SOLARIS CITY
SERAMPORE

THE UNPARALLELED CITY



Sachchidanand Rai
B.Tech(Hons.), IIT Kharagpur
Chairman, Eden Realty Group

Dear Friend,

Owning a home is a one-time experience. Hence, the home itself needs to live up to the standards of that experience. The thought behind creating Solaris City Serampore lies in our wish to provide people with the perfect home at the perfect price.

At Eden Realty, we endeavor to constantly innovate affordable living spaces that offer true value for money to every stratum of the society. With each of our Solaris projects, we not only ensure the finest quality homes with modern amenities, but also encourage green living.

With Solaris City Serampore, we have set the bar higher in terms of quality residences and facilities at efficient pricing. With immense joy, I invite you to be a part of the Solaris family.



Welcome to Solaris City Serampor

A place of heritage. A seat of culture. A magnet for growth.
Well-connected with open spaces, landscaped greenery,
water-bodies and fresh air ...this is where you will find
the home of your dreams.





Aerial View

SOLARIS CITY
SERAMPORE

Presenting Solaris City Serampore

A housing complex that combines the advantage of luxurious facilities with the serenity of a natural environment. Located close to both Rishra and Serampore Railway Station, Solaris City Serampore would make the perfect address of your dream home.

Here, Luxury comes with comfort. And convenience accompanies the extravagance of a modern lifestyle.

G+12 I 11 Towers I Studio, 1, 2 & 3 BHK Flats



Location Map

A luxurious lifestyle with smooth connectivity and close to everyday conveniences

Connectivity

Rishra Railway Station	4 Mins
Serampore RailwayStation	8 Mins
Howrah Station	25 Mins
Dakshineswar Metro	25 Mins
NSC Bose InternationalAirport	40 Mins

Educational Institutions

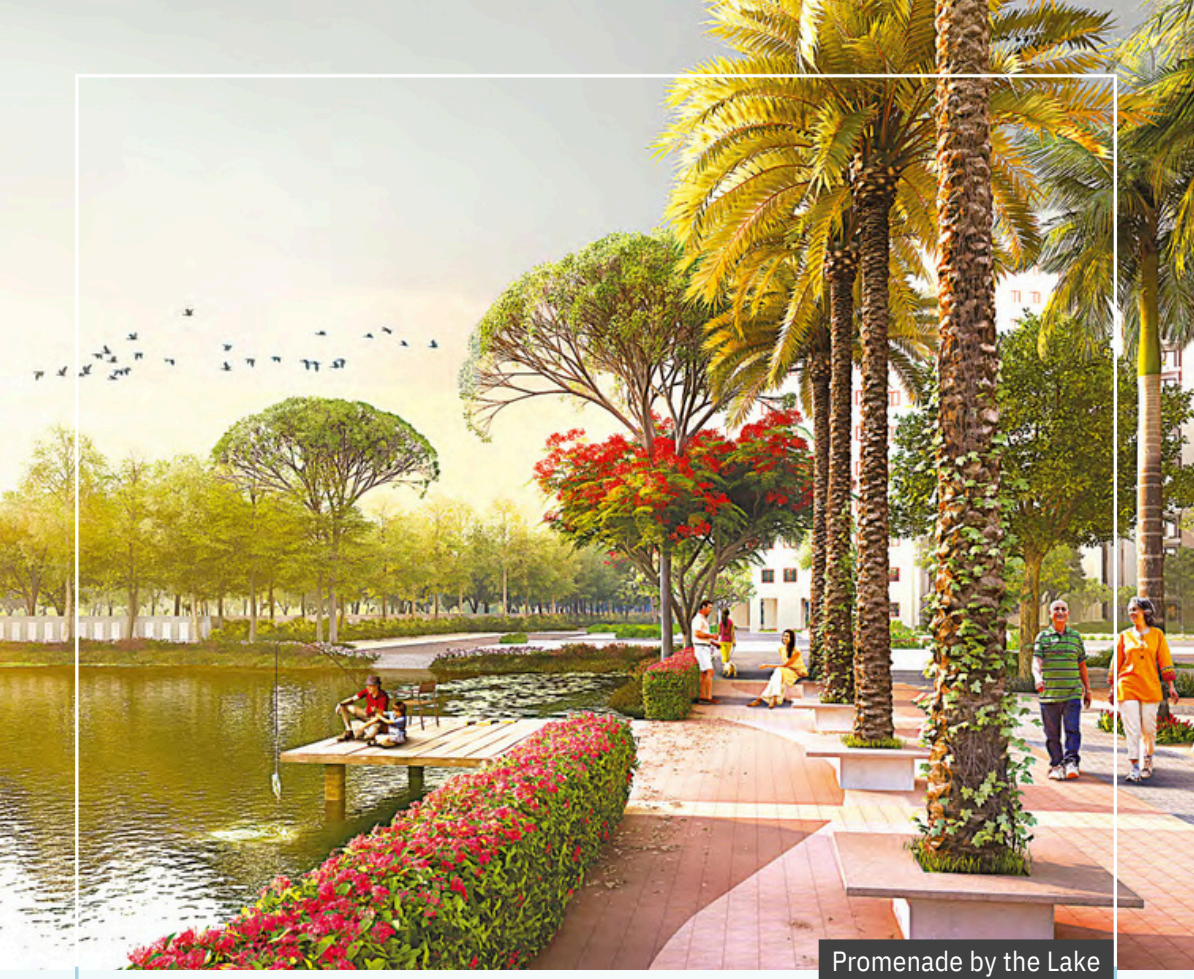
Mahesh Sri Ramkrishna Ashram Vidyalaya	4 Mins
Serampore Girls High School	5 Mins
Holy Home School	7 Mins
Serampore College	9 Mins

Health Care Facilities

Walsh Hospital & BloodBank	7 M ins
Serampore ESI Hospital	9 M i n s
Disha Eye Hospital	1 4 M i n s

Malls and Shopping Facilities

Solaris CommercialArea	(on site)
Reliance SmartBazar	5 Mins
Spencer’s	5 Mins
City Center II	4 5 M i n s



Promenade by the Lake

Experience nature's orchestra

A home enveloped with wide variety of trees, chirping birds and two water bodies. Be it for your morning yoga or evening stroll, let nature's ensemble provide the music.





Evening by the Lake

Live by the Lakes

Two water bodies I Fishing deck I Promenade

Jogging Track I Yoga & meditation zone I 450+ trees
and much more....



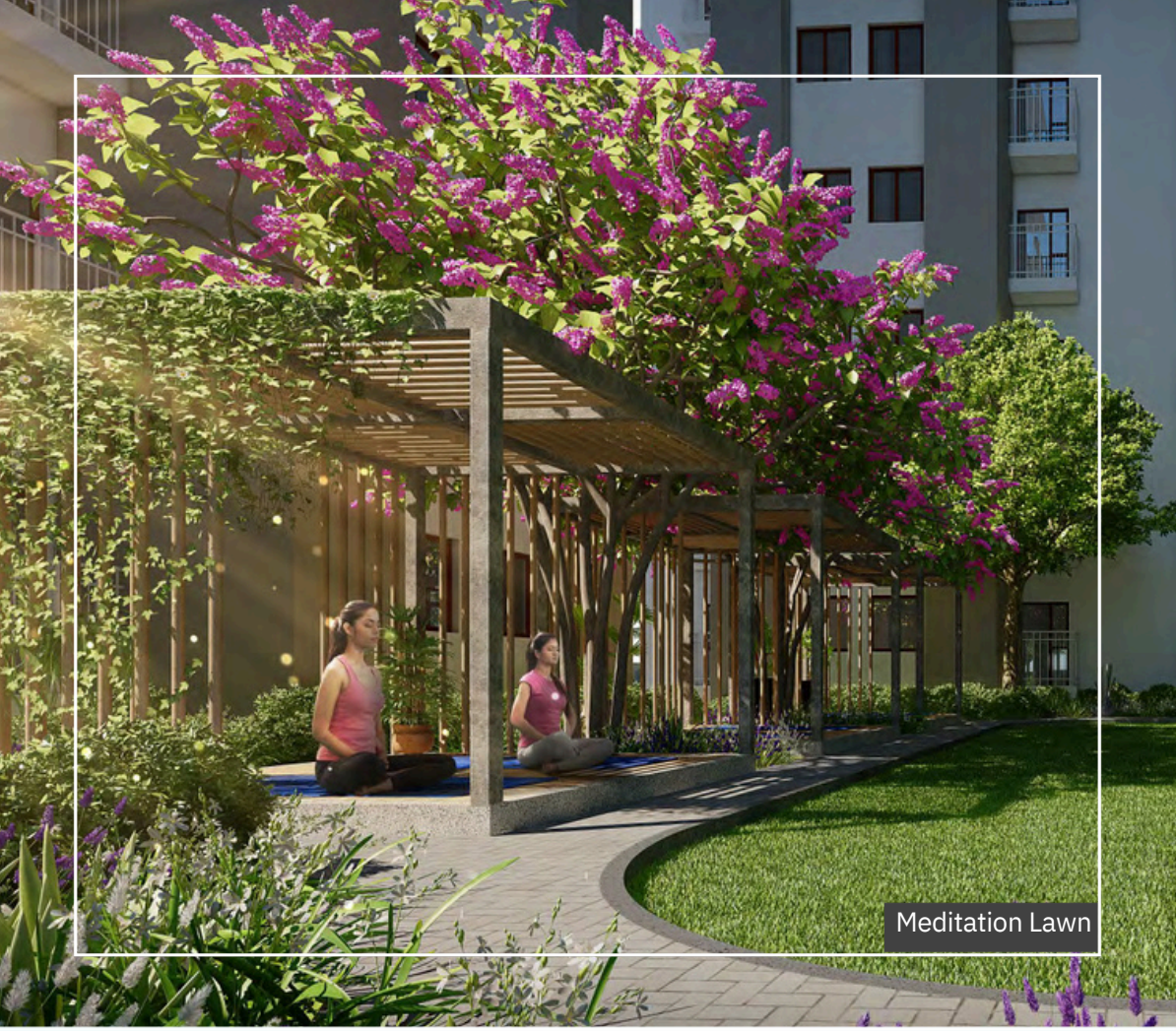


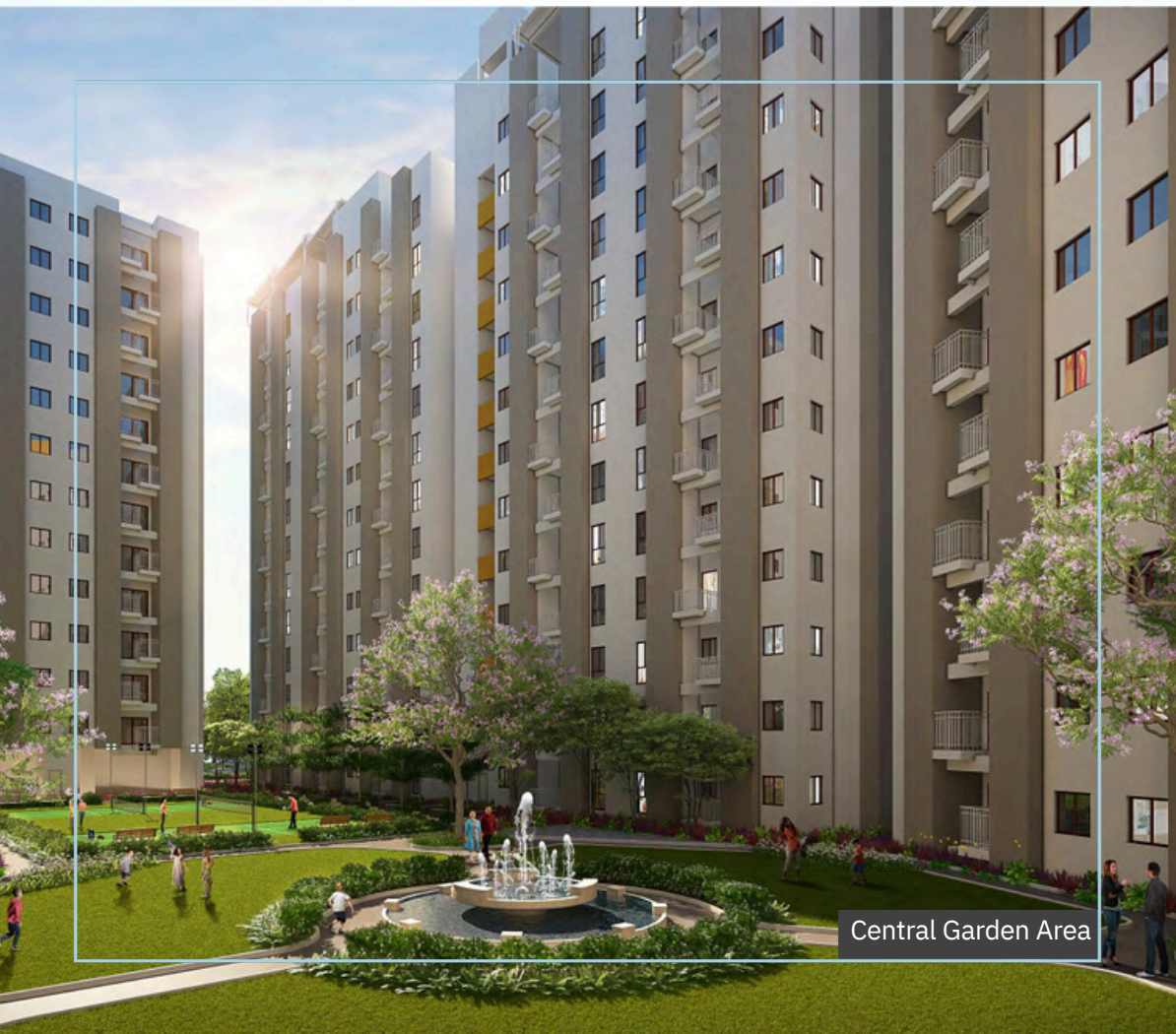
Children's Play Area

Discover the playground of drea

Ever imagined your private cricket ground?
Or a huge playground? Your perfect match is right here.
Invite your friends over for a game to remember.
They would never want to leave!




Meditation Lawn


Central Garden Area



Children's Play Area

Outdoor sports facilities for the residents

Large playground I Cricket pitch I Badminton court
Children's play area I Jogging Track and much more....





Jacuzzi

Join Serampore's newest luxury

AC Gymnasium I Outdoor gym I Exercise lawn
Swimming pool I Kids' pool I Jacuzzi I Games room

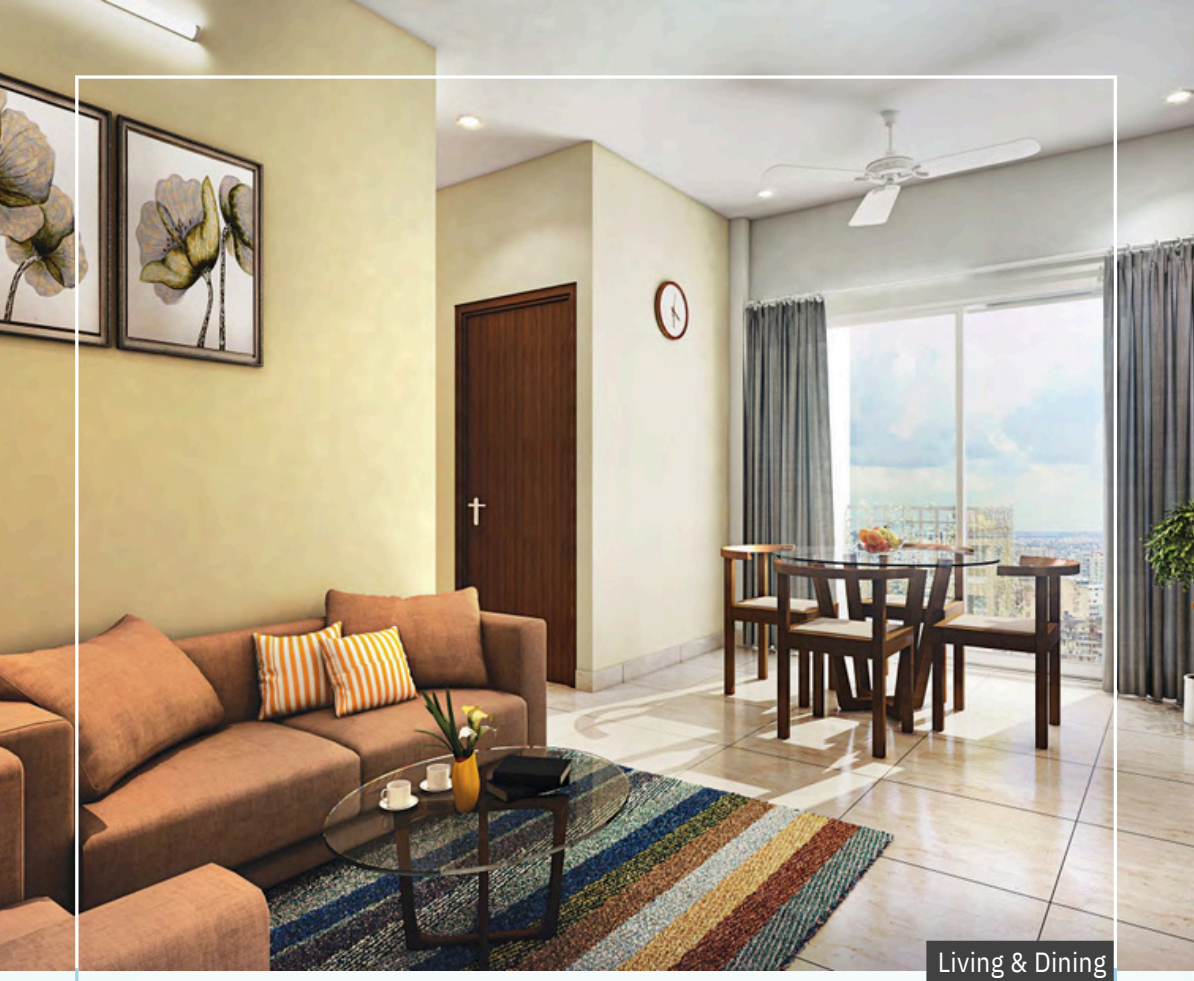




AC Gymnasium



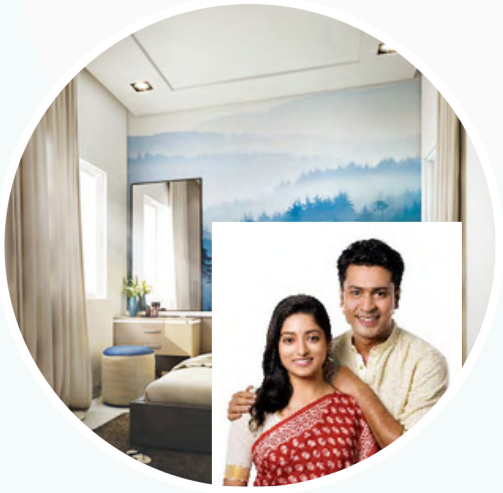
Rooftop Community Space



Living & Dining

3-sides open flats

Well facilitated with modern amenities, Solaris City Serampore o ers cross-ventilated rooms with abundant light and air.



SOLARIS CITY
SERAMPORE

Site Plan



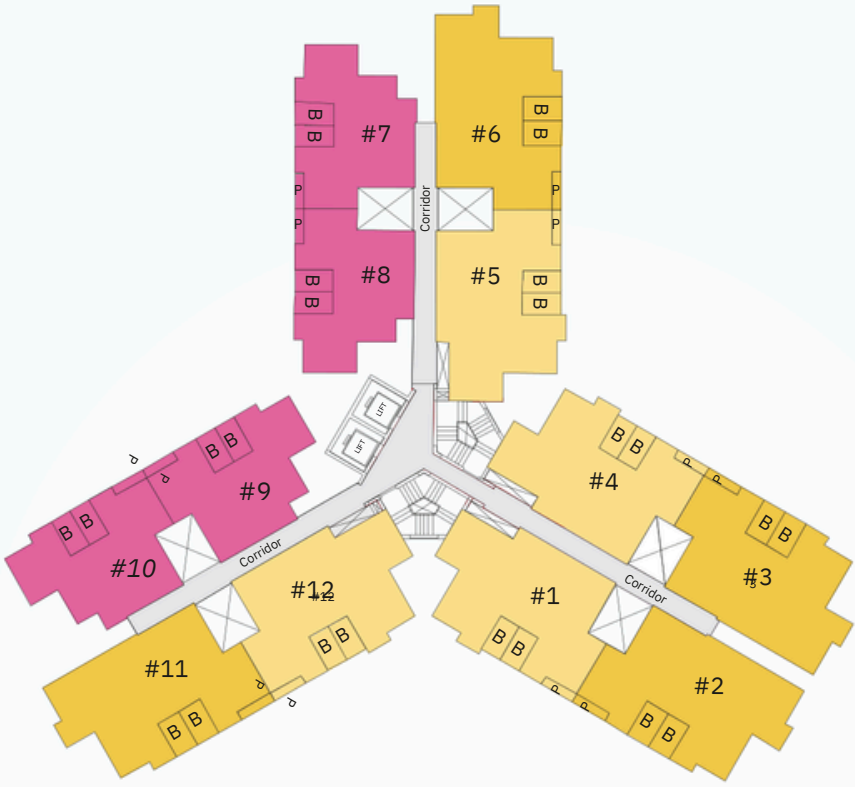
Legends

1 Entry
2 Driveway
3 Pool Deck
4 Car Park
5 Fountain
6 Jogging/ Walking Track
7 Cricket Pitch
8 Play Ground
9 Senior Seating
10 Kids Pool
11 Lap Pool
12 Stadium Seating
13 Activity/ Hobby Area
14 Toddlers Play Area
15 Exercise Lawn
16 Outdoor Gym
17 Yoga/ Meditation Lawn
18 Badminton Court
19 Residents' Club
a. AC Gymnasium
b. Games Room
20 Natural Waterbody
21 Fishing Deck
22 Rooftop Community Space

Type S | Studio
Type A | 1B1T
Type B | 2B1T
Type B1 | 2B1T
Type C | 2B2T
Type C1 | 2B2T
Type C2 | 2B2T
Type C3 | 2B2T
Type C4 | 2B2T
Type D | 3B2T
Type D1 | 3B2T
Type D2 | 3B2T
Type D4 | 3B2T

Floor Plan

Tower A | TypicalFloor



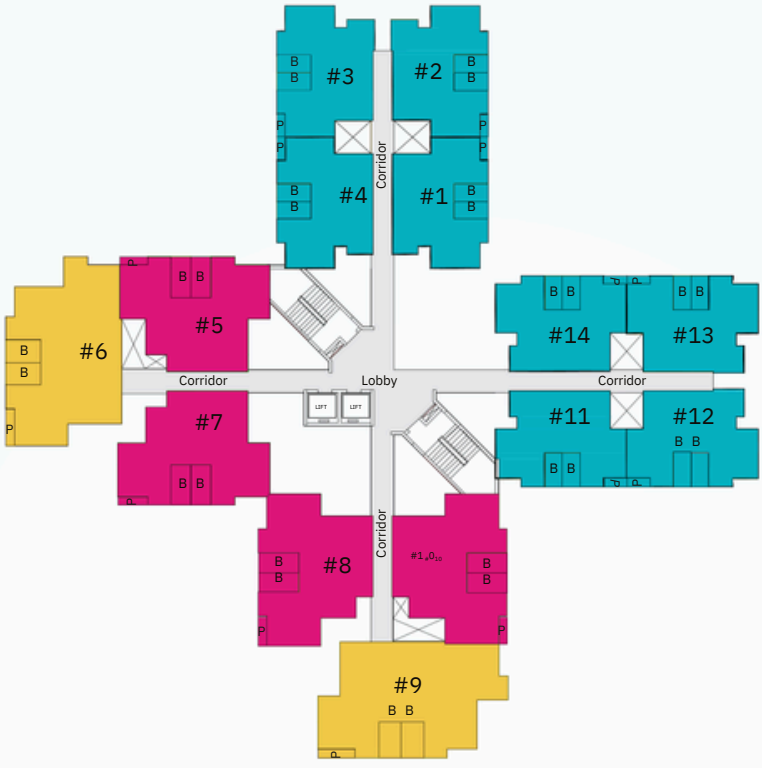
Tower A | Ground Floor



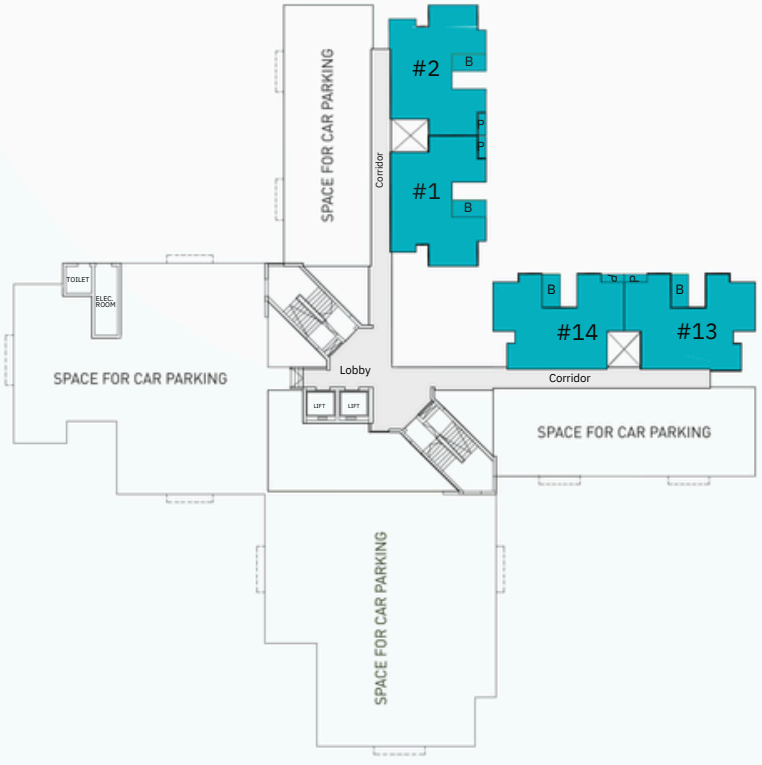
Type C3 | 2B2T Type D2 | 3B2T Type D4 | 3B2T N

Floor Plan

Tower B | TypicalFloor



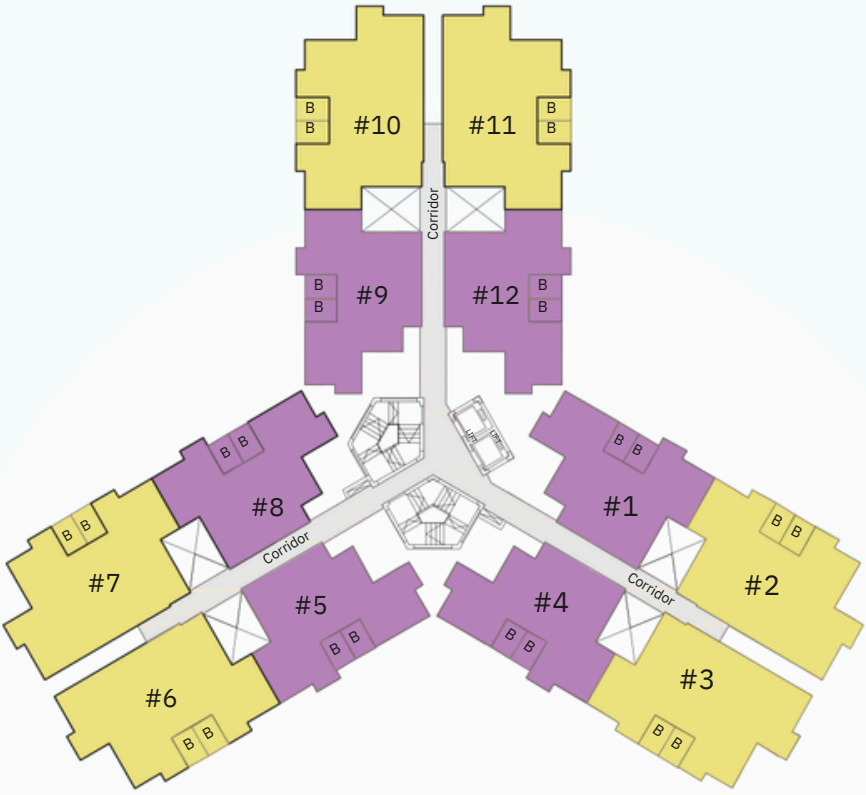
Tower B | Ground Floor



Type B1 | 2B1T Type C4 | 2B2T Type D4 | 3B2T N

Floor Plan

TowerE | TypicalFloor



Tower E | Ground Floor

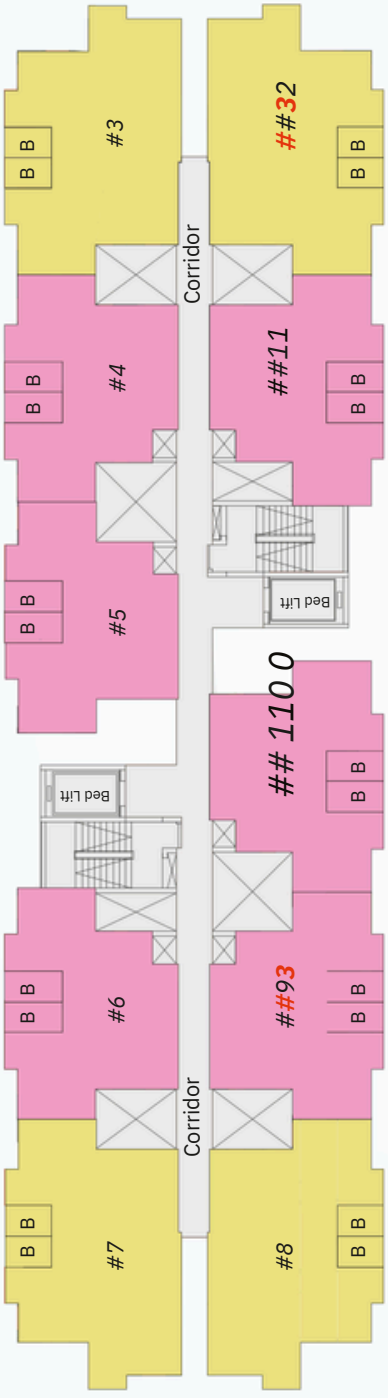


Type C1 | 2B2T Type D1 | 3B2T

N

Floor Plan

Tower F | Typical Floor



Tower F | Ground Floor



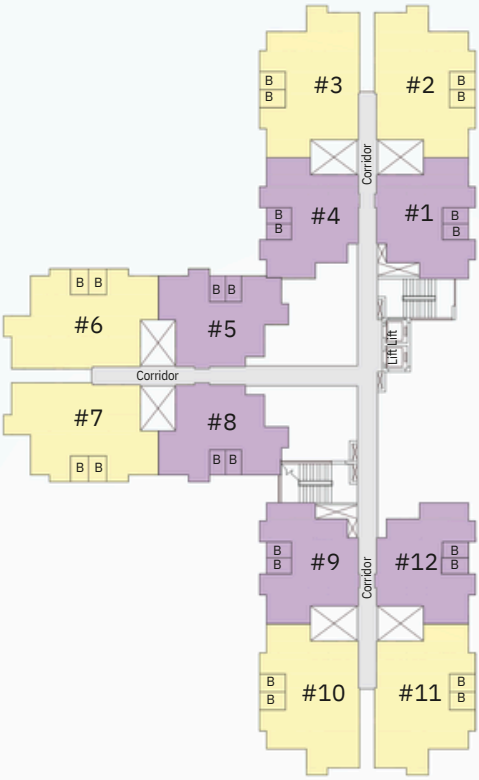
Type C2 | 2B2T

Type D1 | 3B2T

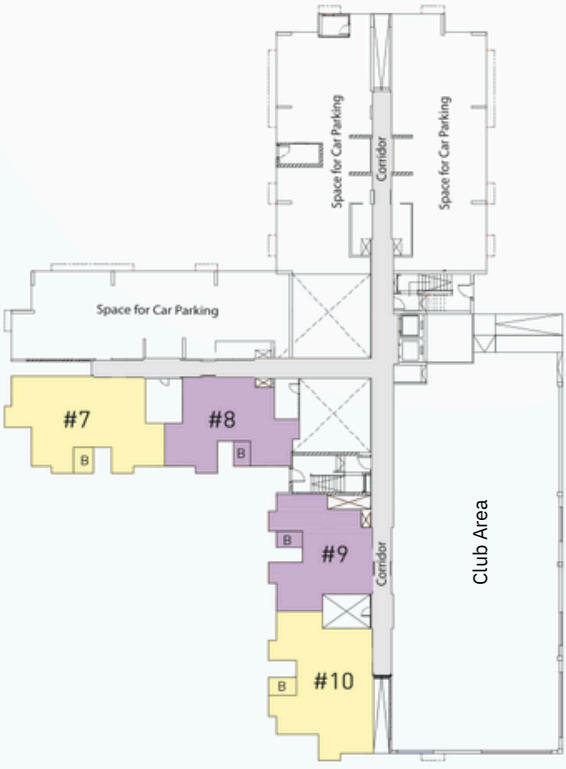
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Floor Plan

Tower G | TypicalFloor



Tower G | Ground Floor

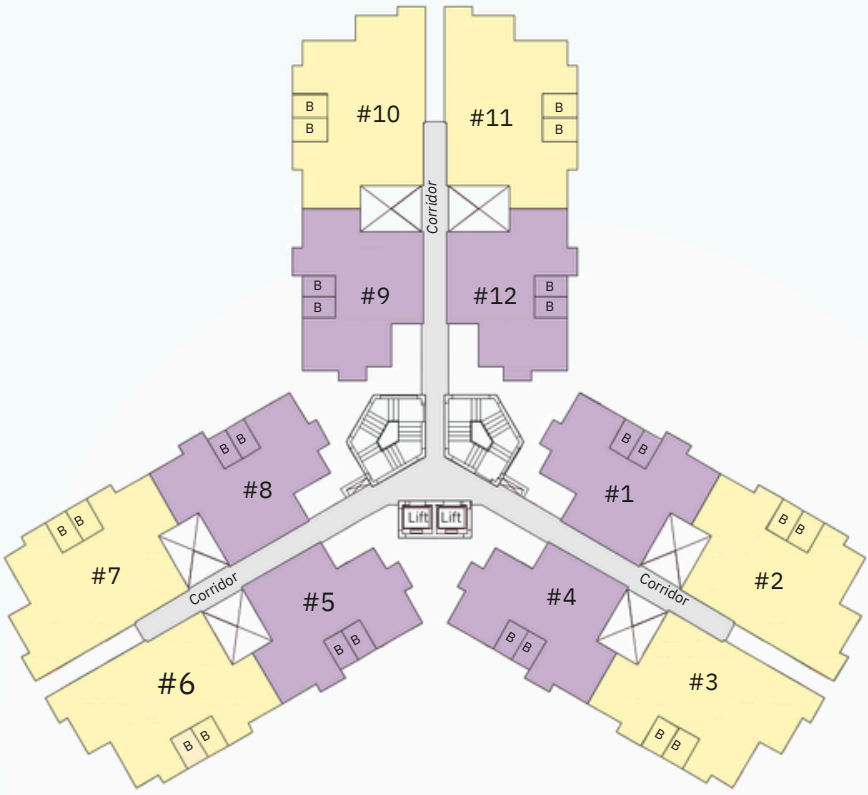


Type C | 2B2T Type D | 3B2T

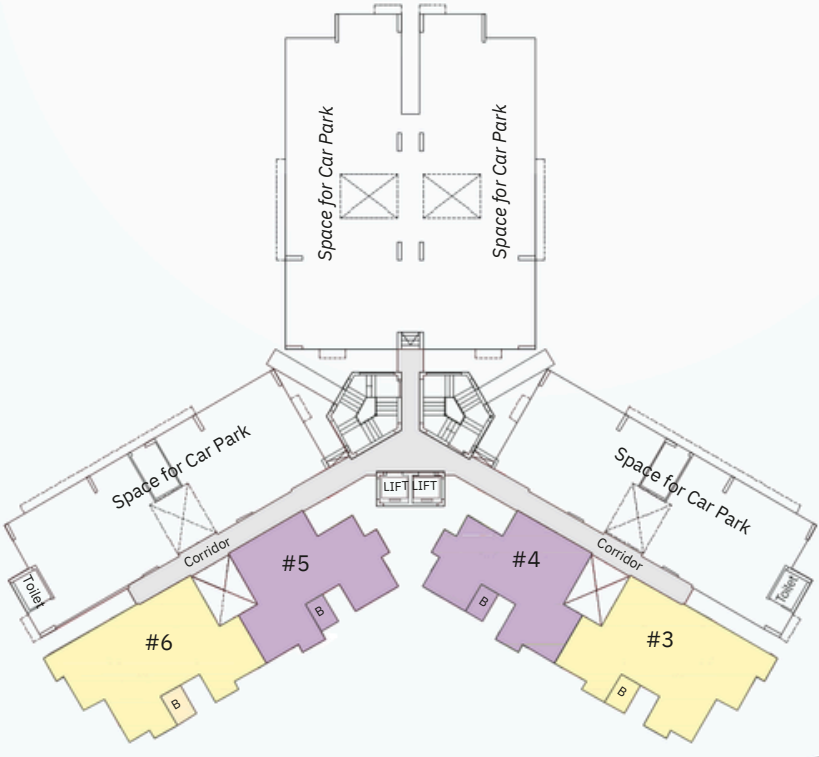
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Floor Plan

Tower H | TypicalFloor



Tower H | Ground Floor

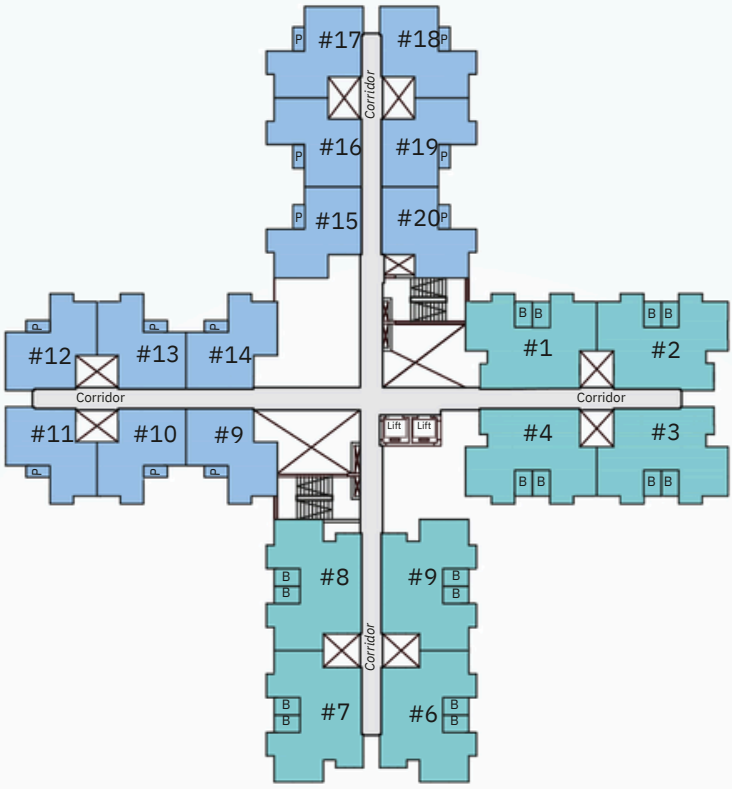


Type C | 2B2T Type D | 3B2T

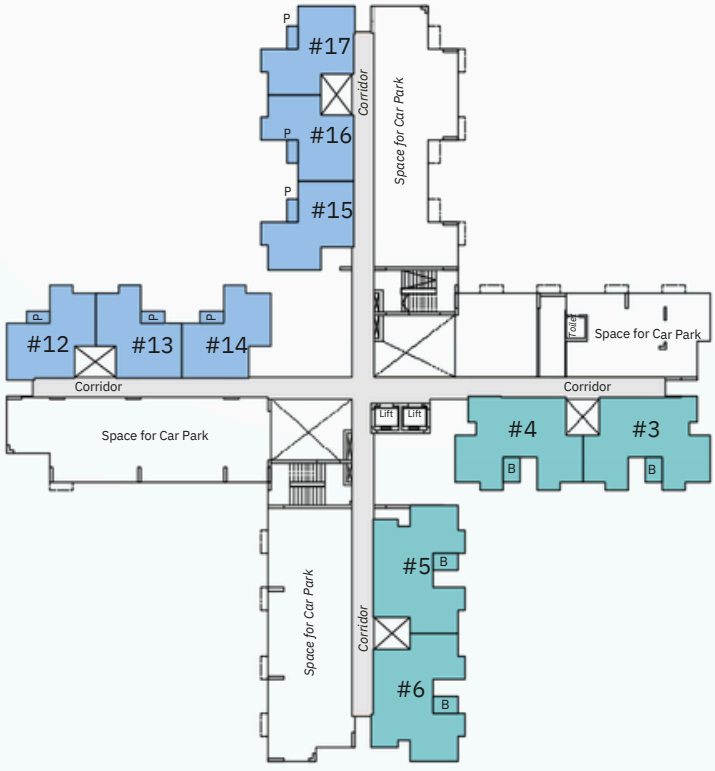
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Floor Plan

Tower I | TypicalFloor



Tower I | Ground Floor

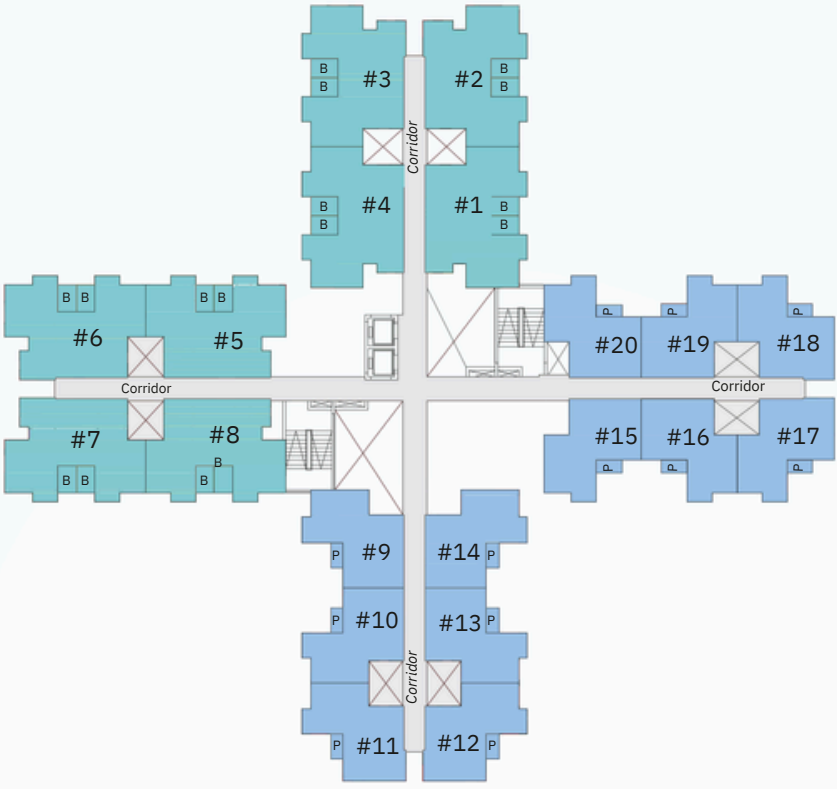


Type B | 2B1T Type A | 1B1T

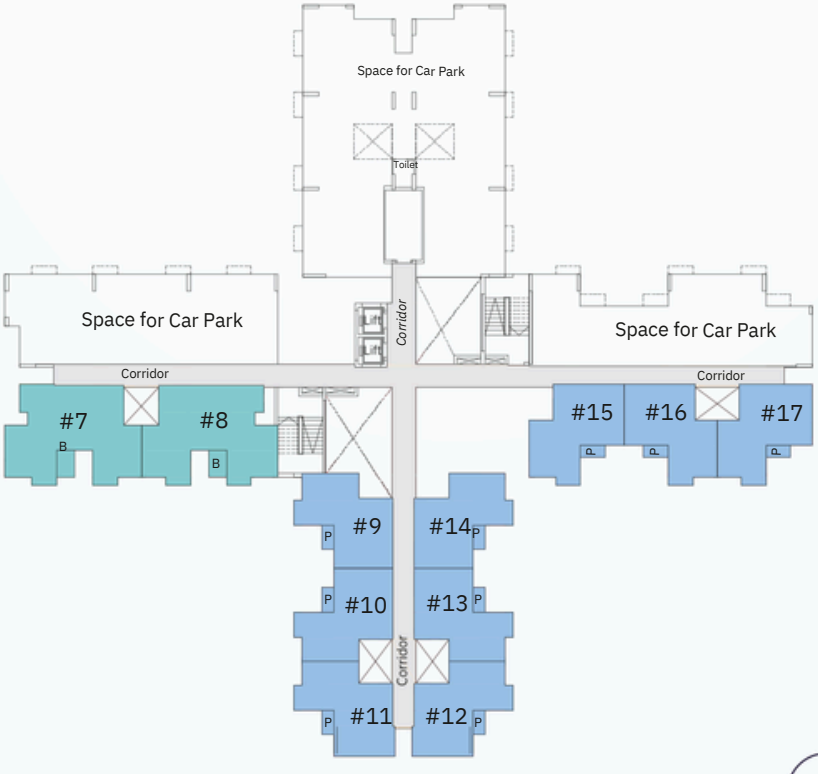
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Floor Plan

TowerJ | TypicalFloor



Tower J | Ground Floor



Floor Plan

Tower K | TypicalFloor



Type S I Studio

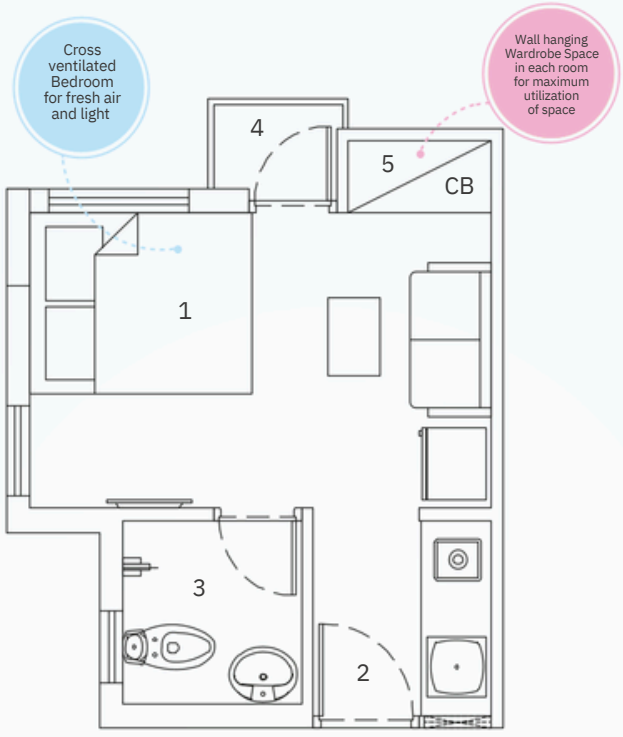
N

Unit Plan

FLATS | Studio

Tower K

Carpet area 169 Sq.Ft.
Built up area 205 Sq.Ft.
Standard built up area 275 Sq.Ft.





1	Studio	13'0"x 8'0"	
2	Foyer	5'4"x 5'0"x 5'0"	
3	Toilet		

4	Planter	3'11"x 2'6"
5	Cabinet area	3'11"x 2'0"

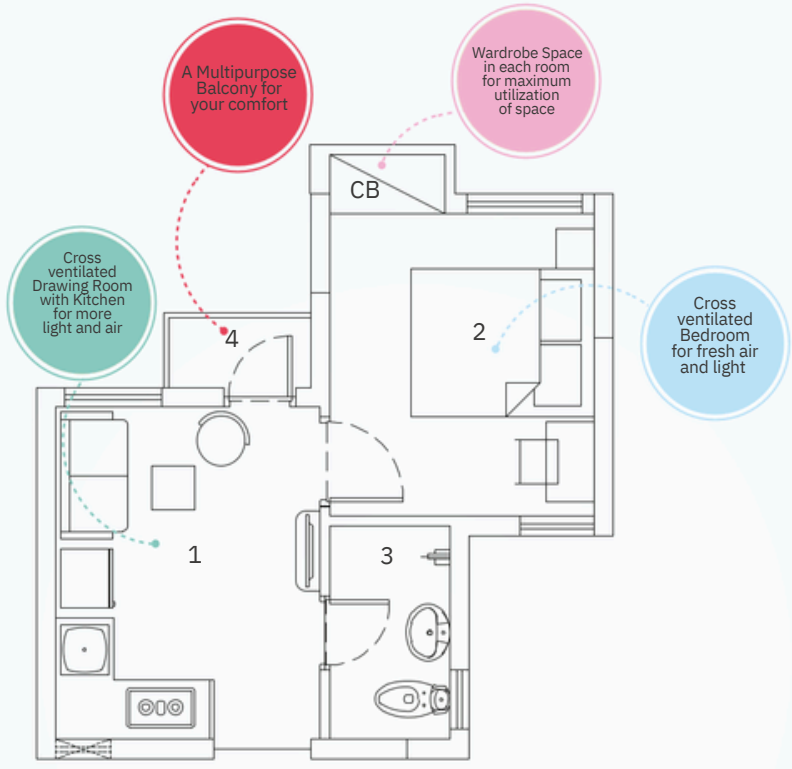
#Please refer to Disclaimer for further clarification of sizes and dimension.

Unit Plan

FLATA | 1 B1T

Tower I & J

Carpet area 231 Sq.Ft.
Built up area 281 Sq.Ft.
Standard built up area 400 Sq.Ft.





1 Kitchen/Dining	9'0"x 11'0"
2 Bedroom	9'0"x 12'0"(9'0"x10'0"without
3 Toilet	CB) 7'1"x 4'1"
4 Planter	5'0"x 2'6"

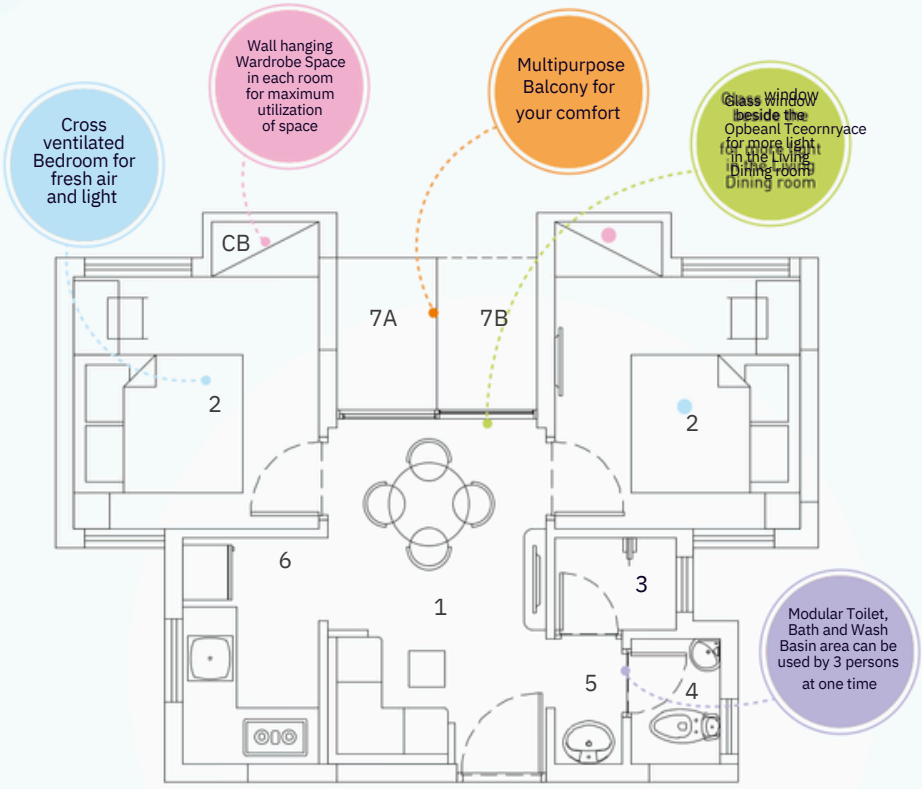
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Unit Plan

FLATB | 2 B1T

Tower I & J

Carpet area 369 Sq.Ft.
Carpet + Balcony area 389 Sq.Ft.
Built up area 446 Sq.Ft.
Standard built up area 620Sq.Ft.





1 Living/Dining	8'0"x 12'0"	5 Basin	4'5"x
2 Bedroom	11'0"x 9'0"(9'0"x 9'0"without	6 Kitchen	2'6"
3 Bathroom	CB) 4'5"x 3'3"	7A Balcony	5'0"x
4 WC	3'3"x 4'5"	7B Balcony	8'0"
			3'8"x
			5'5"
			3'8"x

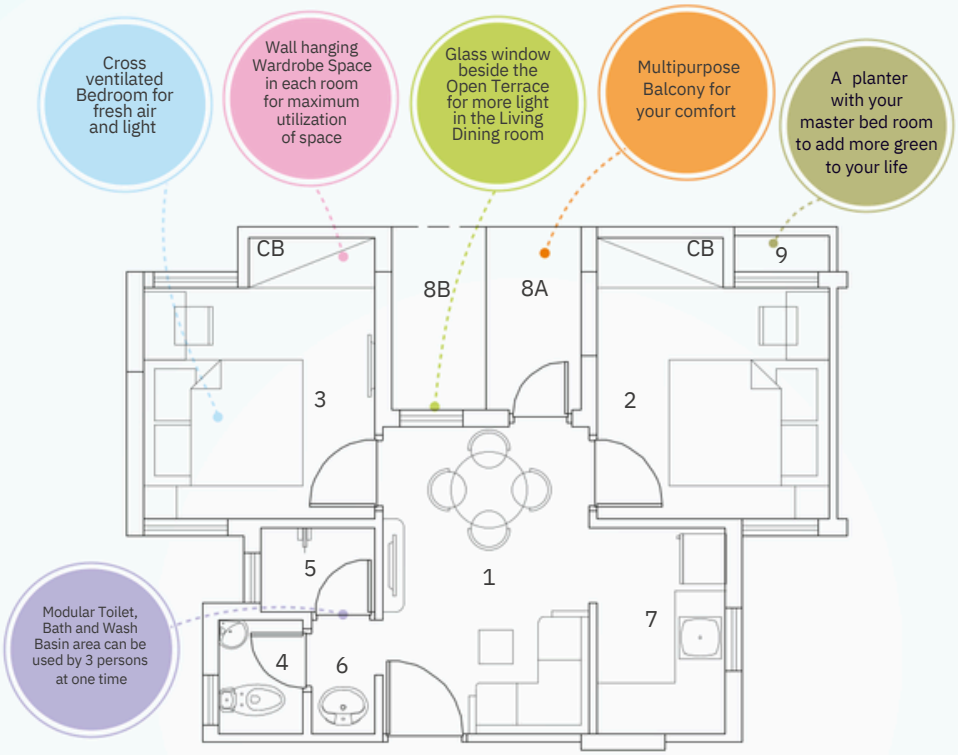
#Please refer to Disclaimer for further clarification of sizes and dimension.

Unit Plan

FLATB1 | 2 B1T

Tower B

Carpet area 373 Sq.Ft.
Carpet + Balcony area 399 Sq.Ft.
Built up area 465 Sq.Ft.
Standard built up area 640 Sq.Ft.





1	Living/Dining	8'0"x 12'0"	
2	Bedroom 3	9'0"x 11'0"(9'0"x 9'0"without CB)	
3	Bedroom	9'0"x 11'0"(9'0"x 9'0"without CB)	
4	WC	3'3" x 4'5"	
5	Bathroom	4'5"x 3'3"	

6	Basin	2'6"x 4'5"
7	Kitchen	5'0"x 8'0"
8A	Balcony	3'8"x 7'2"
8B	Balcony	3'8"x 7'2"
9	Planter	3'10"x 1'9"

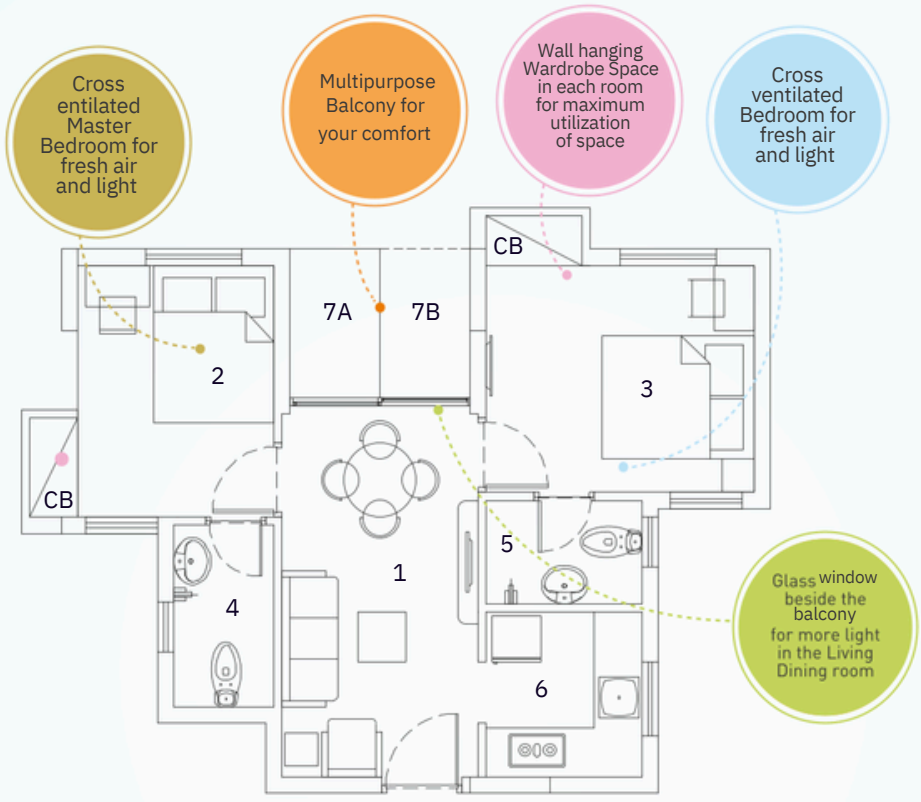
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Unit Plan

FLATC | 2B2T

Tower G & H

Carpet area 423 Sq.Ft.
Carpet + Balcony area 445 Sq.Ft.
Built up area 508 Sq.Ft.
Standard built up area 710 Sq.Ft.





1	Living/Dining	8'0"x 14'5"	
2	Bedroom 3	10'0"x 10'0"(8'0"x 10'0"without CB)	
3	Bedroom	11'0"x 11'0"(11'0"x 9'0"without CB)	
4	Toilet	4'1"x 7'3"	
5	Toilet	6'5"x 4'1"	
6	Kitchen	6'5"x 6'7"	
7A	Balcony	3'8"x	
7B	Balcony	5'11"	
		3'8"x	
		5'11"	

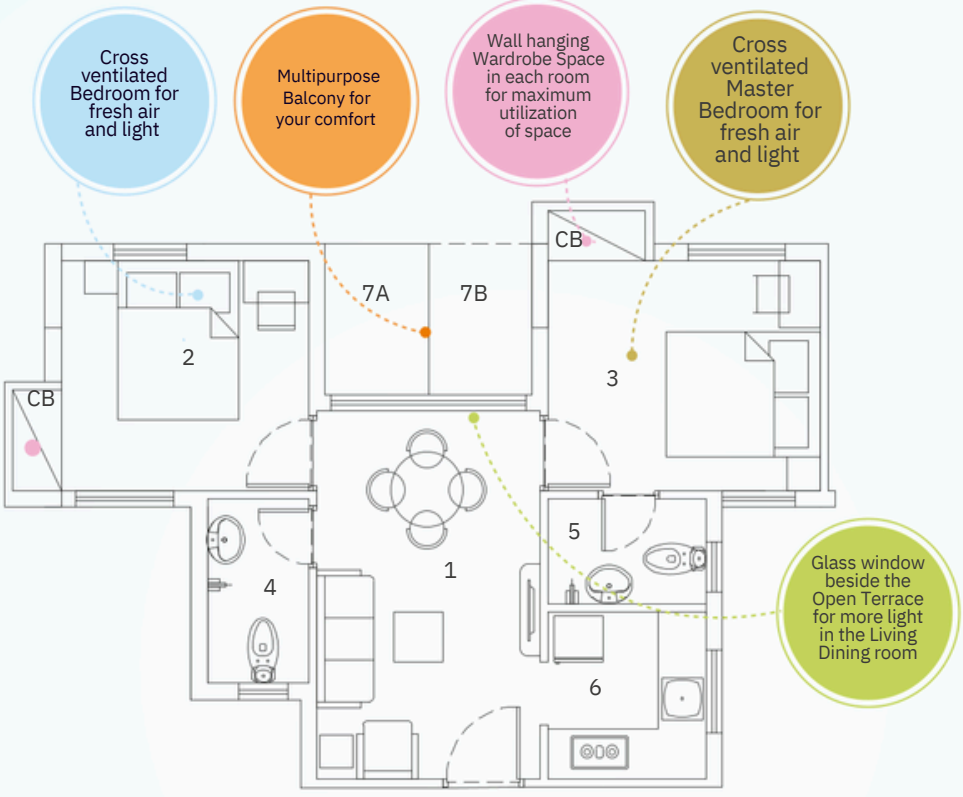
#Please refer to Disclaimer for further clarification of sizes and dimension.

Unit Plan

FLATC1 | 2 B2T

Tower E

Carpet area 447 Sq.Ft.
Carpet + Balcony area 472 Sq.Ft.
Built up area 538 Sq.Ft.
Standard built up area 750 Sq.Ft.





1	Living/Dining	9'0"x 14'5"	
2	Bedroom 3	9'0"x 12'0"(9'0"x 10'0"without CB)	
3	Bedroom	11'0"x 11'0"(11'0"x 9'0"without CB)	
4	Toilet	4'1"x 7'3"	
5	Toilet	6'5"x 4'1"	
6	Kitchen	6'5"x 6'7"	
7A	Balcony	4'2"x	
7B	Balcony	5'11"	
		4'2"x	
		5'11"	

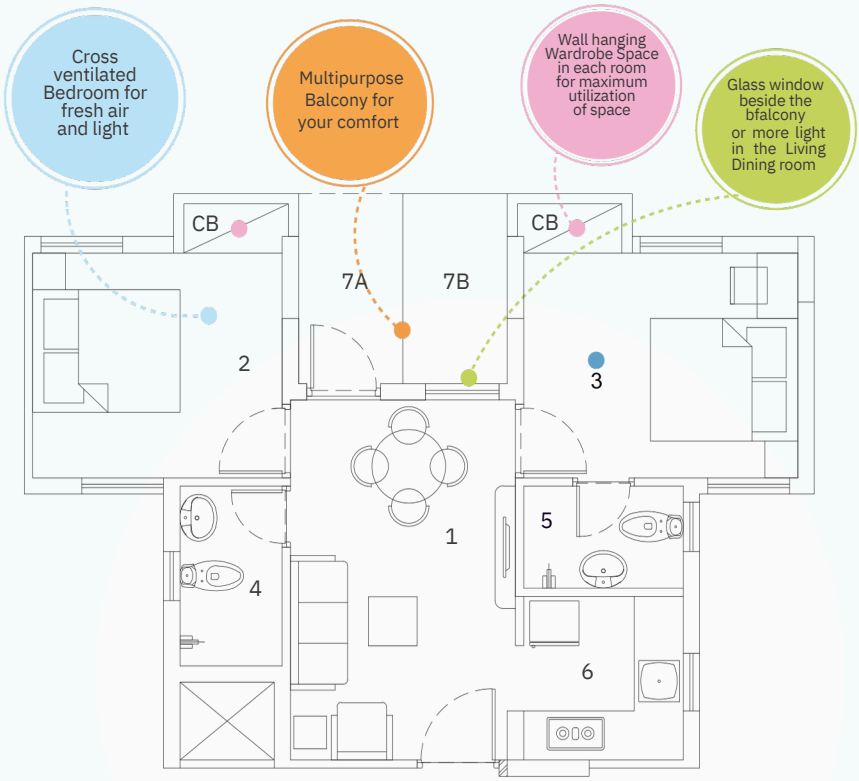
#Please refer to Disclaimer for further clarification of sizes and dimension.

Unit Plan

FLATC2 | 2 B2T

Tower F

Carpet area 447 Sq.Ft.
Carpet + Balcony area 479 Sq.Ft.
Built up area 545 Sq.Ft.
Standard built up area 760 Sq.Ft.





1 Living/Dining	9'0"x 14'5"	5 Toilet	6'5"x
2 Bedroom 3	10'0"x11'0"(10’0”x9’0” without	6 Kitchen	4'1"
Bedroom	CB) 11'0"x11'0"(11’0”x9’0”	7A Balcony	6'5"x
4 Toilet	4'1"x7'3"CB)	7B Balcony	6'7"
			4'2"x
			7'8"
			4'2"x

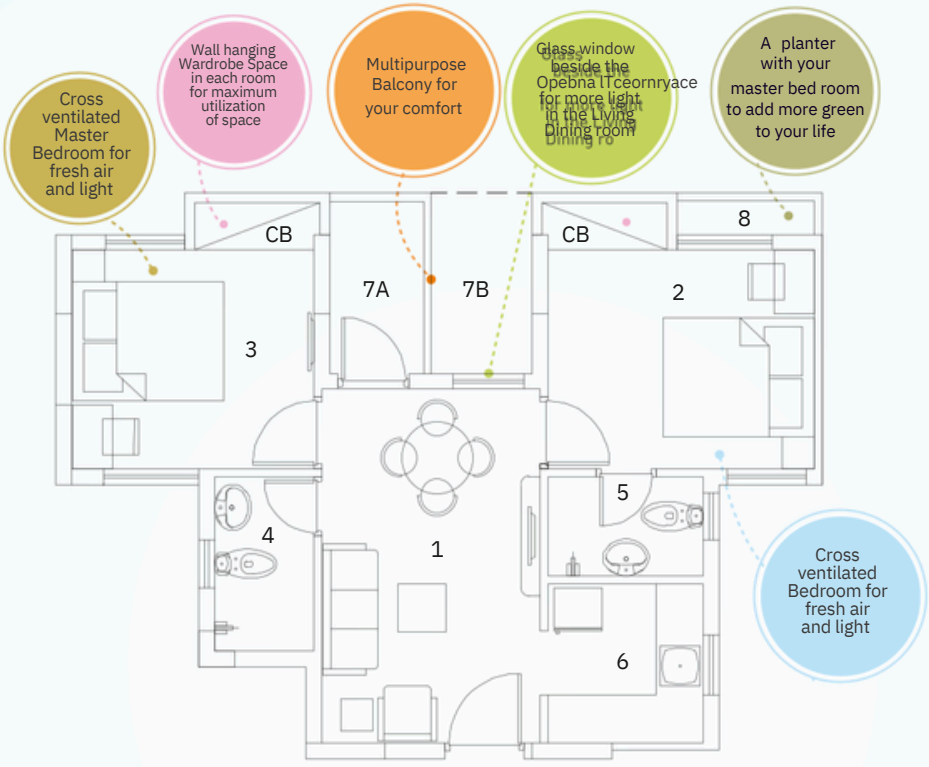
#Please refer to Disclaimer for further clarification of sizes and dimension.

Unit Plan

FLATC3 | 2 B2T

Tower A

Carpet area 453 Sq.Ft.
Carpet + Balcony area 484 Sq.Ft.
Built up area 565 Sq.Ft.
Standard built up area 775 Sq.Ft.





1 Living/Dining	9'0"x 14'7"
2 Bedroom 3	11'0"x 11'0"(11'0"x 9'0"without CB)
Bedroom	10'0"x 11'0"(10'0"x 9'0"without CB)
4 Toile	4'1"x7'3"
5 t	6'5"x 4'1"
Toile t	

6 Kitchen	6'5"x 6'7"
7A Balcony	4'2"x 7'6"
7B Balcony	4'2"x 7'6"
8 Planter	5'10"x 1'9"

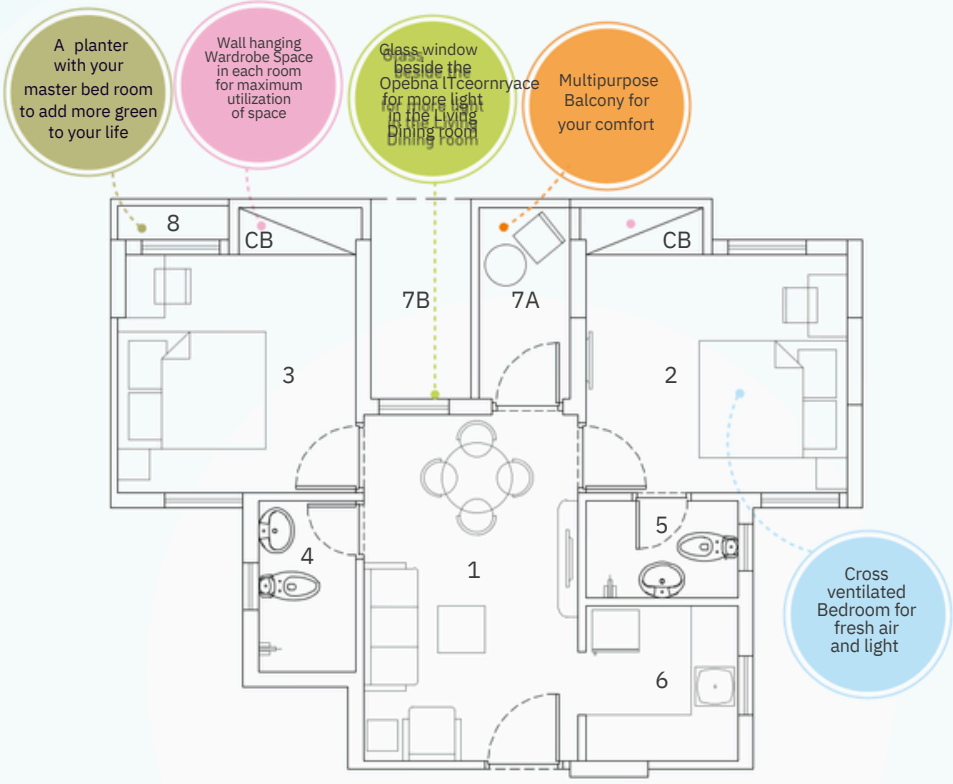
#Please refer to Disclaimer for further clarification of sizes and dimension.

Unit Plan

FLATC4 | 2 B2T

Tower B

Carpet area 474 Sq.Ft.
Carpet + Balcony area 509 Sq.Ft.
Built up area 588 Sq.Ft.
Standard built up area 805 Sq.Ft.





①	Living/Dining	9'0"x 14'7"	⑥	Kitchen	6'5"x 6'7"
②	Bedroom	11'0"x12'0"(11'0"x10'0" without CB)	7A	Balcony	4'2"x 8'5"
③	Bedroom	10'0"x12'0"(10'0"x10'0" without CB)	7B	Balcony	4'2"x 8'5"
④	Toilet	4'1"x7'3"	⑧	Planter	5'0"x 1'9"
⑤	Toilet	6'5"x 4'1"			

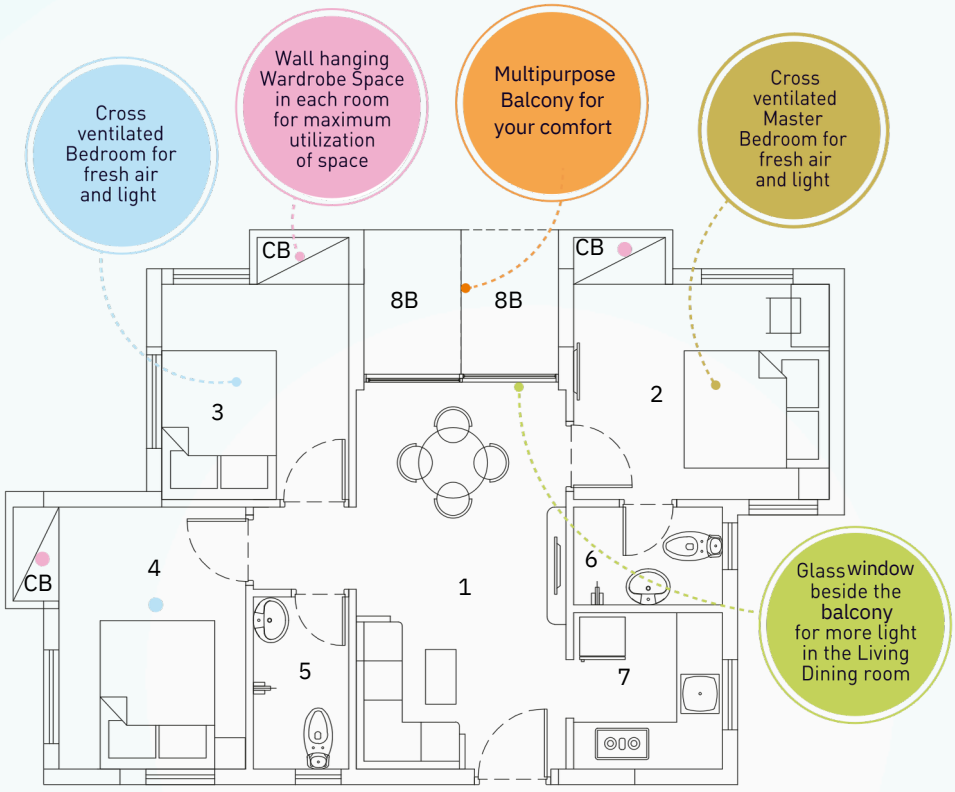
#Please refer to Disclaimer for further clarification of sizes and dimension.

Unit Plan

FLATD | 3 B2T

Tower G & H

Carpet area 562 Sq.Ft.
Carpet + Balcony area 587 Sq.Ft.
Built up area 656 Sq.Ft.
Standard built up area 910 Sq.Ft.





1	Living/Dining	9'0"x 15'11"	
2	Bedroom 3	11'0"x 11'0"(11'0"x 9'0"without CB)	
3	Bedroom	8'0"x 11'0"(8'0"x 9'0"without CB)	
4	Bedroom	10'0"x11'0"(8'0"x11'0"without CB)	
5	Toilet	4'1"x7'3"	
6	Toilet	6'5"x	
7	Kitchen	4'1"	
8A	Balcony	6'5"x	
8B	Balcony	6'7"	
		4'2"x	
		6'1"	

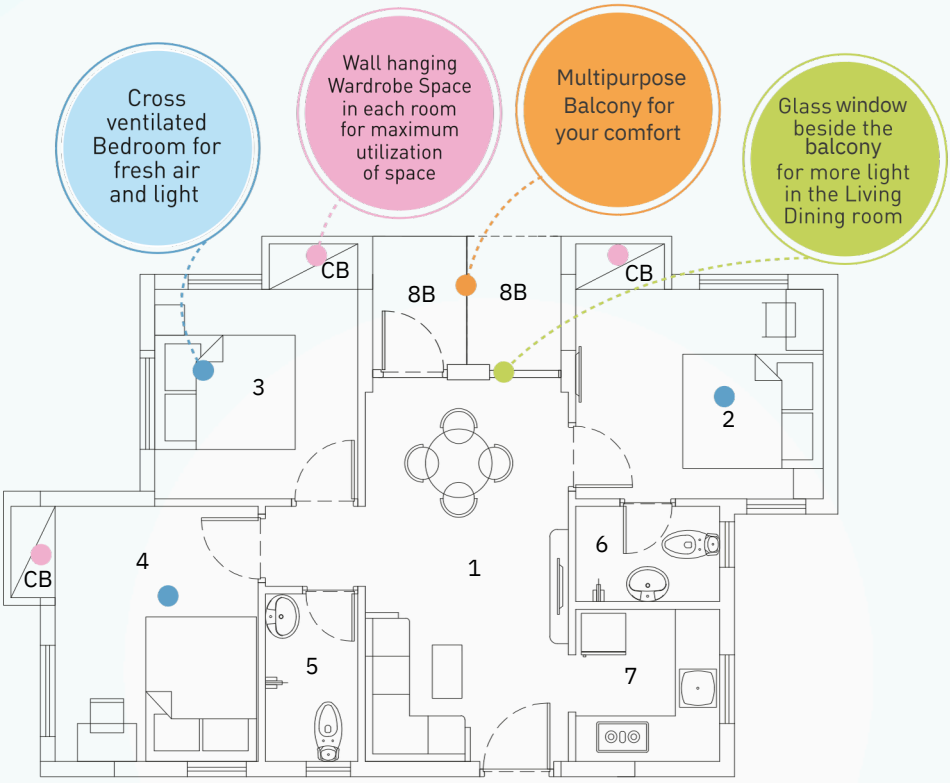
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Unit Plan

FLATD1 | 3 B2T

Tower E & F

Carpet area 581 Sq.Ft.
Carpet + Balcony area 608 Sq.Ft.
Built up area 680 Sq.Ft.
Standard built up area 945 Sq.Ft.





1 Living/Dining	9'0"x 15'11"
2 Bedroom 3	11'0"x 11'0"(11'0"x 9'0"without CB)
3 Bedroom	9'0"x 11'0"(9'0"x 9'0"without CB)
4 Bedroom	11'0"x11'0"(11'0"x 9'0"without CB)
5 Toilet	4'1"x7'3"

6 Toilet	6'5"x
7 Kitchen	4'1"
8A Balcony	6'5"x
8B Balcony	6'7"
	4'2"x
	6'1"

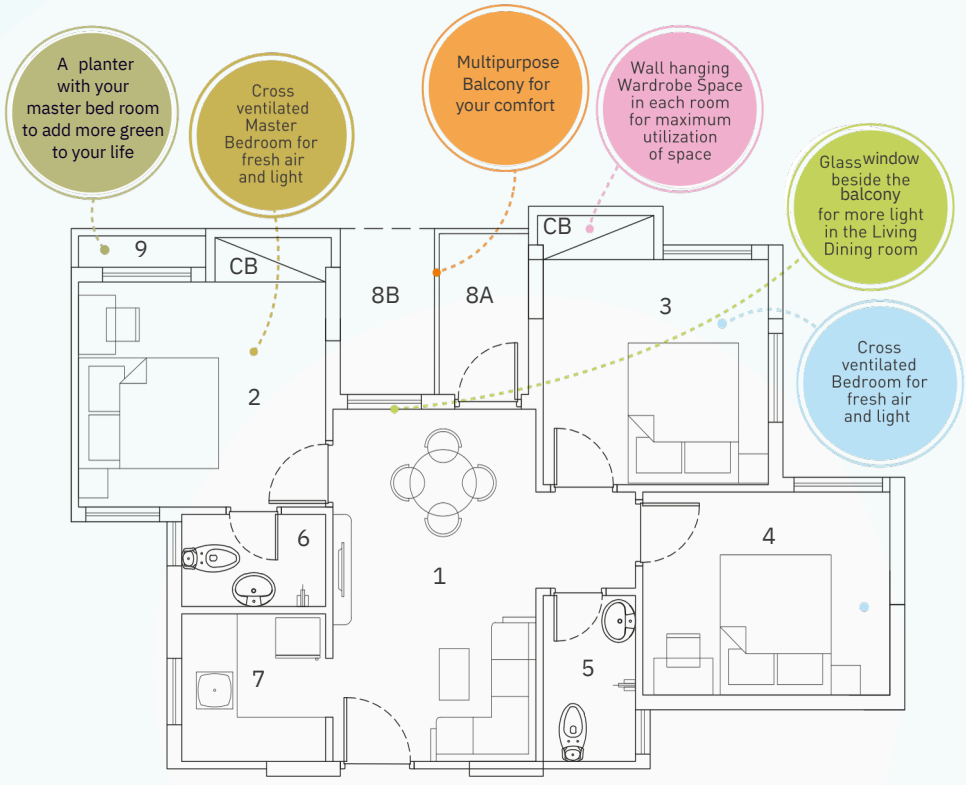
#Please refer to Disclaimer for further clarification of sizes and dimension.

Unit Plan

FLATD2 | 3 B2T

Tower A

Carpet area 609 Sq.Ft.
Carpet + Balcony area 640 Sq.Ft.
Built up area 724 Sq.Ft.
Standard built up area 990 Sq.Ft.





1	Living/Dining	9'0"x 15'8"	6	Toilet	6'5"x 4'1"
2	Bedroom 3	11'0"x 12'0"(11'0"x 10'0"without CB)	7	Kitchen	6'5"x 6'7"
3	Bedroom	10'0"x 12'0"(10'0"x 10'0"without CB)	8A	Balcony	4'2"x 7'5"
4	Bedroom	11'0"x9'0"	8B	Balcony	4'2"x 7'5"
5	Toilet	4'1"x7'5"	9	Planter	5'10"x 1'9"

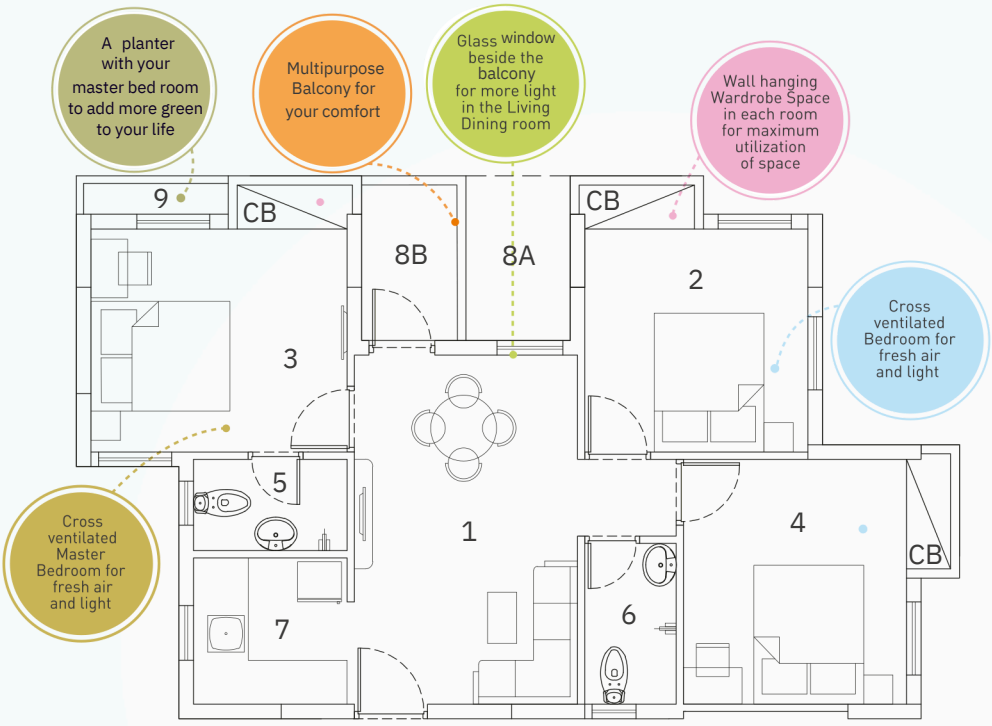
#Please refer to Disclaimer for further clarification of sizes and dimension.

Unit Plan

FLATD4 | 3 B2T

Tower A & B

Carpet area 652 Sq.Ft.
Carpet + Balcony area 687 Sq.Ft.
Built up area 777 Sq.Ft.
Standard built up area 1060 Sq.Ft.





1	Living/Dining	10'0"x 15'8"	6	Toilet	4'1"x 7'3"
2	Bedroom 3	10'0"x 12'0"(10'0"x 10'0"without CB)	7	Kitchen	6'11"x
3	Bedroom	11'6"x 12'0"(11'6"x 10'0"without CB)	8A	Balcony	6'7" 4'8"x
4	Bedroom	12'0"x 11'0"(10'0"x 11'0"without CB)	8B	Balcony	7'5" 4'8"x
5	Toilet	6'11"x 4'1"	9	Planter	7'5" 6'10"x 1'9"

#Please refer to Disclaimer for further clarification of sizes and dimension.

Come home to the comforts of a safe haven

At Solaris City Serampore, we have collated various features for yourultimate comfort. Right from all-day security to ample car parking spaces, everything has been designed to prioritize your convenience and safety.



- 24/7 Security
- 24/7 Electricity
- 24/7 Water Supply
- Water Treatment Plant
- Sewage Treatment Plant
- Generator Back up
- Rainwater Harvesting
- Dedicated Visitor’s Car Park
- Fire Safety Arrangements
- Broad Driveways
- Adequate Number of Lifts in each Tower
- Ventilated Staircases and Lobby
- Solar Power for Common Usage
- Common Toilets for Drivers
- Provision of DTH Connection
- Facility Management Office
- In-house Facility Management Staff

Material Specifications

Structure: RCC framedstructure onPileFoundationincorporating Earthquake Resistant Design as per relevant IS Code. Aerated Concrete Block for both external and internal walls.

Exteriors: Cement plaster, low VOC waterproof cement-based paint.

Flooring: Vitrified/Ceramic tiles in bedrooms, living/dining, anti-skid ceramic tiles in bathroom/open terrace/planter.

Interiors: Skin Coat-Engineered plaster inside flats or POP/putty punning over cement plaster inside flats.

Kitchen: Anti-skid ceramic tiles on floor; cuddapah kitchen counter; stainless steel sink, glazed ceramic tiles dado on the walls above kitchen counter up to a height of 600 mm; CP fittings of reputed make.

Toilets: Anti-skid ceramic tiles on floor; glazed ceramic tiles dado on the walls up to door height; ceramic wash basins; western WC and CP fittings of reputed make.

Doors:

Main door Wooden door frames, solid core flush shutters with mortice lock and magic eye.
Outside finish Polished teak veneer.

Inside finish Paint finish/polished teak veneer.

Bedroom Painted wooden door frames, solid core flush shutters with paint finish.

Bathroom PVC door frame and shutter. Anodised aluminium sliding door for planter beds and open terrace

Windows: Anodised Aluminium Frames with fully glazed shutters.

Roof: Properly waterproofed.

Electrical: Concealed insulated copper wiring with modular switches of reputed make; AC point in master bedroom; Geyser point in master bathroom; Exhaust fan points in all bathrooms and kitchen.

Plumbing: Internal concealed plumbing.

Power Back-up: Emergency power backup for common area lighting and lifts. Emergency power backup in each flat for lights and fan.

Choice of component is at the sole discretion of the promoter in case there are multiple options

Common and Lobby Area:

Flooring Vitrified tiles in lobbies on all floors. VDF flooring/Paver block in covered areas.
Car park Grass track paver/Paver block/Bituminous surface in open car park.

Interiors Skin coat-engineered plaster/OBD painting over POP/putty punning on cement plaster.
Stairs Indian patent stone flooring/epoxy coating; MS/Brick railing with MS pipe hand rail.
Lift Facia Vitrified tiles with granite/marble in ground floor lobby.

About Eden Realty Group

A name that resonates with innovation and excellence in the real estate industry, Eden Realty has been transforming the city-scape since February 2003.

The group has found its way into the hearts of all its customers by consistently delivering on its promises and developing signature projects.

With every new creation, Eden Realty has strived to leave a trace of its skill and dedication behind and will continue to do so.



Brand Leadership Award (Real Estate)
Eden Solaris Brand
West Bengal Best Brands Awards 2018



Glimpse of our Projects

eden REALTY
Building Dreams. Designing Lifestyle



SOLARIS JOKA — Ongoing



SOLARIS SHALIMAR — Ongoing



SIDDHA EDEN LAKEVILLE — Delivery Started



SOLARIS BONHOOGHLY PHASE-1 — Delivered



SOLARIS BONHOOGHLY PHASE-2 — Delivered

Glimpse of our Projects

eden REALTY
Building Dreams. Designing Lifestyle



SERENIA — Ongoing



BONORINI HOUSING COMPLEX — Delivered



Z RESIDENCES — Ongoing



SOLACE JOKA — Delivered



BONORINI MARKET — Delivered

Awards & Recognition

Solaris City Serampore is one most awarded projects of Howrah-Hoogly region.



Affordable Housing Project
of the Year (East)
ET Now Real Estate Award 2019



Most Environment Friendly
Residential Space
Realty+ Excellence Awards 2019



Affordable Housing Project
of the Year
Realty+ Excellence Awards 2020



Affordable Housing Project
of the Year (Non-Metro: Ongoing)
The Economic Times
Real Estate Awards 2021 (East)



Best Upcoming Residential Project
in Hooghly. Above 1 Lakh Sq.Ft.
CREDAI Howrah-Hooghly
Realty Awards 2022



Construction in full swing | June 2023

Solaris City Serampore is waiting for you!

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ESPACE

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#DISCLAIMER : The layout, building plans, specifications, features and benefits proposed at Solaris City Serampore are preliminary and subject to finalization. The company despite making all efforts to carry them out, may affect such variations, additions, deletions and/or modifications therei n as it may deem appropriate and fit as per the suggestions of its architect or as may be directed by any competent authority. Maximum length has been considered while mentioning the dimensions. This may vary at some points in a room. However, the carpet area of the apartment(s) may increase or decrease up to a maximum of 3% and if there is any increase or reduction in the carpet area of the apartment during the time of handing over possession of the apartment, the actual carpet area shall be recalculated and the amount of total price payable shall affect accordingly. No complaint regarding design, layout and accommodation shall be entertained by the Company.
All dimensions have been rounded off. Marginal variations may be necessary during construction. Dimensions indicated in the floor plans are in feet and inches and are inner dimensions of all spaces (excluding wall thickness). Furniture layout shown in the brochure are suggestions only to show how the apartments can be used. No furniture is provided in the apartment. The Solaris City Serampore Project images and illustrations used in this brochure are artist's impressions and are indicative only.