

# PROJECT PLANS AND SPECIFICATIONS



SOUTHWINDS



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 13-16**

# Master Plan

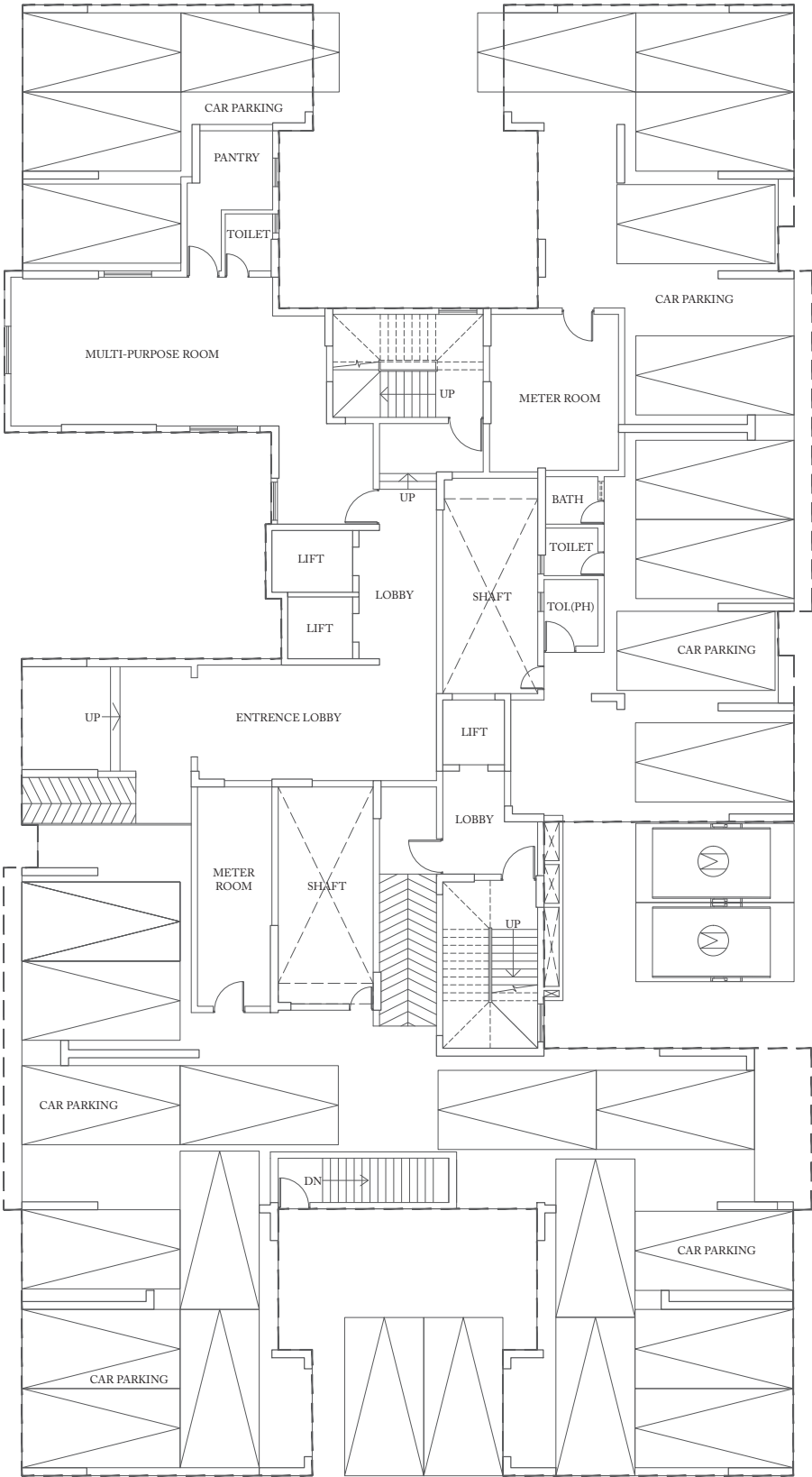




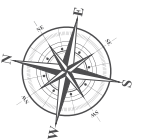
# Legend:

- 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

# Block 13 | Ground Floor Plan



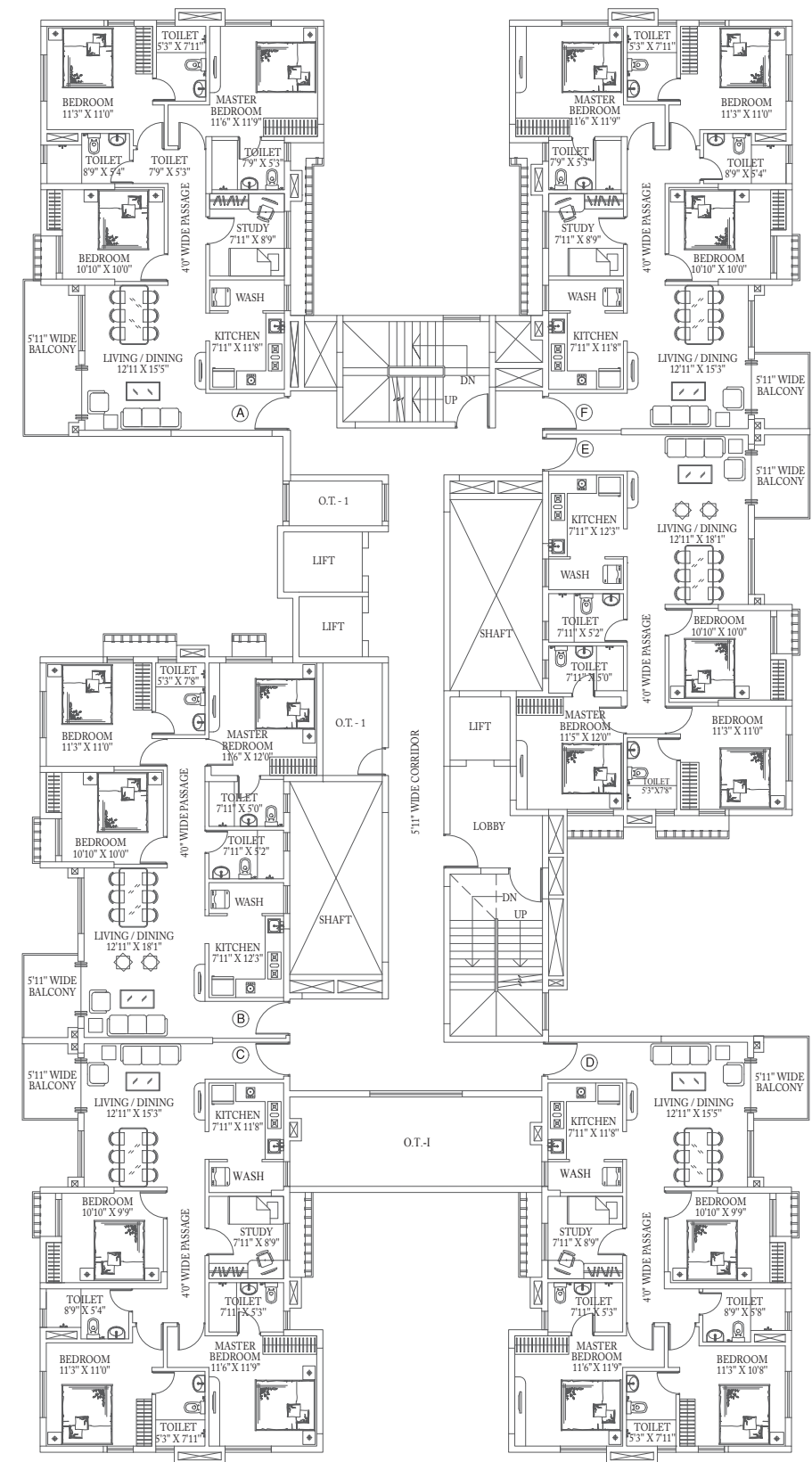
All dimensions provided are from Masonry wall / bare wall excluding wall plasters.



# Block 13 | First Floor Plan

Flat Type	BHK	Carpet Area (RERA) (sq.ft.)	Balcony Carpet Area (RERA) (sq.ft.)	Total Saleable Area (sq.ft.)
A	3+Study	1051	79	1555
B	3	968	42	1381
C	3+Study	1051	38	1484
D	3+Study	1051	39	1501
E	3	967	42	1380
F	3+Study	1051	38	1484

All dimensions provided are from Masonry wall / bare wall excluding wall plasters.

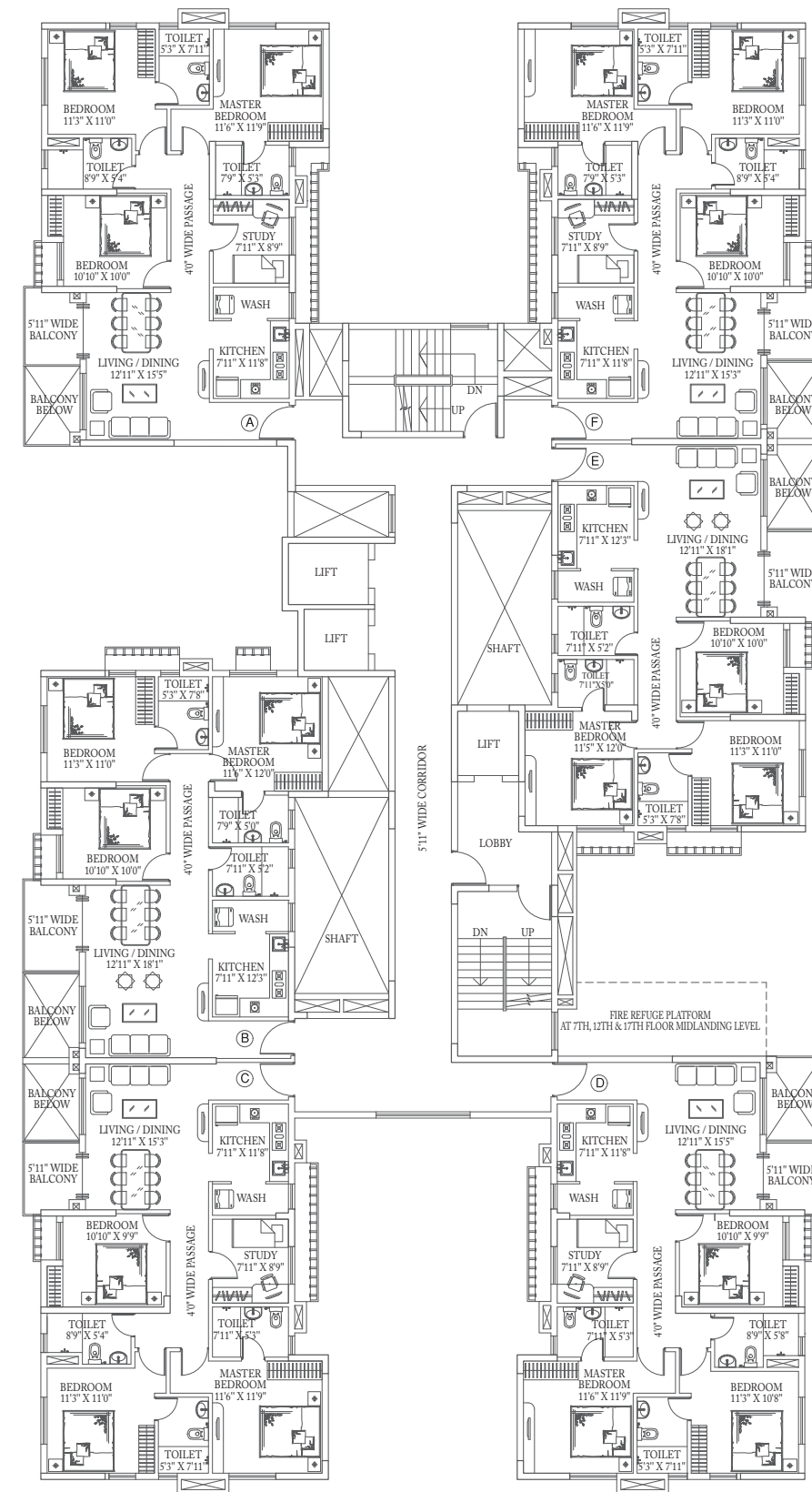


# Block 13 | Typical Floor Plan

(2nd, 4th, 6th, 8th, 10th, 12th, 14th & 16th)

Flat Type	BHK	Carpet Area (RERA) (sq.ft.)	Balcony Carpet Area (RERA) (sq.ft.)	Total Saleable Area (sq.ft.)
A	3+Study	1051	34	1490
B	3	968	43	1381
C	3+Study	1051	33	1475
D	3+Study	1051	33	1489
E	3	967	43	1380
F	3+Study	1051	33	1475

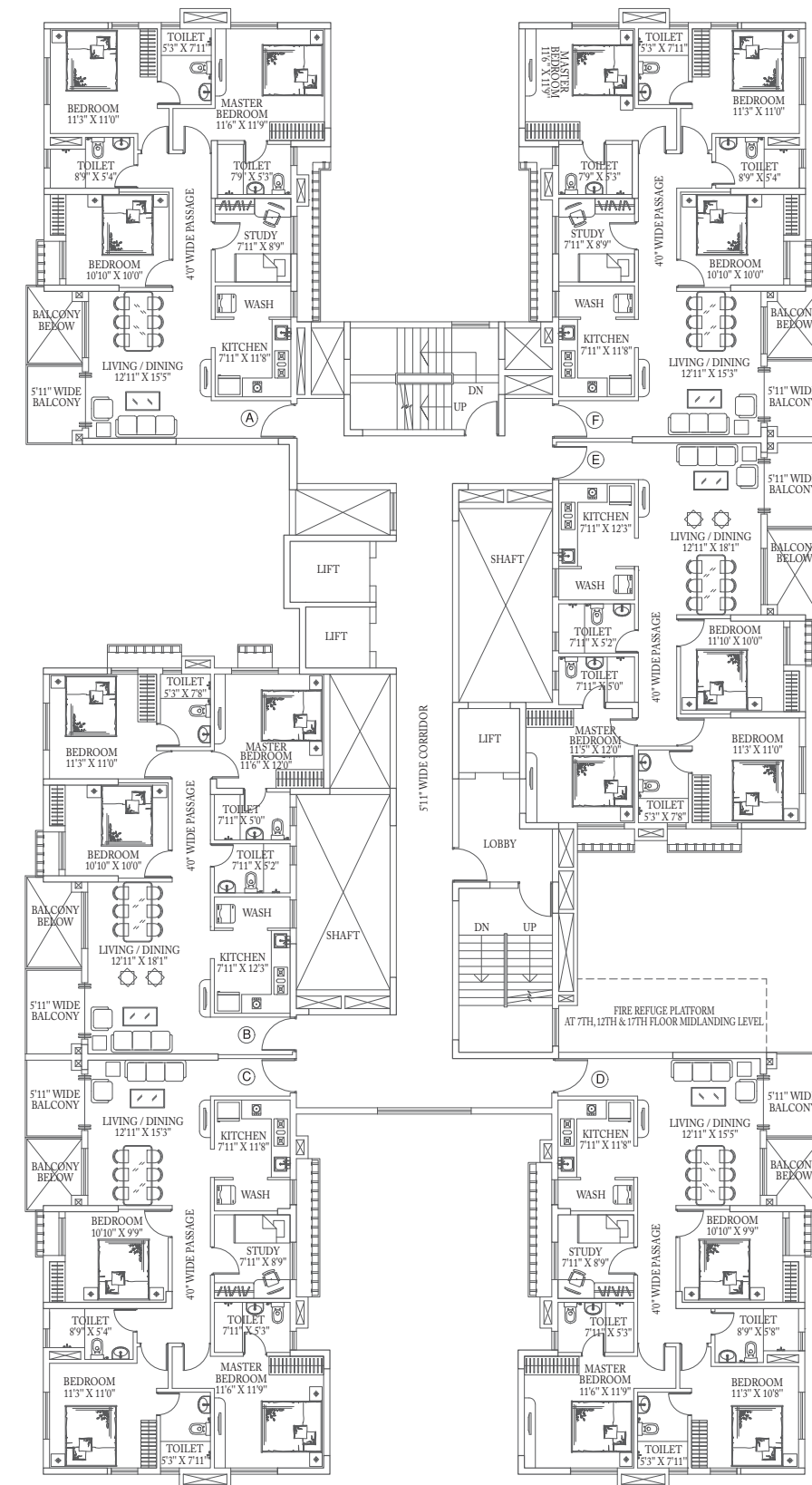
All dimensions provided are from Masonry wall / bare wall excluding wall plasters.



# Block 13 | Typical Floor Plan

(3rd, 5th, 7th, 9th, 11th, 13th & 15th)

Flat Type	BHK	Carpet Area (RERA) (sq.ft.)	Balcony Carpet Area (RERA) (sq.ft.)	Total Saleable Area (sq.ft.)
A	3+Study	1051	38	1500
B	3	968	42	1381
C	3+Study	1051	38	1484
D	3+Study	1051	39	1501
E	3	967	42	1380
F	3+Study	1051	38	1484



All dimensions provided are from Masonry wall / bare wall excluding wall plasters.

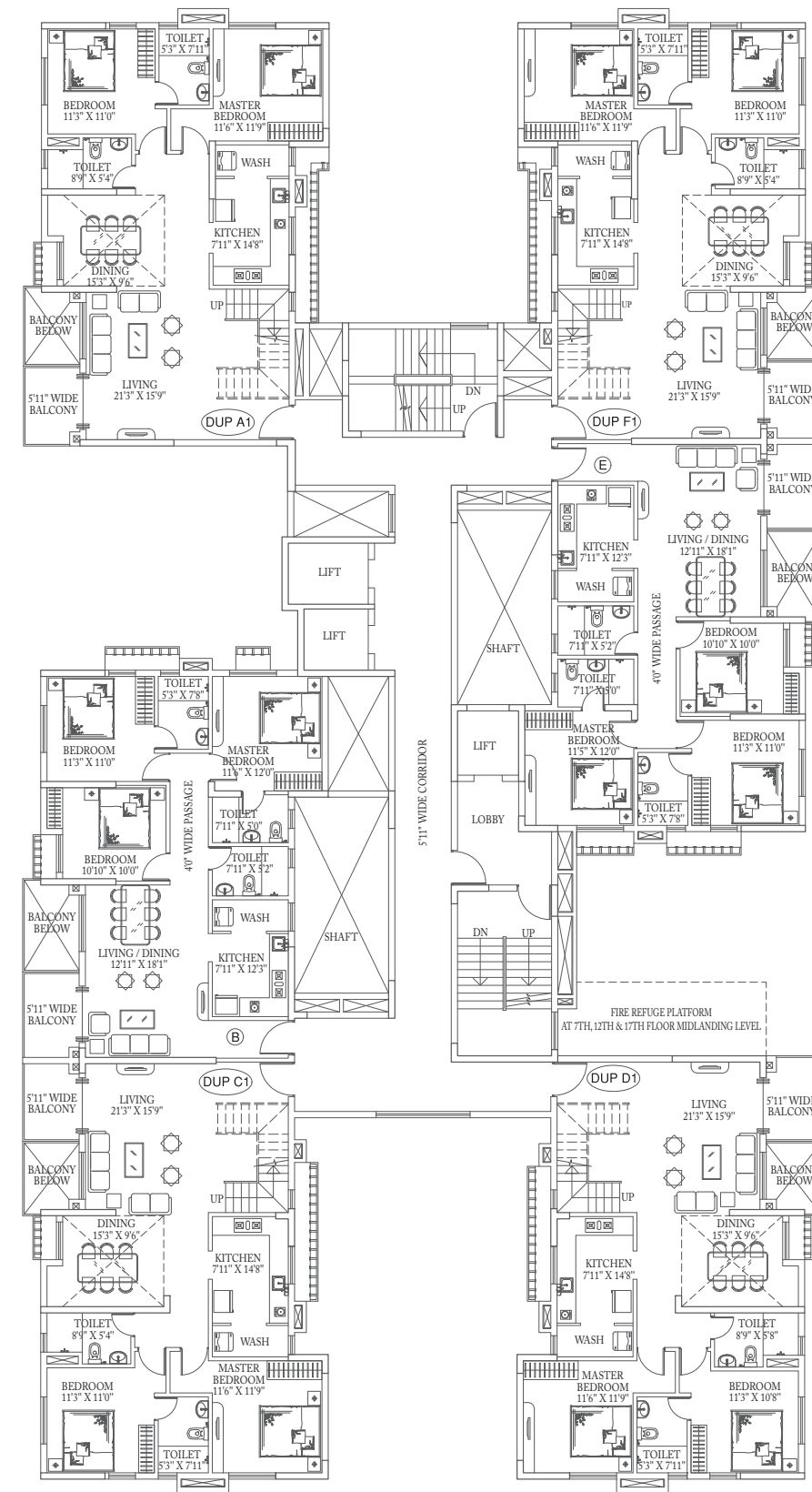




# Block 13 | 17th Floor Plan

Flat Type	BHK	Carpet Area (RERA) (sq.ft.)	Balcony Carpet Area (RERA) (sq.ft.)	Exclusive Open Terrace Carpet Area (RERA) (sq.ft.)	Total Saleable Area (sq.ft.)
B	3	968	42		1381
E	3	967	42		1380
A1	Duplex	1826	38	216	2723
C1	Duplex	1827	38	214	2695
D1	Duplex	1827	39	216	2724
F1	Duplex	1827	38	214	2695

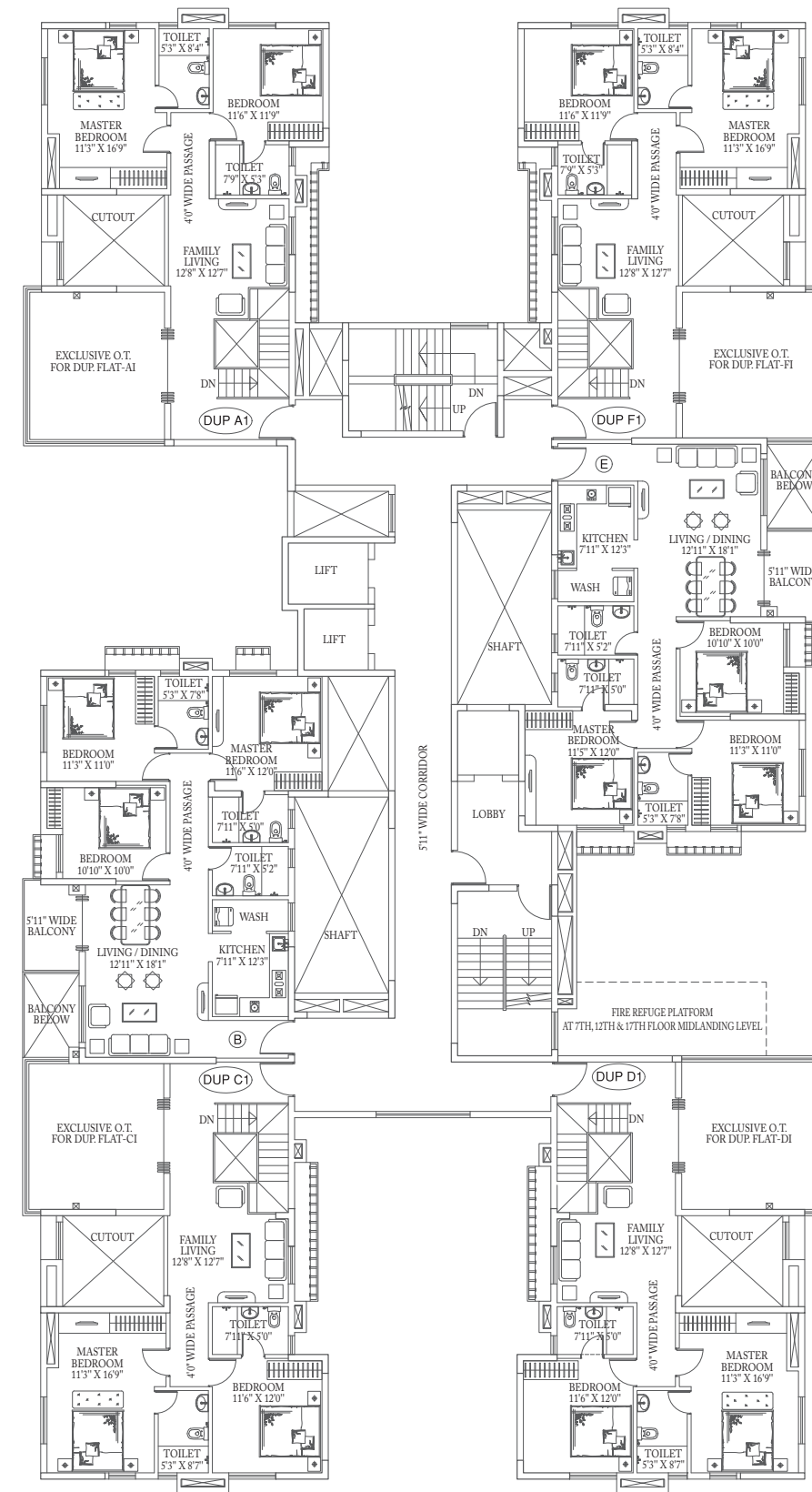
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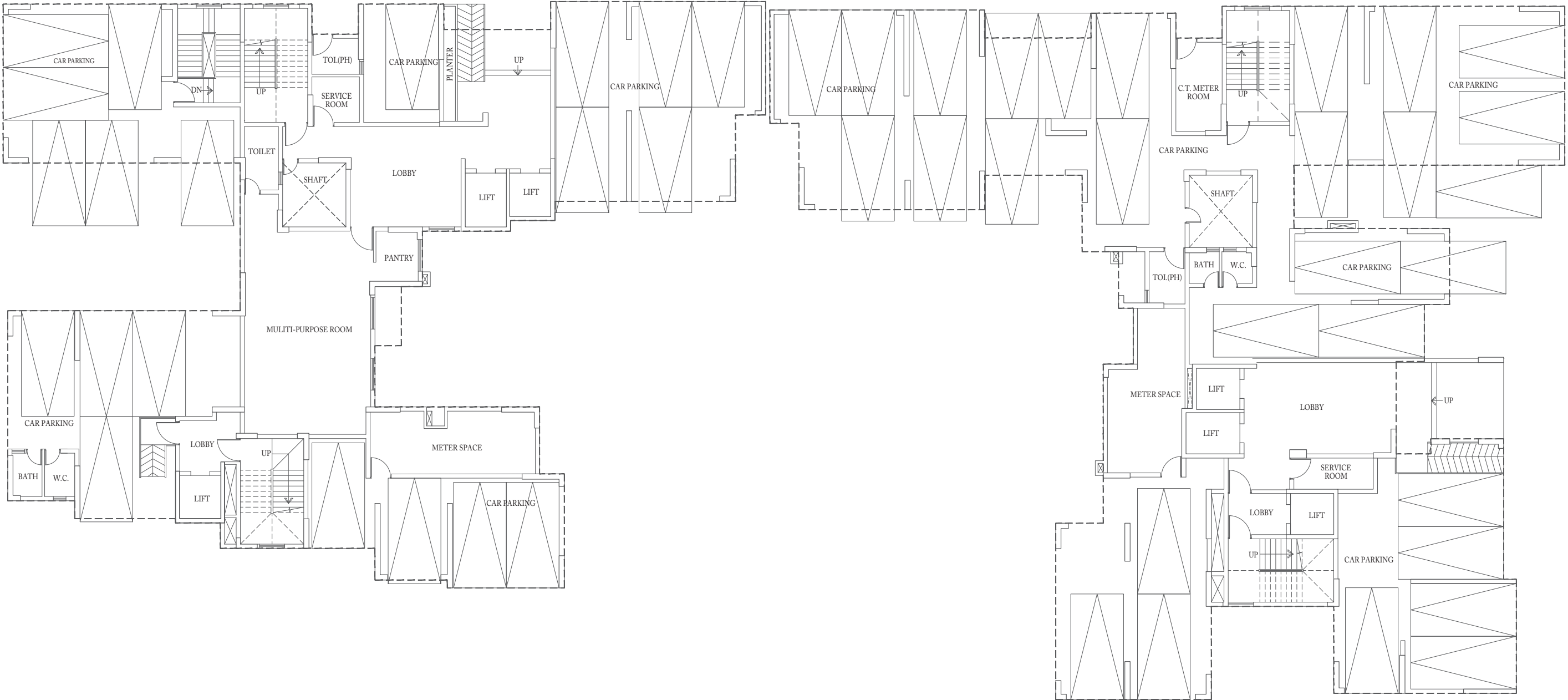
# Block 13 | 18th Floor Plan

Flat Type	BHK	Carpet Area (RERA) (sq.ft.)	Balcony Carpet Area (RERA) (sq.ft.)	Exclusive Open Terrace Carpet Area (RERA) (sq.ft.)	Total Saleable Area (sq.ft.)
B	3	967	43		1385
E	3	966	43		1384
A1	Duplex	1826	38	216	2723
C1	Duplex	1827	38	214	2695
D1	Duplex	1827	39	216	2724
F1	Duplex	1827	38	214	2695

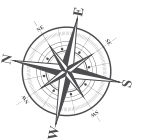
All dimensions provided are from Masonry wall / bare wall excluding wall plasters.



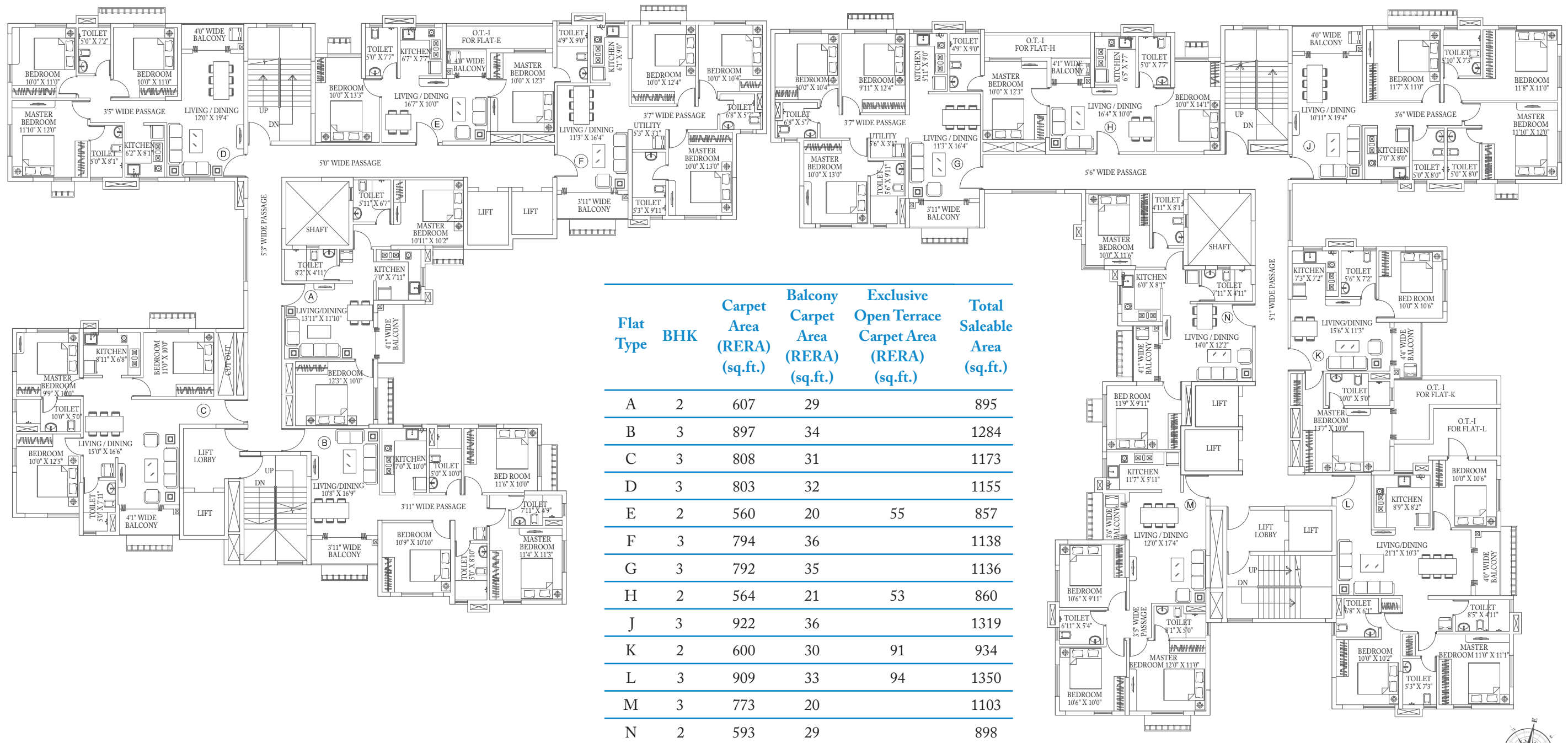
# Block 14 | Ground Floor Plan



All dimensions provided are from Masonry wall / bare wall excluding wall plasters.



# Block 14 | First Floor Plan



All dimensions provided are from Masonry wall / bare wall excluding wall plasters.



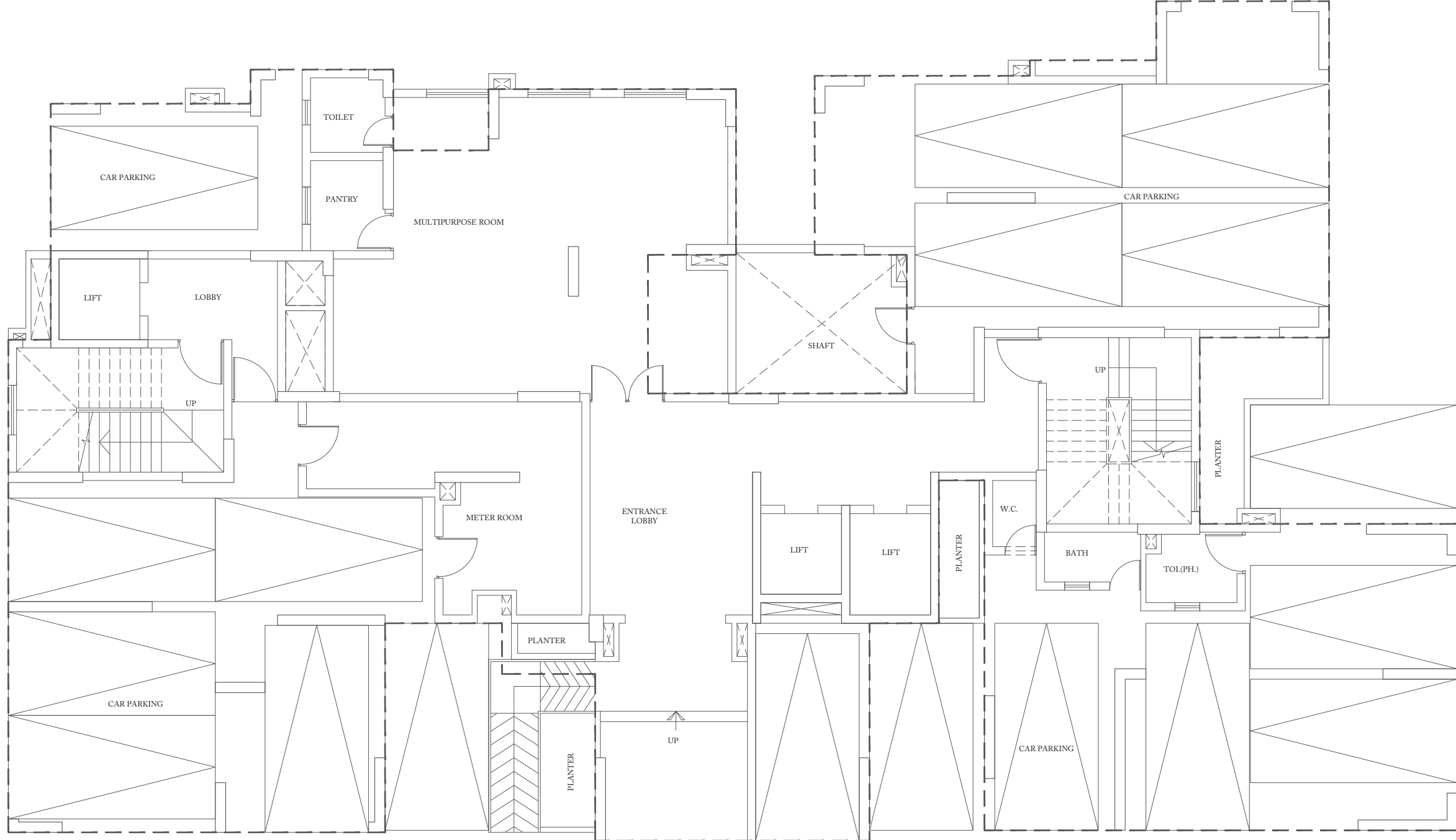
# Block 14 | Typical Floor Plan (2nd to 18th)



All dimensions provided are from Masonry wall / bare wall excluding wall plasters.



# Block 15 | Ground Floor Plan

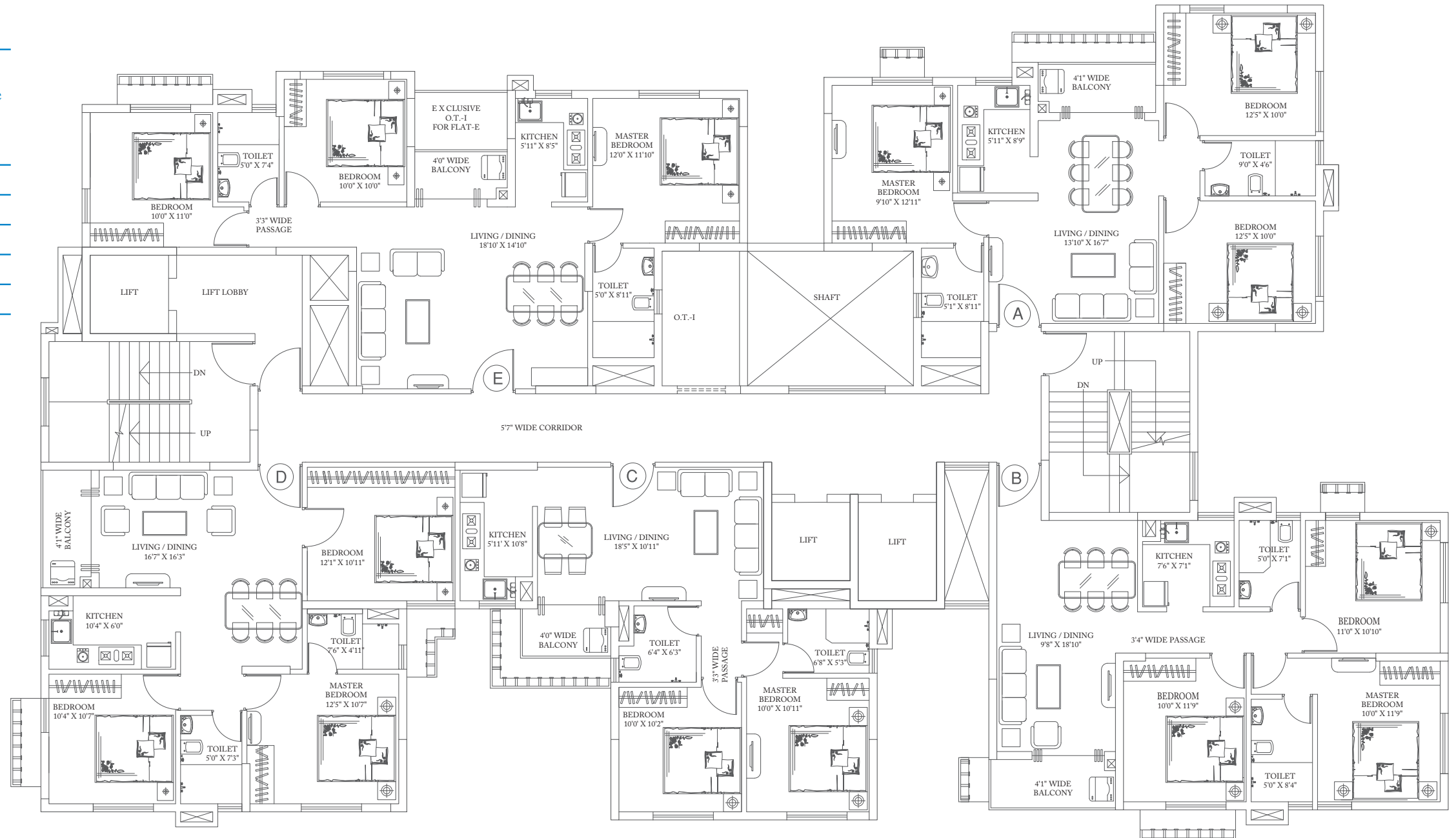


All dimensions provided are from Masonry wall / bare wall excluding wall plasters.

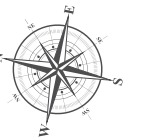


# Block 15 | First Floor Plan

Flat Type	BHK	Carpet Area (RERA) (sq.ft.)	Balcony Carpet Area (RERA) (sq.ft.)	Exclusive Open Terrace Carpet Area (RERA) (sq.ft.)	Total Saleable Area (sq.ft.)
A	3	774	32		1135
B	3	803	33		1161
C	2	612	22		891
D	3	785	32		1123
E	3	826	25	32	1227

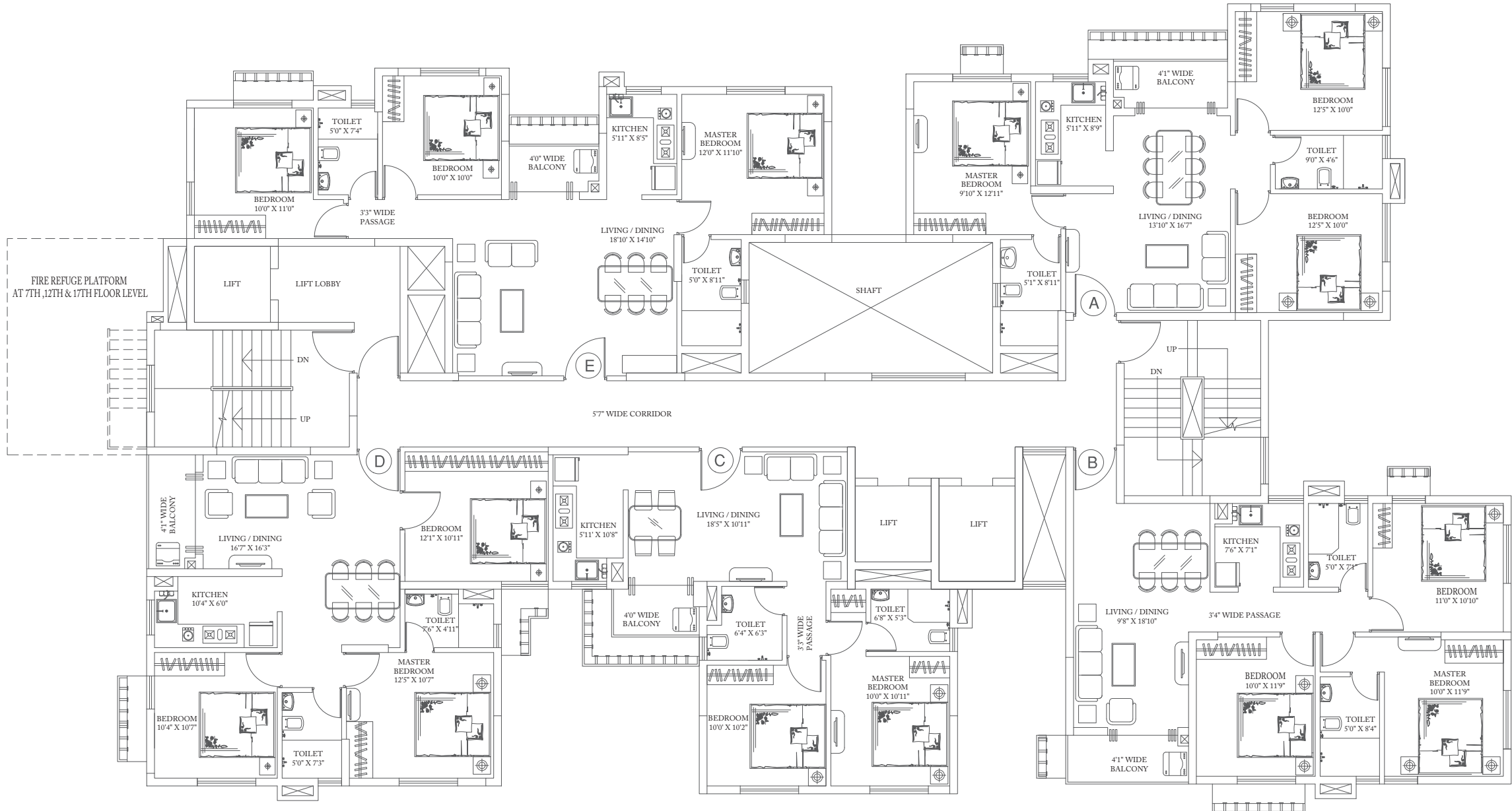


All dimensions provided are from Masonry wall / bare wall excluding wall plasters.

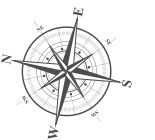


# Block 15 | Typical Floor Plan (2nd to 18th)

Flat Type	BHK	Carpet Area (RERA) (sq.ft.)	Balcony Carpet Area (RERA) (sq.ft.)	Total Saleable Area (sq.ft.)
A	3	774	32	1135
B	3	803	33	1161
C	2	612	22	891
D	3	785	32	1123
E	3	826	25	1209

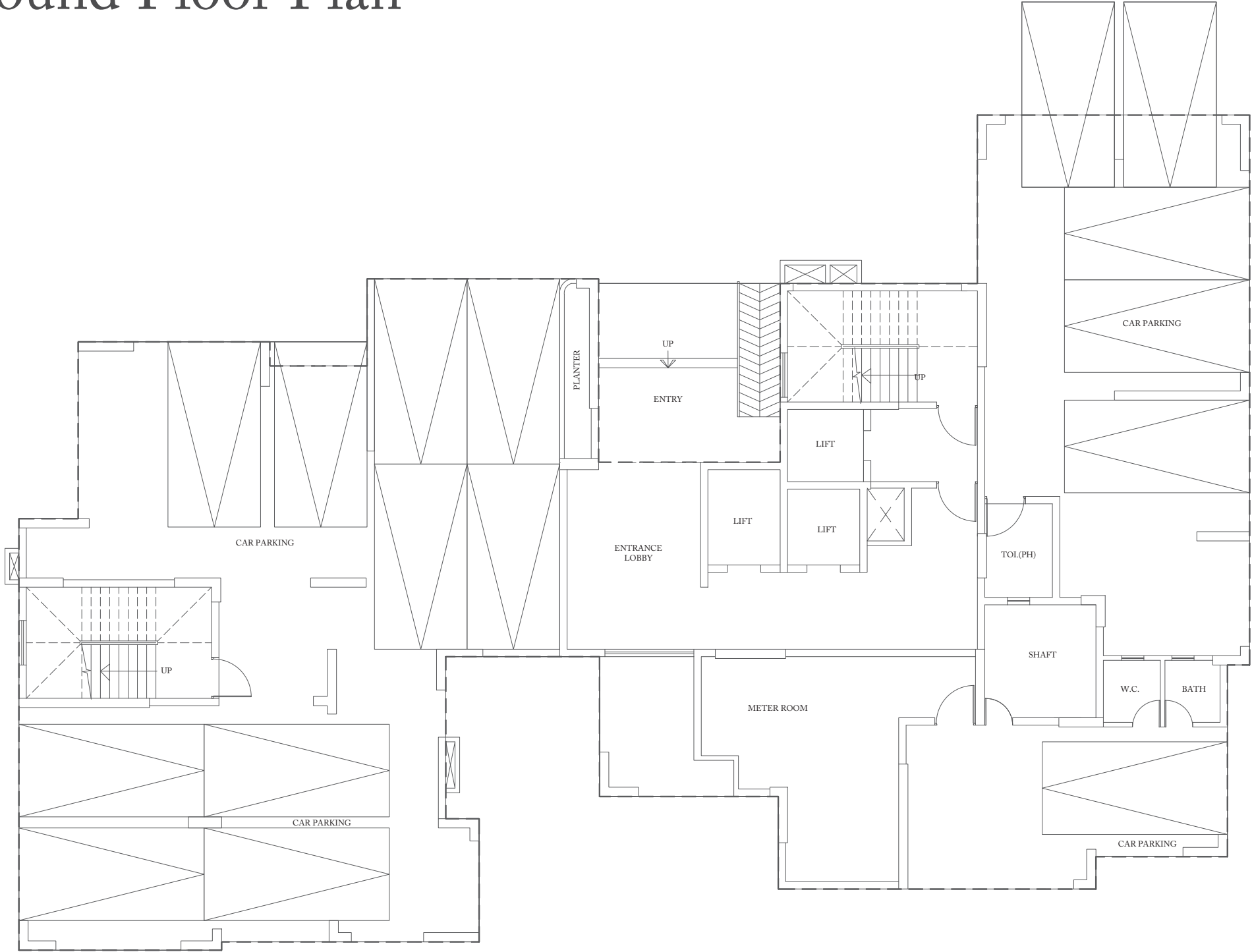


All dimensions provided are from Masonry wall / bare wall excluding wall plasters.





# Block 16 | Ground Floor Plan

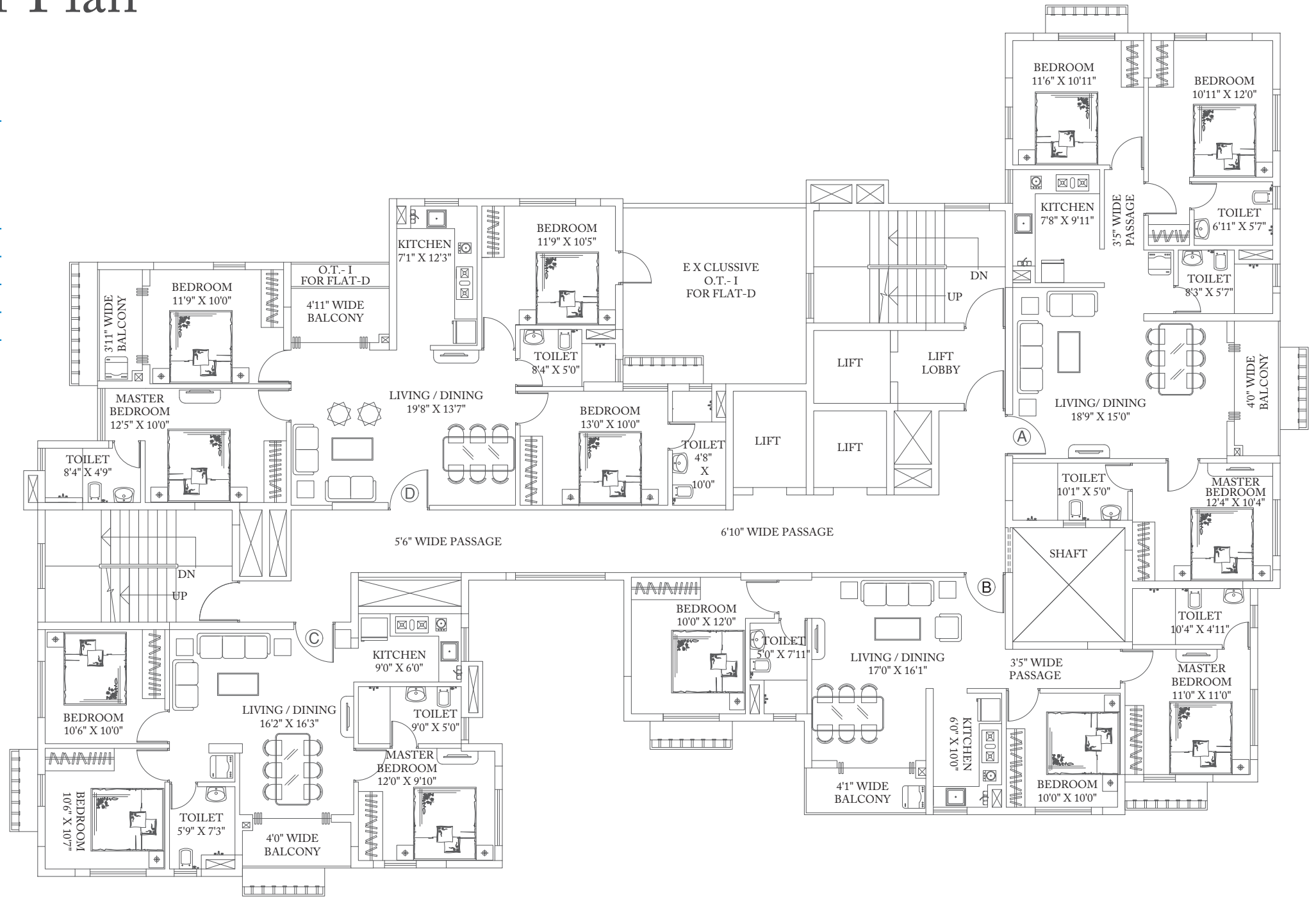


All dimensions provided are from Masonry wall / bare wall excluding wall plasters.



# Block 16 | First Floor Plan

Flat Type	BHK	Carpet Area (RERA) (sq.ft.)	Balcony 1 Carpet Area (RERA) (sq.ft.)	Balcony 2 Carpet Area (RERA) (sq.ft.)	Exclusive Open Terrace Carpet Area (RERA) (sq.ft.)	Total Saleable Area (sq.ft.)
A	3	968	39			1389
B	3	805	34			1178
C	3	747	31			1091
D	4	1034	36	31	257	1675

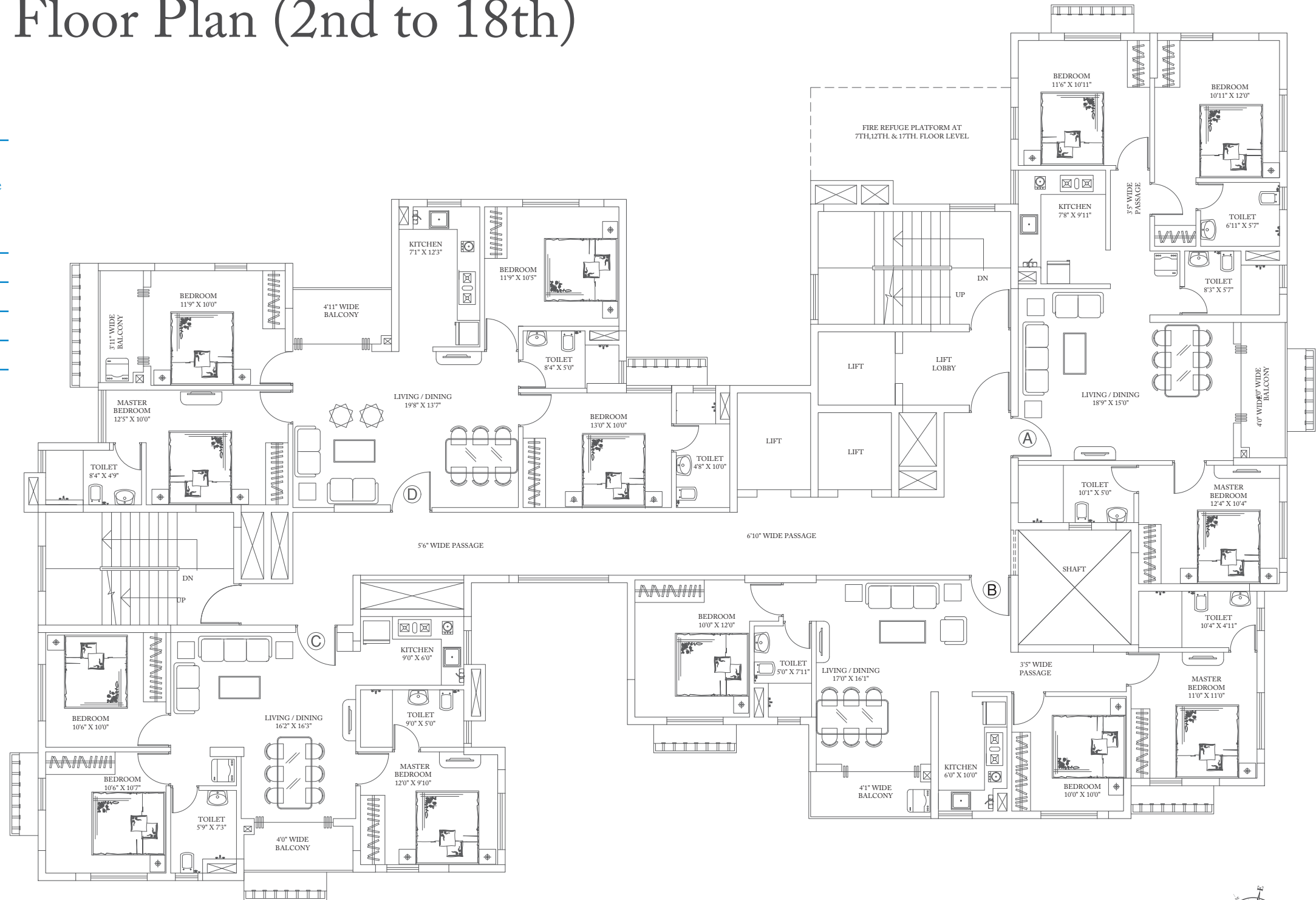


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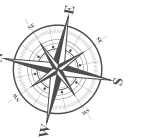


# Block 16 | Typical Floor Plan (2nd to 18th)

Flat Type	BHK	Carpet Area (RERA) (sq.ft.)	Balcony 1 Carpet Area (RERA) (sq.ft.)	Balcony 2 Carpet Area (RERA) (sq.ft.)	Total Saleable Area (sq.ft.)
A	3	968	39		1389
B	3	805	34		1178
C	3	747	31		1091
D	4	1034	36	31	1539



All dimensions provided are from Masonry wall / bare wall excluding wall plasters.





# 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 2 BHK flats & 1000 watts for 3 BHK flats &  
1250 watts for 4 BHK 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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Lead Developer

**PRIMARC**

Co-Developers



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

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