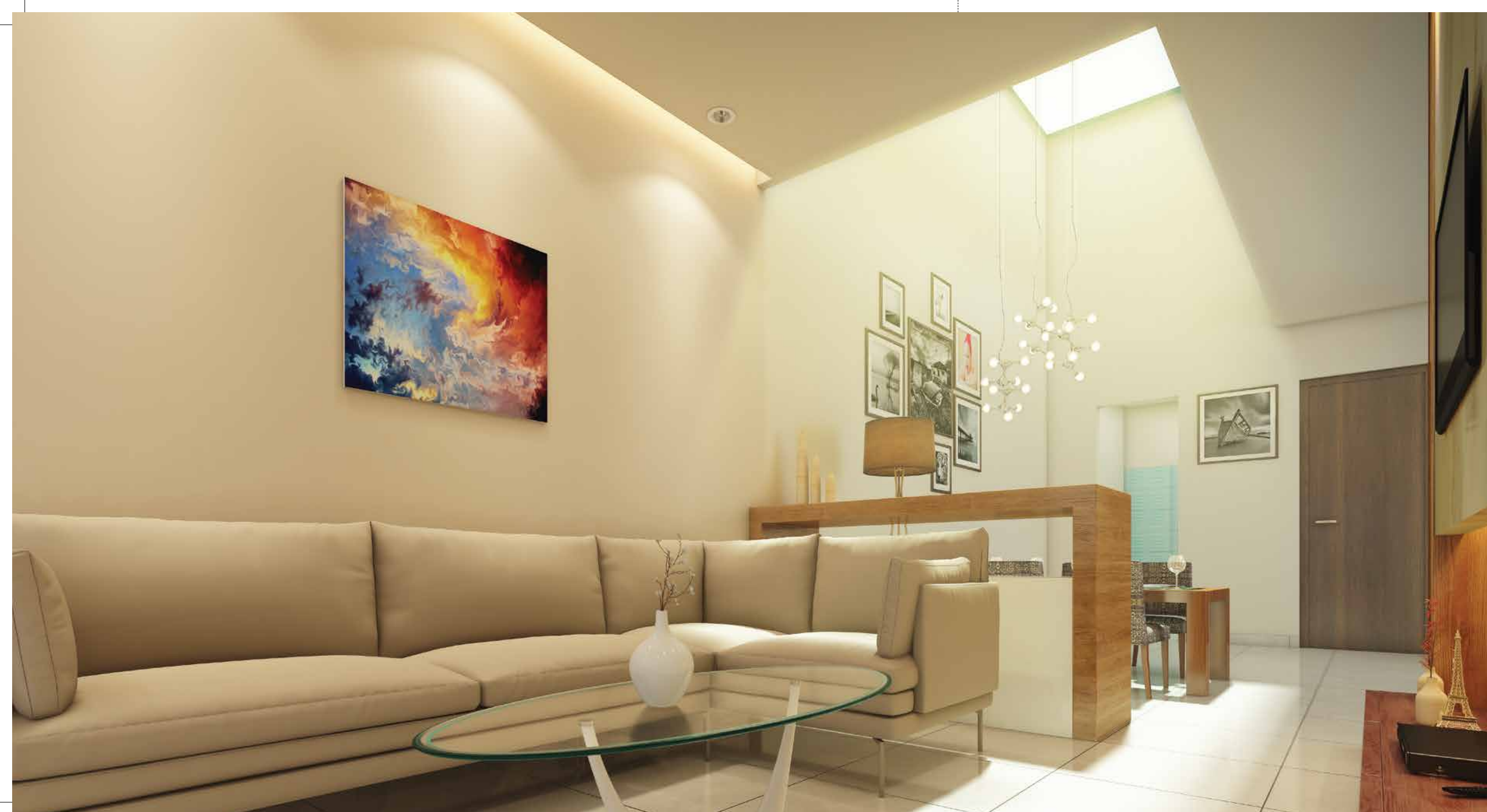
Prepare the soil, once more.
Dig them deep, once more.
Water them greens once more.
Your own plants. Once more.

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.

Greet the
sun from
the top,
indoors

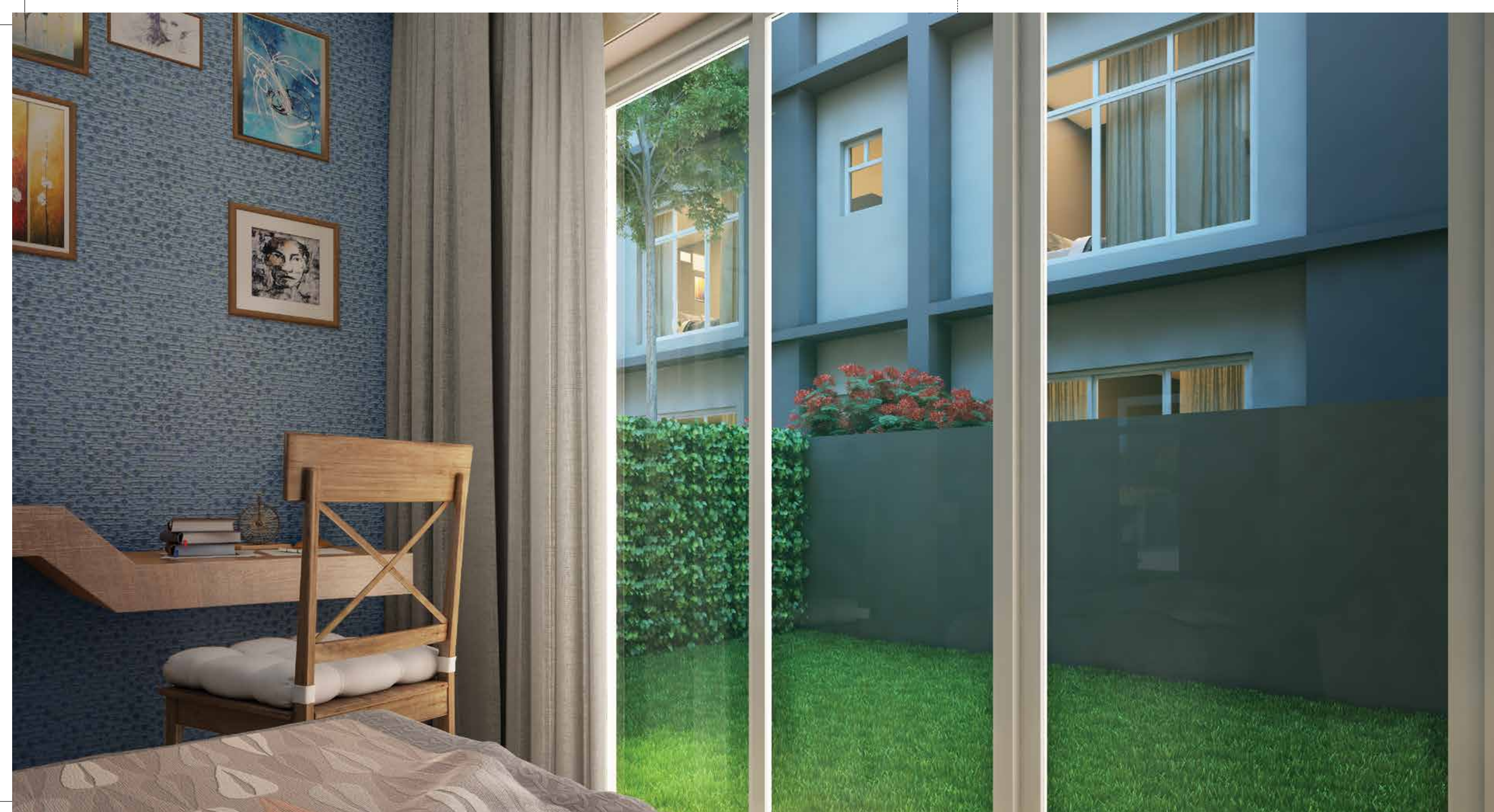
Living and Dining space
with natural sunlight from sun roof.



Where
you'll
get
wet
in the
rain

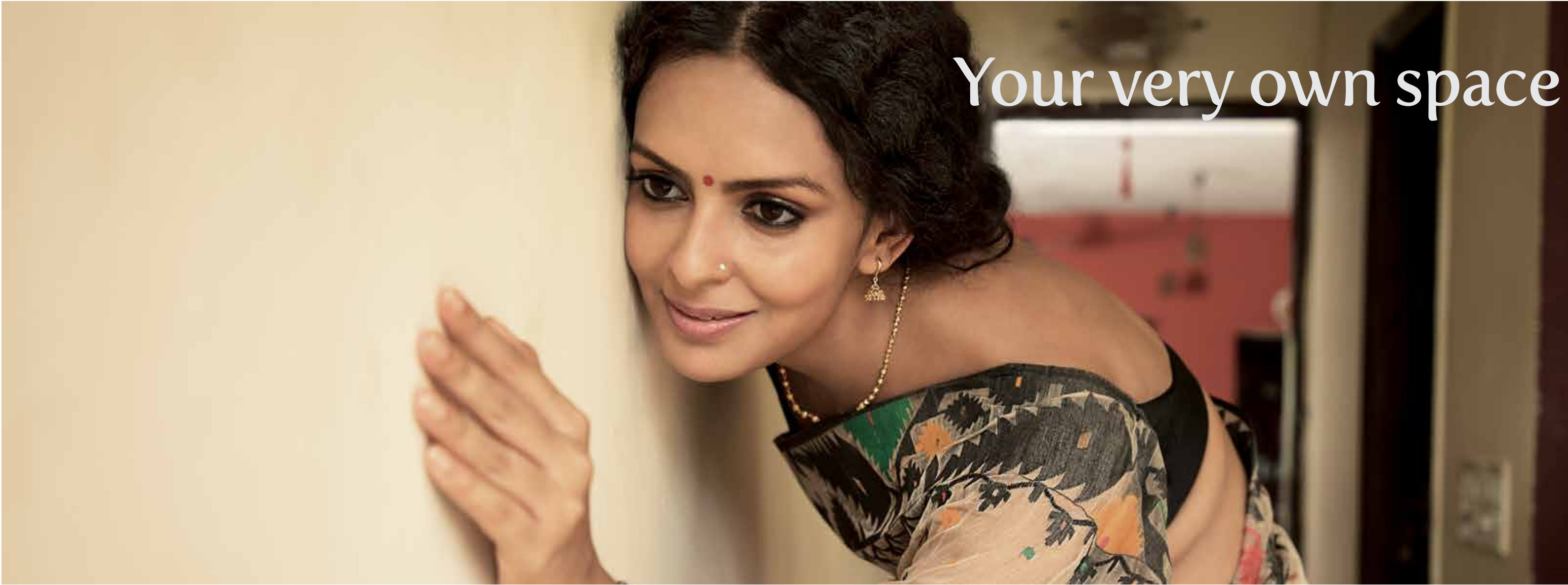
Private terrace





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.

Features

Phase I

Outdoor children's play area
Closed-circuit TV
Power back-up
Waste disposal system
Drainage system
Sewage treatment plant
24-hour filtered water supply with water treatment plant
Statue island with waterfalls
Senior citizens' park

Phase 2

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
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)
Amphitheatre with stage for function and puja/festivals
Decorated garden with party lawn area
Fire fighting system (only for the Club)
Dedicated visitors parking for guests
Yoga / Mediation Area
AC guest rooms
AC double-height decorated entrance lobby in Club
Facility Management Office with storage area in Club
Common Servants' & Drivers' Toilets areas
Beautiful landscaped areas
Barbecue Zone

Phase 3

(Future Phase / Phases)
Central lawn for community gathering
Adda Zone
Landscaped water body
Multipurpose court with yoga
Acupressure Walkways
Outdoor children play area

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)
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.



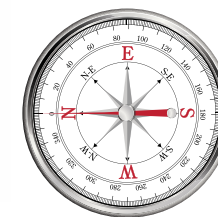


- First Phase.
- Further Phase.
- Long-term settlement land to be obtained from the government on lease.
- Retained area for future expansion. Not part of the complex.

Mater plan not to scale.

How is nirvana

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



Location map no to scale.

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	5I2	5I6	33	I02	II63	36	II99	674	6I3	49	I47	I483	444	I85	42	I6	74	76I
II	5I2	5I6	33	I02	II63	36	II99	689	628	49	I47	I5I3	444	I85	42	I6	74	76I

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.



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.

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.

Thickness of outer walls

250 mm.

Thickness of inner walls

125 mm.

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 lighting 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 ~ Raghampur
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

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 developed approximately 51 lakhs square feet area across 25 projects; 145 lakh square-feet area across 17 projects are presently under development and another 97 lakh square-feet area across 13 projects are coming up.

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 PATNER 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.

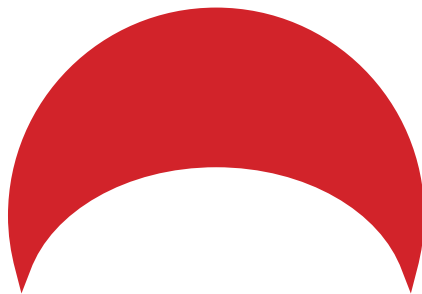
40 years later his son and now his grandson picked up the torch and lit the lamps of diversification.

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



Nirvana in the evening.


nirvana
your attainment



Developed by
Raghabpur Projects LLP
36/1A Elgin Road
Kokata 700 020
West Bengal India



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

Lead developer



Phase I ~ HIRA/P/SOU/2019/000318 | hira.wb.gov.in

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

Nirvana has been approved by leading banks for bank loans.
More facilities may be added in other phases.

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