



BLISSFUL TOGETHER



SOUTHWINDS



What happens when sunshine
embraces fresh air and the rays caress
a seed buried deep in wet earth?
A beautiful new life comes alive!

At Southwinds, this life is real and
evolving. Already a landmark address
on Southern Bypass, Southwinds is
alive and buzzing with mesmerising
moments and magical experiences!



Welcome to **Southwinds** on Southern Bypass

Where life evolves with a happy community

*Total number of flats - 1451 | Carpet area - 599-960 sq.ft. | BHK - 2, 2.5 & 3 | Number of blocks - 12

*Till Phase V



Sway with Joy

In the trees, in the breeze, seek the winds of bliss. A home that welcomes you to peace every day with its magnificent grandeur. Where luxuries embrace you and happiness dwells together with you.



A world of bliss

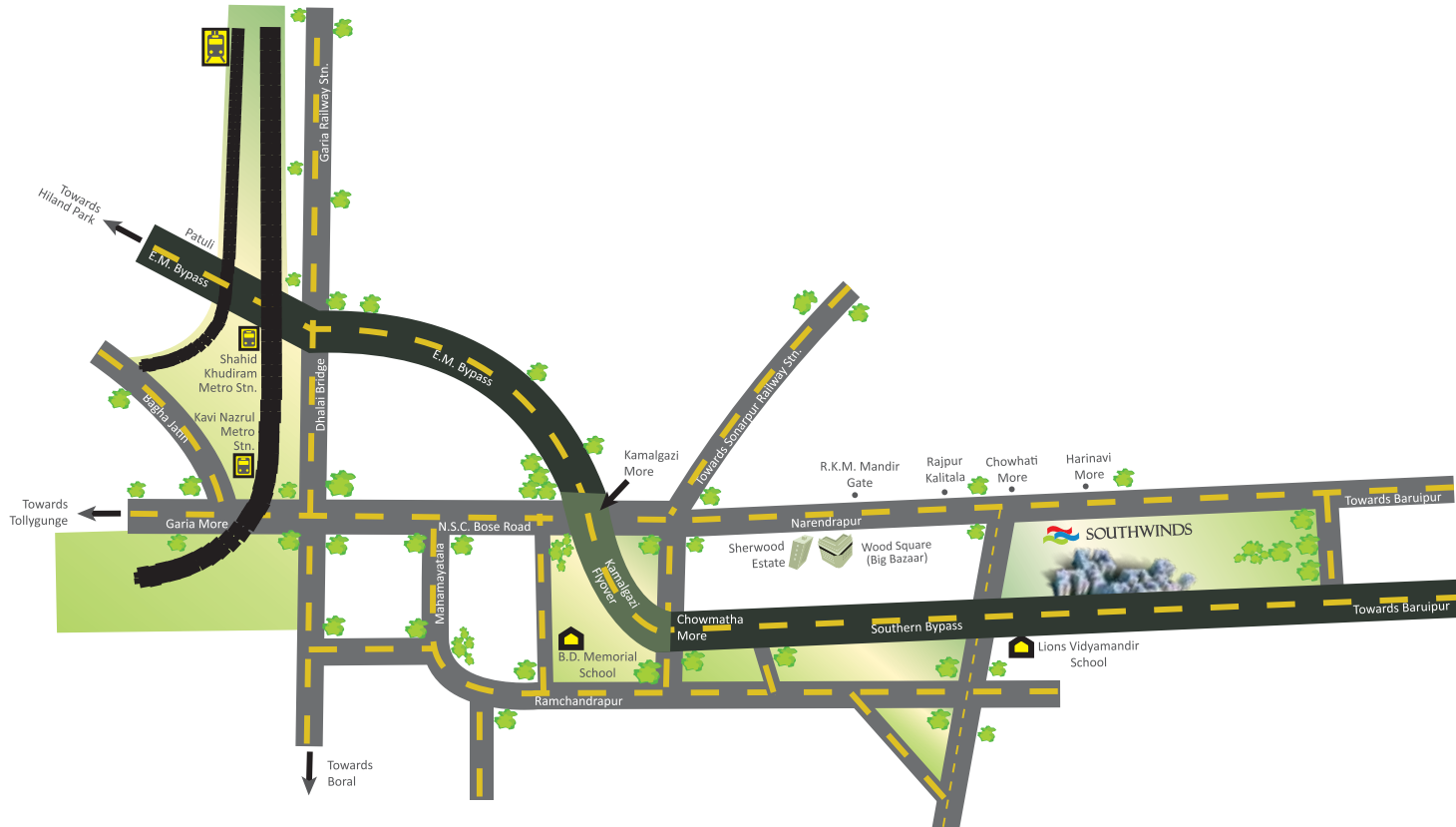
Discover Southwinds,
an environment rich with happy
people, already experiencing the
best of everything. Southwinds is
not just another residential address
with facilities, comforts and
luxuries, but a micro-world
enriched with human connections.

Master Plan

LEGEND:

- 1 ENTRANCE / EXIT GATE COMPLEX
- 2 LINEAR WATER FEATURES
- 3 PLANTERS WITH ORNAMENTAL PALMS
- 4 TOWER DROP-OFF
- 5 ADDA ZONE
- 6 LAWN AREA FOR COMMUNITY FUNCTIONS
- 7 PLANTER WALL WITH SITTING
- 8 CHILDRENS PLAY AREA
- 9 STAGE FOR PUJA
- 10 MAIN INFINITY SWIMMING POOL
- 11 KIDS' POOL
- 12 JACUZZI
- 13 POOL DECK
- 14 FEATURE WALL WITH WATER SPOUTS
- 15 LOTUS POND WITH SCULPTURE
- 16 OUTDOOR SITTING AREA
- 17 ENTRY/EXIT FROM TOWERS TO PODIUM
- 18 SITTING UNDER PERGOLA
- 19 OPEN AIR THEATER(O.A.T)
- 20 CENTRAL PLAZA WITH CUT-OUT FOR SPECIMEN TREE
- 21 ACUPRESSURE PATHWAY/PEBBLE PATHWAY
- 22 WATER FEATURE WITH SPOUTS
- 23 MINI FOOTBAL GROUND
- 24 FENCING FOR PLAY COURTS
- 25 GARDEN PAVILIONS
- 26 ENTRANCE PLAZA
- 27 OUTDOOR GYM
- 28 FLOATING VIEWING DECK
- 29 WATER FEATURE WITH NOZZLES
- 30 SITTING TIERS
- 31 FLOATING FOUNTAINS
- 32 SKATING RINK
- 33 CRICKET NET PRACTICE
- 34 MINI GOLF PRACTICE
- 35 MAIN SWIMMING POOL
- 36 KIDS' POOL
- 37 WATER FEATURE AS KNIFE EDGE
- 38 POOL DECK
- 39 LOUNGERS UNDER UMBRELLA
- 40 POOL SIDE PARTY LAWN
- 41 OPEN SHOWERS
- 42 MULTIPURPOSE COURT
- 43 ROCK CLIMBING WALL
- 44 PET ZONE
- 45 OPEN GYM FOR KIDS
- 46 GREEN AREA FOR KIDS WITH TUNNEL/SLOPES/WINGS
- 47 LANDSCAPED PLAZA





Close to life, close to bliss.

Southwinds is located in the new residential epicentre of Kolkata – Southern Bypass. Just a 10 minute drive from Garia and with a 1500 ft. frontage on Southern Bypass, it's an address that is niche personified. Enjoy the advantage.

Shuttle bus service available for the residents of Southwinds.

Everything at hand, that's bliss.

With ready connectivity to schools, offices, parks, five-star hotels, hospitals and shopping malls your life here can be summed up in two words - simple and swift. So bid goodbye to GPS navigation as everything here is just round the corner.

Kamalgazi Flyover - 4km
Subhasgram Station - 4km
Khudiram Metro Station - 8km
Kavi Nazrul Metro Station - 8km
Garia Crossing - 8km
Science City - 17km

Rajpur Bazar - 3km
Wood Square Mall - 5km
Metropolis Mall - 10km
Metro Cash & Carry - 12km
South City Mall - 13km

Dinabandhu Andrews College - 5km
BD Memorial School - 6km
Assembly of God Church (Tollyganje) - 11km
Calcutta International School - 15km
Delhi Public School - 15km
Heritage School - 16km

R.K. Mission - 5km
Peerless Hospital - 10.4km
Shankar Netralaya - 11km
RTIICS - 11km
Ruby General Hospital - 14km
Desun Hospital & Heart Institute - 14km
Fortis Hospital - 15km



Green - the colour of bliss

Dewdrops. Sunshine. Fluttering leaves.
Breeze. Butterflies. Flowers. Aroma.
Truly nature is priceless. As is the
tranquility. With IGBC pre-certified
Silver Rating and open spaces,
prepare to be greeted by a fresh green carpet.



Central landscaped garden
Pollution-free air
Water and electricity efficient
Eco-friendly construction material
Efficient waste management
Enhanced day lighting and ventilation



Smiles aplenty to usher in the bliss

Tastefully landscaped, Southwinds lets you breathe energy. From kids to grandparents, it assures natural wellness for all. Chatting away nineteen to the dozen or sweating it out in the playground, health and happiness rule here.

Amenities for Phase - I, II, III, IV, V & VI

- Lawn area for community functions
- Childrens' play area
- Stage for Puja
- Adda zone
- Club: Phase-I
 - Gymnasium
 - Community hall
 - Squash court
 - Library
 - Indoor games room
(Pool Table, Tennis, Card, Virtual Reality Games)
 - Lounge
 - Provision for restaurant & cafeteria
 - Toddler zone
 - Mini theatre
 - Multipurpose halls
 - Swimming pool with deck
 - Kids' pool
 - Jacuzzi
 - Changing area with steam room & toilet
 - Guest rooms
 - Club open terrace
- Club: HIRA Phase-VI
 - Pool side party lawn
 - Swimming pool with deck
 - Kids' pool
 - Changing area with steam room
 - Indoor games room
 - Kids' room
 - Gym
 - Cards / AV Room
 - Open to sky multipurpose play court

- Landscaped podium: Phase-I
 - Open air theatre
 - Public pathway
 - Sit-outs & Planters
 - Multipurpose lawn
- Kids' play room
- Landscaped podium: Phase-II
 - Mini football ground
 - Multipurpose lawn
 - Sit-outs & Planters
- Community Hall: Phase-IV
 - Multipurpose lawn at ground level
 - Outdoor gym
 - Natural water body
 - Open gym for kids
 - Public pathway at ground
 - Cricket practice pitch
 - Skating rink
 - Mini golf practice course
 - Landscaped plaza
 - Pet zone
 - Landscaped sit-outs & Planters at ground level
 - Sewage treatment plant
 - Waste treatment plant
 - 24 X 7 CCTV Surveillance at ground floor lobbies
 - DG back-up for common area lighting

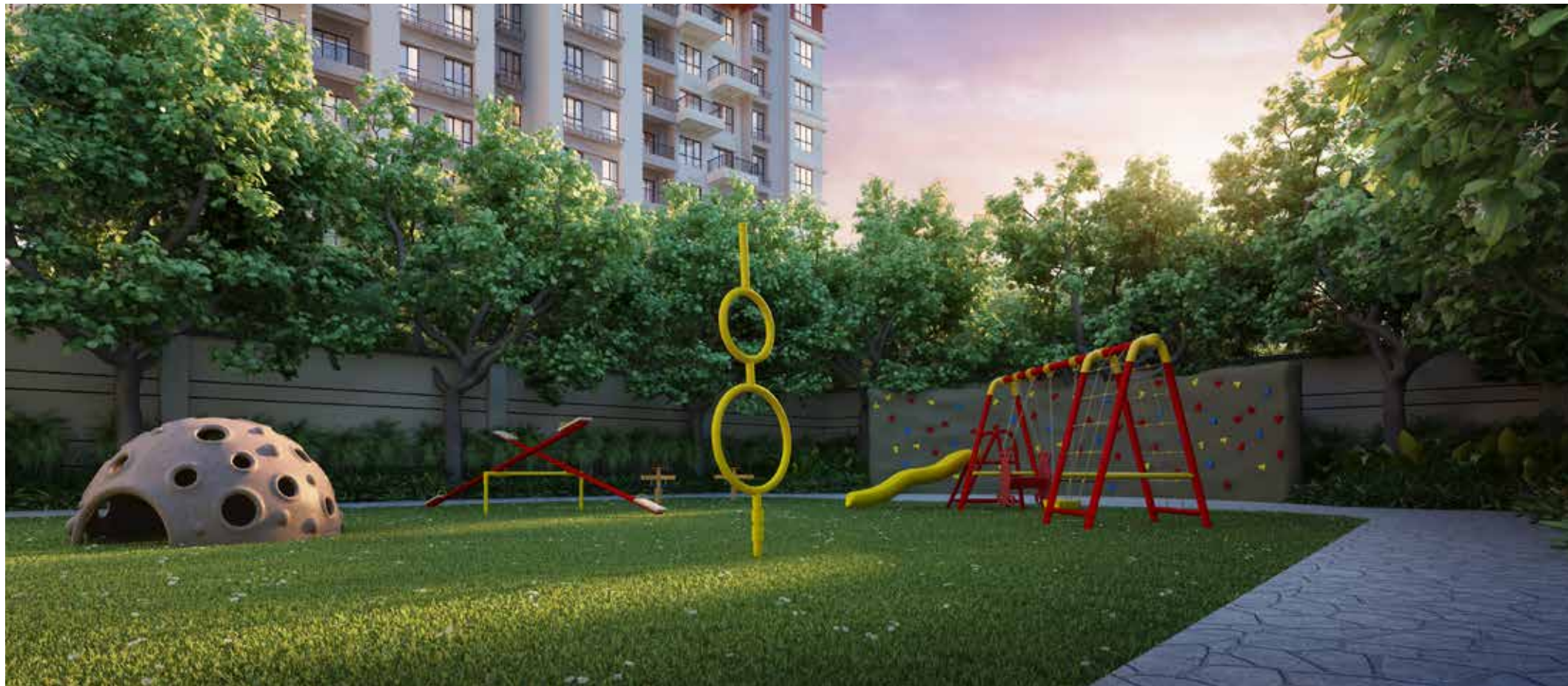




Adda Zone



Kids' Gym Area



Kids' Play Area



Gift yourself a happy community and a happier lifestyle with the 30,000 sq. ft. **ZING** one of the finest and largest residential luxurious clubs on Southern Bypass that has a wide array of amenities for entertainment.

Actual Image



Swimming Pool with Deck

Actual Image

Every celebration is bliss

As soon as you enter you get the first whiff of the Southwinds life, brewed to perfection. Be enthralled by a club that cheers the mornings and charms the evenings. Between the open skies and the seamless greens, discover a whole new fulfilling life for everyone in the family. Come, indulge!



Mini Theatre



Community Hall



Gymnasium

Actual Image



Indoor Games Room



Toddler Zone



Library

Actual Image



Being comfortable is bliss

'Good morning' is no more a routine wish. Every day, life begins at home and at Southwinds, it evolves like never before. Across the facets of life, care touches your day in many ways.

Don't have to go too far to fulfill your basic requirement with the in-house shopping arcade offering groceries, home products, eateries, pharmacies, automobile support and more.



In-house shopping complex
to take care of your daily needs



We at Southwinds believe in the power of the community.
That's the spirit we delight in – the happiness and joy we share
together. That's what we believe in. That's life at Southwinds.



Actual Images

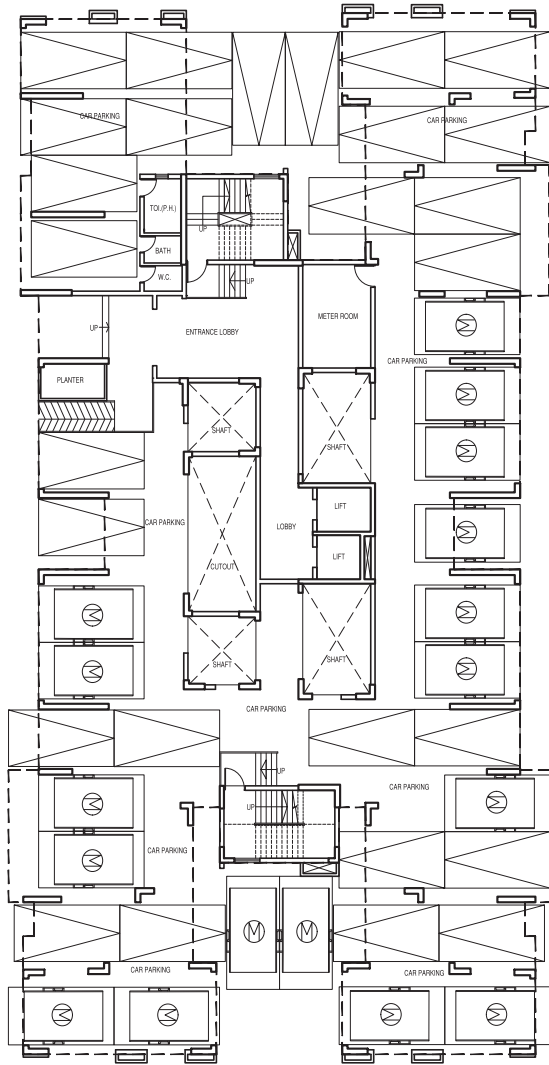


At Southwinds, the landmark address on Southern Bypass, a beautiful new life comes alive. Already home to a thriving and happy community, a lot of attention has been paid to every detail. Planned to maximise convenience and ease, this is the home you have always dreamt of.

Southwinds introduces Block 11-12

Block 11

Ground Floor Plan

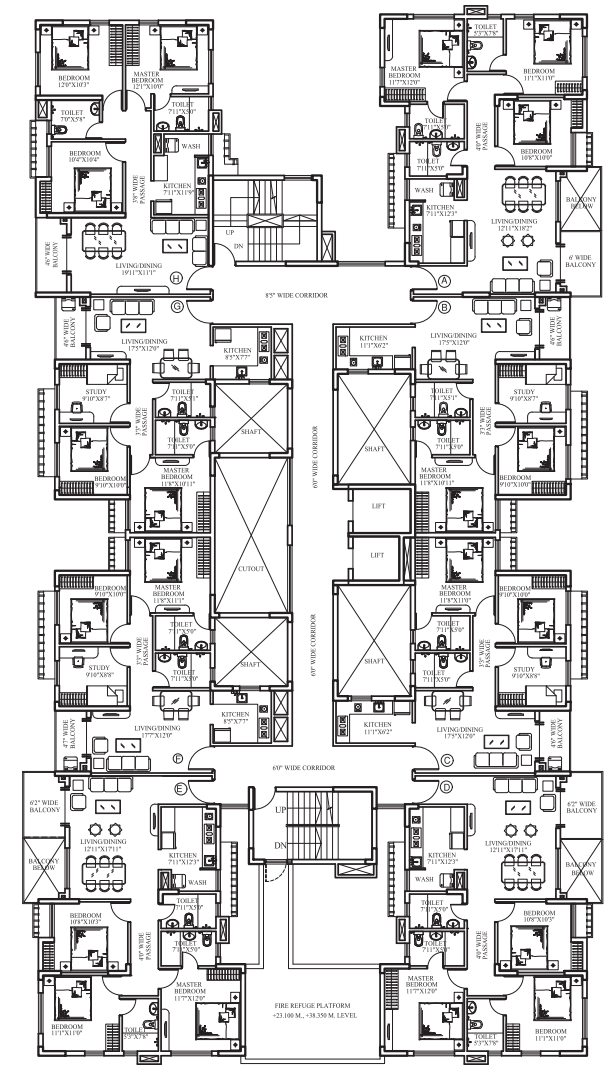


Block 11

Typical Floor Plan

(1st, 3rd, 5th, 7th, 9th, 11th & 13th)

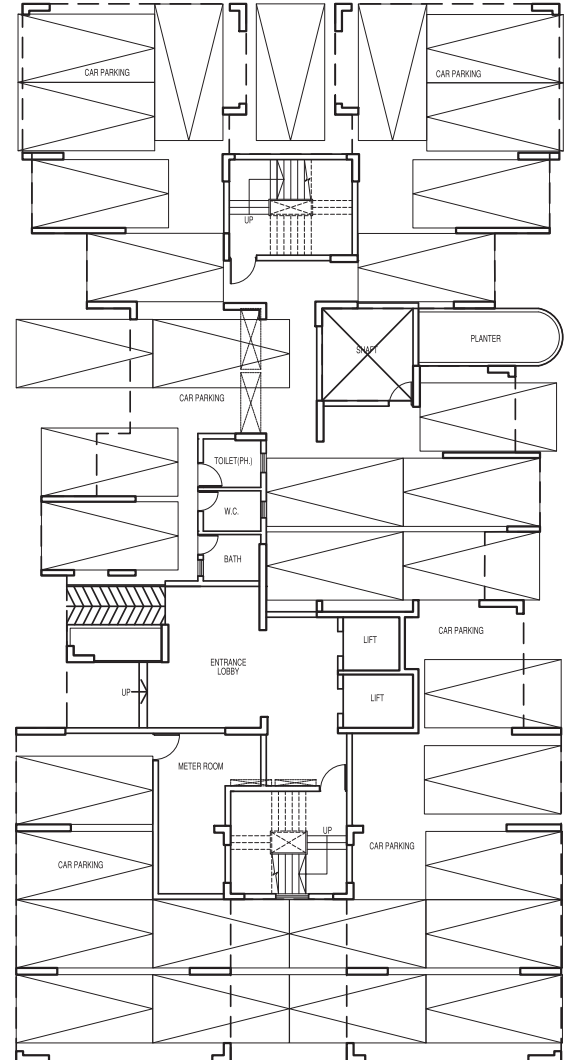
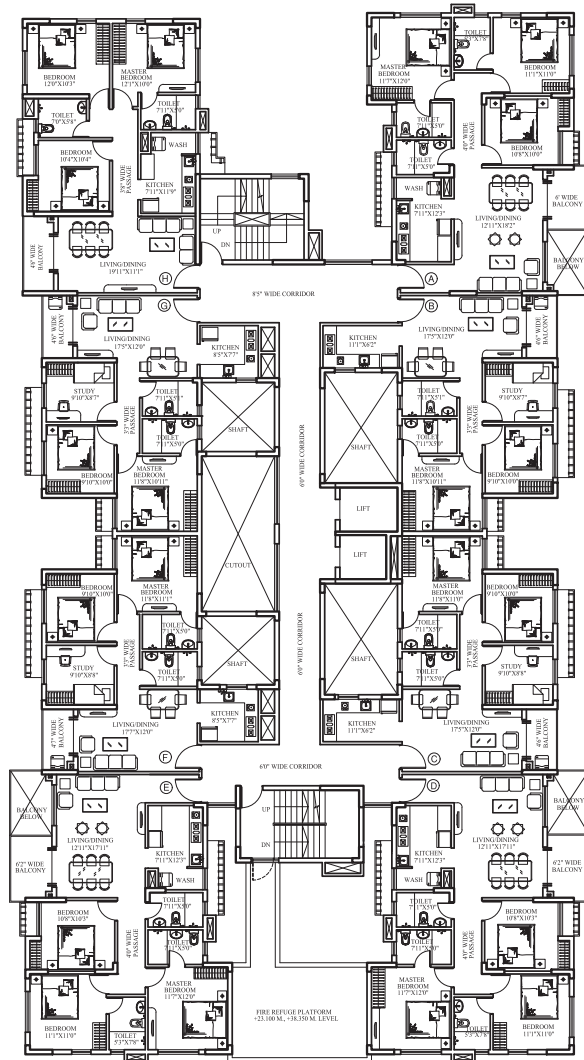
Flat Area	BHK	Carpet Area (sq.ft.)	Balcony Carpet Area (sq.ft.)	Total Saleable Area (sq.ft.)
A	3	960	44	1374
B	2+Study	721	34	1043
C	2+Study	720	33	1041
D	3	959	46	1376
E	3	960	45	1376
F	2+Study	717	34	1035
G	2+Study	716	34	1034
H	3	880	41	1261



Block 11

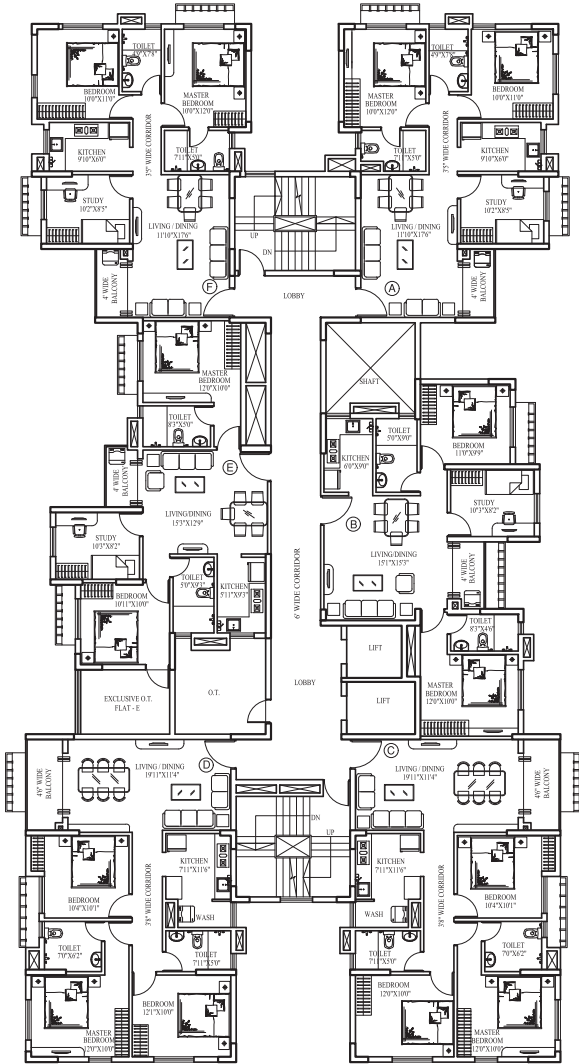
Typical Floor Plan (2nd, 4th, 6th, 8th, 10th & 12th)

Flat Area	BHK	Carpet Area (sq.ft.)	Balcony Carpet Area (sq.ft.)	Total Saleable Area (sq.ft.)
A	3	960	43	1371
B	2+Study	721	34	1043
C	2+Study	720	33	1041
D	3	959	46	1375
E	3	960	45	1375
F	2+Study	717	34	1035
G	2+Study	716	34	1034
H	3	880	41	1261



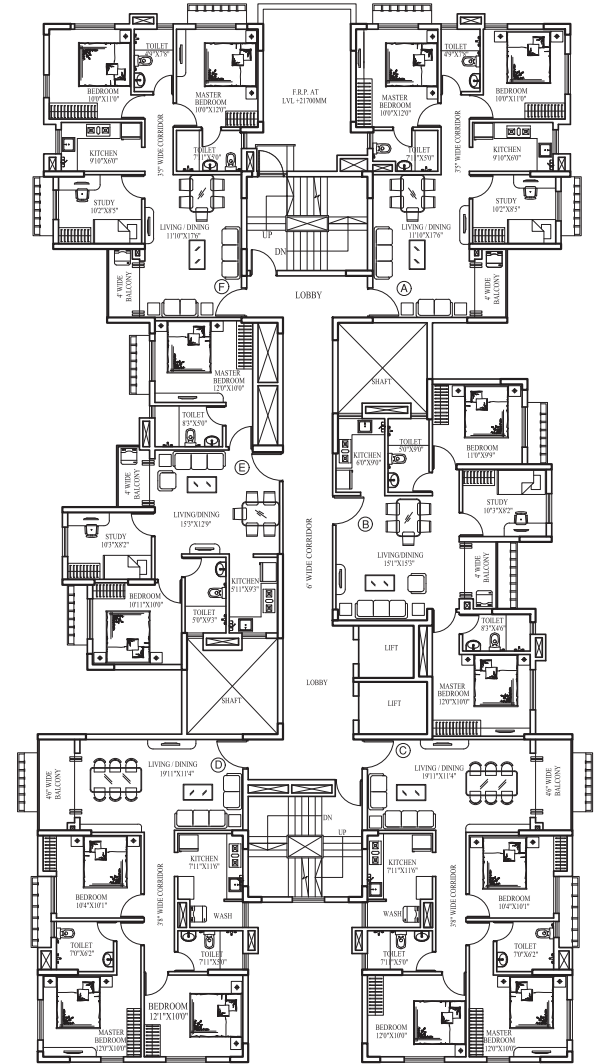
Block 12 First Floor Plan

Flat Area	BHK	Carpet Area (sq.ft.)	Balcony Carpet Area (sq.ft.)	Total Saleable Area (sq.ft.)
A	2+Study	729	27	1059
B	2+Study	730	26	1068
C	3	873	42	1259
D	3	873	42	1266
E	2+Study	708	23	1071
F	2+Study	729	27	1051



Block 12 Typical Floor Plan (2nd to 11th Floor)

Flat Area	BHK	Carpet Area (sq.ft.)	Balcony Carpet Area (sq.ft.)	Total Saleable Area (sq.ft.)
A	2+Study	729	27	1059
B	2+Study	730	26	1068
C	3	873	42	1259
D	3	873	42	1266
E	2+Study	708	23	1025
F	2+Study	729	27	1051



Specifications



Structure

Pile foundation and earthquake resistant RCC framed structure with AAC block work / fly ash brick work



Flooring

All Bedrooms & Living / Dining - Vitrified tiles
Kitchen & Toilet – Ceramic / Vitrified Tiles
Common Staircases – IPS Finish



Wall & Ceiling Finish

Inner Walls – POP / Putty finish
Outer Wall - Weather shield exterior grade paint
POP/ Putty finish on Concrete ceiling



Doors & Windows

Seasoned hard wood door frames
Flush Doors with cylindrical locks
Decorative main door with night latch of reputed make
Aluminium glazed windows



Toilets

CP fittings and sanitary wares of reputed make
Electrical points for Geyser & Exhaust fan
Plumbing provision for hot & cold water line
Wall dado of ceramic tiles up to seven feet height



Kitchen

Granite Counter top with stainless steel sink
Wall dado of ceramic tiles up to two feet height above kitchen counter top
Electrical points for Refrigerator, Water filter, Microwave, Kitchen Chimney / Exhaust fan

Electrical

Provision** for one Air Conditioner in each Bed Room and Living / Dining inside the flat
TV power point in Living / Dining & Master Bedroom
Adequate electrical points for all bedrooms, Living / Dining, Kitchen & Toilets



Washing machine point
Modular switches of reputed make
Intercom facility in Living / Dining

DG Back Up

750 Watts for 2BHK Flats & 1000 Watts for 3BHK Flats & 1250 Watts for 4BHK Flats

Elevators

Automatic Lifts of reputed make for each block with Automatic Rescue Device (ARD) system



** Provision for Air Conditioning includes -

- Electrical Power point at designated locations for the indoor units • Refrigerant Copper pipes lines for High wall Split AC
- Drainage points for AC Indoor Units • Provision for placing Out Door Units at designated locations

It doesn't include any supply or installation of indoor / outdoor air conditioner units or other accessories

PRIMARC

We started our journey in 1997 and over the last two decades, we have emerged as a leading business group with diverse interests in Retail, Hospitality, Real Estate, E-commerce & Omni Channel Logistics. With landmark projects like Astitva, Gangetica, Aangan, Southwinds, The Soul and Junction Mall, we have constantly evolved by setting new benchmarks in West Bengal's Real Estate industry.

This has been possible because of our core belief of, 'Together is Progress'. We believe that progress happens together with everyone, our customers, our employees, our associates, vendors and every other person whose lives we touch upon every day. We understand their needs, fears and where their happiness lies. With our unflinching commitment towards people, we shall continue to create spaces that introduce them to a holistic world, offering products with best-in-class features, on-time delivery and customer-first approach. This pledge to create progress for all defines our DNA. We exist for our people. We exist to create progressive spaces. We exist to create a better tomorrow for all.



Srijan Realty Ltd. is a fast-growing real estate company engaged in construction of several projects across East and South India to meet the growing demands 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 at Jessore Road. It has developed retail space with malls like Galaxy Mall at Asansol and Grand Chennai, and modern office buildings like P.S. Srijan Tech Park at Sector-V, PS Srijan Corporate Park at Sector V and Continental at Topsia.



An eminent name in the field of real estate, Riya Projects has developed residential projects that have been a class apart.

By being unique in their architectural designs and by incorporating modern values, Riya has added to the living experience in residential landmarks. Riya Projects, by integrating the best of design aesthetics and quality standards seeks to promote long term sustainability and environmental consideration in all its creations.



SOUTHWINDS

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Site Address: 132, Ghoshal Para Road, Manikpur, Kolkata - 700148

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Lead Developer
PRIMARC

Co-Developers
srjan

Preferred Partner
SK

4040 1010

HIRA Registration No. PHASE 2 HIRA/P/SOU/2018/000134 | PHASE 3 HIRA/P/SOU/2018/000137

PHASE 4 HIRA/P/SOU/2019/000453 | COMMERCIAL HIRA/P/SOU/2018/000270

www.hira.wb.gov.in