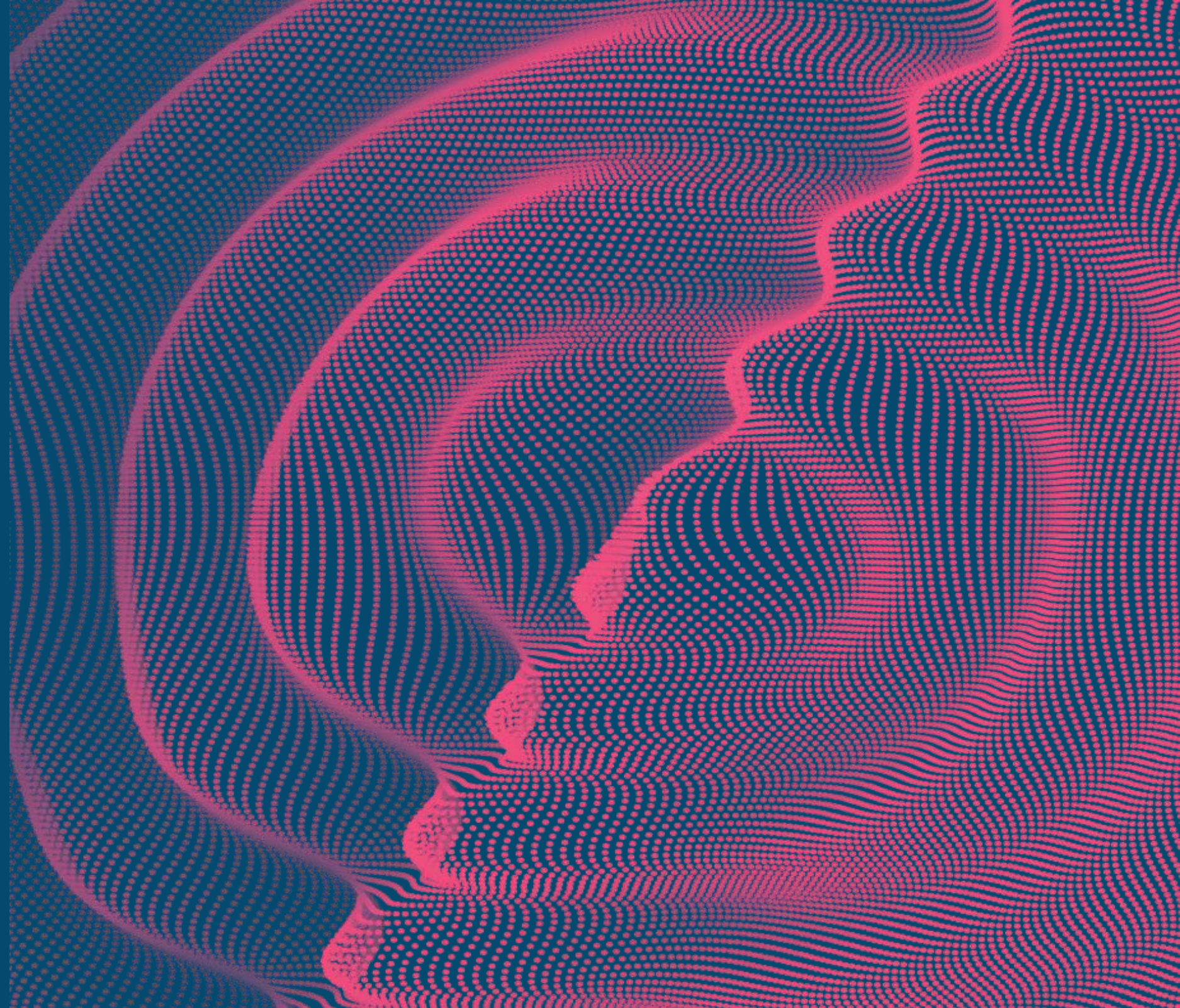


Laguna
LIFE ALWAYS FRESHER

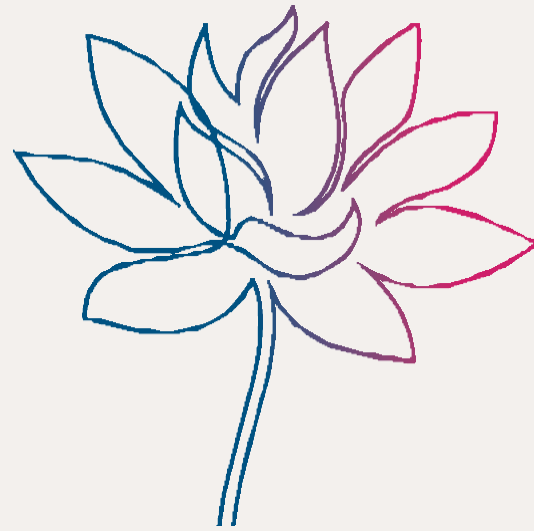




HOW CLOSE IS TOO CLOSE!
DISCOVER HOW?



TOO CLOSE IS...
WHEN LIFE GETS
CLOSE TO NATURE





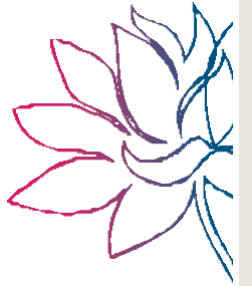
Experience tranquility
at luxurious condominium beside a



32000 SQ. FT. WATERBODY



ARTIST'S IMPRESSION



Presenting
Laguna

- Situated off EM Bypass
- Sprawling over 131 cottah (approx.)
- 3 high rise towers
- G+18
- 194 luxury apartments
- Expansive 2/3 BHK
- 1016 sq. ft - 1593 sq. ft



srijan
Build for Tomorrow
mirania
BUILDING RIGHT
PS GROUP

Laguna
LIFE ALWAYS FRESHER

Main Entrance Gate



WHY ONE SHOULD
CHOOSE LAGUNA?



SEAMLESS CONNECTIVITY
EASY CONVEYANCE

Standing minutes away from
Science City, extending easy accessibility
to all parts of Kolkata



WORLD CLASS LIFESTYLE
SOULFUL WELLNESS

A luxurious residency coupled with a lifestyle club
to bring you a plethora of experiences



TRANQUIL LIVING
HEARTY HEALTH

A **32,000 sq ft.** natural waterbody providing
therapeutic benefits, a flourishing micro-climate
and a higher aesthetic quotient



GREEN FRESHNESS
INSPIRED LIVING

67% open spaces making
each day purer and fresher

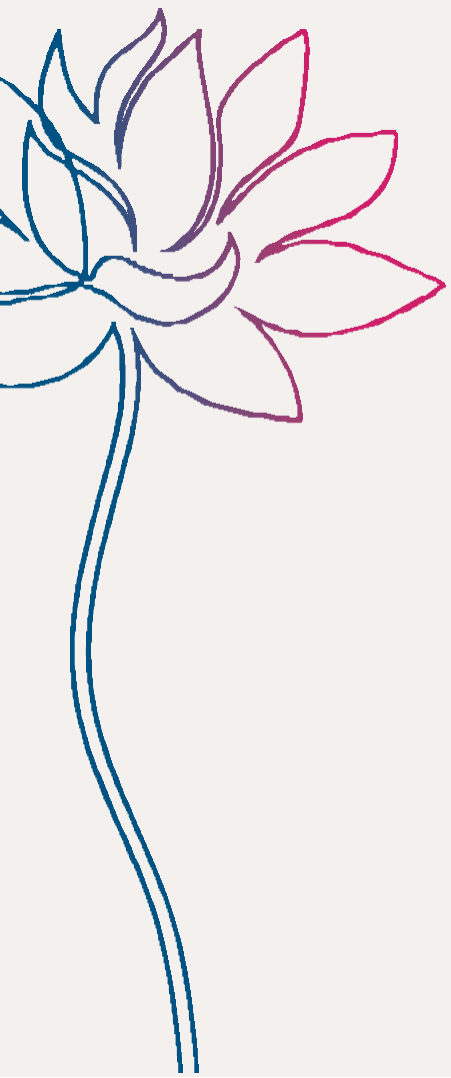


TOO CLOSE IS...
WHEN CONVENIENCE
GETS CLOSE TO HEART

[CLICK TO PLAY LOCATION VIDEO](#)



- Hospital
- Educational Institution
- Mall
- Hotel
- Commercial Building
- Residential Building
- Stadium
- Event & Fair Ground



TOO CLOSE IS...
WHEN SERENITY GETS
CLOSE TO WATER



BENEFITS OF WATERBODY INSIDE PREMISE



Natural waterbody within the premise creates a flourishing **micro-climate**



The warm summer winds cool down, promote naturalion **transfusion and natural growth of flora and fauna**



The air has a lower percentage of pollutants which boosts serotonin, and promotes happy living



The curved edge of the waterbody provides an **extremely beautiful look and feel to the homeowners**



ARTIST'S IMPRESSION

TOO CLOSE IS..
WHEN OPENNESS
GETS CLOSE TO GREENS

Yoga Arena | Aerobics and Meditation Deck | Jogging Track | Adda Zone
Outdoor Children's Play Area | Wide Central Lawn | Multipurpose Court



A woman with long dark hair, wearing a white long-sleeved dress with a black belt, is walking barefoot on a stone path through a lush, green garden. She is looking to her right. The garden is filled with various plants, including large green leaves in the foreground and a yellow flower on the right. The background shows a building with a window.

~
67% OPEN SPACE

inside promotes healthy living
and makes everyday fresh and pure

~
It reduces stress, purifies the air
and boosts focus



ARTIST'S IMPRESSION



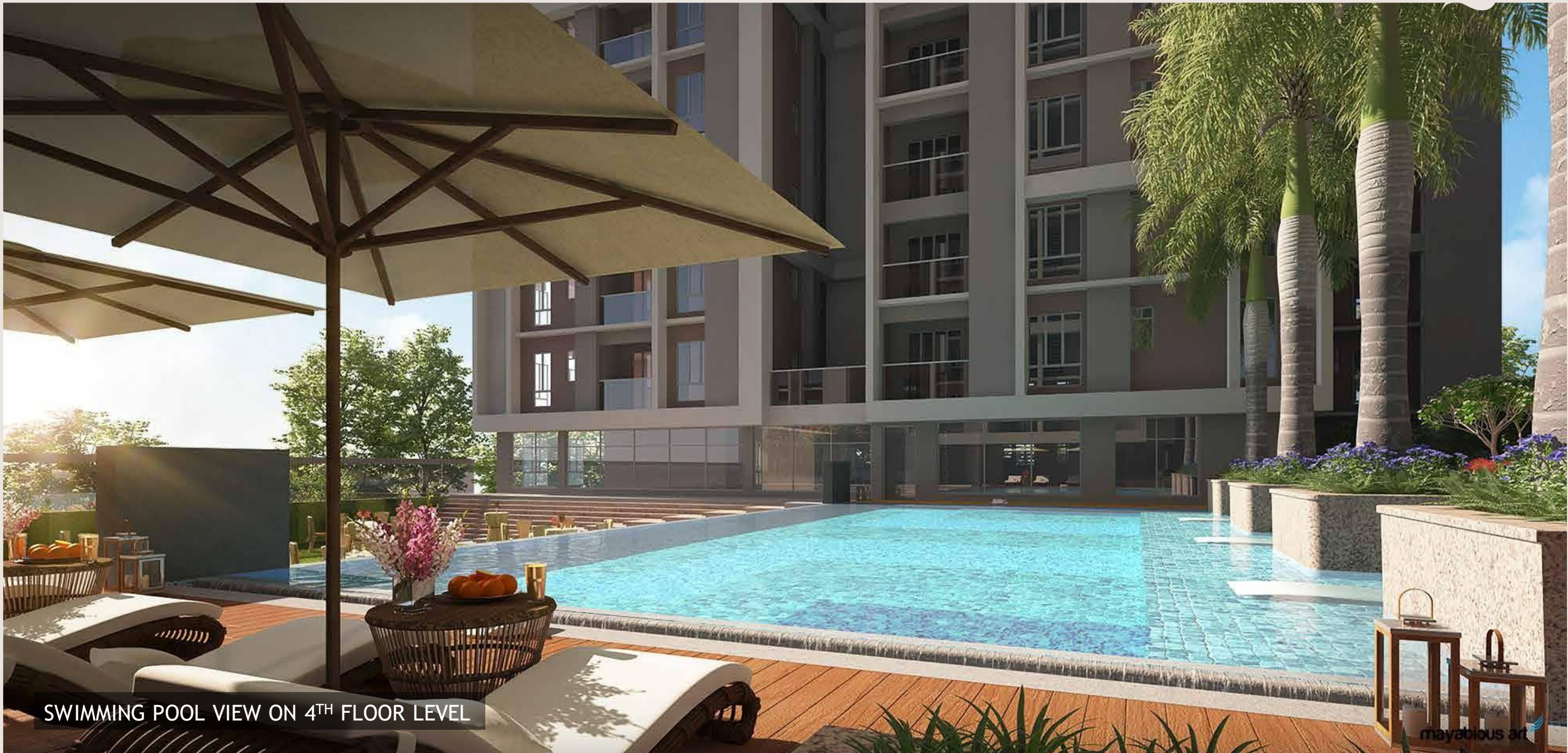
OUTDOOR CHILDREN'S PLAY AREA



TOO CLOSE IS..
WHEN UNWINDING
GETS CLOSE TO ACTIVITY

Club Laguna

Swimming Pool | Toddlers' Pool | Health Club with Sauna | Massage and Jacuzzi Room
Gymnasium | Changing Rooms and Shower Area | Air-conditioned Guest Rooms
Indoor Games Zone with Pool, Snooker, Table-Tennis, Dart, Carrom and other Engaging Board Games
Air-conditioned Children's Playing Zone | AC Banquet Hall



SWIMMING POOL VIEW ON 4TH FLOOR LEVEL



TRIPLE HEIGHT SPORTS ARENA



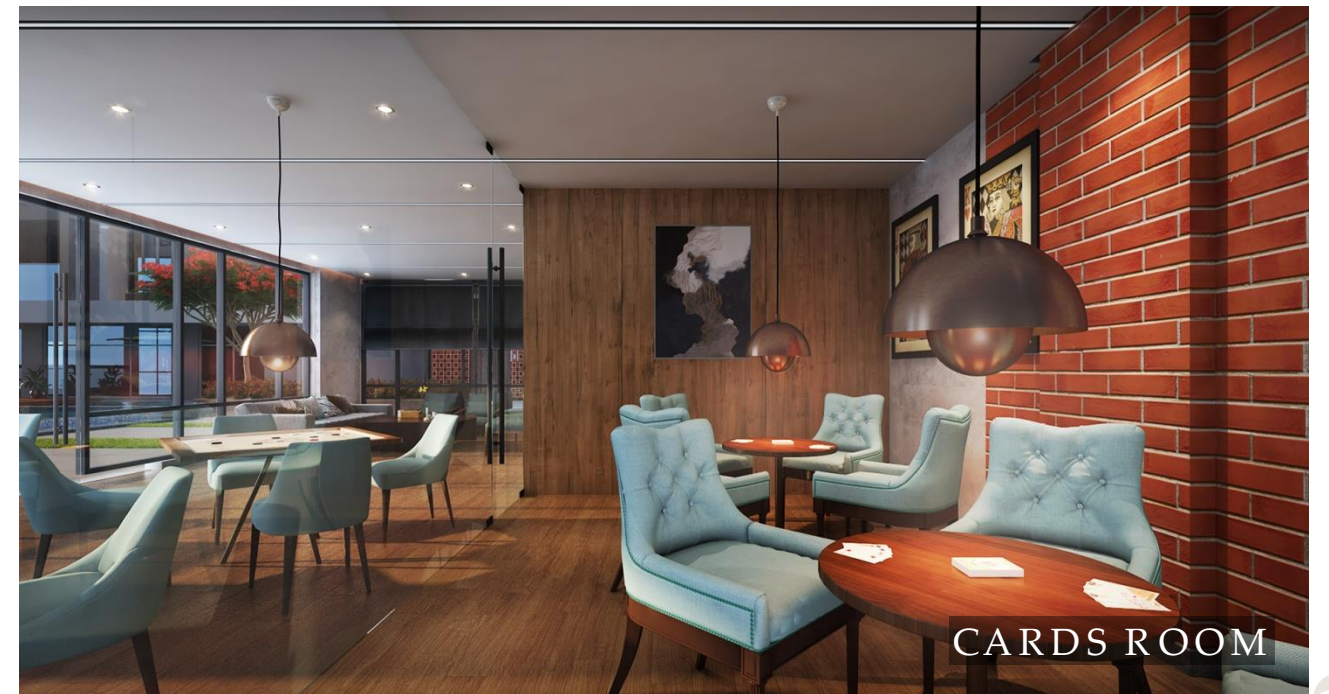
BILLIARD ROOM



KIDS' PLAY



INDOOR GAMES



CARDS ROOM





ARTIST'S IMPRESSION

GYMNASIUM



TOO CLOSE IS...
WHEN MESMERISING VIEWS
GET CLOSE TO SKY

Sitting area | Barbeque deck
Skydeck Overlooking Mirania Lake



SKYWALK



BARBEQUE ZONE ON THE TERRACE



PERGOLA SEATING AREA



IGBC FEATURES



RAINWATER HARVESTING

Laguna has a rainwater harvesting tank installed in the premises that will collect rainwater from the roof and the ground floor. The rainwater will be used later for various other activities in the project like landscaping and gardening. This will reduce wastage, aid in raising the ground-water levels and also bring down the requirement of potable water for the project, promoting efficient usage of resources.



WASTE AND GARBAGE DISPOSAL

A sewage treatment plant has been installed in Laguna to tackle wastewater treatment. It will remove impurities from sewage water and render it safe to use for flushing, thereby reducing the use of potable water for such activities. An organic waste converter installed at Laguna will manage waste in a proper way and use kitchen and garden waste to create manure to be used in landscaping.



SOLAR POWERED FACILITIES

Laguna has installed solar panels on the premises. The energy produced from them will provide for the lighting of the common spaces of the building making Laguna energy efficient.



ELECTRIC VEHICLE CHARGING POINTS

For some time a shift can be seen with more people opting for renewable resources for vehicles. A greater section of the society is becoming environmentally conscious and is purchasing electric vehicles. Laguna will dedicate total parking space to provide residents the provisions to charge their vehicles.

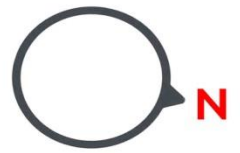


MASTER PLAN

LEGENDS

- 1 Main Entry
- 2 Pond
- 3 Guard Room
- 4 Main Entrance to Tower O1
- 5 Portal
- 6 Feature Wall
- 7 Trellis
- 8 Gravel Pathway
- 9 Main Entrance to Tower O2
- 10 Buffer trees
- 11 Accent Tree
- 12 Water Feature
- 13 Topiary Plants
- 14 Rocks as a Sculpture
- 15 Main Entrance to Tower O3
- 16 Parking
- 17 Bamboo Screen
- 18 Exit
- 19 Party Lawn
- 20 Water Feature
- 21 Deck
- 22 Swimming Pool
- 23 Kid's Swimming Pool
- 24 Green Area

- 3 BHK 3T
- 3 BHK 2T
- 2 BHK 2T





UNIQUE FEATURES

Mivan Structure | Imported marble | 2 Mitsubishi Automated high-speed elevators in each tower and separate service lift | Air-conditioned double height bedecked entrance lobby | Provision for Home Automation | Long interconnected terraces



LIVING ROOM



MASTER BEDROOM



KITCHEN



TOILET

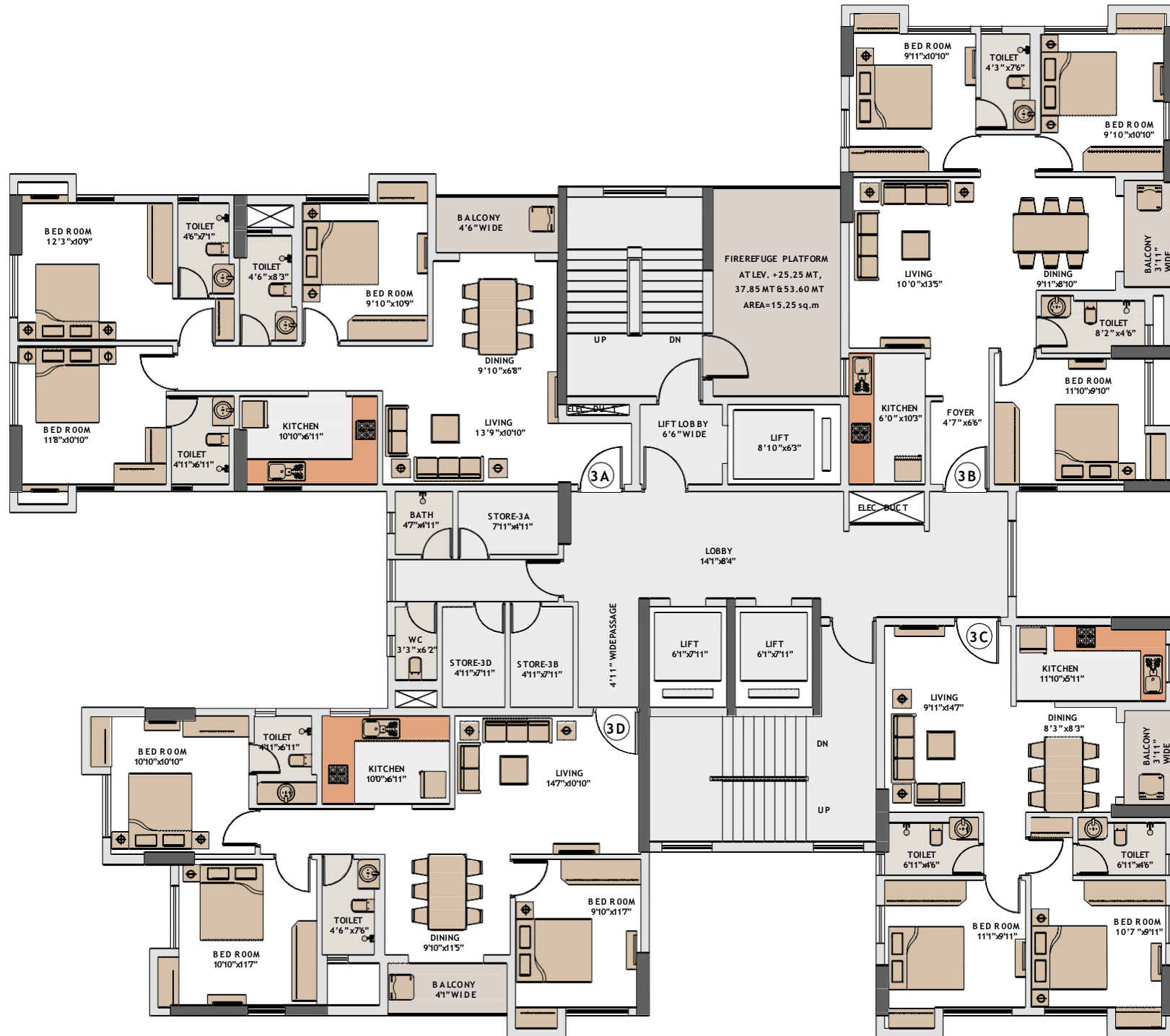




AREA CHART

TOWER 3

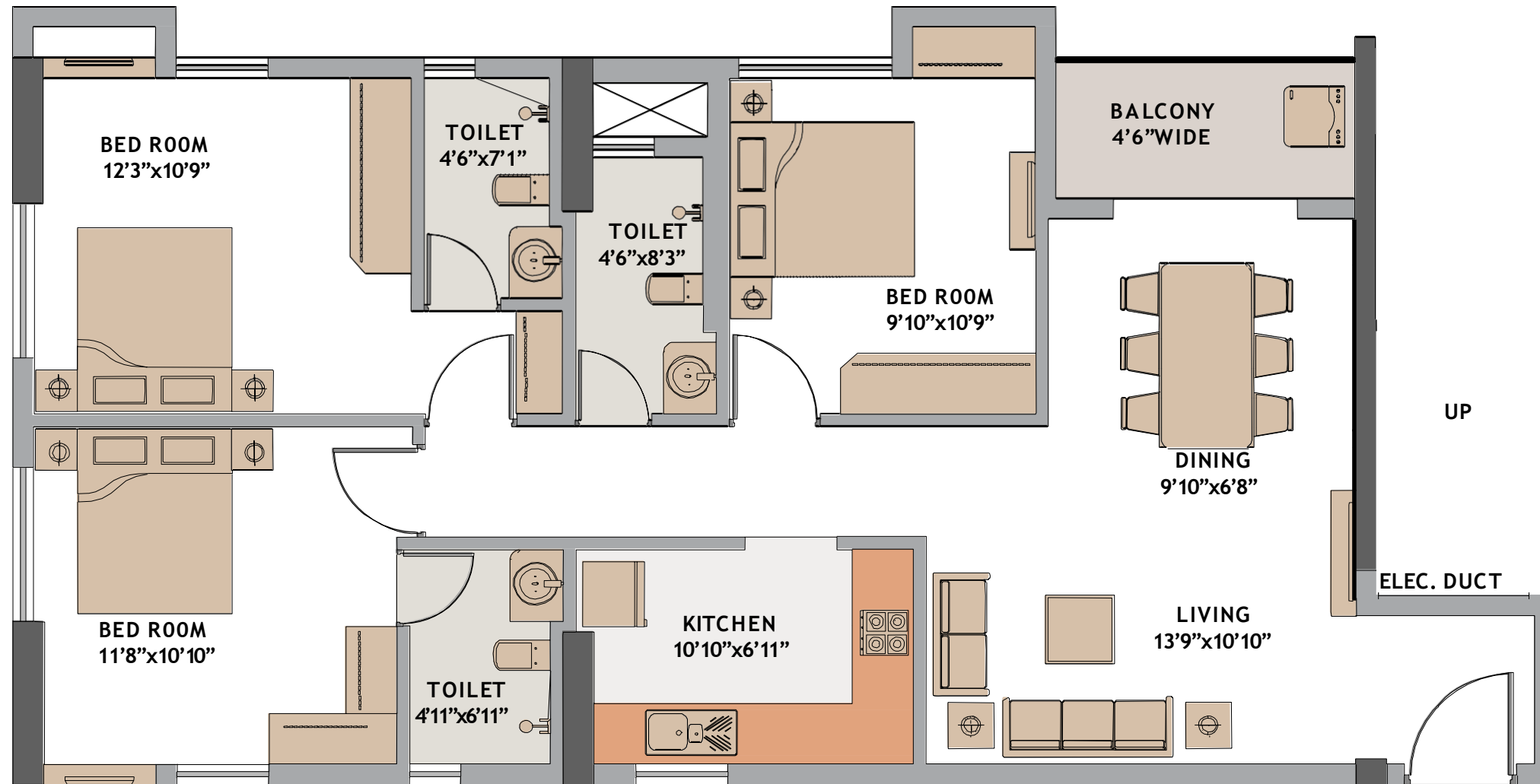
Flat No.	Flat Type	Carpet Area without Balcony Triple Height Balcony & with C.B.	Total Carpet Area with Balcony/Trip le Height Balcony & C.B.	Builtup Area with Balcony/ Triple Height Balcony & C.B.	Super Builtup Area of Flat with C.B.	Terrace Area (Sq.ft.)	Super Builtup Area of Flat + 50% of Terrace Area	Store Room Carpet Area (Sq.ft.)	Store Room BUA incl. Proportiante Area of Lobby and Toilet (Sq.ft.)	Store Room SBUA (Sq.ft.)	Final Chargeable Area (Round Off) (Sq.ft.)
		(Sq.ft.)	(Sq.ft.)	(Sq.ft.)	(Sq.ft.)		(Sq.ft.)				
B	3 BHK	844	877	963	1319	164	1401	64	127	174	1575
B	3 BHK	844	877	963	1319	122	1380	39	80	110	1490
B	3 BHK	844	877	963	1319	-	-	39	80	110	1429
A	3 BHK	933	976	1073	1470	-	-	39	80	110	1580
C	2 BHK	640	670	746	1022	-	-	-	-	-	-
D	3 BHK	853	891	983	1346	-	-	39	80	110	1456



KEYPLAN

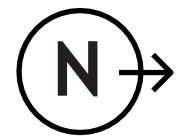
**TOWER - 3
TYPICAL FLOOR PLAN**





TOWER 3 | FLAT A

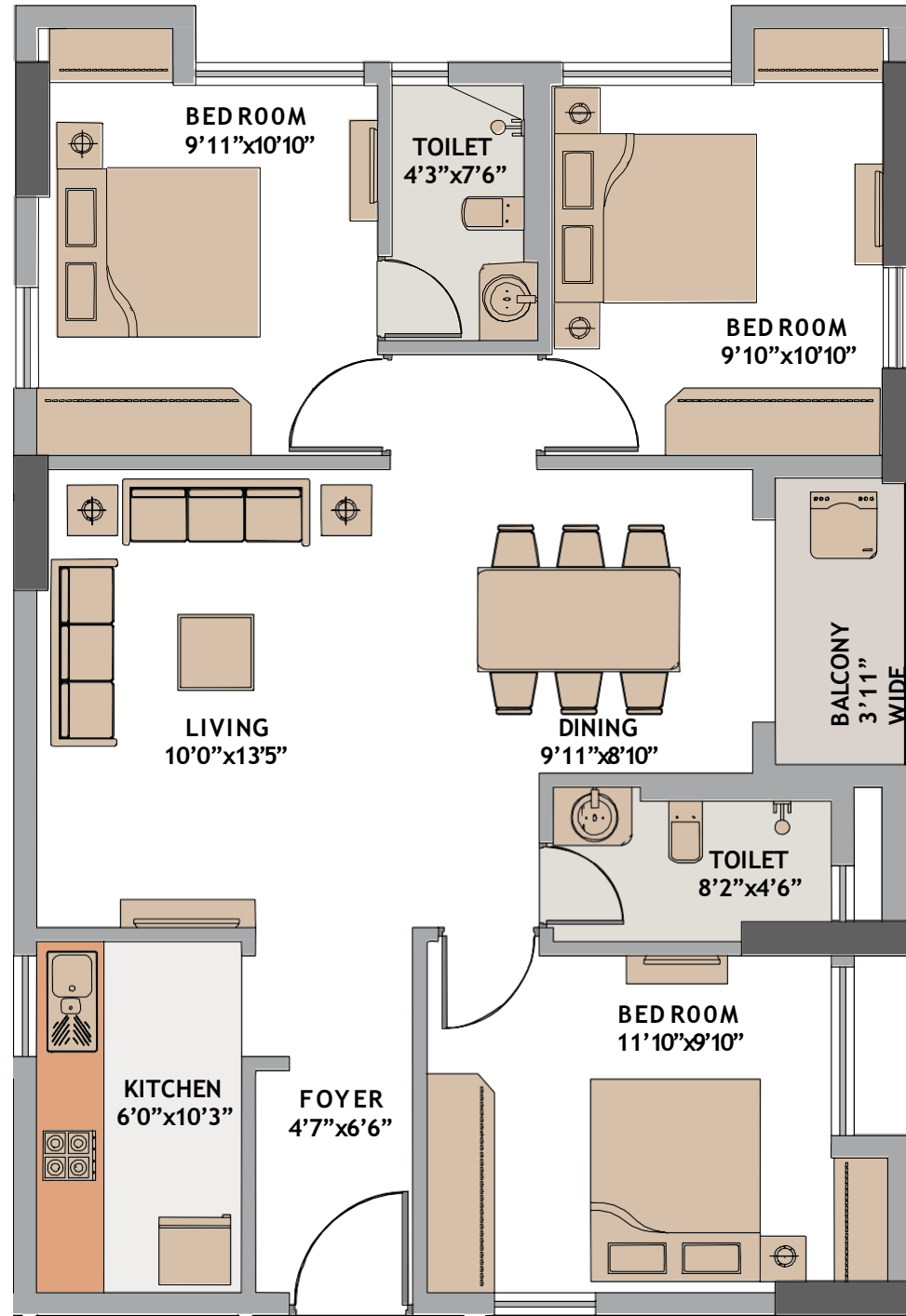
1580 SQ-FT (SBA)





TOWER 3 | FLAT A

1580 SQ-FT (SBA)

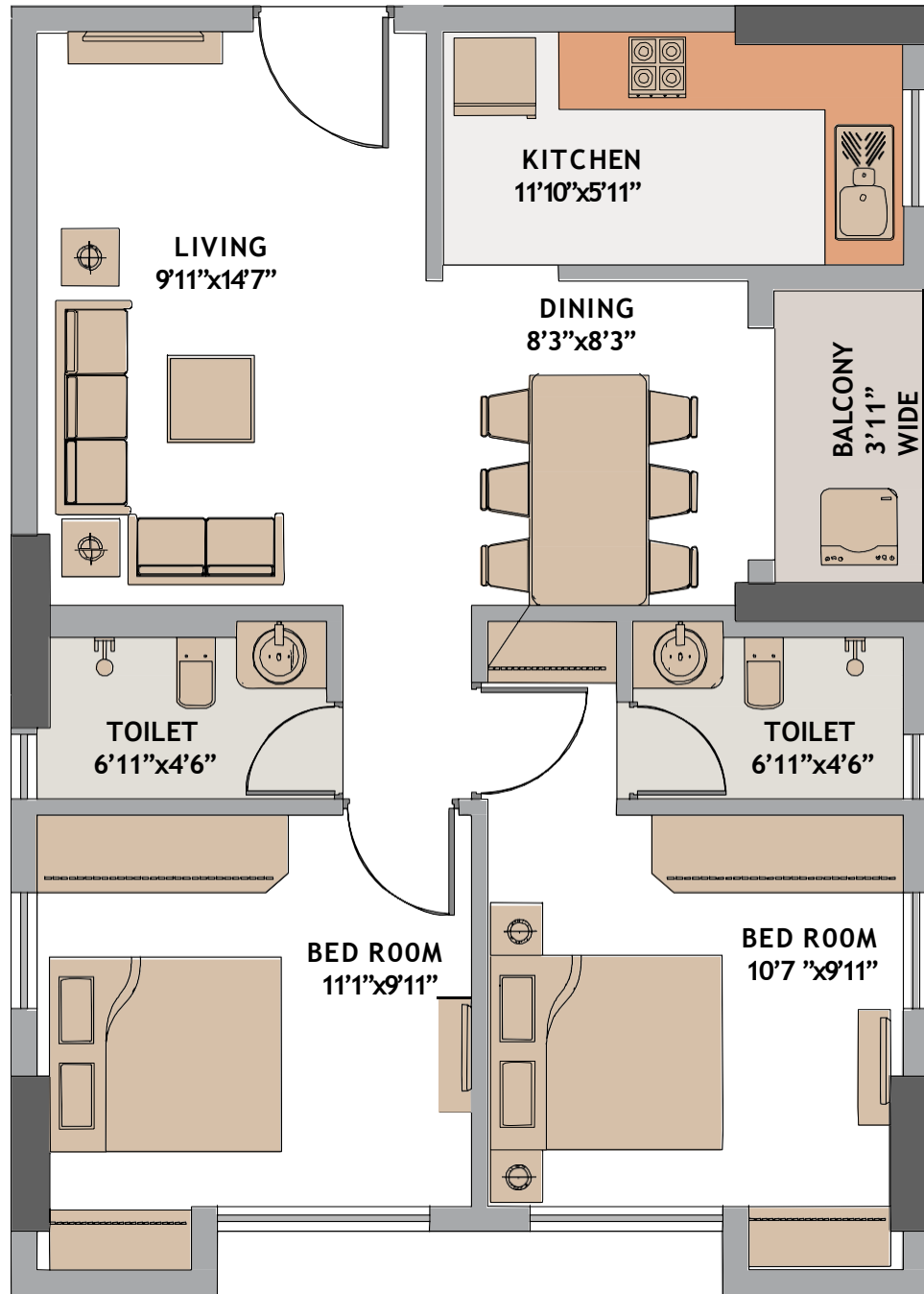


TOWER 3 | FLAT B
1429 SQ-FT (SBA)

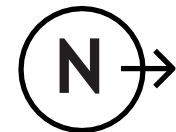




TOWER 3 | FLAT B
1429 SQ-FT (SBA)

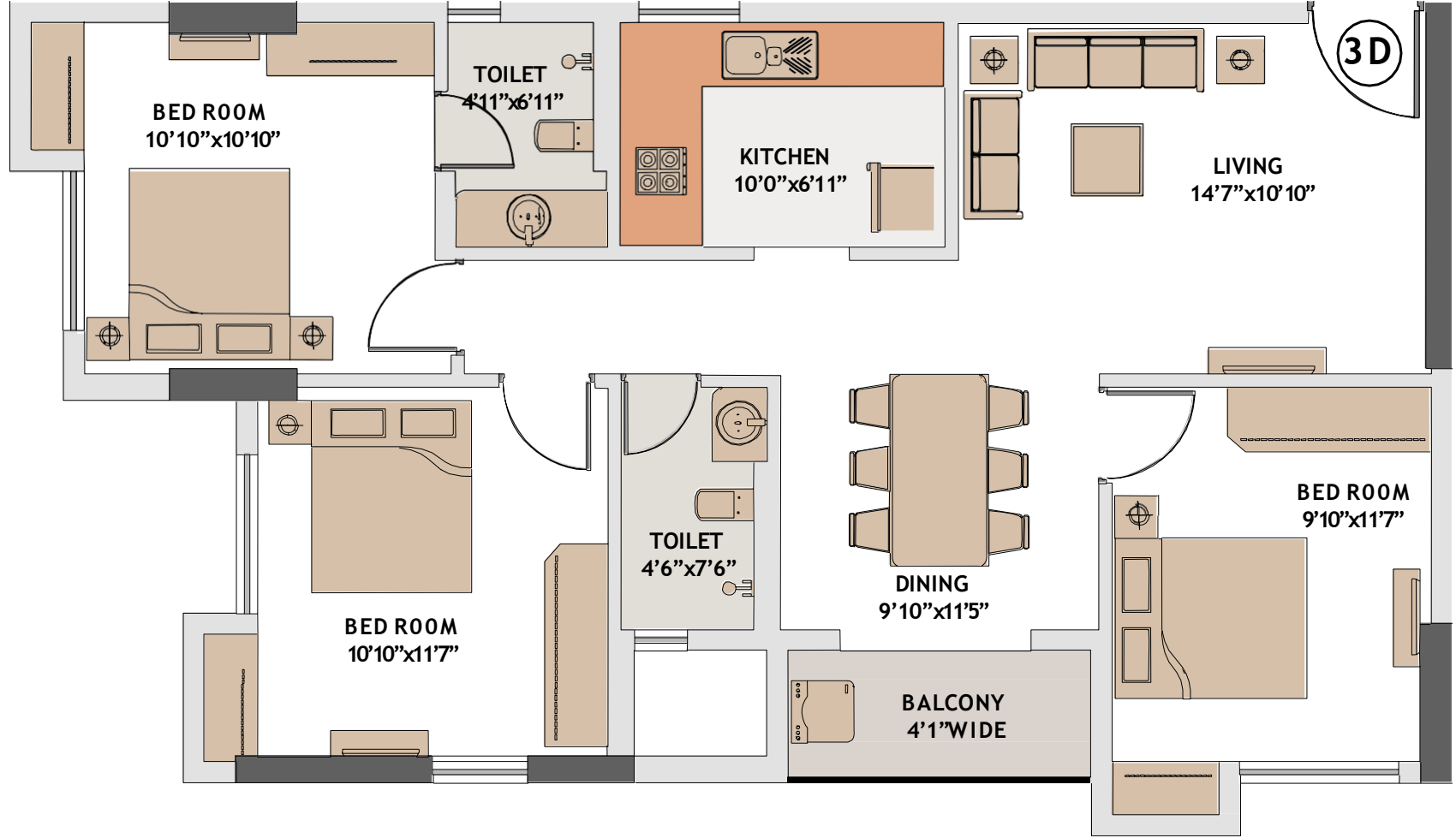


TOWER 3 | FLAT C
1022 SQ-FT (SBA)

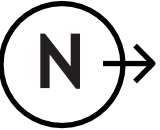




TOWER 3 | FLAT C
1022 SQ-FT (SBA)



TOWER 3 | FLAT D



1456 SQ-FT (SBA)



TOWER 3 | FLAT D
1456 SQ-FT (SBA)

LEAD DEVELOPER



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 customized 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.

CO DEVELOPERS



PS Group has been around for three decades, with

PS Group, is one of the leading real estate developers in East India today.

100+ joint ventures and more than 30 completed projects. The company aspires to be one of the most trusted names in real estate industry globally.



Mirania Group Is One of the rising estate developer, developing world class residential and commercial properties.

The group has been developing lands and properties for over four decades now and has made a name for itself in Kolkata's realty world that stands for quality, trust, efficiency and reliability. Creating contemporary living and working environments are a priority in all our endeavors and no compromises are made when it comes to the comfort of our valued customers.

THANK YOU