

**TOWN  SQUARE**  
EXCEPTIONALLY UNIQUE

A young man and woman are smiling and embracing each other. The man is in the foreground, looking up and to the right, with his arms around the woman. The woman is behind him, also smiling and looking up. They are both wearing light-colored, possibly white, clothing. The background is a solid teal color.

**GETTING A**

*yes!*

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

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



#reason01for*yes!*

**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!**





Artist's Impression  
Balconies will have Glass railing



**#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

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



Artist's Impression  
Balconies will have Glass railing



#reason11for yes!

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 unparalleled 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



#reason12for

yes!

TO THIS ICONIC LOCATION  
NEAR TO BISWA BANGLA GATE



# 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**.



SCAN FOR LOCATION

## 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



BISWA BANGLA SARANI

## LEGEND

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

3 BHK  
 4 BHK



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

Fourteen  
#reasonsfor

*yes!*

TO GREENS  
AT GROUND LEVEL

**#19**

87% OPEN SPACE  
including podium for  
a lifetime of fresh air

**#23**

DROP-OFF FEATURE  
welcomes your arrival  
with freshness

**#27**

PET PARK  
for the playful  
furry paws

**#31**

OPEN-AIR YOGA AREA  
is perfect for a  
relaxing work-out

**#20**

ICONIC GATE HOUSE  
for making every  
arrival amusing

**#24**

OPEN LAWN  
brings back favourite  
childhood memories

**#28**

WATER FEATURE  
rejuvenates you  
with a refreshing vibe

**#32**

FESTIVAL ZONE  
for moments of  
memorable celebrations

**#21**

DEDICATED PARKING\*  
to provide a convenient  
spot for your car

**#25**

THE SPLASH FOUNTAIN  
adds freshness to  
the joy of adventures

**#29**

OPEN AMPHITHEATRE  
encircled by greenery  
for your viewing pleasure

**#22**

SIGNATURE SITTING AREA  
for you to take a fresh  
view of life

**#26**

JOGGING TRACK  
for a fitter body  
and mind

**#30**

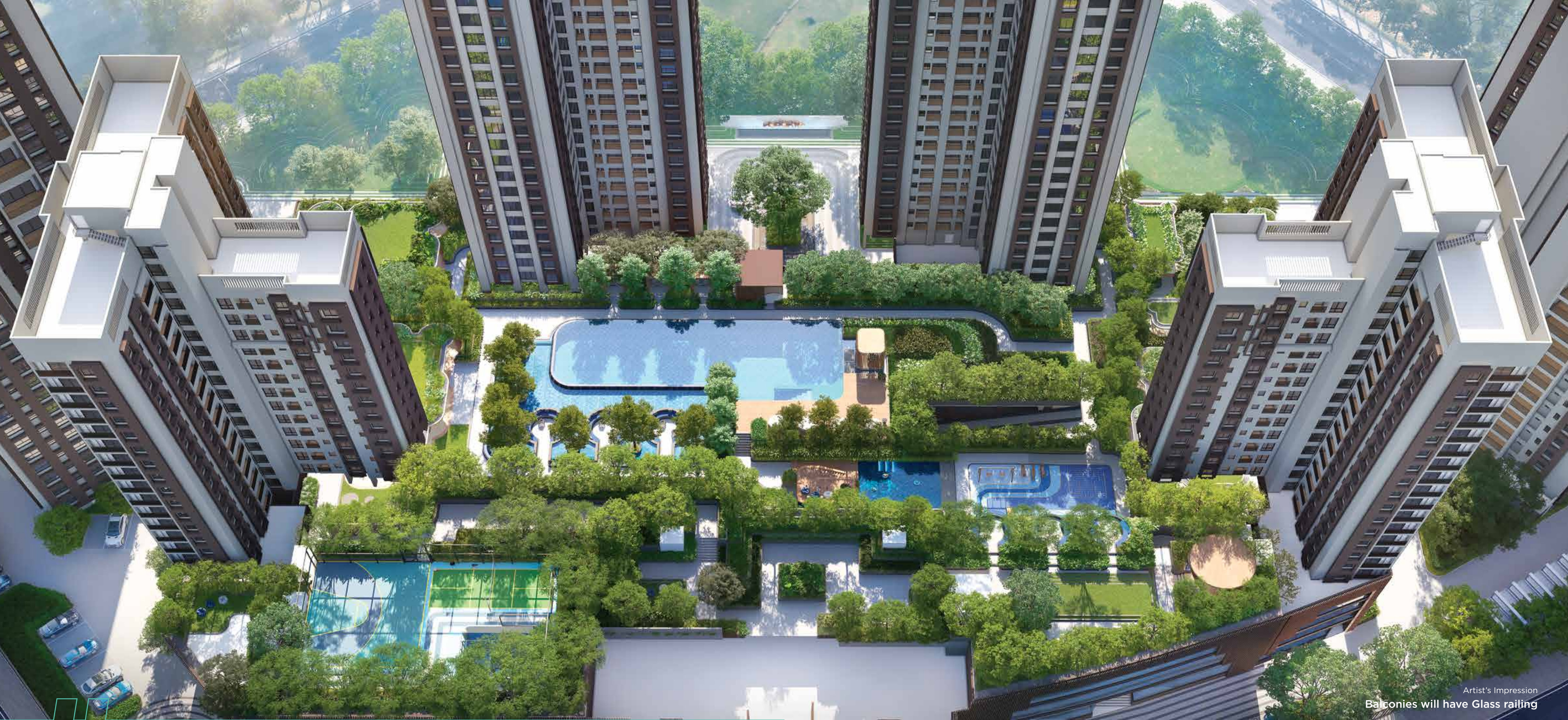
WALKWAYS  
surrounded by flowers will have  
a calming effect

\*at extra cost



Artist's Impression  
Balconies will have Glass railing

Open Amphitheatre



Artist's Impression  
Balconies will have Glass railing

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

\*3rd & 4th Floor Aerial View

4<sup>TH</sup> FLOOR PODIUM

3<sup>RD</sup> FLOOR PODIUM

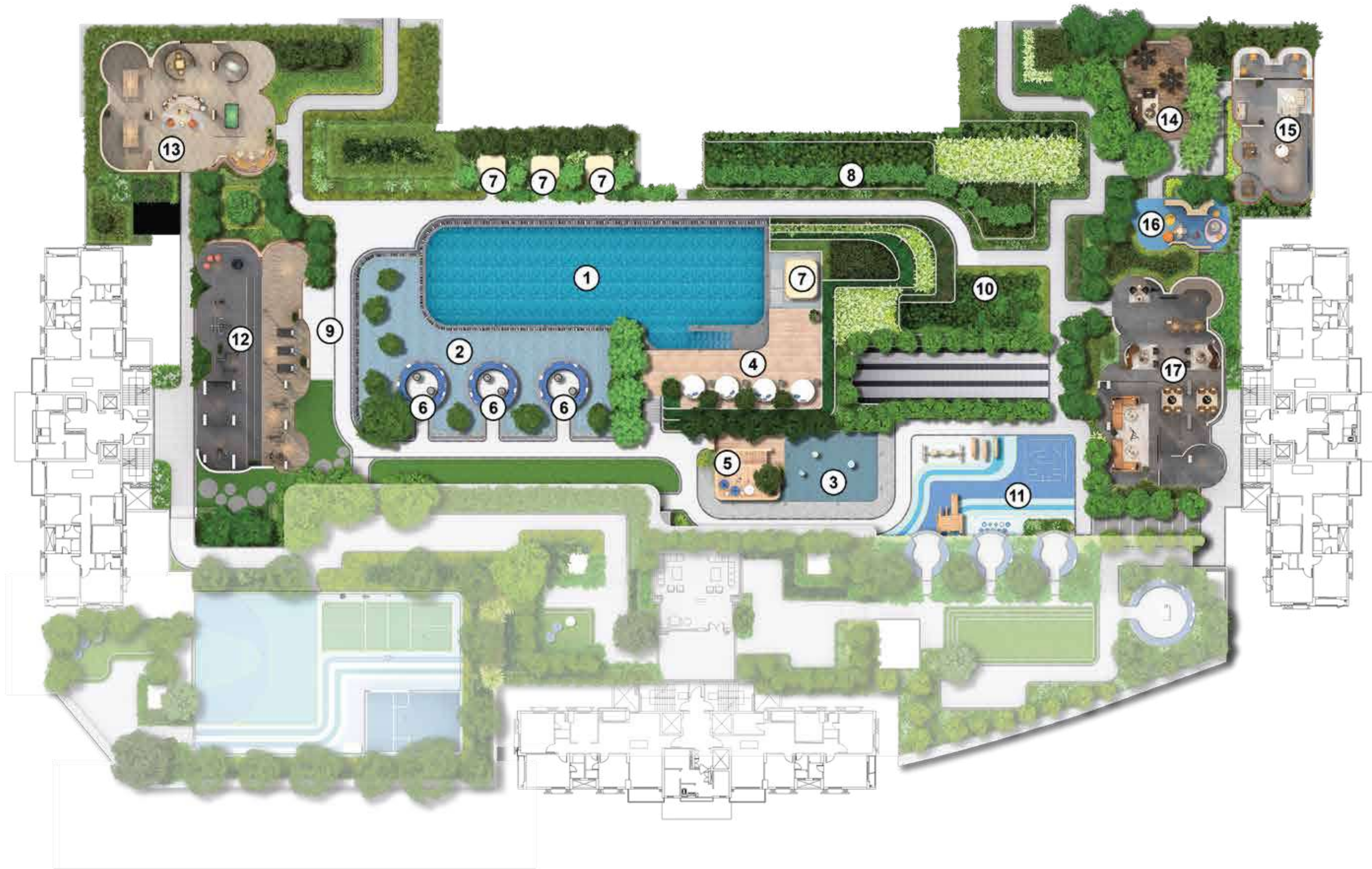


**OPEN AIR  
BLUE WATER  
AND LIMITLESS  
LEISURE TO  
DIVE INTO**

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



# 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



# 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





Artist's Impression  
Balconies will have Glass railing

Swimming Pool



Artist's Impression  
Balconies will have Glass railing

Kids' Pool



Artist's Impression

Signature Seats with Sunken Decks



Artist's Impression  
Balconies will have Glass railing

Outdoor Kids' Play Area

4<sup>TH</sup> FLOOR PODIUM

3<sup>RD</sup> FLOOR PODIUM

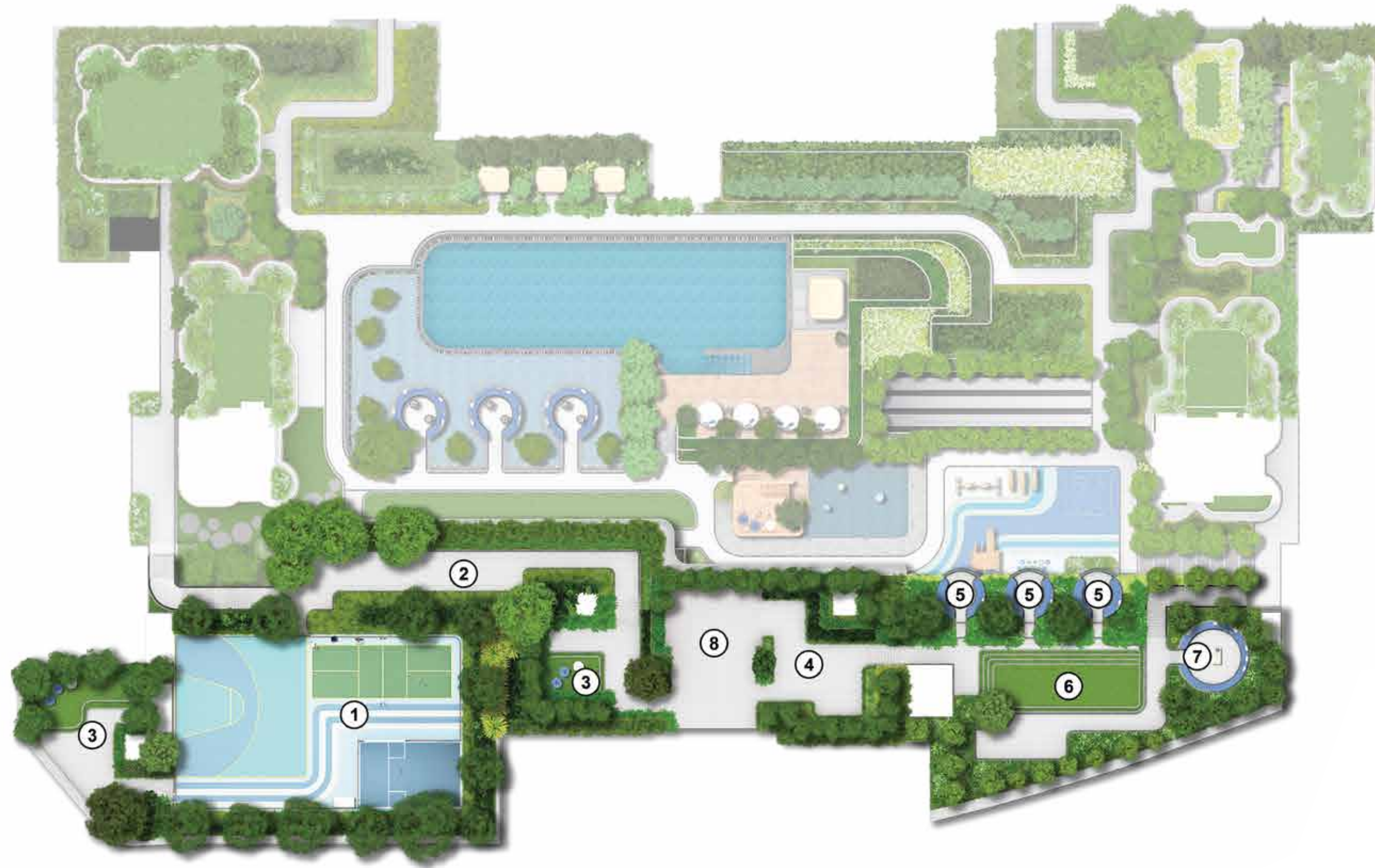


**FIND A BLEND  
OF ACTIVITIES  
UNDER THE SKY  
AT YOUR OWN  
4<sup>TH</sup> FLOOR PODIUM**

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



# 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



**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



Artist's Impression  
Balconies will have Glass railing

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





Artist's Impression  
Balconies will have Glass railing



Artist's Impression  
Balconies will have Glass railing



**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.

# 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



Artist's Impression  
Balconies will have Glass railing

Club Drop-off



Artist's Impression

Banquet



Artist's Impression



Artist's Impression





Artist's Impression



Artist's Impression

Eco Lounge



Artist's Impression

Library & Co-working



Artist's Impression

Card Room



Artist's Impression

Massage Room

# 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

#Sixreasonsfor *yes!*  
TO THE SPLENDID  
PANORAMA VIEW

#reason69  
ECO PARK

#reason70  
AIRPORT

#reason71  
CITY VIEW

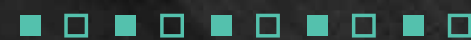
#reason74  
BISWA BANGLA

#reason72  
WET LAND

#reason73  
CITY VIEW



# #12 earthy reasons for yes!



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



RAIN WATER HARVESTING



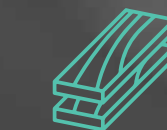
SOLID WASTE MANAGEMENT



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

\*at extra cost

**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

## A GLIMPSE OF OUR GLORIOUS LEGACY



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.



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

#reason100for *yes!*

TO THE COMMERCIAL  
SEGMENT OF TOWN SQUARE





*yes!*

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



SCAN FOR  
WALKTHROUGH



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