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SIDDHA
suburbia
A RIYA-SIDDHA PROJECT

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You will never **influence**
the world by trying to be like it.

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Night view of the rooftop skywalk

Project name

At Siddha, we believe that the usual is boring.

The result is that we don't just construct homes.

We build landmarks instead.

Residential landmarks that enhance owner pride and neighbourhood respect.

Through differentiated positioning. High construction quality. Environment respect. Community integration. And smiling after-sales service.

This consistent approach has translated into an over-riding reality.

Customer delight.

SIDDHA
suburbia
BY THE SEA

Siddha's latest offering in Kolkata's deep south.

A one-of-its-kind residential opportunity.

With the first rooftop Skywalk in South Kolkata.

Homes on the ground. Skywalk in the air.

Promises to transform the way you live.

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Building destroys open spaces.
Siddha Suburbia will add to them.

152.5 ft above ground level



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Siddha Suburbia. Just different.

Most residential complexes have ground-level open spaces. Siddha Suburbia provides one in the air.

Most residential complexes have open spaces surrounded by trees and construction. Siddha Suburbia provides one completely open on all sides.

Most residential complexes offer spaces without spaciousness. Siddha Suburbia provides a combination of space, scale, foliage and altitude.

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Day view of the rooftop skywalk

SKYWALKS
AT SIDDHA

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mayobious art

A thing of beauty is a joy forever!

The 335 meter long winding **SKYWALK** has been designed to spice up the life of its residents with its various features:



Skywalk at night

Jogging Track • Fitness Stations • Yoga and Meditation • Skating • Play Courts
Rock Climbing • Ludo Court Adige Zone • Sit Outs • Look outs • Outdoor Seating
Party Lawn • Party Deck • Barbecue Corners • Skyplex • Kids' Play Area
Organic Herbs Garden • Water feature with Sprinklers and Fountains
Floral Garden • Observatory Deck

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Jogging Track • Fitness Stations

• Yoga and Meditation • Skating • Play Courts • Rock Climbing • Ludo Court

This 335m Skywalk will do more than provide residents with space.

It will take them to the next level.

Making it possible to combine a jog with medication.

Making it possible to combine skating with rock climbing.

Making it possible to combine yoga with just seeing into the horizon.

Making it possible for residents of all ages to share the same space. Same time.

Giving an entirely new meaning to 'I am just going up to meet some friends.'

'Going up' is the new 'going down'.

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Sitting zones dedicated to different resident profiles - senior citizens, women/youth/others to help build communities and fight the biggest threat to modern day living - loneliness. These sit outs will witness many memorable hours of the bengali adda

Adda Zone • Sit Outs • Look outs • Outdoor Seating



Sit outs of the amphitheater



Enjoy the multiples experience under the dark blue sky with friends, guests and family as you watch your favourite flick without needing to drive to one.

Watch in sat is fiction as your children grow up playing on swings, see saws and slides in the safe, clean and protected kids' play area

Dedicated party areas with barbeque counters. Muted lighting and music for a soothing evening. Life at Suburbia can give you a high!





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Water fountain with sit out area

SKYWALKS GREEN ZONES

Grow chemical-free herbs and vegetables. Sit by the gurgling fountain. Rediscover nature. Spot the North Star. Gaze across the horizon. Siddha Suburbia will be more than just a home!

Organic Herbs Garden

• Floral Garden • Water Feature with Sprinklers and Fountains • Observatory Deck



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Floral garden



If it does not make
you **feel fabulous**,
don't do it, don't buy
it, don't keep it.

Landscape view

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may 2015

An architectural rendering of a modern high-rise apartment complex. The scene features several tall, multi-story buildings with a mix of white, grey, and brown facades. The buildings have decorative vertical panels with intricate patterns. In the foreground, there is a well-maintained landscaped area with green lawns, several palm trees, and a circular fountain with multiple water jets. The sky is a clear blue with a soft sunset or sunrise glow. A large, semi-transparent watermark is visible in the center of the image.

Designed to be a friendly home for 1800+ families, Sidha Suburbia has been envisioned as a landmark.

Interior Landscapes

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We give up leisure in the hope that we may have leisure, just as we go to war in order that we may have peace.

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Siddha Suburbia will offer its residents the services of a well-equipped club to look after [health and leisure needs](#).



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Club view



Club amenities

Swimming pool • Gymnasium • Children's play area • Indoor games room • AC banquet hall • Library cum lounge • Coffee shop • Hobby room • Indoor arena (double height) • Multi-purpose hall • Mini Theatre room/Music room • Gallery • Squash court • Open terrace

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You can't rush something
you want to **last forever.**

Prudent planning and study of lifestyle patterns is helping Siddha Suburbia deliver relevant conveniences.

Effort will be made not just to meet resident requirements but to thrill them with the detailing of landscape features, offerings and facilities.

Safety will be of prime concern at Siddha Suburbia.

A team of construction professionals experienced in the design, engineering and construction of **earthquake resistant buildings and structures** has been taken on board for the Skywalk.

To be earthquake proof, buildings, structures and their foundations need to be resistant to sideways loads. This is one of our priorities to ensure that you live happily in perfect security.

Guard rail on all sides of the skywalk will make it safe for children. Furthermore, the entire Skywalk will be covered by CCTV cameras and outdoor lighting to make it more secure.

Ensuring that returning home to Siddha Suburbia always brings back a twinkle in your eyes!

Proposed Facilities

- Visitors' car parking area
- Intercom
- Water filtration plant
- Firefighting system
- Cable TV
- Broadband point
- Sewage treatment plant
- Power backup for common areas
- 24 hours' water supply
- Elevators
- Facility management system
- Security with 24x7 surveillance

Proposed Conveniences

- Door phones
- Terrace garden (partly on 1st floor)
- Residents' cycle stand
- Pet-friendly zone
- Sidewalk, pergola, seating zone
- Ramp for handicaps in suitable areas
- Toilet for support staff
- Ambulance on call

Provision for:

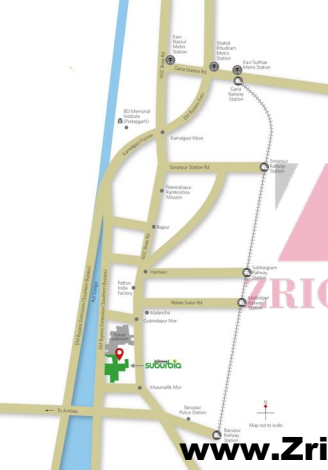
- ATM
- Milk Booth



Siddha Suburb will be developed as a large-scale gated complex offering a number of facilities and amenities to its residents. Making life here from the stresses and pulls of everyday existence.

A bird's eye view

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Right place, right time

Sekha Suburbia is located on DM Bypass Extension (Southern Bypass). Just 2 km off Barapur. On the eastern bank of Ad Ganga, 4 km from Ramkrishna Mission.

It is easier getting to Barapur today than ever before. Barapur is directly connected to the most parts of the city through railroads.

Connections from Sevidah pass through the area connecting Gurgaon - Diamond Harbour and Fildahip.

A number of bus and auto-rickshaw routes have enhanced the work's connectivity with Karkala.

The nearest metro station is Kavi Nazim. The DM Bypass has been widened by two lanes from Garia to Kamalgaon.

A flyover is already operational connecting DM Bypass from Kamalgaon to roads alongside Ad Ganga.

A road over bridge, functional since 2013, is addressing level-crossing congestion.

From site to:	in km	in minutes
Barapur Station	2.5	5
Barapur-Ambala Road	1.7	2
Harmani Bus Stop	3.5	5
Narendrapur K.K. Mission	6	10
Kamalgaon Flyover	7	10
Shahid Khudiram Metro	10	15
Garia More	10	20
Motachra Bazar	2.5	5
Metro Cash & Carry	16	20
Big Bazar	6	10
Pully	18	25
Peerless Hospital	14	18

Estimated distance and time for private transportation



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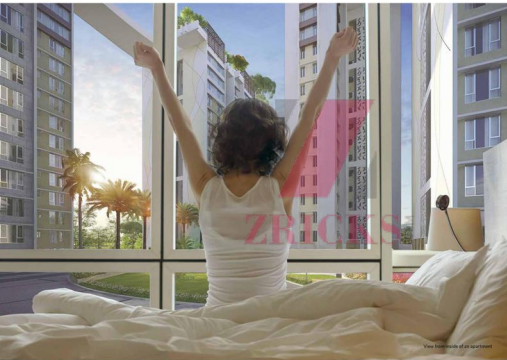
Have nothing in your house that
you do not know to be useful.
Or **believe to be beautiful.**



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The property has been designed following a patient study of existing lifestyle preferences in this area. Translating into aspirational features, offerings and facilities. Ensuring that apartments are planned and right sized around a superior price value proposition. Available in spacious one, two and three bedroom options.

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Specifications

Siddha Suburbs comes with an additional feature the Siddha trust mark. A real estate development group known for its commitment to detail, finishing, aesthetics, quality material and uncompromising standards. The result is that Siddha properties have delivered a marked growth in property value over time.

Super Structure

Earthquake resistance RCC framed structure with monolithic concrete.

Doors

Solid timber frames solid core flush shutters.

Windows

Anodized powder coated Aluminum frames with fully glazed shutters.

Flooring

Glazed vitrified tiles in all bedrooms, living/dining rooms & balcony.

Kitchen

Floor: Anti-skid ceramic tiles.

Countertops: Granite with steel sink

Dado: Ceramic tiling upto 2 feet from the granite counter tops.

toilet

Floor: Anti-skid ceramic tiles.

Dado: Ceramic tiles up to false ceiling.

Sanitary ware

Chromium plated fittings, white high-quality porcelain fixtures.

Electrics

Superior quality concealed copper (fire resistance low smoke) wiring.

Modular switches and miniature circuit breakers, TV socket, broadband point.

Telephone wiring

Central distribution console networked with all apartments.

Exterior

Weatherproof exterior finish.

Lift Facs

Granite

Lift Lobby

Vitrified Tiles

In order to keep minimum traffic at ground level and maximize the green area, Siddha Suburbs will have an exclusive multi-level car parking block of 3-4+7 where the resident cars can be parked in complete safety and security.

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Interior of an apartment

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Overview of the Skywalk

The environment and its protection have always been a mighty concern at Sidha. We have consistently spearheaded public awareness campaigns to build community responsibility on one of the biggest threats to the existence of the human race.

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Green homes for you and the environment

Planned and Designed according to Green Homes norms of IGBC's Silver Rating System.

Sidha Suburbia is registered as a Green Homes project by the Indian Green Building Council (IGBC). Green Homes is the first rating programme developed in India, exclusively for the residential sector.

Green Benefits



Reduced energy usage and costs



Reduced water usage through low flow fixtures



Sewage treatment, dual plumbing and water recycling



Rainwater harvesting system and grid powers to recharge the natural water reservoirs



Use of recycled materials such as fly ash in cement and brick work



Native and drought-tolerant species planted in the landscape



Periodic indoor air quality audits conducted during the construction phase



Improved indoor air quality through the usage of low-VOC paints, adhesives and eco-friendly chemicals



High window-to-wall ratio guaranteeing better views and cross ventilation



Waste management and recycling set-up in place



Reduced greenhouse gas emission and carbon footprint



The greatest threat to our planet is the belief that someone else will save it for us

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SIDDHA

Home is where you discover the real you. Siddha's aim is to develop high quality homes within your budget and add to pleasant businesses. Since its inception since 1988, Siddha has been creating residential and commercial spaces with a difference, to make good living affordable in Kolkata and beyond. The work has been recently spread to Bengaluru and Mumbai.

Siddha's perseverance and passion for quality homes drive it forward with every new project. Led by Group Chairman Chandra Prakash Jain and Group Managing Director Sanjay Jain, Siddha creates and sells high quality housing in India.

Siddha believes that the magic of craftsmanship lies beyond the reality of construction. It is the ability to sculpt better lives by designing and crafting living spaces that sets Siddha apart.

[We can read more about Siddha Group in the booklet included in this kit.](#)

RIYA

Riya Group is a prominent business house with a number of real estate projects in and around Kolkata.

Architects



Ashrani is a preeminent business house, the renowned architect, ranks amongst Eastern India's leading architectural practitioners. It is known for its residential apartments, commercial complexes, townships, IT infrastructures, complexes, malls, hotels, institutional and leisure projects.

Legal Advisers



Saha & Ray, Advocates, Kolkata, is a premier law firm specialising in real estate and property laws. Armed with international affiliations and global terms of reference, the firm is headed by Avul Saha and Jagjit Ray.

Flat No. 3 | 1BHK+1T



Flat No. 1 | 2BHK+2T



Flat No. 5 | 2BHK+2T+ST



Flat No. 3 | 3BHK+2T



Flat No. 3 | 3BHK+2T



Block 1 | First Floor Plan



Flat	Type	BUA (Sq ft)	SBUA (Sq ft)
1	2BHK + 2T	703	915
2	2BHK + 2T + ST	765	995
3	1BHK + 1T	536	695
4	3BHK + 2T	932	1210
5	2BHK + 2T + ST	765	995
6	2BHK + 2T	703	915

*BHK - Bedroom Hall Kitchen, T-Toilet, ST-Study

BUA - Built-up area; SBUA - Super built-up area



Block 2 | Typical Floor Plan (2nd-14th)



Flat	Type	BUA (Sq ft)	SBUA (Sq ft)	Open Terrace Area (in Sq ft)
1	2BHK + 2T	703	915	
2	2BHK + 2T + ST	765	995	
3	3BHK + 2T	932	1210	233 (on 2nd floor only)
4	3BHK + 2T	932	1210	
5	2BHK + 2T + ST	765	995	
6	2BHK + 2T	703	915	



*BHK-Bedroom Hall Kitchen, T-Toilet, ST-Study
 BUA - Built-up area; SBUA - Super built-up area

Block 2 | First Floor Plan



Flat	Type	BUA (Sq ft)	SBUA (Sq ft)
1	2BHK + 2T	703	915
2	2BHK + 2T + ST	765	995
3	1BHK + 1T	536	695
4	3BHK + 2T	932	1210
5	2BHK + 2T + ST	765	995
6	2BHK + 2T	703	915



*B-HK-Bedroom Hall Kitchen, T-Toilet, ST-Study
 BUA - Built-up area, SBUA - Super built-up area

Block 1 | Typical Floor Plan (2nd-14th)



Flat	Type	BUA (Sq ft)	SBUA (Sq ft)	Open Terrace Area (in Sq ft)
1	2BHK + 2T	703	915	
2	2BHK + 2T + ST	765	995	
3	3BHK + 2T	932	1210	233 (on 2nd floor only)
4	3BHK + 2T	932	1210	
5	2BHK + 2T + ST	765	995	
6	2BHK + 2T	703	915	



*BHK-Bedroom Hall Kitchen, T-Toilet, S1-Study
 BUA - Built-up area, SBUA - Super built-up area

Block 7 | Typical Floor Plan (2nd-14th)



Flat	Type	BUA (Sq ft)	SBUA (Sq ft)	Open Terrace Area (in Sq ft)
1	2BHK + 2T	703	915	
2	2BHK + 2T + ST	765	995	
3	3BHK + 2T	932	1210	233 (on 2nd floor only)
4	3BHK + 2T	932	1210	
5	2BHK + 2T + ST	765	995	
6	2BHK + 2T	703	915	



*3BHK-Bedroom Hall Kitchen, T-Toilet, ST-Study
 BUA - Built-up area, SBUA - Super built-up area



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Developed by

SIDDHA

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Site

Khazmalick (near Smti Mahal Restaurant)

On Southern Bypass (EM Bypass Extension), P.S. Barajar

South 24 Parganas, Kolkata 700145

SKYWALKS
AT SIDDHA

Project Financial Assistance



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