



the
address
1002 EM BYPASS

Developer



Owner



The information has been prepared on general information available at the time of development. It is a preliminary and not a final finding and is subject to the approval and endorsement of the relevant authorities. The developer reserves the right to change the layout, plans, dimensions, materials and other specifications at any time without prior notice or compensation. The information shown is only for reference and the user is advised to consult the relevant authorities for any information. The developer is not responsible for any information.

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One London Square, 78 First Street, The Process Tower Now introducing The Address. The Address is an iconic residential complex redefining benchmarks in design & luxury that is comparable to the world's best. Our pride. The envy of others.

Welcome to the top of nature, where the blue sky meets the horizon, surrounded by green lands and natural water bodies. A sense of calm, a breath of fresh air, this is your own place, and knowing everything is waiting you. Being right where the action is, being in the loop – not to escape the everyday, but to embrace it, not to be somewhere else, because where you are is just perfect.

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the address

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The Address, a prominent architectural marvel, for your superior comfort and pleasure in a streamlined contemporary design. This brilliant landmark beautifies the horizon and is even more splendid inside.

The Address is a 8+3+7 building with an innovative layout creating a bright, spacious ambience all around it, offering only 3BHK and 4BHK luxury flats, with Retail and Commercial spaces on front block.

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Every flat is fully compliant and the design is based on creating exceptional views combined with essential privacy. Controlled light will flood into the spacious rooms to produce joyful living spaces. South-open with full cross ventilation balconies which would provide an unparalleled panoramic view of the city, where upon looking one would feel the wind embracing oneself.

the
address
1002 HW BYPASS

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The project is strategically located along the E.M. Road, which and overlooks the Science City and ITC Sector. This generous residential and commercial complex boasts of green parks and natural water bodies. P.C. Chandra Greens and the Ewing Education Park adds to the scenic beauty whereas the vast water bodies across contributes to the magnificent view.

Its location allows easy accessibility to all major modes of transport and is minutes away from the CBD area of Kolkata. There is an upcoming Metro corridor that will connect the project to the airport, along with world-class hotels in its vicinity.



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The Address boasts of an array of amenities beyond comparison. The space of class and elegance where one would not just get a sense of luxury but would feel proud to have acquired it for oneself and the family.



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For the health conscious there is a well equipped gymnasium, a Yoga room as well as a Steam room.
A range of the finest facilities are available within the premises including an air conditioned community hall, a well stocked games room for all ages and a children's play area to name a few.



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The Open Terrace provides an unparalleled panoramic view of the city where one is drawn to the mesmerizing geometry and beyond. A lush and landscaped garden makes perfect setting for an evening stroll.



The Address also features a rooftop swimming pool with an attached deck area that adds to its opulence.



■ Air Conditioned Community Hall with open terrace ■ Well equipped Gymnasium ■ Steam Room ■ Yoga Room ■ Games Room ■ Amphitheatre ■ Children's Play Area

■ Rooftop swimming Pool along with Pool Deck ■ Landscaped Garden ■ CCTV Surveillance security ■ Intercom Facilities ■ Video Door Phone ■ Generator backup

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Flat A
1st - 7th floor plan
Saleable area - 3754 Sq Ft.



Flat C
1st - 7th floor plan
Saleable area - 3688 Sq Ft.



Flat B
1st - 7th floor plan
Saleable area - 3478 Sq Ft.



Flat D
1st - 7th floor plan
Saleable area - 3440 Sq Ft.





Flat E
1st - 6th floor plan
Saleable area - 2688 Sq Ft



Flat F
1st - 6th floor plan
Saleable area - 2468 Sq Ft



Facilities and Amenities
2nd floor plan



Specification

Structure

- Foundation - RCC pile Foundation
- Building - Reinforced Concrete Cased (RCC) framed structure with columns, beams, and slabs. Earthquake resistant.

Lifting / Lifting

- Floor - Imported Marble (up to 1000 sq. ft.)
- Walls & Ceiling - Wall Putty finish on all interior walls

Bedroom / Lobby / Passage

- Floor - Premium Quality Vitrified Tiles
- Walls & Ceiling - Wall Putty finish on all interior walls

Kitchen

- Walls - Premium quality Vitrified tiles up to 1000 sq. ft.
- Floor - Anti-slip vitrified Tiles
- Counter - Granite Counter
- Sinks / Features - Stainless Steel Sink with drain Board. Facilities for exhaust fans, Hot and Cold water tap in the Kitchen

- Ceiling - Wall Putty finish on all interior walls

Bathrooms

- Walls - Just finished tiles floor and (Wall Ceramic) tiles and waterproofing

Sanitary ware / GP fittings

- Kitchen / Jaguan / equivalent make

sanitary ware and Jaguan / Koller or equivalent make GP fittings. Sanitary Ware in all bathrooms.

Floors & Windows

- Floors - Flush doors and frames for all rooms with decorative entrance doors. All other doors in main lobby of equivalent make and finish of high quality.

- Windows - Aluminium windows matching with the elevation

Electrical

- Copper wiring throughout in concealed conduits will provide for adequate light points, TV, Telephone Sockets with MCCB's.

- Power Backup - For common areas

- Appliances Type - Power Backup at entrance

- Intercom system - Between apartment to apartment and apartments to all service areas.

- Water Door Frame in front of the main entrance of each flat.

Security System

- CCTV camera surveillance lobby

Lobby

- Entrance Lobby - Decorative Ceiling and imported marble/ granite polished floor and flooring

- Lift - (2) sets Automatic lift of 1000 / 1200 / 1500 kg. or equivalent make and fire service lift with MCCB Device in each tower

- Two 24-hour Guard Service provided as decided by the Developer



Other Facilities

- Cable Connection/DTH at all bedrooms and drawing room, provision of any single service provided as decided by the Developer
- Water Proofing of the roof and finished with roof tiles
- Deep Rate well and Corporation supply. If permissible by MCD, we allocate 100 sq. ft. for drinking and for lighting water
- Driveway - Driveway, footpaths / passages. Floors with heavy duty tiles / stone
- Provision for home telephone line in each flat in each tower
- Fire Fighting equipment as per recommendations
- Common areas will be finished with Acrylic Emulsion Paint
- Flat entrance pavement on land and building entry

Owner



Our group understands the importance of home in an individual's life and thus believes in building the long relations based on trust, powered by efficiency.

We have envisaged to make our presence felt in the eastern part of Kolkata, and have created a satisfied customer base by offering high-quality & timely completion of projects.

Developer



The PS Group is one of the country's most successful brands in the real estate space. The company believes in providing quality homes. With an experience spanning over 2 decades, the PS Group has been actively engaged in creating its imprint across 110 landmark buildings and nearly over 100 property collaborations across residential, IT, retail and office spaces. The Company also carries the commendable record of having over 120 successful real estate projects across India.

The PS Group is working towards extending its presence across India with exciting upcoming projects in the cities of Pune, Mumbai, Chennai and Coimbatore.

Some of the awards and accolades bestowed upon the PS Group:

- Received the prestigious International Property Awards Asia Pacific, 2012
- Achieved the distinction of creating a highly commendable Developer website in India
- Bagged the 'Best Residential Property in Eastern India' award at the CMRI Awards 2010, CMRI and Real Estate Awards 2010
- Honoured with the 'Best Commercial Building' award at the UTRATECH Excellence Awards 2011



Pioneer in our hearts, ideas in our brains, dreams in our eyes, fire in our veins and a whole lot of emotion in our system. At Srijan, we call it the spirit of success! Srijan Realty Limited is a fast-growing real estate company engaged in construction of several real estate projects to meet the ever-growing demand of strategic lifestyle living spaces. Srijan is not just about good residential communities.

The company has ventured to portfolio across commercial buildings, retail properties, hospitality projects and logistic parks. The heart of our business lies in our research and commitment towards development. We built the quality of our end products and deeply engaged in enhancing value for the customers. Being a professional and systems-driven organization, at Srijan, we measure our success through property appreciation.