



CRAFTED FOR THE RARE

KOLKATA'S EVOLVING SKYLINE

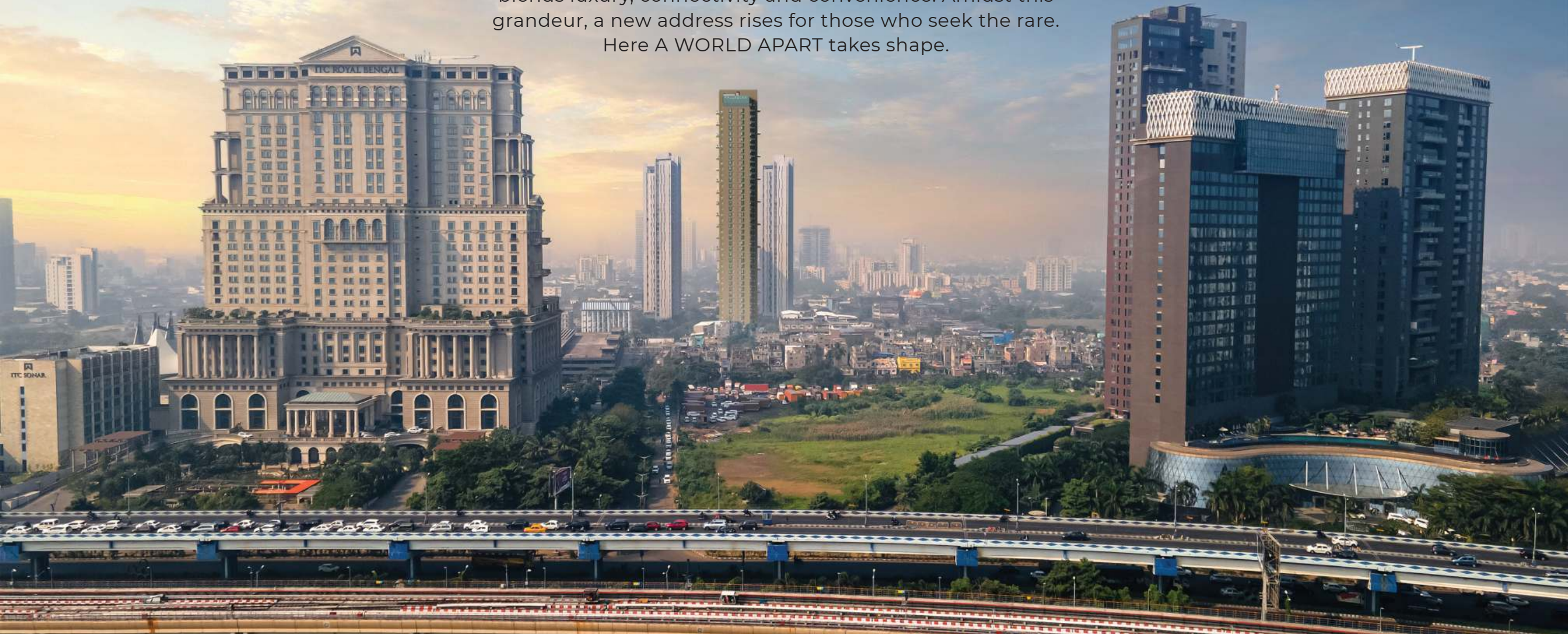
Kolkata's skyline is transforming with modern developments reshaping key areas like EM Bypass and New Town. Iconic structures now define the cityscape, reflecting a blend of cultural heritage and contemporary living. The city is rising to new heights, marking a bold step into the future.



VIEW FROM MIRANIA LAKE

YOUR ELITE ADDRESS OFF EM BYPASS

EM Bypass is synonymous with prestige and home to landmarks like The ITC Royal Bengal and JW Marriott. This iconic stretch blends luxury, connectivity and convenience. Amidst this grandeur, a new address rises for those who seek the rare. Here A WORLD APART takes shape.





PALLADINA

A WORLD APART



THE GENESIS OF PALLADINA

Palladina takes its name from Palladium—a rare and precious metal known for its brilliance and strength. Symbolizing elegance and exclusivity, it reflects the meticulous design where rare elements create a masterpiece. From sculpted greens to geometric designs and serene spaces, Palladina captures the rare beauty of both nature and architecture. Every detail embodies A WORLD APART—crafted for those who seek the extraordinary.

THE ICON

The Palladina icon is inspired by the Gibraltar Champion flower—a symbol of rarity and resilience. Like this rare bloom that thrives in nature's most protected corners, Palladina represents a haven of beauty and exclusivity.



PERFECTLY PLACED FOR
A LIFE OF EASE



RARITY OF PALLADINA

Prime Location:

Situated off EM Bypass with seamless access to Kolkata's lifestyle, business, and healthcare hubs.

Architectural Excellence:

Spacious simplex and duplex homes with expansive layouts designed for open, airy living.

Breathtaking Views:

Panoramic views of serene wetlands and the city's skyline, offering tranquility above the bustle.

World-Class Amenities:

The exclusive Sky Club redefines luxury with a Sky Deck Pool and premium recreational spaces.

Vaastu-Compliant Homes:

Every residence is thoughtfully crafted for harmony and positive living.

Craftsmanship and Space:

4 BHK simplex (3350-3380 sq.ft.) and 4.5 BHK duplex (4965 sq.ft.) residences tailored for elegance.

20 Years of Trust:

Backed by Srijan Realty, a trusted name with a legacy of delivering iconic residential and commercial spaces.




PALLADINA
A WORLD APART

180° HORIZONS & 3 SIDE OPEN VIEW

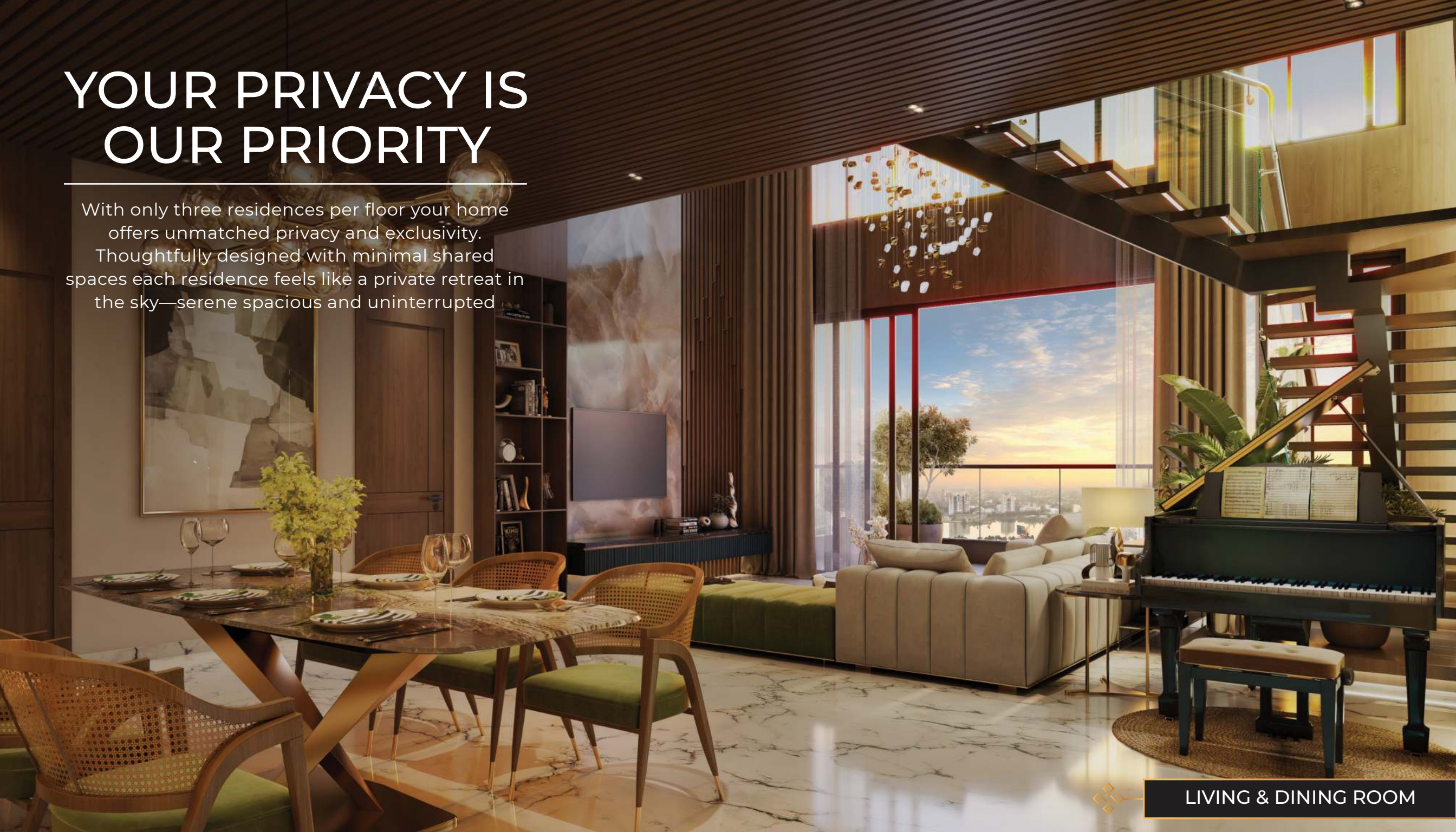
Your home opens to a world without limits. With two balconies and three open sides you enjoy sweeping views that stretch endlessly. From sunrise to sunset the changing sky and cityscapes become part of your everyday living



YOUR PRIVACY IS OUR PRIORITY

With only three residences per floor your home offers unmatched privacy and exclusivity.

Thoughtfully designed with minimal shared spaces each residence feels like a private retreat in the sky—serene spacious and uninterrupted



LIVING & DINING ROOM

THE MAGNIFICENT 4.5 BHK DUPLEX

Experience extraordinary living in this 4.5 BHK duplex spanning 4965 sq. ft. of pure elegance. With double-height ceilings and a design that blends space style and comfort this home redefines modern luxury.





MASTER BEDROOM



AERIAL VIEW

LIVE AMONG ARTISANAL LANDSCAPES

Experience the beauty of artisanal landscapes designed to bring nature closer to you. Thoughtfully crafted gardens and serene pathways offer a peaceful escape. Every detail reflects fine craftsmanship and natural harmony, creating spaces that calm the mind and elevate daily living.



FITNESS GARDEN



MANDIR & CABANAS



CELEBRATION LAWN



REJUVENATION CABANA



KIDS PLAY ARENA



BADMINTON COURT & MULTI-PURPOSE LAWN



SUNKEN BARBEQUE



DRIVEWAY



DROP-OFF ZONE



ENTRANCE



RECEPTION LOBBY





BANQUET



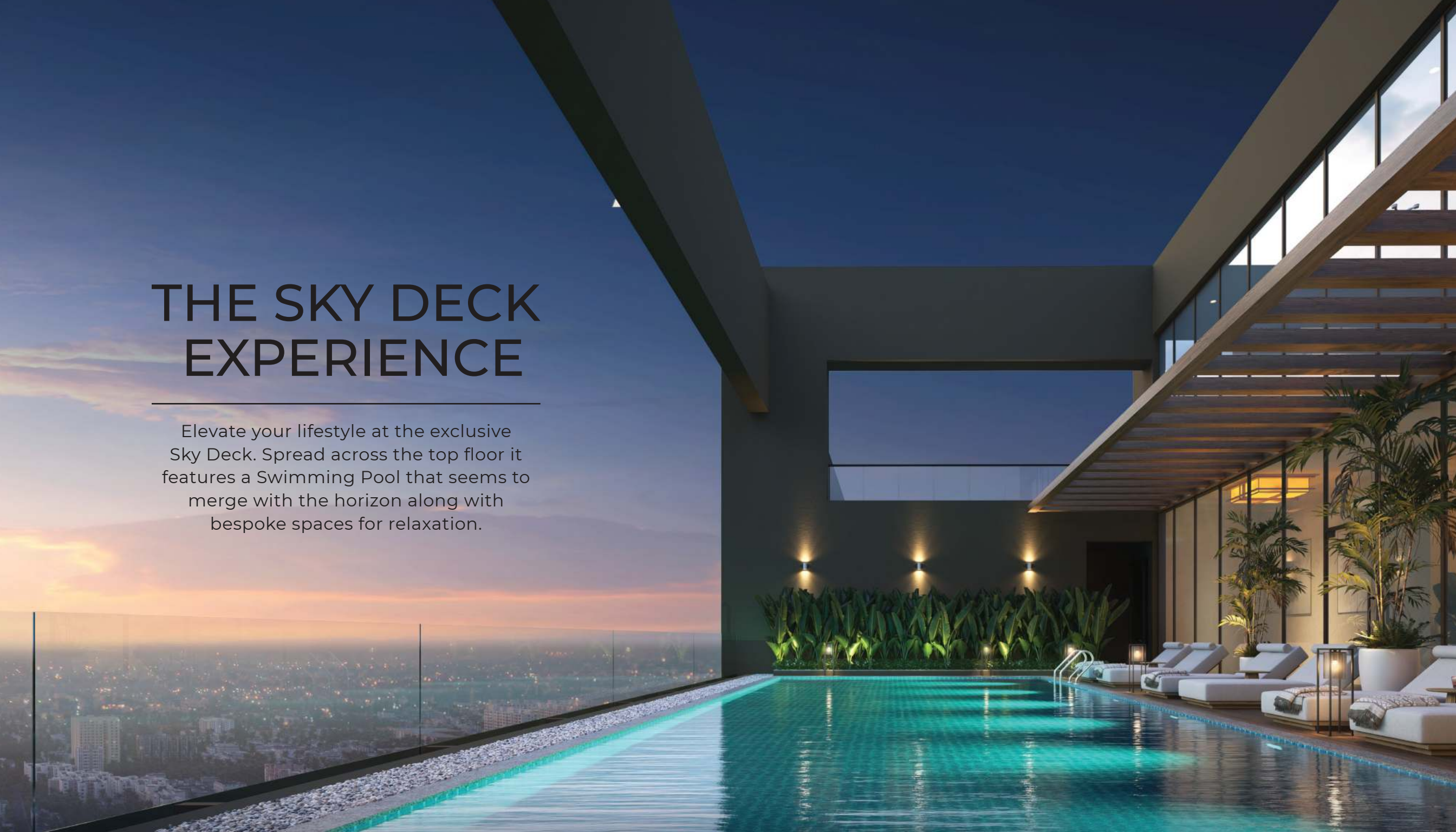
GUEST LIVING & DINING ROOM



GUEST BEDROOM

THE SKY DECK EXPERIENCE

Elevate your lifestyle at the exclusive Sky Deck. Spread across the top floor it features a Swimming Pool that seems to merge with the horizon along with bespoke spaces for relaxation.





SKY LOUNGE





MASSAGE ROOM



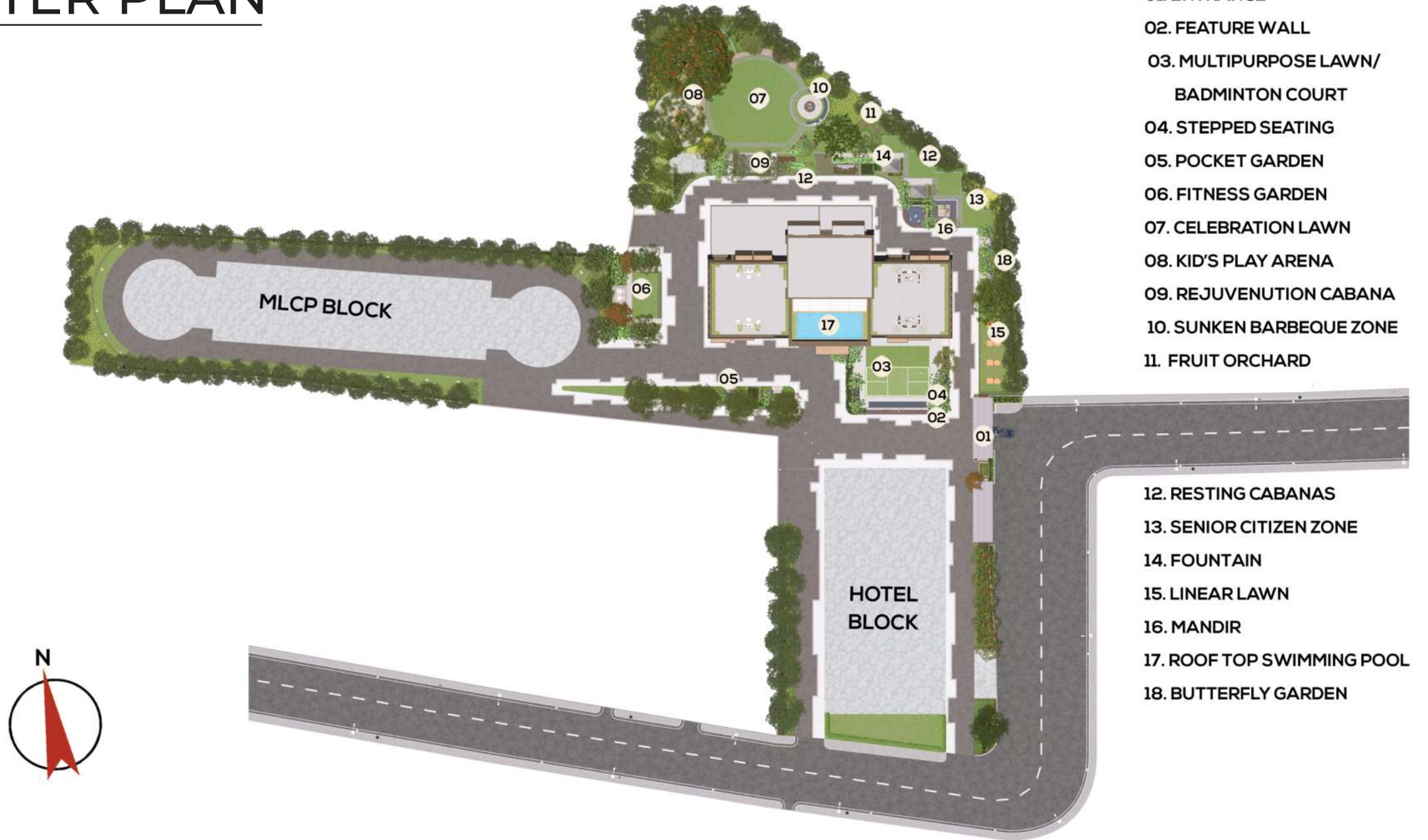
INDOOR GAMES ROOM



CARDS ROOM

PLANS

MASTER PLAN





FLATS & UPPER DUPLEX PLAN



FLATS FLOOR PLAN



TYPE A PLAN



TYPE C PLAN



TYPE B - UPPER & LOWER DUPLEX PLAN



LOWER DUPLEX PLAN



UPPER DUPLEX PLAN

AREA CHART - FLAT A

FLOORS	RERA CARPET AREA OF APARTMENT	COVERED BALCONY AREA	TRIPLE HT. TERRACE AREA	AC LEDGE AREA	STORE 1 CARPET AREA, INCLUSIVE OF SRV. TOILET CARPET AREA	BUILT UP AREA INCLUSIVE OF TRIPLE HT. TERRACE, AC LEDGE & STORE WITH SRV. TOILET	CHARGEABLE AREA
	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.
1, 4, 7, 10, 13, 16, 19, 22, 25, 28	1880	152	62	39	62	2397	3356
2, 5, 8, 11, 14, 17, 20, 23, 26, 29	1880	152	58	39	62	2393	3350
3, 6, 9, 12, 15, 18, 21, 24, 27	1880	152	66	39	62	2402	3362

AREA CHART - TYPE B DUPLEX

FLOORS	RERA CARPET AREA OF APARTMENT SQ. FT.	COVERED BALCONY AREA SQ. FT.	TRIPLE HT. TERRACE AREA SQ. FT.	AC LEDGE AREA SQ. FT.	STORE 1 CARPET AREA, INCLUSIVE OF SRV. TOILET CARPET AREA SQ. FT.	BUILT UP AREA INCLUSIVE OF TRIPLE HT. TERRACE, AC LEDGE & STORE WITH SRV. TOILET SQ. FT.	CHARGEABLE AREA SQ. FT.
2-3, 4-5, 6-7, 8-9, 10-11, 12-13, 14-15, 16-17, 18-19, 20-21, 22-23, 24-25, 26-27, 28-29	2685	239	0	50	151	3546	4965

AREA CHART - FLAT C

FLOORS	RERA CARPET AREA OF APARTMENT	COVERED BALCONY AREA	TRIPLE HT. TERRACE AREA	AC LEDGE AREA	STORE 1 CARPET AREA, INCLUSIVE OF SRV. TOILET CARPET AREA	BUILT UP AREA INCLUSIVE OF TRIPLE HT. TERRACE, AC LEDGE & STORE WITH SRV. TOILET	CHARGEABLE AREA
	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.
1, 4, 7, 10, 13, 16, 19, 22, 25, 28	1896	145	65	39	64	2413	3379
2, 5, 8, 11, 14, 17, 20, 23, 26, 29	1896	145	65	39	64	2414	3379
3, 6, 9, 12, 15, 18, 21, 24, 27	1896	145	66	39	64	2415	3380

SPECIFICATION

Living, Dining, Bedrooms:

Flooring : Bare finish for all Habitable spaces
Wall Finish : POP/Putty
Ceiling : Bare
Windows : Aluminum Windows
Doors & Frame : Main door will be provided.
Electricals : Point will be provided till the DB box at flat entrance

Balcony :

Flooring : Anti skid tiles finish
Wall : Paint finish
Railing : Glass & SS railing
Door : Glass sliding door

Toilet :

Flooring : Bare finish with provision of plumbing and electrical
Windows : Aluminum Windows

Kitchen :

Flooring : Bare finish with provision of plumbing and electrical
Windows : Aluminum Windows

Servant's Room & Toilet :

Flooring : Tiles finish
Wall : POP/Putty
Ceiling : POP/Putty
Door : Door will be provided
Electricals : Point will be provided
Plumbing : Fittings will be provided

FACILITIES

Mandir
Multipurpose lawn/Badminton court
Rejuvenation Cabanas
Fitness Garden
Outdoor Kids Play Area
Celebration Lawn
Stepped Seating
Sunken Barbeque Zone
Butterfly Garden
Pocket Gardens
Fruit Orchard
Senior Citizen Zone
Gazebo & Event Cabana
Aerobics Lawn
Banquet Hall
Guest Rooms
Indoor Games Room
GYM & Health Club
Yoga/Meditation/Aerobics Room
Jacuzzi
Swimming Pool
Massage Room

INFRASTRUCTURE

CCTV in common areas
Fire Fighting system
Power Back up
Common Servant & driver Toilets Areas

INDIAN GREEN BUILDING COUNCIL FEATURES



Green buildings offer significant advantages, such as 20–30% energy savings and 30–50% water savings from day one. Intangible benefits include improved air quality, ample daylight, enhanced health and well-being, safety, and natural resource conservation.

RAINWATER HARVESTING

A dedicated rainwater harvesting system will collect rainwater from roofs and ground areas for reuse in landscaping, replenishing groundwater, reducing drainage overflow, and minimizing potable water usage.



SOLAR POWER LIGHTING FOR COMMON AREAS

Solar panels will supply electricity required for common areas, contributing to energy efficiency



VIRGIN GREEN SPACES

The site will be transformed with extensive landscaping to provide open green areas for relaxation and recreation.

WASTE MANAGEMENT

The project will recycle wastewater for flushing, and an organic waste converter will turn kitchen and garden waste into manure for landscaping, promoting efficient waste management.

WATER-SAVING FIXTURES

Low-flow water fixtures will help residents significantly reduce water consumption.



ELECTRIC VEHICLE CHARGING POINTS

Recognizing the shift toward electric vehicles, the project will feature EV charging points to support sustainable commuting options (available at an additional cost).



ENERGY-EFFICIENT LIGHTING

LED lights, consuming 30% less energy, will be installed in common areas to reduce overall power consumption.



ADEQUATE NATURAL LIGHT & AIRFLOW

Well-sized windows will ensure ample natural light and ventilation, improving indoor air quality, enhancing health, and increasing the property's resale value.

SOME COVETED PROJECTS BY SRIJAN



BOTANICA Bungalows near Southern Bypass



LAGUNA BAY Near Science City



THE ROYAL GANGES at Bata Nagar



OZONE On South EM Bypass



TOWN SQUARE at Newtown



SRIJAN INDUSTRIAL LOGISTIC PARK On NH 6



SRIJAN TECH PARK Sector V Salt Lake



SRIJAN CORPORATE PARK Sector V Salt Lake



INTELLIA Near Park Street

Developed by



PALLADINA - 27, MATHEWARTALA ROAD, NEAR - MILAN MELA, KOLKATA - 700 046 **Call Us: +91 9831775758**

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