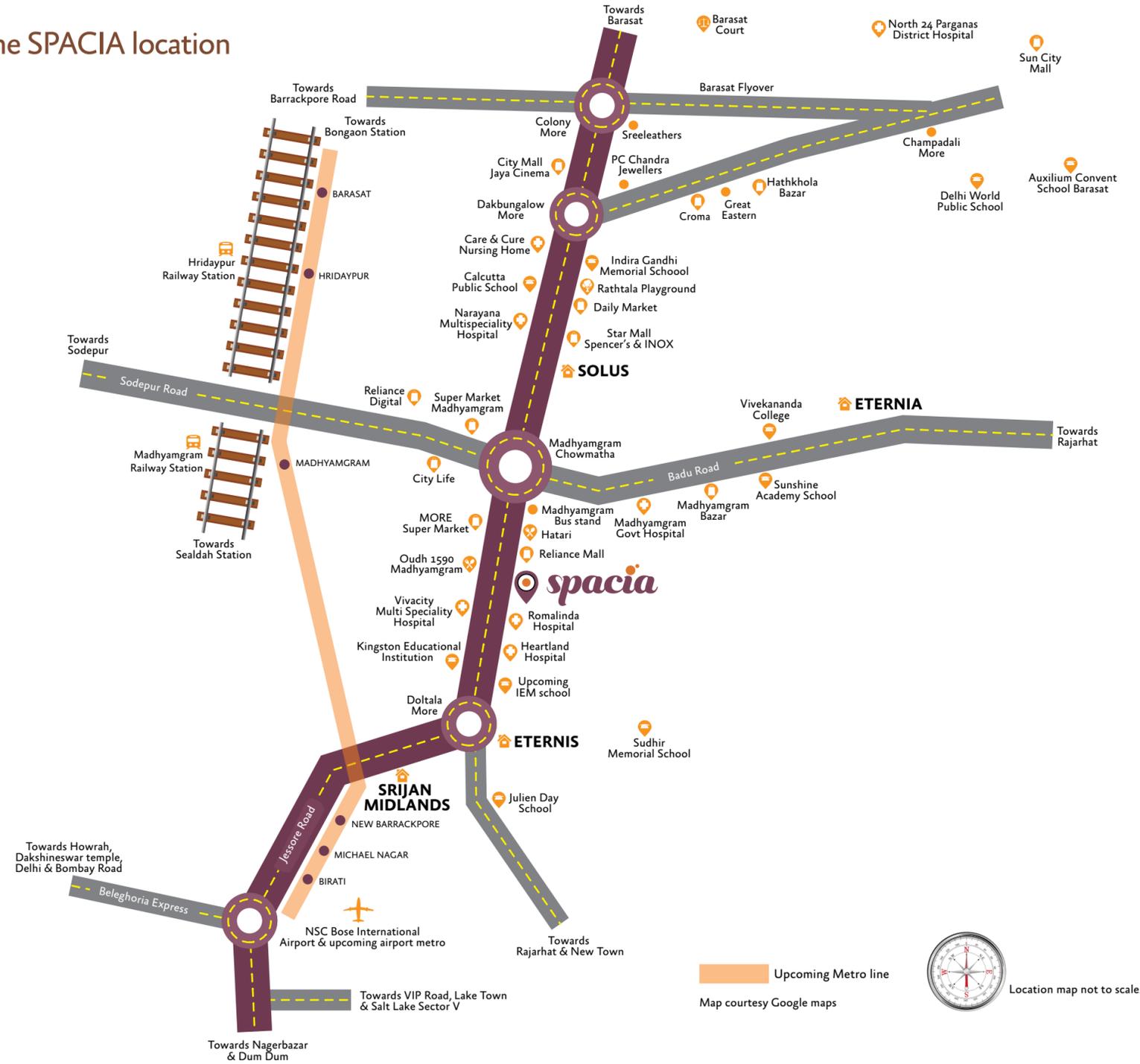






*spacia*  
lifestyle. extra large.

## The SPACIA location



Coming up on an enviable and sought after location on the main road right beside the Reliance Mall before Madhyamgram Chowmatha on Jessore Road, SPACIA promises extra large living that is unprecedented in the area.

A residential complex with podium gardens plus multiple levels of amenities that will provide the best of its class life experience for home owners.

With 6 towers and hyper-retail area, SPACIA will have more than 400 apartments of 3 and 4 BHK in G+12 buildings.

Almost all apartments are 3-side open with no shared walls.

## At stone's throw ...

**Daily Market**  
 Netaji Subhash Road **190 m**  
 Doltala Market **600 m**

**Healthcare facilities**  
 Romalinda Hospital **300 m**  
 Heartland hospital **300 m**  
 Vivacity Multi-speciality Hospital **550 m**  
 Narayana Multi-speciality Hospital **2.3 kms**

**Malls & Hypermarkets**  
 SPACIA own retail arena  
 Reliance Mall **50 m**  
 MORE Hypermarket **750 m**  
 Zudio & Yousta **1.6 kms**  
 Spencer's **2 kms**  
 Star Mall **2 kms**

**Education Centers**  
 Upcoming IEM Public School **200 m**  
 Sudhir Memorial School **450 m**  
 Julien Day School **1.4 kms**  
 Calcutta Public School **2.5 kms**  
 Indira Gandhi Memorial High School **2.7 kms**

**Transport Connectivity**  
 Upcoming New Barrackpore Metro Station **1.8 kms**  
 Madhyamgram Railway Station **2 kms**  
 NSCBI Airport **5.9 kms**  
 Upcoming Jai Hind Airport Metro **5.9 kms**  
 Dum Dum Railway & Metro Station **11.7 kms**

**CBD/Business Hubs**  
 Newtown **14.8 kms**  
 Sector V **17.7 kms**  
 Burrabazar **20 kms**  
 BBD Bag/Dalhousie **22 kms**

NOTE - Distances courtesy Google.com



Location map not to scale.

Upcoming Metro line  
 Map courtesy Google maps



The view from Jessore road.

## The SPACIA advantage

Situated on Jessore Road, SPACIA is just 15 minutes straight drive from the NSC Bose International Airport or the upcoming Metro.

Beside the 'Reliance' Mall, it will ease the hassle of daily shopping. A spacious project right on the main road from Srijan, a premier developer, will make SPACIA a landmark in the area.

Minutes away from Narayana Multi-Specialty Hospital will provide assurance about emergency medical needs.

24 X 7 transport availability will make the place always commutable. Just a few minutes from Madhyamgram Railway station will make suburban train travel a dream. The upcoming New Barrackpore Metro will ease travel time to different parts of the city.

Outlets like Spencer's, Pantaloons, INOX and others will satisfy your frequent shopping and entertainment needs. Daily market, is just a minute away.

Restaurants such as KFC, Oudh 1590, Mouchak ... surround SPACIA offering a choice of delicacies as well as quick bites for residents.

Reputed schools like Julien Day, Calcutta Public School, Euro Kids, Little Laureates ... are close by. All school buses will pick up students from the SPACIA gate.



Senior citizen's leisure garden.



Aerial view.

## The SPACIA site map



Site map not to scale.

## LEGEND

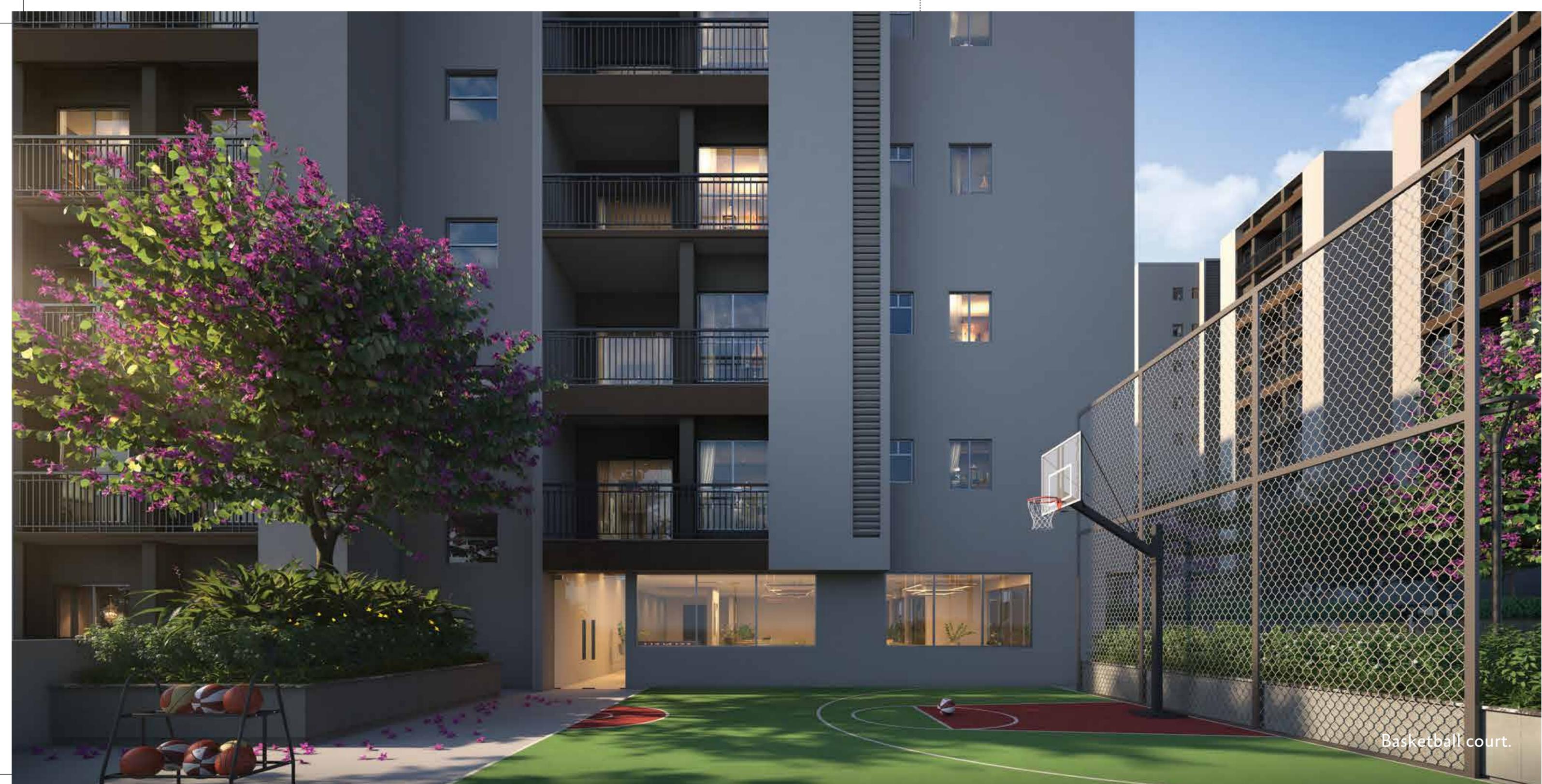
### GROUND FLOOR

- 01 Entrance
- 02 Rainbow garden
- 03 Forest trail
- 04 Celebration lawn
- 05 Gravel walkway
- 06 Outdoor gym
- 07 Senior citizen's mobility station
- 08 Senior citizen's leisure garden
- 09 Butterfly garden
- 10 Driveway

### 3RD FLOOR PODIUM LEVEL

- 11 Swimming pool
- 12 Pool lounge
- 13 Jacuzzi
- 14 Kids' pool
- 15 Pool deck
- 16 Amphitheatre
- 17 Pixel plaza
- 18 Gazebo
- 19 Adventure play area
- 20 Basketball court
- 21 Kids' play area
- 22 Badminton court
- 23 Open banquet lawn

Your life at SPACIA



Basketball court.

## SPACIA will have

### FACILITIES AT THE CLUB

- Yoga & Meditation
- Cafeteria
- Discotheque
- Banquet
- Children's play area
- Cineplex
- Games Room
- Music Room
- Gym
- Changing Room with Spa
- Guest room
- Co-working space/Business centre

### FACILITIES AT THE PODIUM

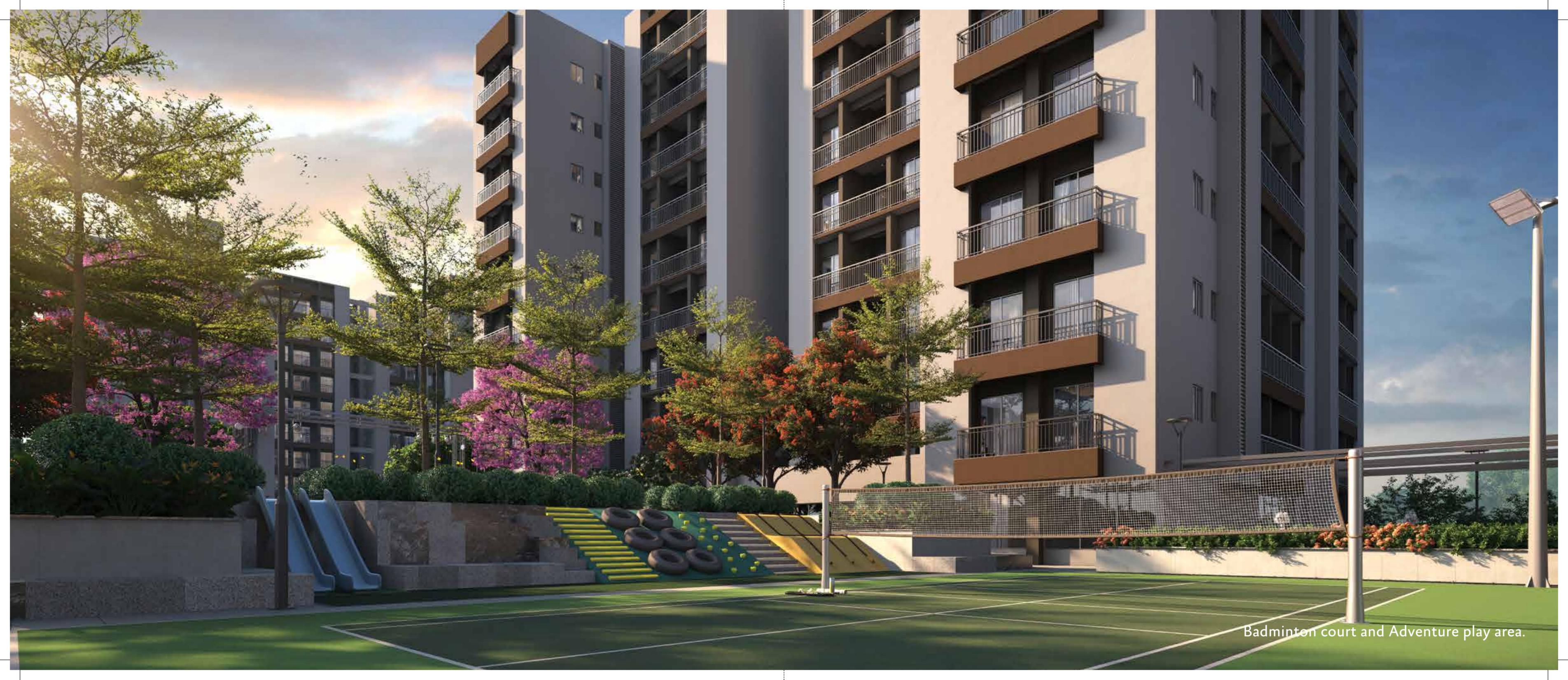
- Swimming Pool (Approx 26 m x 9 m) with Cascade Fountain
- Jacuzzi
- Kids' Pool
- Pool Deck with lounge
- Kids' Play area
- Basketball Court
- Badminton Court
- Amphitheatre
- Pixel Plaza
- Adventure Play zone
- Open Cafeteria
- Open Party Lawn
- Gazebo
- Outdoor seating

### FACILITIES AT THE GROUND FLOOR

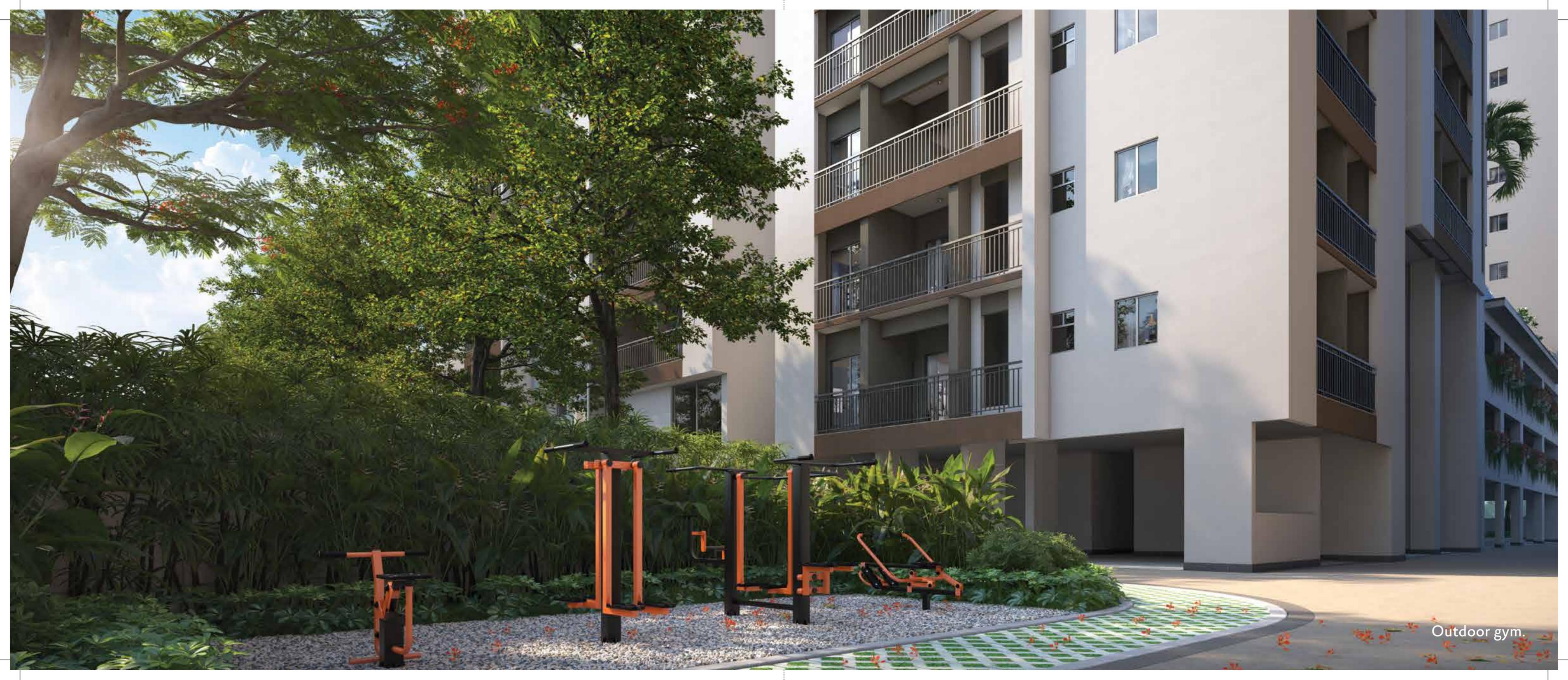
- Senior Citizen's Leisure Garden
- Senior Citizen's Exercise Zone
- Cabana
- Forest Trail
- Outdoor Gym
- Celebration Lawn
- Butterfly Garden
- Orchard Garden
- Rainbow Garden

### ELSEWHERE

- Two grand gateways with security barrier
- Wireless CCTV system on boundary wall
- Home automation (at an additional cost)
- Visitors' parking



Badminton court and Adventure play area.



Outdoor gym.

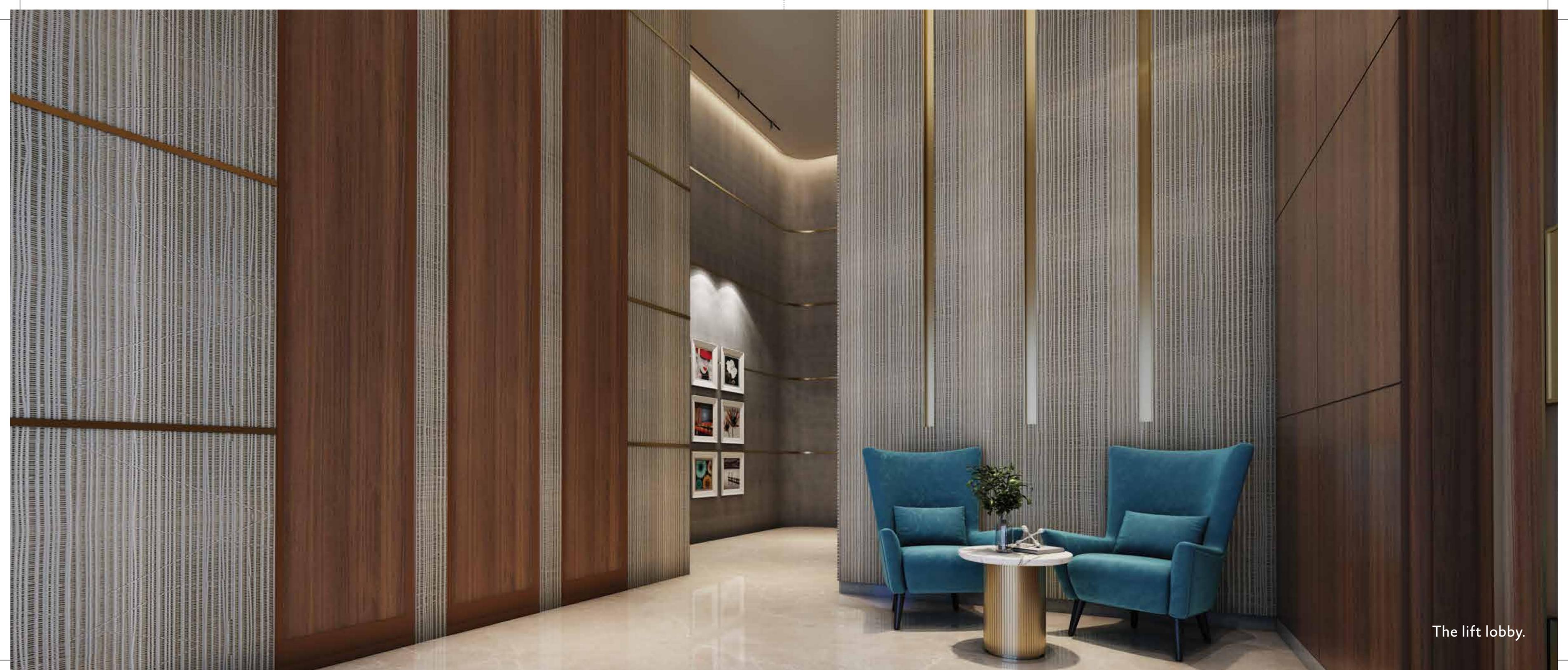


Celebration lawn.



Forest trail.

Club life at SPACIA

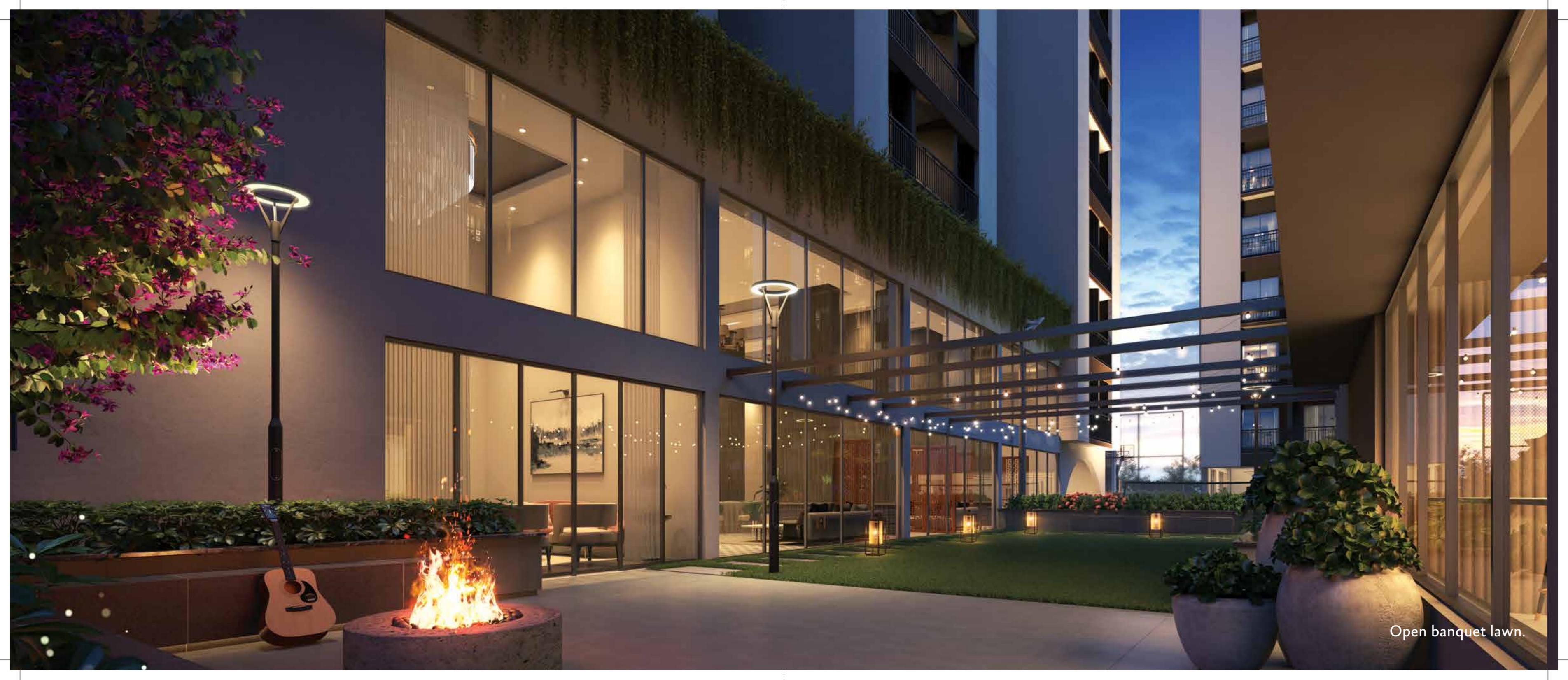


The lift lobby.

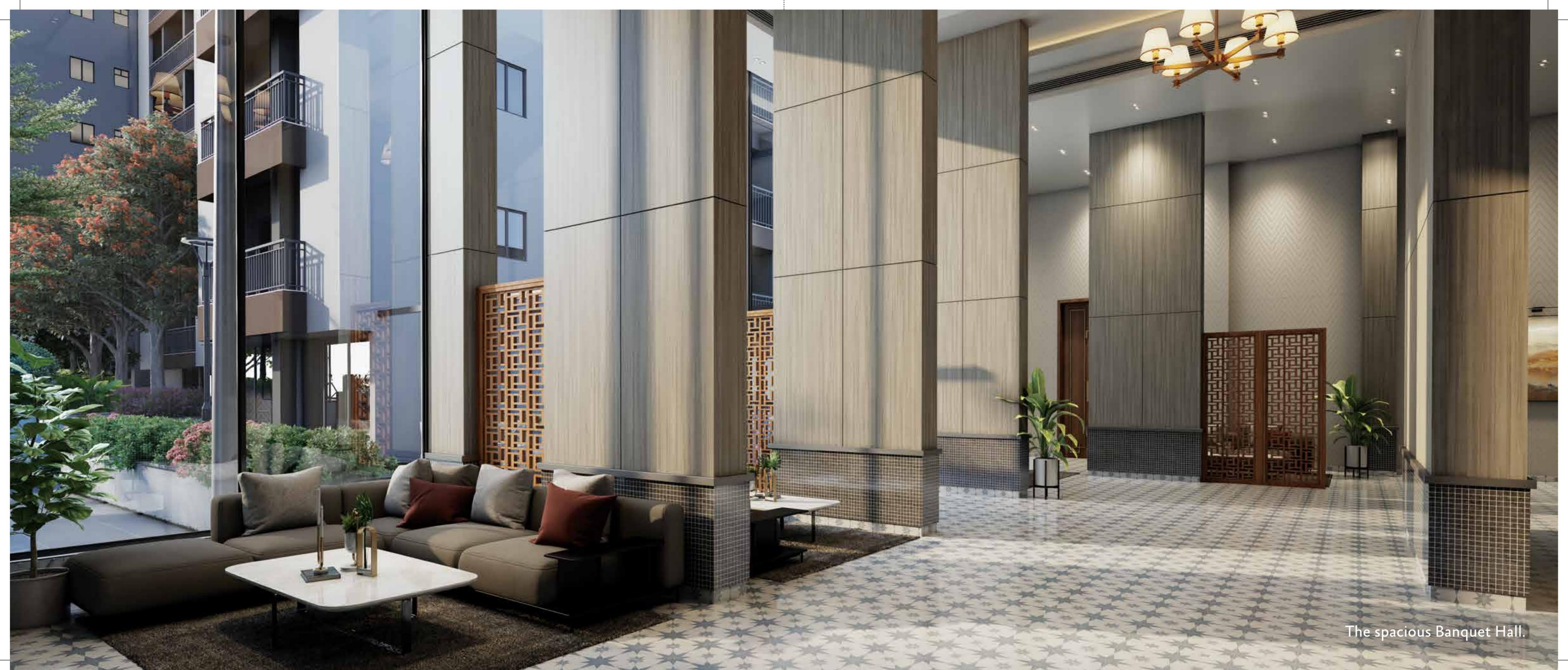




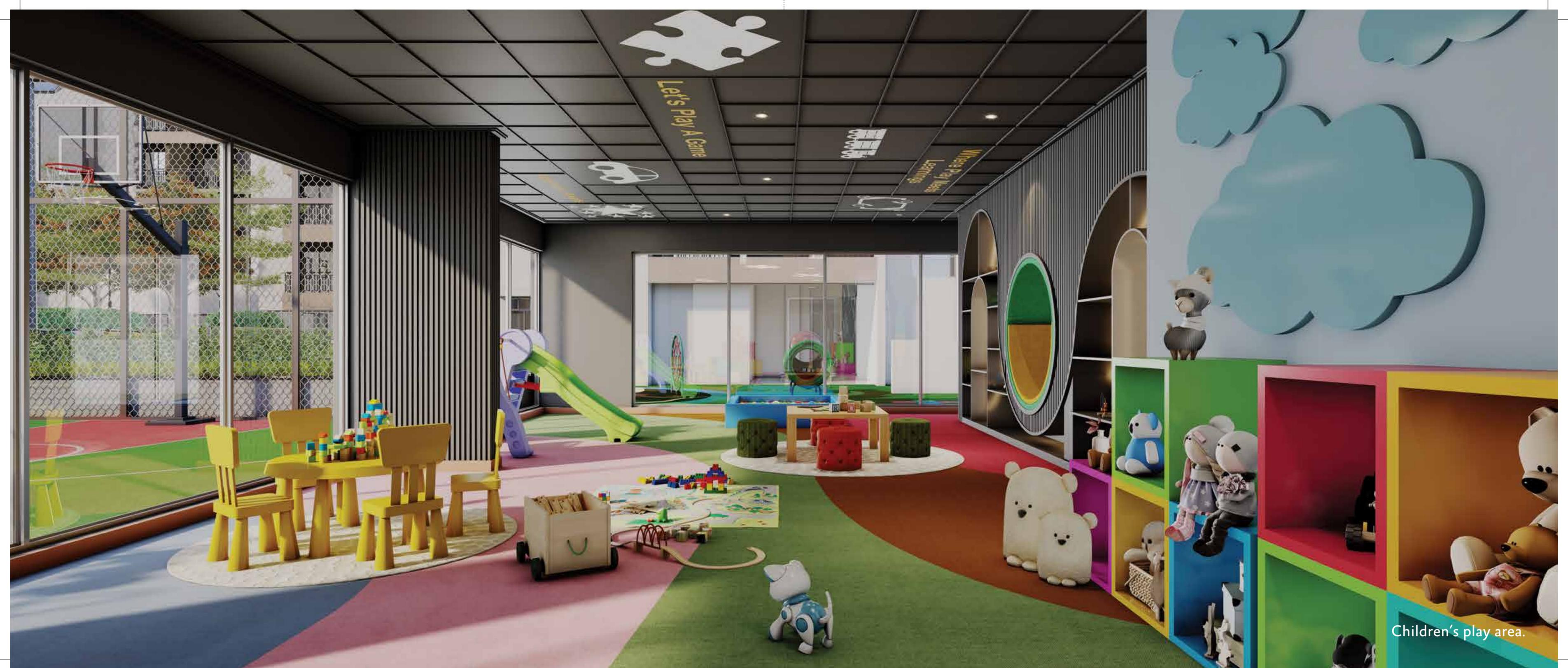
The Swimmig pool with Kid's pool and Jacuzzi.



Open banquet lawn.



The spacious Banquet Hall.



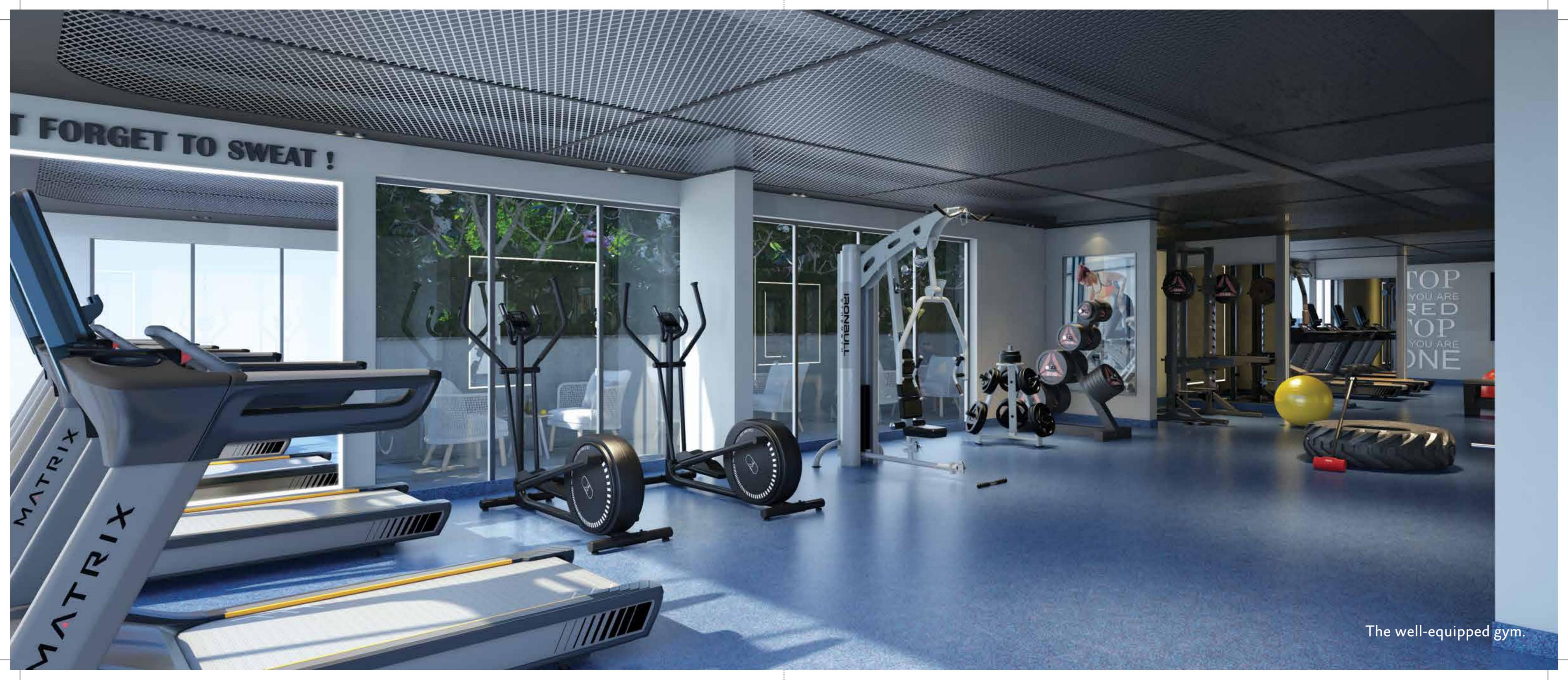
Children's play area.



Cineplex and theatre at the Club.



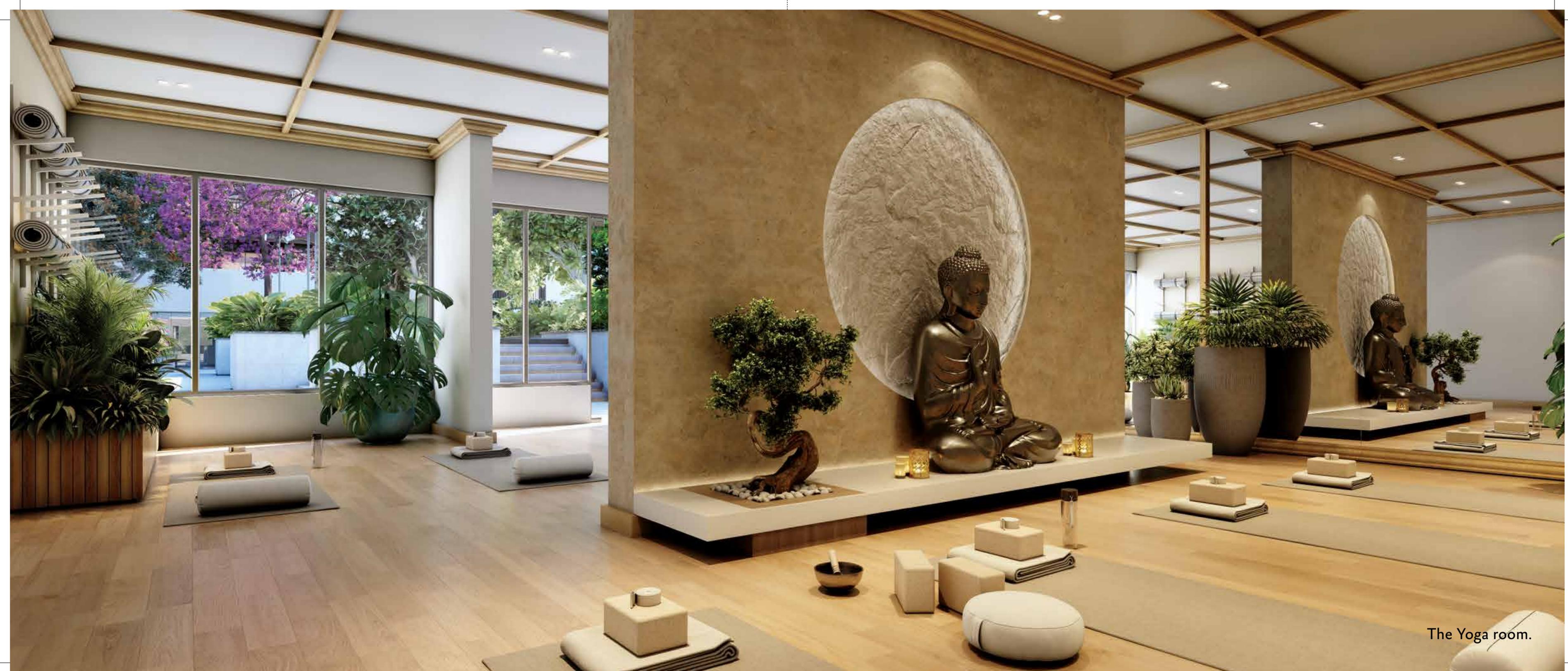
Discotheque.



The well-equipped gym.

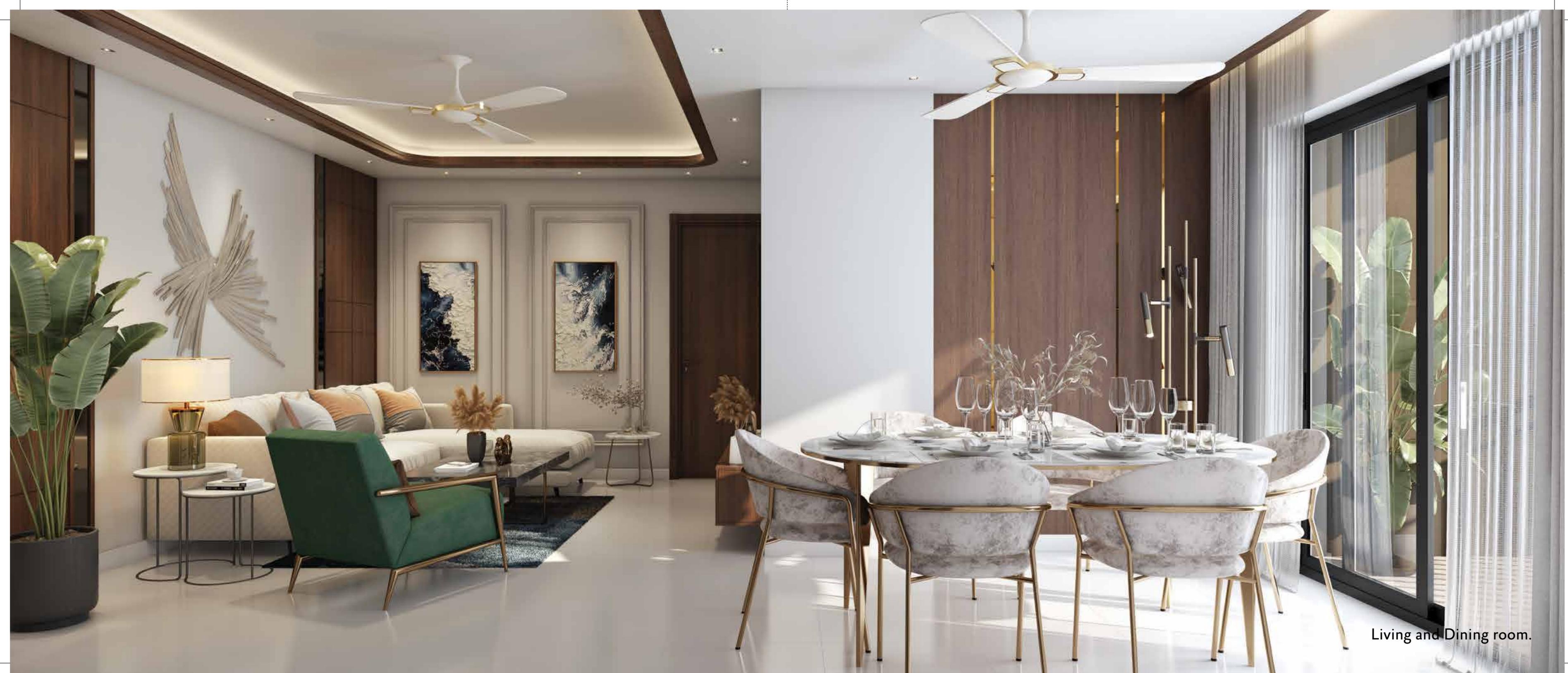


The Games room.

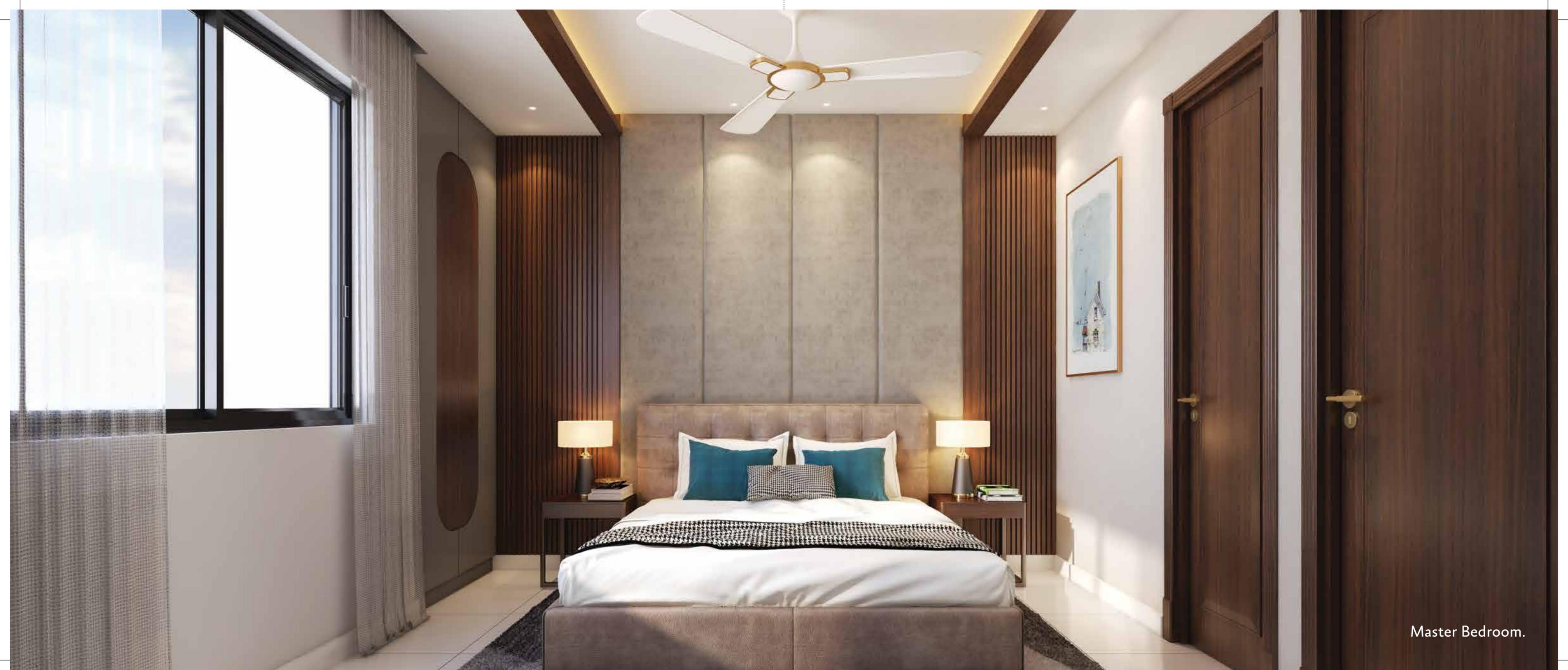


The Yoga room.

Your own space at SPACIA



Living and Dining room.



Master Bedroom.

## SPACIA specifications

Foundation ~ Pile Foundation

Structure ~ RCC/ Aluminium foam (MIVAN)

Outdoor paint finish ~ Weather coat paint

Wall & Ceiling finish ~ POP

Flooring ~ Vitrified tiles

Doors ~ Flush doors with door frame

Windows ~ Aluminium sliding windows

Sanitarywares ~ Varmora or equivalent brand

Electricals ~ Concealed wiring with provision for modular switches (Kolors or equivalent brand)

Kitchen fittings ~ Stainless steel sink with provision of water filter point

Provision for chimney and exhaust point ~ Yes

Provision for ACs ~ Only by laying conduit pipe

Provision for hot & cold water line  
iOnly in toilet's shower area

Water filtration plant in the project ~ Yes

Rooftop treatment Waterproof

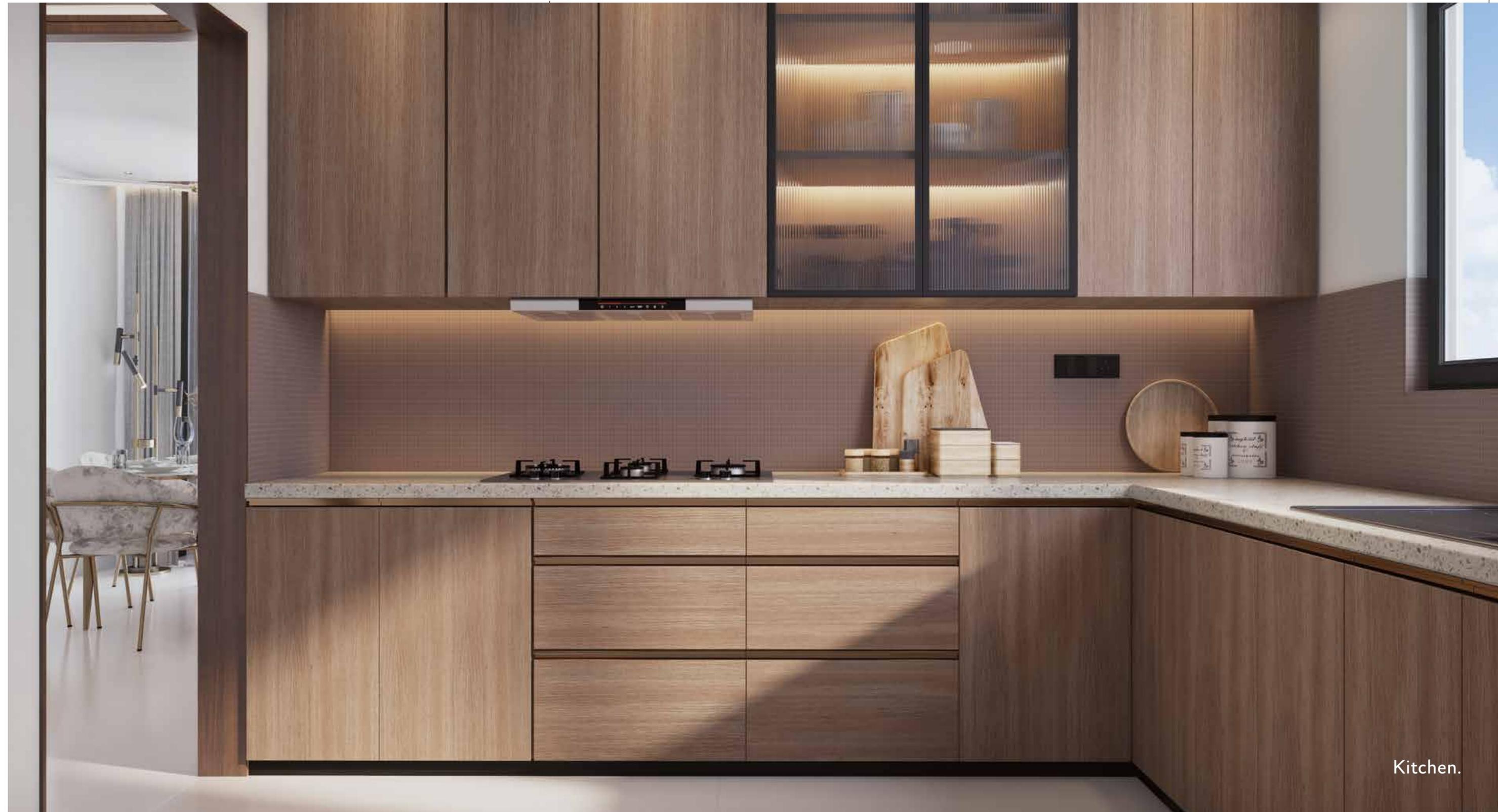
Source of water in the project ~ Deep tubewell

Provision for generators ~ Only in flats at an extra cost

Fire fighting arrangements in the project ~ As per fire department norms

Earthquake resistant ~ Yes

Pollution clearance ~ As per norms



Kitchen.

## Indian Green Building Council features

### Rainwater harvesting

A rainwater harvesting tank installed in SPACIA 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.



### Solar power lighting for common areas

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



### 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

SPACIA will recycle the waste water and reuse it for flushing in order to reduce the usage of potable water. The organic waste converter at SPACIA 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. SPACIA will have 25% of the parking area.



GH platinum  
pre-certified

### Energy efficient lights

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



### Sunlight and fresh air

SPACIA 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 resale value of the apartments.



### Use of sustainable and certified material

A platinum rated building is made of IGBC-rated sustainable products such as FSC certified wood, 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 SPACIA.



From the top.

## SPACIA essentials

### Address

SPACIA  
Holding No 28  
Jessore Road South  
at Mouza Doharia JL 45  
Madhyamgram Municipality  
Ward 09  
PO Madhyamgram  
PS Madhyamgram  
(Beside Reliance Mall)  
24 Parganas North  
700 129  
West Bengal

### Architect

Raj Agarwal & Associates

### Landscaping

Salient Design

### Structural Design

SPA Consultants Pvt Ltd

### Type of project

Residential with retail arena (G+12)

### Land area

About 3.6 acres

### Total number of units

449

### Number of towers

6

### Unit Configuration

3BHK + 2T(Nos) ~ 314  
3BHK + 3T(Nos) ~ 81  
4BHK +3T(Nos) ~ 42

### Apartment Sizes

3BHK + 2T: 1079 ~ 1257 sqft  
3BHK + 3T: 1395 ~ 1422 sqft  
4BHK +3T: 1619 ~ 1622 sqft

### Total open space on ground floor

Approx 51%

### Total open space on ground floor plus podium

Approx 64%

### Club Area

Approx 18000 sqft

### Developer

Srijan Realty Private Limited  
36/1A Elgin Road  
Kolkata 700020

### Srijan Realty Credentials

- Greenfield City near Behala
- Ozone on South EM Bypass
- Eternis on Jessore Road
- Heritage Srijan Park Circus
- Srijan Corporate Park Salt Lake Sector V
- Srijan Midlands Madhyamgram
- Srijan Heritage Enclave Rajarhat
- Srijan Industrial Logistic Park NH6
- Natura near New Alipore

## 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 11 million square feet across 34 projects. Developing 27 million square feet across 26 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.



Optima Rajarhat Chowmatha



Greenfield City near Behala Chowrasta Metro



Botanica Southern Bypass



The Royal Ganges Batanagar



Town Square Newtown



Primus Ganges Batanagar



Palladina Off EM Bypass



Solus Madhyamgram

## Recent recognition for Srijan and Srijan projects

**2025**  
**Optima**  
17th Realty+ Conclave & Excellence Awards 2025 - EAST  
Mid-Segment Project of the Year

**The Royal Ganges**  
17th Realty+ Conclave & Excellence Awards 2025 - EAST  
Iconic Project of the Year

**Srijan Realty Private Ltd**  
Times business Awards  
West Bengal  
CSR Excellence Awards 2025

**2024**  
**Srijan Realty Private Ltd**  
16th Realty+ Conclave & Excellence Awards  
Developer of the Year – Residential

**The Royal Ganges**  
The Economic Times  
Real Estate Awards  
Iconic Project of the year - Residential

**Town Square**  
16th Realty+ Conclave & Excellence Awards, Luxury project of the year (East)

**2023**  
**Srijan Realty Private Ltd**  
CREDAI Bengal Realty Awards  
CSR Initiative of the year

**The Royal Ganges**  
CREDAI Bengal Realty Awards  
Best Mid-segment Housing Project (Ongoing)

**2022**  
**Srijan Realty Private Ltd**  
Dynamic Developer of the Year 2022 | Times Real Estate Review

Iconic Real Estate Brand of the year 2022 | ET Industry Leaders Real Estate Awards

**Nirvana**  
Best Residential Project Row house year 2022 | Realty Plus Conclave & Excellence Awards

**Solus**  
Best Budget Housing Project of the year 2022 | CREDAI Bengal Realty Awards





SPACIA Holding No 28, Jessore Road South at Mouza Doharia, JL 45, Madhyamgram Municipality, Ward 09, PO Madhyamgram  
PS Madhyamgram (Beside Reliance Mall) 24 Parganas North 700 129 West Bengal.

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