

A large red circular graphic, resembling a stylized sun or a road sign, positioned behind the main text. It consists of a thick red line forming a circle with a gap at the top and bottom.

SOLARIS
JOKA

On DH Road





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 Joka 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 Joka, 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.

Regards,

Sachchidanand Rai

Chairman, Eden Realty





Happiness
manifests when you find the
perfect abode
for your **family**





Live to the 
fullest with your
 **closest**





Lift your
mood
with surrounding
greens

A plethora of green amenities inside Solaris Joka
creates an ambience of serenity for its residents.



A budding lifestyle
for your beloveds

Presenting

SOLARIS
JOKA

Phase II

Experience the gracious embrace of comfort and happiness at Solaris Joka. Let spacious and peaceful living soothe your every sense and converge to create the perfect lifestyle.





Where every dream destination is just a moment's wait

A luxurious lifestyle brings you closer to comfort and convenience.

— A PROMISING NEIGHBOURHOOD WITH SMOOTH CONNECTIVITY —



CONNECTIVITY

| | |
|---|---------|
| Joka Metro Station | 08 mins |
| Behala Chowrasta Metro Station | 15 mins |
| Tollygunge Metro Station | 24 mins |
| Majherhat Station | 25 mins |
| Dharmatala | 40 mins |
| Shalimar Station | 45 mins |
| Howrah Station | 50 mins |
| Netaji Subhash Chandra Bose International Airport | 65 mins |



EATERIES

| | |
|------------------------|---------|
| Hotel East Palace | 01 min |
| Subway Restaurant | 07 mins |
| Domino's Pizza | 08 mins |
| Aminia Restaurant | 08 mins |
| Dakshinayan Restaurant | 09 mins |
| Azad Hind Dhaba | 12 mins |



EDUCATIONAL INSTITUTIONS

| | |
|---|---------|
| Ashutosh College Second Campus | 04 mins |
| Vivekananda Mission School | 05 mins |
| Calcutta Business School | 05 mins |
| Bihani Academy (prev Mount Litera Zee School) | 05 mins |
| Gurukul Vidyamandir Secondary School | 05 mins |
| IIM Calcutta | 05 mins |
| Pailan College of Management and Technology | 06 mins |
| IIM-C Kendriya Vidyalaya | 08 mins |
| Pailan World School | 10 mins |
| Kidzee | 12 mins |
| Vivekananda College | 15 mins |
| Dream Institute of Technology | 15 mins |
| Delhi Public School Joka | 15 mins |
| MP Birla Foundation School | 16 mins |
| Orient Day School | 18 mins |
| Jadavpur University | 35 mins |



HOSPITALS

| | |
|---|---------|
| Bharat Sevashram Sangha Hospital | 05 mins |
| Humanity Hospital | 10 mins |
| BMRI Hospital (P) Ltd. | 12 mins |
| Amtala Rural Hospital, South 24Parganas | 12 mins |
| Thakurpukur Cancer Hospital | 12 mins |
| DM Hospitals Pvt. Ltd. | 12 mins |
| Netradeep Eye Hospital | 14 mins |
| M R Bangur Hospital | 28 mins |
| CMRI | 28 mins |
| Command Hospital | 30 mins |
| SSKM Hospital | 35 mins |



MALLS & SHOPPING CENTRES

| | |
|-------------------|---------|
| Pailan Bazar | 03 mins |
| More Super Market | 08 mins |
| Reliance Trends | 09 mins |
| Amtala Bazar | 10 mins |
| Behala Bazar | 10 mins |
| Thakurpukur Bazar | 10 mins |
| South City Mall | 30 mins |



PLACES OF INTEREST

| | |
|-----------------------|---------|
| Swaminarayan Temple | 01 min |
| Palm Village Resort | 4 mins |
| IBIZA | 14 mins |
| RCGC | 26 mins |
| Rabindra Sarobar Lake | 28 mins |
| Kalighat | 30 mins |
| Alipore Zoo | 30 mins |
| Victoria Memorial | 35 mins |
| Rabindra Sadan | 35 mins |
| Eden Gardens | 40 mins |
| Science City | 45 mins |



IIM CALCUTTA
05MINS



JOKA METRO
08MINS



BEHALA CHOWRASTA
15MINS



Not to scale

Future of METRO CONNECTIVITY from SOLARIS JOKA



SOLARIS JOKA



Connecting EVERY HOTSPOT OF THE CITY VIA METRO



- MOMINPORE**
- CMRI
 - BM Birla Hospital
 - Kothari Hospital
 - Command Hospital
 - Woodlands Hospital
 - St. Tomas School for Boys
 - St. Thomas School for Girls
 - St. Thomas Technical College
 - Laxmipat Singhanian Academy

- VICTORIA**
- Victoria Memorial
 - Rabindra Sadan
 - Birla Planetarium
 - St. Pauls Cathedral
 - SSKM Hospital
 - Alipore Zoo

- PARK STREET**
- Park Hotel
 - Fine Dining Restaurants and Entertainment Zone (Waldorf, Trincas, Tantra, Moulin Rouge, Flurys Peter Cat, Mocambo, and many more...)
 - Indian Museum
 - Loreto House School
 - Loreto College
 - St. Xavier's Collegiate School
 - St. Xavier's College

- ESPLANADE**
- Hotel Oberoi Grand
 - New Market
 - Eden Gardens
 - Netaji Indoor Stadium
 - Calcutta High Court

- HOWRAH**
- Howrah Railway Station
 - Howrah Ferry Ghats

- HOWRAH MAIDAN**
- Mangla Haat

- SEALDAH**
- Sealdah Railway Station
 - NRS Hospital
 - BR Singh Hospital

- SECTOR V**
- IT Hub
 - Hyatt Regency Hotel
 - New Town

- PHOOLBAGAN**
- SALT LAKE STADIUM
 - BENGAL CHEMICAL

- SECTOR V**
- CENTRAL PARK
 - CC1
 - KARUNAMOYEE

- DAKSHINESWAR**
- Dakshineswar Kali Temple
 - Belur Math

- AIRPORT**
- Netaji Subhas Chandra Bose International Airport

- DUMDUM CANTT**

- JESSORE ROAD**

- AIRPORT**





Engage in

playfulness

with your

kids



A cluster of exciting, fun-filled elements that
creates a perfect playground.





Central Green with Cricket Pitch

Play a masterstroke at the cricket pitch among vast central greens.



Amphitheatre

The grand platform for every unfolding moment.



Senior Sitting Area

The silver generation will find peace and calm at this serene sitting area.



Jogging Tracks

Gathering momentum at every stride and fitness accumulating moments of an active lifestyle.





Kids' Play area

Spontaneity comes into action with endless happiness when kids engage in playful activities.





Badminton Court

The moment of victory
that cascades on the court after
that final smash!





Your special
moments call for
Celebration 

Here, you have a lifestyle of merry-making and cheerful evenings and a premium residential club facility to complement your spirit.



Swimming Pool

Cool, crystal clear water that rinses off stress and relaxes the body and mind alike.



Changing Room With Shower

Private moments kept private coupled with the freshness of a cold shower.





Multipurpose Gym

The moments of active rejuvenation await you at the multipurpose gym.





Indoor Games Room

The merriment of leisurely activity goes to the next level while engaged in indoor games.





Rooftop Community Space

A union of people, stories and moments of joy,
a grand coming-together of the community.



SITE PLAN



LEGENDS

- 1 Childrens' play area with senior citizen corner
- 2 Open air theater/ Outdoor functional activities
- 3 Badminton court
- 4 Outdoor cricket pitch
- 5 Mechanical parking
- 6 Entry/ Exit
- 7 Swimming pool
- 8 Residents' club on ground floor
- 9 Convenience shop on ground floor

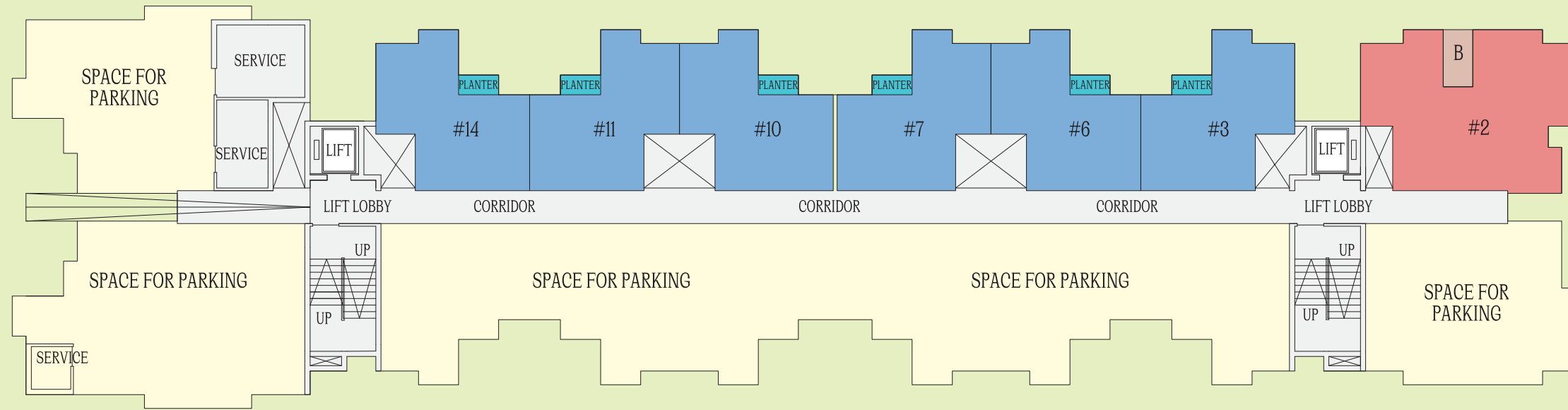
| | | |
|---------|--|--------|
| TYPE A | | 1B1T |
| TYPE B1 | | 2B1T |
| TYPE C2 | | 2B2T |
| TYPE D3 | | 3B2T |
| TYPE D4 | | 3B2T |
| TYPE D5 | | 3B2T |
| TYPE E | | 2.5B2T |

DIAMOND HARBOUR ROAD



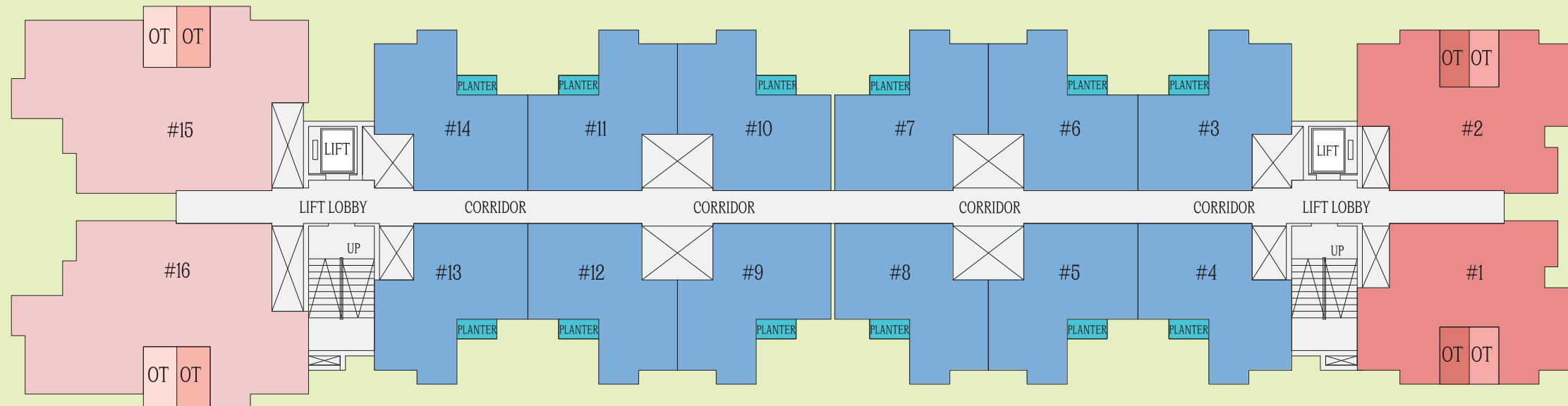
TOWER PLAN

TOWER-C GROUND FLOOR



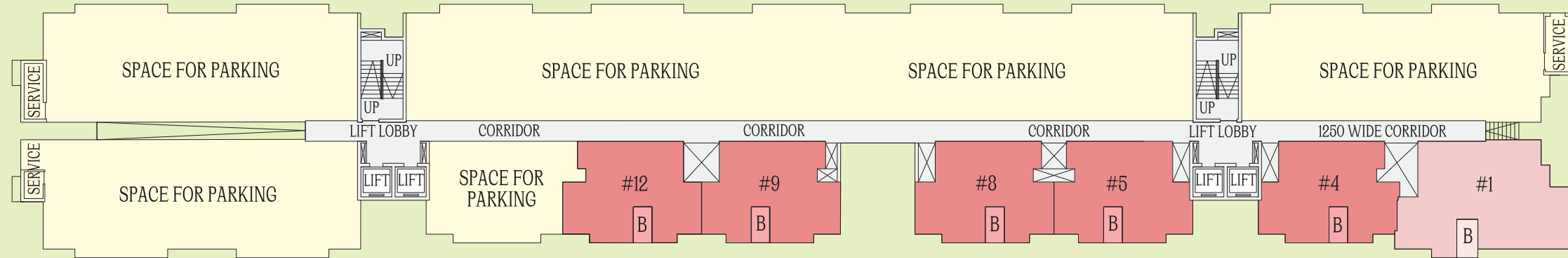
| | | |
|---------|--|--------|
| TYPE A | | 1B1T |
| TYPE B1 | | 2B1T |
| TYPE E | | 2.5B2T |

TOWER-C TYPICAL FLOOR



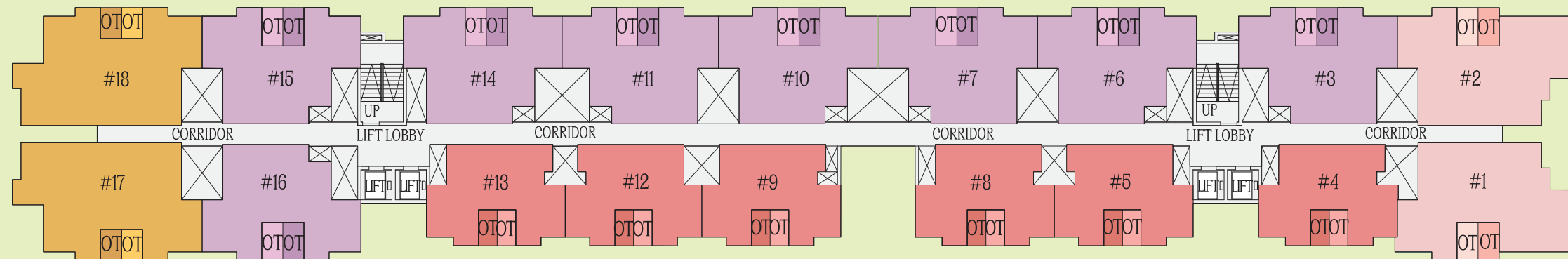
TOWER PLAN

TOWER-D GROUND FLOOR



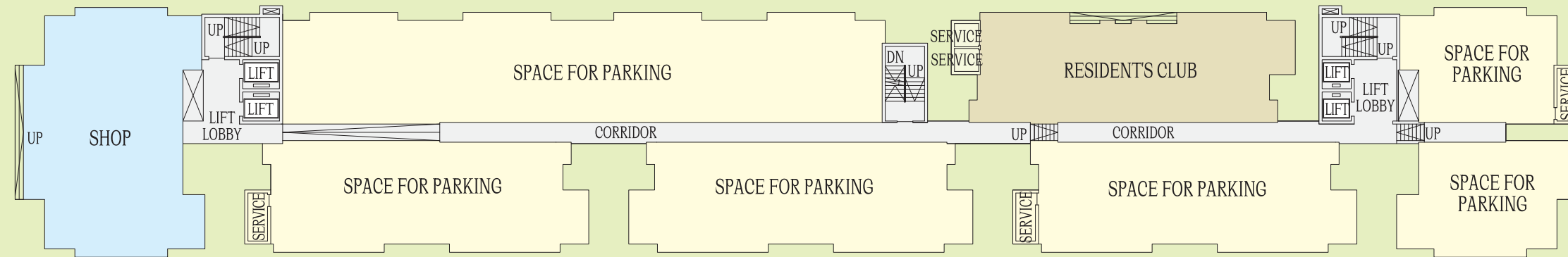
| | | |
|---------|--|--------|
| TYPE B1 | | 2B1T |
| TYPE C2 | | 2B2T |
| TYPE D4 | | 3B2T |
| TYPE E | | 2.5B2T |

TOWER-D TYPICAL FLOOR



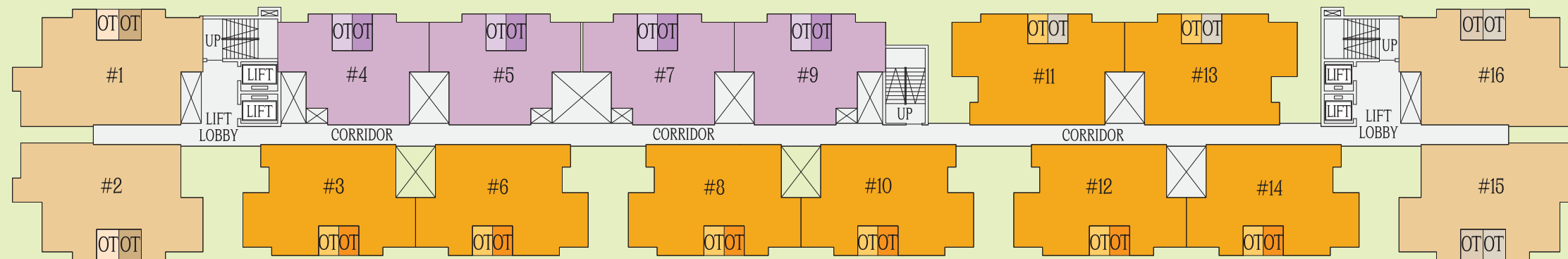
TOWER PLAN

TOWER-E GROUND FLOOR



| | | |
|---------|--|------|
| TYPE C2 | | 2B2T |
| TYPE D3 | | 3B2T |
| TYPE D5 | | 3B2T |

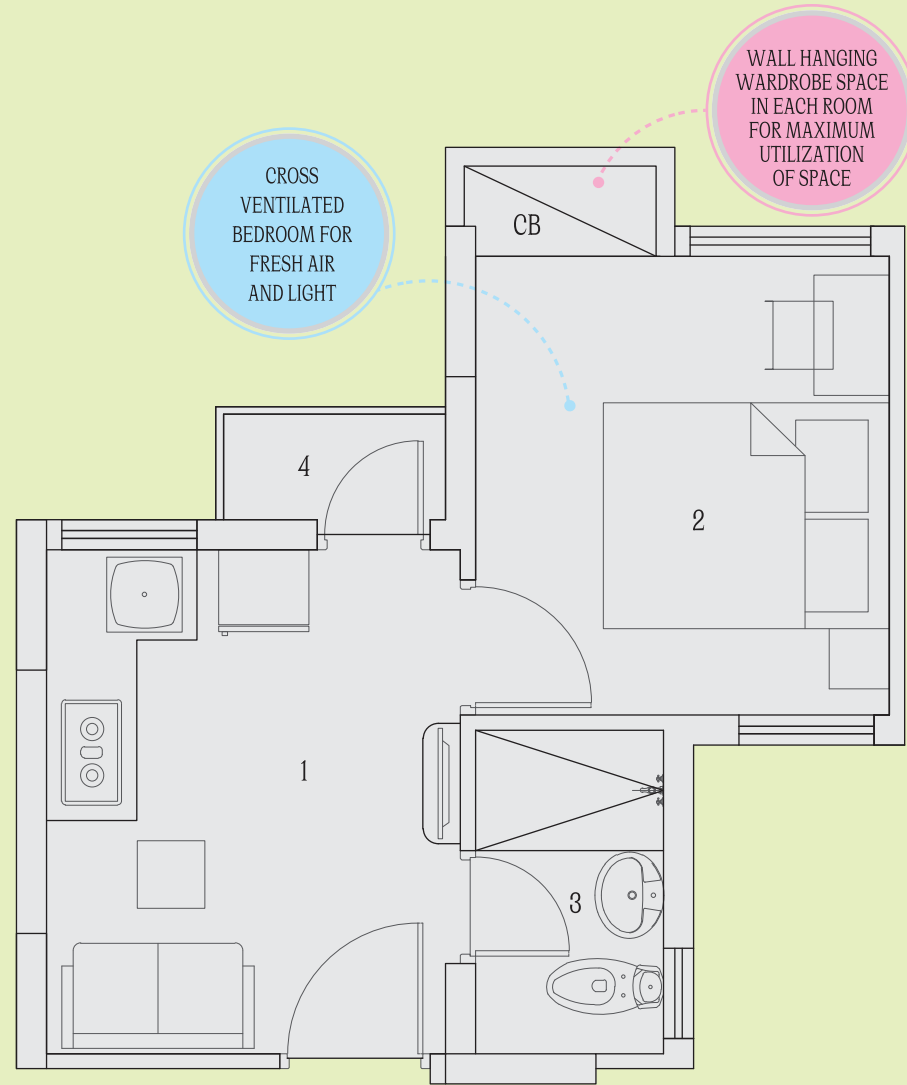
TOWER-E TYPICAL FLOOR



FLAT A | 1B 1T

Available in Tower A, C

UNIT PLAN



| FLOOR | CARPET AREA | BUILT UP AREA | STANDARD BUILT UP AREA |
|---------|-------------|---------------|------------------------|
| TYPICAL | 231 | 283 | 400 |

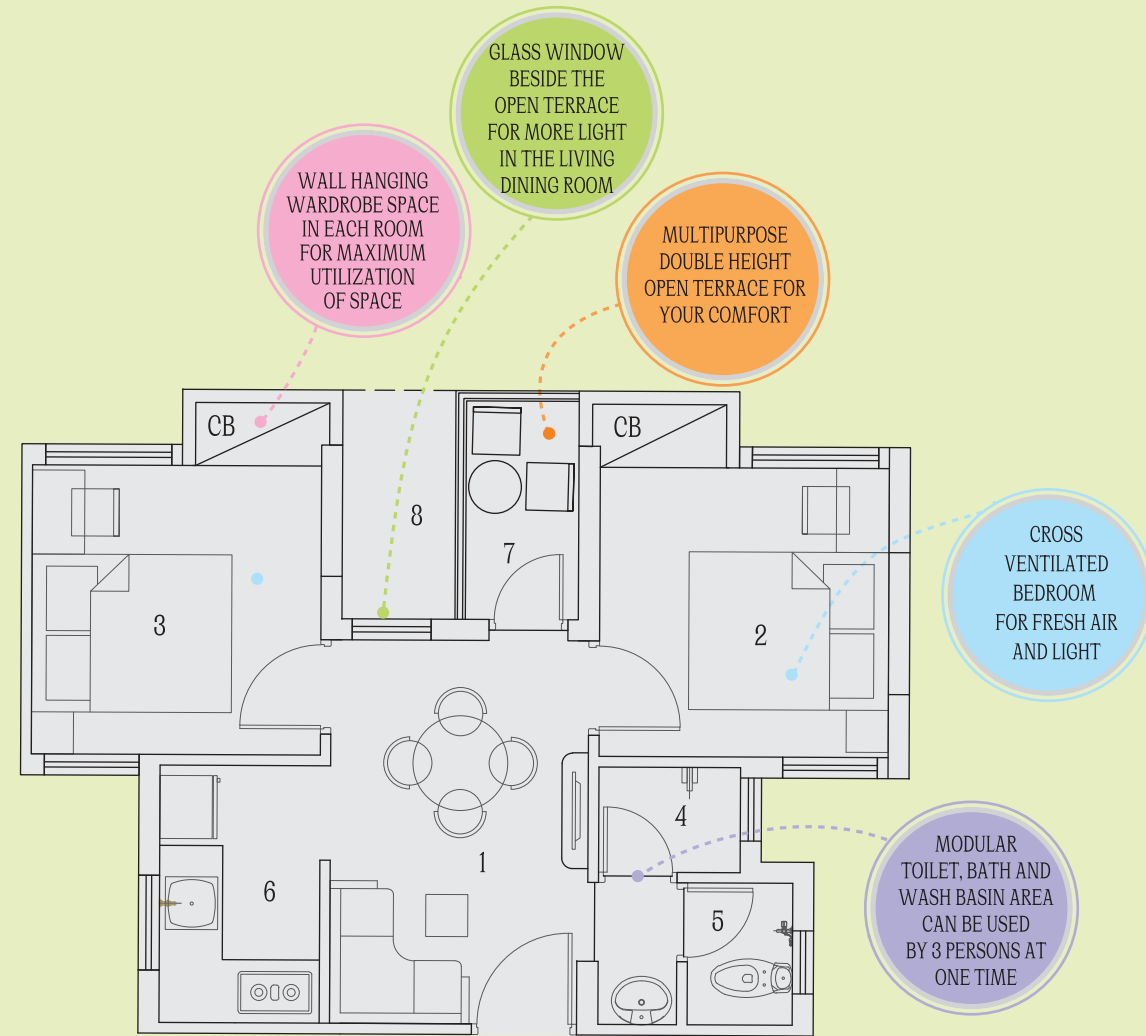
The figures mentioned here are in Sq.ft.

| | | |
|---|----------------|--|
| ① | KITCHEN/DINING | 11' 0" X 9' 0" |
| ② | BED ROOM | 12' 0" X 9' 0" (10' 0" X 9' 0" without CB) |
| ③ | TOILET | 7' 1" X 4' 1" |
| ④ | PLANTER | 5' 0" X 2' 6" |

FLAT B1 | 2B 1T

Available in Tower C, D

UNIT PLAN



| FLOOR | CARPET AREA | CARPET AREA + BALCONY | BUILT UP AREA | STANDARD BUILT UP AREA |
|---------|-------------|-----------------------|---------------|------------------------|
| TYPICAL | 369 | 395 | 454 | 630 |

The figures mentioned here are in Sq.ft.

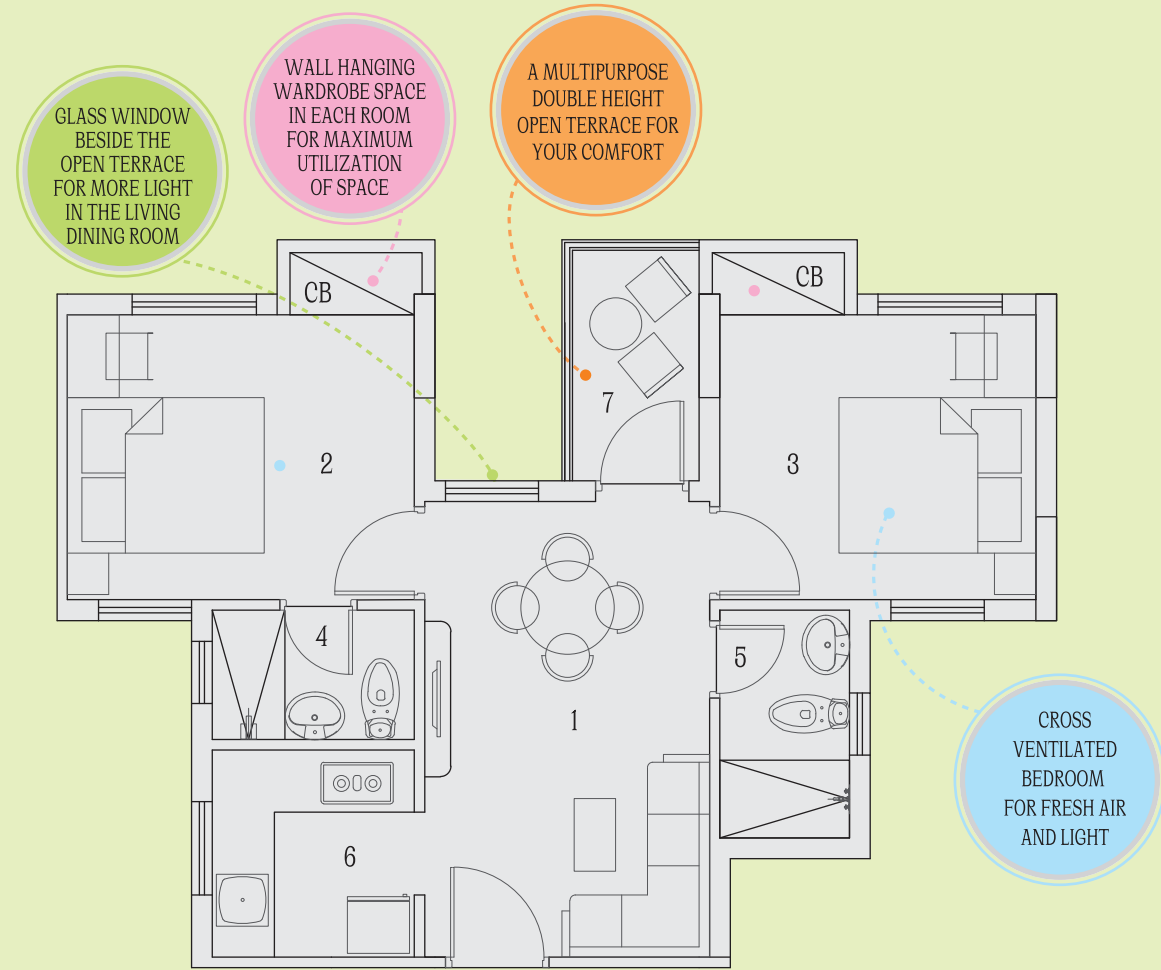
| | | |
|---|------------|---|
| ① | LIV. / DIN | 12' 0" X 7' 8" |
| ② | BED ROOM 1 | 11' 0" X 9' 0" (9' 0" X 9' 0" without CB) |
| ③ | BED ROOM 2 | 11' 0" X 9' 0" (9' 0" X 9' 0" without CB) |
| ④ | BATH | 4' 5" X 3' 3" |

| | | |
|---|--|----------------|
| ⑤ | W.C. | 4' 5" X 3' 3" |
| ⑥ | KITCHEN | 8' 0" X 5' 0" |
| ⑦ | OPEN TERRACE | 7' 2" X 3' 10" |
| ⑧ | ADD. BALCONY (At Ground Floor Only) | 7' 2" X 3' 6" |

FLAT C2 | 2B 2T

Available in Tower D, E

UNIT PLAN



| FLOOR | CARPET AREA | CARPET AREA + BALCONY | BUILT UP AREA | STANDARD BUILT UP AREA |
|---------|-------------|-----------------------|---------------|------------------------|
| TYPICAL | 447 | 479 | 546 | 760 |

The figures mentioned here are in Sq.ft.

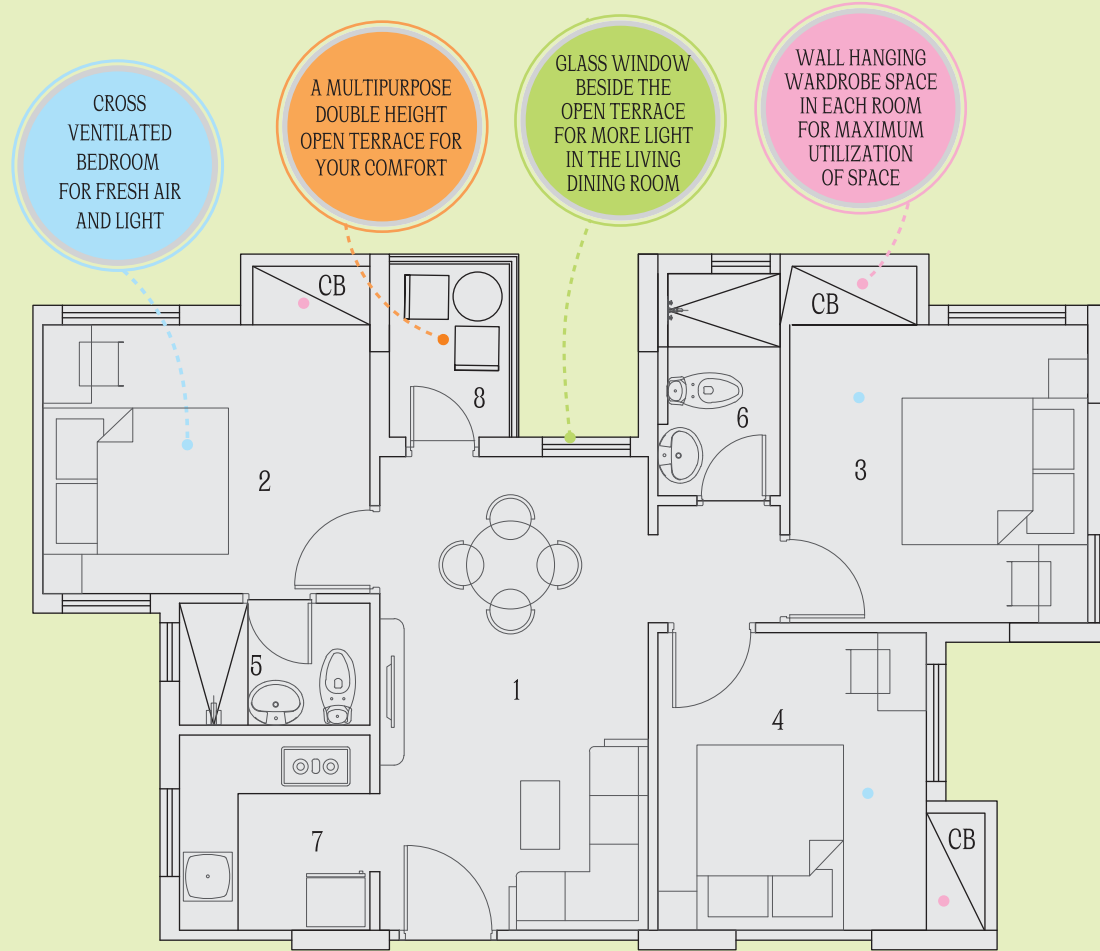
| | | |
|---|------------|---|
| ① | LIV. / DIN | 14' 5" X 9' 0" |
| ② | BED ROOM 1 | 11' 0" X 11' 0" (11' 0" X 9' 0" without CB) |
| ③ | BED ROOM 2 | 11' 0" X 10' 0" (9' 0" X 10' 0" without CB) |
| ④ | TOILET | 6' 5" X 4' 1" |

| | | |
|---|--------------|---------------|
| ⑤ | TOILET | 7' 3" X 4' 1" |
| ⑥ | KITCHEN | 6' 7" X 6' 5" |
| ⑦ | OPEN TERRACE | 7' 8" X 4' 4" |

FLAT D3 | 3B 2T

Available in Tower E

UNIT PLAN



| FLOOR | CARPET AREA | CARPET AREA + BALCONY | BUILT UP AREA | STANDARD BUILT UP AREA |
|---------|-------------|-----------------------|---------------|------------------------|
| TYPICAL | 594 | 620 | 689 | 955 |

The figures mentioned here are in Sq.ft.

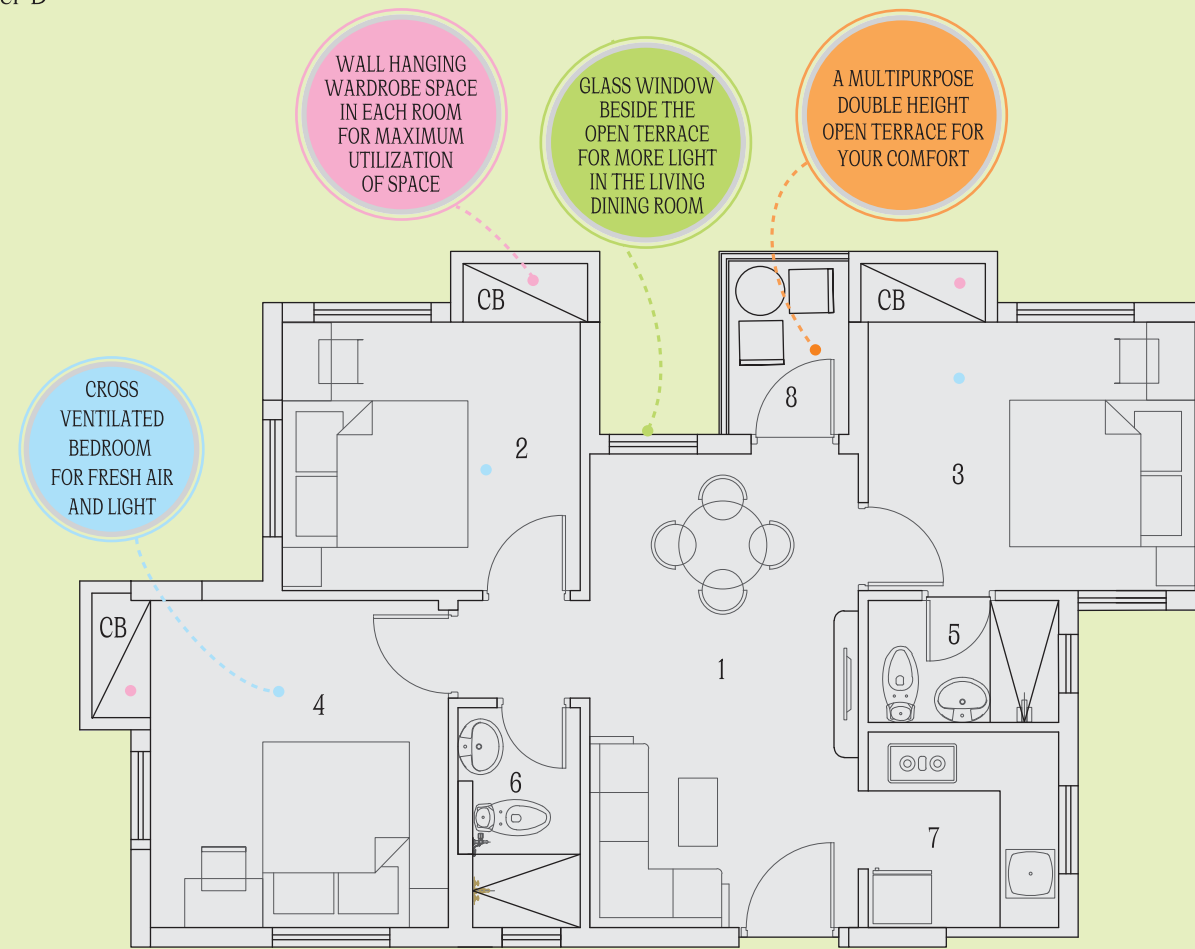
| | | |
|---|------------|--|
| ① | LIV. / DIN | 15' 11" X 9' 0" |
| ② | BED ROOM 1 | 11' 0" X 11' 0" (11' 0" X 9' 0" without CB) |
| ③ | BED ROOM 2 | 12' 0" X 10' 0" (10' 0" X 10' 0" without CB) |
| ④ | BED ROOM 3 | 11' 0" X 10' 0" (9' 0" X 10' 0" without CB) |

| | | |
|---|--------------|---------------|
| ⑤ | TOILET | 6' 5" X 4' 1" |
| ⑥ | TOILET | 7' 6" X 4' 1" |
| ⑦ | KITCHEN | 6' 5" X 6' 7" |
| ⑧ | OPEN TERRACE | 6' 2" X 4' 4" |

FLAT D4 | 3B 2T

Available in Tower D

UNIT PLAN



| FLOOR | CARPET AREA | CARPET AREA + BALCONY | BUILT UP AREA | STANDARD BUILT UP AREA |
|---------|-------------|-----------------------|---------------|------------------------|
| TYPICAL | 601 | 627 | 700 | 970 |

The figures mentioned here are in Sq.ft.

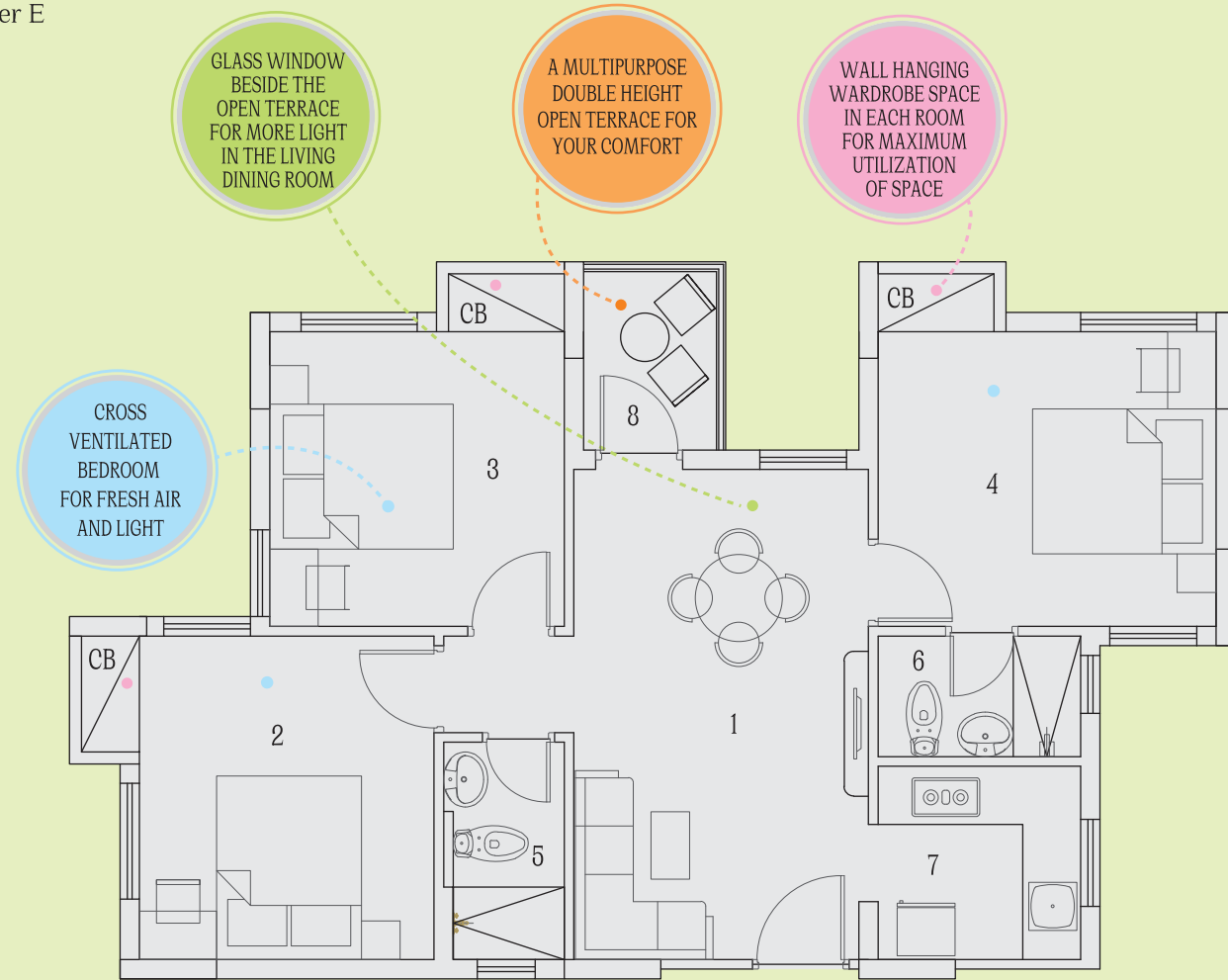
| | | |
|---|------------|--|
| ① | LIV. / DIN | 15' 11" X 9' 0" |
| ② | BED ROOM 1 | 11' 0" X 10' 0" (9' 0" X 10' 0" without CB) |
| ③ | BED ROOM 2 | 11' 0" X 11' 0" (9' 0" X 11' 0" without CB) |
| ④ | BED ROOM 3 | 12' 0" X 11' 0" (10' 0" X 11' 0" without CB) |

| | | |
|---|--------------|---------------|
| ⑤ | TOILET | 6' 5" X 4' 1" |
| ⑥ | TOILET | 7' 5" X 4' 1" |
| ⑦ | KITCHEN | 6' 7" X 6' 5" |
| ⑧ | OPEN TERRACE | 6' 2" X 4' 4" |

FLAT D5 | 3B 2T

Available in Tower E

UNIT PLAN



| FLOOR | CARPET AREA | CARPET AREA + BALCONY | BUILT UP AREA | STANDARD BUILT UP AREA |
|---------|-------------|-----------------------|---------------|------------------------|
| TYPICAL | 656 | 686 | 766 | 1065 |

The figures mentioned here are in Sq.ft.

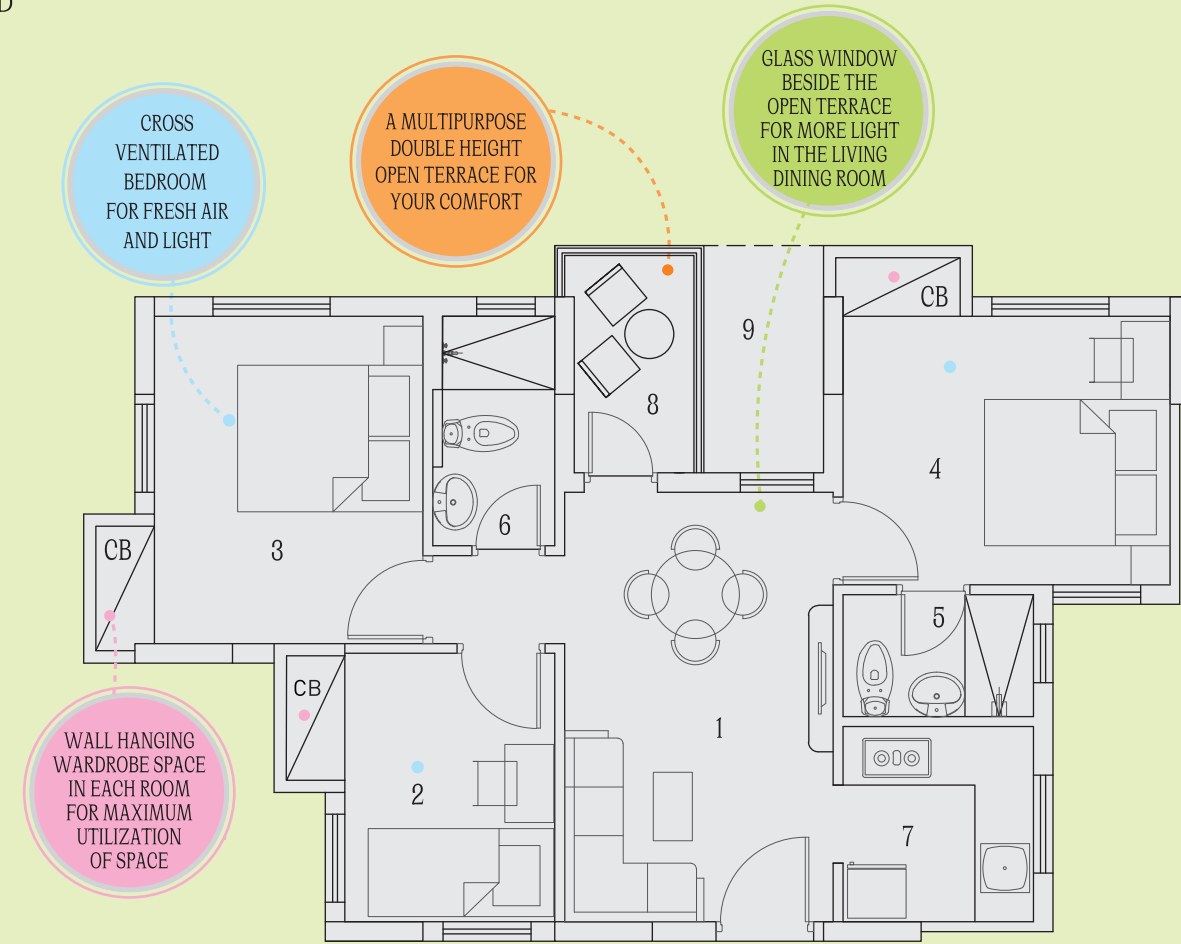
| | | |
|---|------------|--|
| ① | LIV. / DIN | 16' 8" X 10' 0" |
| ② | BED ROOM 1 | 12' 0" X 11' 0" (10' 0" X 11' 0" without CB) |
| ③ | BED ROOM 2 | 12' 0" X 10' 0" (10' 0" X 10' 0" without CB) |
| ④ | BED ROOM 3 | 12' 0" X 11' 6" (10' 0" X 11' 6" without CB) |

| | | |
|---|--------------|----------------|
| ⑤ | TOILET | 7' 5" X 4' 1" |
| ⑥ | TOILET | 6' 11" X 4' 1" |
| ⑦ | KITCHEN | 6' 11" X 6' 7" |
| ⑧ | OPEN TERRACE | 6' 5" X 4' 10" |

FLAT E | 2.5B 2T

Available in Tower C, D

UNIT PLAN



| FLOOR | CARPET AREA | CARPET AREA + BALCONY | BUILT UP AREA | STANDARD BUILT UP AREA |
|---------|-------------|-----------------------|---------------|------------------------|
| TYPICAL | 548 | 581 | 655 | 905 |

The figures mentioned here are in Sq.ft.

| | | |
|---|------------|---|
| ① | LIV. / DIN | 14' 5" X 9' 0" |
| ② | STUDY | 9' 0" X 9' 0" (7' 1" X 9' 0" without CB) |
| ③ | BED ROOM 1 | 11' 0" X 11' 0" (9' 0" X 11' 0" without CB) |
| ④ | BED ROOM 2 | 11' 0" X 11' 0" (9' 0" X 11' 0" without CB) |

| | | |
|---|--|---------------|
| ⑤ | TOILET | 6' 5" X 4' 1" |
| ⑥ | TOILET | 7' 9" X 4' 1" |
| ⑦ | KITCHEN | 6' 7" X 6' 5" |
| ⑧ | OPEN TERRACE | 7' 8" X 4' 4" |
| ⑨ | ADD. BALCONY (At Ground Floor Only) | 7' 8" X 4' 0" |

COME HOME TO THE COMFORTS OF A SAFE HAVEN

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



24×7 POWER BACK UP



24×7 SECURITY GUARDS



CCTV CAMERAS



WATER TREATMENT PLANT



SEWAGE TREATMENT PLANT



RAINWATER HARVESTING



CONVENIENCE BLOCK



PASSENGER LIFT



FIRE SAFETY FEATURES



SPECIFICATIONS

Structure

RCC framed structure on Pile Foundation incorporating Earthquake Resistant Design as per relevant IS Code. Autoclaved Aerated Concrete Blocks for both external and internal walls.

Exteriors

Cement plaster, Low VOC waterproof cement-based paint.

Flooring

Tiled flooring in bedrooms, living/dining. Anti-skid tiled flooring balcony.

Interiors

Skin Coat-Engineered plaster/gypsum plaster inside flats or P.O.P/Putty punning over cement plaster inside flats.

Kitchen

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

Toilets

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

Doors

Wooden door frames, solid core/engineered wood flush shutters.

Windows

Anodised aluminium frames with fully glazed shutters.

Roof

Waterproofed, Anti-skid tiles

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

Common Lobby and area

Flooring: Vitrified tiles in lobbies on all floors. VDF flooring/ paver block in covered car park. Grass track paver/ paver block/ bituminous surface in open car park.

Interiors: Skin coat-engineered plaster/gypsum plaster/ OBD painting over P.O.P/ putty punning on cement plaster.

Stairs: Indian patent stone flooring / epoxy coating; MS/Brick railing with MS pipe handrail.

Lift Facia: Granite / marble in ground floor.

THE COMPANY

A name that resonates with innovation and excellence in the real estate industry, Eden Realty has been transforming the cityscape 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



AWARDS & RECOGNITIONS



Affordable Housing Project of the year CREDAI Bengal Realty Awards 2018 for Solaris Bonhooghly



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



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



Affordable Housing Project of the year (East) ET Now Real Estate Awards 2019 for Solaris City Serampore



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



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



Budget Housing Project of the Year Realty+ Excellence Awards 2021 for Solaris Joka



Affordable Housing Project of the Year (Metro: Completed) The Economic Times Real Estate Awards 2021 (East) for Solaris Bonhooghly



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



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



CO-DEVELOPER



CORPORATE OFFICE

Eden Realty Ventures Pvt. Ltd.

Metropolitan Building | 7 J. L. Nehru Road | Kolkata 700 013

SITE ADDRESS

Solaris Joka

Next to Hotel East Palace | Diamond Harbour Road | South 24 Parganas 743 503

P +91 33 6626 4226 | E info@edensolaris.com | W edensolaris.com | W edenrealtygroup.com

Member - IGBC



Architect



Legal Advisors

Supriyo Basu
& Associates

A member of



Sales Partner



#DISCLAIMER: The layout, building plans, specifications, features and benefits proposed at Solaris Joka 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 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 Joka project images and illustrations used in this brochure are artist's impressions and are indicative only.