



ଜିକ୍ରିକ୍ସ



YOUR DREAM LIFE CAN NOW COME TRUE!

Twelve Point brings you high-quality flats, with the choicest facilities and an attractive location at an unbelievable price tag. Live in spacious, airy and well lit apartments. Working and enjoy amenities you've always wanted to. Be a part of a like-minded community. Get every convenience minutes away. Stay connected to every part of the city.

At Twelve Point, you get to own a home you'll be proud of. And live the life you've always dreamt of!

G+3, 11 Blocks
100 Flats
100 / 1000 / 2000 / 3000

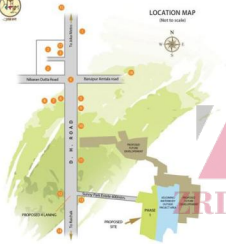
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ARTIST IMPRESSION



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LOCATION MAP
(Not to scale)



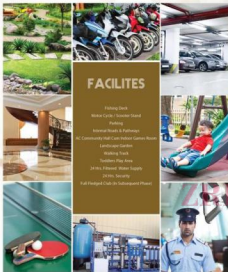
**THE COORDINATES
OF ULTIMATE
CONVENIENCE**

Live the connected life at a location where every important place is minutes away from your home! Enjoy easy commutes to work. Get schools, shopping malls and nursing homes at a quick walking distance. And relish the luxury of extra hours saved!



Distance Chart from DPH Road

1. Bazar Nukunda Super Store	300 Mtr	10. Amalata Ganesh Hospital	50 Mtr
2. Amalata Market	400 Mtr	11. HOPC Bank & ATM	50 Mtr
3. Salt Market	300 Mtr	12. Modern School (Under Construction)	200 Mtr
4. Amalata Maza	400 Mtr	13. SBI Bank & ATM	50 Mtr
5. Auto Stand	300 Mtr	14. Blue Resort	1.5 KM
6. Bus Stand	300 Mtr	15. Jaha street	10 KM
7. Regent Station Shopping Mall	400 Mtr	16. K.L. Carnel High School	2.5 KM
8. Industrial Bank & ATM	450 Mtr	17. D. A. V. Public School	1.0 KM
9. Taxi Stand	100 Mtr		



FACILITIES

- Fishing Deck
- Motor Cycle / Scooter Stand
- Putting
- Internal Roads & Pathways
- AC Community Hall / Club / Indoor Games Room
- Landscape Garden
- Walking Track
- Children Play Area
- 24hrs. Filtered Water Supply
- 24 Hrs. Security
- Full Fledged Club (in Subsequent Phase)

ZRICKS.COM

Come home to a magnificent life at Swagata Park, every little detail has been well taken care of. Brighten your days with our exclusive lifestyle amenities and enjoy the comfort of a huge range of facilities, right at your fingertips, designed to give you a new living experience.

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INTERIOR VIEW1



1 BHK

ARTIST EMPRESSION

INTERIOR VIEW1



1 BHK

ARTIST EMPRESSION



1 BHK

ARTIST EMPRESSION



1 BHK

ARTIST EMPRESSION

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SPECIFICATION



STRUCTURE

Construction will be with RCC framework with Standard solid AAC block designed by our Architects / Engineer.

FINISHING

External block surface shall be painted with water proof paint after Putty application and internal finishing will be with Gypsum / Putty Plaster.

DOORS

All doors shall be 10mm thick commercial flush doors with steel fittings. Frames to be of 4"X3-1/2" Malaysian Teak/Kapoor wood.

FLOORING

Wooded Tiles Flooring in all rooms.

WINDOWS

Fully Glazed composite aluminium windows with steel fittings with GRG.

KITCHENETTE

Fixed stone cooking platform with 2" high white / colored glazed tiles above cooking platform only and one block stone or SS sink and one tap will be provided.

TOILET

Ceramic Wall & floor Tiles. Doors shall be wooden made. All bath-fitting CP with good quality branded sanitary ware.

ELECTRICAL

All rooms will have concealed wiring of insulated aluminium conductor of standard make. All rooms will consist of one light point, one fan point & one plug point. Kitchen will have one light point, one fan point and two power points. One point for bridge connection and one calling bell point at the entrance will also be provided. TV & Telephone points in living / dining room will be provided. One AC point in one bedroom of 10m² & 10m² only.

STAIRCASE

Stone tiles on mosaic polished finish with railings.

TERRACE

Cray Mosaic finish.

WATER

24 hours filtered water supply.

BOUNDARY

Boundary with Post and Wiremesh Fencing.



ARTIST IMPRESSION



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MASTER PLAN



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CHART OF GROUND FLOOR

BLOCK 1
(200, STORE, COMMUNITY HALL)

FLOOR	FLAT NO.	FLAT TYPE	BUILT UP AREA (SQ.FT)	CARPET AREA (SQ.FT)	
GROUND	A	207	587	487	
	B	204	488	388	
	C	209	588	488	
	D	207	587	487	
	STORE				
	E	203	588	488	
	F	203	588	488	
	G	203	588	488	
	H	203	588	488	
	COMMUNITY				
		170	170		

BLOCK 2
(200K & 100K)

FLOOR	FLAT NO.	FLAT TYPE	BUILT UP AREA (SQ.FT)	CARPET AREA (SQ.FT)
GROUND	A	200K	537	437
	B	200K	537	437
	C	200K	537	437
	D	200K	537	437
	E	100K	537	437
	F	100K	537	437
	G	100K	537	437
	H	100K	537	437
	I	100K	537	437
	J	100K	537	437

BLOCK 7
(200K)

FLOOR	FLAT NO.	BUILT UP AREA (SQ.FT)	CARPET AREA (SQ.FT)
GROUND	A	204	333
	B	206	333
	C	206	333
	D	206	333
	E	206	333
	F	206	333

BLOCK 10
(200K & 100K)

FLOOR	FLAT NO.	FLAT TYPE	BUILT UP AREA (SQ.FT)	CARPET AREA (SQ.FT)
GROUND	A	200K	537	437
	B	200K	537	437
	C	200K	537	437
	D	200K	537	437
	E	100K	537	437
	F	100K	537	437
	G	100K	537	437
	H	200K	537	437
	I	200K	537	437
	J	200K	537	437

BLOCK 3
(200K, 100K & 100K)

FLOOR	FLAT NO.	FLAT TYPE	BUILT UP AREA (SQ.FT)	CARPET AREA (SQ.FT)
GROUND	A	200K	533	433
	B	100K	270	177
	C	100K	270	177

BLOCK 5
(200K)

FLOOR	FLAT NO.	BUILT UP AREA (SQ.FT)	CARPET AREA (SQ.FT)
GROUND	A	537	437
	B	537	437
	C	537	437
	D	537	437
	E	537	437
	F	537	437
	G	537	437
	H	537	437
	I	537	437
	J	537	437

BLOCK 8
(200K)

FLOOR	FLAT NO.	BUILT UP AREA (SQ.FT)	CARPET AREA (SQ.FT)
GROUND	A	537	437
	B	537	437
	C	537	437
	D	537	437
	E	537	437
	F	537	437
	G	537	437
	H	537	437
	I	537	437
	J	537	437

BLOCK 11
(200K, 100K & 100K)

FLOOR	FLAT NO.	FLAT TYPE	BUILT UP AREA (SQ.FT)	CARPET AREA (SQ.FT)
GROUND	A	200K	533	433
	B	100K	270	177
	C	100K	270	177

BLOCK 4
(200K & 100K)

FLOOR	FLAT NO.	FLAT TYPE	BUILT UP AREA (SQ.FT)	CARPET AREA (SQ.FT)
GROUND	A	200K	537	437
	B	200K	537	437
	C	200K	537	437
	D	200K	537	437
	E	100K	537	437
	F	100K	537	437
	G	100K	537	437
	H	100K	537	437
	I	100K	537	437
	J	100K	537	437

BLOCK 6
(200K)

FLOOR	FLAT NO.	BUILT UP AREA (SQ.FT)	CARPET AREA (SQ.FT)
GROUND	A	537	437
	B	537	437
	C	537	437
	D	537	437
	E	537	437
	F	537	437
	G	537	437
	H	537	437
	I	537	437
	J	537	437

BLOCK 9
(200K)

FLOOR	FLAT NO.	BUILT UP AREA (SQ.FT)	CARPET AREA (SQ.FT)
GROUND	A	537	437
	B	537	437
	C	537	437
	D	537	437
	E	537	437
	F	537	437
	G	537	437
	H	537	437
	I	537	437
	J	537	437

"Carpet Area" means the net usable floor area of an apartment, excluding the area covered by the external walls, area under services shafts, excluding balcony or verandah area and exclusive open terrace area but includes the area covered by the internal partition walls of the apartment.

Built-up Area (BUA) includes carpet area plus thickness of walls, area of balconies etc. It includes all area belonging solely to one particular unit.



1 BK - BLOCK 1

FLOOR	FLAT NO.	BUILT UP AREA (SQ.FT.)	CARPET AREA (SQ.FT.)
5th	A	277	187
	B	209	187
	C	279	187
	D	217	187
	E	277	187
	F	209	187
	G	209	187
	H	277	187
	I	217	187



Artistic Impression



1 BK

TYPE	BUILT UP AREA (SQ.FT.)
1 BK	277

1 BK - BLOCK 1

FLOOR	FLAT NO.	BUILT UP AREA (SQ.FT.)	CARPET AREA (SQ.FT.)
5th & 6th	A	277	187
	B	209	187
	C	279	187
	D	209	187
	E	209	187
	F	270	187
	G	209	187
	H	217	187
	I	209	187



Artistic Impression



1 BK

TYPE	BUILT UP AREA (SQ.FT.)
1 BK	277



1 BHK - BLOCK 7

FLOOR	FLAT NO.	BUILT UP AREA (SQ.FT.)	CARPET AREA (SQ.FT.)
1ST TO 5TH	A	294	255
	B	294	257
	C	300	260
	D	300	260
	E	304	265
F	304	265	



Ambit Impression

1 BHK

TYPE	BUILT UP AREA (SQ.FT.)
1 BHK	300



2 BHK - BLOCK 2

FLOOR	FLAT NO.	BUILT UP AREA (SQ.FT.)	CARPET AREA (SQ.FT.)	FLOOR	FLAT NO.	BUILT UP AREA (SQ.FT.)	CARPET AREA (SQ.FT.)
1ST TO 5TH	A	317	300	1ST TO 5TH	G	317	300
	B	317	300		H	317	300
	C	317	300		I	317	300
	D	317	300		J	317	300



KEY PLAN



2 BHK - BLOCK 4, 5 & 6

FLOOR	FLAT NO.	BUILT UP AREA (SQ.FT.)	CARPET AREA (SQ.FT.)	FLOOR	FLAT NO.	BUILT UP AREA (SQ.FT.)	CARPET AREA (SQ.FT.)
1ST TO 5TH	A	317	300	1ST TO 5TH	G	317	300
	B	317	300		H	317	300
	C	317	300		I	317	300
	D	317	300		J	317	300



KEY PLAN



2 BHK - BLOCK 8, 9 & 10

FLOOR	FLAT NO.	BUILT UP AREA (SQ.FT.)	CARPET AREA (SQ.FT.)
1ST TO 8TH	B	517	469
	C	517	469
	D	517	469
	E	517	469

FLOOR	FLAT NO.	BUILT UP AREA (SQ.FT.)	CARPET AREA (SQ.FT.)
1ST TO 8TH	B	517	469
	C	517	469
	D	517	469
	E	517	469



Artist Impression



SITE PLAN

2 BHK

TYPE	BUILT UP AREA (SQ.FT.)
2 BHK	517



3 BHK - BLOCK 3 & 11

FLOOR	FLAT NO.	FLAT TYPE	BUILT UP AREA (SQ.FT.)	CARPET AREA (SQ.FT.)
1ST TO 8TH	A	3 BHK	716	651
	B	3 BHK	716	651
	C	3 BHK	716	651
	D	3 BHK WITH BLOCK CONNECTED TERRACE	858	784



SITE PLAN



3 BHK

TYPE	BUILT UP AREA (SQ.FT.)
3 BHK	974



Artist Impression



Artist Impression

3 BHK WITH INTERCONNECTED ROOM

TYPE	BUILT UP AREA (SQ.FT.)
3 BHK	974

Star Projects and Infrastructure Pvt. Ltd.

Star Projects and Infrastructure Pvt. Ltd. Was incorporated with the objective of development and construction of real estate projects. It is headed by Sri Vinod Kumar Goel, Director. It commenced its operation in year 2008 and has completed its maiden project at Bhowanipore, Kolkata. The company has partnered with Primors & Riga Group for development of a high star residential project at Marikunda near Chandernagore. It has now partnered with Srijan Realty Group for development and delivery of Low Cost Economy Homes at various locations like Barasat, Amtala etc.

Architect
Sudh Kumar Basu

Developer
srijan **star**
Srijan Star Realty LLP

Registered Office : 38/1A Elgin Road, Kolkata - 700 020

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📍 [srijanstarreality](https://www.facebook.com/srijanstarreality)

📍 [Srijan Star \(@SrijanStar\) | Twitter](https://twitter.com/SrijanStar)

Srijan Realty Pvt. Ltd.

Srijan Realty today has become one of the Prominent entities in the real estate industry of Kolkata with its presence in area like Narendrapur, Rajarhat, Panditya Road, New Alipore, Bantala, Jagdalpur, Doltala, Budge Budge, Jessore Road and many other prime addresses to fulfill dreams of millions and set new benchmarks, which will create better tomorrow's for all.



CNBC-AWAZ-CRISIL
Real estate Award - 2011
Best residential property in eastern region
- "Sherwood Estate"

ABID AWARDS OF EXCELLENCE - 2008
Outstanding services in the field of Real Estate
- "Srijan Realty"

CREDAI BENGAL REALTY AWARDS 2014
Best Budget housing Project
- "Srijan Midlands"

8TH REALTY PLUS CONCLAVE & EXCELLENCE AWARD (SOUTH) 2014
Emerging developer of the year (Retail) 2014
- "The Grand Mall"

INDIA'S TOP 100 PROJECTS 2014
The Grand Mall & Connetral

CREDAI BENGAL REALTY AWARDS 2015
Best upcoming Mid-Segment real estate project
- "Panache"

PROPERTY INDIA ESTATE AWARDS 2015
Affordable Project of the year (East) 2015
- "Greenfield City"

10TH CNBC - AWAZ REAL ESTATE AWARD 2015-16
Best Residential project in Kolkata city under affordable segment
- "Greenfield City"

ONGOING PROJECTS



Greenfield City



P 5 SRIJAN OZONE



JIN

PAST PROJECTS



Sherwood Estate



PALAZZO



SRIJAN MIDLANDS

COMMERCIAL PROJECTS



Srijan Industrial Logistics Park



P 5 SRIJAN CORPORATE PARK



GALAXY MALL