

# the address

1 0 0 2 E M B Y P A S S

Developer



Owner



*The information in this brochure is purely conceptual, indicative of the kind of development that is proposed and has no legal binding on us. Subject to the approval of authorities or in the interest of the project, the developers reserves the right to change the layout, plans, dimensions, elevation, color scheme, specifications or features etc. without prior notice or obligations. The amenities shown inside the brochure and the stock pictures are purely indicative. While every care has been taken in providing this information the owner or the agent cannot be held responsible for any inaccuracies.*



One London Square. 70 Pine Street. The Princess 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 lap 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, life at your own pace, and knowing everything is awaiting 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.





# the address

1 0 0 2 E M B Y P A S S

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 B+G+7 building with an innovative layout creating a bright, spacious ambience all around it; offering you 3BHK and 4BHK luxury flats, with Retail and Commercial spaces on front block.





Every flat is *Vaastu* 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 unhindered panoramic view of the city, where upon footing one would feel the world embracing oneself.

the  
**address**  
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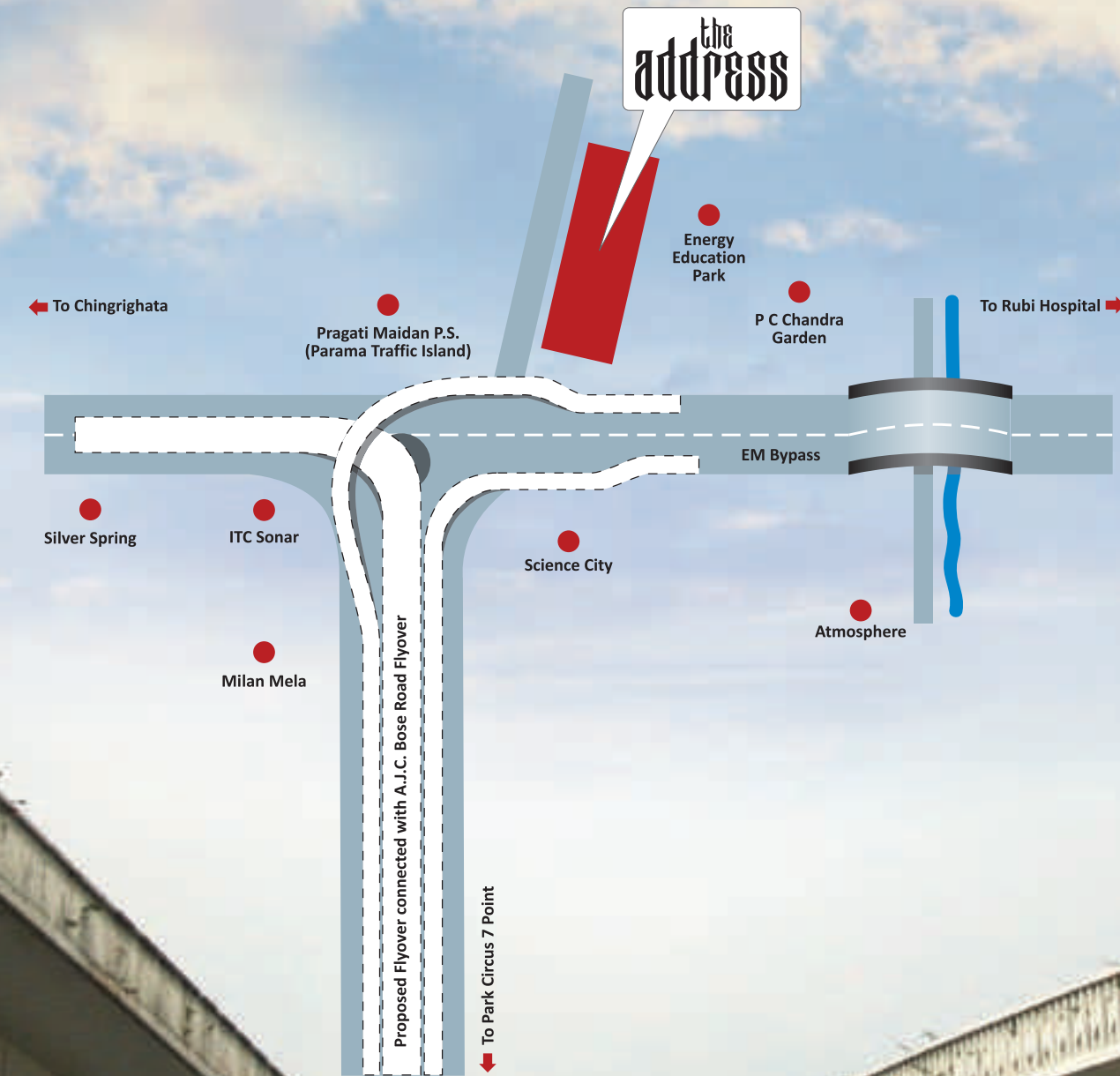
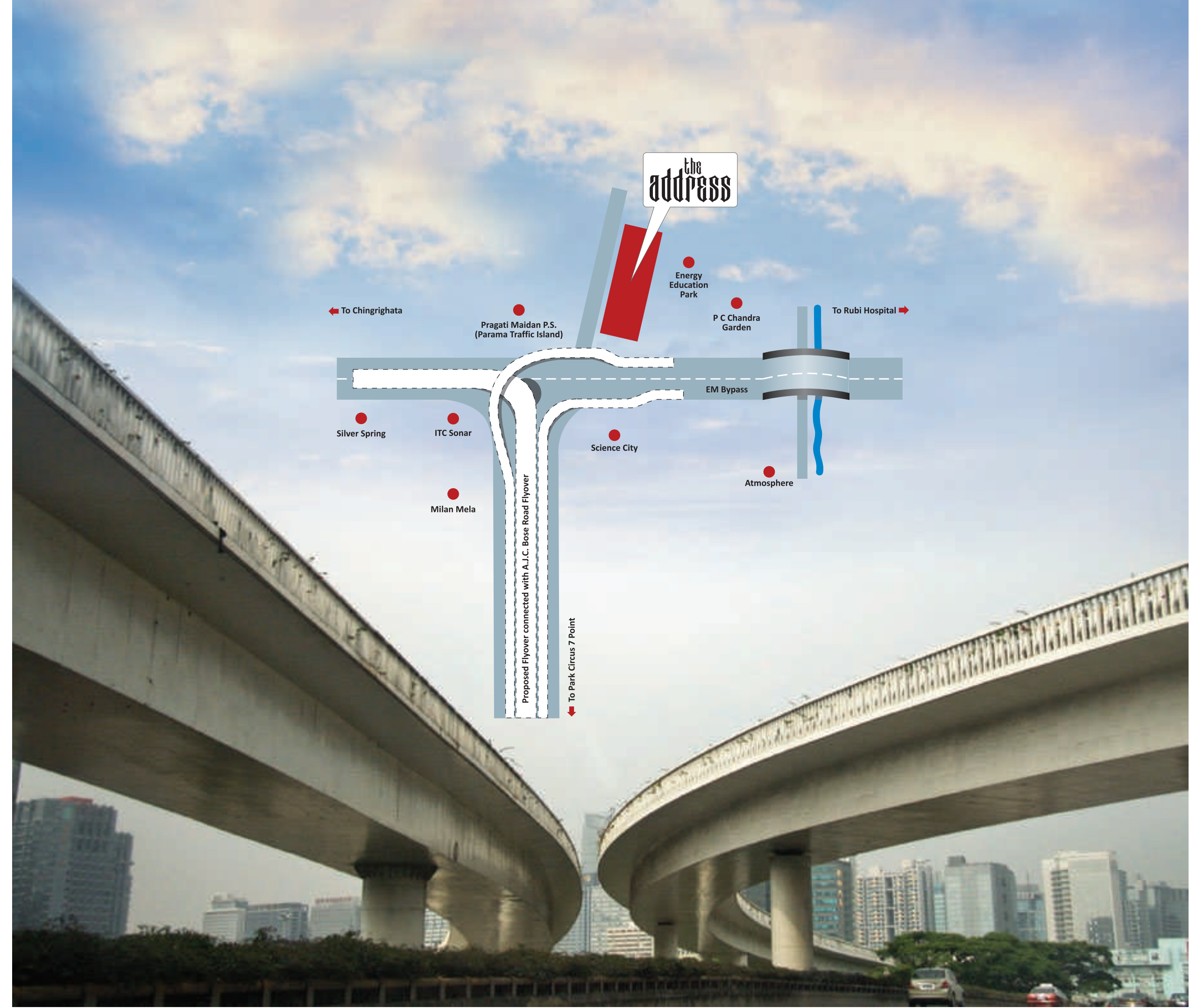






The project is strategically located along the E.M. Bypass, Kolkata and overlooks the Science City and ITC Sonar. This luxurious residential and commercial complex boasts of green lands and natural water bodies. P C Chandra Greens and the Energy Education Park adds to the scenic beauty whereas the vast 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.



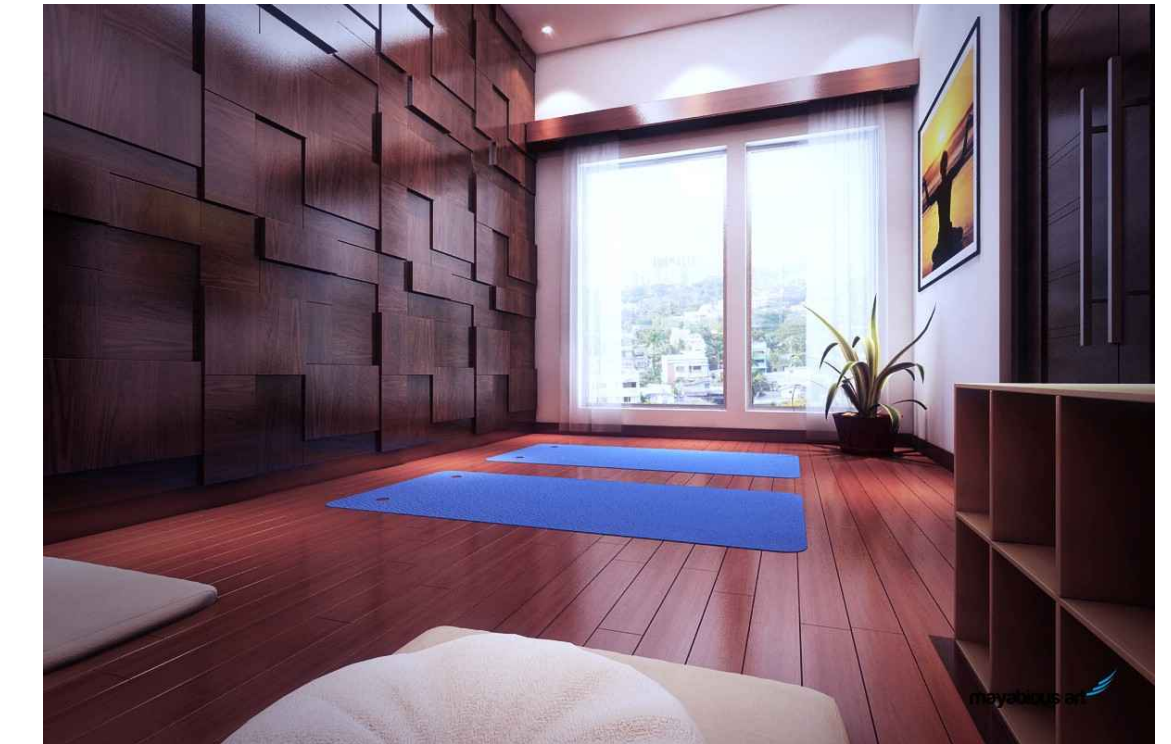




The Address boasts of an array of amenities beyond comparison that speak of class and magnificence where one would not just get a sense of luxury but would feel proud to have acquired it for oneself and the family.







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.



The Open Terraces provides an unhindered panoramic view of the city where one is drawn to the mesmerizing greenery and beyond. A luxuriant landscaped garden makes perfect setting for an evening stroll.



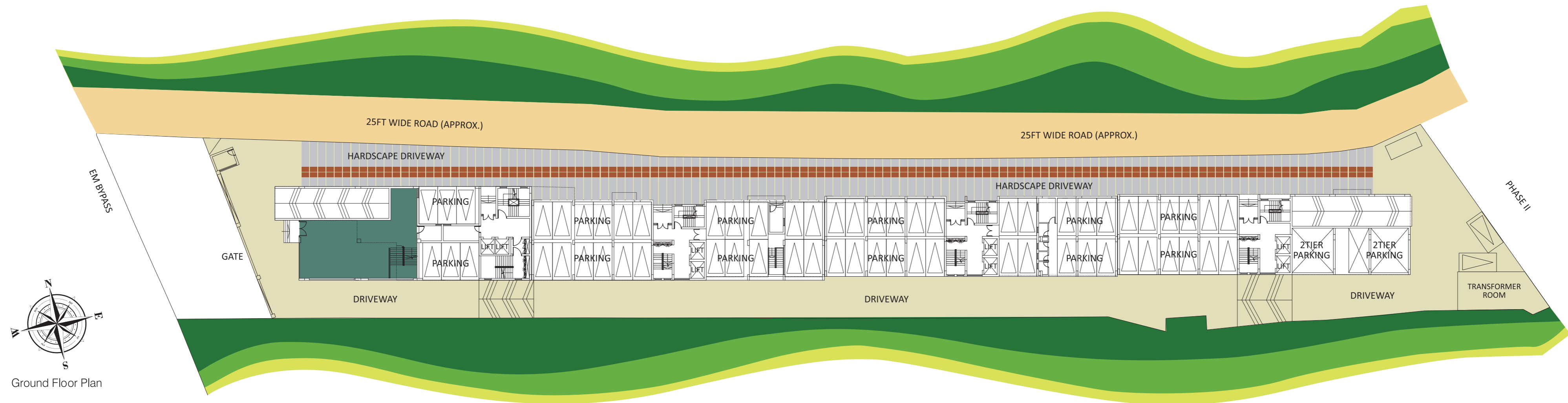
■ Air Conditioned Community Hall with open terrace ■ Well equipped Gymnasium ■ Steam Room ■ Yoga Room ■ Games Room ■ Amphitheatre ■ Children's Play Area

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

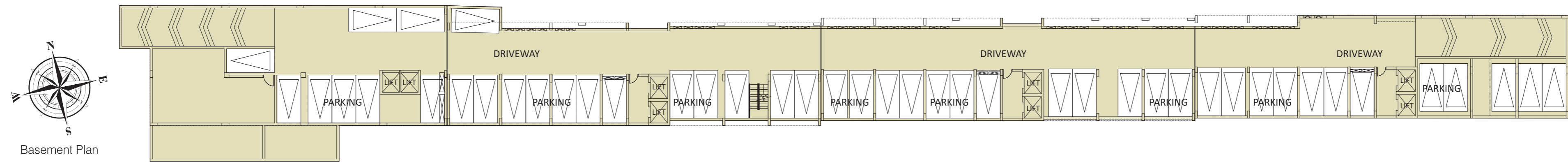


■ Roof top swimming Pool along with Pool Deck ■ Landscaped Garden ■ CCTV Surveillance security ■ Intercom Facilities ■ Video Door Phone ■ Generator backup



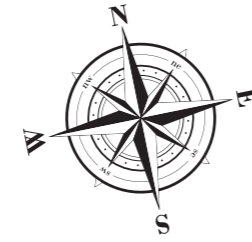
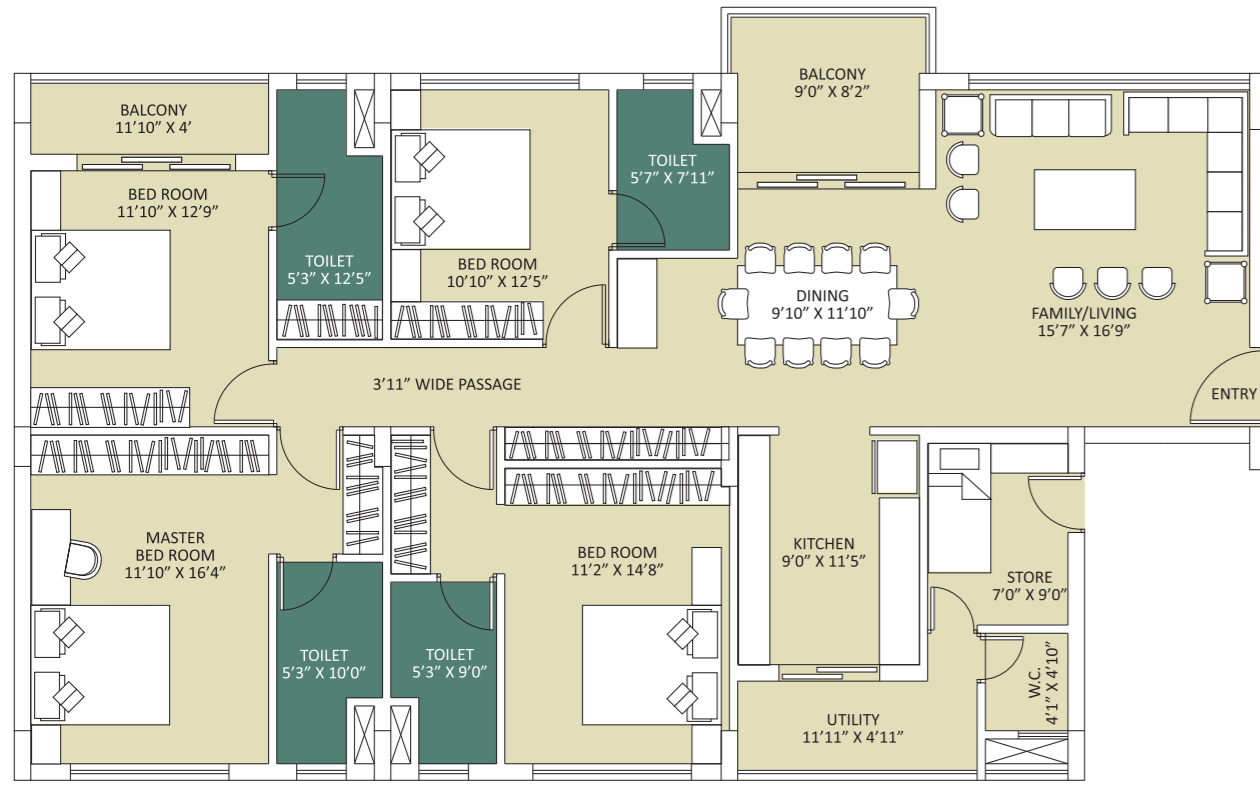


Ground Floor Plan

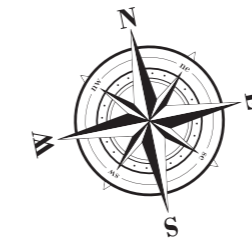


Basement Plan

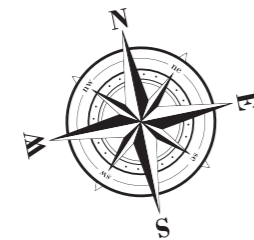
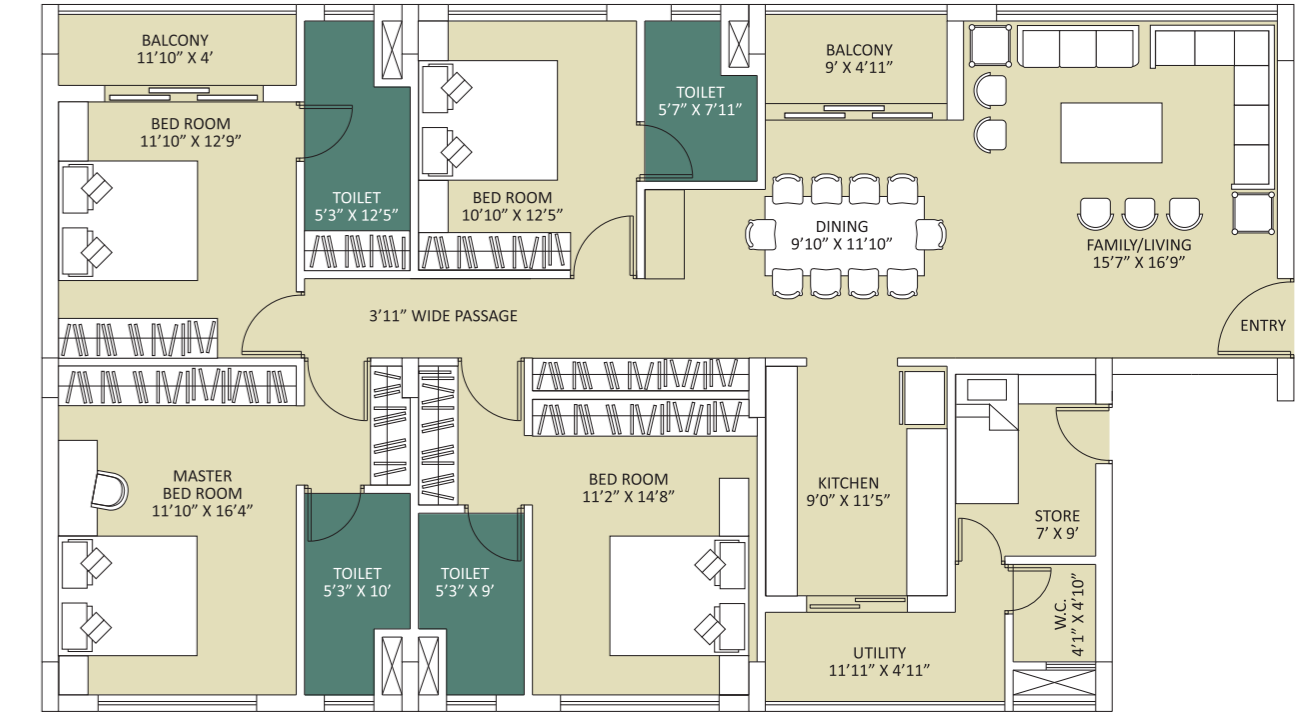




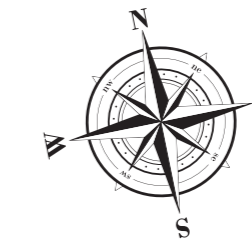
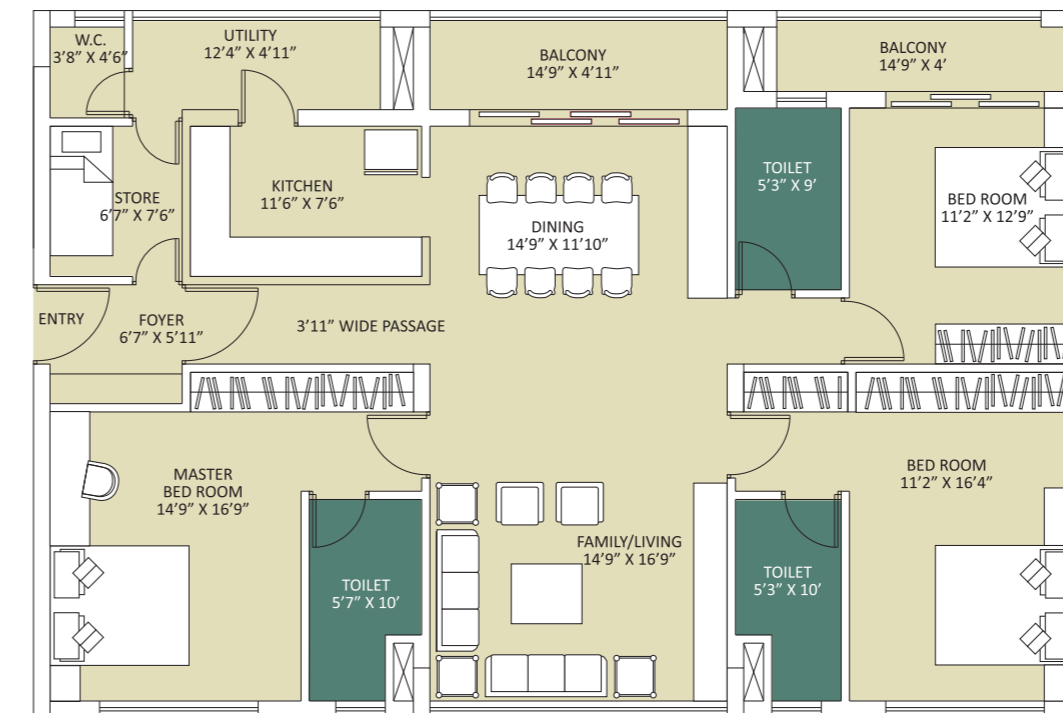
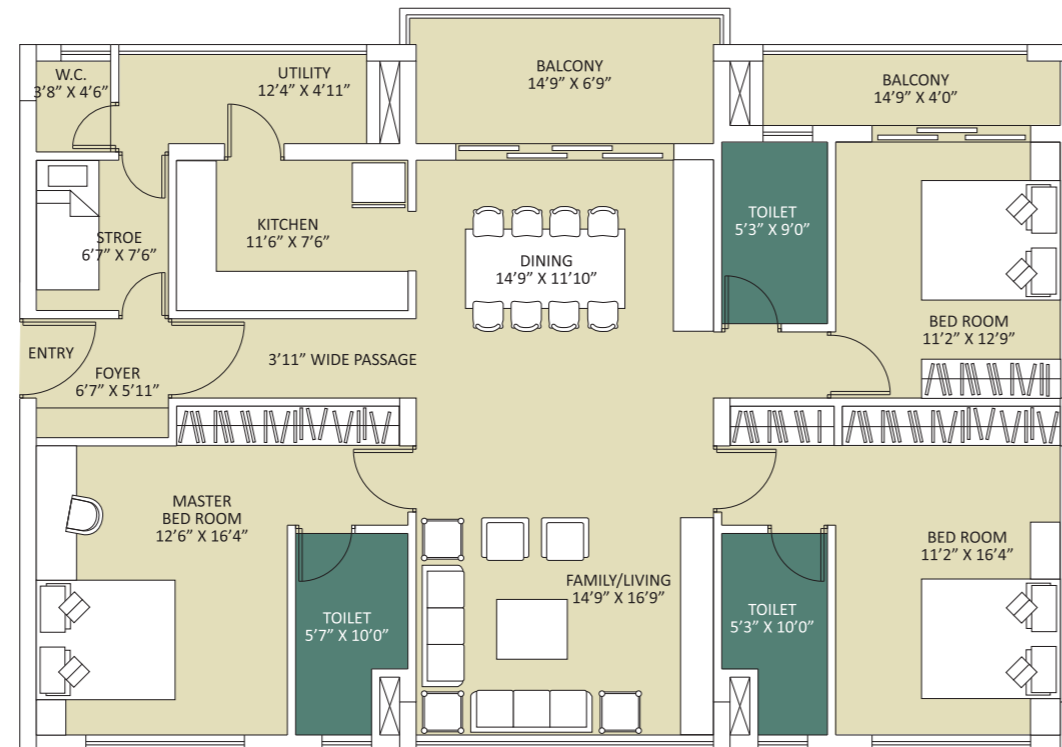
**Flat A**  
 1st - 7th floor plan  
 Saleable area - 2734 Sq.Ft.



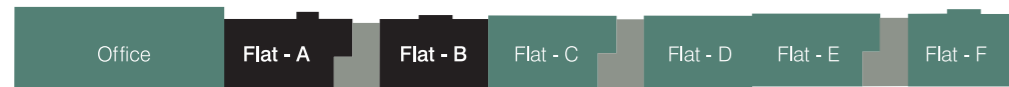
**Flat C**  
 1st - 7th floor plan  
 Saleable area - 2688 Sq.Ft.



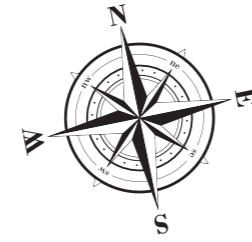
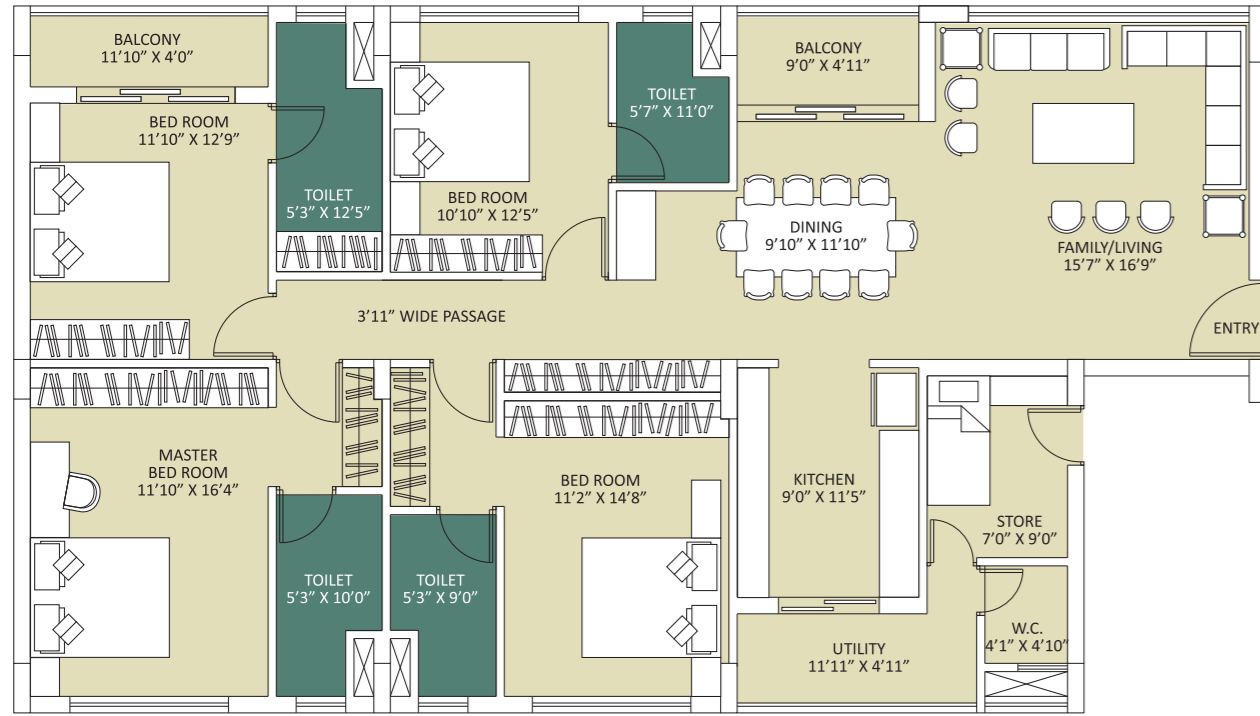
**Flat B**  
 1st - 7th floor plan  
 Saleable area - 2479 Sq.Ft.



**Flat D**  
 1st - 7th floor plan  
 Saleable area - 2440 Sq.Ft.

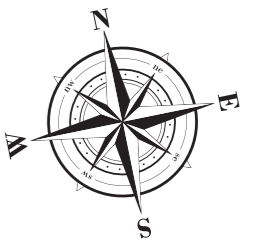
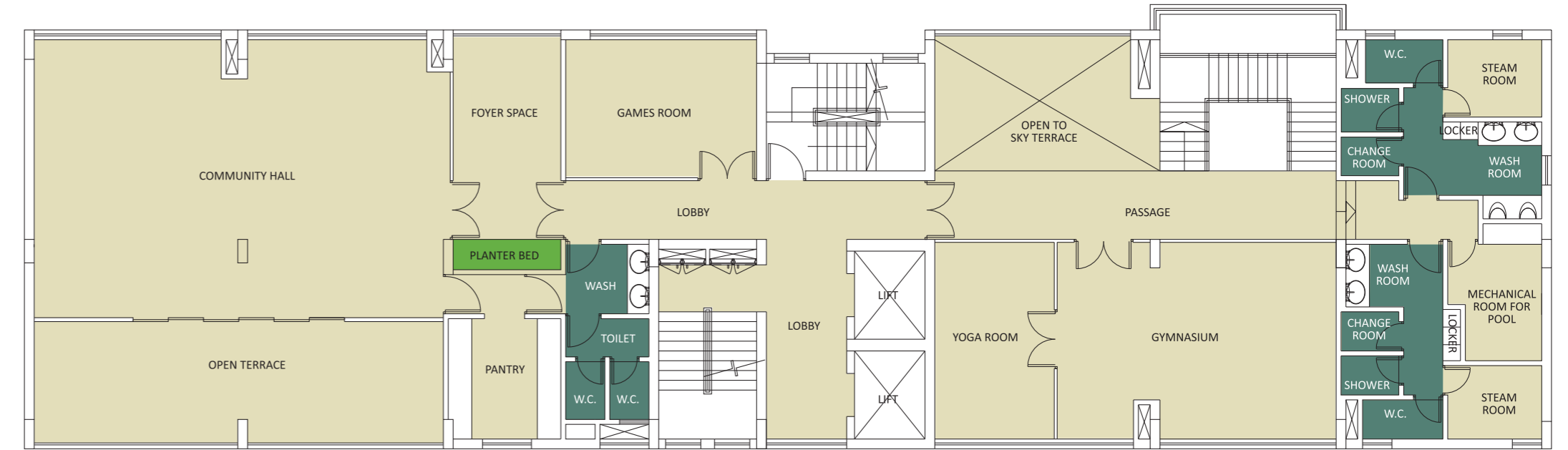
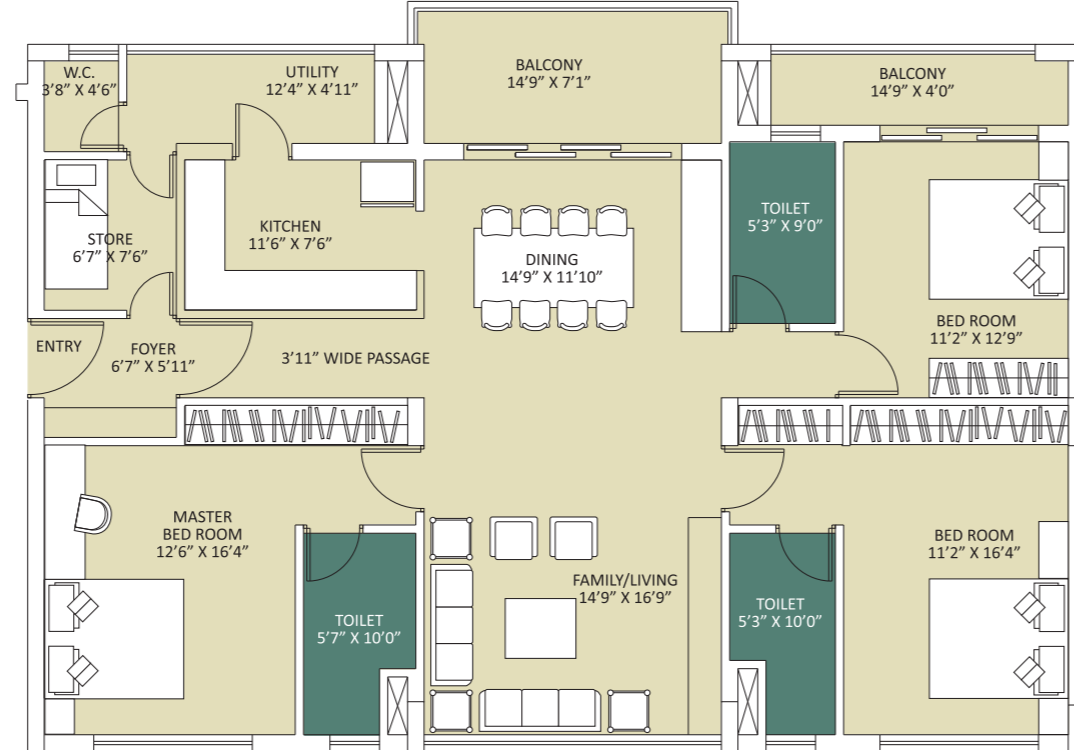




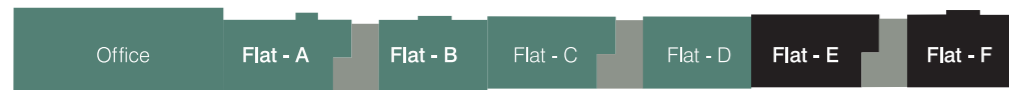


**Flat E**  
1st - 6th floor plan  
Saleable area - 2688 Sq.Ft.

**Flat F**  
1st - 6th floor plan  
Saleable area - 2486 Sq.Ft.



**Facilities and Amenities**  
7th floor plan





## Spicification

### Structure

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

### Living / Dining

- Floor - Imported Marble (Up to INR 220/- Sq. Ft.)
- Walls & Ceiling - Wall Putty finish on all interior walls

### Bedrooms/ Lobby / Passage

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

### Kitchen

- Walls - Premium quality Vitrified tiles up to 2'ft. above platform
- Floor - Anti skid Vitrified Tiles
- Counter - Granite Counter
- Fitting / Fixtures - Stainless Steel Sink with drain Board. Facilities for exhaust fans. Hot and Cold water line in the Kitchen

- Ceiling - Wall Putty finish on all interior walls

### Bathrooms

#### Walls & Floor

- Walls - Joint free rectified tiles, Floor - Anti Skid Ceramic tiles and Waterproofing

#### Sanitary Ware / CP Fittings

- Kohler / Jaquar or equivalent make

sanitary ware and Jaguar / Kohler or equivalent make CP fittings. Geyser Points in all bathrooms

### Doors & Windows

- Doors - Flush doors and frames for all rooms with decorative entrance doors. All other doors to have Godrej or equivalent locks and fittings of high quality.

- Windows - Aluminium windows matching with the elevation

### Electrical

- Copper wiring throughout in concealed conduits with provision for adequate light points, TV, Telephone Sockets with MCB's.

- Power Backup - For common areas

- Apartment Type - Power Backup at extra cost

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

- Video Door Phone in front of the main entrance of each flat.

### Security System

- CCTV camera surveillance

### Lobby

- Entrance Lobby - Decorative Ceiling and imported marble/ granite paneled lift façade and flooring

- Lift - 2(Two) Automatic lifts of Kone / OTIS / Schindler make or equivalent make and one Service Lift with ARD Device in each tower

- Two DTH single Service Provider as decided by the Developer.



## Other Facilities

- Cable Connection/DTH in all bedrooms and drawing room, connection of any single service provider as decided by the Developer.
- Water Proofing of the roof and finished with roof tiles.
- Deep Tube well and Corporation supply, if permissible by KMC with adequate UG reservoir for drinking and fire fighting water.
- Driveway – Greenery, flowerpots / creepers. Floors with heavy duty tiles / stone.
- Provision for 1(one) Telephone line in each flat in each room
- Fire Fighting equipments as per recommendations.
- Common areas will be painted with Acrylic Emulsion Paint.
- Anti-terminate treatment on land and building plinth.

Owner \_\_\_\_\_



Our group understands the importance of home in an individual's life and thus believes in building life 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 trusted brands in the realty 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 forging over 100 property collaborations across residential, IT, retail and office spaces. The Company also carries the proud track record of forging over 120 successful real estate joint ventures across India.

The PS Group is working towards extending its presence across India with exciting upcoming projects in the cities of Patna, Kolkata, 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' awards at the CNBC AWAAZ-CRISIL-CREDAI real Estate Awards 2010.
- Honoured with the 'Best Commercial Building' awards at the ULTRATECH Excellence Awards 2011.



Jubilee Park



Palazzo



PS SRIJAN Tech Park



Passion 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 energetic lifestyle living spaces. Srijan is not just about gated residential communities.

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