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dream-come-true at amtala



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dream-come-true at amtala



swapno

Nestled in the lap of nature, just 20 minutes from Joka metro at Amtala crossing on Diamond Harbour Road and spread over 6 acres, Swapno Puron, is the first gated community residential project in the area by prestigious and renowned developers Srijan Realty Private Limited and Star Group.

Here every space will contribute to ensure complete joy and comfort for the residents. Every facility here will infuse a spirit of celebration with luxurious resort like facilities.

756 apartments in 21 blocks, G+4 floors, Swapno Puron at Amtala has enough green spaces and a splendid eight bigha waterbody with all modern amenities, facilities, fishing deck and boating facilities.



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dream-come-true at amtala

Swapno Puron will have an 8 bigha natural waterbody with wooden deck for fishing and boating, landscape garden with adda zone, two AC banquet halls, kids' play area, separate senior citizens' area, walking and jogging track, badminton court, basketball court, grocery and medicine stores and a multipurpose common rooftop.

The Club

The G+2 modern Club of 10,000 square feet here will have a swimming pool, an AC gym, yoga and meditation room, indoor games room, a 40 seater AC miniplex, café and restaurant, a grand lounge and open party area.

The Location Advantage

Bus, Auto and Taxi stand with in 400 metres.

App cabs easily available.

Close to Joka metro and very well connected with all parts of city.

A Large market place, Amtala has leading brands like M Baazar, Baazar Kolkata, Reliance Trends, Reliance Smart, Regent mall, Vishal Megamart, Senco Gold , MP Jewellers, Arohi Jewellers, Khosla Electronics, Great Eastern and more.

Eateries like WOW Momo, Monginis, Sugar & Spice, Taste & Bite, vegetable and fish market all within 500 metres.

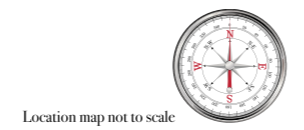
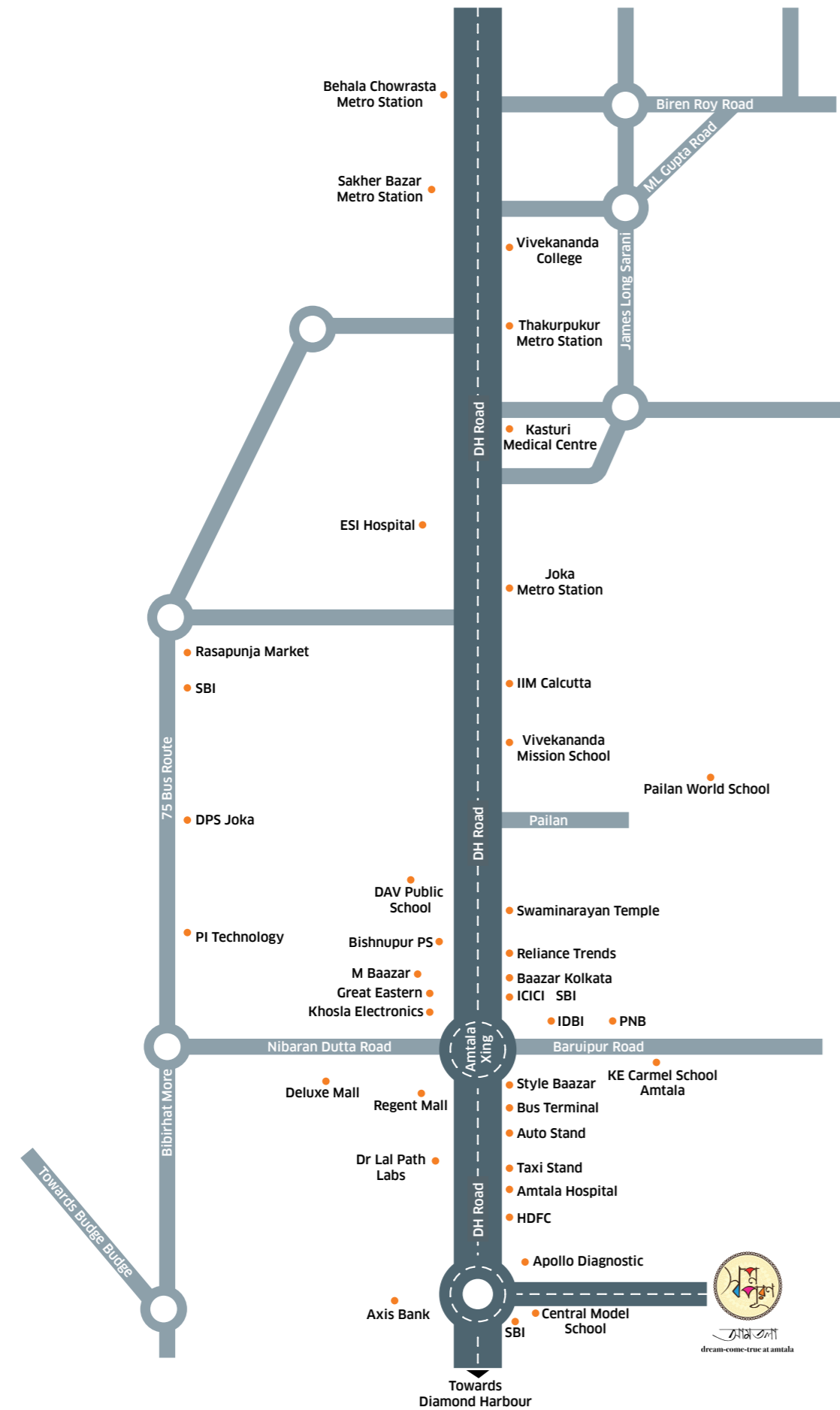
Upcoming PVR in Deluxe Mall within 1 kilometre.

Renowned schools nearby ... KE Carmel, DAV Public School, Central Model school, Mount Litera Zee School, Bishnupur Siksha Sangha ... within 400 metres to 5 kilometres.

Hospitals nearby ... Amtala Government Hospital, BBI Foundation, Vivekananda Eye Hospital, Kasturi Medical, Bharat Sevashram Hospital, Apollo Clinic ... within 1 kilometre. Many diagnostic centers and laboratories near by.

Bank and ATM within 300 metres.

Post Office, Police Station within a kilometre.



Location map not to scale

Proximity

Joka Metro – 10 kilometres (20 minutes)

Howrah Station – 27 kilometres (1 hour 10 minutes)

Esplanade – 25 kilometres (1 hour)

Tollygunge metro – 18 kilometres (45 minutes)

Baruipur, Southern Bypass – 19 kilometres (40 minutes)

Budge Budge – 19 kilometres (45 minutes)

Behala – 15 kilometres (35 minutes)

Taratala – 20 kilometres (55 minutes)

Distances courtesy Google.com | Time taken by road are approximations.





srijan star



Star

From the road at dusk





Badminton court and multipurpose play area





Kids' play area





The swimming pool





Fishing deck and outdoor sitting area





The waterbody and ghat





The waterbody and trees





Outdoor sitting area



The Club and lawns





Aerial view



Specifications for Phases II and III

Structure: RCC frame structure with standard solid AAC Block

External Finish: Painted with waterproof paint after necessary putty application

Staircase: Mosaic / Stone / Tiles

Lobby / Corridor: Mosaic / Stone / Tiles

Balcony: MS Railing. Flooring Tiles or Artificial Grass

Flooring: Vitrified tiles

Kitchen: Vitrified floor tiles. Counter with Granite slab and SS / Stone sink. Ceramic tiles upto 2feet height above platform

Toilets: Anti-skid floor tiles. Wall ceramic tiles. White composite commode and basin. Plastic cistern. SS fittings

Windows: Fully glazed composite aluminium windows with fittings (Grill cost included in EDC)

Doors: 32 mm thick commercial flush doors with steel fittings. Frames 4" x 2-1/2" Hard wood.

Interior Finish: Smooth finish of gypsum/patta paris on walls and POP in ceiling

Roof: Concrete trowel finish

Car Parking: Concrete trowel finish

Electrical Specifications

All flats to have aluminium concealed wire with concealed modular switches.

All flats to have points as detailed below:

Living/Dining Room to have two fan points, two light points, one plug point, TV and Intercom socket with one plug point.

Bedroom to have one fan, two lights and one plug point.

Balcony to have one light point.

Kitchen to have one light, one exhaust and two plug points.

Bathroom to have one geyser, one light, one exhaust and one plug point.

One Bedroom in all flat for 2 & 3 BHK only to have one AC Point.

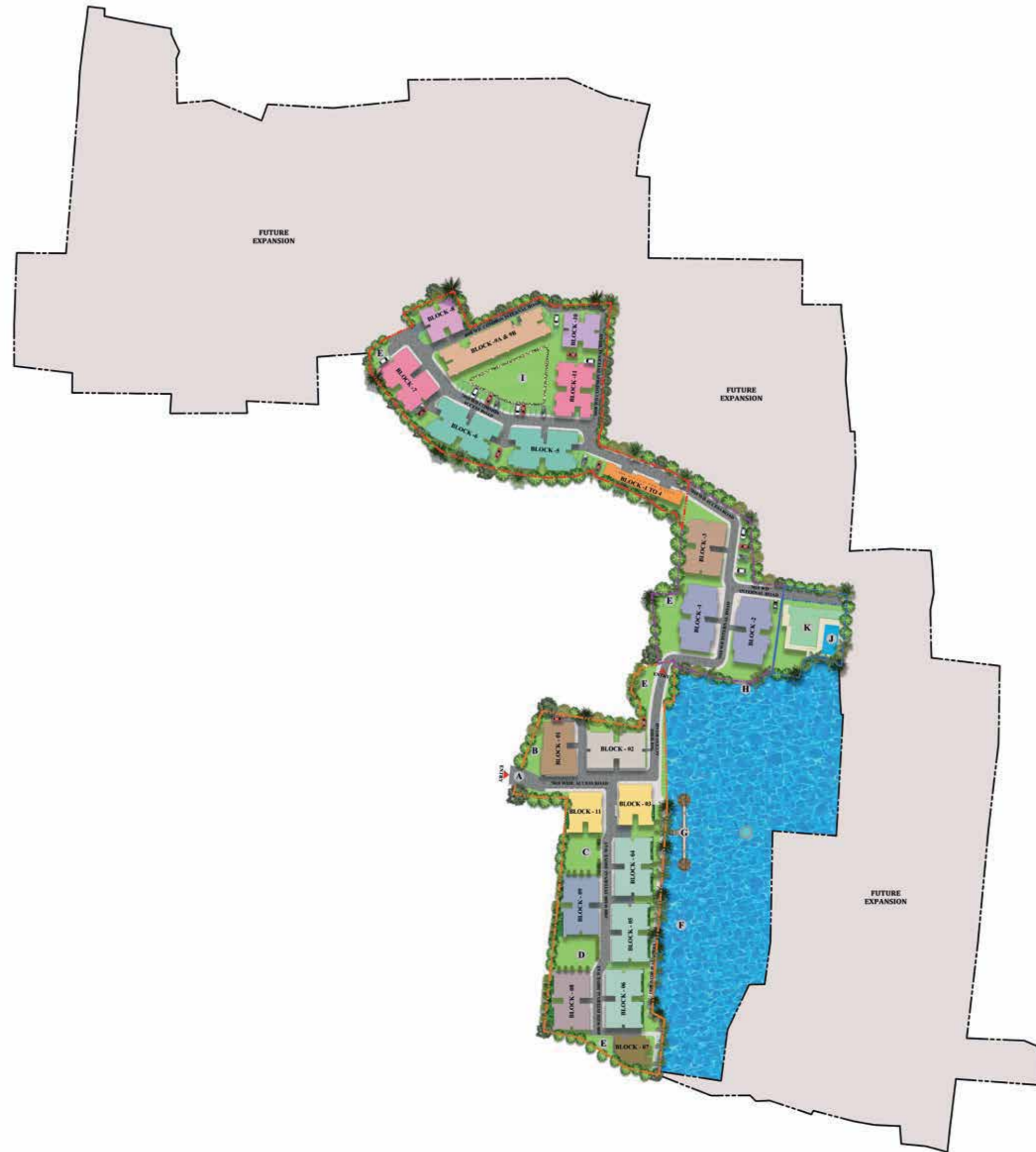
Each flat to have one fridge point and calling bell point.





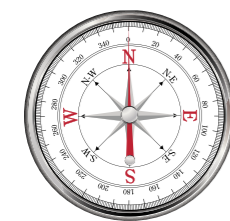
Plans & Area Charts

Master Plan





















Legend

- A Entrance Gate
- B Garden for Community Hall
- C Tennis/Badminton Court
- D STP
- E Children Garden
- F Lake
- G Fishing Deck
- H Ghat
- I Central Park
- J Swimming Pool
- K Club House
-  Privet Garden
-  Water Fountain



Master plan map not to scale

-  Phase -1
-  Phase -2
-  Phase -3
-  Club House
-  Future Expantion

- Phase - 1
-  Block - 01 2/3 BHK
-  Block - 02 2 BHK-TYP-1
-  Block - 3 & 11 3 BHK-TYP-2
-  Block - 4, 5 & 6 2 BHK-TYP-1
-  Block - 7 1 BHK
-  Block - 8 2 BHK-TYP-2
-  Block - 9 2 BHK-TYP-3
- Phase - 2
-  Block - 8 1 BK/ 1BHK
-  Block - 7 2 BHK
-  Block - 5 & 6 2/3 BHK
-  Block - 1 to 5 Row Houses
- Phase - 3
-  Block - 3 2 BHK
-  Block - 1 & 2 2/3 BHK Combo

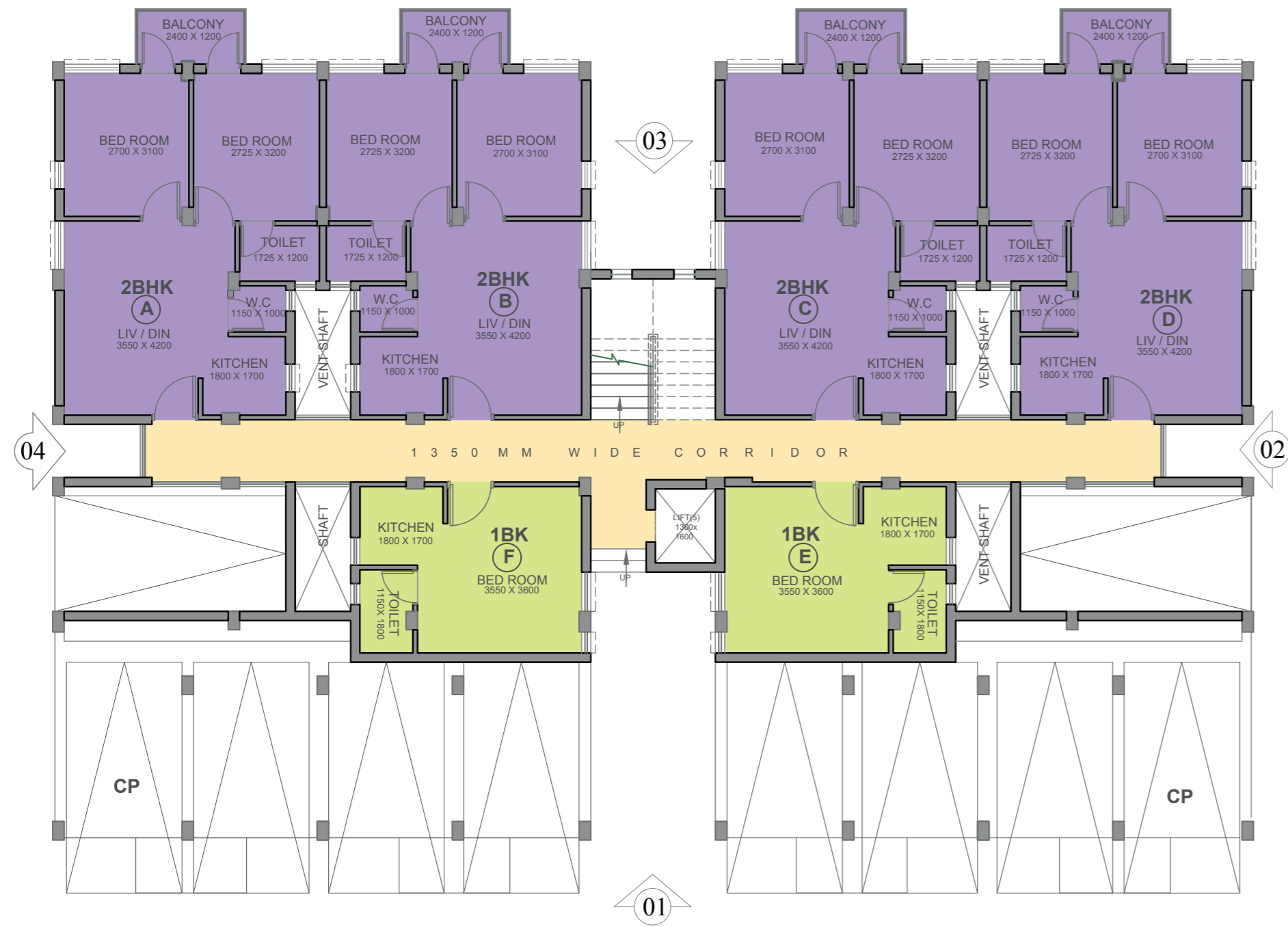


Phase III Block 2 Ground Floor Plan



Phase III Block 2 Typical Floor Plan





| SWAPNO PURON AMTALA PH2/2A (CALLED AS PH3) FLAT AREA & TYPE DETAILS | | | | | | | | | |
|---|-------------------------------------|------|---------------|-----------|----------------|----------|--------------|----------------|-----------------------|
| BLK | FLOOR | FLAT | TYPE OF | CARPET | Balcony Sq.Ft. | BUILT-UP | PRIVATE LAWN | TOTAL BUA AREA | SBU (Saleable Area) |
| BLOCK 1 | | | | | | | | | |
| 1 | Grd. | A | 3 BHK | 578 | 28 | 640 | 81 | 749 | 937 |
| 1 | Grd. | B | 2 BHK | 416 | 31 | 463 | 45 | 539 | 674 |
| 1 | Grd. | C | 2 BHK | 416 | 31 | 463 | 45 | 539 | 674 |
| 1 | Grd. | D | 3 BHK | 578 | 28 | 640 | 81 | 749 | 937 |
| 1 | Grd. | E | 1 BK | 247 | 28 | 289 | 0 | 317 | 396 |
| 1 | Grd. | F | 1 BK | 186 | 0 | 219 | 0 | 219 | 273 |
| 1 | Grd. | G | 1 BK | 186 | 0 | 219 | 0 | 219 | 273 |
| 1 | Grd. | H | 1 BK | 247 | 28 | 289 | 0 | 317 | 396 |
| 1 | Typical floor (1st to 4th floor) | A | 3 BHK | 578 | 28 | 640 | 0 | 668 | 835 |
| 1 | | B | 2 BHK | 416 | 31 | 463 | 0 | 494 | 617 |
| 1 | | C | 2 BHK | 416 | 31 | 463 | 0 | 494 | 617 |
| 1 | | D | 3 BHK | 578 | 28 | 640 | 0 | 668 | 835 |
| 1 | | E | 3 BHK | 578 | 28 | 640 | 0 | 668 | 835 |
| 1 | | F | 2 BHK | 416 | 31 | 463 | 0 | 494 | 617 |
| 1 | | G | 2 BHK | 416 | 31 | 463 | 0 | 494 | 617 |
| 1 | | H | 3 BHK | 578 | 28 | 640 | 0 | 668 | 835 |
| BLOCK 2 | | | | | | | | | |
| 2 | Grd. | A | 3 BHK | 578 | 28 | 640 | 81 | 749 | 937 |
| 2 | Grd. | B | 2 BHK | 416 | 31 | 463 | 45 | 539 | 674 |
| 2 | Grd. | C | 2 BHK | 466 | 31 | 514 | 45 | 590 | 737 |
| 2 | Grd. | | ASSEMBLY HALL | 1247 SQFT | | | | | |
| 2 | Grd. | | | | | | | | |
| 2 | Grd. | D | 1 BK | 186 | 0 | 219 | 0 | 219 | 273 |
| 2 | Grd. | E | 1 BK | 186 | 0 | 219 | 0 | 219 | 273 |
| 2 | Grd. | F | 1 BK | 247 | 28 | 289 | 0 | 317 | 396 |
| 2 | Typical floor (1st to 4th floor) | A | 3 BHK | 578 | 28 | 640 | 0 | 668 | 835 |
| 2 | | B | 2 BHK | 416 | 31 | 463 | 0 | 494 | 617 |
| 2 | | C | 2 BHK | 416 | 31 | 463 | 0 | 494 | 617 |
| 2 | | D | 3 BHK | 578 | 28 | 640 | 0 | 668 | 835 |
| 2 | | E | 3 BHK | 578 | 28 | 640 | 0 | 668 | 835 |
| 2 | | F | 2 BHK | 416 | 31 | 463 | 0 | 494 | 617 |
| 2 | | G | 2 BHK | 416 | 31 | 463 | 0 | 494 | 617 |
| 2 | | H | 3 BHK | 578 | 28 | 640 | 0 | 668 | 835 |

| BLOCK 3 | | | | | | | | | |
|---------|-------------------------------------|---|-------|-----|----|-----|----|-----|-----|
| 3 | Grd. | A | 2 BHK | 416 | 31 | 463 | 45 | 539 | 674 |
| 3 | Grd. | B | 2 BHK | 416 | 31 | 463 | 45 | 539 | 674 |
| 3 | Grd. | C | 2 BHK | 416 | 31 | 463 | 45 | 539 | 674 |
| 3 | Grd. | D | 2 BHK | 416 | 31 | 463 | 45 | 539 | 674 |
| 3 | Grd. | E | 1 BK | 186 | 0 | 219 | 0 | 219 | 273 |
| 3 | Grd. | F | 1 BK | 186 | 0 | 219 | 0 | 219 | 273 |
| 3 | Typical floor (1st to 4th floor) | A | 2 BHK | 416 | 31 | 463 | 0 | 494 | 617 |
| 3 | | B | 2 BHK | 416 | 31 | 463 | 0 | 494 | 617 |
| 3 | | C | 2 BHK | 416 | 31 | 463 | 0 | 494 | 617 |
| 3 | | D | 2 BHK | 416 | 31 | 463 | 0 | 494 | 617 |
| 3 | | E | 2 BHK | 416 | 31 | 463 | 0 | 494 | 617 |
| 3 | | F | 2 BHK | 416 | 31 | 463 | 0 | 494 | 617 |
| 3 | | G | 2 BHK | 416 | 31 | 463 | 0 | 494 | 617 |
| 3 | | H | 2 BHK | 416 | 31 | 463 | 0 | 494 | 617 |

Some coveted projects by Srijan



BOTANICA Bungalows near Southern Bypass



LAGUNA BAY Near Science City



GREENFIELD CITY Near Behala Chowrasta Metro



OZONE On South EM Bypass



ETERNIS On Jessore Road



SRIJAN INDUSTRIAL LOGISTIC PARK On NH 6



SRIJAN TECH PARK Sector V Salt Lake



SRIJAN CORPORATE PARK Sector V Salt Lake

The Srijan advantage

Srijan Realty Private Limited is one of the leading real estate companies of eastern India with its presence in Kolkata and Asansol as well as Chennai in the South. The company has leveraged its rich insight into consumer preferences with customised property development.

Srijan's diversified realty portfolio comprise secured, gated communities, commercial parks, logistic parks, shopping malls, retail establishments, making it possible to address every opportunity and upturn.

Srijan possess a rich track record of 22 ongoing projects ~ 20 million sqft, 16 upcoming projects ~ 15 million sqft and 34 completed projects.

A responsible corporate citizen, Srijan has a project named 'Srijan Seva Sadan', a dharamshala, in Salasar. It is a housing that acts as a high-end pilgrims' refuge equipped with all modern lifestyle amenities. Srijan has also constructed a hospital in Salasar that addresses the secondary healthcare needs of thousands.

Star Projects

Star Projects & Infrastructure Private Limited was founded with the objective of development and construction of real estate projects. It commenced operation in 2009 and has completed its maiden projects at Bhawanipore. The Company has partnered with other reputed real estate companies for development of a residential project at Mankundu, near Chandannagar that is nearing completion. It has now partnered with Srijan Realty for the development of affordable homes at various locations such as Baruipur, Amtala, Nepalganj ... in West Bengal. Swapno Puron at Amtala Phase One has been completed.

Recent recognition for Srijan Realty

MAGPIE ESTATE AWARDS 2016, ORGANISED BY FRANCHISE INDIA & MEDIA PARTNER ET NOW - Regional Developer of the Year - East 2016

ABP NEWS REAL ESTATE AWARDS 2017 for Best Quality Assurance

ABP NEWS REAL ESTATE AWARDS 2017 for Professional Excellence in Real Estate 2017

CERTIFICATE OF MERIT ET NOW REAL ESTATE AWARDS 2018 - Brand of the Year 2018

ET NOW REAL ESTATE AWARDS 2018 - Developer of the year 2018

10TH REALTY PLUS CONCLAVE & EXCELLENCE AWARDS 2018 EAST - Excellence in Delivery 2018

REALTY PLUS CONCLAVE & EXCELLENCE AWARDS 2022 EAST - Emerging Developer of the Year-Industrial and Warehouse 2022

TIMES REAL ESTATE REVIEW 2022 - Dynamic Developer of the Year 2022

ICONIC REAL ESTATE AWARD ET 2022 Best Developer (Commercial) ET REAL ESTATE AWARDS

Excellence in Real Estate Award - SANMARC

Developed by



SWAPNO PURON Sunny Park | DH Road | Amtala (Beside SBI Amtala Murshed Market Branch) | PO & PS Bishnupur | 24 Parganas South | PIN 743503

Phase 1 ~ HIRA/P/SOU/2018/000068 | Phase 2 ~ HIRA/P/SOU/2019/000423

NOTE

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