

mirania
evara

LIVE THE TOMORROW LIFE



WELCOME TO CHAPTER TOMORROW

mirania
evara
LIVE THE TOMORROW LIFE

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

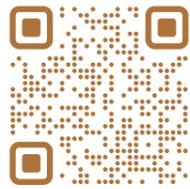
Artist's Impression



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



Scan for the view from the top floor



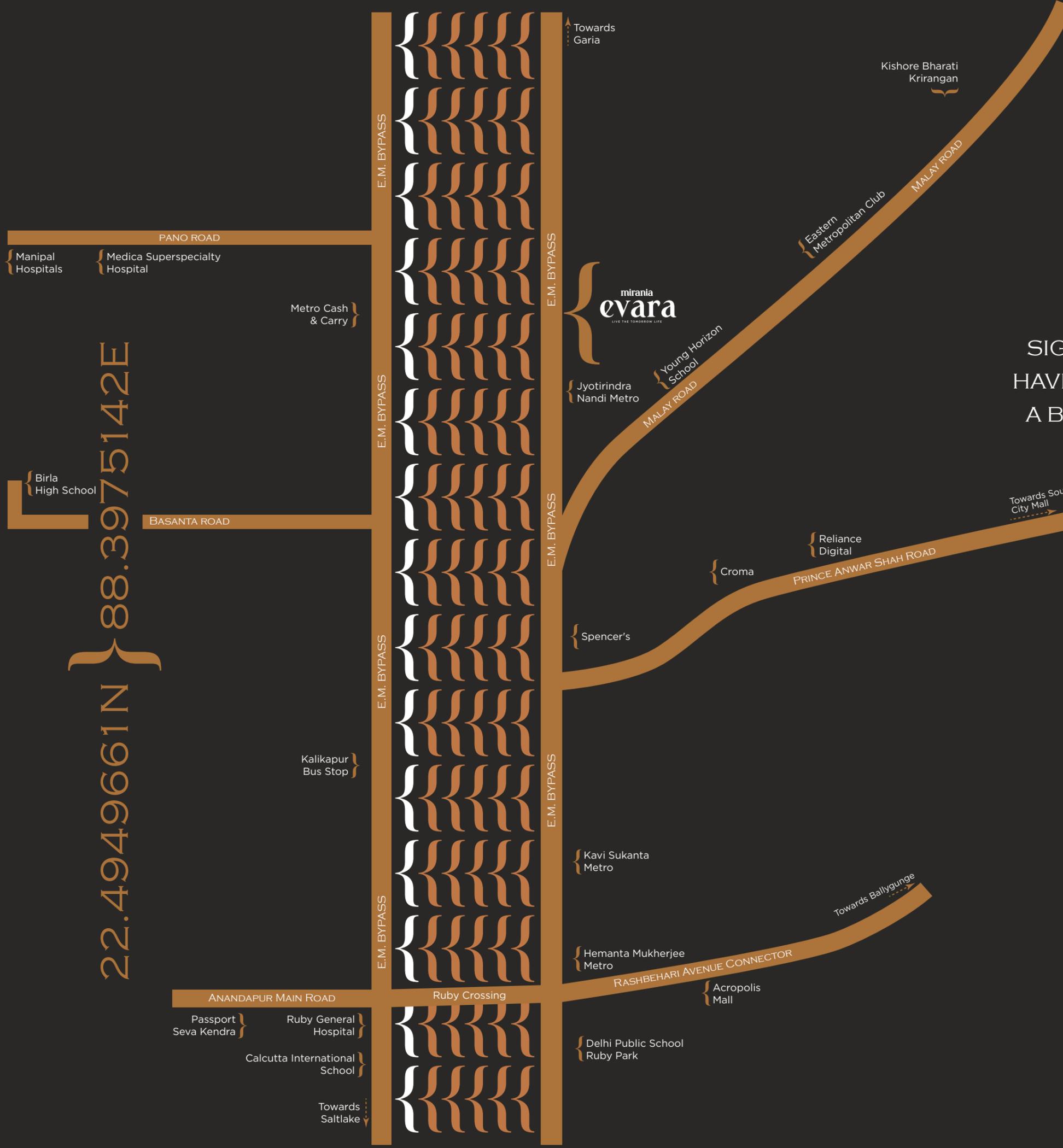
Scan for a view of the panoramic skyline from 8th floor



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.



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

We have taken the latest entry

22.4949661N } 88.3975142E



SCAN FOR LOCATION

LOCATION HIGHLIGHTS

SCHOOLS

Young Horizon School	Adjacent to the plot (80 mts)	
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

Metro Cash & Carry	Opposite to the plot (350 mts)	
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
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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 & Sauna
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



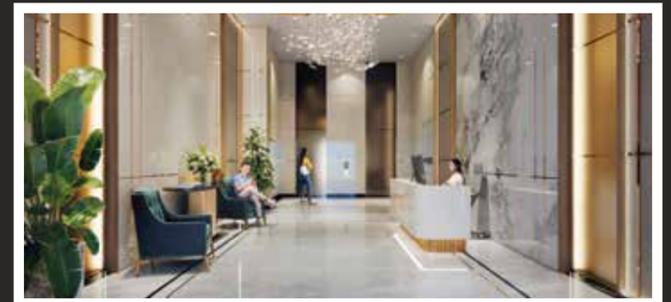
GRANDEUR RESONATES IN TOASTS AND
CELEBRATIONS AT THE
DOUBLE HEIGHT BANQUET HALL.



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

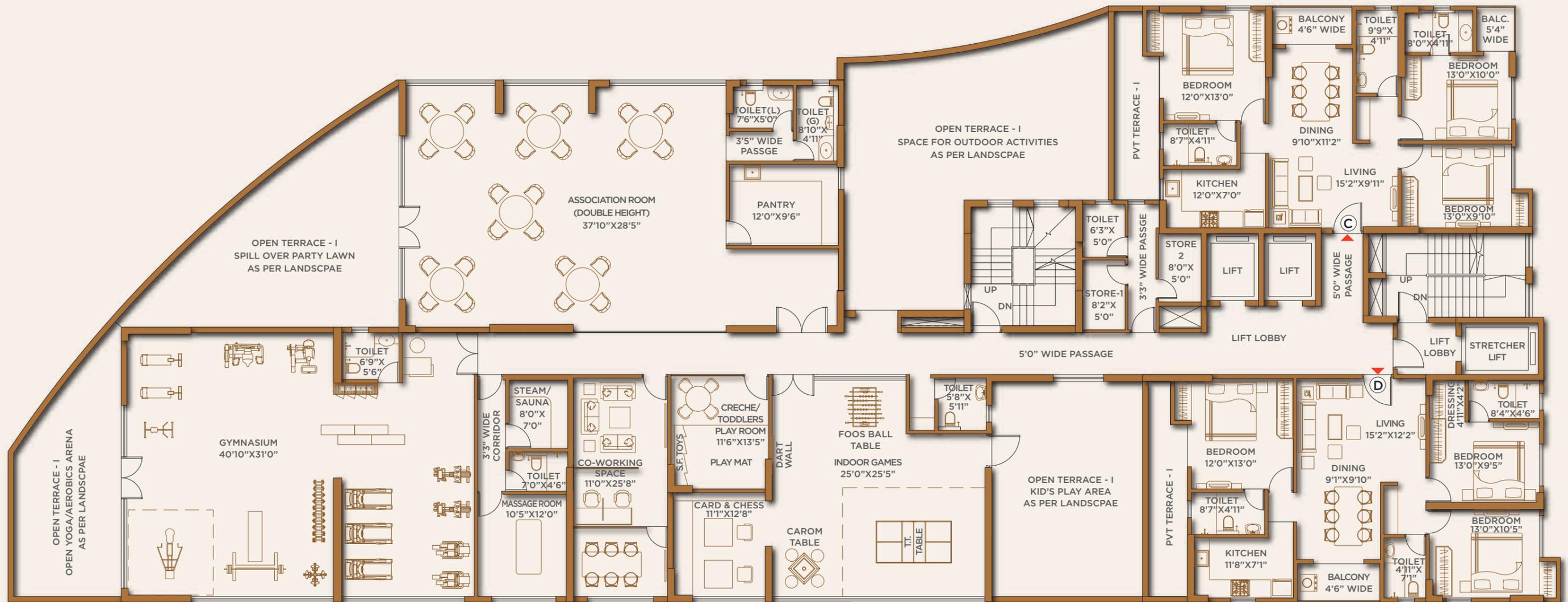
PODIUM PLAN



LEGEND

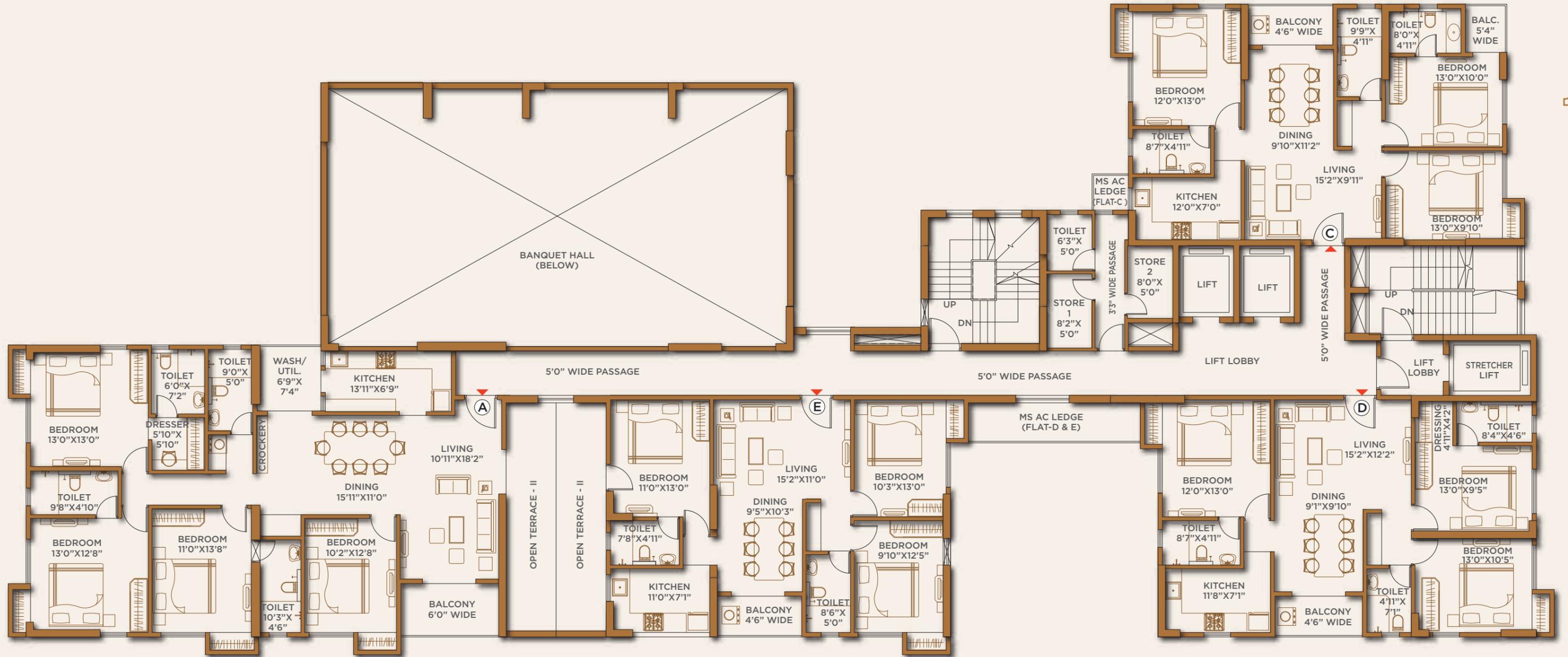
- | | | |
|--------------------------------|-------------------------|---------------------------|
| 1. YOGA LAWN | 8. TT PLAY ZONE IN LAWN | 15. TOT LOT PLAY AREA |
| 2. CONTEMPLATION CORNER | 9. CHESS CORNER | 16. PARENTS WATCHOUT DECK |
| 3. MEDITATION ZONE | 10. GYMNASIUM | 17. SCULPTURE ZONE |
| 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/SAUNA |

1ST
FLOOR PLAN



Flat	Type	Carpet Area	Balcony/Utility Area	Flat BUA	Store BUA	Saleable Area
C	3BHK + 3T	996	67	1143	46	1663
D	3BHK + 3T	1023	44	1141	-	1598

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 + 3T	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

N
Not to scale

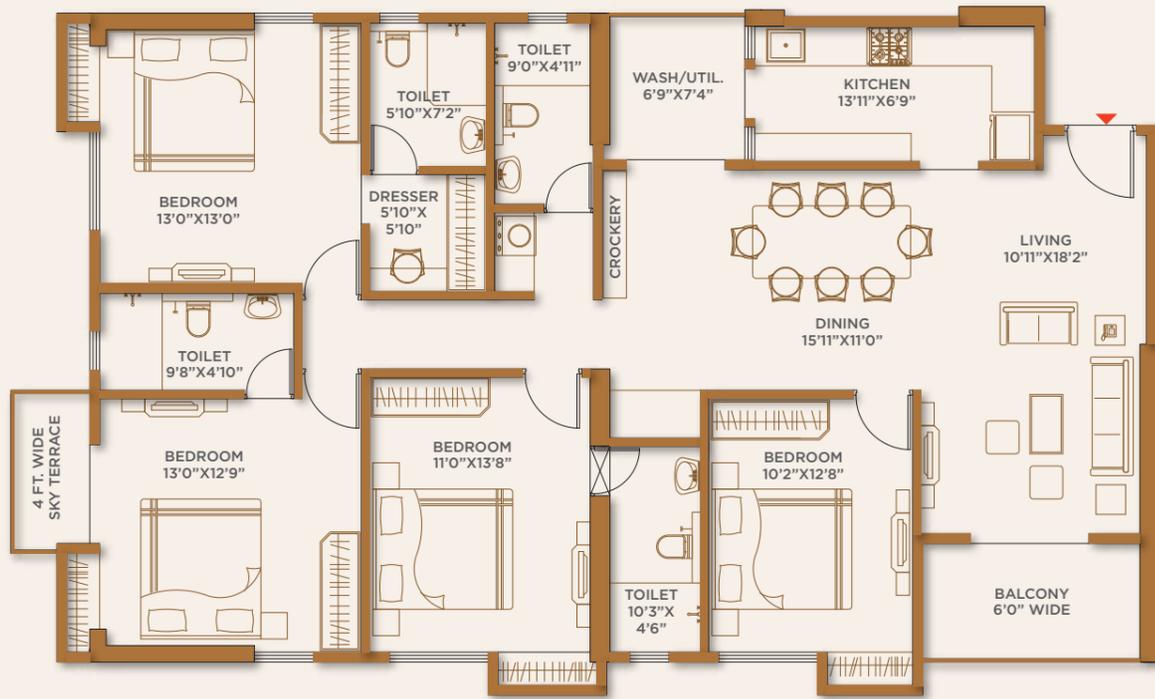
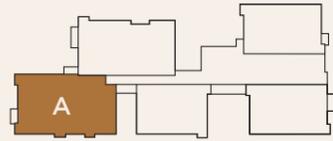
TYPICAL FLOOR PLAN

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

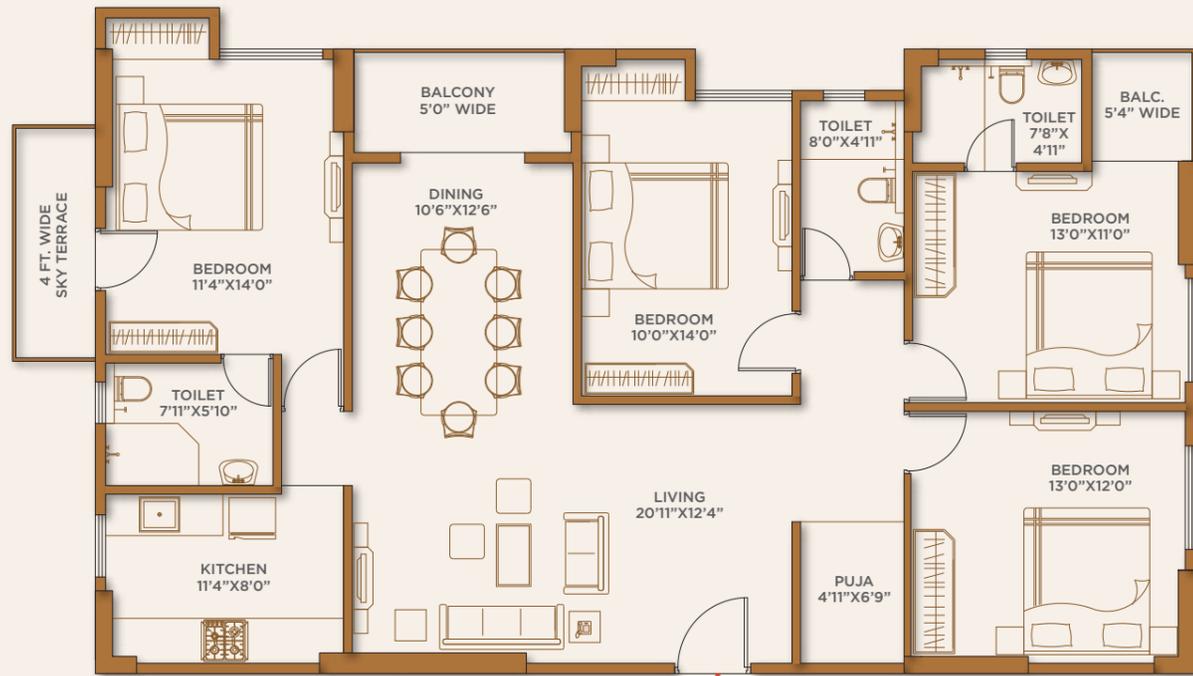
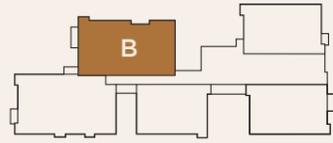


Flat	Type	Carpet Area	Balcony/Utility Area	Attached Terrace Area/ Sky Deck Area	Flat BUA	Store BUA	Saleable Area
A	4BHK + 4T	1505	115	49	1718	47	2495
B	4BHK + 3T	1380	77	32	1542	46	2238
C	3BHK + 3T	996	67	33	1143	—	1617
D	3BHK + 3T	1023	44	26	1141	—	1598
E	3BHK + 2T	926	42	—	1041	—	1458

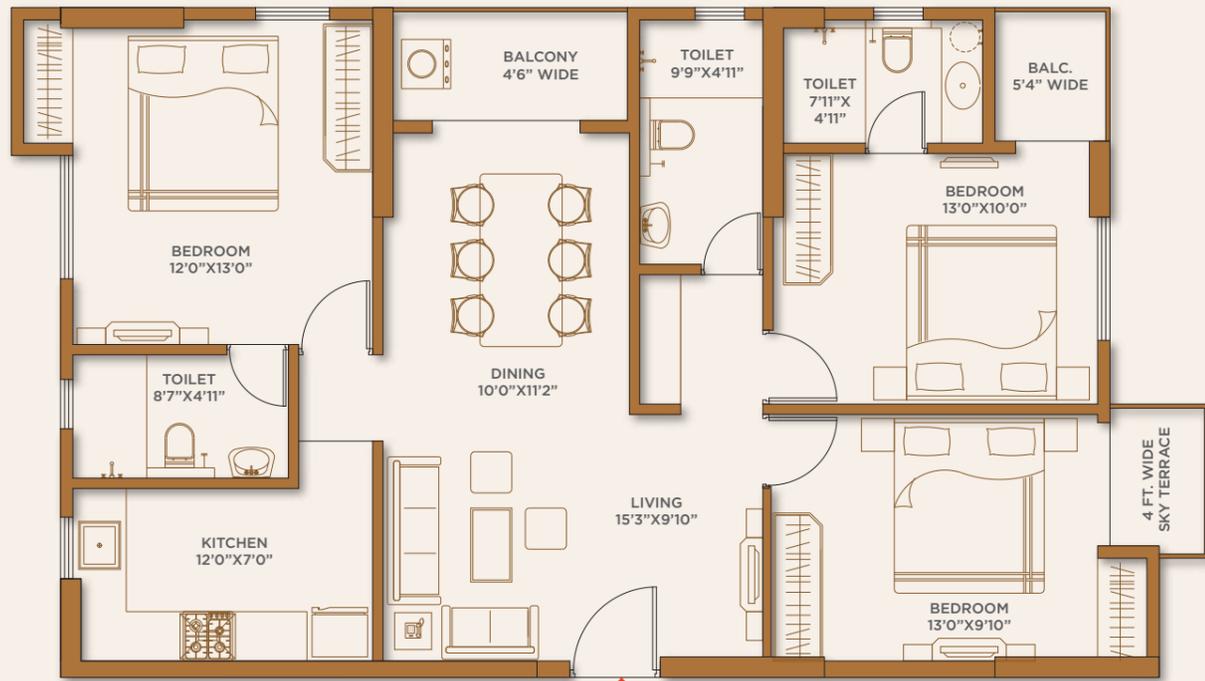
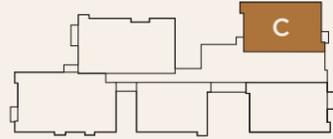
UNIT PLAN A
4TH, 7TH, 10TH, 13TH
& 16TH FLOOR PLAN



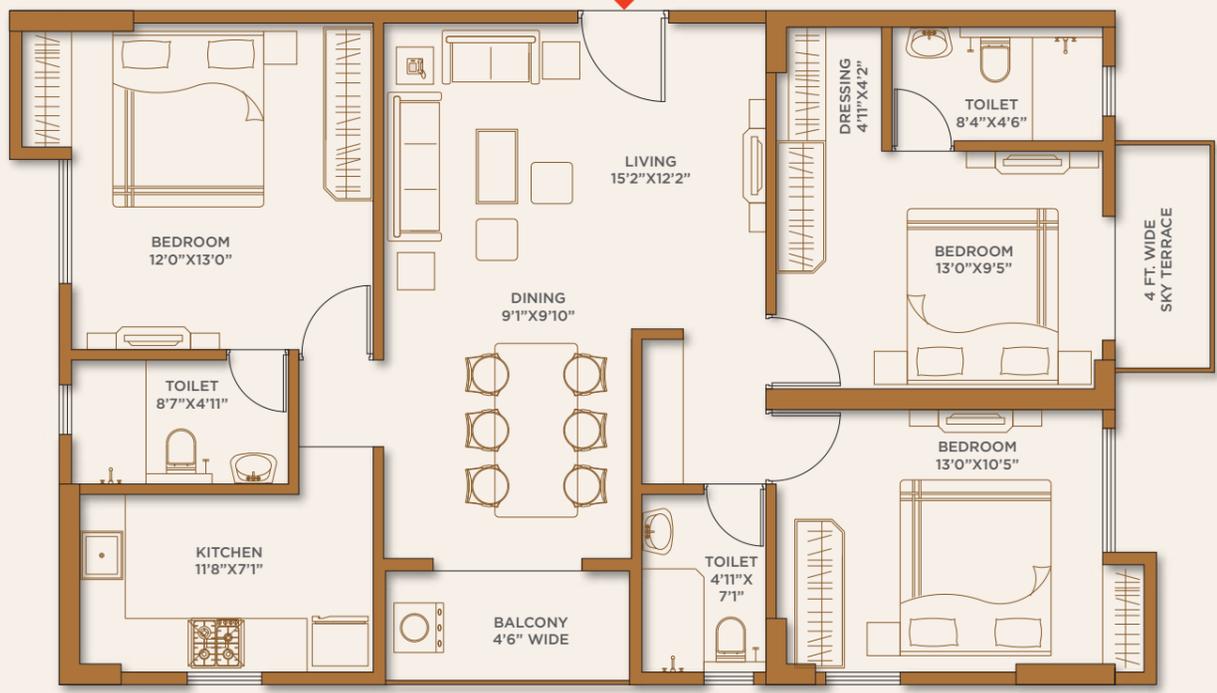
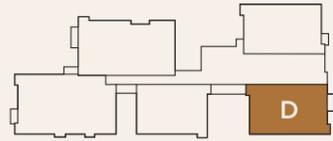
UNIT PLAN B
 4TH, 7TH, 10TH, 13TH
 & 16TH FLOOR PLAN



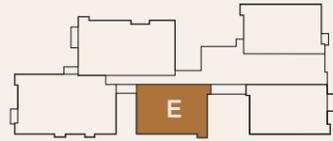
UNIT PLAN C
4TH, 7TH, 10TH, 13TH
& 16TH FLOOR PLAN



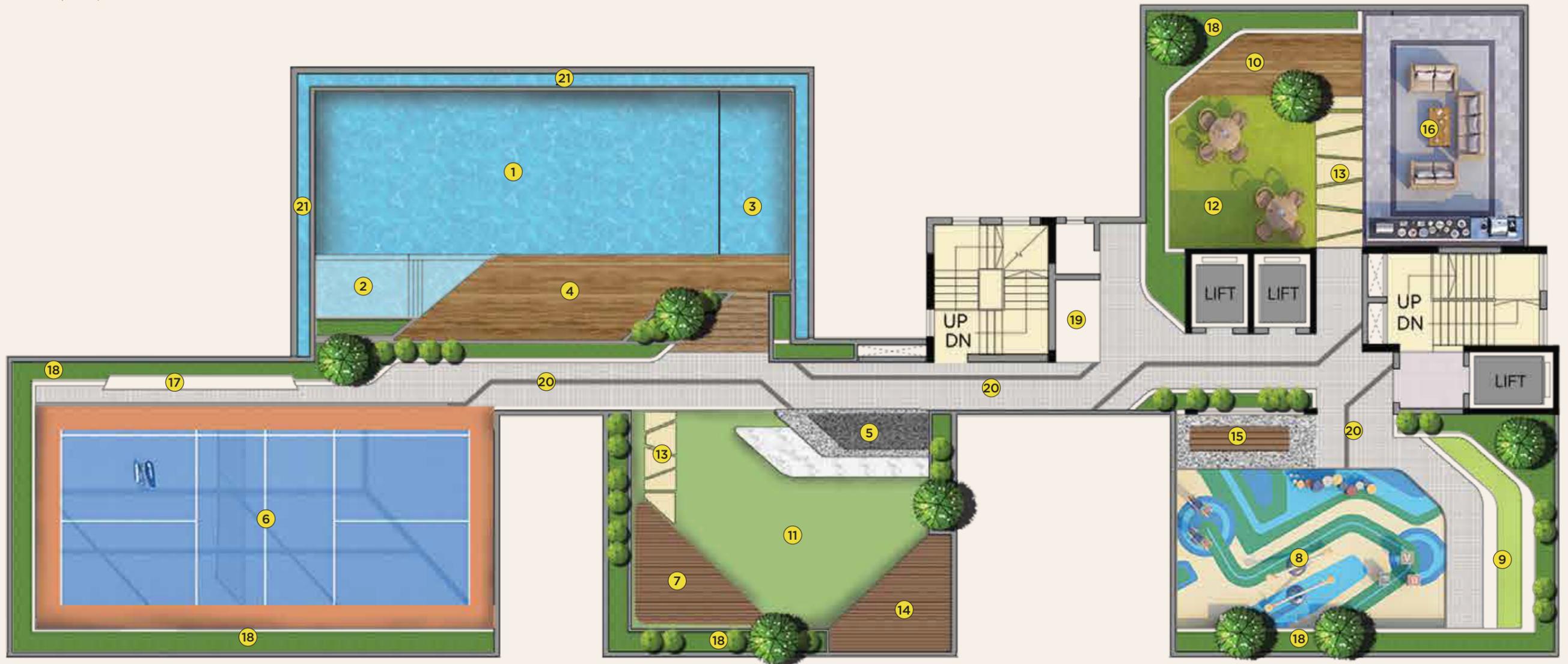
UNIT PLAN D
4TH, 7TH, 10TH, 13TH
& 16TH FLOOR PLAN



UNIT PLAN E
3RD TO 18TH
FLOOR PLAN



ROOF PLAN



LEGEND

- 1. SWIMMING POOL
- 2. KIDS' POOL
- 3. SHALLOW WATER DECK
- 4. POOL DECK
- 5. REFLEXOLOGY PATH
- 6. MULTIPURPOSE COURT
- 7. GARDEN PAVILION

- 8. KIDS' PLAY AREA
- 9. STEPPED SEATING
- 10. COFFEE DECK
- 11. MULTIPURPOSE LAWN
- 12. ADDA ZONE
- 13. STEPPING STONE
- 14. STARGAZING

- 15. SWING PLAZA
- 16. TERRACE LOUNGE
- 17. SEATING AREA
- 18. GREEN CORNER
- 19. CHANGING ROOMS
- 20. WALKWAY
- 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

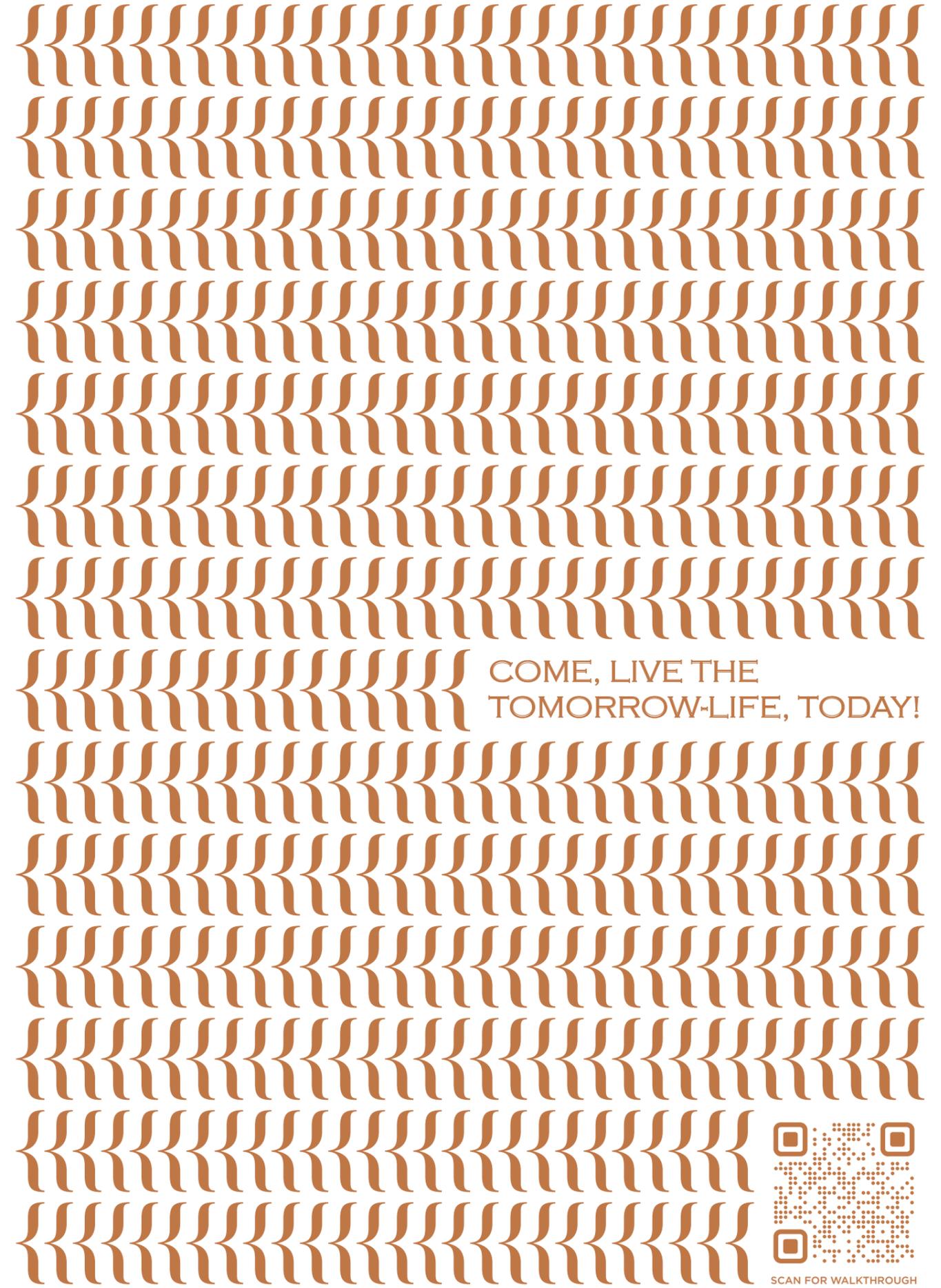
AT MIRANIA REALTY, WE DON'T JUST REDEFINE A BETTER TOMORROW, WE CREATE SPACES THAT SHAPE YOUR IDENTITY.

2 DECADES OF
EXPERTISE

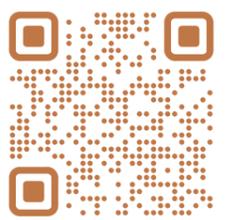
2 MILLION SQ.FT
COMPLETED

2.5 MILLION SQ.FT
UNDER DEVELOPMENT

LEGACY OF EXCELLENCE



COME, LIVE THE
TOMORROW-LIFE, TODAY!



SCAN FOR WALKTHROUGH

DEVELOPER



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