




SIDDHA
suburbia
A RIYA-SIDDHA PROJECT



You will never influence
the world by trying to be like it.



Night View of the Rooftop Skywalk

At Siddha, we believe that the usual is boring.

The result is that we don't just construct homes.

We build landmarks instead.

Residential landmarks that enhance owner pride and neighbourhood respect.

Through differentiated positioning.
High construction quality.
Environment respect.

Community integration. Smiling after-sales service.

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

Customer delight.

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Siddha Suburbia. Siddha's latest offering in Kolkata's deep south.

A one-of-its-kind residential opportunity.

With the first rooftop Skywalk in South Kolkata.

Homes on the ground. Skywalk in the air.

Promising to transform the way you live.

Building destroys open spaces.
Siddha Suburbia will add to them.

152 feet above ground level



Siddha Suburbia. Just different.

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

Most residential complexes have open spaces surrounded by trees and construction. Siddha Suburbia provides one completely open on all sides.

Most residential complexes offer spaces without spaciousness. Siddha Suburbia provides a combination of space, scale, foliage and altitude.



Day View of the Rooftop Skywalk

SKYWALKS
AT SIDDHA

A thing of beauty is a joy forever.

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



Skywalk at Night

- Jogging Track • Fitness Stations • Yoga and Meditation • Skating • Play Courts
- Rock Climbing • Ludo Court • Adda Zone • Sitouts • Lookouts • Outdoor Seating
- Party Lawn • Party Deck • Barbeque Corners • Skyplex • Kids' Play Area
- Organic Herbs Garden • Water Feature with Sprinklers and Fountains
- Floral Garden • Observatory Deck • Amphitheatre

Jogging Track • Fitness Stations • Yoga and Meditation • Skating • Play Courts • Rock Climbing • Ludo Court

The 335 metre Skywalk and 670 metre joggers' track will do more than provide residents with space. It will take them to the next level.

Making it possible to combine a number of leisurely facilities.

Jogging with meditation.

Skating with rock climbing.

Yoga with just seeing into the horizon.

Besides, at the Skywalk, residents of all ages will share the same space. Same time.

Giving an entirely new meaning to 'I'm just going up to meet some friends.'

'Going up' will be the new 'going down'.

SKYWALKS

GATHERING SPACES

Sitting zones dedicated to different resident profiles.

Senior citizens, men and women, youth and others. To help build communities and fight the biggest threat to modern day living - loneliness.

These sitouts have designed to recreate many memorable hours of the famed *bangali adda*.

Adda Zone • Sitouts • Lookouts • Outdoor Seating



Sitouts at the Amphitheater



Skyplex

Enjoy the multiplex experience under the dark blue sky with friends, guests and family as you watch your favourite film without needing to drive to one.

Watch in satisfaction as your children grow up playing on swings, see-saws and slides in the safe, clean and protected kids' play area.

Dedicated party areas with barbeque counters. Muted lighting and music for a soothing evening.

Life at Siddha Suburbia can give you a high!



Kids' Play Area



Water Fountain with Sitout Area

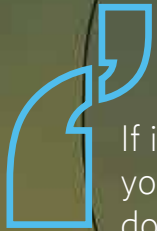
SKYWALKS GREEN ZONES

Grow chemical-free herbs and vegetables. Sit by the gurgling fountain. Rediscover nature. Spot the North Star. Gaze across the horizon. Siddha Suburbia will be more than just a home!

Organic Herbs Garden • Floral Garden • Water Feature with Sprinklers and Fountains • Observatory Deck




Floral Garden

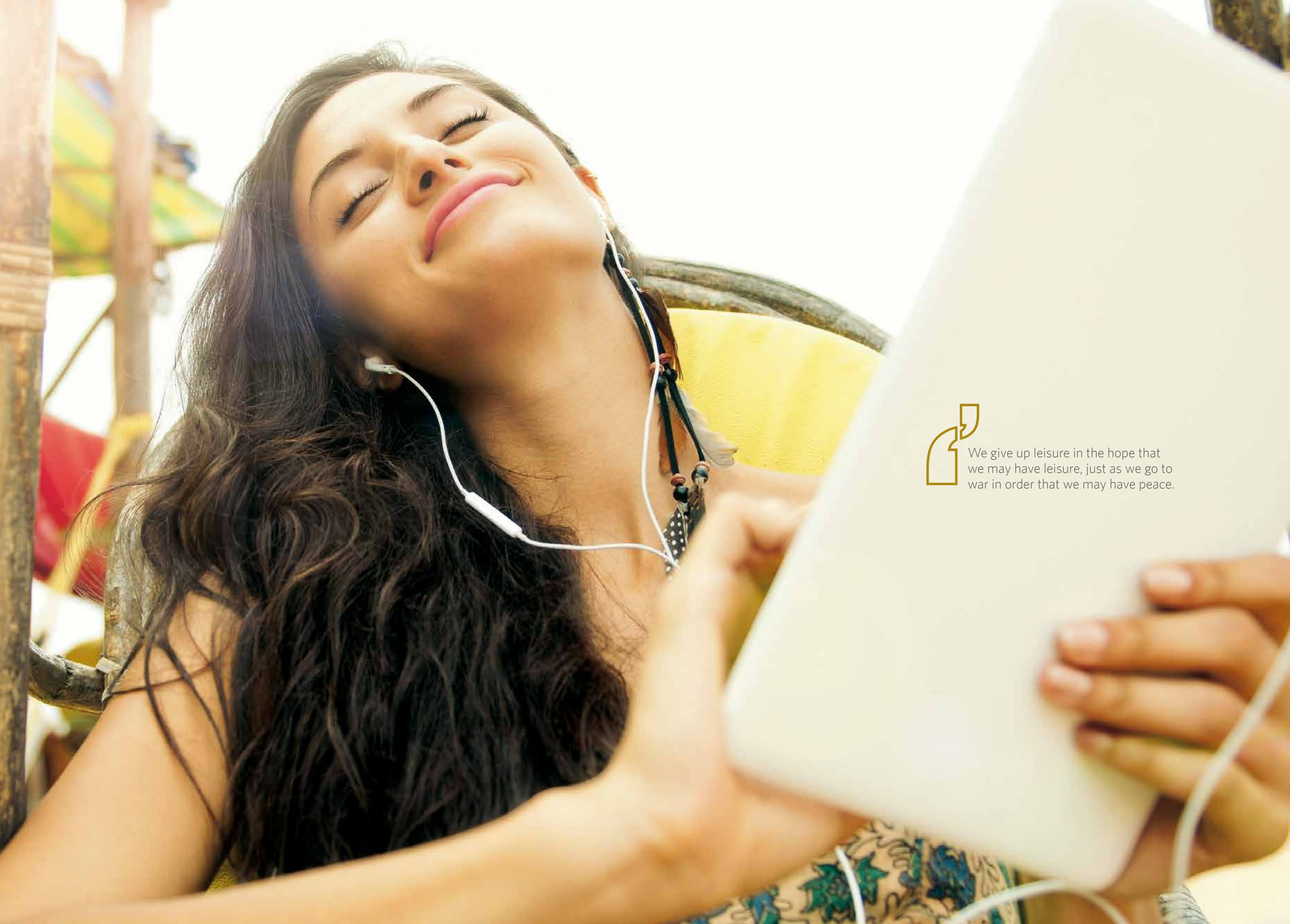


If it does not make
you **feel fabulous**,
don't do it, don't buy
it, don't keep it.

Landscape View

An architectural rendering of a modern residential complex. The image shows several tall, multi-story apartment buildings with a light-colored facade and decorative perforated panels. The buildings are arranged around a central landscaped courtyard. In the foreground, there is a paved walkway, a green lawn, and a fountain with multiple water jets. The scene is set during sunset or sunrise, with the sun low on the horizon, creating a warm glow and long shadows. Palm trees and other tropical plants are scattered throughout the courtyard. The sky is a mix of blue and orange, suggesting a clear evening.

Siddha Suburbia.
Designed to be a
friendly home for
1800+ families.
Envisioned as a
landmark.



We give up leisure in the hope that we may have leisure, just as we go to war in order that we may have peace.

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





Swimming Pool



Children's Play Area



Gymnasium



Club amenities

- Swimming Pool
- Gymnasium
- Children's Play Area
- Indoor Games Room
- AC Banquet Hall
- Library cum Lounge
- Coffee Shop
- Hobby Room
- Indoor Arena (double height)
- Multi-Purpose Hall
- Mini Theatre Room/Music Room
- Gallery
- Squash Court
- Open Terrace

AC Banquet Hall



Indoor Games Room



Library cum Lounge





Landscape Evening View



You can't rush something
you want to **last forever.**

Prudent planning and study of lifestyle patterns is helping Siddha Suburbia deliver relevant conveniences.

Effort will be made not just to meet resident requirements but to thrill them with the detailing of landscape features, offerings and facilities.

Safety will be of prime concern at Siddha Suburbia.

A team of construction professionals experienced in the design, engineering and construction of **earthquake resistant buildings and structures** has been taken on board for the Skywalk.

To be earthquake proof, buildings, structures and their foundations need to be resistant to sideways loads. This is one of our priorities to ensure that you live happily in perfect security.

Guard rails on all sides of the Skywalk will make it safe for children. The entire Skywalk will be covered by CCTV cameras and outdoor lighting to enhance security.

Ensuring that returning home to Siddha Suburbia always brings back a twinkle to your eyes!

Facilities

- Visitors' Car Parking Area
- Intercom
- Water Filtration Plant
- Firefighting System
- Cable TV
- Broadband Point
- Sewage Treatment Plant
- Power Backup for Common Areas
- 24 Hours' Water Supply
- Elevators
- Facility Management System
- Security with 24x7 Surveillance

Conveniences

- Door Phones
- Terrace Garden (partly on 1st floor)
- Residents' Cycle Stand
- Pet-Friendly Zone
- Sidewalk, Pergola, Seating Zone
- Ramp for Handicaps in Suitable Areas
- Toilets for Support Staff
- Ambulance on Call

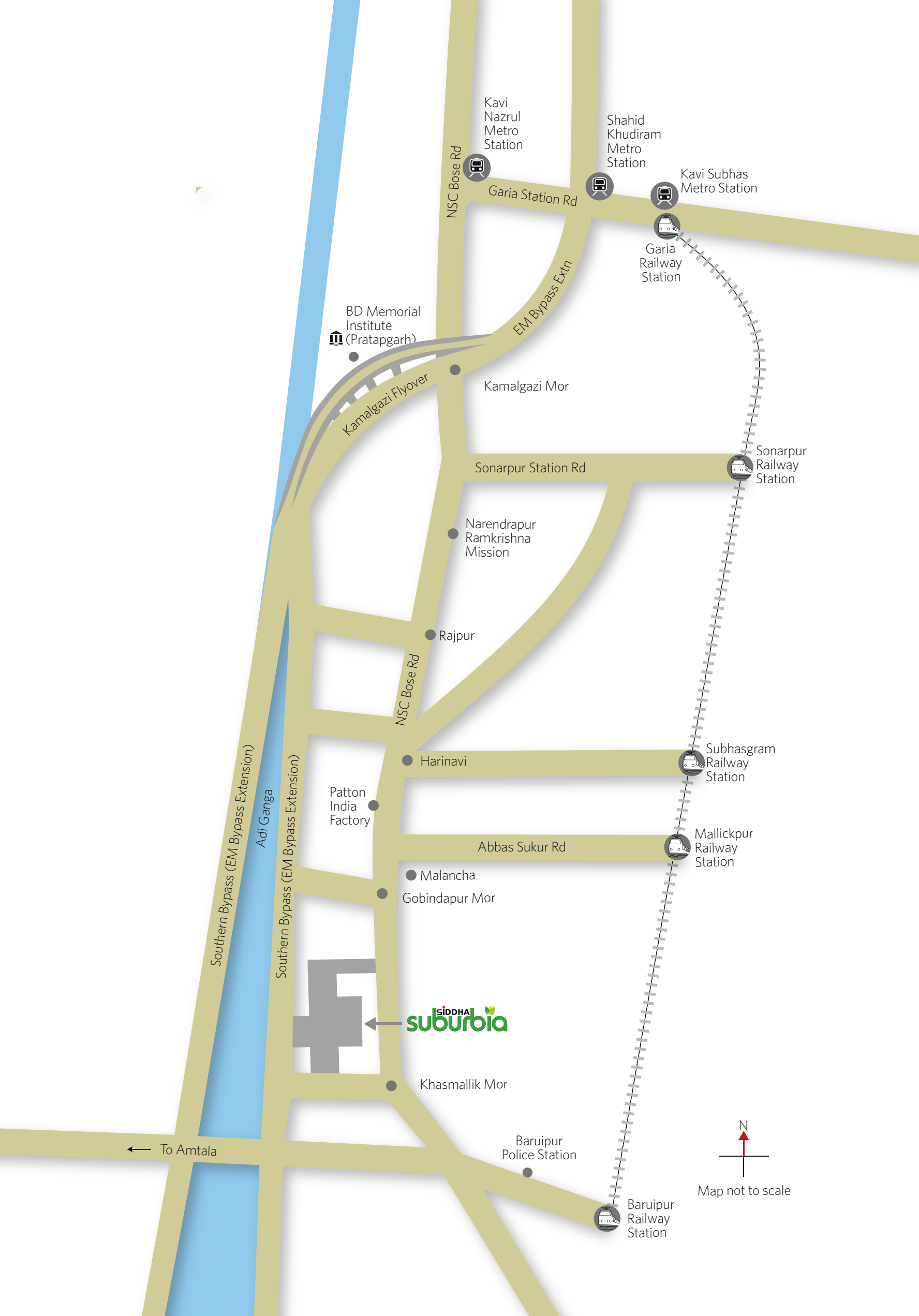
Provisions

- ATM
- Milk Booth

Siddha Suburbia will be developed as a large-scale gated complex offering a **number of facilities and amenities** to its residents. Making life free from the stresses and pulls of everyday existence.



Bird's Eye View



Right place, right time

Siddha Suburbia is located on Southern Bypass (EM Bypass Extension). Just 2 km off Baruiপুর. On the eastern bank of Adi Ganga, 6 km from Ramakrishna Mission.

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

Connections from Sealdah pass through the area connecting Canning - Diamond Harbor and Kakdwip. A number of bus and autorickshaw 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 level-crossing congestion.

	From site to	In km	In minute
	Baruiপুর Station	2.5	5
	Baruiপুর-Amtala Road	1.7	2
	Harinavi Bus Stop	3.5	5
	Narendrapur R K Mission	6	10
	Kamalgazi Flyover	7	10
	Shahid Khudiram Metro	10	15
	Garia Mor	10	20
	Malancha Bazar	2.5	5
	Metro Cash & Carry	16	20
	Big Bazar	6	10
	Ruby	18	25
	Peerless Hospital	14	18

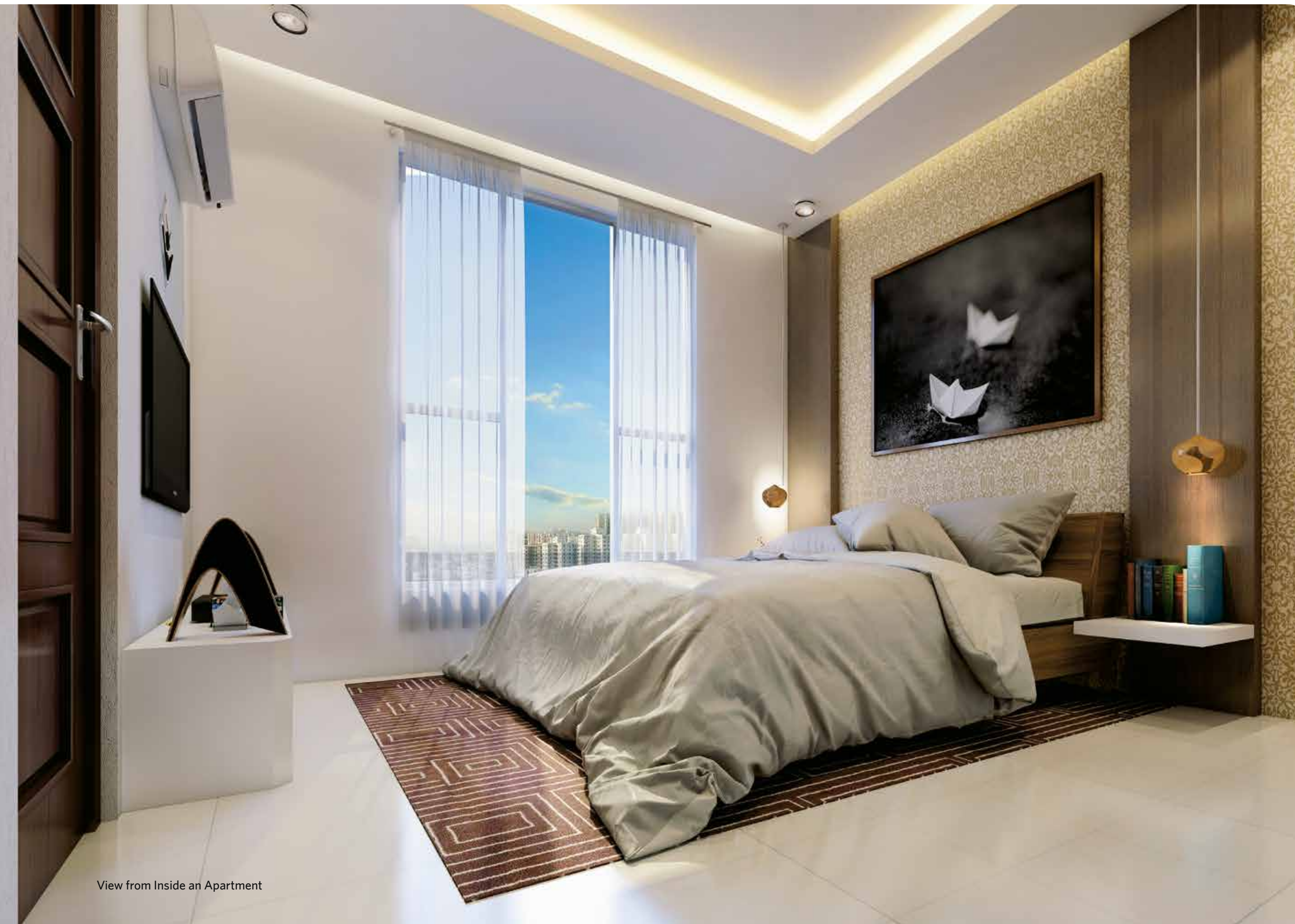
Estimated distance and time for private transportation.





Have nothing in your house that
you do not know to be useful.
Or **believe to be beautiful.**

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.



View from Inside an Apartment

Specifications

Siddha Suburbia comes with an additional feature: the Siddha trust-mark. Siddha is a real estate development group respected for its commitment to detail, finishing, aesthetics, quality materials and uncompromising construction standards. The result is that Siddha properties have delivered a marked growth in property value over time.

Superstructure

Earthquake-resistant RCC framed structure with monolithic concrete.

Doors

Solid timber frames; solid core flush shutters.

Windows

Anodized powder-coated aluminum 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 tiling upto 2 feet from the granite counter tops.

Toilet

Floor: Anti-skid ceramic tiles.

Dados: Ceramic tiles up to false ceiling.

Sanitary ware

Chromium plated fittings; white high quality porcelain fixtures.

Electricals

Superior quality concealed copper (fire resistance low smoke) wiring.

Modular switches and miniature circuit breakers, TV socket, broadband point.

Telephone wiring

Central distribution console networked with all apartments.

Exterior

Weatherproof exterior finish.

Lift Facia

Granite.

Lift Lobby

Vitrified tiles.

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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 of B+G+7 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.

Fittings as per actual materials used. Accessories shown are for illustration purpose only.



Interior of an Apartment



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.

Green Benefits



Reduced energy usage and costs.



Reduced water usage through low flow fixtures.



Sewage treatment, dual plumbing and water recycling.



Rainwater harvesting system and grid pavers to recharge the natural water reservoirs.



Use of recycled materials such as fly ash in cement and brick work.



Native and drought-tolerant species planted in the landscape.



Periodic indoor air quality audits conducted during the construction phase.



Improved indoor air quality through the usage of low-VOC paints, adhesives and eco-friendly chemicals.



High window-to-wall ratio guaranteeing better views and cross ventilation.



Waste management and recycling set-up in place.



Reduced greenhouse gas emission and carbon footprint.



The greatest threat to our planet is the belief that someone else will save it for us



Gate View

Trust isn't given. It is earned.

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.

You can read more about Siddha Group in the booklet included in this kit.

RIYA

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

Architects



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.

Legal Advisor



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.

SIDDHA

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SKYWALKS AT SIDDHA

Project Financial Assistance

TATA CAPITAL
Home Loans
We only do what's right for you



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