

DEVELOPER



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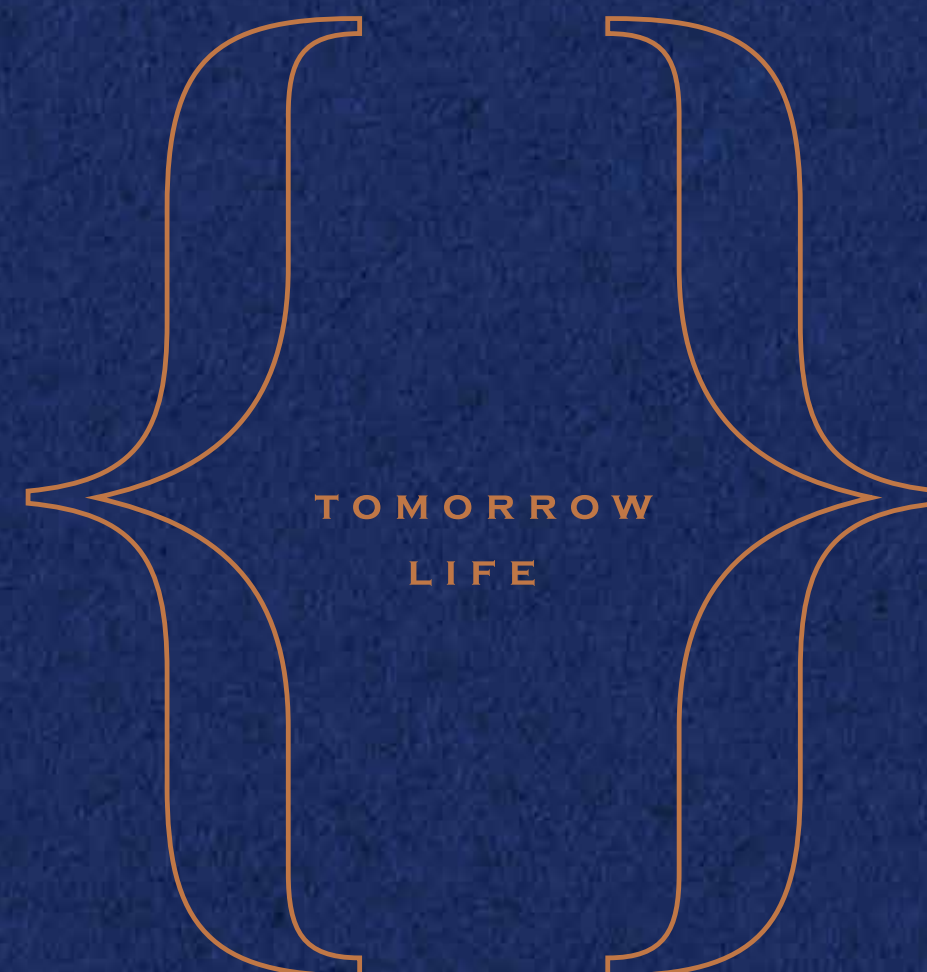
506 Barakhola
Opp. Metro Cash & Carry
Kolkata - 700 099



Scan for Website

RERA No.: WBRERA/P/KOL/2025/002422 || <https://rera.wb.gov.in>

Disclaimer: This is not an offer or invitation for offer. Furniture & fixtures shown are not part of the offer. The brochure is purely conceptual. Information included in the brochure including elevation details, specifications, dimensions, designs, layouts and rendered images are strictly provided for representative and illustrative purposes, and are subject to modification.



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evara
LIVE THE TOMORROW LIFE



WELCOME TO CHAPTER TOMORROW

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evara
LIVE THE TOMORROW LIFE

Step into the future with Mirania Evara,
redefining contemporary living with
seamless urban connectivity
and convenience.

Artist's Impression



Single Eye-catching Tower
3 & 4 BHK AC Homes
50% Open Breathing Space
86 Modern Apartments

Artist's Impression



Scan for the view from
the top floor

Scan for a view of the
panoramic skyline
from 8th floor

Scan to view the city
horizon from 12th floor

ONE TOWER
NEXT SPACES
BEYOND VIEWS

Each floor offers a new perspective,
a chance to marvel at the ever-changing
beauty surrounding you with unmatched
views from all angles.

22.4949661N } 88.3975142E

PANO ROAD
Manipal Hospitals
Medica Superspecialty Hospital

Metro Cash & Carry

Birla High School

BASANTA ROAD

Kalikapur Bus Stop

ANANDAPUR MAIN ROAD
Passport Seva Kendra
Ruby General Hospital

Calcutta International School

Towards Saltlake

E.M. BYPASS

E.M. BYPASS

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E.M. BYPASS

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Jyotirindra Nandi Metro

Young Horizon School

Eastern Metropolitan Club

Kishore Bharati Krirangan

MALAY ROAD

Spencer's

Croma

Reliance Digital

PRINCE ANWAR SHAH ROAD

Towards South City Mall

Kavi Sukanta Metro

Hemanta Mukherjee Metro

RASHBEHARI AVENUE CONNECTOR

Acropolis Mall

Delhi Public School Ruby Park

Ruby Crossing

Towards Ballygunge

KOLKATA'S
SIGNIFICANT PROJECTS
HAVE MADE THIS STRETCH
A BLUE-BLOODED ZONE.

We have taken the latest entry



SCAN FOR LOCATION

LOCATION
HIGHLIGHTS

SCHOOLS

}			Adjacent to the plot (80 mts)		
}			Young Horizon School		
}			Birla High School	800 mts	3 mins
}			New South Point School	1.7 kms	5 mins
}			Indus Valley School	1.8 kms	6 mins
}			Calcutta Public school	2.2 kms	7 mins
}			DPS Ruby Park (High School)	3 kms	9 mins
}			Calcutta International School	3.4 kms	10 mins
}			Garden High School	3.6 kms	10 mins

HOSPITALS

}			Medica Superspeciality Hospital	800 mts	3 mins
}			Manipal Hospital (Formerly AMRI)	850 mts	3 mins
}			R N Tagore Hospital	1.2 kms	4 mins
}			Peerless Hospital	2.3 kms	7 mins
}			Ruby General Hospital	2.6 kms	8 mins

MALLS & ENTERTAINMENT

}			Kishore Bharati Krirangan (Stadium)	700 mts	2 mins
}			Avishar Mall	1.2 kms	4 mins
}			Metropolis Mall	1.6 kms	5 mins
}			Acropolis Mall	3.1 kms	9 mins
}			South City Mall	4.9 kms	13 mins

MARKET

}			Opposite to the plot (350 mts)		
}			Metro Cash & Carry		
}			Ajay Nagar Market	900 mts	3 mins
}			Santoshpur Market	1 km	4 mins
}			Kalikapur Market	1.1 kms	4 mins
}			Spencers	1.2 kms	4 mins
}			Mukundapur Market	1.2 kms	4 mins

AIRPORT

}			NSCBI Airport	20.3 kms	40 mins
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METRO STATION

}			Jyotirindra Nandi Metro Station	Adjacent to the plot (50 mts)	
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CONNECTIVITY

}			Ruby Crossing	2.1 kms	5 mins
}			Sector V	12.4 kms	24 mins

RAILWAY STATION

}			Local Station (Bagha Jatin)	2.4 kms	7 mins
}			Sealdah	10.4 kms	27 mins
}			Kolkata Station	15.4 kms	33 mins
}			Howrah	15.1 kms	40 mins

3 LEVELS OF LIFESTYLE AND LANDSCAPING

THE TERRACE ROOFTOP LEVEL

Swimming Pool with Submerged Lounge || Kids' Pool || Pool Deck
Shallow Water Deck || Multipurpose Court with Gallery || Stargazing Deck
Kids' Play Area || Terrace Lounge || BBQ Counter || Garden Pavilion
Stepping Stone || Reflexology Path || Walkway || Stepped Seating
Swing Plaza || Adda Zone || Coffee Deck || Multipurpose Lawn

THE LOFT FIRST FLOOR PODIUM

Double Height Banquet Hall with Terrace || Gymnasium
Outdoor Games Area || Indoor Games Room || Toddlers' Play Room
Open Kids' Play Area || Parents Watchout Deck || Reading Zone
Wooden Deck || Reading Pocket || Co-working Space || Yoga Lawn
Contemplation Corner || Meditation Corner || Steam
Massage Room || Changing Room || Sculpture Zone || Pebbled Pathway

THE ROOT GROUND LEVEL

Grand Entrance || Boulevard || Water Feature || Entrance Lobby
Temple || Senior Citizens' Corner || Jogging Track || Sculpture Zone
Pebble Seating || Seating Area



TRANQUILITY ARRIVES IN
RIPPLES AND WAVES AT THE SWIMMING POOL



JOY ECHOES IN GIGGLES
AND GAMES AT THE KIDS' PLAY AREA



GRANDEUR RESONATES IN TOASTS AND
CELEBRATIONS AT THE
DOUBLE HEIGHT BANQUET HALL



DETERMINATION FUELS IN REPS
AND ROUTINES AT THE GYMNASIUM



ARRIVALS ARE ALWAYS SMOOTH AND
STYLISH AT THE BOULEVARD



TIME STANDS STILL IN AWE OF
THE GRANDEUR AT THE ENTRANCE LOBBY

MASTER PLAN



LEGEND

1. ENTRY/EXIT GATE
2. GATE COMPLEX & GUARD ROOM
3. INTERNAL DRIVEWAY
4. JOGGING TRACK
5. DROP-OFF AREA
6. WATER FEATURE
7. SCULPTURE ZONE
8. PEBBLE SEATING
9. GRAND CIRCLE
10. TEMPLE
11. GREEN MOUND
12. SERVICES
13. BOULEVARD
14. PERIPHERAL GREEN
15. SEATING AREA
16. OPEN PARKING
17. FEATURE WALL

PODIUM PLAN



LEGEND

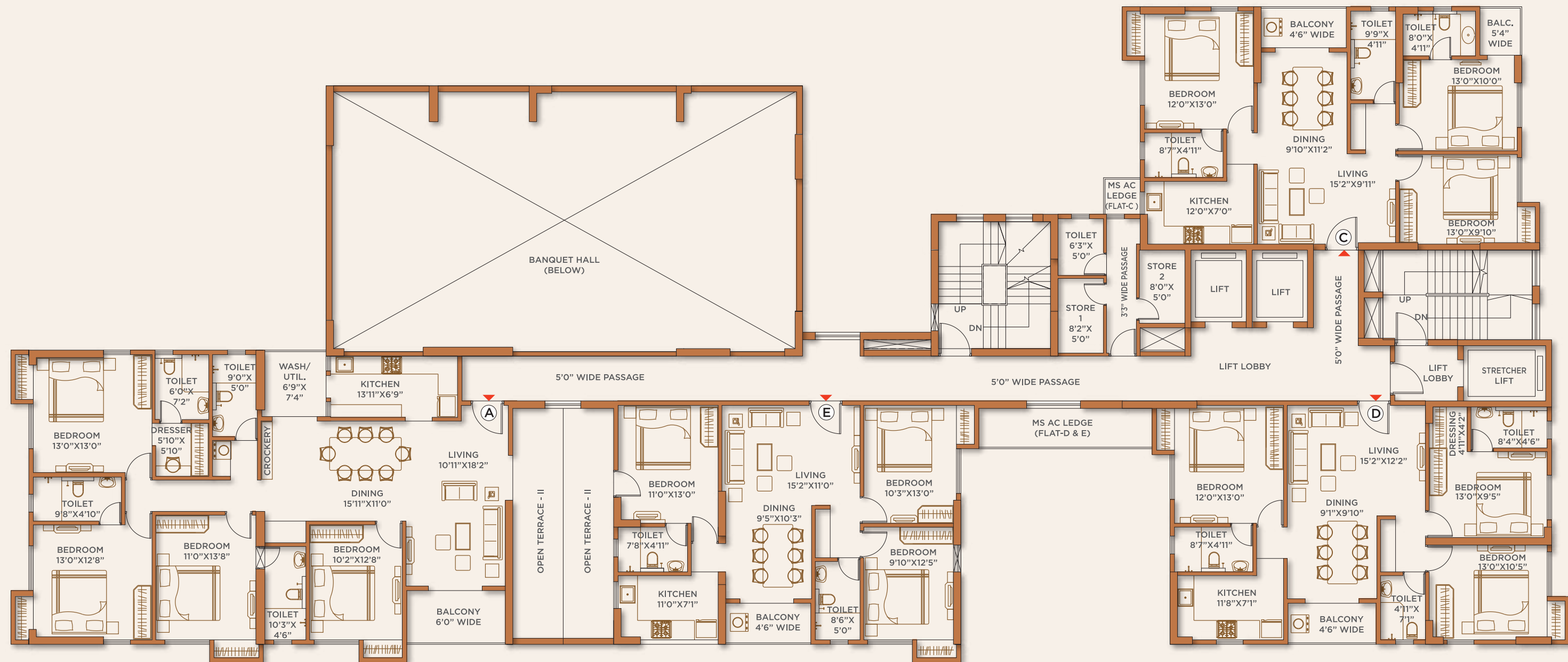
- | | | |
|--------------------------------|-------------------------|---------------------------|
| 1. YOGA LAWN | 8. TT PLAY ZONE IN LAWN | 15. TOT LOT PLAY AREA |
| 2. CONTEMPLATION CORNER | 9. CHESS CORNER | 16. PARENTS WATCHOUT DECK |
| 3. MEDITATION ZONE | 10. GYMNASIUM | 17. SCULPTURE ZONE |
| 4. SERVICE COUNTER | 11. BANQUET HALL | 18. SEATING AREA |
| 5. EXTENDED OUTDOOR PARTY LAWN | 12. MASSAGE ROOM | 19. PEBBLED PATHWAY |
| 6. WOODEN DECK | 13. CO-WORKING SPACE | 20. GREEN CORNERS |
| 7. READING POCKET | 14. INDOOR GAMES | 21. STEAM |

1ST FLOOR PLAN



Flat	Type	Carpet Area	Balcony/ Utility Area	Attached Terrace Area/ Sky Deck Area	Flat BUA	Store BUA	Saleable Area
C	3BHK + 3T	996	67	125	1143	47	1727
D	3BHK + 3T	1023	44	126	1141	46	1723

2ND FLOOR PLAN



Flat	Type	Carpet Area	Balcony/ Utility Area	Attached Terrace Area/ Sky Deck Area	Flat BUA	Store BUA	Saleable Area
A	4BHK + 4T	1505	115	143	1718	47	2543
C	3BHK + 3T	996	67	—	1143	46	1663
D	3BHK + 3T	1023	44	—	1141	—	1598
E	3BHK + 2T	926	42	143	1041	—	1529

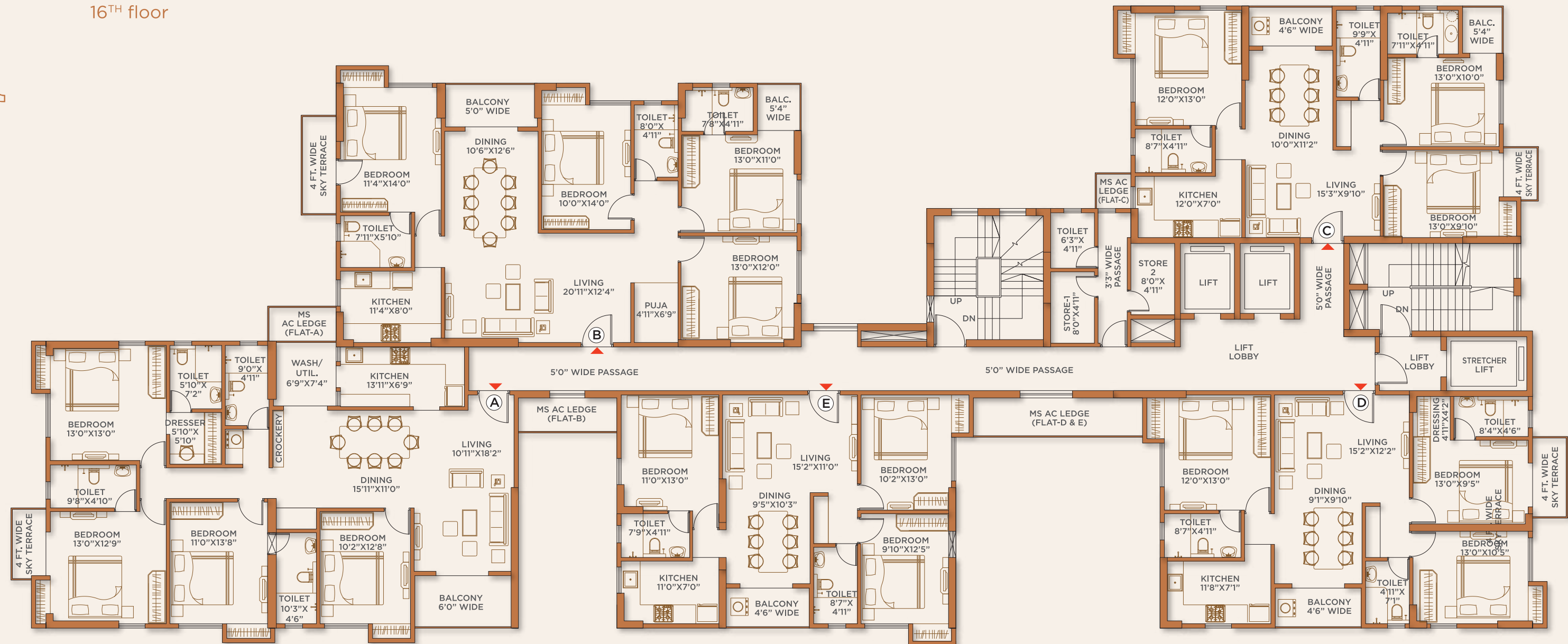
3RD FLOOR PLAN



Flat	Type	Carpet Area	Balcony/ Utility Area	Attached Terrace Area/ Sky Deck Area	Flat BUA	Store BUA	Saleable Area
A	4BHK + 4T	1505	115	—	1718	47	2471
B	4BHK + 3T	1380	77	—	1542	46	2222
C	3BHK + 3T	996	67	33	1143	—	1617
D	3BHK + 3T	1023	44	26	1141	—	1611
E	3BHK + 2T	926	42	—	1041	—	1458

TYPICAL FLOOR PLAN

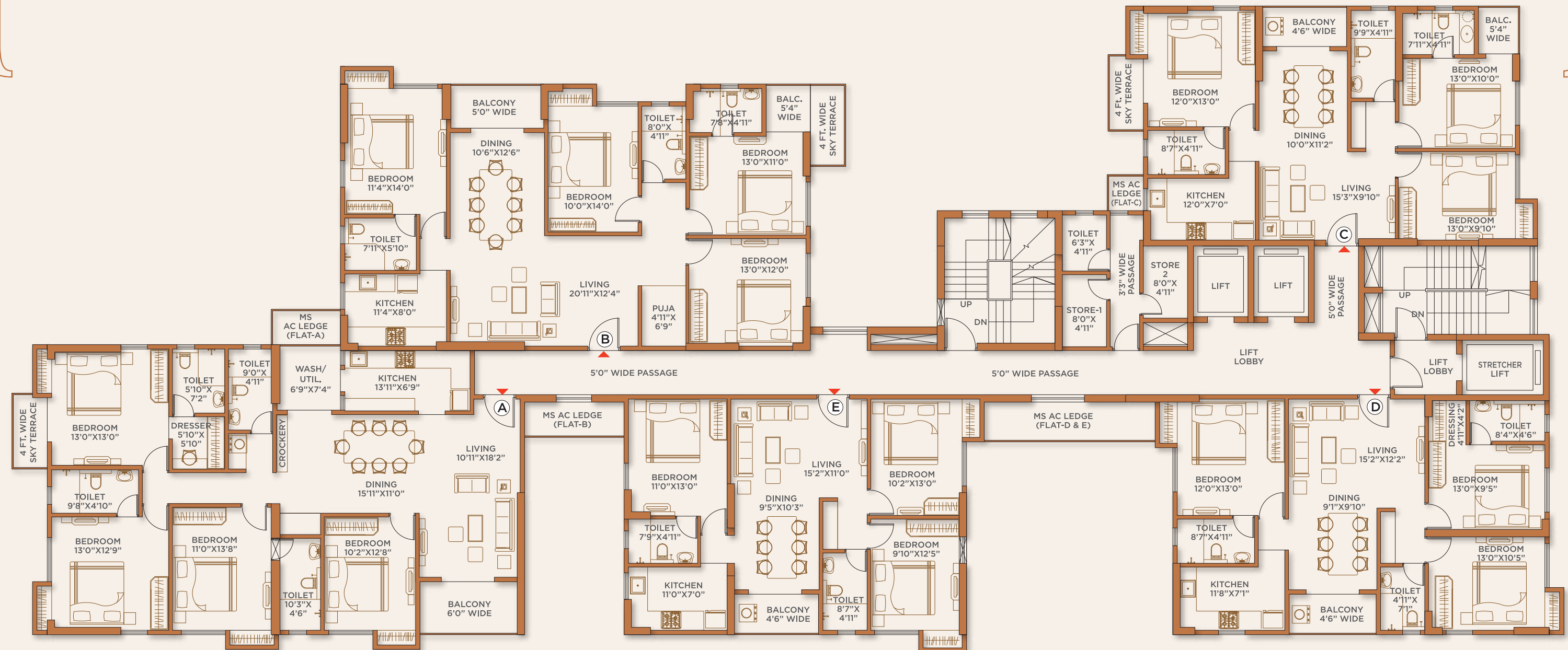
4TH, 7TH, 10TH 13TH &
16TH floor



Flat	Type	Carpet Area	Balcony/ Utility Area	Attached Terrace Area/ Sky Deck Area	Flat BUA	Store BUA	Saleable Area
A	4BHK + 4T	1505	115	31	1718	47	2487
B	4BHK + 3T	1380	77	44	1542	46	2244
C	3BHK + 3T	996	67	23	1143	—	1612
D	3BHK + 3T	1023	44	36	1141	—	1616
E	3BHK + 2T	926	42	—	1041	—	1458

TYPICAL FLOOR PLAN

5TH, 8TH, 11TH, 14TH &
17TH floor



Flat	Type	Carpet Area	Balcony/ Utility Area	Attached Terrace Area/ Sky Deck Area	Flat BUA	Store BUA	Saleable Area
A	4BHK + 4T	1505	115	33	1718	47	2487
B	4BHK + 3T	1380	77	36	1542	46	2240
C	3BHK + 3T	996	67	33	1143	—	1617
D	3BHK + 3T	1023	44	—	1141	—	1598
E	3BHK + 2T	926	42	—	1041	—	1458

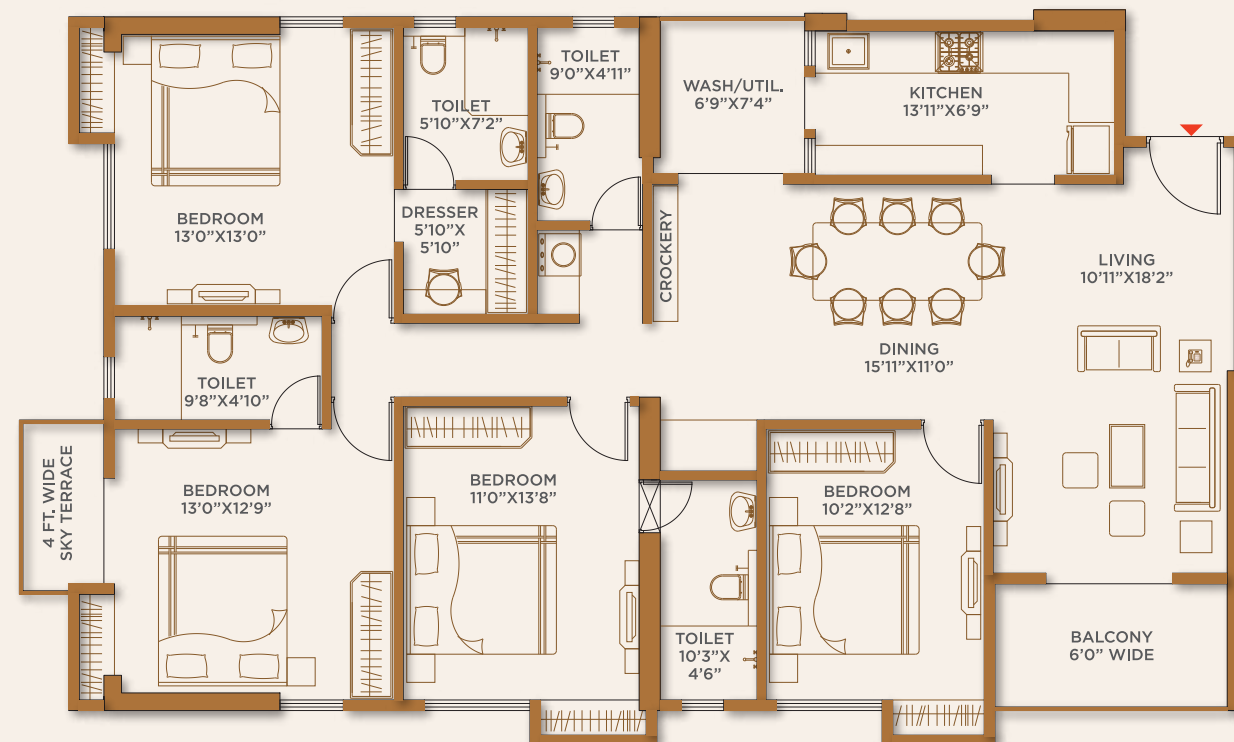
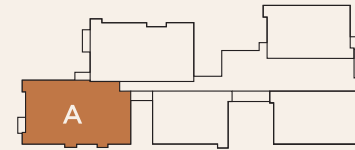
TYPICAL FLOOR PLAN

6TH, 9TH, 12TH, 15TH &
18TH floor



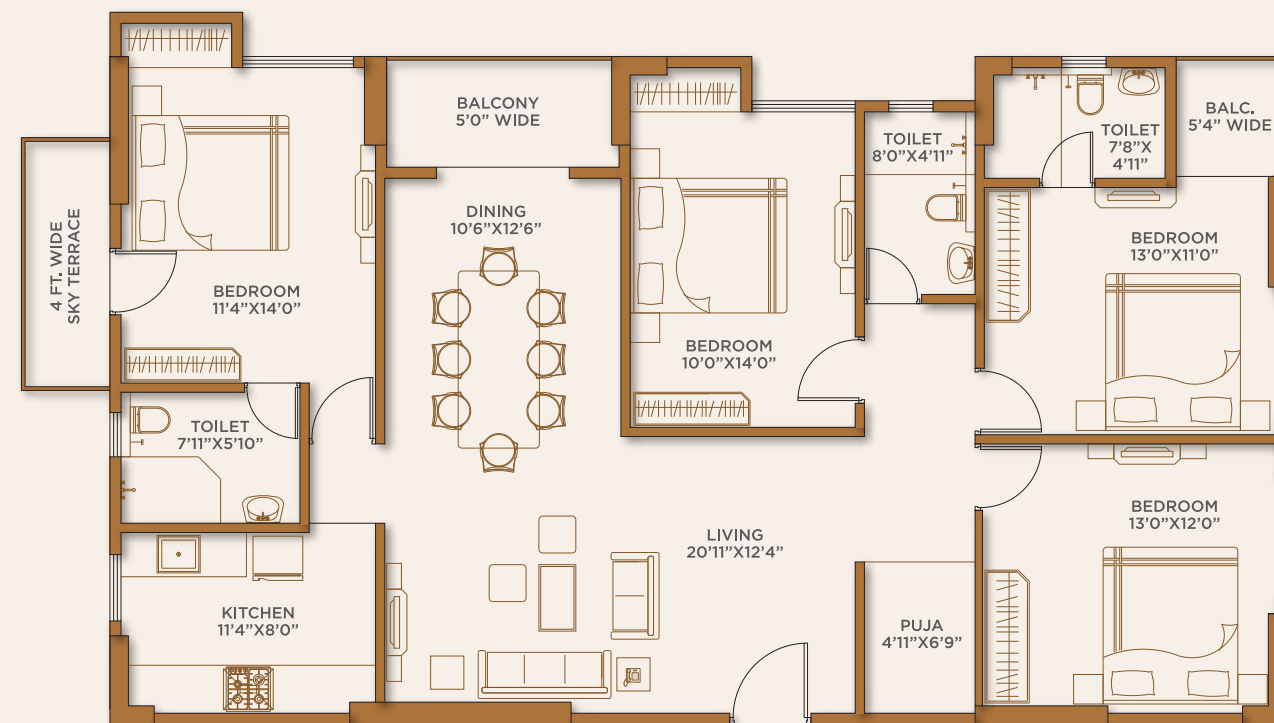
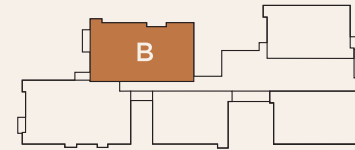
Flat	Type	Carpet Area	Balcony/ Utility Area	Attached Terrace Area/ Sky Deck Area	Flat BUA	Store BUA	Saleable Area
A	4BHK + 4T	1505	115	49	1718	47	2495
B	4BHK + 3T	1380	77	32	1542	46	2238
C	3BHK + 3T	996	67	33	1143	—	1617
D	3BHK + 3T	1023	44	26	1141	—	1611
E	3BHK + 2T	926	42	—	1041	—	1458

UNIT PLAN A
4TH, 7TH, 10TH, 13TH
& 16TH FLOOR PLAN



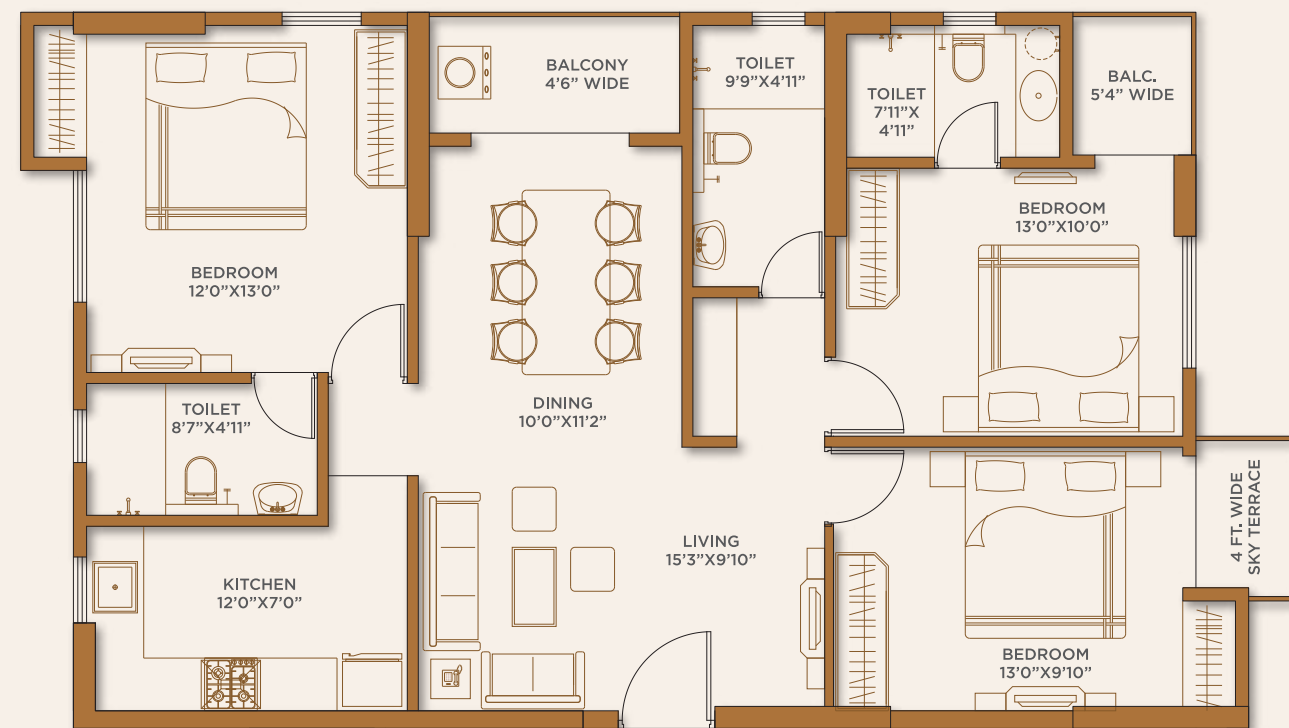
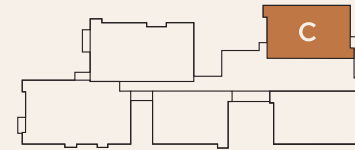
UNIT PLAN B

4TH, 7TH, 10TH, 13TH
& 16TH FLOOR PLAN

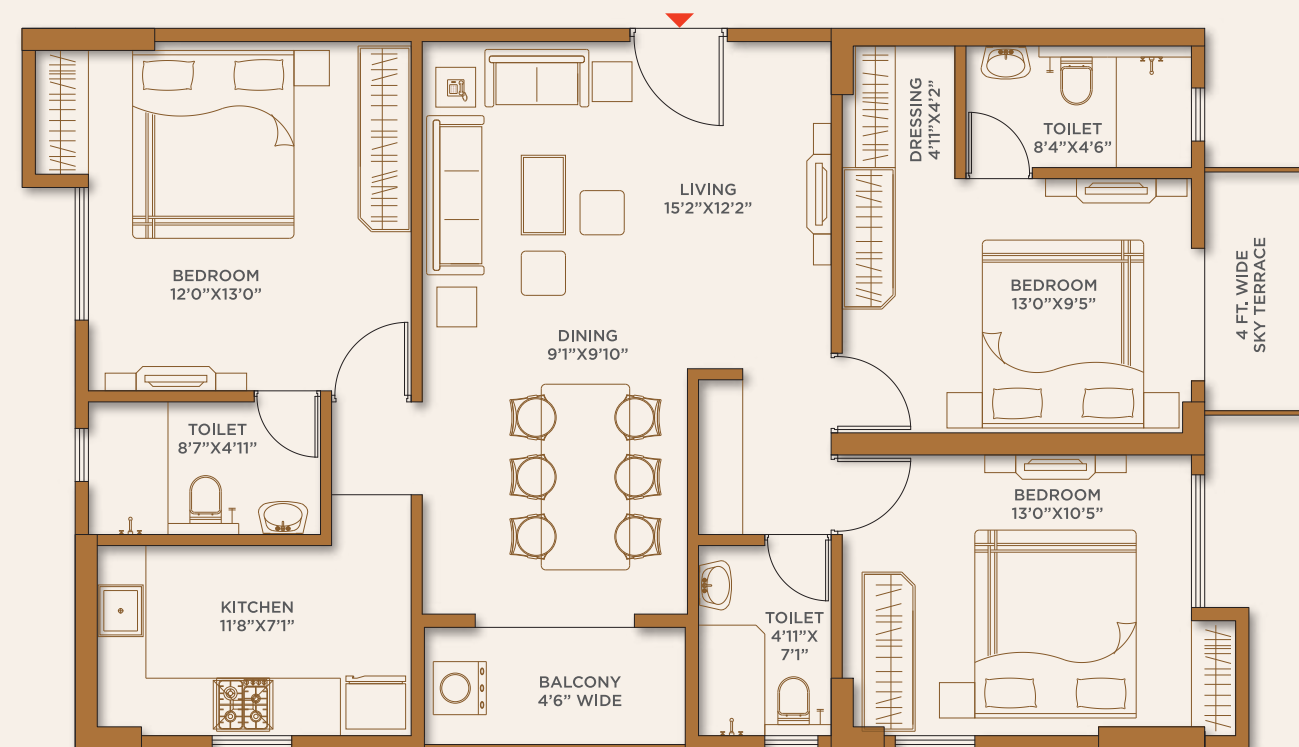
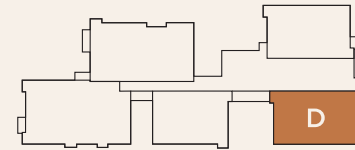


UNIT PLAN C

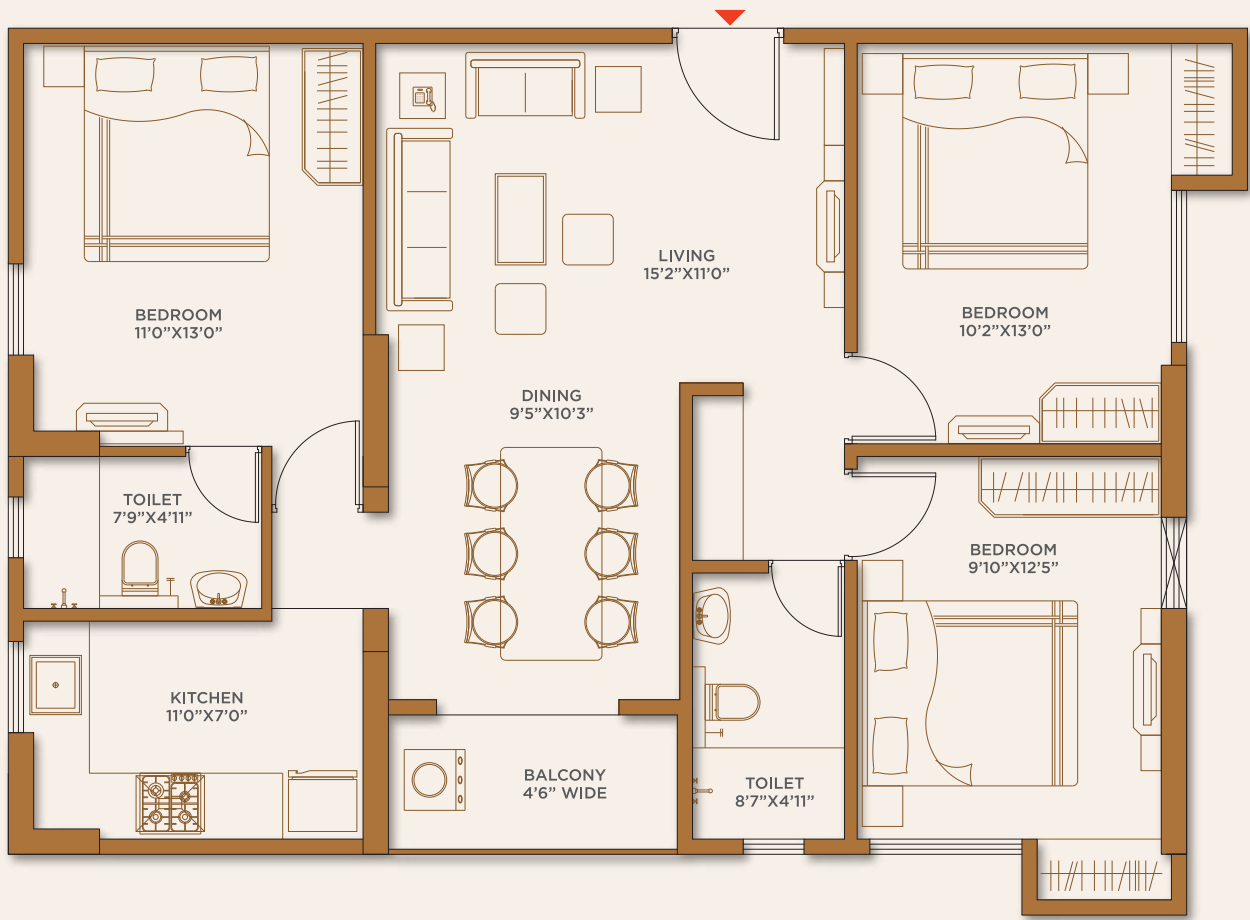
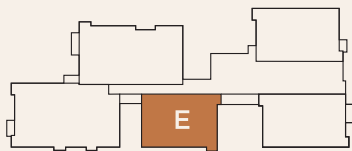
4TH, 7TH, 10TH, 13TH
& 16TH FLOOR PLAN



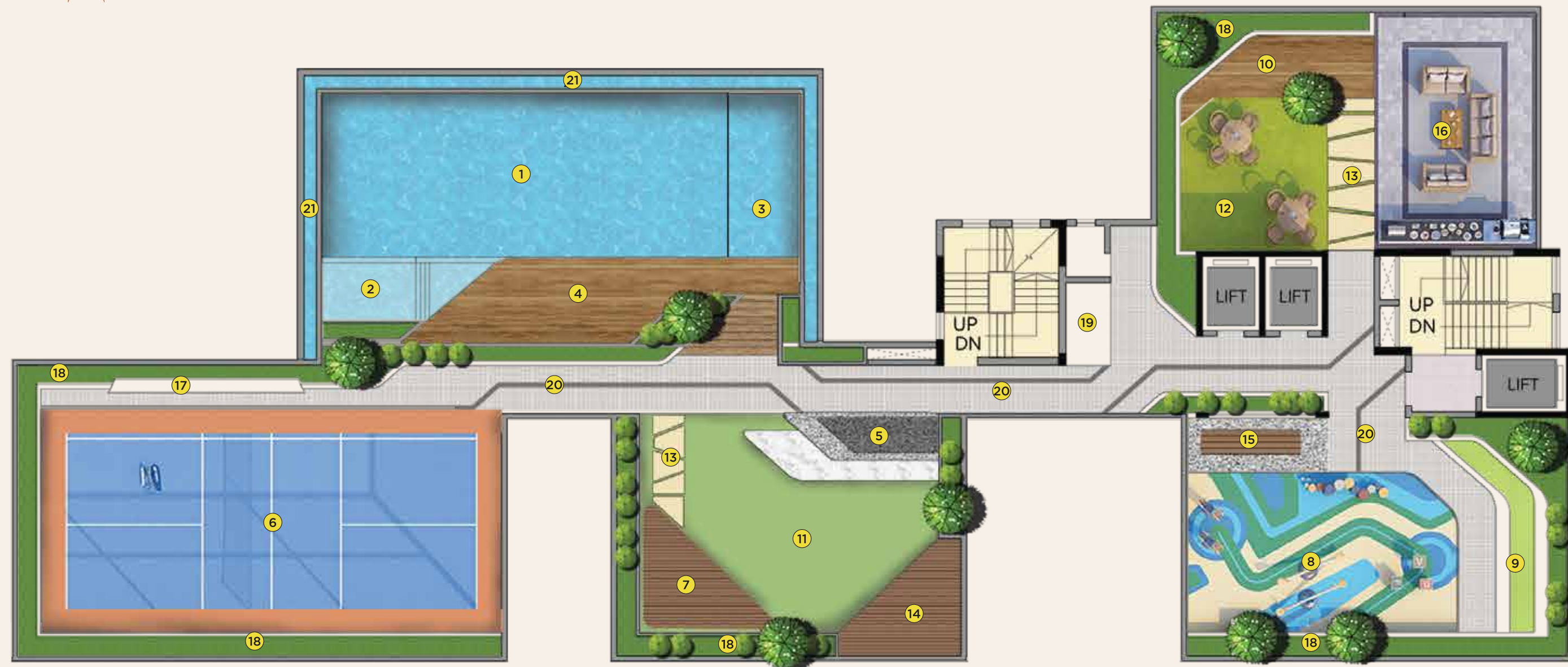
UNIT PLAN D
4TH, 7TH, 10TH, 13TH
& 16TH FLOOR PLAN



UNIT PLAN E
3RD TO 18TH
FLOOR PLAN



ROOF PLAN



LEGEND

- | | | |
|-----------------------|-----------------------|----------------------|
| 1. SWIMMING POOL | 8. KIDS' PLAY AREA | 15. SWING PLAZA |
| 2. KIDS' POOL | 9. STEPPED SEATING | 16. TERRACE LOUNGE |
| 3. SHALLOW WATER DECK | 10. COFFEE DECK | 17. SEATING AREA |
| 4. POOL DECK | 11. MULTIPURPOSE LAWN | 18. GREEN CORNER |
| 5. REFLEXOLOGY PATH | 12. ADDA ZONE | 19. CHANGING ROOMS |
| 6. MULTIPURPOSE COURT | 13. STEPPING STONE | 20. WALKWAY |
| 7. GARDEN PAVILION | 14. STARGAZING | 21. OVERFLOW CHANNEL |



{ LIVING & DINING AREA }



{ BALCONY }



{ BEDROOM }

SPECIFICATIONS

SUPERSTRUCTURE

Earthquake Resistant Monolithic Construction

LIVING DINING & BEDROOMS

Imported Marble Flooring
Putty Wall Finish

BALCONY

Imported Marble Flooring
Aluminium Sliding Door

TERRACE & SKY DECK

Vitrified Tiles Flooring

KITCHEN

Anti-skid Vitrified Tiles Flooring
Dado up to 2 ft.
Black Granite Counter Top
Stainless Steel Sink with Drainboard and provision for Exhaust
Fittings: Kohler, Grohe, Jaquar or equivalent with mixer

TOILETS

Anti-skid Vitrified Tiles Flooring
Sanitaryware: Kohler, Grohe, Jaquar or equivalent
Fittings: Kohler, Grohe, Jaquar or equivalent with mixture

DOORS & WINDOWS

Main Door: Decorative Wooden Door with Lock
Internal Doors: High Quality Flush Door with Lock
Windows: Aluminium Windows

ELEVATORS

from a Reputed Manufacturer and includes Stretcher Facility

ELECTRICALS

Concealed Copper Wiring
Modular Switches of Reputed make
VRF Air Conditioning at extra cost
24x7 Power Back-up

EXTERNAL FINISH

Weatherproof Texture Paint

WATERPROOFING & TREATMENTS

High quality Waterproofing from reputed manufacturer
Anti-termite Treatment

GREEN FEATURES

Rain Water Harvesting
Energy Efficient Common Area Lighting
Water Recycling from STP (for Flushing)
Water Treatment Plant
Solid Waste Management
EV Charging Point

SAFETY FEATURES

Dedicated Security Personnel
Mygate App, Intercom and Video Door Phone
24x7 CCTV Surveillance for Common Areas
Modern Fire Fighting & Alarm System as per Government Regulations
24x7 Valet Parking



Mirania Realty, led by Mr. Kishan Mirania Agarwal and Mr. Bishan Mirania Agarwal propels the business forward, building concrete structures that serves as a catalyst for the brand's growth cycle.

Through well-designed living and working spaces, we prioritise a world of comfort and security for every valued customer. Focusing on our ever growing presence in the City of Joy, our customers develop a positive perception that elevates the realty segment to newer heights. Committed to developing a positive brand identity that exudes sophistication and luxury, we strengthen bonds through meticulously crafted spaces, built with utmost care and affection.

- Mirania Realty

A PHILOSOPHY CRAFTED WITH PASSION
WHERE DREAMS COME HOME

AT MIRANIA REALTY, WE DON'T JUST REDEFINE A BETTER TOMORROW, WE CREATE SPACES THAT SHAPE YOUR IDENTITY.

2 DECADES OF
EXPERTISE

2 MILLION SQ.FT
COMPLETED

2.5 MILLION SQ.FT
UNDER DEVELOPMENT

LEGACY OF EXCELLENCE

