

PHASE I

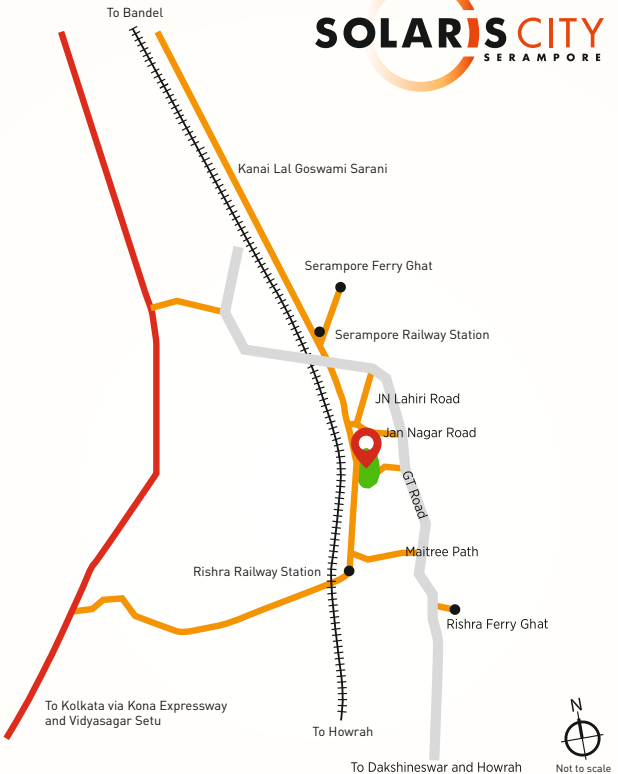


Extraordinary homes at ordinary prices

Welcome to Solaris City Serampore

Where the grass is greener
Where the air is cleaner
Where life is finer
Where happiness is my own
This is where I come home





Why Serampore?

A place of heritage. A seat of culture. A magnet for growth. Serampore is arguably the best location for Solaris City. Well-connected with open spaces, landscaped greenery, and fresh air . . . this is where you'll find the home of your dreams.

Convenient location



4 mins from
Rishra Railway Station
8 mins from
Serampore Railway Station
25 mins from
Howrah Station



40 mins from
Kolkata Airport



Why Solaris?



Attractively
priced



Monthly maintenance
less than 1/sq.ft.



Conveniently
located



3-sides
open flats



Outdoor and
indoor sports



CLSS compliant



Discover the
playground of
dreams

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!



Real Sports

Outdoor sports facilities :

An array of outdoor sports is available for the dynamic ones. These include

- Large playground
- Multipurpose court
- Exercise lawn
- Badminton court
- Children's play area
- Outdoor gymnasium
- Cricket pitch
- Jogging/Walking tracks



Join Serampore's newest luxury

Meet those who aspire to live higher. A sprawling Club. Shape up at the air-conditioned and fully equipped gymnasium that fits your future lifestyle. And socialise in style at the swimming pool.



Indoor games



Gymnasium



swimming pool



Your home that soothes and comforts

Homes designed with care, with thoughtful maximization of space. Allows natural light and air to flow constantly. Walk in to your dream home with pride.

Enjoy a private balcony with panoramic views. Cosy bedrooms. A large living-dining space where the family can spend quality time together. Solaris City Serampore offers homes that make living worth your while.





Abundant Luxury

Best-in-class facilities are available for the residents.

- Children's play area
- Climbing wall
- Swimming pool
- Jacuzzi
- Floating cabana
- Multipurpose gymnasium
- Table tennis
- Pool table
- Chess
- Senior citizen's area
- Jogging/Walking tracks
- Yoga and meditation zone
- Exercise lawn
- Activity area
- Rooftop community space and much more!



Going Green

Installation of 1.5 MW Rooftop grid-tied Solar PV panels will make living truly affordable with the generation of 20 lakh kWh of free green electricity per annum. This is Asia's largest and the second largest in the world, in a residential complex.

This will also ensure the reduction of about 1,800 tonnes of CO₂ emission annually which is roughly equivalent to emission of 1,500 city diesel vehicles in a year. This carbon footprint savings will contribute to a cleaner atmosphere.

By generating lakhs of units of green electricity from solar panels, you can actively contribute to global energy sustainability.

At Solaris City Serampore, it is not only affordable buying but affordable living too.

The above projections are estimated subject to actual weather as well as other relevant conditions.





Credit Linked Subsidy Scheme

The flats at Solaris City Serampore conform to the norms prescribed for benefits under Credit Linked Subsidy Scheme (CLSS) of Govt. of India's Pradhan Mantri Awas Yojana (PMAY) - Housing for All.

Applicants who wish to avail the benefits under the scheme may approach the approved banks/financial institutions when applying for a home loan. The subsidy amount will be directly transferred to the home loan account by the Government for all eligible applicants.

Eligible applicants buying under instalment payment option will get **subsidy up to 2.67 lakh.**

The home loan processing charges will also be waived for the loan amount eligible for such subsidy.

Flats at Solaris City Serampore are also open to applicants who do not require or qualify for CLSS benefits.

Site Map



- | | |
|-------------------------------|-------------------------|
| 1 Entry to residential | 10 Kids pool |
| 2 Driveway | 11 Lap pool |
| 3 Pool deck | 12 Stadium seating |
| 4 Car park | 13 Toddlers play area |
| 5 Fountain | 14 Exercise lawn |
| 6 Jogging/walking track | 15 Outdoor gym |
| 7 Cricket pitch | 16 Climbing wall |
| 8 Play ground | 17 Yoga/meditation lawn |
| 9 Senior citizen seating area | 18 Seating area |

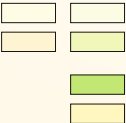
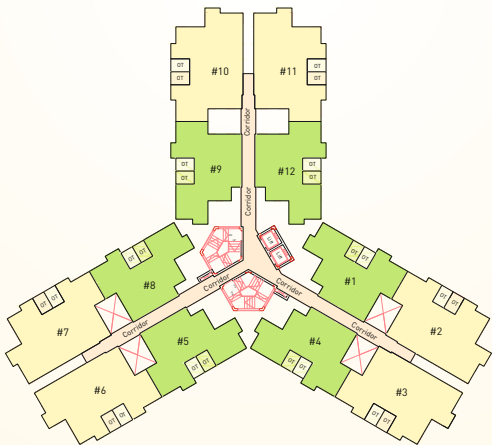
Tower Layouts

TOWER E

Ground Floor



Typical Floor



Open Terrace on 1st, 3rd, 5th, 7th, 9th & 11th Floors

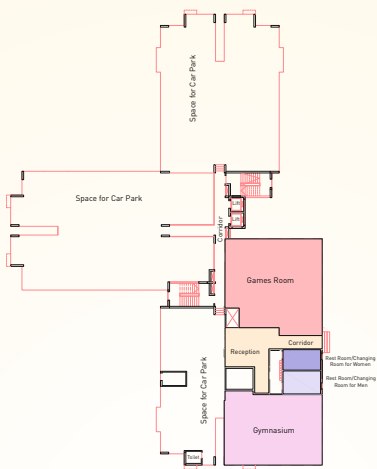
Open Terrace on 2nd, 4th, 6th, 8th, 10th & 12th Floors

Type C1 | 2 B 2 T

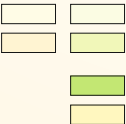
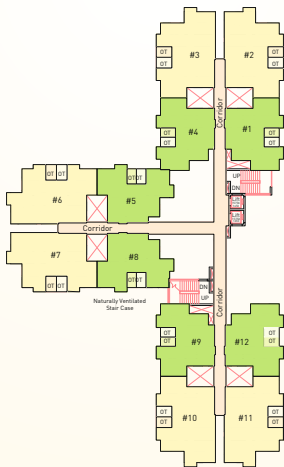
Type D1 | 3 B 2 T

TOWER G

Ground Floor



Typical Floor



Open Terrace on 1st, 3rd, 5th, 7th, 9th & 11th Floors

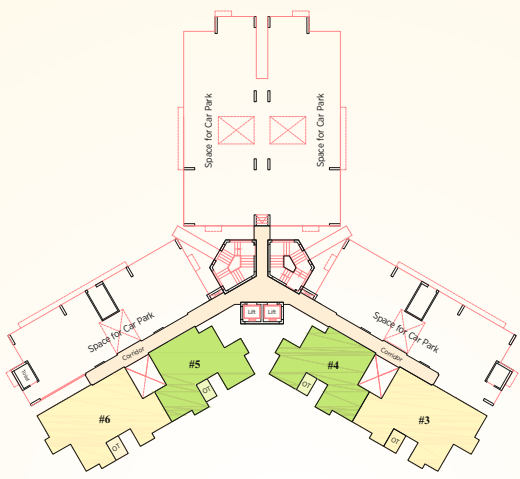
Open Terrace on 2nd, 4th, 6th, 8th, 10th & 12th Floors

Type C1 | 2 B 2 T

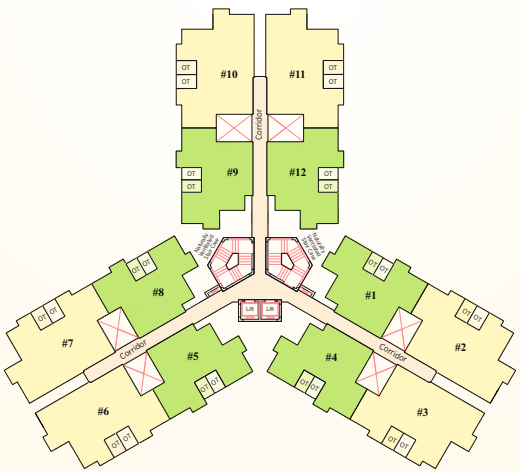
Type D1 | 3 B 2 T







TOWER H

Ground Floor



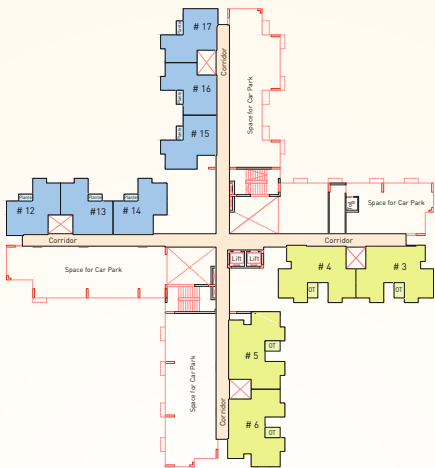
Typical Floor



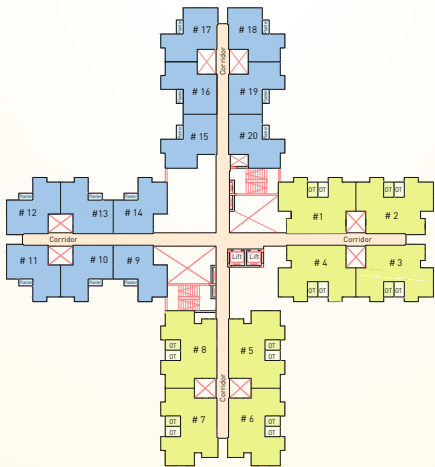
-   Open Terrace on 1st, 3rd, 5th, 7th, 9th & 11th Floors
-   Open Terrace on 2nd, 4th, 6th, 8th, 10th & 12th Floors
-  Type C1 | 2 B 2 T
-  Type D1 | 3 B 2 T

TOWER I

Ground Floor



Typical Floor



Open Terrace on 1st, 3rd, 5th, 7th, 9th & 11th Floors



Open Terrace on 2nd, 4th, 6th, 8th, 10th & 12th Floors



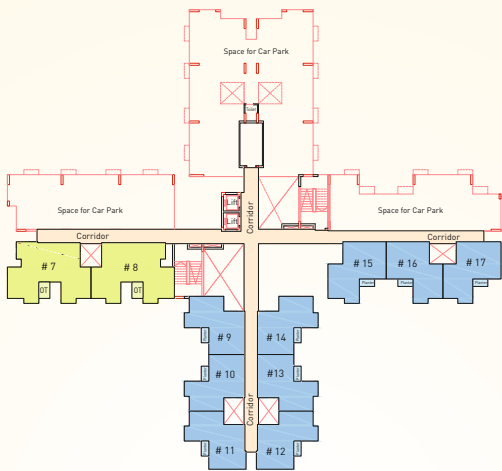
Type A | 1 B 1 T



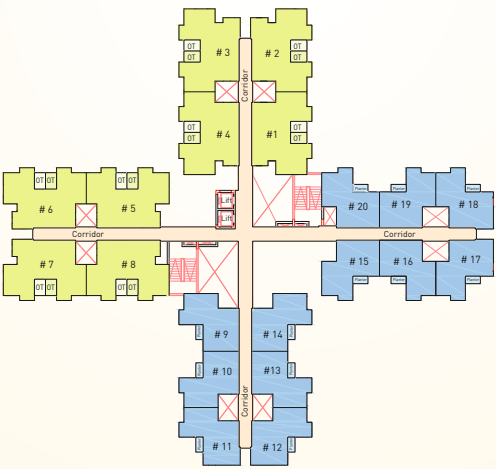
Type B | 2 B 1 T





TOWER J

Ground Floor



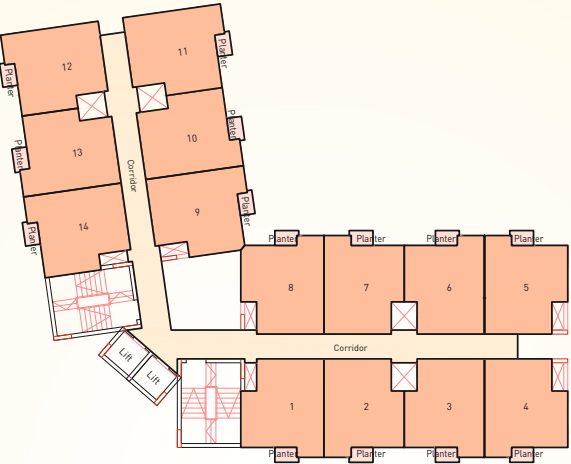
Typical Floor



-  Open Terrace on 1st, 3rd, 5th, 7th, 9th & 11th Floors
-  Open Terrace on 2nd, 4th, 6th, 8th, 10th & 12th Floors
-  Type A | 1 B 1 T
-  Type B | 2 B 1 T

TOWER K

Typical Floor

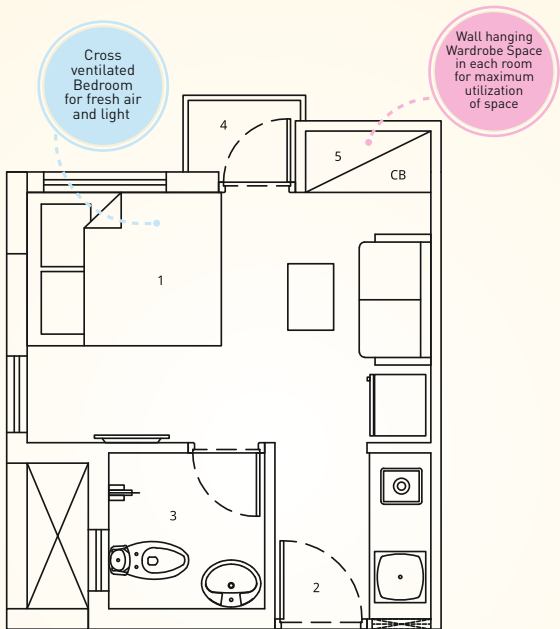


Type S | Studio



Flat Layouts

FLAT S | Studio



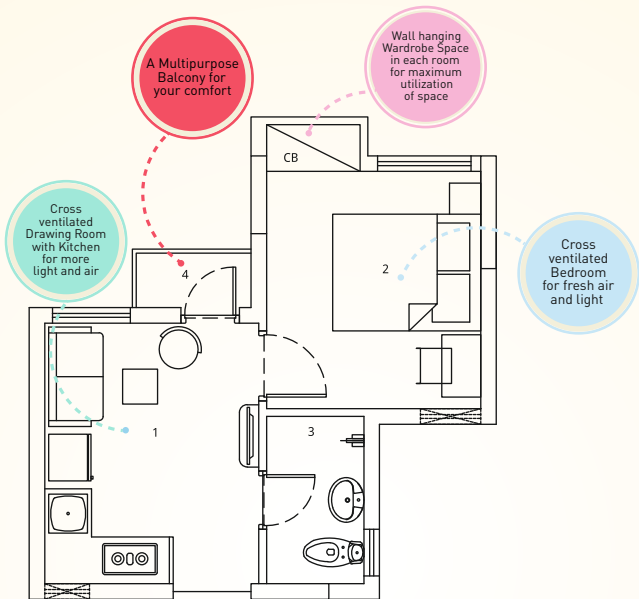
Carpet area 169 sq ft
Built up area 205 sq ft
Standard built up area 275 sq ft

1	Studio	13'0"x8'0"
2	Foyer	5'4"x5'0"
3	Toilet	5'0"x5'0"
4	Planter	3'11"x2'6"
5	Cabinet area	3'11"x2'

3D VIEW



FLAT A | 1 B 1 T



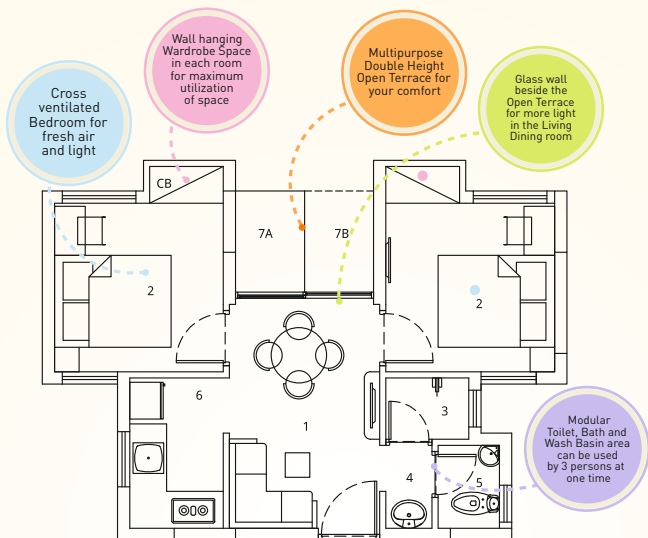
Carpet area 231 sq ft
Built up area 281 sq ft
Standard built up area 400 sq ft

1	Kitchen/Dining	9'0"x11'0"
2	Bedroom	9'0"x12'0" (9'0"x10'0" without CB)
3	Toilet	7'1"x4'1"
4	Planter	5'0"x2'6"

3D VIEW



FLAT B | 2 B 1 T



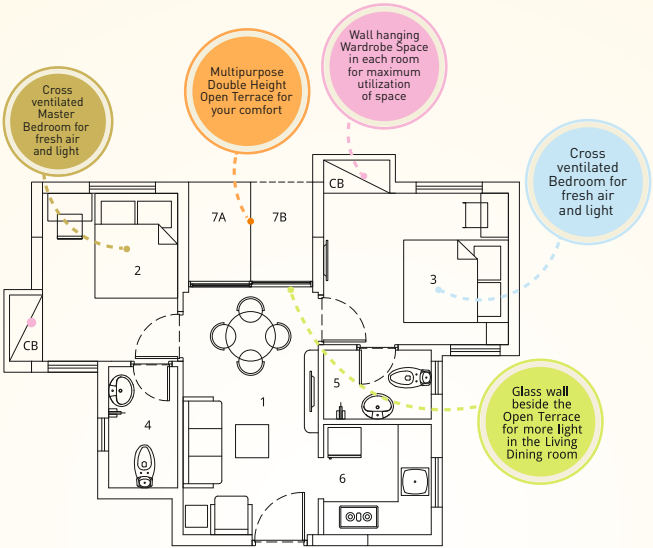
Carpet area 369 sq ft
Built up area 446 sq ft
Standard built up area 620 sq ft

1	Living/Dining	8'0"x12'0"
2	Bedroom	11'0"x9'0" (9'0"x9'0" without CB)
3	Bath	4'5"x3'3"
4	WC	3'3"x4'5"
5	Basin	4'5"x2'6"
6	Kitchen	5'0"x8'0"
7A	Open terrace	3'8"x5'5"
7B	Open terrace	3'8"x5'5"

3D VIEW



FLAT C | 2 B 2 T



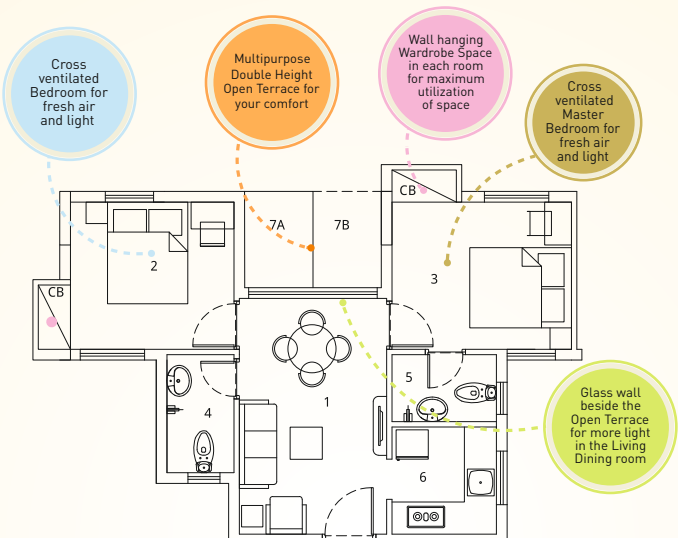
Carpet area 423 sq ft
Built up area 508 sq ft
Standard built up area 710 sq ft

1	Living/Dining	8'0"x14'5"
2	Bedroom	10'0"x10'0" (8'0"x10'0" without CB)
3	Bedroom	11'0"x11'0" (11'0"x9'0" without CB)
4	Toilet	7'3"x4'1"
5	Toilet	6'5"x4'1"
6	Kitchen	6'5"x6'7"
7A	Open terrace	3'8"x5'11"
7B	Open terrace	3'8"x5'11"

3D VIEW



FLAT C1 | 2 B 2 T



1	Living/Dining	9'0"x14'5"
2	Bedroom	11'0"x10'0" (9'0"x10'0" without CB)
3	Bedroom	13'0"x9'0" (11'0"x9'0" without CB)
4	Toilet	7'3"x4'1"
5	Toilet	6'5"x4'1"
6	Kitchen	6'5"x6'7"
7A	Open terrace	4'2"x5'11"
7B	Open terrace	4'2"x5'11"

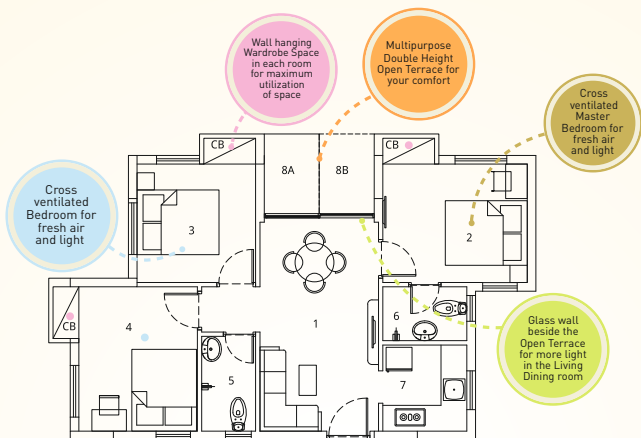
Carpet area 447 sq ft
Built up area 538 sq ft
Standard built up area 750 sq ft

3D VIEW



FLAT D1 | 3 B 2T

Layout ~ 1



1	Living/Dining	9'0"x15'11"
2	Bedroom	11'0"x11'0" (11'0"x9'0" without CB)
3	Bedroom	9'0"x11'0" (9'0"x9'0" without CB)
4	Bedroom	11'0"x11'0" (11'0"x9'0" without CB)
5	Toilet	7'3"x4'1"
6	Toilet	6'5"x4'1"
7	Kitchen	6'5"x6'7"
8A	Open terrace	4'2"x6'1"
8B	Open terrace	4'2"x6'1"

Flat Type D1 | 3B 2T

Carpet area 581 sq ft

Built up area 680 sq ft

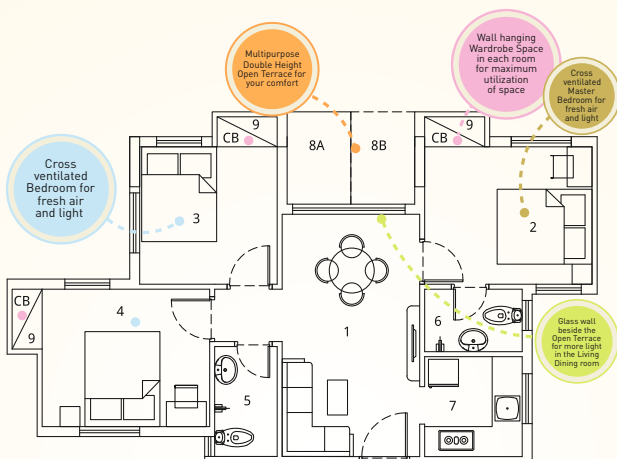
Standard built up area 945 sq ft

3D VIEW



FLAT D1 | 3 B 2 T

Layout ~ 2



1	Living/Dining	9'0"x15'11"
2	Bedroom	11'0"x11'0" (11'0"x9'0" without CB)
3	Bedroom	9'0"x11'0" (9'0"x9'0" without CB)
4	Bedroom	11'0"x11'0" (11'0"x9'0" without CB)
5	Toilet	7'3"x4'1"
6	Toilet	6'5"x4'1"
7	Kitchen	6'5"x6'7"
8A	Open terrace	4'2"x6'1"
8B	Open terrace	4'2"x6'1"

Carpet area 581 sq ft
Built up area 680 sq ft
Standard built up area 945 sq ft

3D VIEW



Material Specifications

Structure: RCC framed structure on Pile Foundation incorporating 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.

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.



Vision of Eden Realty

The aim has been to build quality homes that anyone can afford.

The Group continues to keep it up in the upcoming Solaris projects to improve and transform lives.

We make



- **Housing truly affordable**

All projects by Solaris incorporate Solar PV panels to produce free electricity that lowers living costs and adds to the planet's wellness.



- **A complete living experience**

Projects at Solaris are designed to fit your dreams of a perfect abode. They make the best use of light, space, aspect and energy along with modern amenities and conveniences.



- **A greener tomorrow**

Solaris projects are crafted to contribute positively towards the environment. The central idea of using solar power to meet all major power needs contributes towards global energy sustainability. The carbon footprint savings from such an initiative help in creating a cleaner atmosphere for future generations.

Solaris projects aim to create a greener tomorrow by generating lakhs of units of green electricity by the use of solar panels. This in turn helps the residents at Solaris contribute to global energy sustainability. The projects are as energy efficient as any green building.

All Solaris projects bring optimum utilisation of space. The open and airy apartments, best-in-class amenities like Gymnasium, Children's Play Area, Senior Citizen's Corner and Swimming Pool, good connectivity and lifelong savings on energy cost make these the best choice.

This concept of affordable luxury was successfully implemented in Solaris Bonhooghly and is being carried forward across all Solaris projects.

Glimpse Of Our Projects



Siddha Eden LakeVille, Bonhooghly



Solaris Bonhooghly



Z Residences, EM Bypass



Solaris Bonhooghly 2



Solaris Joka



Solaris City Serampore



Bonorini Housing Complex



Bonorini Market



Solace Joka

Awards & Recognition



Affordable Housing Project of the Year
for Solaris Bonhooghly
CREDAI Bengal Realty Award 2018



Affordable Housing Project of the Year
for Solaris Bonhooghly
Realty+ Excellence Awards 2018



Brand Leadership Award (Real Estate)
for 'Eden Solaris' Brand in West Bengal
Best Brand Awards 2018



Affordable Housing Project of the Year(East)
for Solaris City Serampore
ET Now Real Estate Award, 2019



Most Environment Friendly Residential
Space - Solaris City Serampore Realty+
Excellence Awards 2019



Redevelopment Project of the Year
for Bonorini Bonhooghly Housing Project
Realty+ Excellence Awards 2019



Kolkata 6 Star Gradings 2019 – Solaris Bonhooghly
CRISIL Real Estate Star Gradings



Affordable Housing Project of the Year
Realty+ Excellence Awards 2020
for Solaris City Serampore



Solaris City Serampore Phase 1 -HIRA/P/H00/2018/000157



Corporate Office

Eden Realty Group

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Project Site

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Architects



Legal Advisors

BK Jain & Co
Advocates

Sales Partner

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#DISCLAIMER : The layout, building plans, specifications, features and benefits proposed at Solaris City Serampore Phase 1 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 therein 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 & 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 & are indicative only.

