

# MAKE THE CITY OF DREAMS YOUR REALITY.



#CITYOFDREAMS

**Sunshine**<sup>2</sup>  
UTTAR PARA  
Shriram  
**GRANDCITY**



# ONE STOP SOLUTION



**WHY BUY  
A HOME IN THE  
GRANDCITY?**

Enjoy a plethora of advantages  
in a township spanning

**314**

acres

Make your lifestyle an  
example with

**100+**

state-of-the-art amenities

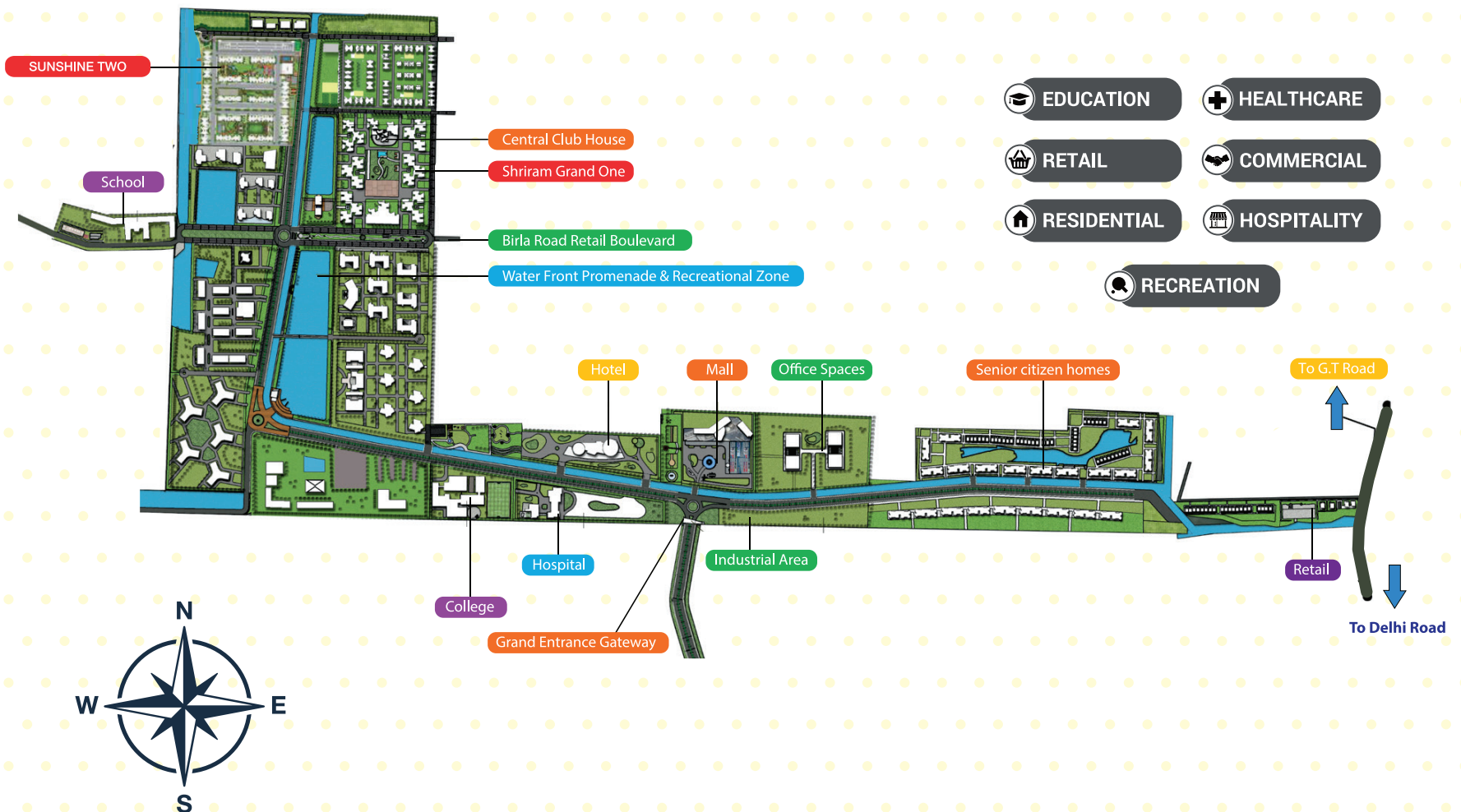
Expand your  
world with

**78%**

open space



# MASTER PLAN OF THE 314-ACRE MEGA CITY\*



Disclaimer: It is expressly and unequivocally clarified that the information, illustrations and visual representations contained in this Brochure is indicative of the kind of development that is proposed within Shriram Grand City. It is issued in good faith and is for guidance only. It does not constitute part of an offer or a contract. All plans, specifications, and features depicted in this Brochure are tentative and are subject to sanction/modification by the concerned sanctioning Authorities or the Company without prior notice or obligations. All visual representations shown therein is/are purely conceptual and precise appearances may vary.



# THE FUTURE OF KOLKATA AT UTTARPARA



## DATA HUB

by Hiranandani Group

5\* min



## EXPRESS HIGHWAY

Break free from the urban landscape

10\* mins



## EXPANSION PROJECT

by Titagarh Wagons

5\* mins



## HINDUSTAN MOTORS

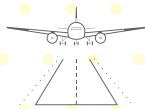
EV hub.

10\* mins





# A DREAM CITY CONNECTED



Reach the  
international airport in

**30\***  
mins



Board the  
metro in

**15\***  
mins

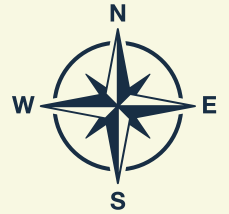


Access Howrah  
railway station in

**15\***  
mins



# LOCATION MAP







# 100+

## STATE OF THE ART AMENITIES



Cabana  
/Gazebo



Game Court



Badminto  
Court



Cricket  
Pitch



Volleyball  
Court



Barbeque  
Deck



Amphitheatre



Carom  
Lounge



Green  
Parks



Senior Citizen  
Park



Skating  
Rink

## AND MANY MORE...



# THE GRANDEST CLUBHOUSE IN KOLKATA



  
Library &  
Reading room

  
Adda zone

  
chess &  
Cards room

  
Game room

  
Swimming  
pool

  
Grand banquet  
hall,

  
Mini  
Theatre

  
Billiards &  
snooker room

  
Gymnasium

  
Yoga & Meditation  
Centre

  
Kids indoor  
play area

# MASTER PLAN



- DRIVEWAY
- PAVED WALKWAY
- GREEN POCKETSS
- RAISED PLANTERS
- TREE PITS
- GUARD ROOM
- SEATING COVE
- COSY CORNER

- PET PARK
- CRICKET PITCH
- SHADED SITTING COURT
- VOLLEYBALL COURT
- GAME COURT
- TENNIS COURT
- BADMINTON COURT

- SKATING RINK
- OUTDOOR GYM
- TABLE TENNIS COURT
- PARTY LAWN
- UMBRELA CANOPY GARDEN
- BASKET BALL COURT
- POOL DECK

- KIDS POOL
- SWIMMING POOL
- ROCK CLIMBING WALL
- WATER CASCADE
- KIDS HIDE AND SEEK
- KIDS SAND BED
- GIANT TRAMPOLINE

- LAWN
- ART/CHALK COURT
- JUMBO CHESS
- KIDS PLAY AREA
- JOGGING/CYCLING TRACKS
- REFLEXOLOGY WALK
- DEW MOUNDS

- BAMBOO CANOPY
- MAZE GARDEN
- SITTING POCKET
- EARTH BERM
- TODDLER PLAY AREA
- MIST GARDEN
- INTERACTIVE FOUNTAINS

- TWO WHEELER PARKING SPACE
- RANGOLI WATER
- SEMI-OPEN READING LOUNGE
- GRASS PAVERS
- HERB GARDEN
- AROMA GARDEN
- SHADE GARDEN

- STEPPED WATERBODY
- BUTTERFLY GARDEN
- OUTDOOR YOGA PLAZA
- LOTUS POND
- BIRDS PARK
- MOUND GARDEN
- HAMMOCK ZONE

- HOPSCOTCH
- VIBGYOR BAMBOO INSTALLATION
- SWINGS
- CARROM LOUNGE
- AMPHITHEATRE
- FESTIVAL STAGE
- KASHFUL SCULPTURES

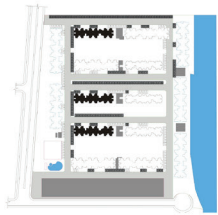
- CELEBRATION/GATHERING ZONE
- FOOTBALL FIELD
- TREE GROVE
- PERGOLA COURT
- CIGAR LOUNGE
- OUTDOOR FAMILY SITTING PLAZA
- BARBEQUE DECK

- MOM N ME PARK
- SCULPTURE
- SWASTIK PLAZA
- ROCKERY WATERBODY
- LAKESIDE PROMENADE
- VIEWING DECK
- CABANA/GAZEBO

- FEATURE WALL
- DROP-OFF PLAZA
- STEPPED PLAZA
- PERFORMANCE ZONE
- SENIOR CITIZEN PARK
- PLAY TUNNEL
- TRELLISED WALK



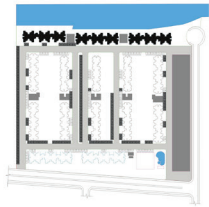
# TYPICAL 2 BHK TOWER PLAN



2BHK-TOWERS 2C,2D



# TYPICAL 3 BHK TOWER PLAN



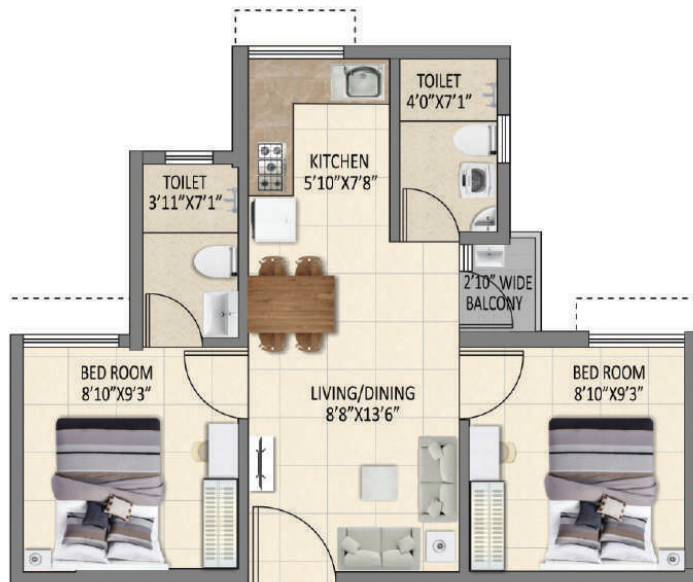
**3BHK-TOWERS 3A,3B**



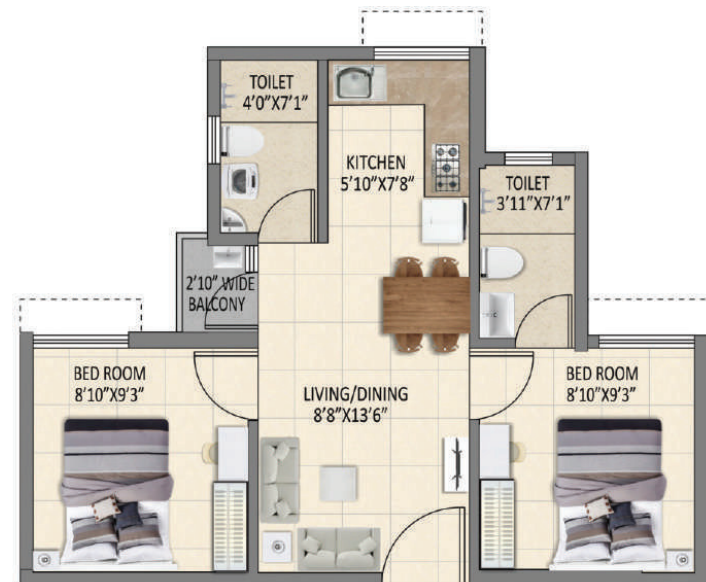


# TYPICAL 2 BHK UNIT PLAN

**2BHK Unit Plan TYPICAL  
(Mirror Image)**



**2BHK: 630 sq.ft.  
Carpet Area: 400.4 sq.ft.  
Balcony Area: 10.8 sq.ft.**



# TYPICAL 3 BHK UNIT PLAN

**3BHK Unit Plan TYPICAL  
(Mirror Image)**



**3BHK: 840 sq.ft.  
Carpet Area: 571.4 sq.ft.  
Balcony Area: 17.7 sq.ft.**





# 6 REASONS TO OWN THE CITY OF YOUR DREAMS.



MEGA TOWNSHIP



CONNECTIVITY



Over

100+



HOME DESIGN



YOUR BUDGET



MOST TRUSTED  
REAL ESTATE BRANDS

# ADDING TO THE CHAIN OF SMILES

