

Is Job
Half Done

PS Srijan
CORPORATE **E** 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.

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 AMRI, Columbia Asia and hotels like Indismart, 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 3075 hectare planned township with fast developing shopping complexes recreation zones with clubs, hotels, water sports, eco park, etc. For your executives, it means the good life is just around the corner.





Perspective view of Ground Floor Lobby

Built for Speed

Salt Lake Sector V assures fast connectivity to the city by the Eastern Metropolitan Bypass and Nicco 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 Dum Dum 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.



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 feel 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.



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 $23^{\circ}\text{C} \pm 2^{\circ}\text{C}$



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 Srijan 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' WBSEB sub-station delivers 33 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!



State-of-the-art Office Systems

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



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 earthing 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 Srijan 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.



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, HVAC 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 detection system integrated with AHUs to switch off the AHU of the problematic zone, as soon as the fire is reported, to avoid spreading



Specifications

ENTRANCE LOBBY

Flooring: Granite/Italian Marble/any equivalent material in pattern with S/S 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/Kota
Walls: Plastered and finished with POP and emulsion paint
Ceiling: Plastered with POP and paint

AHU ROOM

Flooring: IPS
Walls: Plaster & paint
Ceiling: Plaster & paint

PANTRY

Everything including finishing to be done by Users 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 finishings 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 mtrs

DOORS

Aluminium/steel doors/Flush door will be provided as per interior design

WINDOWS

Aluminium windows with glazing will be provided

EXTERIOR FINISHING

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

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 Sherwood Estate opposite Ramkrishna Mission- Narendrapur, Heritage Srijan Tower at Kankurgachi, Parkside Residency near Moulali, Trinity Plaza on Park Circus Connector, Srijan Heritage Heights near Rashbehari More, Greenfield City at Behala, Heritage Srijan Park near Park Street, Palazzo near Ballygunge, P.S. Srijan Sonargaon near Garia, Srijan Heritage Enclave at Rajarhat, Srijan Midlands on Jessore Road. It has developed retail space with malls like Galaxy at Asansol and Grand Chennai and modern office buildings like P.S. Srijan Tech Park at Sector-V, Continental at Topsia.

Its upcoming properties comprises Srijan Harmony at Manickpur, Projects at Buroshibtala, Canal South Road, Madhyamgram, Kankurgachi, Sunny Park, Alipore, Topsia, Park Circus, Garia, Rajarhat, Sector V, Bantala and Coimbatore as well. Srijan is also coming up with Logistic Park at Bombay Road. Srijan aspires to become one of the most renowned 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. Pradip 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 2 decades, now a market leader, the company has successfully completed 105 projects with 76 property collaborations and 4000 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.

Ours is 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 40 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.



The Green Experience



The Developers have proven credentials in developing a green building with PS Srijan Tech Park – recognized as a pioneering new-gen commercial centre of Salt Lake. The Tech Park has been issued 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 motivation in a healthy working environment.



Our Awards



Few of our clients



Partners Development

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

Some of the Residential Projects



Sherwood Estate

Narendrapur, opposite Ram Krishna Mission
Total Size: 14 lac sqft



Sonargaon

Near Garia Metro
Total Size: 1.84 lac sqft



Jubilee Park

Near Tollygunj Tram depot
Total Size: 1.8 lac sqft



Palazzo

Near Ballygunj
Total Size: 1.10 lac sqft

Some of the Retail & Commercial Projects



Trinity Plaza

Science City Connector, Kolkata
Total Size: 1.04 lac sqft



Wood Square

Narendrapur, opposite Ram Krishna Mission
Total Size: 1.4 lac sqft



PS Continental

Topsia, Kolkata
Total Size: 1.25 lac sqft



Grand Chennai

Chennai
Total Size: 3.5 lac sqft

Key Plan



Tower I

Retail	Built up Area	Chargeable Area
Retail	7821 sq.ft.	11173 sq.ft.
Fine dining	8053 sq.ft.	11504 sq.ft.

Tower II

Retail	Built up Area	Chargeable Area
I	768 sq.ft.	1097 sq.ft.
II	1373 sq.ft.	1961 sq.ft.
III	1195 sq.ft.	1707 sq.ft.
IV	3793 sq.ft.	5418 sq.ft.



Tower I

6th-15th Floor Plan

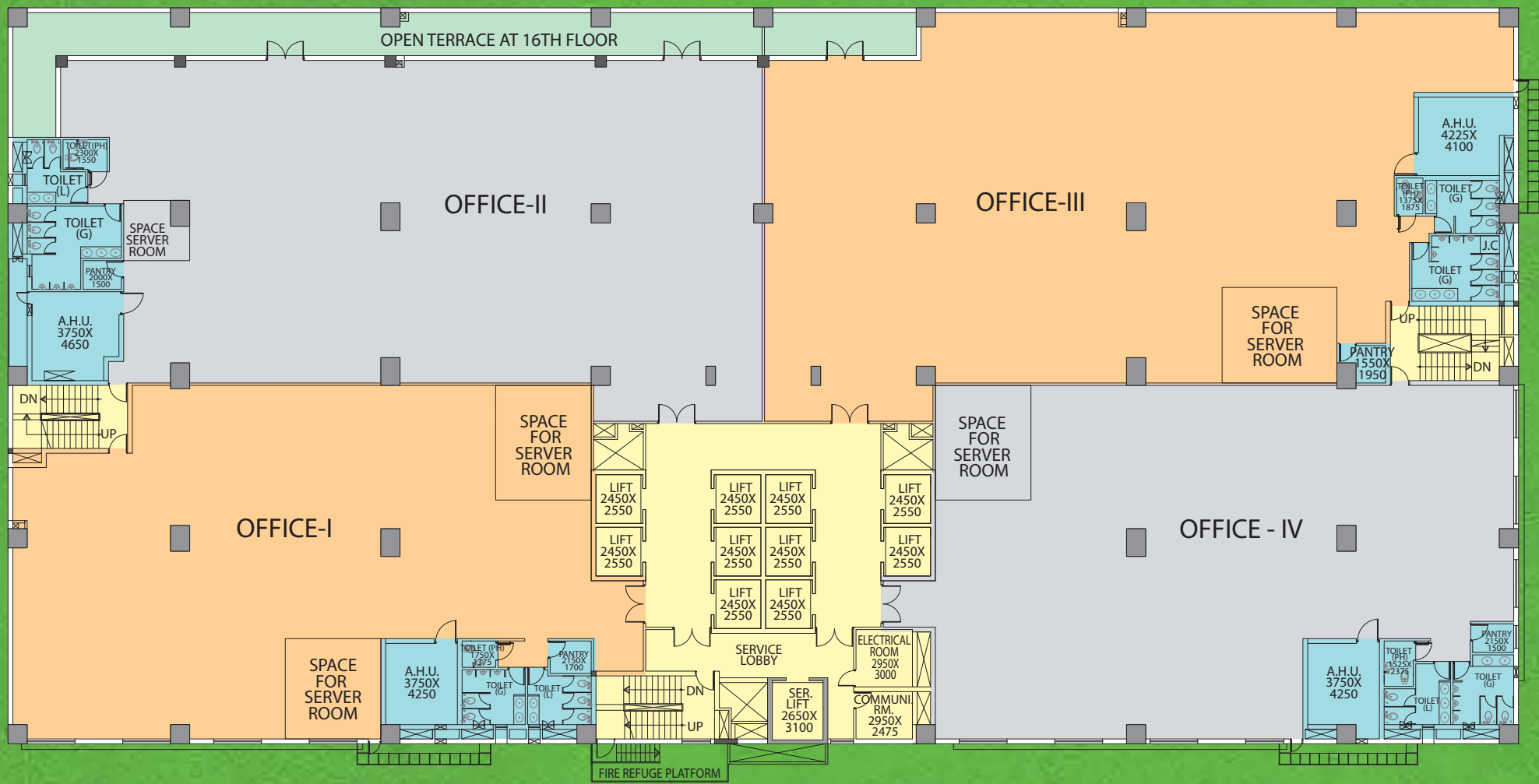


Office	Built up Area	Chargeable Area
I	6075 sq.ft.	7889 sq.ft.
II	8573 sq.ft.	11134 sq.ft.
III	8274 sq.ft.	10746 sq.ft.
IV	6315 sq.ft.	8201 sq.ft.



Tower I

16th-21th Floor Plan

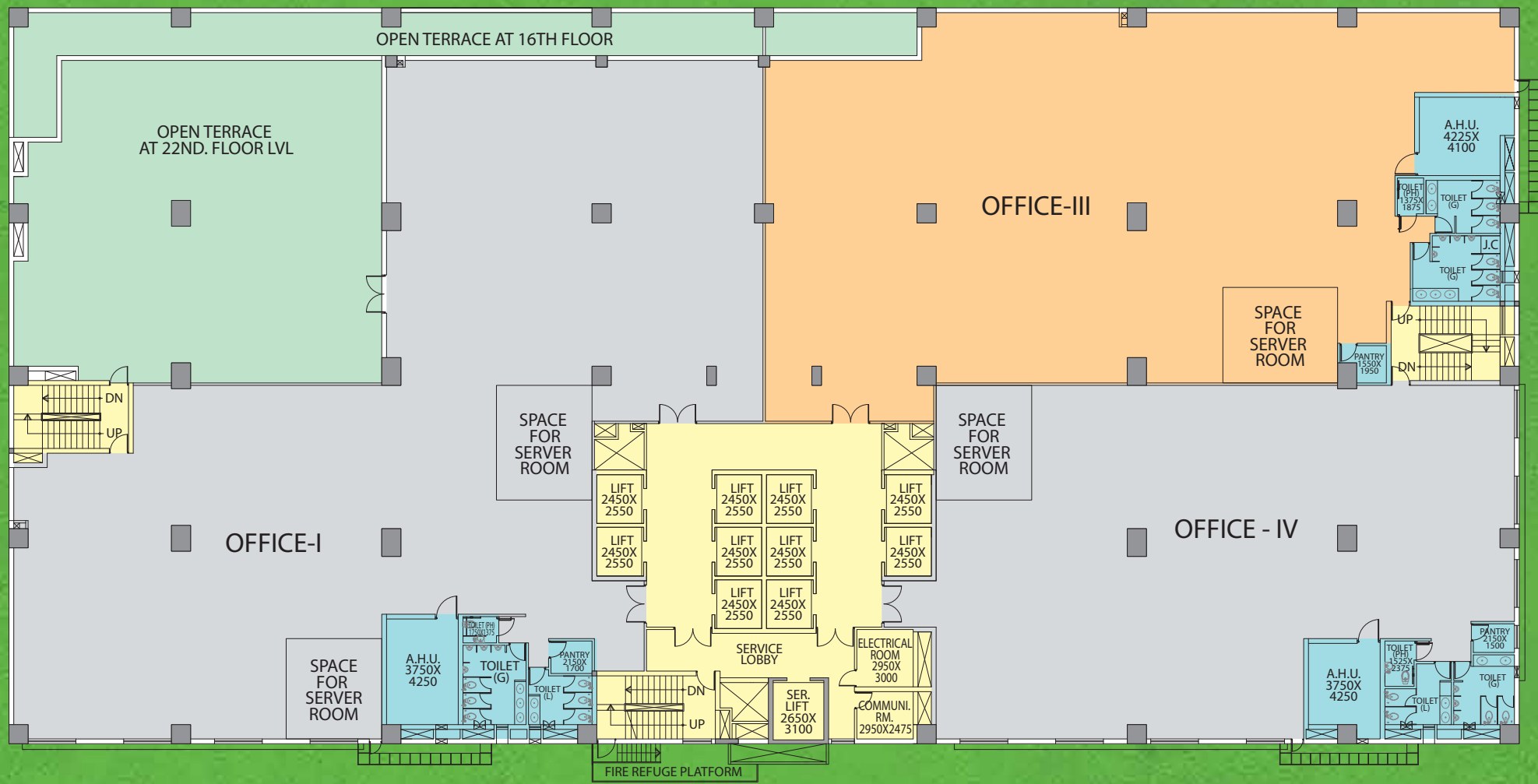


Office	Built up Area	Chargeable Area	Terrace Area (40% Chargeable) on the 16th floor
I	6139 sq.ft.	7973 sq.ft.	
II	7395 sq.ft.	9604 sq.ft.	1178 sq.ft.
III	8059 sq.ft.	10466 sq.ft.	215 sq.ft.
IV	6315 sq.ft.	8201 sq.ft.	



Tower I

22nd Floor Plan

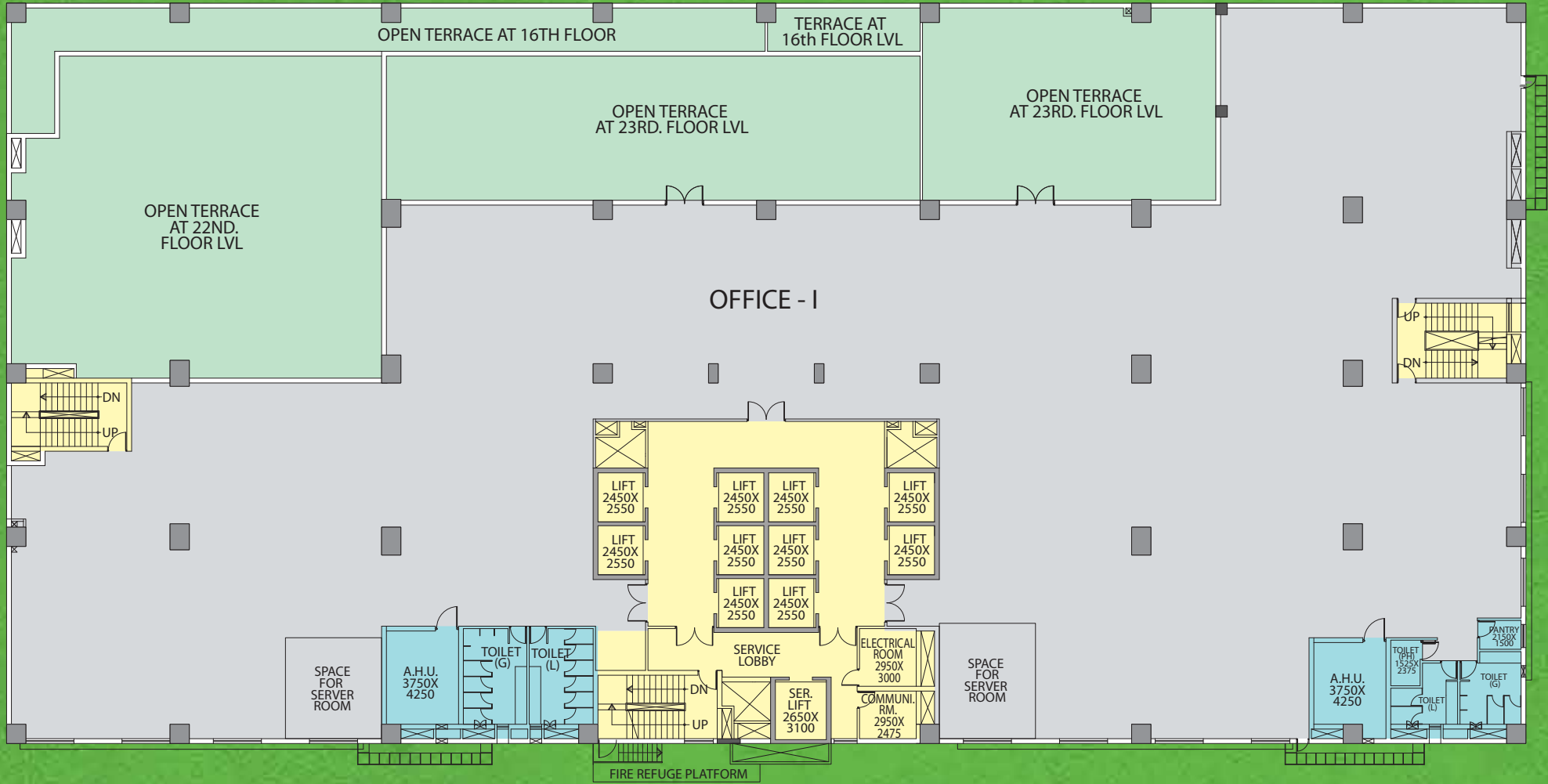


Office	Built up Area	Chargeable Area	Terrace Area (40% Chargeable)
I	10040 sq.ft.	13039 sq.ft.	3472 sq.ft.
III	8059 sq.ft.	10466 sq.ft.	
IV	6315 sq.ft.	8201 sq.ft.	



Tower I

23rd Floor Plan

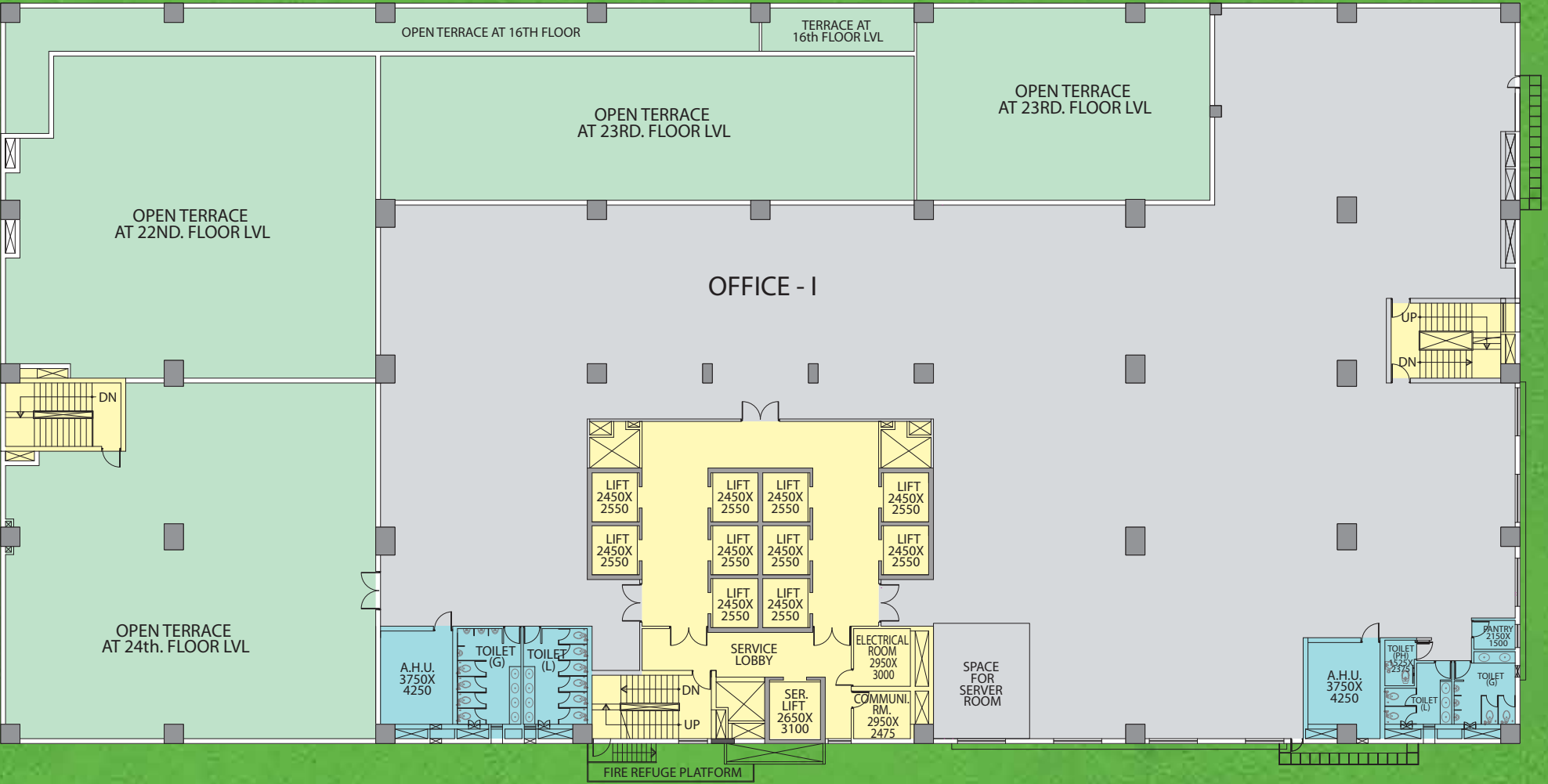


Office	Built up Area	Chargeable Area	Terrace Area (40% Chargeable)
I	20342 sq.ft.	26418 sq.ft.	4032 sq.ft.



Tower I

24th Floor Plan

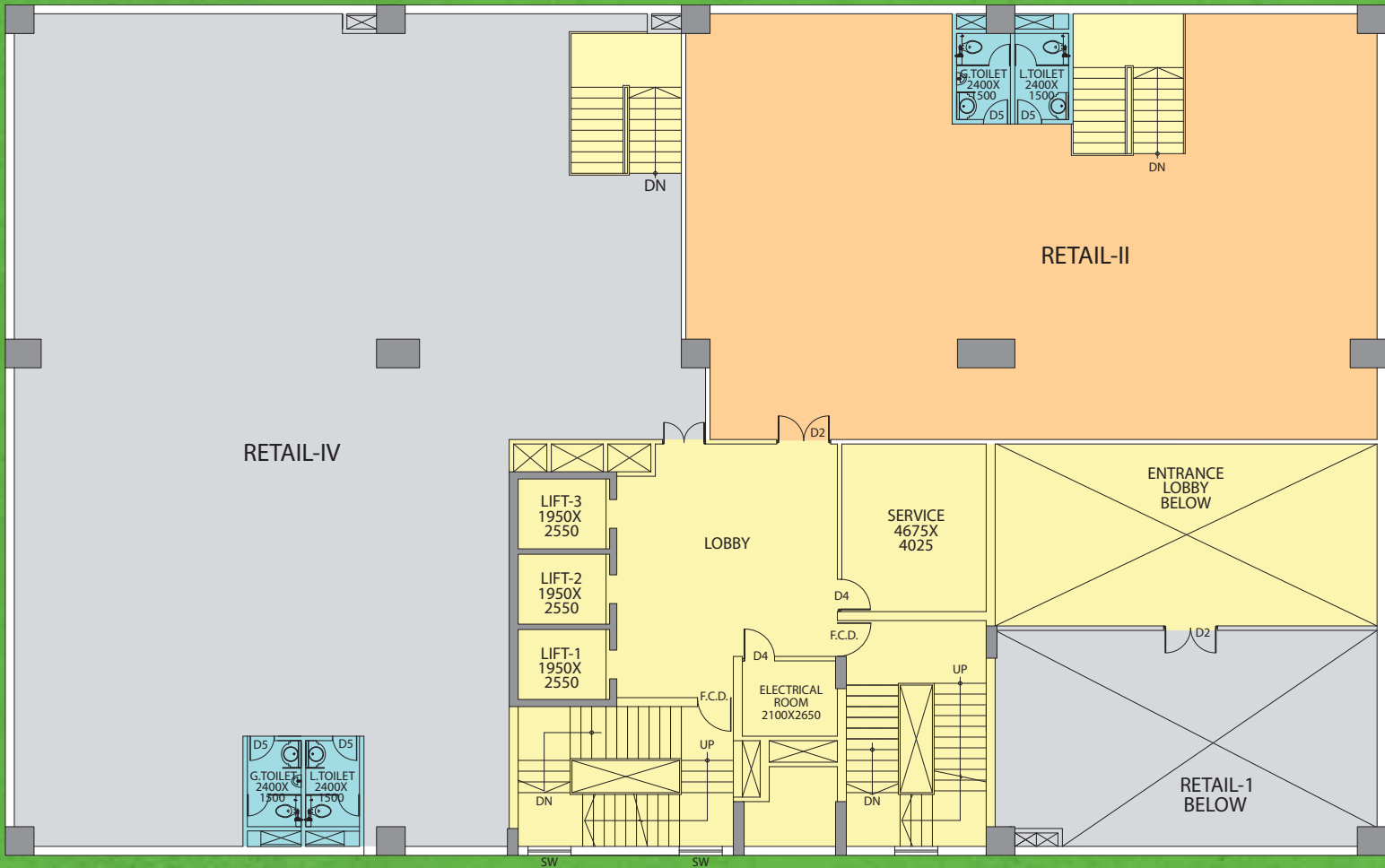


Office	Built up Area	Chargeable Area	Terrace Area (40% Chargeable)
I	16657 sq.ft.	21633 sq.ft.	3722 sq.ft.



Tower II

First Floor Plan

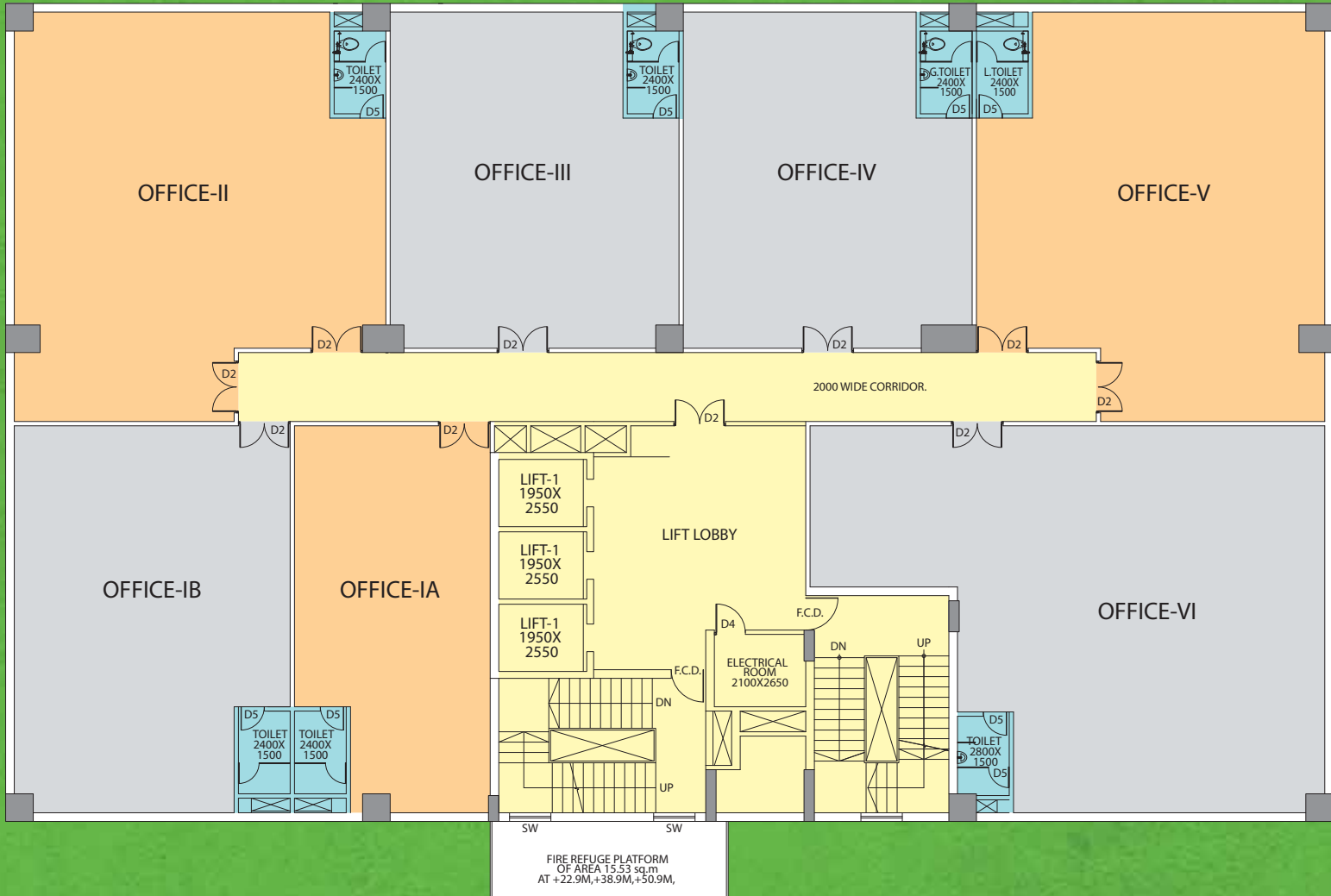


Office	Built up Area	Chargeable Area
Retail II	2564 sq.ft.	3663 sq.ft.
Retail IV	4277 sq.ft.	6110 sq.ft.



Tower II

2nd-11th Floor Plan



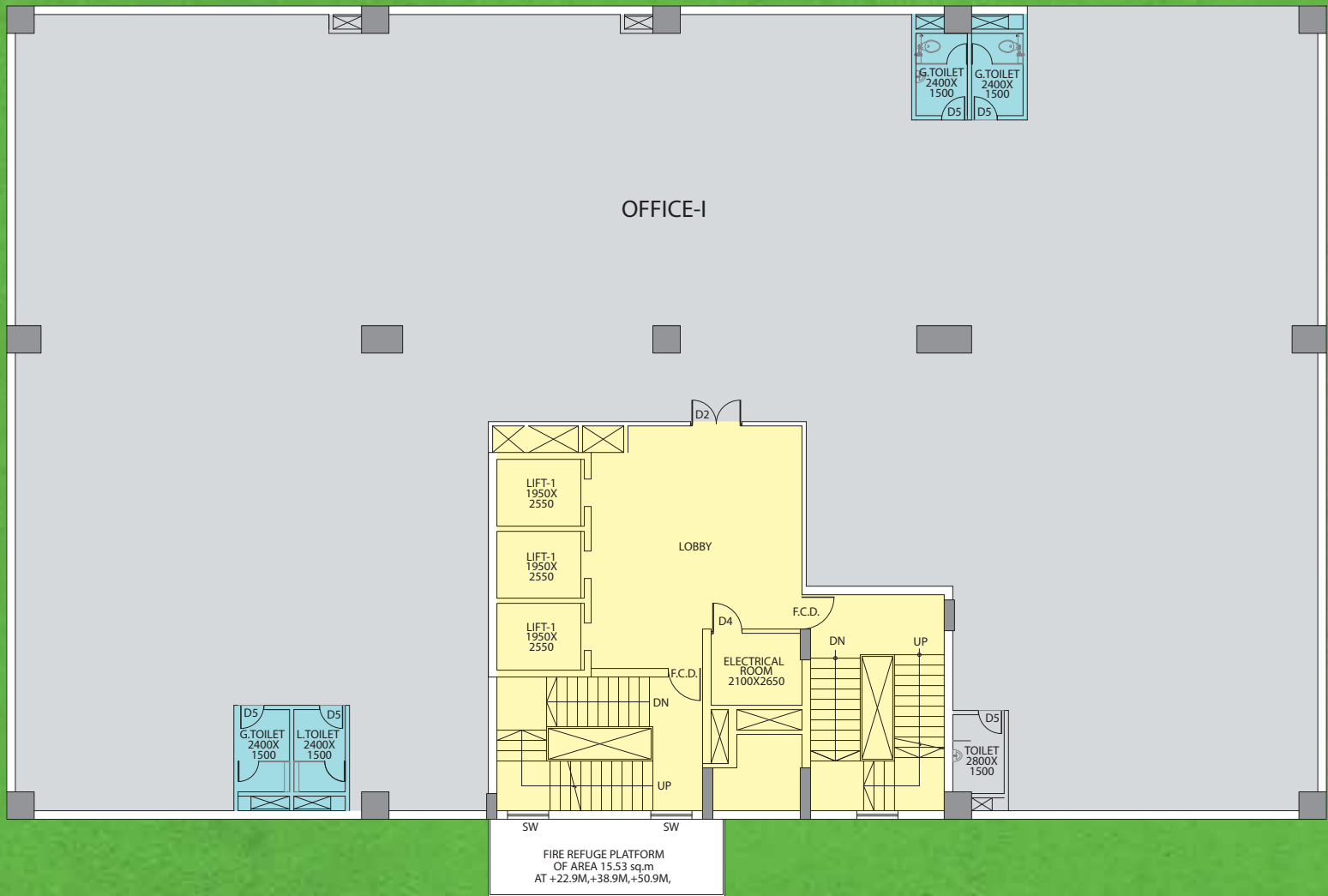
Office	Built up Area	Chargeable Area
IA	746 sq.ft.	1066 sq.ft.
IB	1033 sq.ft.	1476 sq.ft.
II	1358 sq.ft.	1940 sq.ft.
III	926 sq.ft.	1323 sq.ft.

Office	Built up Area	Chargeable Area
IV	926 sq.ft.	1323 sq.ft.
V	1287 sq.ft.	1839 sq.ft.
VI	1613 sq.ft.	2304 sq.ft.



Tower II

12th Floor Plan



Office	Built up Area	Chargeable Area
I	8439 sq.ft.	12056 sq.ft.



Why Kolkata

- Because the people are friendly
- Because it has educated English-speaking man-power
- 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