



Shristinagar - The New Asansol



Creators

of Building Bengal

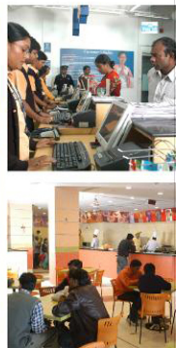
Shristinagar – The New Asansol is a creation of Bengal Shristi Infrastructure Development Ltd., a joint venture between Asansol Durgapur Development Authority (ADDA) and Shristi Infrastructure Development Corporation Ltd, one of the leading Construction and Infrastructure Development Companies of India.

Bengal Shristi has been set up with the mission to improve the quality of life in the Asansol-Durgapur belt. To this end we are developing Integrated Townships, SEZs, a Highway Hub, as well as City Centres at Durgapur, Asansol and Raniganj. Our signature project, Durgapur City Centre, a multi-utility urban plaza, has been fully functional for the last five years. The Integrated Green Township, Shristinagar – The New Asansol, and Bengal's first Highway Hub cum Transport Terminal at Raniganj is well underway.

Where the city comes to meet

Durgapur City Centre

Located just off National Highway - 2, **Durgapur City Centre**, a lifestyle residential tower, commercial plaza and shopping mall with multiplex, is the major attraction of Durgapur, which has been running successfully for the past 5 years. A landmark and among the most frequented destinations of South Bengal with an average daily footfall of 10,000 people, this 4.5-acre multi-facility, multi-utility urban plaza is a confluence of shopping, commerce, entertainment, recreation, hospitality and lifestyle - and a true success story.




The must-stop on the highway

Raniganj Square - The Highway Hub

Located on National Highway - 2 at Raniganj in West Bengal, **Raniganj Square** combines a contemporary design and layout with versatile services for the comfort and convenience of highway travelers. It features a Wholesale Market, Shopping Complex, Multiplex, Commercial Spaces, Warehouses, and Motel. Integrated Transport Facilities include a Truck Terminal, Service Station, Petrol Pump, Dhaba and Weigh Bridge.





Let your life lightly dance on the edges
of Time like dew on the tip of a leaf.

Rabindranath Tagore



Welcome to **Shristinagar**
The New Asansol



TOWN HOUSES

Embracing the
cosmopolitan
life

Shristinagar - The New Asansol

Shristinagar – The New Asansol is a modern development project that is ushering in the contemporary cosmopolitan lifestyle to the old railway town of Asansol. The spacious 90 acre project featuring a total built up area of around 6 million sq. ft. is the first integrated green township project in the region. Planned by Sembcorp Architects of Singapore, it is conceived to accommodate 5000 families in neatly laid out residential apartments, group-housing, bungalows, row houses and independent plots. Beautifully landscaped greens, a flowing blue stream and a variety of retail, commercial, IT and leisure facilities add up to a complete life.



Welcome nature's pleasures

As the new face of Asansol, Shristinagar – The New Asansol – seeks to recreate the pristine beauty of nature. Scented gardens, shaded walkways, flowing waters, trees, lawns, birds and butterflies... the touch of nature surrounds you everywhere, supplemented by children's parks, fountains, playgrounds and cozy sit-outs. Come, soak in the ambience.





Happy homes for a flowering community

Several hundred families have made Shristinagar – The New Asansol their home, transforming it into a living, thriving community. A variety of residences are available within its secure walls, ranging from economical apartments to gracious bungalows.

Now Town Houses are on offer.





Sanjay Bansal, Industrialist
Resident at Ahiri

It's neat, clean, secure and very pleasant. Buying a home in Shristinagar - The New Asansol is the wisest decision I ever made.



Vijay Jain, Businessman
Resident at Poorvi

It's been a year since we moved in and every day keeps getting better and better

The **living** experience



Wan Yi
Resident at Poorvi

The apartment is lovely. There's plenty of sun and breeze. It's well constructed too.



Nutan Saha, Housewife
Resident at Poorvi

When the children go out to play I don't have to worry about them getting into bad company or whether they are safe.

A world class Town House complex

The duplex life at a modest price

The Town Houses blend the privacy of houses with the economy of apartments. Each Town House is planned to feature two duplex homes. The ground and first floor therefore makes one home unit while the second and third floors comprise an independent unit.

The fully secured, gated complex will ensure the safety of your family as well as a hassle-free life with an array of services to maintain world class standard.

Town House Type - A



Town House Type - B



Town House Type - C





A choice of well-planned homes

Shristinagar – The New Asansol offers a choice of 3 types of Town Houses. Covered parking will be available at the ground floor for all units. Rooms are spacious with the upper unit being larger and having effective use of the roof. All units also feature a large balcony where residents can soak in the sun, breeze and township ambience. An internal staircase connects the two levels within a unit.





Quality & elegance at every step

The Town House homes are aesthetically designed with optimum utilization of space. Quality fittings and finishing will breathe elegance into every room.



The Club

The leisure destination of Shristinagar – The New Asansol is the club with its array of facilities for sports, health, relaxation, dining and entertainment. Designed for the family it will have something for everyone, including special facilities for children. It will also provide a wonderful venue to celebrate the occasions of life.



Club Features

- World-class Gym/Health Club
- Spa
- Swimming Pool
- Children's Play Area
- Indoor Games
- Banquet Hall
- Cafeteria and Restaurants





Asansol Sentrum

Shopping, dining, entertainment...

Set along the beautiful waterfront, Asansol Sentrum, promises to be a lot more than an airconditioned shopping experience with its restaurants, food court and multiplex.



I am really looking forward to the opening of Asansol Centrum. So are the children. It'll be fun!

Vidya Avinash
Resident at Shristinagar - The New Asansol



Central Business District*



Commercial Plaza just a step away

Walking to work need not be a distant dream. The Central Business District will include full-fledged corporate facilities such as spacious offices, conference lounge, business services, banks and ATMs to make work a pleasure. An IT Park* and a business hotel are also on the anvil.

Proposed*

Shristinagar – The New Asansol:
Shaping the future of Asansol



Asansol market at present



As an integrated green township, Shristinagar - The New Asansol will do much more than change the lives of people who live in it. Well connected with the town as well as the multi-lane national highway (NH2), it represents a new hub of leisure, entertainment and shopping for the people of the region. The IT Park, offices and hotel, coupled with the upmarket environment, will give a fillip to modern businesses. The Sentram mall complex with its array of distinguished brands will transform the way people shop. The Club will introduce the next level of sports and leisure to the people of the region.



Asansol market in future

Specifications

Structure:	Earthquake resistant R.C.C framed construction with isolated/combined footings.
Walls:	External walls 250 mm. Internal walls 125 mm.
Wall finishing:	Internal: Plaster of Paris/ putty over the plastered surface. Corridor Lobby: 2 coats of acrylic plastic paint over a coat of primer over POP surface. External: Paintings - 2 coats of weathershield paint over cement Primer and/or stone cladding

Finishes:	Living & Dining Room: Vitrified tiles Bedrooms: Laminated wooden flooring in master bedroom; vitrified tiles in other bedrooms
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Kitchen:	
Floor:	Anti-skid ceramic tiles
Dado:	Glazed ceramic tiles upto 2 ft. height above kitchen counter
Counter:	Granite of required shade 600 mm wide
Sink:	Stainless steel sink with drain board

Toilet:	
Floor:	Anti-skid ceramic tiles
Dado:	Glazed ceramic tiles upto lintel level on all sides
WC:	European type - white
Washbasin:	Ceramic with bottle trap

Hardware Fittings:	C.P.
Shower:	Provision of shower cubicle/ bath tub in the master bedroom attached toilets Provision of geyser point (without geyser) in all the toilets Provision of hot & cold water mixer arrangement in shower, and washbasin



Doors: Salwood frame with veneer/laminated finished flush main entrance door, others laminated/painted flush doors.

Window: Powder coated/Anodized aluminium sliding/casement window with 5 mm thick clear glass panes

Electricals: Concealed wiring with PVC conduits and modular switches of reputed brand
AC Point in all bedrooms and living dining rooms with starter of reputed brand. Provision of TV telephone and internet connections.

Common areas:

Lobby: Vitrified Tiles/Marble

Staircase Corridors: Marble/kota

Services & Servants rooms, and toilet etc.: Ceramic tiles

Covered car parking: IPS/Crazy marble

Lift: One lift of reputed brand in each block

Disclaimer

The layout and building plans, specifications of the building(s)/complex, unit(s) features and benefits proposed at Town House are preliminary and subject to changes/finalization. Though no effort will be spared to carry them out, Bengal Shristi Infrastructure Development Ltd. may effect such variations, additions, alternations, deletions and/or modifications therein as it may, at its sole discretion deem appropriate and fit, or as may be directed by any competent authority and/or in accordance with law. However, the area of the unit(s) may increase or decrease upto a maximum of 5%. No complaint regarding design, layout and accommodation shall be entertained by Bengal Shristi Infrastructure Development Ltd.

All dimensions have been rounded off. Marginal revisions may be necessary during construction. Dimensions indicated in the building plans are in meter and are inner dimensions of all spaces (excluding wall thickness). Furniture layout shown in the brochure is indicative of how the unit can be used. No furniture is provided with the Town House(s).





**BENGAL
SHRISTI**

Bengal Shristi Infrastructure Development Ltd.
(A joint venture between Asansol Durgapur Development Authority & Shristi)

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