

Channel Partner



Contact Us

📍 19, Kalidas Patitundi Lane,  
Kolkata – 700026

[info@uvrealtors.com](mailto:info@uvrealtors.com)

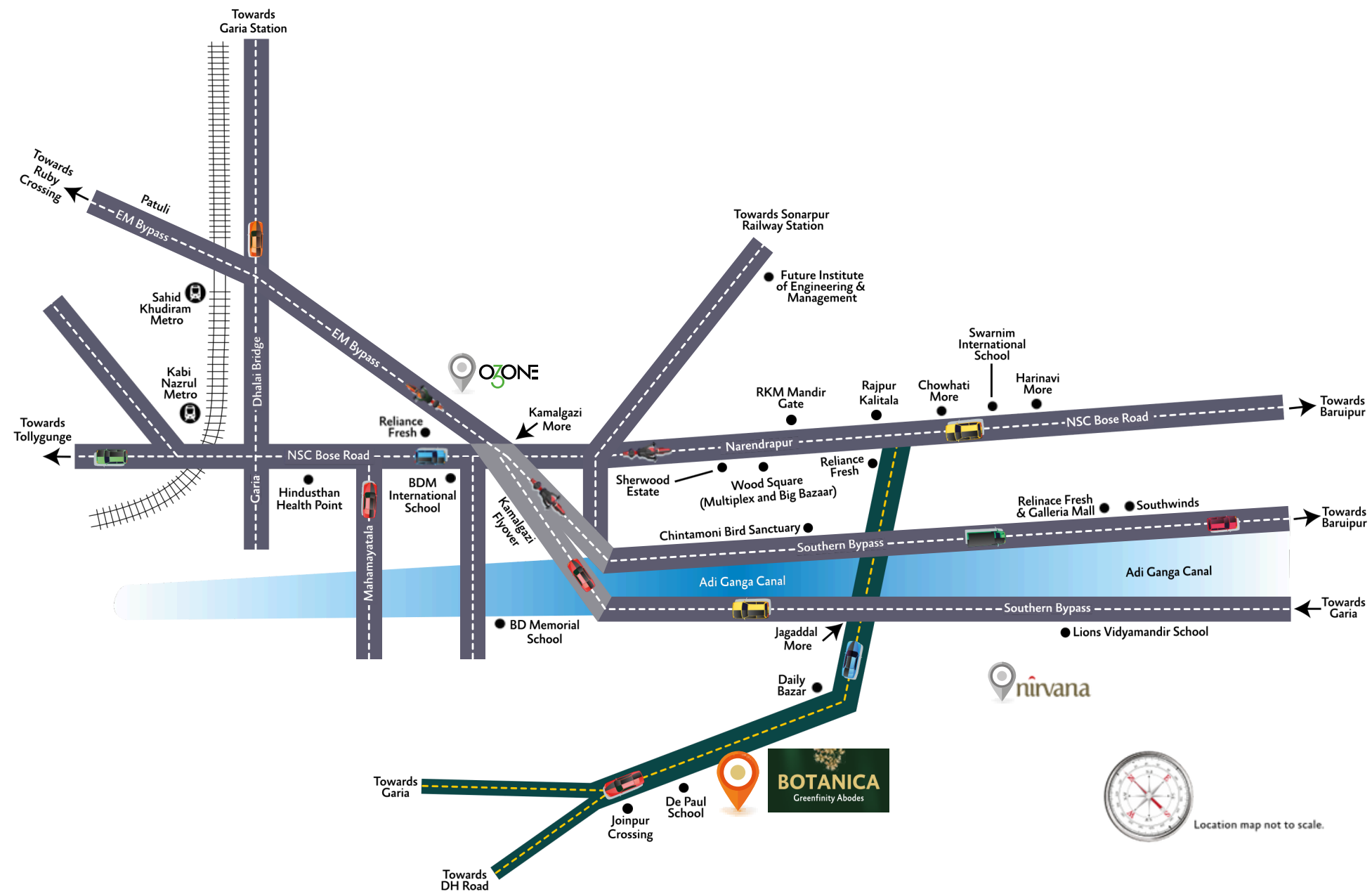
+91 62911 54267





Open your eyes to a green paradise.  
A world of hills, valleys, clouds and oases.  
Of hidden designs and sense gardens.  
Where your own house amidst infinite  
greens waits to lure you to a fairytale  
never heard before.

## Way to BOTANICA



## BOTANICA Greenfinity Abodes

Premium bungalows for just 212 families at Jagaddal just 1.5 kilometres from the Southern Bypass and 2 kilometres from NSC Bose Road. Replete with landscaping of a global stature, first of its kind in the city, spread on about 11 acres.

Inspired by the historical Botanical Garden in Howrah, BOTANICA will have a unique 25000 sqft hillscape Clubhouse, a first of its kind in Kolkata. It will have a scientific orientation ... two-sides open and a skylight roof that will offer 96% to 100% daylight in each bungalow.

Luxurious houses with open gardens, backyard lawns and green terraces, BOTANICA will be a unique home that's like a fairytale in a wonderland.

Enjoy the 'Journey of the valley' here with landscaping and architectural themes like hills, valleys, oases and botanic clouds.

## From BOTANICA by road

### Shopping & Daily needs

- Daily Markets 500 mtr
- Wood Square mall 3.3 kms
- Southwinds Galleria 4.1 kms
- Big Bazar (Highland Park) 8.5 kms
- Convenient Store for daily needs - In-house

### Educational Institutions

- Lions Vidyamandir 2.5 kms
- Delhi World Public School 2.5 kms
- Ramkrishna Mission Residential College 3.2 kms
- Swarnim International School 3.9 kms
- BD Memorial School 6 kms
- Future Institute of Engineering & Management 6.3 kms
- Netaji Subhas Engineering College 9.9 kms

### Hospitals

- Future Oncology Hospital and Research Centre 2.5 kms
- Peerless Hospital 9 kms
- RN Tagore Hospital 10 kms

### Multiplexes

- SVF Multiplex 3.3 kms
- INOX 8.5 kms

### Connectivity

- South EM Bypass 1.5 kms
- Sonarpur Railway Station 5 kms
- Shahid Khudiram Metro 6.5 kms
- Kavi Nazrul Metro 6.5 kms
- Garia More 7 kms
- Ruby Crossing 11 kms

NOTE Distances courtesy Google.com



The gateway



## Journey of the valley

BOTANICA is designed with a unique concept called the 'journey of the valley'. It is divided into four themed zones ... The Botanic cloud, The Hill, The Valley and The Oasis.

Botanic cloud, the first zone trees are like a part of the sky creating green clouds as you walk in through the boulevard.

The second zone, the Hill has the Club. Landscaping and architectural splendour will merge here to create a sense of a hill going up to a sky lounge from a distance.

The next one ... the Valley. Hidden greens and design here will create a difference in landscape levels ... with green spaces, activities, features and water.

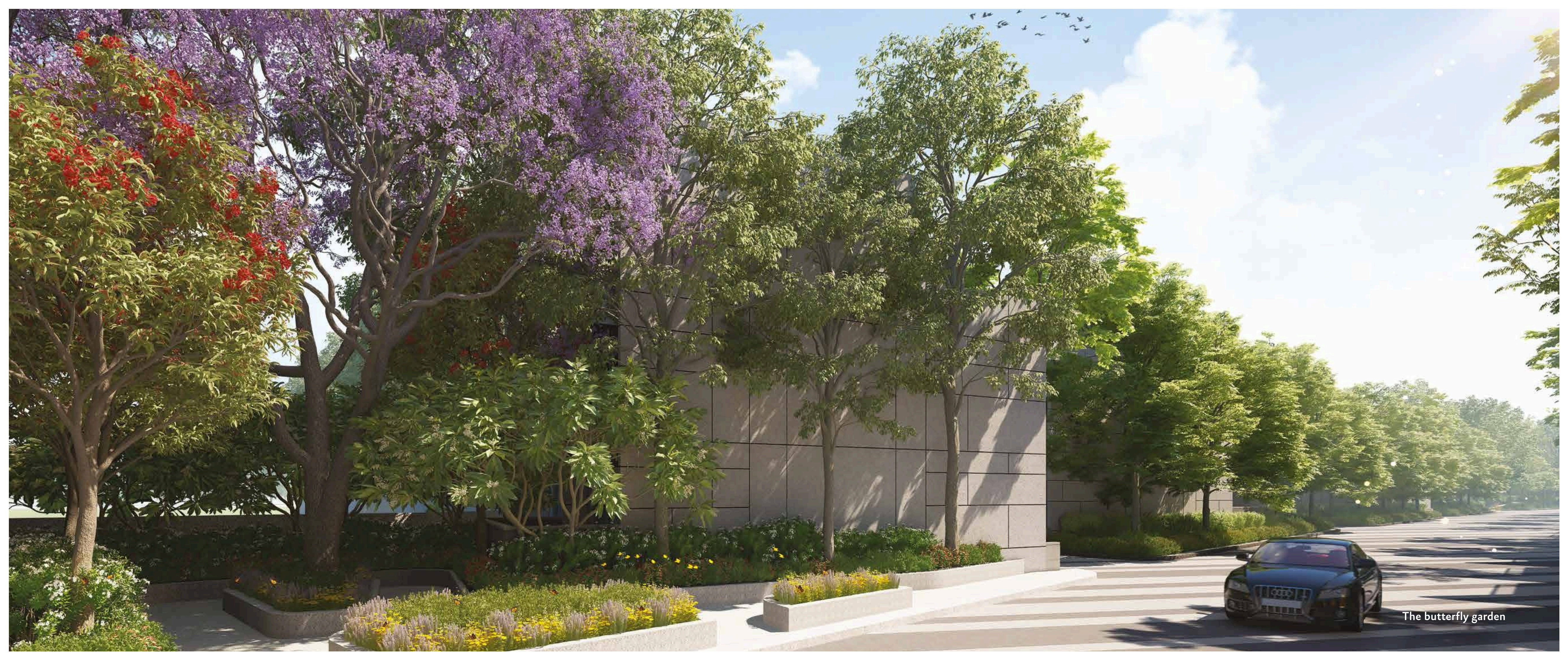
The last one ... the Oasis. This garden area will be segregated at different points between the houses. Conceptualised to create spaces using the five senses ... Romantic garden, Butterfly garden, Herb garden, Fruit orchard and a Relaxation garden, Oasis will surely quench the thirst of your eyes.



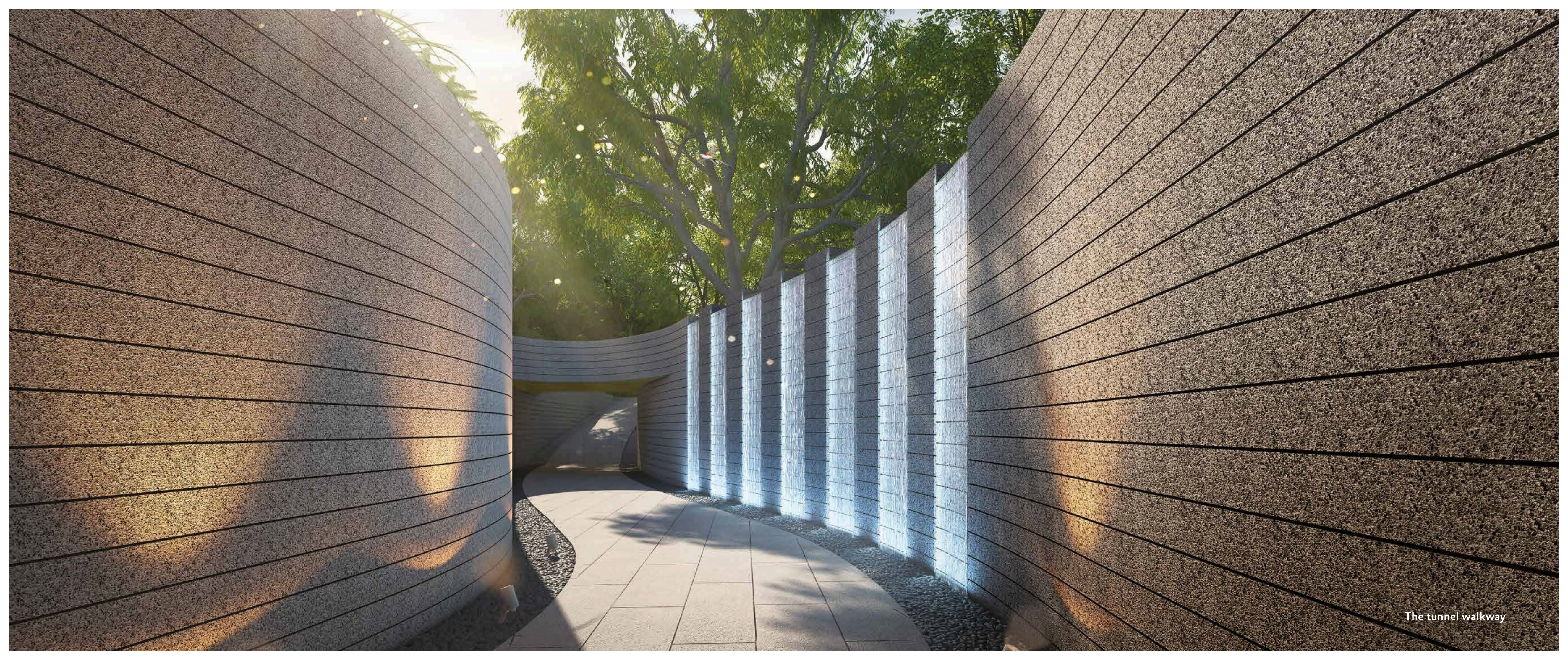
The Botanic Cloud



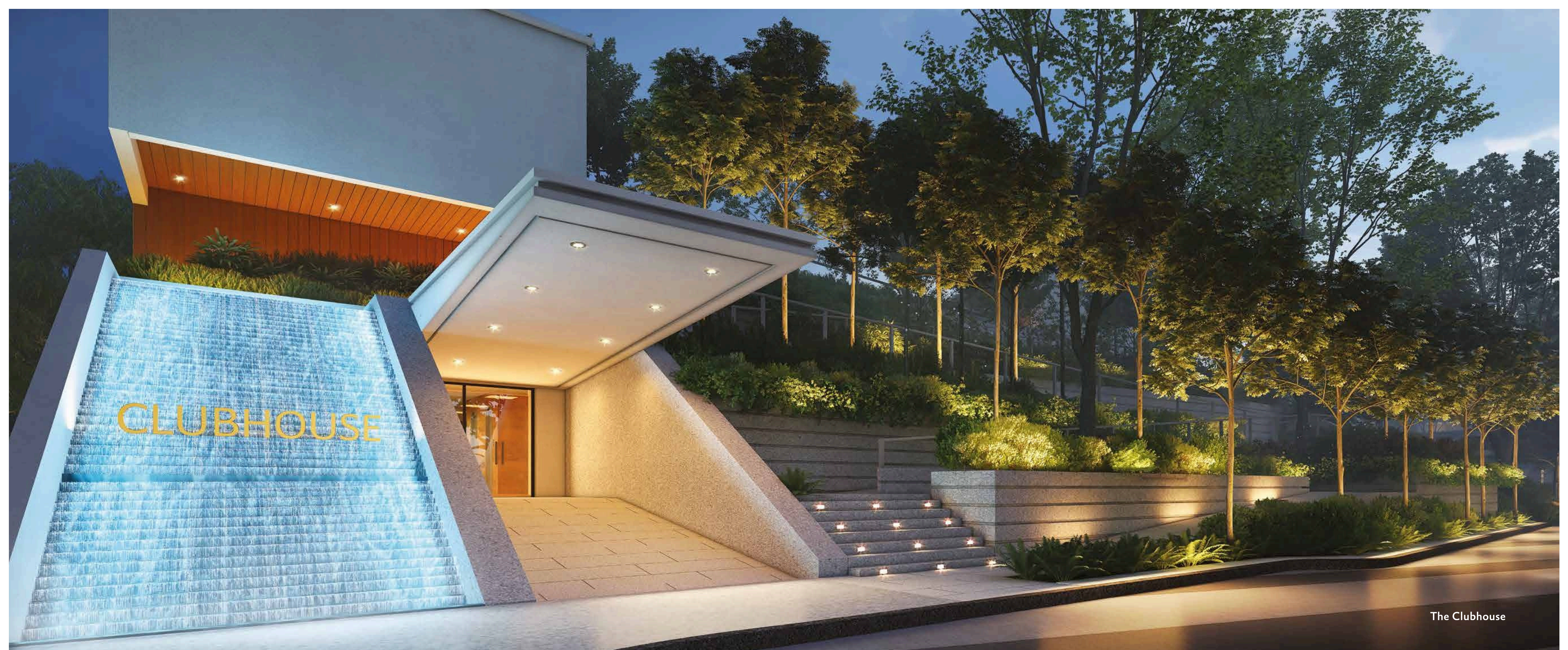
The Club hill rampway



The butterfly garden



The tunnel walkway



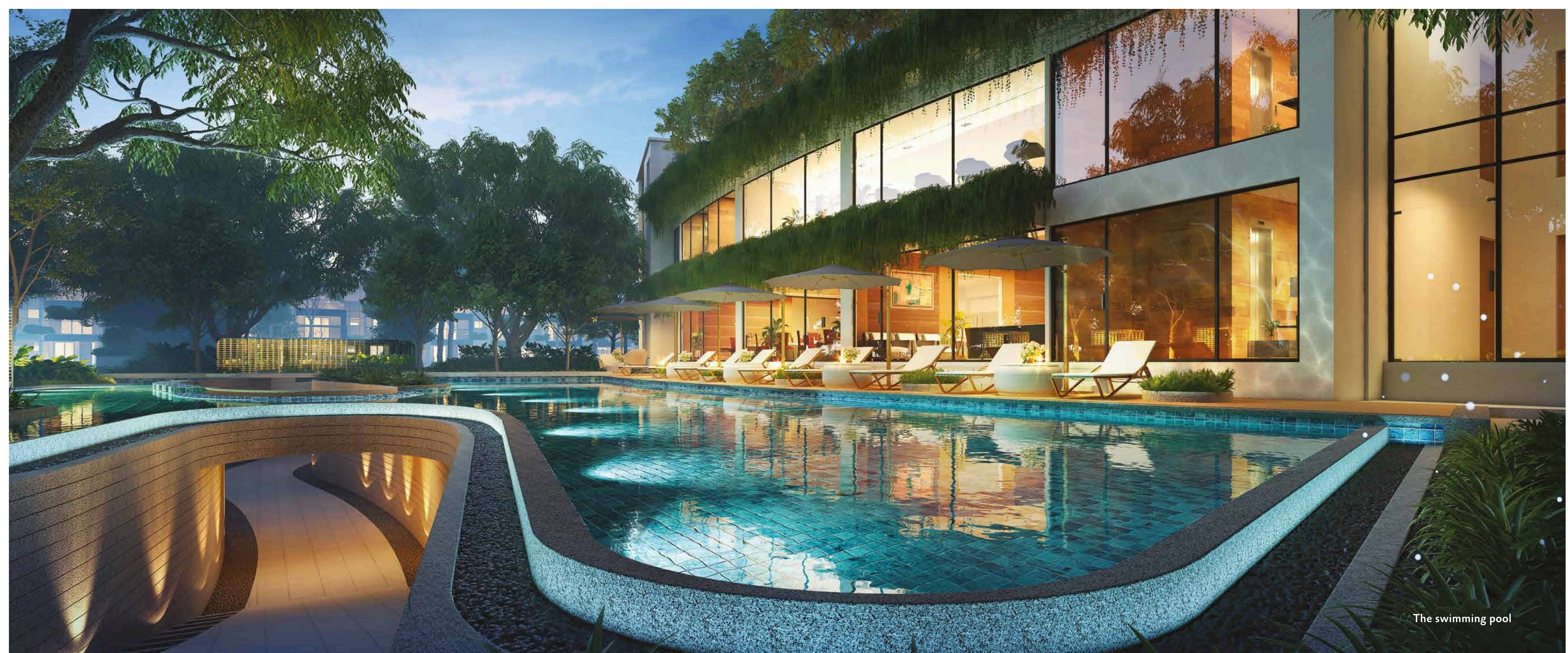
The Clubhouse



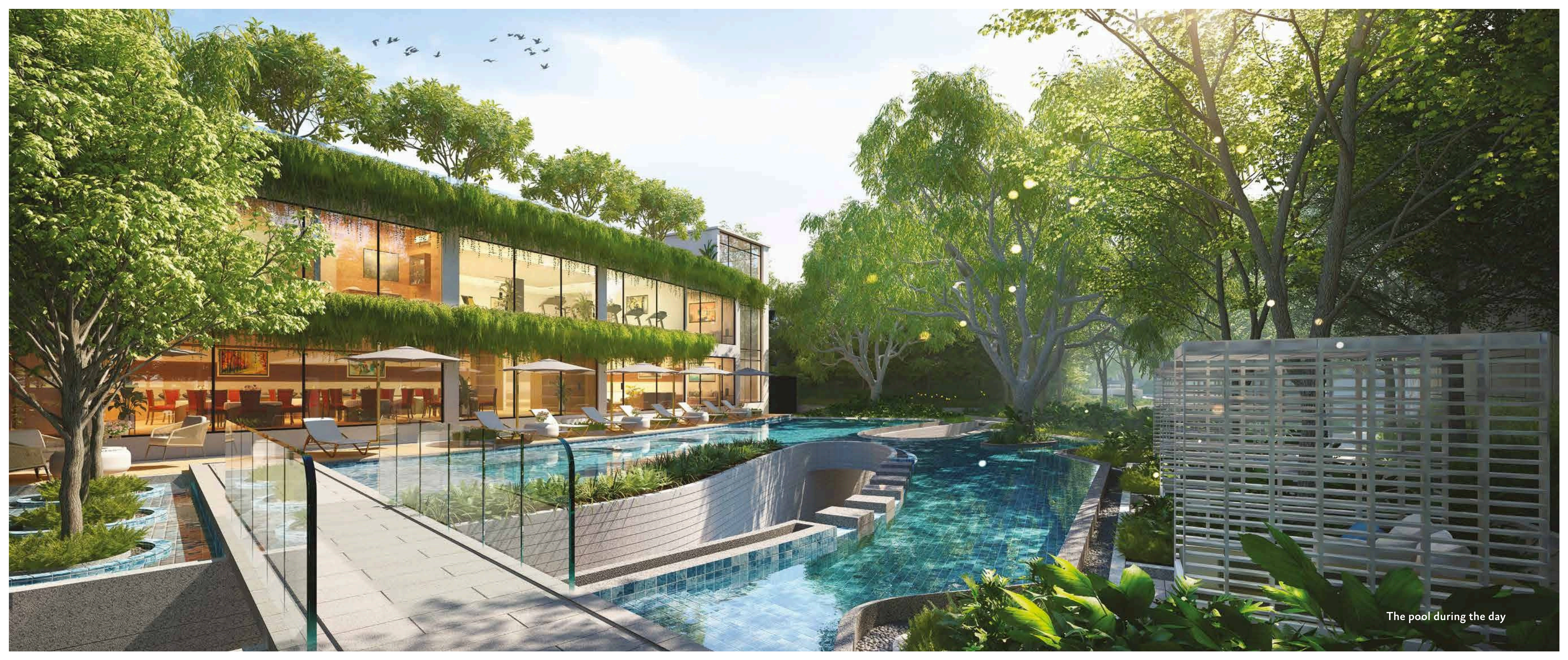
The Club from the top



The floating pavillion



The swimming pool



The pool during the day



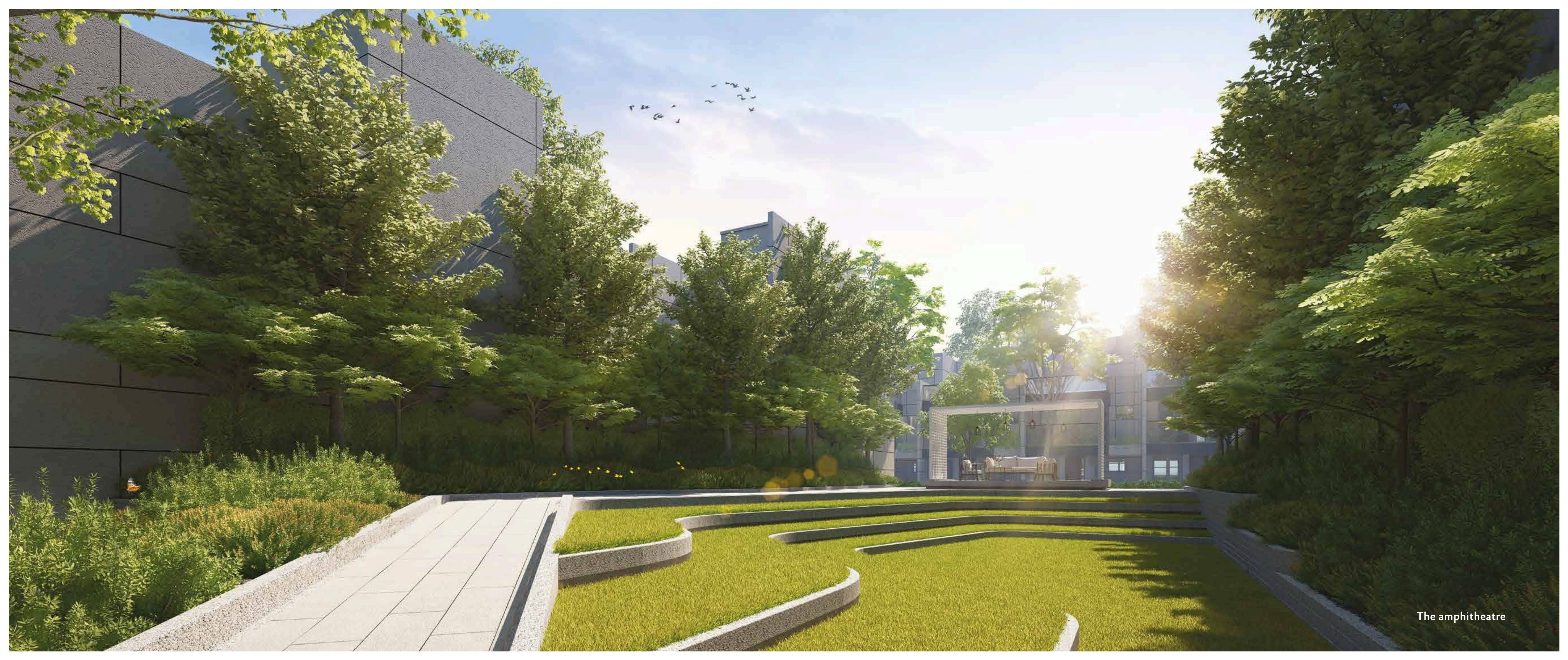
The skylounge



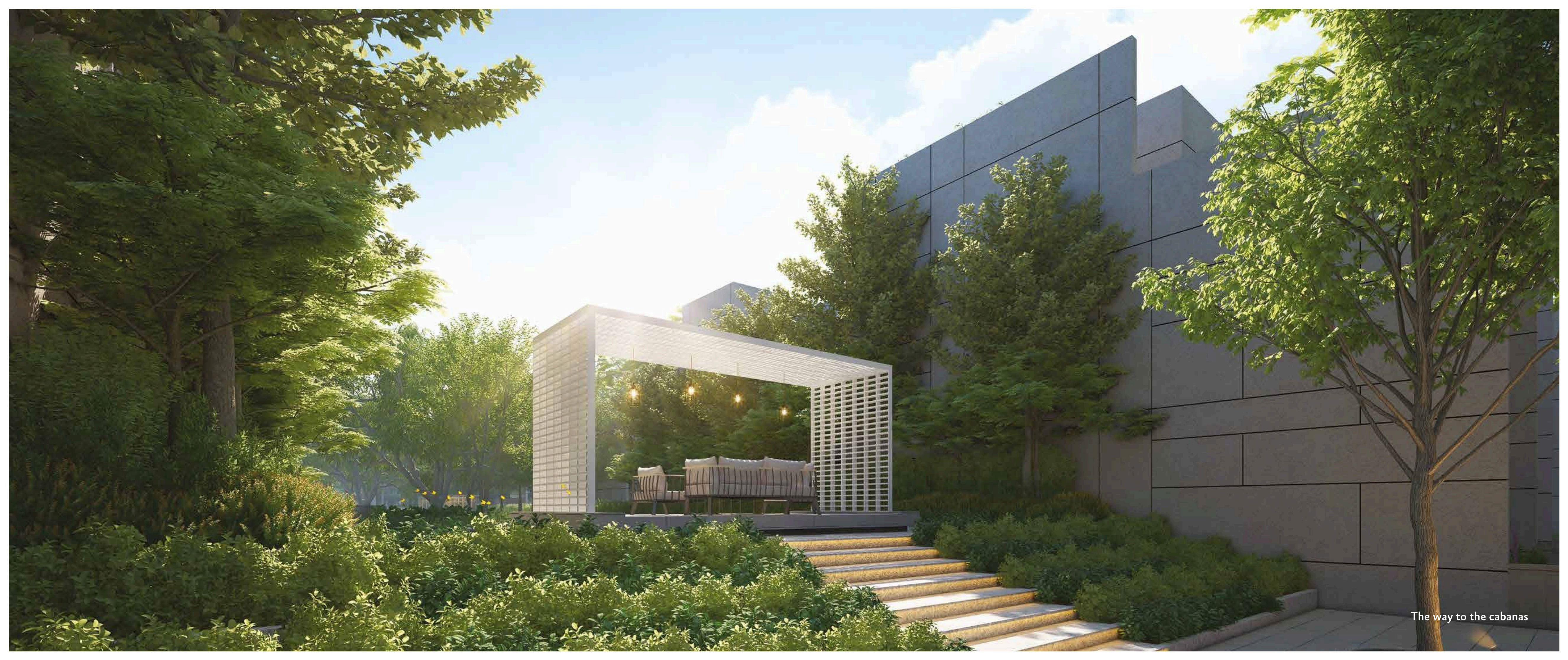
The multipurpose court



The kids' play area



The amphitheatre



The way to the cabanas



The forest zone



The mini cricket and football ground



The relaxation garden and bonfire area



The reflexology an accupuncture area



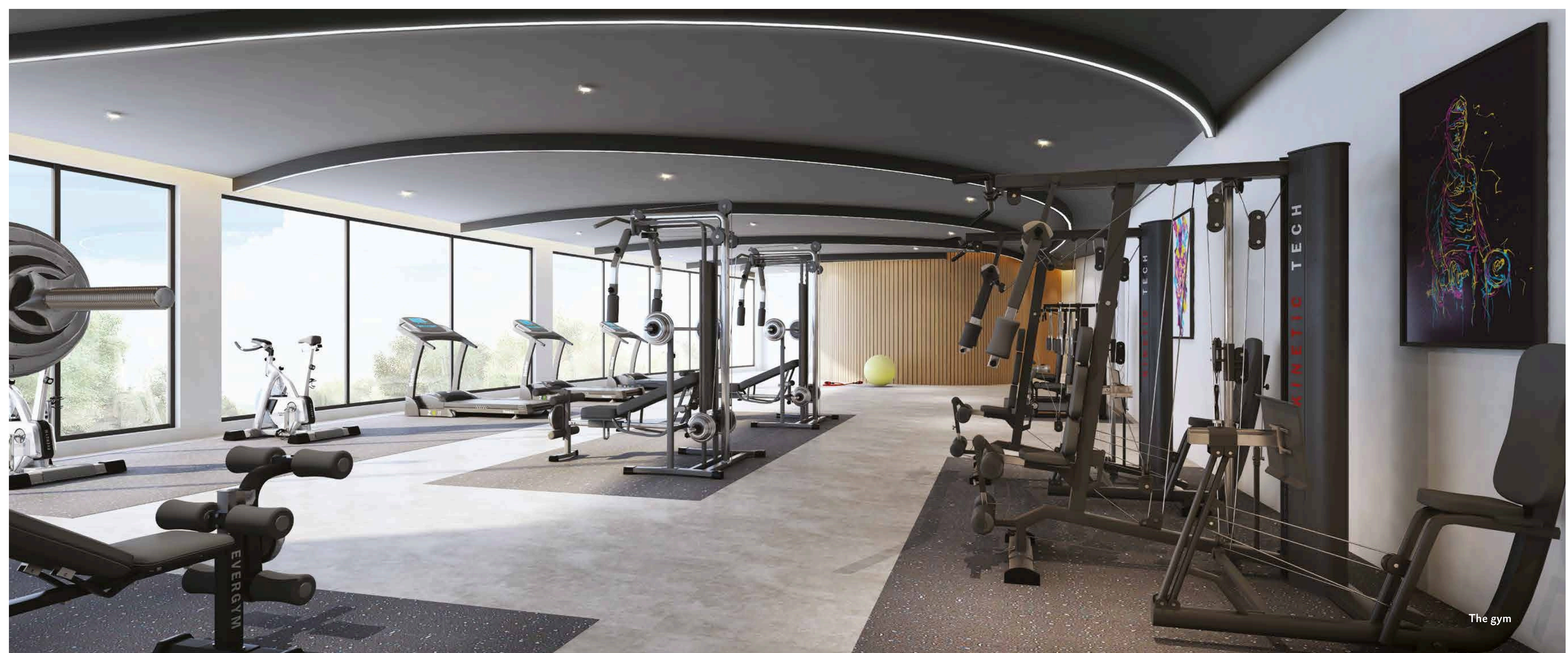
The club aerial view



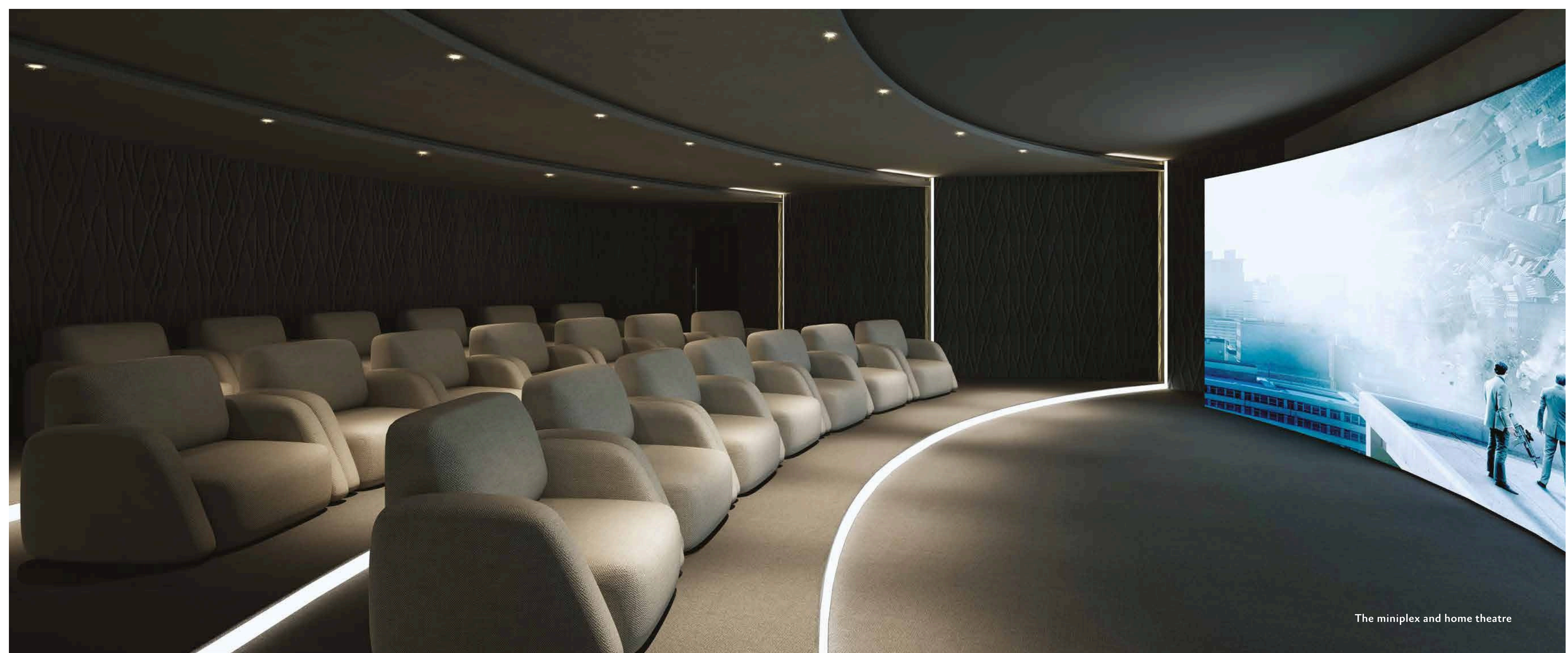
The Clubhouse from the top



The Club reception lobby



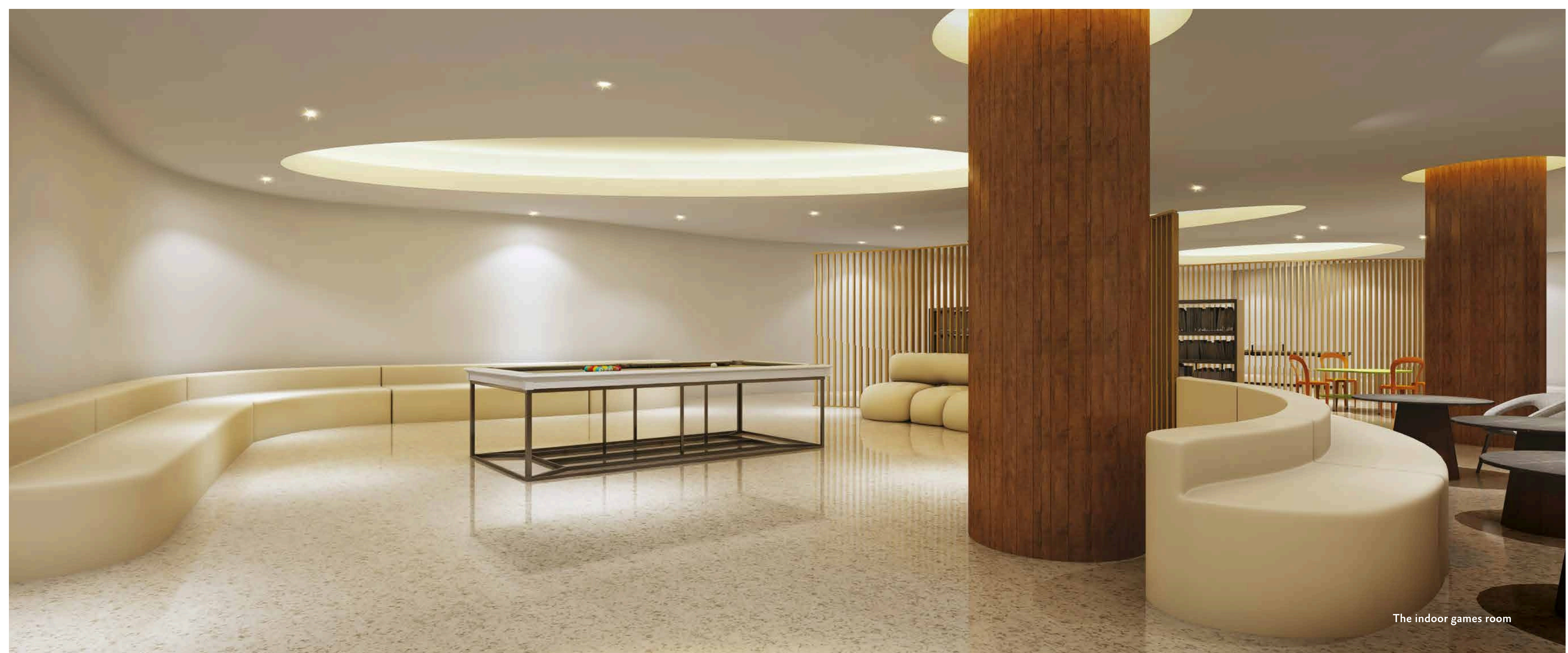
The gym



The miniplex and home theatre



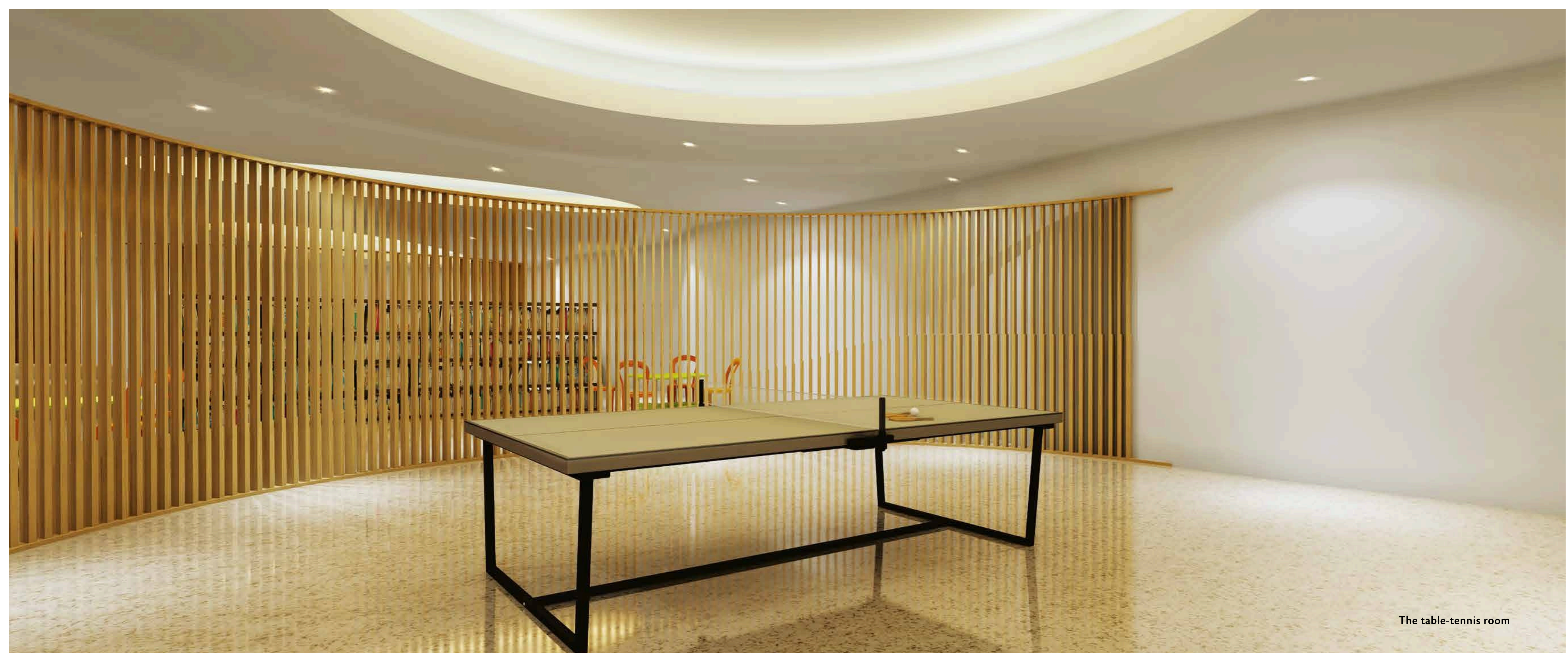
The dance room



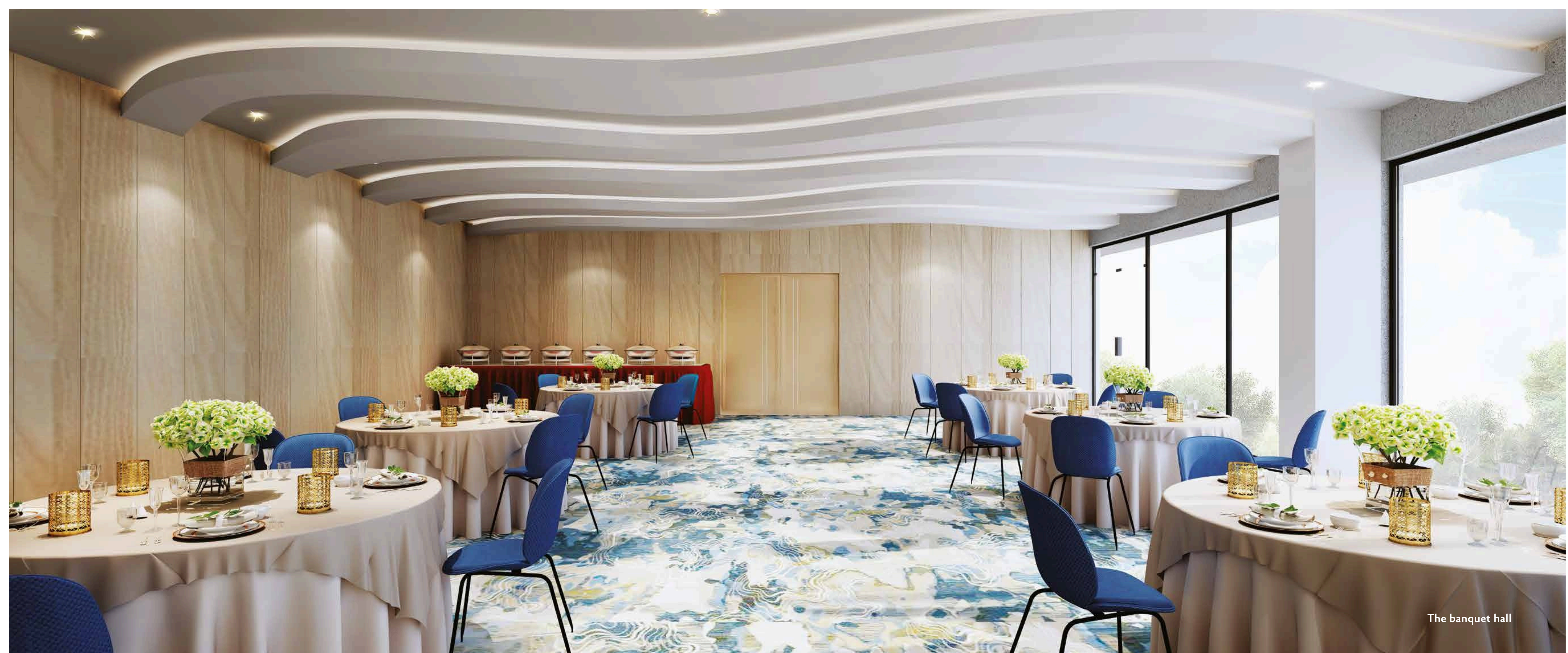
The indoor games room



The card room



The table-tennis room



The banquet hall



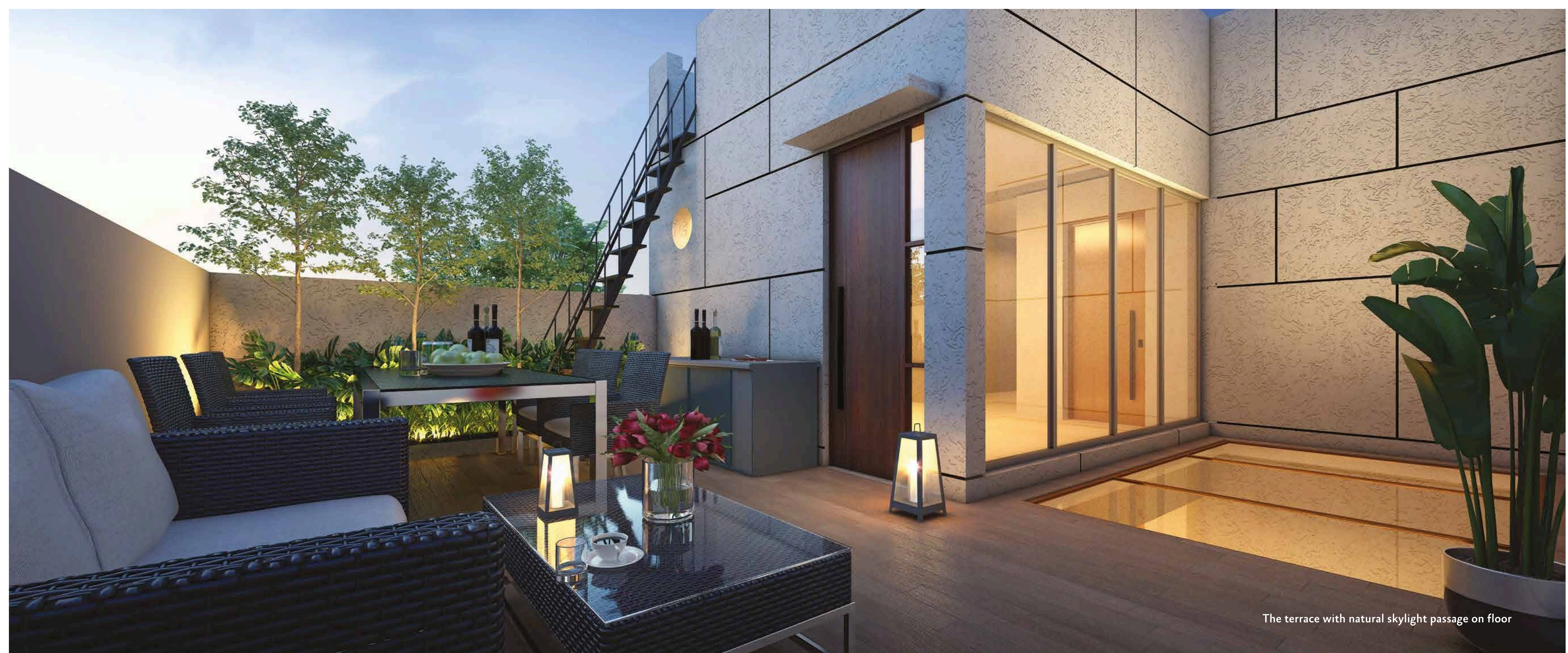
The houses



The House Type C3 backlawn



The balcony



The terrace with natural skylight passage on floor

## Indian Green Building Council features

### Rainwater harvesting

A rainwater harvesting tank installed in BOTANICA would collect the rainwater from the roof and ground floor areas and store them to reuse it for gardening and landscaping. This will not only charge and enhance groundwater levels and reduce water flow into drains but also reduce the potable water required for the project, thereby making it water efficient.



Rainwater collection

### Solar power lighting for common areas

BOTANICA will house solar panels. The energy generated from these will be able to cater to the lighting of the common areas. This will make BOTANICA immensely energy efficient.



Solar powered lights in common areas

### Virgin greens

The site will be restored to virgin greenlands by adequate landscaping that will offer residents ample space for relaxation and play.

### Waste and garbage disposal

BOTANICA will recycle the waste water and reuse it for flushing in order to reduce the usage of potable water. The organic waste converter at BOTANICA will help manage waste in a proper way and convert the kitchen and garden waste to manure and use it for the landscaping.

### Limiting water waste

Low water flow fixtures specifically designed to limit water waste will help residents reduce water consumption.

### Electric vehicle charging points

With rising fuel prices there is and will be a propensity to shift to renewable resources for vehicles. Which is why, the usage of electric vehicles are on the rise. A platinum rated building will have to have electric vehicle charging points to provide residents the provisions to charge electric vehicles. Provision for a car charging point will be provided in each house.



Electric vehicle charging point



GH platinum pre-certified

### Energy efficient lights

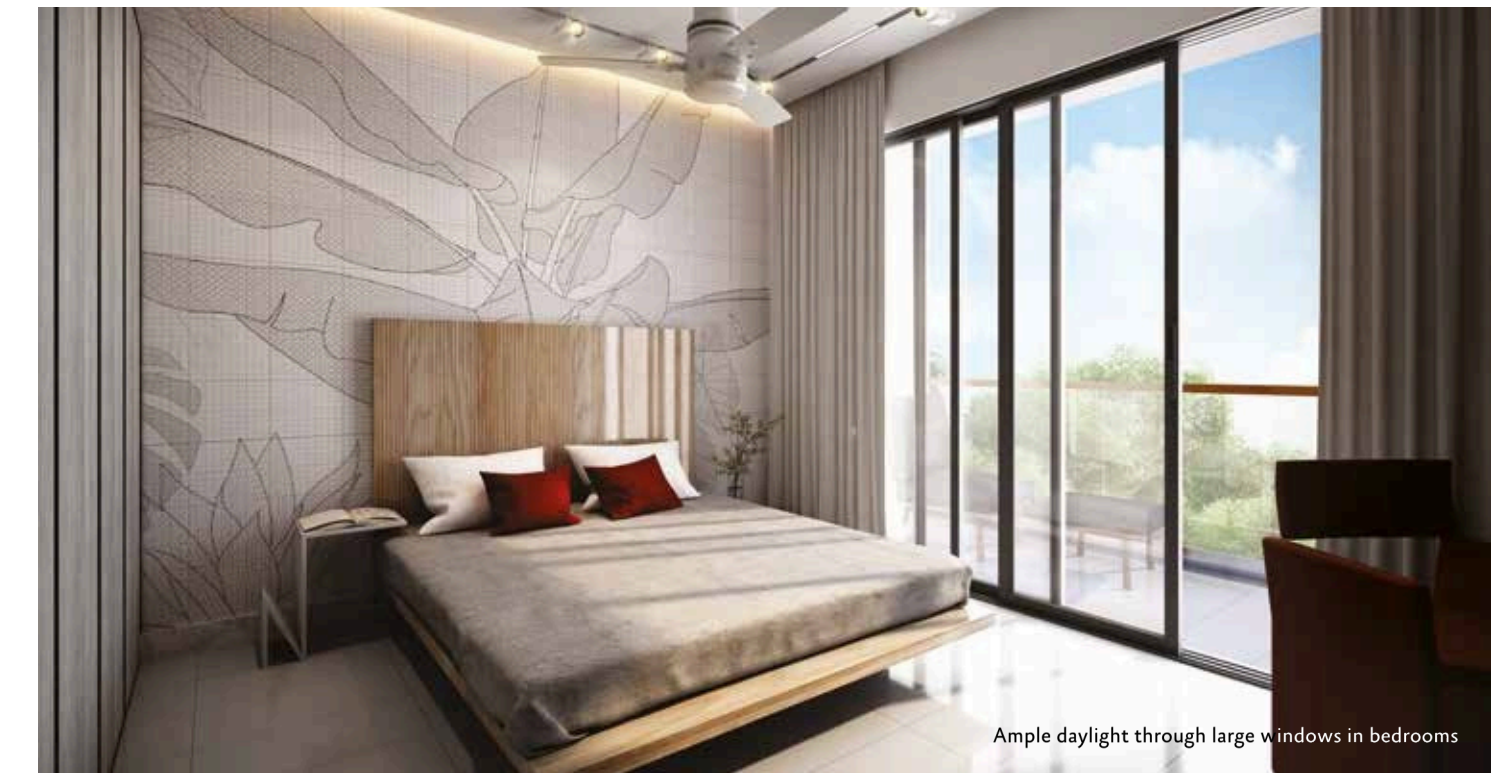
LED lights that consume almost 30% less electricity in comparison to other lights will help BOTANICA reduce the energy consumption for the building making it energy efficient.



LED lights in indoor common areas

### Sunlight and fresh air

BOTANICA will have windows that are adequately sized to allow a lot of daylight and fresh air. Better indoor environmental quality will protect health, improve the quality of life, and reduce stress. In a way, it will also escalate the the resale value of the apartments.



Ample daylight through large windows in bedrooms

### Use of sustainable and certified material

A platinum rated building is made of IGBC-rated sustainable products such as FSC certified wood, AAC blocks instead of fly-ash, certified lifts and low VOC paints. The material undergo rigorous scrutiny, and the quality of construction is therefore much superior. This will directly impact infrastructure and living conditions of the residents at SOLUS.

## The fine art of BOTANICA

### The Architect

**Smallwood** is an American architectural firm based in Atlanta, Georgia, founded in 1979.

The company's expertise lies in Architecture, Interior Design, Master Planning, Experiential Graphic Design and Landscape Architecture.

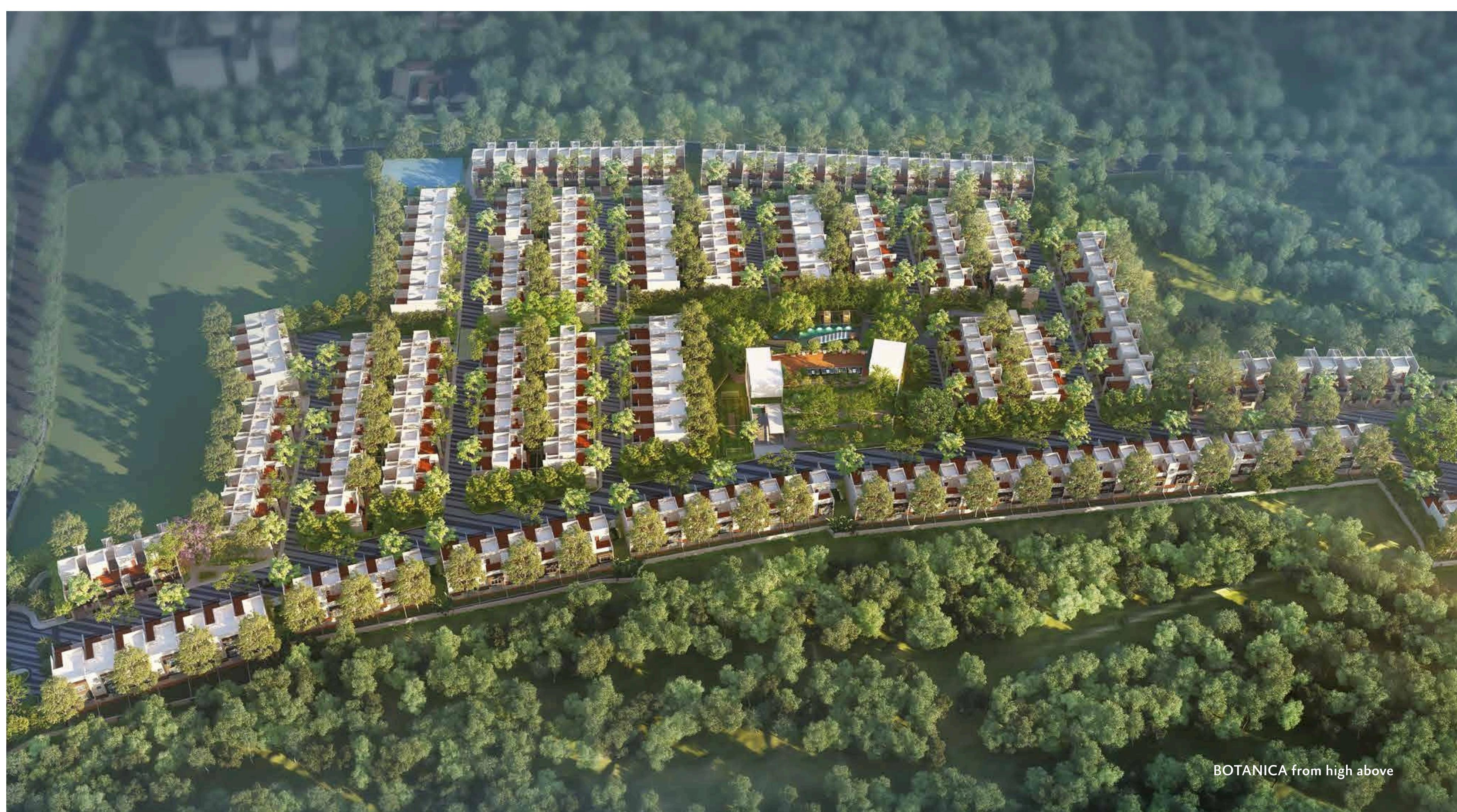
Landmark projects include The Leela Palace New Delhi, ADNH Hilton Al Ain, UAE, Science Lecture Building in Atlanta, Georgia & many more.

### The Landscape Designer

**Tectonix**, is an award-winning landscape design studio based in Bangkok, Thailand.

Their designs have won several awards. They have gained international recognition for a small international school in Bangkok, a public park in Mumbai, a resort in the pristine landscape of Andaman sea to an ultra-luxurious residential highrise in Bangkok CBD.

Landmark projects include Four Seasons Hotel, Bangkok, Grand Mercure Khaolak, Phag-Nga Thailand, Anasiri Bangyai, Bangkok and more.



BOTANICA from high above

## The Srijan advantage

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 customised 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.

Srijan possess a rich track record of having delivered approximately 73 lakh square feet across 29 projects. Developing 157 lakh square feet across 16 projects at present.

A responsible corporate citizen, Srijan has a project named 'Srijan Seva Sadan', a dharamshala, in Salasar. It is a housing that acts as a high-end pilgrims' refuge equipped with all modern lifestyle amenities.

Srijan is also constructing a hospital in Salasar that will aim at addressing the secondary healthcare needs of thousands while its contiguous property engages in organic farming.



Sherwood Estate, Narendrapur



Greenfield City, near Behala Chowrasta Metro



Ozone, South EM Bypass



Eternis, Jessore Road



Natura, Near New Alipore Petrol Pump



Srijan Industrial Logistic Park, NH 6



PS Srijan Corporate Park Sector V, Salt Lake City



Nirvana, Near Southern Bypass



Galaxy Mall, Asansol



Srijan Midlands Madhyamgram, Jessore Road

## Recent recognition for Srijan Realty

Srijan has won the MAGPIE ESTATE AWARDS 2016, ORGANISED BY FRANCHISE INDIA & MEDIA PARTNER ET NOW, REGIONAL DEVELOPER OF THE YEAR – EAST 2016 ABP NEWS REAL ESTATE AWARDS 2017 FOR BEST QUALITY ASSURANCE ABP NEWS REAL ESTATE AWARDS 2017 PROFESSIONAL EXCELLENCE IN REAL ESTATE 2017 CERTIFICATE OF MERIT ET NOW REAL ESTATE AWARDS 2018, BRAND OF THE YEAR 2018 ET NOW REAL ESTATE AWARDS 2018 DEVELOPER OF THE YEAR 2018 10TH REALTY PLUS CONCLAVE & EXCELLENCE AWARDS 2018 EAST, EXCELLENCE IN DELIVERY 2018



Channel Partner



REALTORS

Contact Us

 19, Kalidas Patitundi Lane,  
Kolkata – 700026

[info@uvrealtors.com](mailto:info@uvrealtors.com)

+91 62911 54267



BOTANICA Holding – 110 Dr BC Roy Road Mouza – Elachi & Jagaddal PS – Sonarpur Rajpur Sonarpur Municipality Ward – 25 South 24 parganas West Bengal

NOTE

Pictures used in this brochure are artist impressions for illustration purpose only. The information, features, offerings and other details herein are only indicative and the developer / owner reserves its right to change any or all of these in its discretion subject to grant of approval from relevant authorities. This printed material does not constitute an offer, an invitation to an offer and / or commitment of any nature between the developer/ owner and recipients. The developer's/owner's website(s) and other advertising and publicity material include artist impressions indicating the anticipated appearance of completed development. No warranty is given that the completed development will comply in any degree with such artist impression. Costs, designs and facilities and/or specifications may be subject to change without notice. Any decorative item and furniture shown here is not a part of our offering.