

MY CITY OF A MILLION DREAMS



Shriram
GRANDCITY
UTTARPARA - KOLKATA



WHAT MAKES **A DREAM CITY?**

A city where your kids will live the childhood they deserve, your parents will enjoy the lifestyle they aspire for and a city where you can achieve the perfect work-life balance. A city that has wide roads, robust infrastructure, thoughtful town planning and ample greenery. A city that offers employment opportunities, healthcare, fine education along with multiple options for recreation and entertainment, is truly a dream city.

THE TIME HAS FINALLY COME TO
LIVE YOUR DREAM IN
KOLKATA'S SISTER CITY.



INTRODUCING **SHRIRAM GRAND CITY**

Welcome to Shriram Grand City, spanning across 314 acres. Envisioned as Kolkata's Sister City, it offers 33 million sq. ft. of residential, commercial and entertainment avenues, along with healthcare, retail and educational facilities.

Artist's Impression of Aerial View at Shriram Grand City



WELCOME TO YOUR CITY, **SHRIRAM GRAND CITY.**

“ It gives me great pleasure to introduce Shriram Grand City, situated where the iconic Hind Motor factory started back in 1948. Kolkata has seen immense growth over the last decade and this growth has now spread across its periphery. However the reason we chose Uttarpara was to offer our customers a lifestyle that is not confined to the busy bylanes of Kolkata.

Our vision goes beyond just building a township. We want to give the people a better quality of life and broaden their horizons by providing multiple opportunities for social, physical and economic growth. ”

Murali Malayappan,
Managing Director, Shriram Properties

MY CITY OF **FINE LIVING**



Artist's Impression of Recreational Zone at Shriram Grand City

MY CITY IS WELL
CONNECTED BY
ROAD AND RAIL

Shriram Grand City is comfortably placed parallel to River Hooghly and Grant Trunk Road. In close proximity to Uttarpara and Konnagar stations, the township can be reached from T.N. Mukherjee Road from the south and Naity Road from the north. An internal Shriram road is currently being developed that would connect Shriram Grand City directly to the Delhi Highway, further improving connectivity.



Uttarpara is well-connected with Howrah via local rail (Howrah-Bandel line)



AH1 Delhi Highway, which connects across the river in 30 minutes and provides access to employment hubs such as Salt Lake City

Approximate distances



Dakshineswar Kali Temple: 15 mins



Konnagar Station: 5 mins
Uttarpara Station: 10 mins
Howrah Station: 20 mins

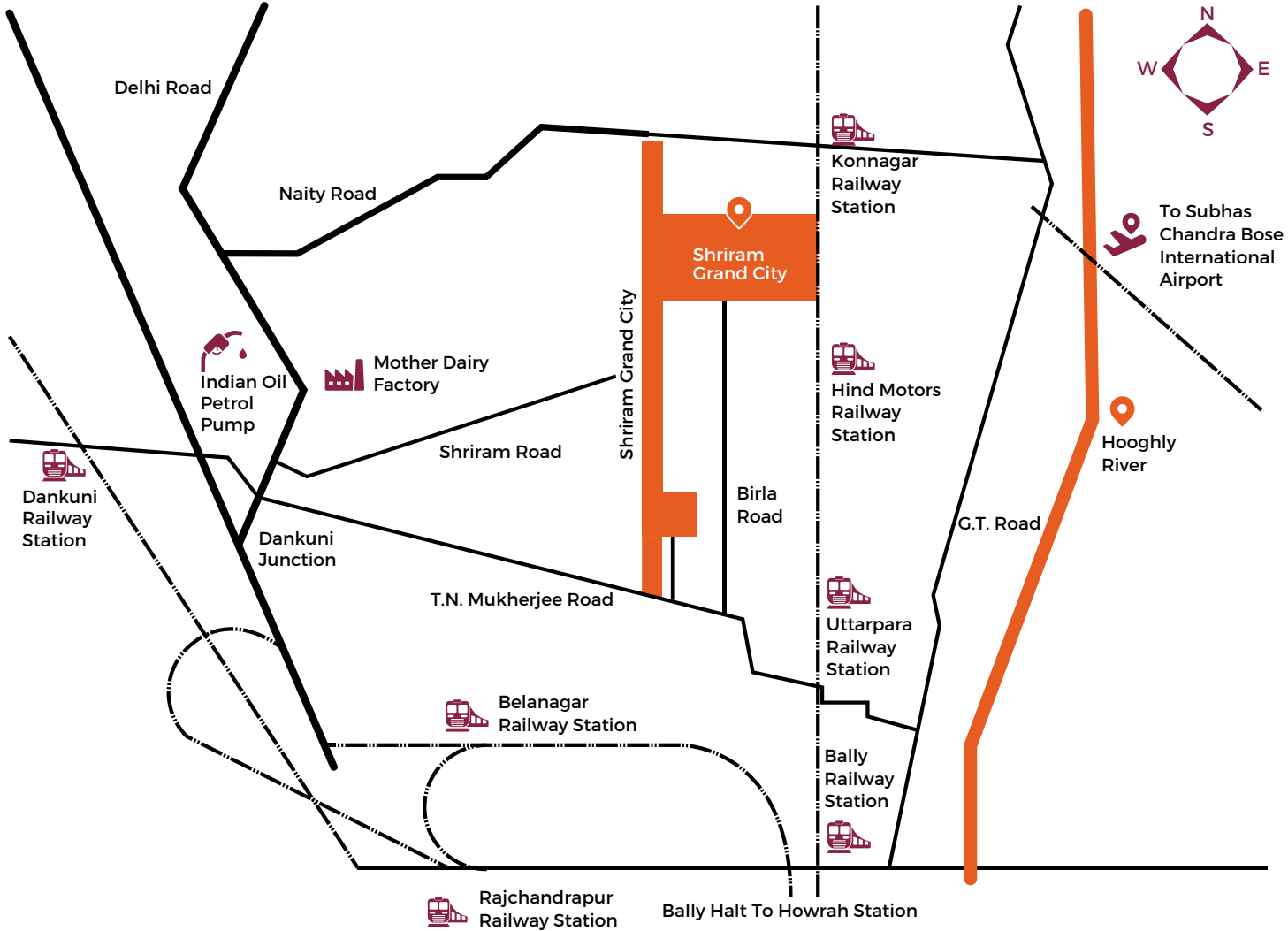


Netaji Subhas Chandra International Airport: 30 mins



Salt Lake Sector V: 45 mins

Location Map





MY CITY OF UNLIMITED **BUSINESS OPPORTUNITIES**

Envisioned as Kolkata's Sister City, Shriram Grand City will provide a host of economic opportunities for commercial growth and success.

2
MILLION

2 million sq. ft.
commercial space

1.5
EMPLOYMENT

Employment for
1.5 lakh people*



MY CITY OF FINE EDUCATION

Shriram Grand City will provide only the finest education for the bright future of your children that will be at par with international standards.



Educational campuses spread over 7 acres



2 world class schools



Schooling for 4000+ students



University



MY CITY OF 24x7 HEALTHCARE FACILITIES

Shriram Grand City will have a fully equipped multi-specialty hospital providing facilities and services round the clock with well trained professionals giving you utmost care and attention.



100 bed hospital



Spread across
1 million sq. ft.



MY CITY OF
RETAIL GOODNESS

Shriram Grand City will have abundant shopping avenues, a neighbourhood bazaar and everyday conveniences to take care of your daily needs along with a grand mall housing top-brands.



Sprawling mall
over 9 acres



Shopping streets



Supermarkets



Pharmacies



Waterside
boulevards



ATMs

MY CITY OF **SHOPPING SPREES**



Artist's Impression of Retail Boulevard at Shriram Grand City



MY CITY OF 5 STAR HOSPITALITY

Shriram Grand City will have an internationally renowned 5 star hotel, which would be one of the largest in Kolkata, so that all your hospitality needs are catered for.



5 star hotel



Spread across
1 million sq. ft.



Restaurants
& Fine dining



Banquets



MY CITY OF
**AMPLE RECREATIONAL
AVENUES**

Shriram Grand City will have leisure,
entertainment and recreation options
for the entire family.



Sports Academy
A professionally-run sports
academy where your children
can play and practice the sport
of their choice.



Waterfront
A grand waterfront dotted with
splendid landscaping, waterside
promenades, cafés, leisure
boating and more



City Centre
A city centre designed
along the lines of European
towns, where people can
come together and socialize
at eateries, enjoy live
performances and more.



Private Club
A prestigious private club that
takes your lifestyle to the
next level.



TRANSPORTATION
Shuttle services from Grand City to the nearest train stations as well as key destinations in Kolkata.



Well planned school bus pickup points, shuttle service points, taxi stands etc.



A pedestrian network, traffic management systems and cycling tracks.



CITY MANAGEMENT
A governing body to monitor and manage the city, making your life hassle-free.



SECURITY
Extensive security checks, 24x7 CCTV surveillance and an emergency response team.



MY CITY OF THOUGHTFUL PLANNING

Shriram Grand City has been thoughtfully planned with great attention to detail to make your daily life convenient and to ensure that you and your loved ones are always secure.



MY CITY OF SUSTAINABILITY

Right from smart practices to conserve the environment to ample green and open spaces for the entire family, Shriram Grand City will have it all.

Smart Practices



Renewable energy



Solar power



Waste management



Rainwater harvesting

Green Zone



27 acres of green spaces



Large parks



Cycling tracks



Open spaces

Artist's Impression of Green Zone at Shriram Grand City

MASTER PLAN
314 ACRES



MY CITY OF A MILLION DREAMS.





MY CITY OF GRAND OPPORTUNITIES

Buy your dream home and own a part of a world-class city, one which you will proudly call "My city of a Million Dreams".

Apply for the grand lottery at Grand One, the first residential district at Shriram Grand City.

Be a part of an international lifestyle, never seen before in Kolkata

Be a part of a growth story and own a highly appreciating property

Get more value for every square foot – Live a 314-acre lifestyle at an unbelievable price

Get assurance and quality from a brand trusted for over 40 years

Artist's Impression of Walking Trail at Shriram Grand City



A LEGACY OF TRUST AND CREDIBILITY

Shriram Properties is the real estate arm of the reputed 90,000 Cr. Shriram Group. Since its inception in 1995, Shriram Properties has been designing innovative spaces to deliver the highest standards of living.



16,000+ happy families



Presence across 5 cities



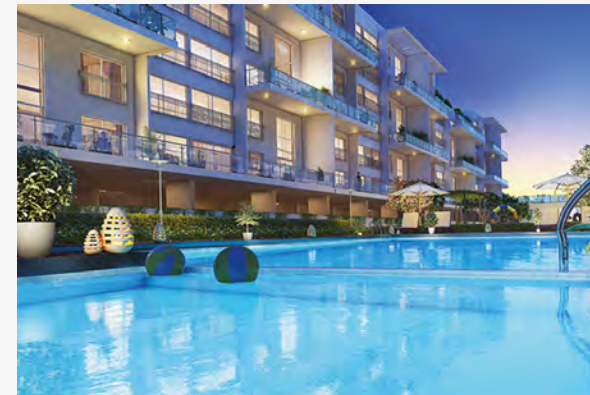
Delivered 15 million sq. ft. with over 60 million sq. ft. under development



PE investment by Tata Capital, TPG Walton Street, Starwood Capital & many more reputed private equity players

LANDMARKS ACROSS THE COUNTRY

BANGALORE



16 completed projects and 10 ongoing projects in Bangalore.

KOLKATA



A 314 acre mega city under development in Kolkata.

VIZAG



Vizag's most premium address. Phase 1 - delivered.

CHENNAI



2 projects delivered/under construction in Chennai. On an aggressive spree with 5 new projects in the pipeline.

Site address: Shriram Grand City, Old Delhi Road, Opposite Indian Oil Petrol Pump,
Near Mother Dairy Factory Dankuni, Hoogly - 712311

Office address: Bengal Shriram Hitech City Pvt. Ltd., GN - 37/2, 7th Floor, Victoria Park, Sector V, Salt Lake City, Kolkata - 700091



www.shriramgrandcity.com

Exclusively Marketed by



Project Financed by
& Preferred Home
Loan Partner



Other Home Loan Partners



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.