

Best Retail Destination



**Powering the
Future of Retail
Near Sodepur
Crossing on
BT Road**

Why We Stand Apart

- **Unmatched Market Access**

Strategically positioned with direct access to a vast catchment area, densely populated neighborhoods, and seamless connectivity to the wider Kolkata market.

- **State-of-the-Art Infrastructure**

A cutting-edge commercial facility on BT Road, one of Kolkata's oldest and busiest road, now redefined with modern, future-ready infrastructure.

- **Robust Retail Ecosystem**

Tap into the retail power of BT Road – already a thriving workforce and unbeatable connectivity come together to drive unmatched growth and customer reach.

- **Landmark Retail Block**

Spread across 2 lakh sq. ft., this iconic retail block boasts an extraordinary 480 ft frontage – delivering unparalleled visibility, maximum footfall, and a commanding presence on BT Road's busiest stretch

- **Trusted Legacy of Srijan Realty**

Srijan Realty is a leading real estate developer in Eastern India, delivering high-quality residential, commercial, and retail projects for over two decades. With a strong presence across Kolkata, Asansol, and Chennai, and a robust portfolio of completed and ongoing developments, Srijan continues to build future-ready, value-driven spaces rooted in trust and excellence.

The Perfect Address For

- Retail Brands & Showrooms
- F&B Chains & Restaurants
- Entertainment & Leisure Operators
- Investors



Unique Features

- **Lift Facility**

Seamless vertical connectivity with high-speed 4 tons goods lifts ensuring smooth movement for shoppers and retailers alike.

- **Dedicated Loading & Unloading Bay**

Efficiently designed bays for effortless merchandising, ensuring convenient stock handling without disrupting visitor flow.

- **Ample Parking Facility**

Well-planned parking zones for both owner-driven and chauffeur-driven vehicles, offering ease and accessibility for all.

- **Beautifully Landscaped Spaces**

Verdant gardens and curated green zones enhancing the overall ambience and creating a refreshing retail environment.

- **Full Glass Facade**

A full glass facade enhances seamless visibility, allowing natural light to flood the interiors while offering an unobstructed view of the surroundings.

- **Signage Facility for Retail Brands**

Prominent and well-positioned signage spaces ensuring maximum visibility and brand recognition.

- **Ample vertical space**

Each floor of the building is designed with a uniform height of 4.5 meters, ensuring ample vertical space for architectural features, efficient ventilation, and overall

- structural comfort.

Beamless Structure with Wide 9x9 Column Span

A beamless structure with a generous 9x9 column span, it provides open and flexible floor layouts, reduced construction height, and faster execution.

Other Features

- **Separate Washroom Facilities**

Thoughtfully designed provision for restrooms for both male and female visitors, ensuring comfort and convenience.

- **Seamless Power Backup**

Ensures uninterrupted operations even during power outages, keeping systems running smoothly without downtime.

- **Fire Fighting System**

A setup designed to detect, control and extinguish fires to protect people and property.

First High Street Retail Destination on BT Road

Retail Block - Floor Plan



Ground Floor

Floor	Particulars	CA (Sq.Ft.)	BU(Sq. Ft.)	SBU (Sq. Ft.)
Ground	COMMERCIAL UNIT 1	8283	8684	11579
Ground	COMMERCIAL UNIT 2	7515	7844	10458
Ground	COMMERCIAL UNIT 3	8115	8443	11257
Ground	COMMERCIAL UNIT 4	8739	9078	12104
Ground	COMMERCIAL UNIT 5	7061	7406	9874
Ground	COMMERCIAL UNIT 6	8891	9330	12439

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Retail Block - Floor Plan



1st & 2nd Floor

Floor	Particulars	CA (Sq.Ft.)	BU(Sq. Ft.)	SBU (Sq. Ft.)
1st & 2nd	COMMERCIAL UNIT 1	8460	8752	11669
1st & 2nd	COMMERCIAL UNIT 2	7850	8051	10734
1st & 2nd	COMMERCIAL UNIT 3	7646	7844	10458
1st & 2nd	COMMERCIAL UNIT 4	8710	8916	11888
1st & 2nd	COMMERCIAL UNIT 5	6968	7185	9580
1st & 2nd	COMMERCIAL UNIT 6	9494	9809	13079

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Retail Block - Floor Plan

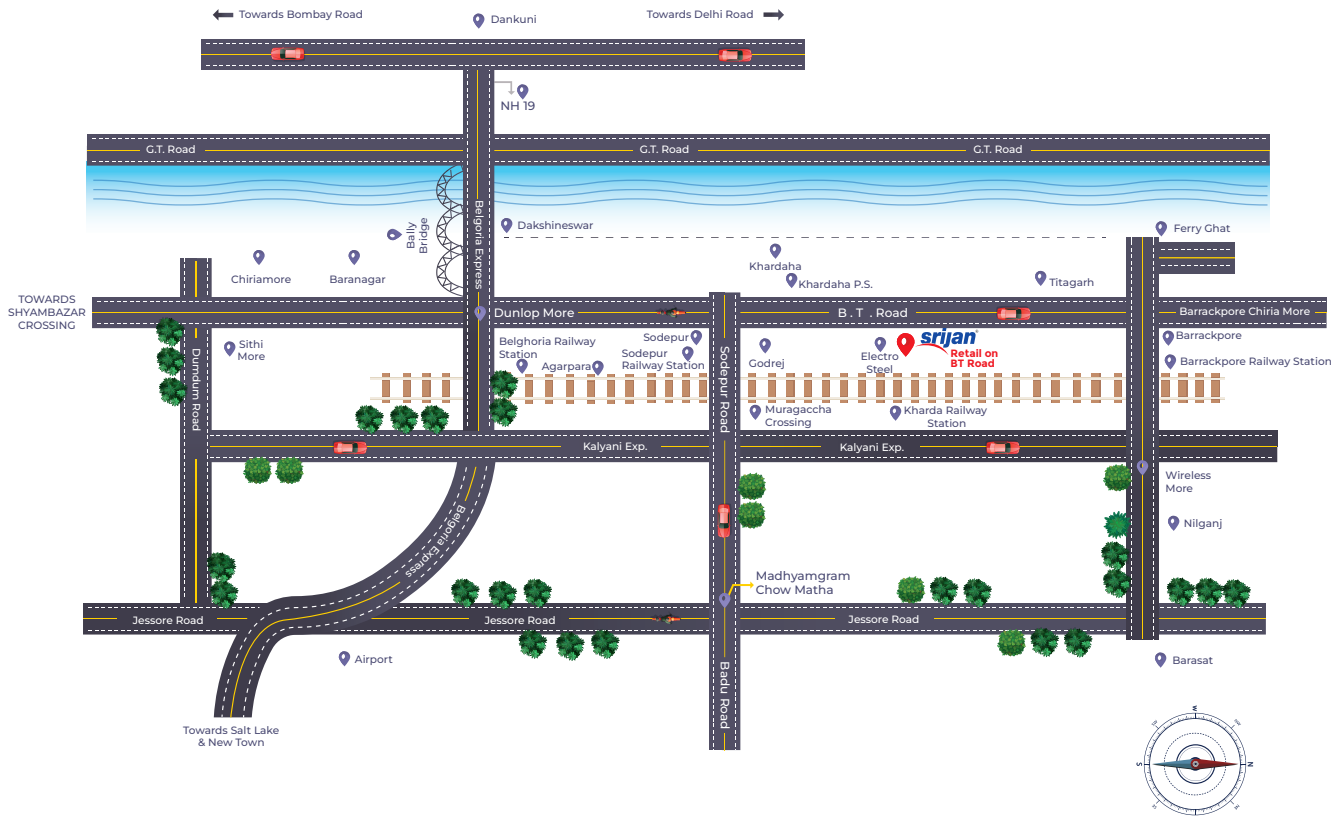


3rd Floor

Floor	Particulars	CA (Sq.Ft.)	BU(Sq. Ft.)	SBU (Sq. Ft.)
THIRD	MANUFACTURING UNIT 1	8460	8752	10939
THIRD	MANUFACTURING UNIT 2	7850	8051	10063
THIRD	MANUFACTURING UNIT 3	7646	7844	9805
THIRD	MANUFACTURING UNIT 4	8710	8916	11145
THIRD	MANUFACTURING UNIT 5	6968	7185	8981
THIRD	MANUFACTURING UNIT 6	9494	9809	12262

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The Location Map



Proximity

City Connectivity

Khardah Railway Station	1.3 kms	Kalyani Expressway	6.5 kms
Khardah Station Market	1.5 kms	(via Sodepur Road)	
Sodepur Traffic More	1.8 kms	Belghoria Expressway	8.7 kms
Sodepur	2-5 kms	Dunlop More	7.0 kms
Joint & Brain Care Hospital	1.7 kms	Shyambazar Crossing	13 kms

Source - Google Maps

SITE ADDRESS: SRIJAN INDUSTRIAL LOGISTIC PARK, 33/27 BT Road, Khardah (Beside Electrosteel) | WEST BENGAL

Missed call service

7901659385

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