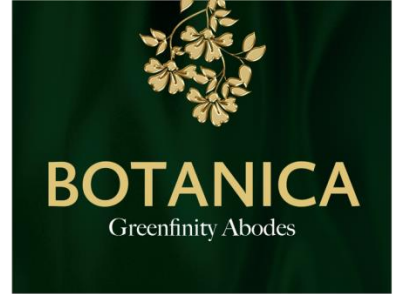




BOTANICA

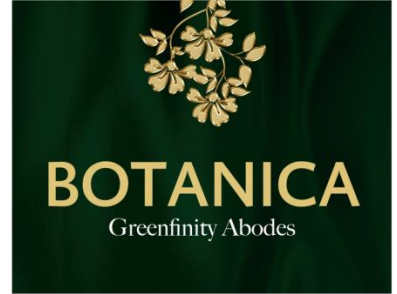
GREENFINITY ABODES

INTRODUCTION



Welcome to BOTANICA . The most luxurious bungalow project launched till date located off Southern Bypass, Kolkata.

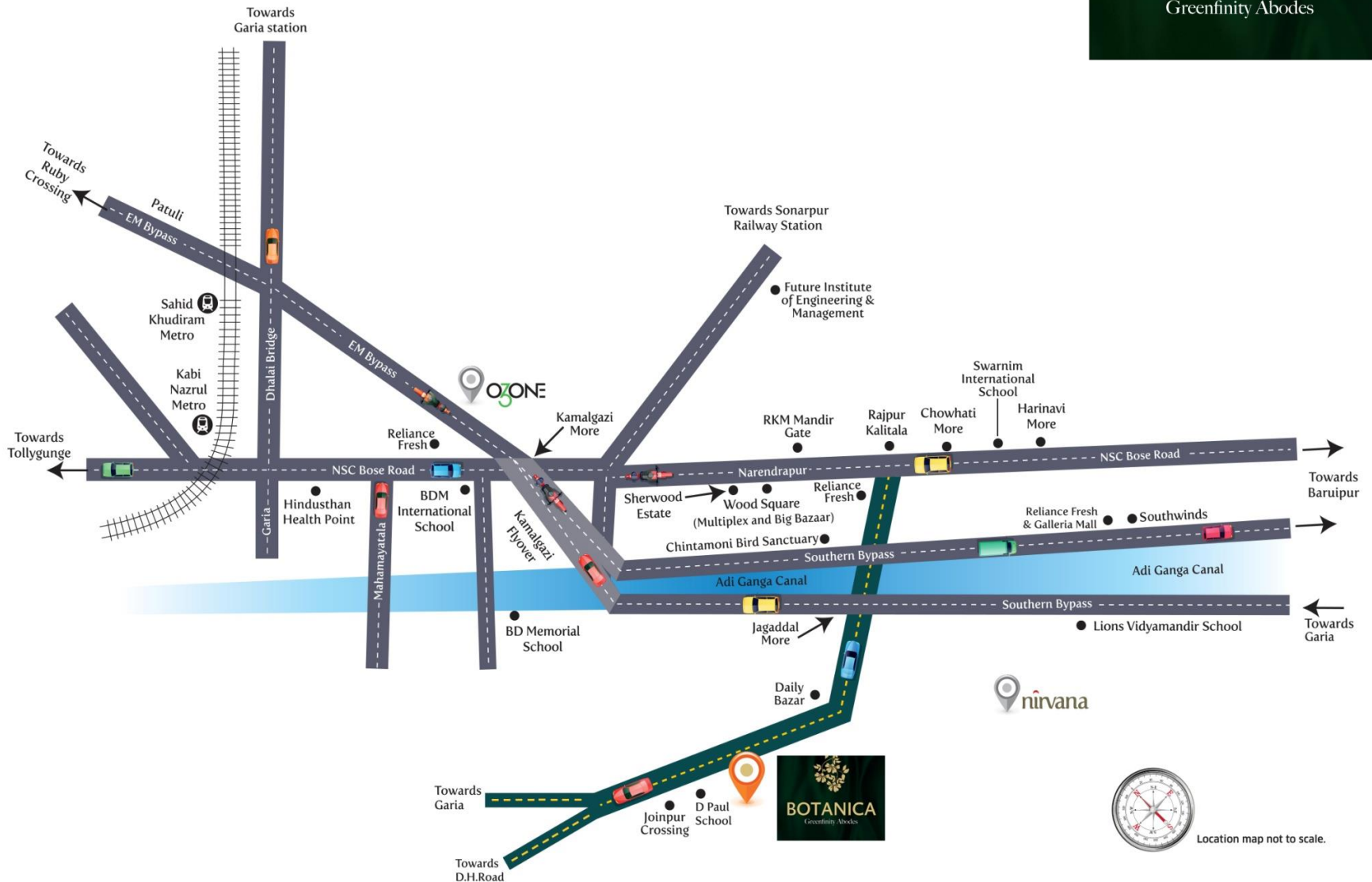
PROJECT AT A GLANCE



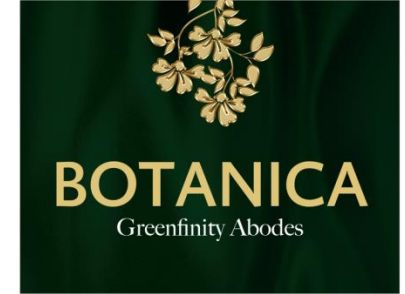
* There will be provisions of the land extension Phase -3

LOCATION

BOTANICA
Greenfinity Abodes



THE NEIGHBOURHOOD



Shopping

Big Bazar (Highland Park): 8.5 Km.
Wood Square mall: 3.3 Km.
Southwinds Galleria : 4.1 Km
Departmental Store for daily needs :
In-house



School

B.D.Memorial School: 6 Km .
Lions Vidyamandir: 2.5 Km .
Delhi World Public School : 2.5 kms
Ramkrishna Mission Residential College: 3.2 Km.
Swarnim Internantional School : 3.9 Km.



Hospital

Peerless Hospital: 9 Km.
R.N.Tagore Hospitals: 10 Km.
Future Oncology Hospital and
Research Center: 2.5 Km.



Multiplex

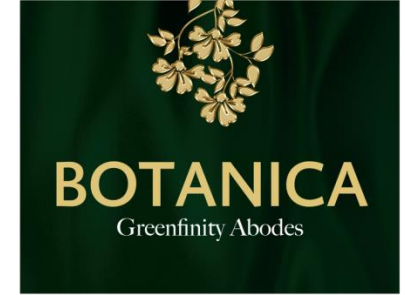
Highland Park: 8.5 Km
SVF Multiplex: 3.3 Km



Connectivity

Shahid Khudiram Metro : 6.5 Km
Sonarpur Railway Station: 5 Km
Ruby Crossing : 11 Km
Garia More : 7 km
Bypass : 1.5 km

INTERNATIONALLY ACCREDITED DESIGN MASTERMINDS



The Architectural Designer

SMALLWOOD

- Smallwood is an American architectural firm based in Atlanta, Georgia, FOUNDED IN 1979.
- The company's expertise lies in Architecture, Interior Design, Master Planning, Experiential Graphic Design and Landscape Architecture.
- Landmark projects include The Leela Palace New Delhi, ADN H Hilton Al Ain in Al Ain, UAE, Science lecture building in Atlanta, Georgia & more

The Landscape Designer

LANDSCAPE TECTONIX

- TECTONIX, is an award-winning landscape design studio based in Bangkok, Thailand.
- Their designs have won have several awards with the international recognition from a small international school in Bangkok, a public park in Mumbai, a resort in the pristine landscape of Andaman sea to the ultra luxurious residential high rise in Bangkok CBD.
- Landmark projects include Four Seasons' Hotel Bangkok. Grand Mercure Khaolak, Phag-Nga Thailand, Anasiri Bangyai, Bangkok & more.

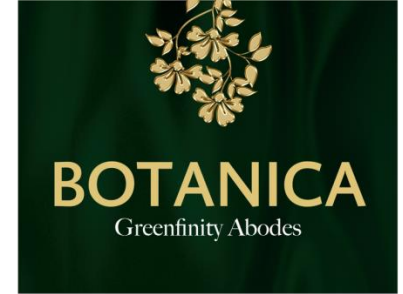
MASTER PLAN



LEGENDS

- 1 KID'S PLAY AREA
- 2 SWIMMING POOL WITH LAPPOOL
- 3 FOREST ZONE WITH DENSE PANTATION
- 4 PICNIC AREA
- 5 MULTIPURPOSE COURT
- 6 SKYLounge & YOGA DECK
- 7 HERBAL GARDEN
- 8 ACCUPUNCTURE / REFLEXLOGY PARK
- 9 PET AREA
- 10 DEDICATED AREA FOR CULTURAL /
SOCIAL GATHERING WITH
AMPHITHEATRE
- 11 SCREENING TREES
- 12 DEDICATED AREA FOR BON FIRE
PLUS RELAX GARDEN
- 13 CRICKET & FOOTBALL
- 14 BUTTERFLY GARDEN
- 15 ROMANTIC GARDEN
- 16 MAIN GATE WITH GUARDHOUSE
- 17 CLUBHOUSE
- 18 MAIN ROAD
- 19 SITTING TERRACE AREA
- 20 MODEL BUNGALOW
- 21 SENIOR CITIZEN PARK





INSPIRATION

The name BOTANICA is inspired from the famous Botanical Garden situated in Shibpur, Howrah.

Stay in the city but free from pollution, hustle and bustle of the city life. Start your day with fresh morning sunlight and listening to bird chirping, spend the day walking bare foot on landscaped gardens, or gazing blue sky or flying kite.

The project will not only provide you with exclusive luxurious bungalows but it will make you feel the hidden nature with its nature inspired themed landscape.

The architecture & landscape of BOTANICA is based on the key concept of *Journey of the valley.*

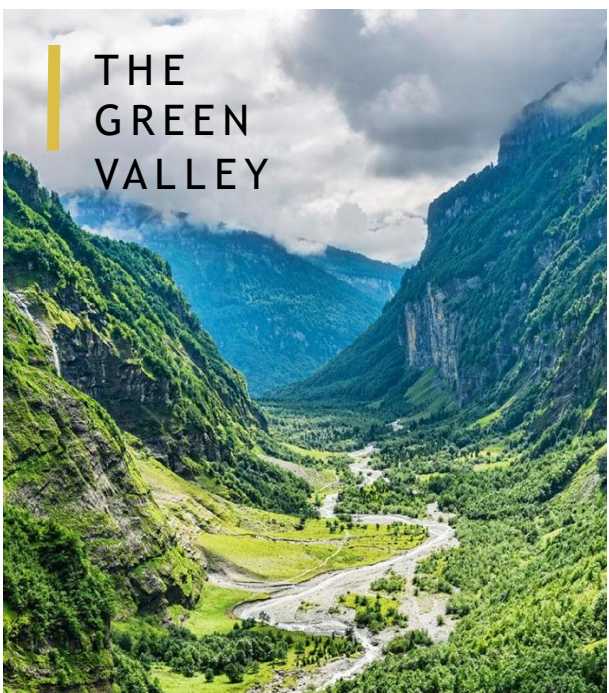
The project is divided into 4 theme zones ...



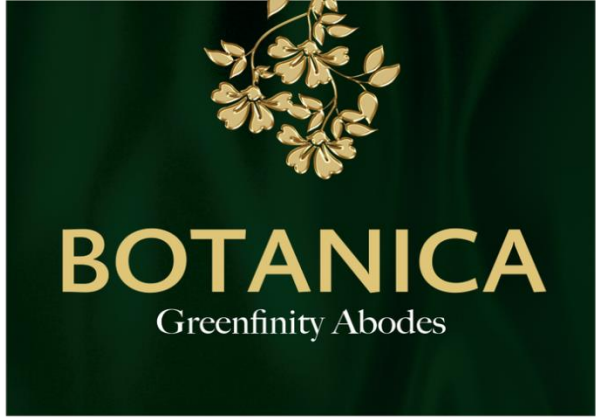
THE
BOTANIC
CLOUD



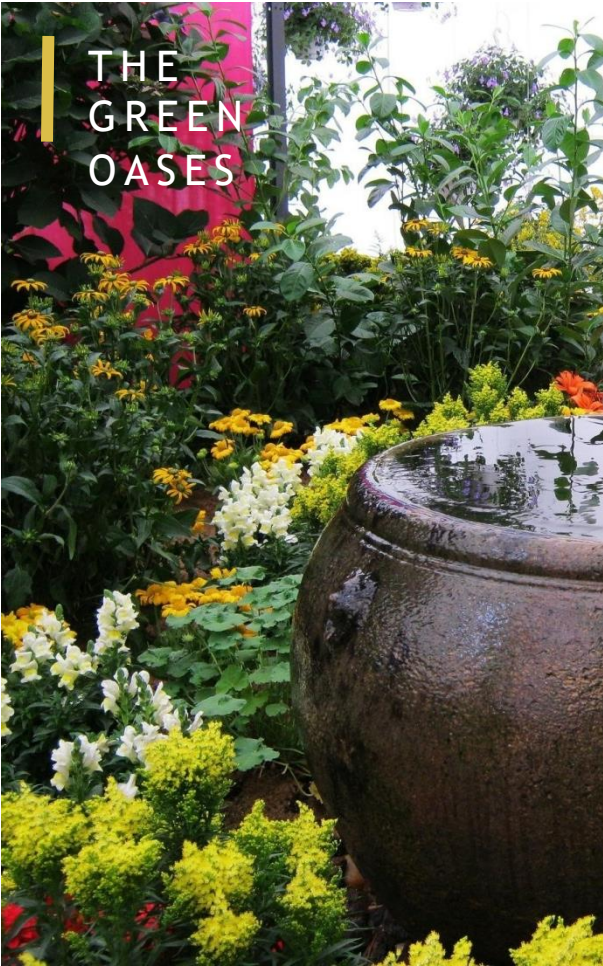
THE
GREEN
HILL



THE
GREEN
VALLEY



BOTANICA
Greenfinity Abodes



THE
GREEN
OASES

YOUR OWN HOUSE... UNDER THE GREEN CLOUDS

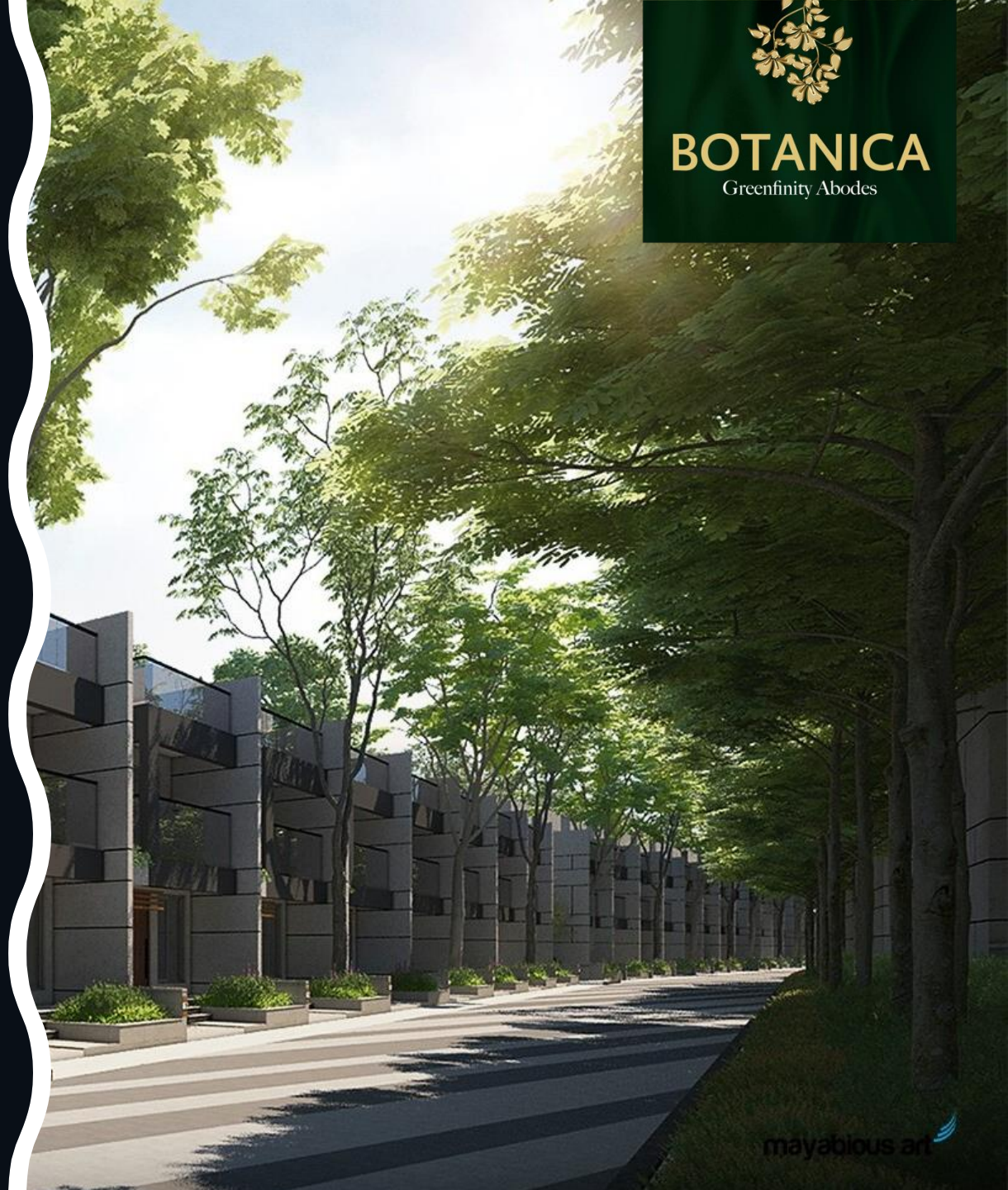
The first zone is the Botanic cloud.

In this zone, you can feel like trees are a part of the sky. This is the main road of the project like boulevard road. It designed by using large trees with branches spreading over the road like a green sky.



BOTANICA

Greenfinity Abodes



YOUR OWN HOUSE... BESIDE THE GREEN HILLS

The second zone is the Hill.

This zone is the location of a clubhouse with various facilities such as swimming pool. This area designed by using green area to cover the building. When you look at this building from the main road it look like a hill that has a walkway go up to a sky lounge. And it can also reduce the hardness of the building.



BOTANICA

Greenfinity Abodes

YOUR OWN HOUSE AMIDST THE GREEN VALLEYS

The third zone is the Valley.

The concept of this zone means a journey of hidden nature designed by using a difference level in landscape: different level with green space, activity, features and with water.. This area is basically a long strip of activities that can be connected to each other.



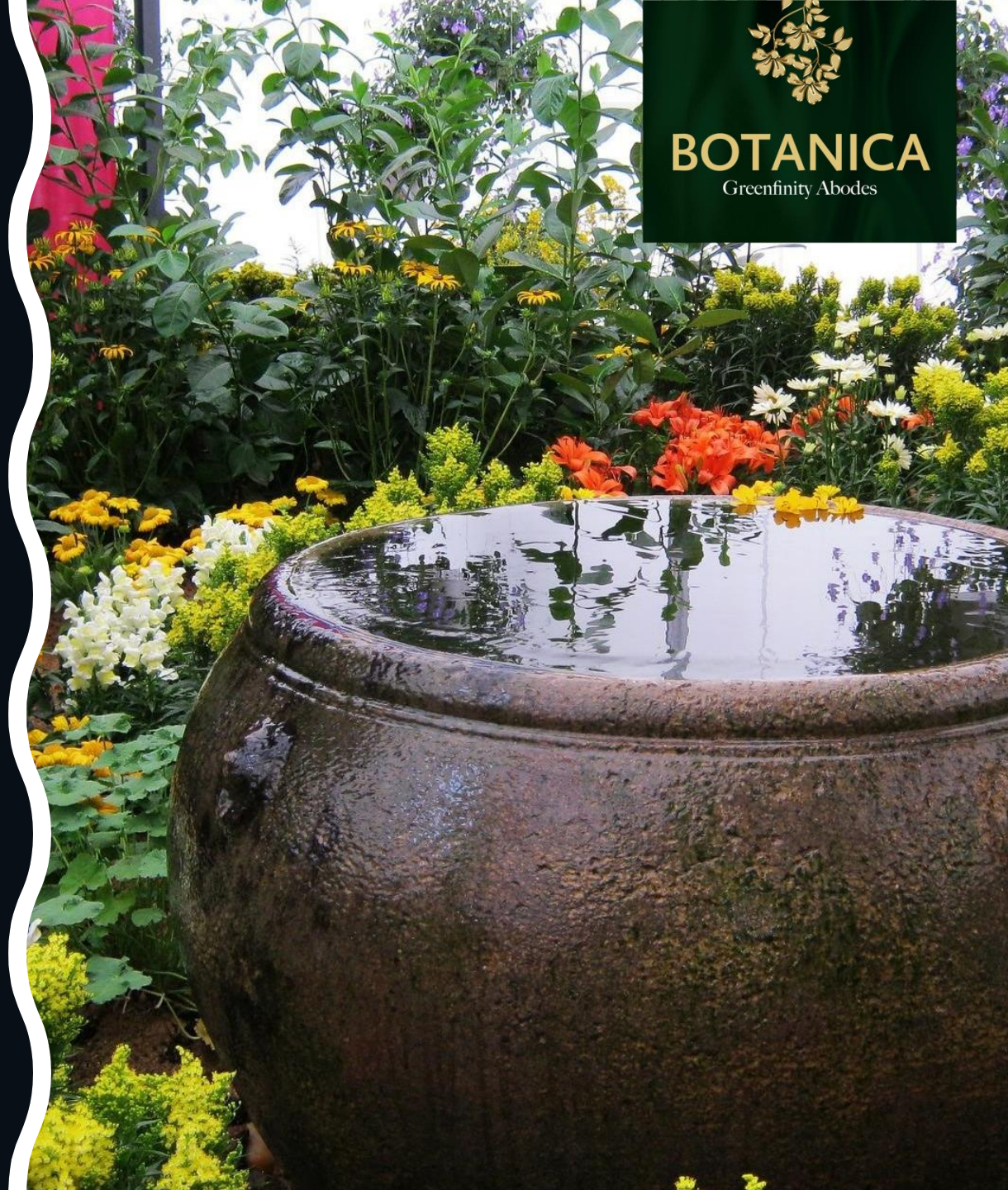
BOTANICA

Greenfinity Abodes

YOUR OWN HOUSE... AROUND THE GREEN OASES

The last zone is the
Oasis .

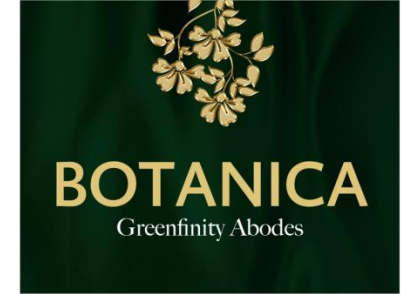
In this zone, the area
is divided into sub-area
at difference points
between the houses .It
designed by use 5
senses of human to
create spaces
including :romantic
garden, butterfly
garden, herb garden,
fruit orchard and relax
garden.



BOTANICA

Greenfinity Abodes

OUTDOOR AMENITIES



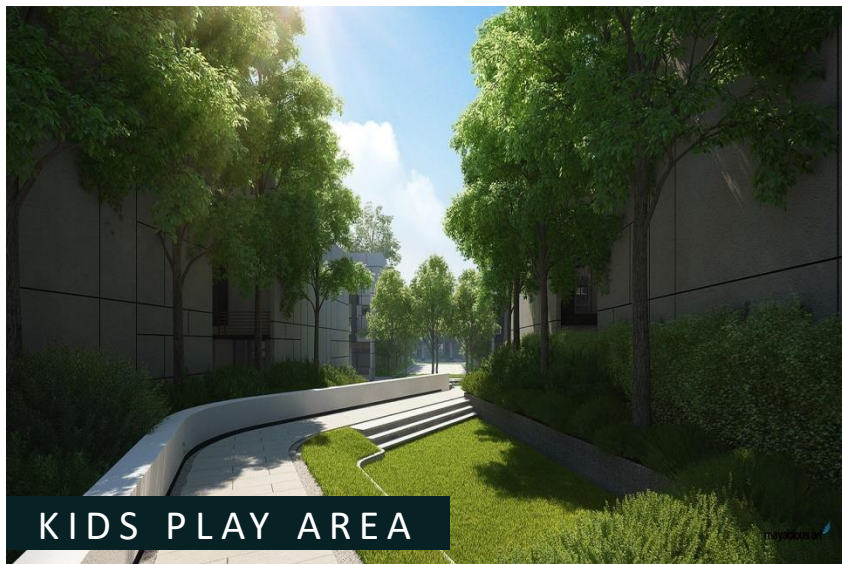
- Beautiful Landscaping Areas
- Acupressure Walkways
- Walking/jogging/cycling track
- Reflexology path
- **5 Sensory Gardens** - Romantic Garden, Herbal Garden, Fruit Orchard, Butterfly garden, Relax Garden
- Senior Citizen Park
- Pet Park
- Adda Zone
- Outdoor Gymnasium
- Outdoor children play area
- Multipurpose Court
- Bar B Q Zone
- Decorated Common Party area
- Central lawn for community gathering

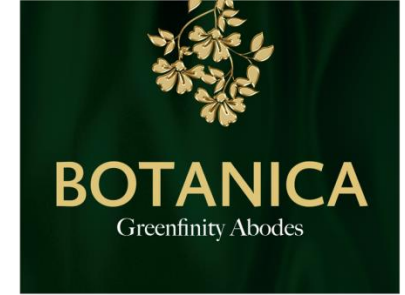


BOTANICA

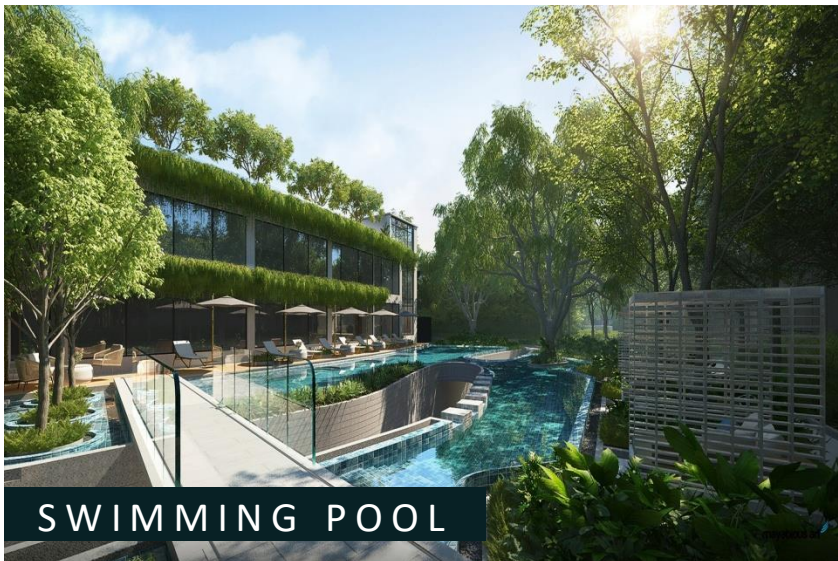
Greenfinity Abodes

GLIMPSE OF OUTDOOR AMENITIES

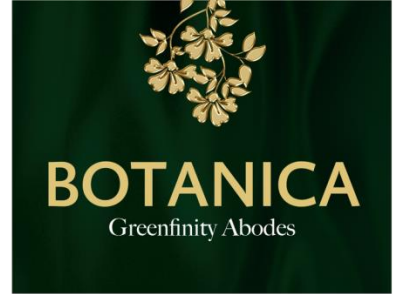




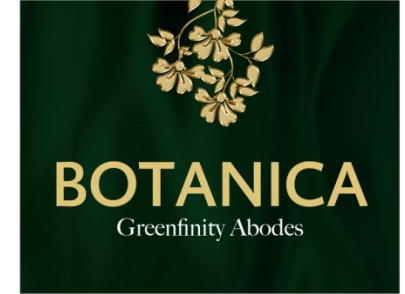
GLIMPSE OF OUTDOOR AMENITIES



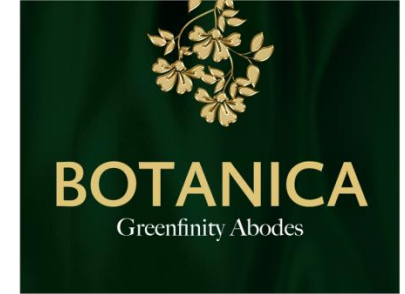
WELCOME TO THE PLUSH CLUB HOUSE



CLUB AMENITIES

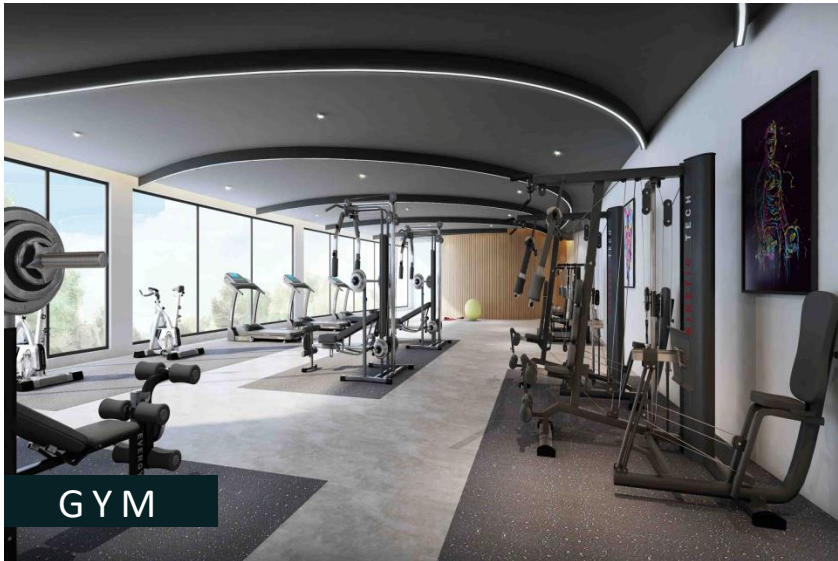


- Swimming pool with changing rooms, shower area, Jacuzzi & Steam
- Well equipped Multi Gym
- Equipped AC Indoor Children's playing zone
- AC Banquet hall for hosting parties
- Air conditioned indoor games room
- Yoga / Mediation Area
- Air conditioned home theatre
- Decorated entrance lobby in Club
- Facility Management Office with storage area



GLIMPSE OF CLUB AMENITIES





GYM

GLIMPSE OF CLUB AMENITIES



DANCE ROOM



KIDS PLAY AREA

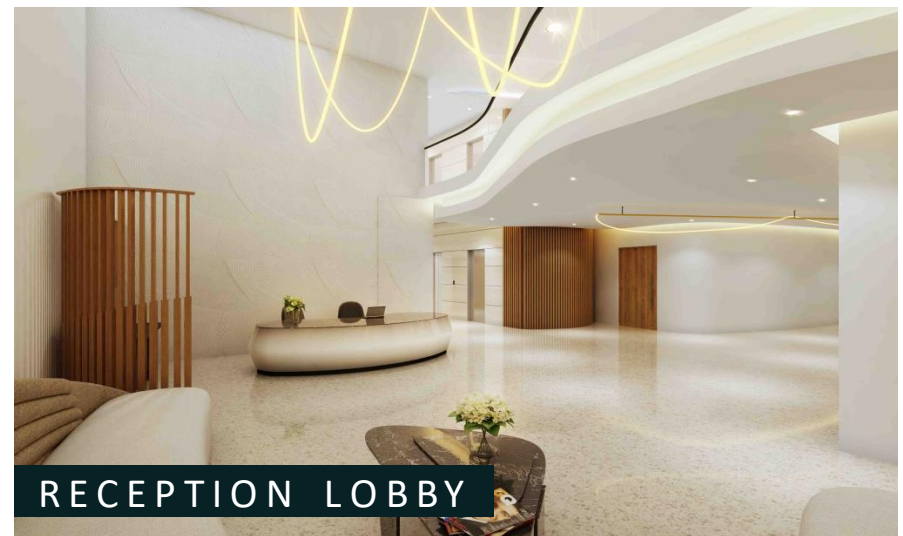


INDOOR GAME ZONE

GLIMPSE OF CLUB AMENITIES

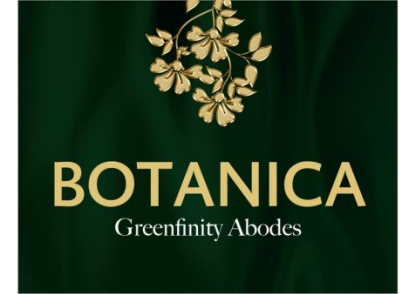


PRE-FUNCTION AREA



RECEPTION LOBBY

OTHER AMENITIES



- Intercom Facility
- Centralized Cable service
- Solar Energy Power for common area lighting
- Rain Water Harvesting
- Intruder alarm for complete safety of the Residents
- Close circuit TV
- Fire Fighting system
- Power Back up
- Common Servant & Driver Toilets Areas
- 24 hours filtered water supply with water treatment plant
- Solid Waste Management
- Drainage system
- Visitors parking for guests
- Provision for car wash
- In-house shuttle service up to nearest metro
- Golf Cart Service within the complex
- In-house convenience store for daily necessities

IGBC FEATURES & THEIR IMPACT

RAINWATER HARVESTING

A rainwater harvesting tank installed in the project would collect the rainwater from the roof and ground floor areas and store them to reuse the water for landscaping purpose. This not only enhances groundwater levels & reduces water flow into drains but also reduces the potable water required for the project thereby making it water efficient.

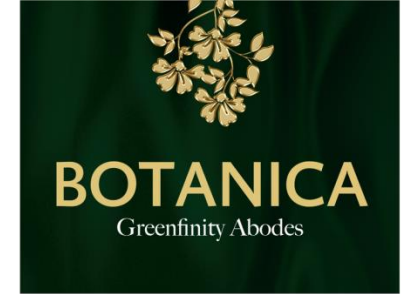
USE OF SOLAR PANELS

The project will house solar panels, the energy generated from which will be able to cater to the lighting of the common areas of the building. This will make the project highly energy efficient.



(Applied For Platinum Rating)

IGBC FEATURES & THEIR IMPACT



VIRGIN GREEN AREA

The project will restore the site area back to virgin green lands by providing landscaping which will provide occupants relaxation spaces and play areas. Landscapes are Good for the Air and Water and will Improve Quality of Life.

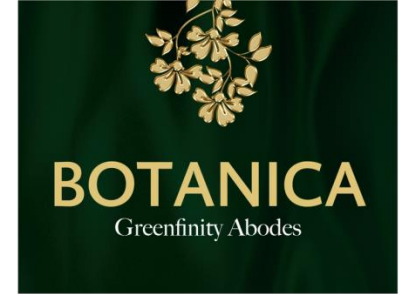
WASTE MANAGEMENT

The project will also have an organic waste converter for proper waste management system and convert the kitchen and garden waste to manure and use it for the landscaping within the project.



(Applied For Platinum Rating)

OTHER IGBC FEATURES



USE OF WATER EFFICIENT FIXTURES : Low water flow fixtures specifically designed to limit water waste help the project reduce water consumption of the building. The project will recycle the wastewater and reuse it for flushing purposes thereby reducing the potable water used for the project.

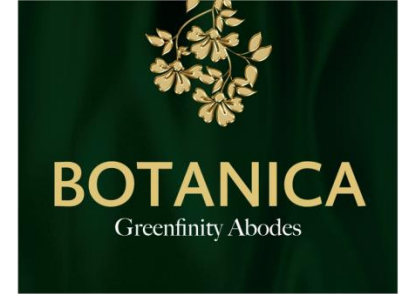
USE OF RENEWABLE RESOURCES : With rising petrol prices and urgency to shift to renewable resources, using Electric Vehicles are on a rise. A platinum rated building will have electric vehicle charging points provide its occupants the provisions to charge electric vehicles.

USE OF ENERGY EFFICIENT FIXTURES : Energy efficient fixtures includes LED lights which consume almost 30% lesser electricity and will help the project reduce the lighting energy consumption for the building thus making it energy efficient.

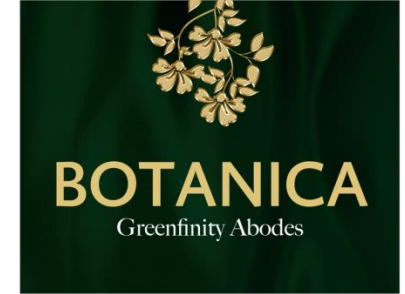
BETTER INDOOR ENVIRONMENTAL QUALITY : The project will have windows that are adequately sized to allow a lot of daylight and fresh air to reach the building occupied spaces. Better Indoor Environmental Quality will protect human health, improve quality of life, and reduce stress. Better indoor environmental quality can enhance the lives of building occupants and increase the resale value of the building.

USE OF SUSTAIBALE PRODUCTS : A platinum rated building like BOTANICA is made of IGBC Rated sustainable products such as FSC Certified Wood, AAC Blocks instead with fly-ash and low VOC Paints. The materials and products undergo rigorous scrutiny, and the quality of construction is therefore much superior. This directly impacts the infrastructure and living conditions of the occupants.

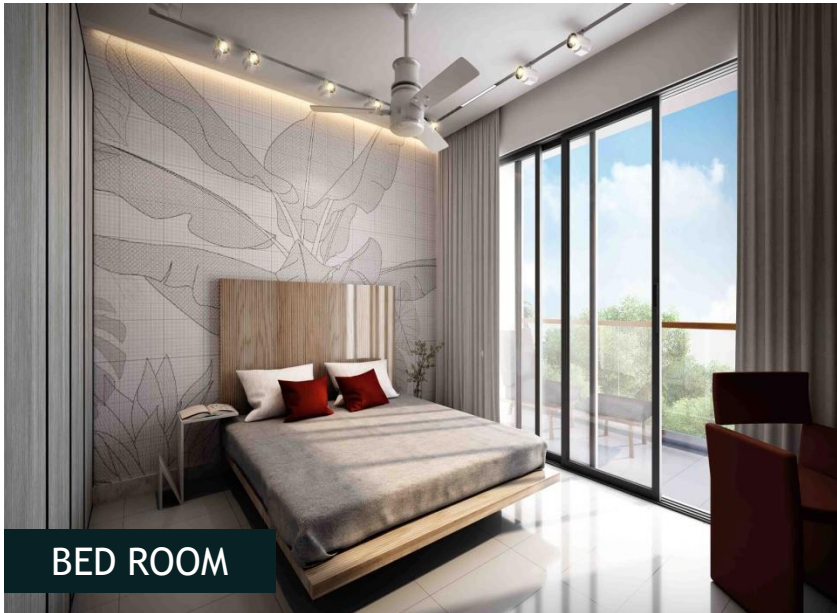
SPECIAL FEATURES OF EACH BUNGALOW

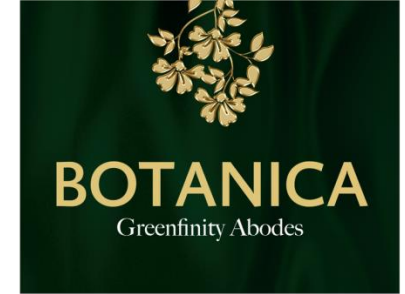


- **Scientific Orientation, two side openness, skylight roof gives 96% to 100% Daylight** in each bungalow for Healthy environment & energetic feeling to the occupant and reduces the energy consumption of lighting load
- Each residential unit has **optimized window to carpet area ratio** for **sufficient fresh air** which provides healthy environment.
- Skylight Roof is of **double ceiling height of 20 ft**
- **Floor to floor Ceiling height** of every Bungalow is **10 ft**
- Provision for individual car charging point for each bungalow

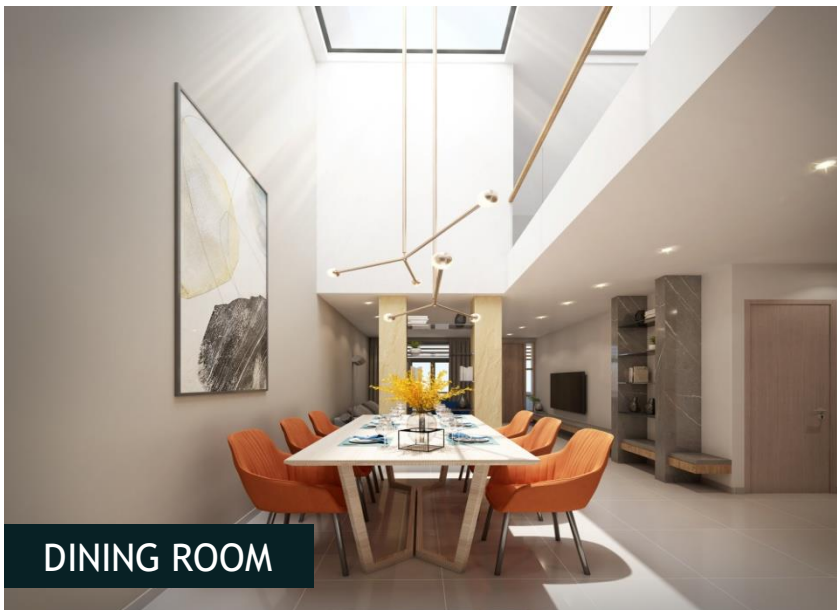


GLIMPSE OF A 3D BUNGALOW

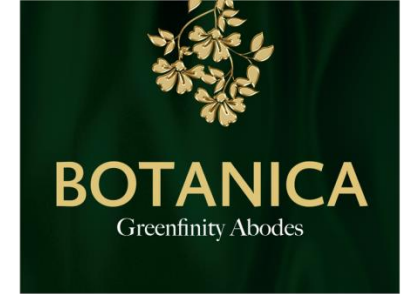




GLIMPSE OF A 3D BUNGALOW



SPECIFICATIONS



DOORS

Main Door - 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/Garden Door - Wood Plastic Composite

(WPC) Door with Enamel Paint

Bedroom & Toilet Doors

- Flush Door with Enamel Paint Door handles, Locks & Hinges of Reputed Make

WINDOWS

Anodized/Powder Coated Aluminium windows, Grill optional at extra cost

FLOORING

Living & Dining, All Bedrooms, Staircase & Balcony - Vitrified Tiles

Kitchen -Anti-skid

Vitrified Tiles

Roof Area- Solar

Reflective Tiles

Toilets-Anti-skid

Ceramic Tiles

INTERNAL WALLS

Pop Finish

ELECTRICAL

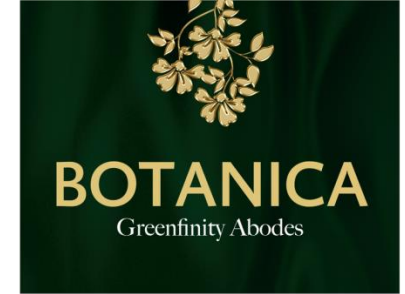
Concealed Copper wiring with modular switches of reputed make.

Provision for telephone & television point.

Provision for AC point in all bedrooms and living area

Geyser Points in all Bathrooms & kitchen

SPECIFICATIONS



TOILET

Vitrified Tiles Basin
Counter in all toilets
Wall- Dado in ceramic
tiles up to 7ft.
Sanitary ware
of reputed brand.
Sleek CP fittings of
reputed make, single
lever fitting and
hanging commode with
conceal cistern.

KITCHEN

Counter- Vitrified Tiles
Slab with a stainless-
steel sink, wall tiles up
to 2ft. Height on all
around wall over
granite counter.
Water Filter Point,
Exhaust Fan Point,
Chimney Point

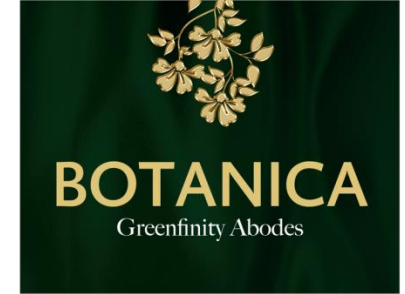
ELECTRICALS IN TOILET

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

OUTDOOR FINISH

Superfine texture
weather
coat/waterproof paint

WHY BOTANICA ?



Top 6 reasons why we are the best choice for you!

- First time in Kolkata International Standard nature theme based **Bungalows featuring Hill, Valley, Oasis and Botanic Cloud.**
- Exclusive Luxurious Bungalows for only **232 families**, sprawling landscaped approx. **11 Acres of land.**
- Unique **Hillscape Club house on 25000 Sq. ft** area first of its kind in Kolkata.
- Located in the city but free from pollution, hustle and bustle of the city life just **2 KM** from NSC Bose Road near to Southern Bypass.
- Surrounded with 5 senses gardens - **ROMANTIC GARDEN, BUTTERFLY GARDEN, HERB GARDEN, FRUIT ORCHARD, RELAX GARDEN.**
- Develop by Srijan a reputed builder of Eastern India who is having a proven track record in Real Estate market and delivered many successful projects.

WHAT'S ON OFFER ?

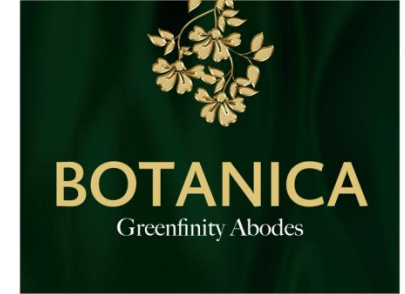
Introductory Price : Rs. 98 Lacs onwards
(excl. Extra Charges, Deposits, GST & Registration)

Possession - September 2026

**Total Bungalows (on offer) : No.11 to 21,
25 to 56**

Types of Units (On offer) : 4

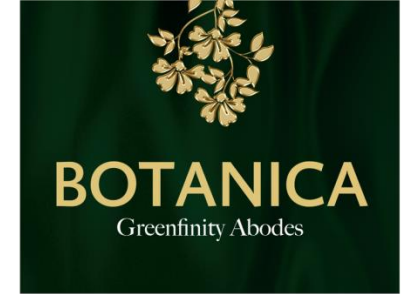
UNIT PLAN



A1
GROUND FLOOR

UNIT SIZE (BUA): 1784 SQ-FT , OPEN SPACE : 972 SQ-FT

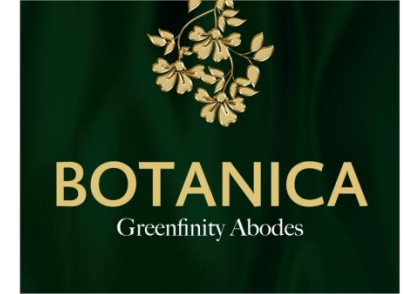
UNIT PLAN



A1
1ST FLOOR

UNIT SIZE (BUA): 1784 SQ-FT , OPEN SPACE : 972 SQ-FT

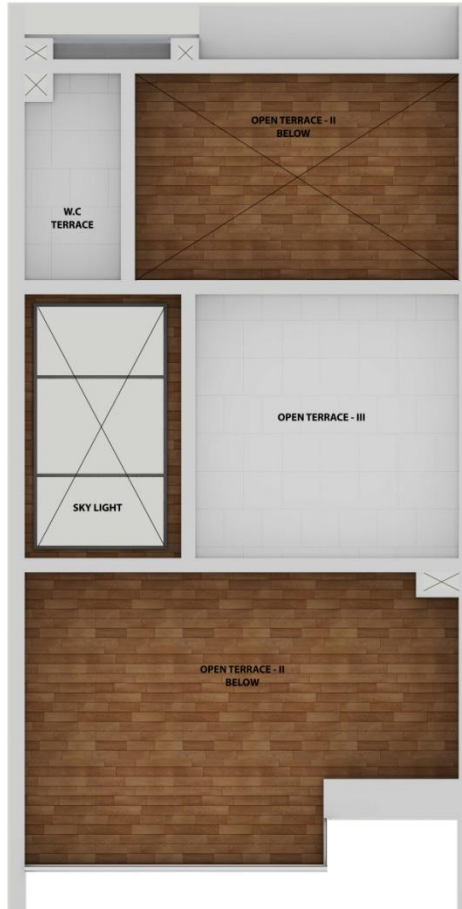
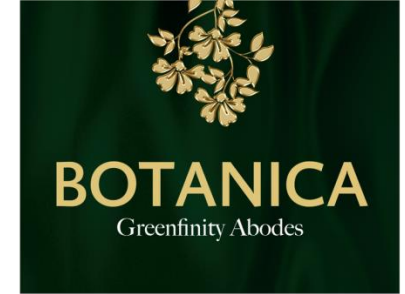
UNIT PLAN



A1
2ND FLOOR

UNIT SIZE (BUA): 1784 SQ-FT , OPEN SPACE : 972 SQ-FT

UNIT PLAN

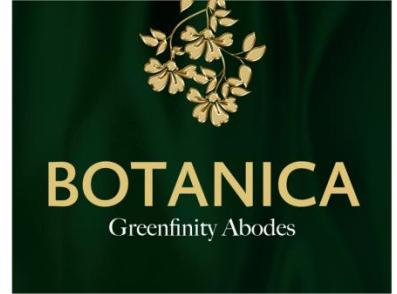


AREA OF BUNGALOW WITH BALCONY							
UNIT TYPE	GROUND FLOOR	1ST FLOOR	2ND FLOOR	STAIR-HEAD	TOTAL BALCONY AREA	TOTAL CARPET AREA	TOTAL BUILT-UP AREA
A1	561	560	40	128	164	1452	1784

OPEN SPACES					
FRONT YARD			BACK YARD	OPEN TO SKY ROOF	TOTAL OPEN AREA
LAWN	LANDING	PORCH	LAWN		
30	7	36	132	766	972

A1
ROOF FLOOR

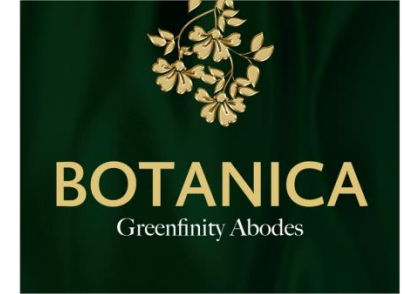
UNIT PLAN



A2
GROUND FLOOR

UNIT SIZE (BUA): 1784 SQ-FT , OPEN SPACE : 972 SQ-FT

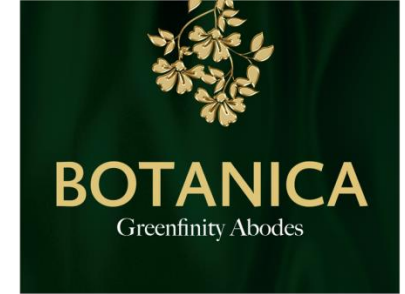
UNIT PLAN



A2
1ST FLOOR

UNIT SIZE (BUA): 1784 SQ-FT , OPEN SPACE : 972 SQ-FT

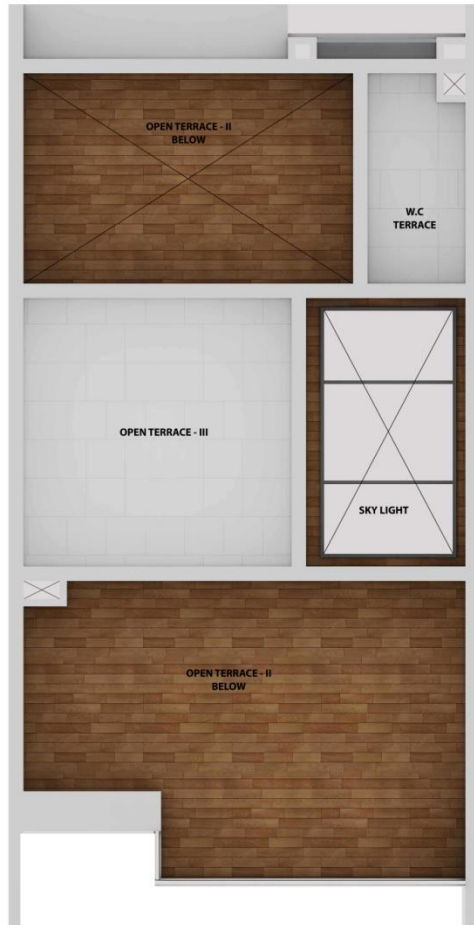
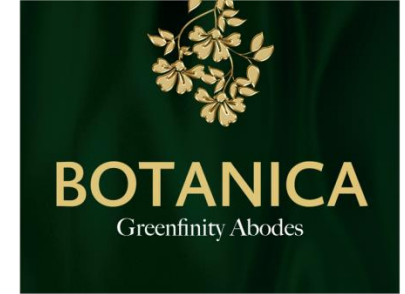
UNIT PLAN



A2
2ND FLOOR

UNIT SIZE (BUA): 1784 SQ-FT , OPEN SPACE : 972 SQ-FT

UNIT PLAN

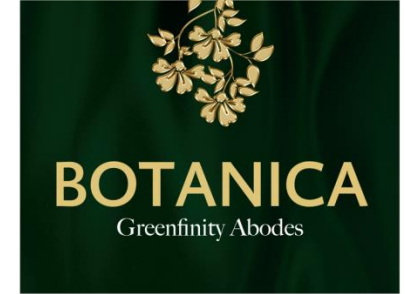


AREA OF BUNGALOW WITH BALCONY							
UNIT TYPE	GROUND FLOOR	1ST FLOOR	2ND FLOOR	STAIR-HEAD	TOTAL BALCONY AREA	TOTAL CARPET AREA	TOTAL BUILT-UP AREA
A2	561	560	40	128	164	1452	1784

OPEN SPACES					
FRONT YARD			BACK YARD	OPEN TO SKY ROOF	TOTAL OPEN AREA
LAWN	LANDING	PORCH	LAWN		
30	7	36	132	766	972

A2
ROOF FLOOR

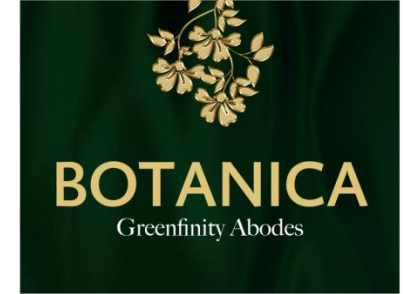
UNIT PLAN



B2
GROUND FLOOR

UNIT SIZE (BUA): 2027 SQ-FT , OPEN SPACE : 1146 SQ-FT

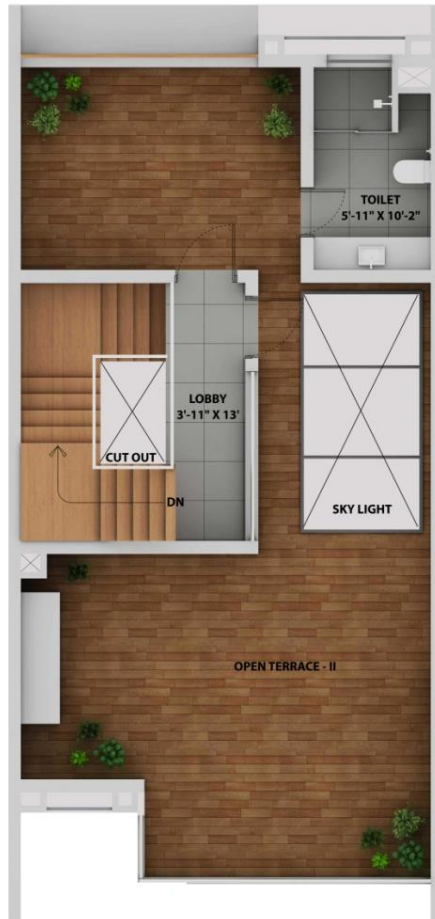
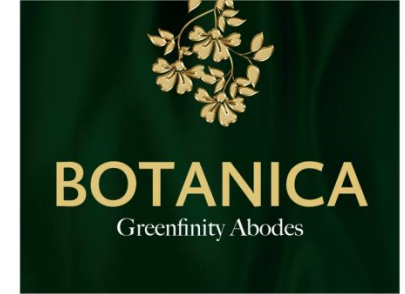
UNIT PLAN



B2
1ST FLOOR

UNIT SIZE (BUA): 2027 SQ-FT , OPEN SPACE : 1146 SQ-FT

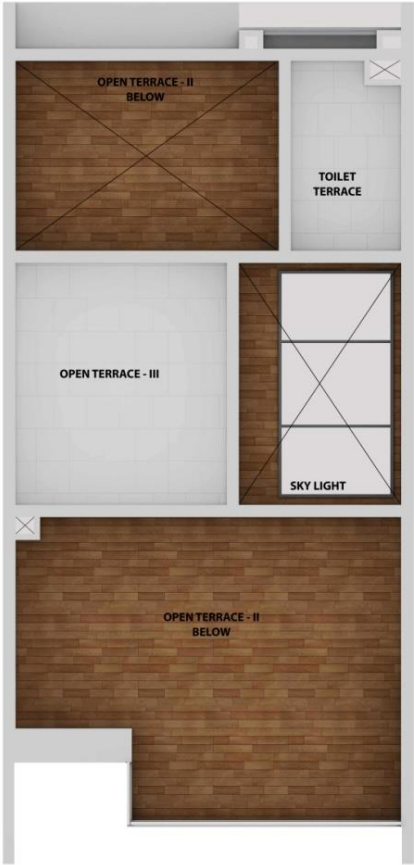
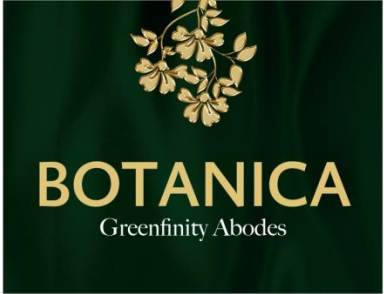
UNIT PLAN



B2
2ND FLOOR

UNIT SIZE (BUA): 2027 SQ-FT , OPEN SPACE : 1146 SQ-FT

UNIT PLAN

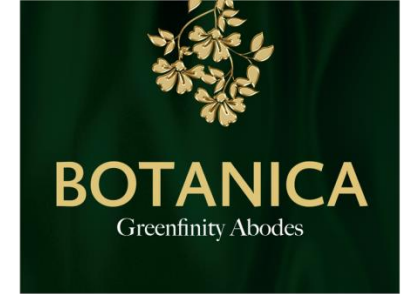


AREA OF BUNGALOW WITH BALCONY							
UNIT TYPE	GROUND FLOOR	1ST FLOOR	2ND FLOOR	STAIR-HEAD	TOTAL BALCONY AREA	TOTAL CARPET AREA	TOTAL BUILT-UP AREA
B2	650	638	57	128	183	1656	2027

OPEN SPACES					
FRONT YARD			BACK YARD	OPEN TO SKY ROOF	TOTAL OPEN AREA
LAWN	LANDING	PORCH	LAWN		
44	15	50	161	876	1146

B2
ROOF FLOOR

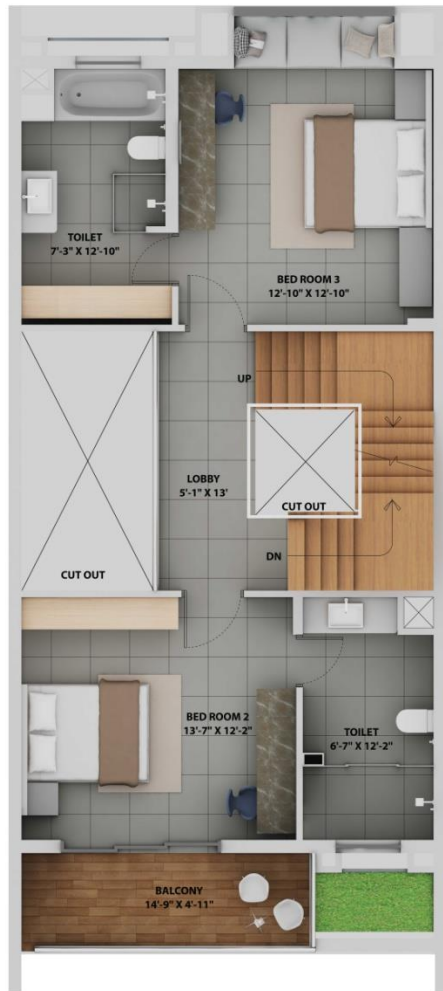
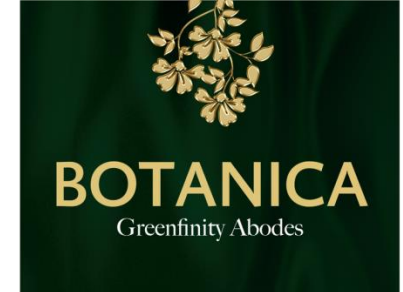
UNIT PLAN



C3
GROUND FLOOR

UNIT SIZE (BUA): 2364 SQ-FT , OPEN SPACE : 1398 SQ-FT

UNIT PLAN



C3
1ST FLOOR

UNIT SIZE (BUA): 2364 SQ-FT , OPEN SPACE : 1398 SQ-FT

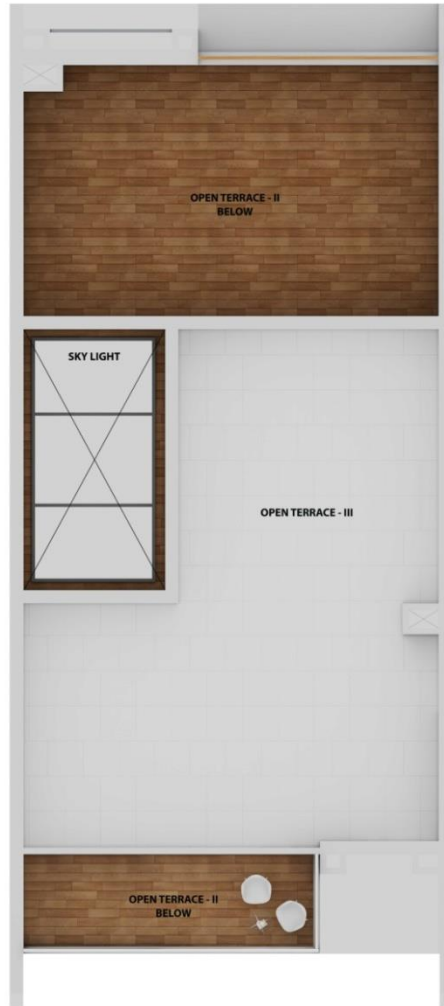
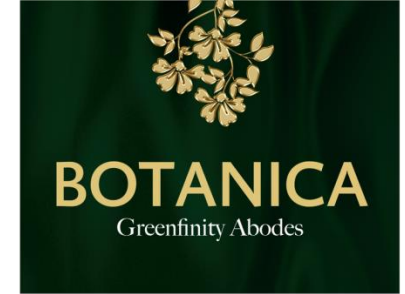
UNIT PLAN



C3
2ND FLOOR

UNIT SIZE (BUA): 2364 SQ-FT , OPEN SPACE : 1398 SQ-FT

UNIT PLAN

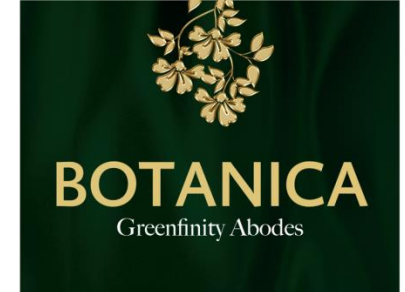


C3
ROOF FLOOR

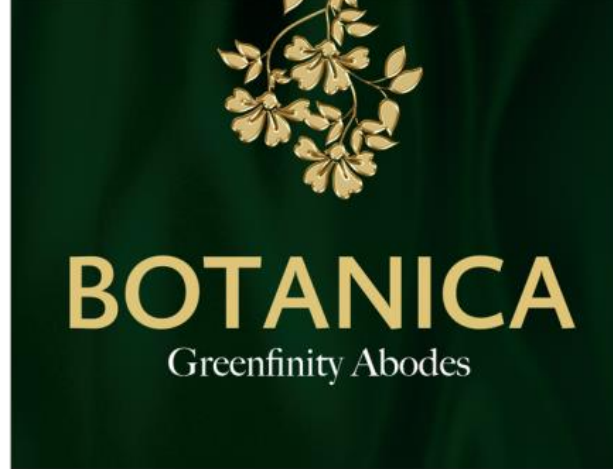
AREA OF BUNGALOW WITH BALCONY							
UNIT TYPE	GROUND FLOOR	1ST FLOOR	2ND FLOOR	STAIR-HEAD	TOTAL BALCONY AREA	TOTAL CARPET AREA	TOTAL BUILT-UP AREA
C3	711	696	239	141	188	1974	2364

OPEN SPACES					
FRONT YARD			BACK YARD	OPEN TO SKY ROOF	TOTAL OPEN AREA
LAWN	LANDING	PORCH	LAWN		
72	28	80	283	936	1398

AREA CHART



AREA OF EACH BUNGALOW WITH BALCONY								OPEN SPACES					
								FRONT YARD			BACK YARD	OPEN TO SKY ROOF	TOTAL OPEN AREA
UNIT TYPE	GROUND FLOOR	1ST FLOOR	2ND FLOOR	STAIR-HEAD	TOTAL BALCONY AREA	TOTAL CARPET AREA	TOTAL BUILT-UP AREA	LAWN	LANDING	PORCH	LAWN		
A1	561	560	40	128	164	1452	1784	30	7	36	132	766	972
A2	561	560	40	128	164	1452	1784	30	7	36	132	766	972
B2	650	638	57	128	183	1656	2027	45	15	50	161	876	1146
C3	711	696	239	141	188	1974	2364	71	28	80	283	936	1398



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<https://www.srijanrealty.com/project/detail/botanica> 

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