

Wall colours



Wall colours are one of the simplest ways to give your home a completely new look. Here are some tips and ideas for selecting the right colours for each room in your house.

Heighten the architecture Focus on the architecture of your home. Paint the doorways just one shade lighter or darker than the wall colour adjacent to it. It gives your room a deeper and more detailed look. Add some colouring texture by providing a metallic glaze above the existing painting layer.

Getting bold with colours Try to go for two different colours in the same room to give a bold statement. If your room has blue walls; add a shade of green to a corner of the room. Get a unique look.

Accent wall colours Paint a wall in vivid colour while the rest are white or neutral. This can add a dramatic and contemporary theme to your home decor.

Another way is to paint the primary walls with a soft and subtle colour like light brown or baby green and the accent walls three shades darker. This will make the room look lively and attractive.

Colouring with a difference Rooms in your house that need a touch of drama can have a big wall painted in a bold colour leaving around 18-20 inch of white in the center. Hang a piece of artwork down the center to complete the look.

Wall colours for the ceiling Generally painting the ceiling as white is preferred which gives the rooms a spacious and airy feel. But the same can be achieved if the ceiling is painted with the same colours as the wall colours, just one or two shades lighter. Rooms get a larger appearance as the contrast between



the wall colours and the ceiling is softened. For a small room like the washroom the ceiling can be painted in the same colours as the walls. The room will look bigger.



Hi friends,

With the onset of a new year everyone is pledged to fulfil new tasks and achieve new goals. Yet, the hard work and experience from the last year will inspire us to go higher.

While our state is also in a spree to reach higher grades of progress, various parts of the city's infrastructure are being brought up. The south-west fringe of the city is experiencing huge upgradation and world-class projects like Greenfield City are coming up. Though the market is soft yet real estate scenario is throbbing with some great projects taking shape. What's more, after the reduction in interest rates and margin money by the government; they are even more affordable!

As a duty to maintain a sustainable environment for the future Srijan has developed PS Srijan Tech Park. It is our attempt to keep tomorrow greener through reduced operating energy and water cost. It is a Green Building through which we would like to spread the message of environmental issues.

At the end of this letter I would like wish everyone a very happy 2009 and a better and prosperous tomorrow.

With best wishes

Shyam Agarwal
(CMD)

New Year Greetings
from all at Srijan

Srijan Realty Ltd.
36/1A, Elgin Road, Kolkata 700 020
Ph: 4040 2020 Mobile: 98300 96135
www.srijanrealty.com
email: sales@srijanrealty.com

srijan
Building Tomorrows

PS Srijan Tech Park (IT Park)

A Green Building is one which incorporates several green features, such as effective use of existing landscapes, use of recycled and environment friendly building materials, use of non-toxic materials, efficient use of water, use of energy efficient and eco-friendly equipment, use of renewable energy etc.

Srijan and PS Group have implemented the principles of 'Green Building' in PS Srijan Tech Park. Soon to be completed, this building addresses environmentally sustainable issues in a holistic manner. It is registered with US Green Building Council under their Leed Rating Programme and plans to achieve LEED Gold Rating. Working at PS Srijan Tech Park can augment productivity by several notches. The Green specifications provide an environment that generates positive energy throughout the building, ensuring a new meaning to superior work environment.

Benefits:

- Around 30% reduction in operation costs
- Green Corporate image
- Health and Safety of building occupants
- Enhanced occupant comfort
- Improved productivity of occupants
- Imbibe best operational practices from day one

Green Building



Srijan Heritage Enclave Phase II

Hot Opportunity

Close to Rajarhat Expressway and VIP Road, Srijan Heritage Enclave is a unique blend of modernity and tradition. The Airport Station is 5 mins and Dum Dum Metro Station is 15 mins from the project,

making it directly connected to all parts of the city. With all modern facilities and amenities life here is easy with proximity to Big Bazaar, Baazar Kolkata, up coming City Centre II and Ozone Mall.

This complex on 162 cottahs has 13 G+5 Blocks (8 Blocks in Phase I + 5 Blocks in Phase II) with a total of 225 flats.

Indoor games rooms • AC community hall • Multigym, health club with steam • Swimming pool • Central landscaped garden • Children's play area • Library space

Completion: Phase I- June 2009. Phase II- Dec 2010 onwards.



Not only are the developments enhancing residential facilities like widening and strengthening of major roads, construction of three bus termini, taxi stands, centres housing food-marts,

South West

entertainment zone, community complex and cyber cafes but also drawing a Rs. 250-crore master plan to give Taratala a makeover into an excellent industrial hub, something like Sector V.

Hard times get easy for new buyers

Home loans

The buzz of recession is here and it can be felt around the country. Market is soft for every industry, and so is real estate; facing the hard times. To soothe the pockets of buyers state owned banks have slashed the interest rates and margin requirements for home loans up to Rs. 20 lacs. Well, that will surely add more to the comfort of your dream homes.

Under this new package, banks will offer an interest rate of 8.5 per cent on loans up to Rs. 5 lac and 9.25 per cent on loans between Rs. 5 lac and Rs. 20 lac. EMIs will be lower by at least Rs. 1,000-1,200; considering a loan of Rs. 20 lacs for a period of 15 years. Prevailing interest rates across various public sector banks vary between 9.75 and 10.5 per cent.

Under the scheme the interest rates will be fixed for a period of 5 years, but borrowers are entitled to rate cuts within the period. It is therefore assured that even if the rates go up the burden won't come upon the borrowers

but if it dips they can enjoy.

What's more, the margin requirements have been scaled down to 10 per cent for loans up to Rs. 5 lacs. Thus if someone wants to buy a property worth Rs. 5 lacs, the margin money is just Rs. 50,000, and the rest can be financed from the bank. While the present margin requirements vary between 20 to 25 per cent, the rates for loans between Rs. 5 lacs and Rs. 20 lacs. will now be 15 per cent.

Borrowers will also get a free life insurance cover for the loan. The cost will be borne by the banks. If the borrower dies within the tenure of the loan, the bank would settle it and hand over the title deed of the property to the heirs.

It's a chance of a lifetime for property buyers to grab the opportunity of the scheme which will run till June 30, 2009.