

Spread. Look up. Touch the Sky.



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SKYWALKS
 AT SIDDHA

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Project Financial Assistance

JM FINANCIAL HIRA/P/SOU/2018/000119 | hira.wb.gov.in     



Day view - Elevation and Rooftop Skywalk

To us at Siddha, usual is boring. Which is why, we don't just construct homes, but build landmarks instead. Ones that enhance owner pride and neighbourhood respect.

With a differentiated position, superior quality of construction with respect towards the environment added with community integration and efficient after-sales service.

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

SIDDHA
suburbia
A RIYA-SIDDHA PROJECT

Siddha Suburbia. Siddha's offering in Kolkata's deep South is a one-of-its-kind residential opportunity.

With the **first Rooftop Skywalk in South Kolkata**. Homes on the ground and Skywalk in the air.

Siddha Suburbia promises to transform the way you live.

SKYWALK

AT SIDDHA SUBURBIA



Aerial view - Rooftop Skywalk

The 335 metre **SKYWALK** has been designed to spice up the life of Siddha Suburbia residents with its various features ...



Siddha Suburbia. The difference.

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

At 156 feet above the ground.

They often have open spaces surrounded by trees and construction. Siddha Suburbia provides one completely open on all sides.

They offer spaces with spaciousness. Siddha Suburbia provides a combination of space, scale, foliage and altitude.



Kids' play area on Rooftop Skywalk

SKYWALK

AT SIDDHA SUBURBIA



Aerial view - Rooftop Skywalk

Skywalk Features

Jogging track • Open fitness zone • Yoga and meditation area
 Skating rink • Rock climbing zone • Ludo court • Adda zone • Sitout spaces • Senior citizen area • Pantry with service room • Party deck
 Amphitheatre & Skyplex • Children's play area • Waterbody with fountains • Rainbow garden • Exhibition area • Observatory deck
 Landscaped green area • Party lawn



Waterbody with fountains on Rooftop Skywalk



Rainbow garden on Rooftop Skywalk



Amphitheatre & Skyplex on Rooftop Skywalk

CLUB

AT SIDDHA SUBURBIA



Banquet Hall



Indoor games room



Kids' play room



Gym

Siddha Suburbia will offer its residents the services of a well-equipped club that looks after their **health and leisure needs.**

Club amenities

- Swimming Pool
- Kids' Pool
- Coffee Shop
- Banquet Hall
- Squash Court
- Kids' play room
- Multi activity room
- Gym
- Indoor games room
- Mini Theatre
- Washroom

Facilities

- Visitors' car parking area
- Intercom network
- Advanced firefighting System
- Sewage treatment Plant
- Full power back-up for common areas
- 24-hour treated water supply
- Stretcher lift
- 24-hour security & surveillance
- Facility management services
- Cable TV & Broadband point
- Wheelchair accessible project

Provisions for

- Residents' Cycle Stand
- Door phones
- Solar power in common areas
- Sit-out spaces

INTERIORS

AT SIDDHA SUBURBIA



Bedroom



Living and Dining Room

Specifications

Super Structure

Earthquake-resistant RCC framed structure with monolithic concrete

Doors

Solid timber frames
Solid core flush door shutters

Windows

Anodised powder coated-Aluminium frames with fully glazed shutters

Flooring

Glazed Vitrified tiles in all bedrooms, living/dining rooms and balconies

Kitchen

Floor Anti-skid ceramic tiles

Countertops Granite with steel sink

Dados Ceramic tiles up to 2 ft from granite countertop

Toilet

Floor Anti-skid ceramic tiles

Dados Ceramic tiles up to false ceiling 7ft/upto soffit of lintel level

Sanitaryware

Chromium plated fittings, white high quality porcelain fittings

Electricals

Superior quality concealed copper (fire-resistant, low smoke) wiring
Latest modular switches and miniature circuit breakers, TV socket, broadband point

Telephone Wiring

Provision for tele-connection in all apartments

Exterior

Weatherproof exterior finish

Lift Lobby

Vitrified Tiles

Lift Fascia

Granite

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.

GREEN

AT SIDDHA SUBURBIA



Landscape view with Rooftop Skywalk



Landscape view

Multi-level Car Park

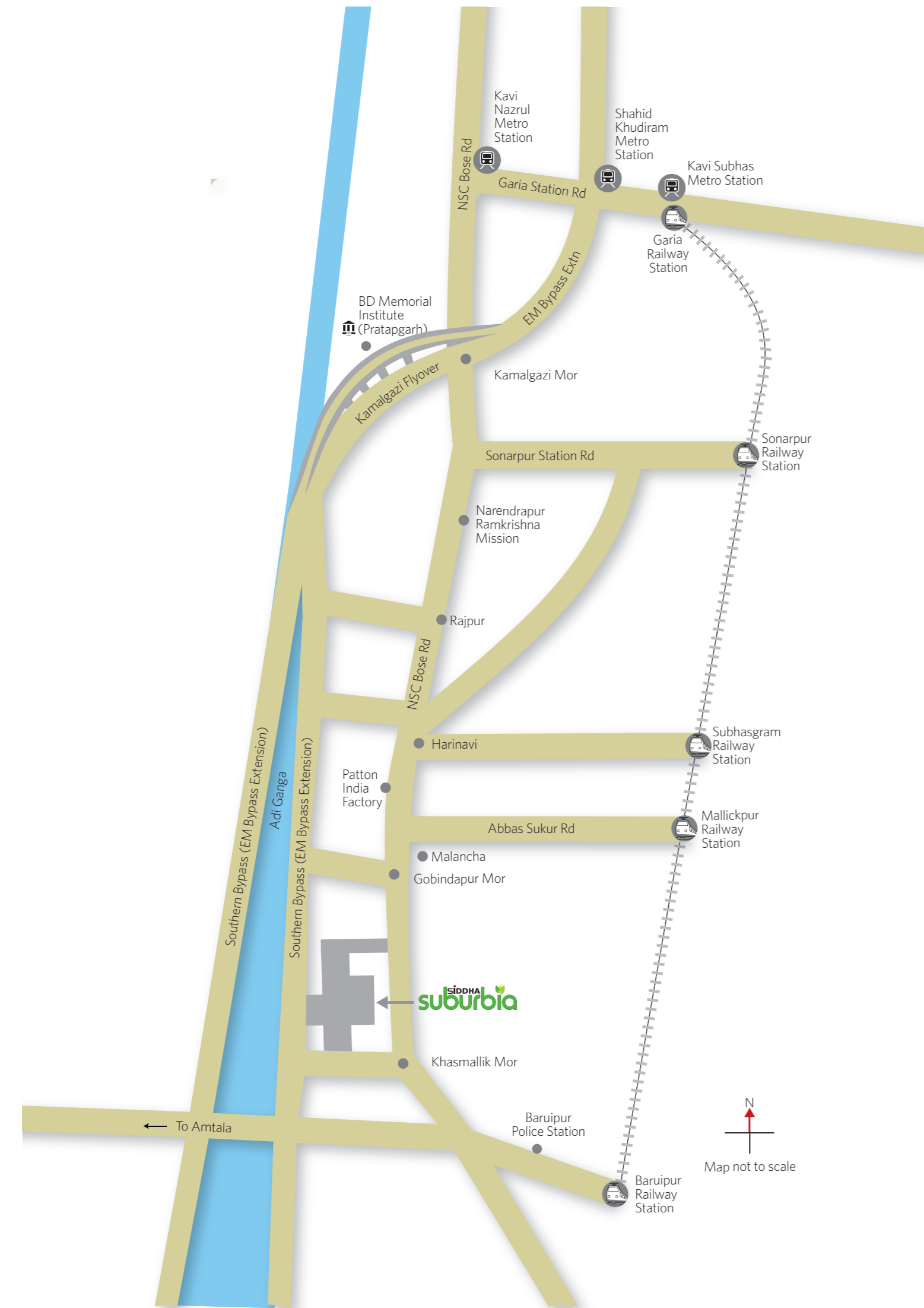
In order to keep minimum traffic at ground level and maximize the green area, Siddha Suburbia will have an exclusive multi-level car parking block where cars belonging to residents can be parked in complete safety and security. Besides, there will be recreational facilities on the terrace of multi-level car parking like badminton, tennis and basketball courts, and cricket pitch.

Environment protection has always been a priority at Siddha. We have constantly spearheaded public awareness campaigns to build community responsibility and awareness on one of the biggest threats to the existence of the human race.



Green homes for you and the environment

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



Right place. Right time.

Siddha Suburbia has easy access to Southern Bypass (EM Bypass extension) & NSC Bose Road. Just 2 kilometres off Baruiipur. On the eastern bank of Adi Ganga, 5 kilometers from Ramakrishna Mission.

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

Connections from Sealdah pass through the area connecting Canning - Diamond Harbour and Kakdwip.

A number of bus and auto-rickshaw routes have enhanced the area's connectivity with Kolkata. The nearest metro station is Kavi Nazrul.

The EM Bypass has been widened by two lanes from Garia to Kamalgazi.

A flyover is already operational connecting EM Bypass from Kamalgazi to roads alongside Adi Ganga.

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

From site to	In kms	In minutes
Baruiipur-Amtala Road	1.7	2
Baruiipur Market	2	5
Baruiipur Station	2	5
Harinavi Bus Stop	3.5	5
Narendrapur RK Mission	5	10
Wood Square Mall	5	10
Big Bazaar	6.9	10
Kamalgazi Flyover	7	10
Garia Mor	10	20
Kavi Nazrul Metro	10.2	15
Peerless Hospital	12.5	18
Metro Cash & Carry	16	20
Ruby Hospital	18	25

Estimated distance and time for private transportation.

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 discoveries. Since its inception since 1986, Siddha has been creating residential and commercial spaces with a difference, to make good living affordable in Kolkata and Jaipur. The work has been recently spread to Mumbai and Bengaluru. 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.

RIYA

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



Agrawal & Agrawal, led by Jay Prakash Agrawal, the renowned architect, ranks amongst Eastern India's leading architectural practitioners. It is known for its residential apartments, commercial complexes, townships, IT infrastructure, complexes, malls, hotels, institutional and leisure projects.



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 Avik Saha and Jayati Ray.



