



**BENGAL
SHRISTI**

SHRISTINAGAR
THE NEW ASANSOL

IT SEZ



SHRISTINAGAR - THE NEW ASANSOL



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BUILDING BENGAL

Bengal Shristi Infrastructure Development Limited is an Infrastructure Development Company, promoted jointly by Asansol Durgapur Development Authority (ADDA), Govt. of West Bengal and Shristi Infrastructure Development Corporation Ltd. (Shristi), in line with the approved Government model for Public Private Partnership.

Bengal Shristi has taken the initiative to create quality infrastructure in South Bengal. Bengal Shristi's unique signature project Durgapur City Centre - a multi-utility urban plaza is complete. The organization is now in the process of developing an Integrated Green Township - Shristinagar at Asansol and the first Highway Hub cum Transport Terminal at Raniganj in West Bengal.

Be it a Shopping Mall, a Highway Hub, a Lifestyle Apartment or an Integrated Township, Bengal Shristi has been able to prove its expertise. Today, with Durgapur City Centre completed and two ongoing projects in the Asansol - Durgapur belt, Bengal Shristi is in the process of redefining the image of the region into a multi-faceted region, with a focus on Infrastructure, SEZs, Integrated Townships, Mixed Use Developments and other diversified projects.



Durgapur City Centre

Raniganj Square - The Highway Hub





SHRISTINAGAR – THE NEW ASANSOL

- Integrated Green Township spread over 90 acres with a total development of 6 million sq. ft.
- Housing for 5000 families approx. of various income profiles
- Comprises of premium residential apartments, group housing, plotted housing units, bungalows, row houses, Central Business District with commercial area, shopping mall with multiplex, club cum resort, hotel and IT SEZ
- Well developed infrastructure - water, power, roads, sewerage, drainage and landscaping which will enable comfortable & luxurious lifestyle
- Developed social infrastructure including food options and medical facilities
- Multiple transportation options with well-paved and well-lit roads
- Round-the-clock security



IT SEZ

To foster the growth of Information Technology in the state of West Bengal, Bengal Shristi is coming up with a world-class IT SEZ consisting of 1 million sq. ft. in Shristinagar – The New Asansol. The state-of-the-art design will provide a cleaner and healthier environment which will match global standards. The best of services and infrastructure will be provided to the occupants.

The IT SEZ is located within close proximity of the residential and entertainment zone. With the confluence of work, home and relaxation at one place, the IT SEZ in Shristinagar will be the greatest place to work for its occupants.



**FORMAL APPROVAL
RECEIVED FOR IT SEZ**



FEATURES

- 1 million sq. ft. of development
- Natural surrounding with landscaped areas & parks
- Modern building design with flexible space utilization option, energy saving & rain water harvesting technique
- Uninterrupted power supply & power back-up
- Multiple telecom service providers with high speed communication system
- Adequate car parking
- Round-the-clock security system
- Automatic fire alarm, detection & fire-fighting system
- Large floor plate sizes
- ATMs, food options, shopping area, adjoining mall with multiplex, entertainment options, amusement park, club cum resort with recreation facilities.



Typical Floor Plan



ASANSOL AS AN IDEAL IT DESTINATION

- West Bengal Government's aim to develop Asansol as an ideal IT destination
- Shristinagar, an integrated township with an IT SEZ, housing, shopping mall, multiplex, restaurant etc.
- Availability of huge talent pool for IT/ITES sectors
- Very low attrition rate
- Low cost of operations
- Low rents
- Low salary expectations
- Excellent road connectivity through National Highway (200 km from Kolkata - 2½ hours drive)
- Rail connectivity - overnight from New Delhi; 2 hours from Kolkata



ADVANTAGES OF ASANSOL

- Catchment population around 6 million; Asansol population of 1.1 million
- Literacy rate of 80%
- State Government proposes a slew of projects worth Rs.15,290 million to improve the industrial infrastructure of Asansol - Durgapur region
- Significant amount of latent talent pool is available in & around Asansol
- Well connected through National Highway-2 and railway
- 2½ hours drive from Kolkata International Airport



ASANSOL LOCATION MAP



**BENGAL
SHRISTI**

Bengal Shristi Infrastructure Development Ltd.

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Note: Project details are indicative. Developer reserves the rights to make alterations and amendments in project offering as necessary from time to time. Project perspectives and photographs are for reference only.

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