

The logo for Zricks, featuring a stylized 'Z' composed of three parallel diagonal bars in shades of brown and tan.

**Is Job
Half Done**

ZRICKS®

www.Zricks.com

PS Srijan
CORPORATE PARK
Head start. Every day



In business, the first steps are the most crucial

For often they separate winners from also-rans

And isn't the right office a head start to success?

Welcome to PS Srijan Corporate Park. Welcome to success.

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No. 04

The Chosen track for **Winners**

Sector V, Salt Lake, is where everybody wants to be.

PS Srijan Corporate Park is located on the 'Park Street' of Sector V, Salt Lake, where the biggest IT names find pride of place. Multiplexes, Cafes, Speciality Restaurants, Bars, Food Courts, Pizzerias, Banquet Halls, Spa & Salons, Book Stores, ATMs are all next door. Hospitals like AMB, Columbia Asia and hotels like Indusmart, Swissotel, ITC Sonar are also nearby. It's Kolkata's most happening commercial hub that's always buzzing with life.

On one side are the premium residential sectors of Salt Lake with its clean green environment, malls, hospitals and conveniences. On the other side is Rajarhat, the 2015 feature planned township with top developing shopping complexes, recreation zones with clubs, hotels, water sports, zoo park, etc. For your executives, it means the good life is just around the corner.



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THE BAY
CORPORATE PARK

G-02

G-04

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Perspective view of Ground Floor Lobby

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No. 08

Built for Speed

Salt Lake Sector V assures fast connectivity to the city by the Eastern Metropolitan Bypass and Moza Park - New Town Road and to the airport by Rajarhat Expressway. What's more, a metro Rail Corridor from Rajarhat to Howrah station is under construction, which will connect Salt Lake with the upcoming metro station in Sector V, making it a part of the city's metro rail system stretching from Durgam Churni to Garia.

For those with their own vehicles there is 7-level car parking that accommodates 575 cars as well as two wheelers. Executives can quickly park their wheels and be whisked to office by waiting elevators.



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No. 10

Well Connected to the City

Park Street - 25 minutes

Axis Mall, New Town - 5 minutes

Rajarhat Expressway - 5 minutes

EM Bypass - 5 minutes

Domestic & International Airport - 15 minutes

Multiplex & Restaurant-Bar - Diagonally opposite at RDB Boulevard

Mani Square - 10 minutes

City Centre Mall, Salt Lake - 10 minutes

Proposed Metro Station - 5 minutes



No. 12

Environment that Energizes

It is not just an office space, it is a motivation programme

Built across two majestic towers, PS Srijan Corporate Park is the latest business park for Kolkata's exploding IT industry. Tower I rises a majestic 24 floors, while Tower II has 12 floors together provide a million sq. ft. of prime IT space. The elegant glass facade, with metal cladding, gives the Park a futuristic look. The double height lobby and smartly finished interiors promote the best good factor from the moment you enter.

Working at PS Srijan Corporate Park can augment productivity by several notches. The centrally air-conditioned building features Integrated Building Management Systems to make life comfortable, easy and safe. Environment friendly specifications generate positive energy throughout the building. Intelligent space design combines utility and leisure space which, along with new age IT facilities, helps to keep stress at bay. Landscaped open areas and terraces provide a relaxing ambience while the blue-green environs of Salt Lake and neighbouring wetlands soothes the nerves even on the most hectic days.



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It Saves Energy too

PS Srijan Corporate Park is an energy efficient building that conserves nature and saves costs. From recycled and environment friendly building materials and equipment to efficient use of water, sunlight and natural cooling it incorporates all modern design features.

- Double-glazed glass with low U factor
- Roof insulation to prevent heat gain into the building
- Integrated Building Management System (IBMS) to optimize energy consumption
- Motors and pumps equipped with Variable Frequency & Speed Drives (VFD/VSD)
- Online monitoring and controls through state-of-the-art IBMS
- Air-conditioning systems with optimization of water cooled chiller & efficient cooling tower
- Low Flow sanitary fixtures
- Storm Water Management
- Inside office temperature 27C ± 2C

Connectivity For A Competitive Edge

Have the world on your fingertips... and at your feet!

Connectivity is the first imperative in the IT business and PS-Strijen Corporate Park promises the latest communication systems to keep you connected by cable and satellite. Multiple service providers ensure alternate high-speed band width options for data processing transfer and VOIP. You have complete flexibility. The connectivity is backed by stable power for sensitive electronic equipment. A dedicated "no load-shedding" WPPSS sub-station delivers 23 KV power through high-tension feeder lines. Automatic changeover ensures that there is never a glitch in 24X7 power availability. That's peace of mind!



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State-of-the-art Office Systems

The latest technology and multiple redundancies serve to ensure seamless connectivity and power at all times



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COMMUNICATION

- High-speed data cabling from various service provider to each office
- Broadband & fibre optic services
- Separate hubs for each service provider
- Separate communication duct to house-rising cables

POWER

- Double bus-bar arrangement for load flexibility
- Maintenance-free switching systems for safe electrical operations
- Capacitor control panels for automatic power correction to keep the system healthy
- Dual metering system for each tenant recording separately EB & DG powers
- 100% power back-up



Safety measures for total **Protection**

Fire and safety features go well beyond statutory requirements

For the IT industry, people are the most vital assets and PS Sriyan Corporate Park has been designed with multiple safeguards to ensure their well-being. Measures range from intelligent alarms and security systems to the latest in fire and safety equipment. Starting with CCTV monitoring at all entry points, it extends to active measures such as public address systems, fire fighting equipments and rescue and evacuation systems to tackle any emergency.



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Technology to the Rescue

The full power of detection, monitoring, alarm and rescue technologies is leveraged at PS Srijan Corporate Park

- Intelligent addressable detectors are considered to pinpoint the exact location
- Micro-processor based fire alarm panel
- Manual call points at exits, lobbies and corridors for people to report fire
- Hooters for early warning of the people for evacuation
- Public address system to facilitate faster and effective evacuation
- External & internal hydrants, dedicated water tank for fire and automatic sprinkler systems
- Ventilated stairwells for smoke-free evacuation
- Multiple evacuation points and refuge platforms
- Security monitoring at every strategic access point
- Emergency control of elevators, liftMC systems and automatic rescue device in elevators
- All entries and periphery monitored by CCTV cameras for high security of the building
- Fire brigade just 300 mtr away
- Fire detector system integrated with AHUs to switch off the AHU of the problematic zone, as soon as the fire is reported, to avoid spreading



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Specifications

ENTRANCE LOBBY

Flooring: Granite/Italian Marble/any equivalent material in pattern with SIS Strip

Walls: Mix of Italian Marble/Granite, wooden paneling (Paints/Metal)
Ceiling: False ceiling to be mix of Gyp Board and POP as per interior drawings

The Lobby will be well decorated with name signages

LIFT LOBBIES (Office Floors)

Flooring: Vitrified Tiles/Granite or equivalent

Walls & columns: Mix of Granite/Wooden Paneling POP & emulsion paint as per interior drawings

Ceiling: False ceiling with Gyp Board painted with emulsion, as per interior drawings

SERVICE LIFT LOBBY/PARKING FLOOR LIFT LOBBY & STAIRCASE

Floors: IPS/Tile

Walls: Plastered and finished with POP and emulsion paint

Ceiling: Plastered with POP and paint

APARTMENT

Flooring: IPS

Walls: Plaster & paint

Ceiling: Plaster & paint

FURNITURE

Everything including finishing to be done by Owners as per their requirement

AIR-CONDITIONING

Air-conditioning of the New Building shall be done by the Developer through a Common Plant. AHU will be provided by the Developer. The ducting of air-conditioning, within the said space shall be executed by the Occupier at its own cost

ELECTRIC

The Developer shall provide electrical connection to a single point in the Unit and all internal wiring will be the responsibility of the occupier

TOILETS WITH OFFICE UNITS

Fittings and all things including finishing to be done by Occupier as per their requirement. External Piping at one point to be provided by the Developer

OFFICE HALLS

Flooring: Cement screed/IPS

Walls: Plastered with POP

Ceiling: Unplastered

Floor to ceiling height clear 4.1mtr

Wooden/Steel doors/Flush door will be provided as per interior design

WINDOWS

Aluminum windows with glazing will be provided

EXTERIOR FINISHING

With a combination of glazing & ACP/Stone/Ceramic/Metal Cladding/Texture Paint/Point

The Developers



Srijan Realty Ltd. is a fast-growing real estate company engaged in construction of several real estate projects across the country to meet the growing demand of an emergent India. Srijan's landmark residential and commercial projects include Shreevastu Estate opposite Ramachandra Mission - Narasimapur, Heritage Srijan Tower at Kamburugachi, Parkside Residency near Moulali, Trinity Plaza on Park Circus Connector, Srijan Heritage Heights near Rajabhera's More, Greenfield City at Baraha, Heritage Srijan Park near Park Street, Palouse near Ballygunge, PS, Srijan Gomangam near Garia, Srijan Heritage Enclave at Rajarhat, Srijan Midlands on Jessore Road. It has developed retail space with malls like Galaxy at Anandaj and Grand Chennai and modern office buildings like PS, Srijan Tech Park at Sector 8, Commercial at Topix.

Its upcoming properties comprise Srijan Harmony at Manikpur, Projects at Bursahidala, Canal South Road, Malhabangram, Kamburugachi, Sunny Park, Aligara, Topix, Park Circus, Garia, Rajarhat, Sector 8, Baraha and Combalore as well. Srijan is also coming up with Loggia Park at Bombay Road. Srijan expects to become one of the most respected builders of India.



PS Group is one of the most respected and trusted brands in India's realty space.

Established and promoted by reputed industrialists Mr. Prady Kumar Chopra and Mr. Surendra Kumar Dugar, in 1986, with the dream of offering world-class residential and commercial space with value-for-money.

Since inception, the company has promoted fair business policies. After 3 decades, now a market leader, the company has successfully completed 185 projects with 75 property collaborations and 4888 apartment buyers. The company functions with latest technology, practices and policies both in the segment of internal administration and product designing.

Energy efficiency and durability has now been redefined through the best technology practiced globally. Internal policies have also been re-structured.

During an all extended saga of creating landmarks with redefined commitment of quality, design and practices in operational sites located in Kolkata, Chennai, Coimbatore and Patna. Active in IT parks, green building formats, hi-tech commercial buildings, retail space, hotels, education and self-sustaining townships. More than 60 landmark properties are under construction. We are on the verge of exploring pan Indian market, with over 10 million square feet of space to be developed over the next 3-5 years.



No. 28

The Green Experience



The Developers have proven credentials in developing a green building with PG Energy Tech Park - recognized as a pioneering new-age commercial centre of Gati Lakes. The Tech-Park has been awarded LEED Gold-rated green building certification by the US Green Building Council. Leading telecom, software and innovation companies now use it to reap the benefits of cost saving and maximization of a healthy working environment.



Our Awards



Few of our clients



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Partners Development

The Srijan and PS Groups have earlier collaborated to develop a number of residential and commercial projects.

Some of the Residential Projects



Shirwood Estate

Near Airport, opposite New Krishna Museum
Total Size: 14 lac sqft



Sonargaon

Near Garia Water
Total Size: 1.85 lac sqft



Jubilee Park

Near Tollygunge Train Station
Total Size: 1.8 lac sqft



Palazzo

Near Park Road
Total Size: 1.25 lac sqft

Some of the Retail & Commercial Projects



Trinity Plaza

Science City Complex, Kolkata
Total Size: 1.26 lac sqft



Wood Square

Near Airport, opposite New Krishna Museum
Total Size: 1.4 lac sqft



PS Commercial

Science City, Kolkata
Total Size: 1.25 lac sqft



Grand Channel

Chennai
Total Size: 33 lac sqft

Key Plan



Tower I

Use	Built up Area	Chargeable Area
Retail	7843 sq ft	5527 sq ft
Fine dining	4853 sq ft	3364 sq ft

Tower II

Use	Built up Area	Chargeable Area
I	7948 sq ft	5697 sq ft
II	5273 sq ft	3862 sq ft
III	5295 sq ft	3797 sq ft
IV	5793 sq ft	4238 sq ft



Tower I

6th-15th Floor Plan



Office	Built up Area	Chargeable Area
I	6673 sq ft	4881 sq ft
II	6673 sq ft	5024 sq ft
III	8274 sq ft	6074 sq ft
IV	5117 sq ft	3780 sq ft



Tower I

16th-17th Floor Plan



Office	Built up Area	Changeable Area	Terrace Area (with Changeable on the south side)
I	4071 sq. Ft.	7870 sq. Ft.	
II	7085 sq. Ft.	8826 sq. Ft.	1478 sq. Ft.
III	8870 sq. Ft.	10448 sq. Ft.	1111 sq. Ft.
IV	6321 sq. Ft.	8105 sq. Ft.	



Tower I

22nd Floor Plan



Office	Built up Area	Changeable Area	Terrace Area (with Changeable)
I	10040 sq. Ft.	13000 sq. Ft.	1472 sq. Ft.
II	4034 sq. Ft.	4044 sq. Ft.	
IV	1005 sq. Ft.	1005 sq. Ft.	



Tower I

13rd Floor Plan



Office	Built up Area	Chargeable Area	Terrace Area (with chargeable)
1	2041 sq. ft.	2042 sq. ft.	400 sq. ft.



Tower I

14th Floor Plan



Office	Built up Area	Chargeable Area	Terrace Area (with chargeable)
1	2007 sq. ft.	2011 sq. ft.	372 sq. ft.



Tower II

First Floor Plan



Office	Built up Area	Chargeable Area
Office A	744 sq. ft.	603 sq. ft.
Office B	204 sq. ft.	163 sq. ft.
Office C	4,177 sq. ft.	3,328 sq. ft.



Tower II

2nd-12th Floor Plan



Office	Built up Area	Chargeable Area
A	744 sq. ft.	603 sq. ft.
B	204 sq. ft.	163 sq. ft.
C	3,328 sq. ft.	2,662 sq. ft.
D	632 sq. ft.	507 sq. ft.

Office	Built up Area	Chargeable Area
E	625 sq. ft.	511 sq. ft.
F	1,947 sq. ft.	1,558 sq. ft.
G	1,418 sq. ft.	1,134 sq. ft.



Tower II

11th Floor Plan



Office	Built up Area	Chargeable Area
1	448 sq. ft.	379 sq. ft.




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CORP.

Why Kolkata

- Because the people are trendy
- Because it has educated English-speaking class profile
- Because salaries are still modest
- Because there is no shortage of power or water
- Because it rarely takes over 30 minutes to get anywhere

Why Salt Lake

- Because it is strategically located
- Because it is well planned and well-developed
- Because all important IT companies are here
- Because it has wide roads and easy traffic

Why PS Srijan Corporate Park

- Because it is designed for both business and people
- Because it has the latest technologies and systems
- Because it gives you a hassle-free infrastructure