

RERA No.

Phase1 HIRA/P/HOO/2018/000157

Phase1B WBRERA/P/HOO/2023/000691

Phase1C WBRERA/P/HOO/2023/000527

Phase1D WBRERA/P/HOO/2023/000538

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THE UNPARALLELED CITY

# 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







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

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.



## 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

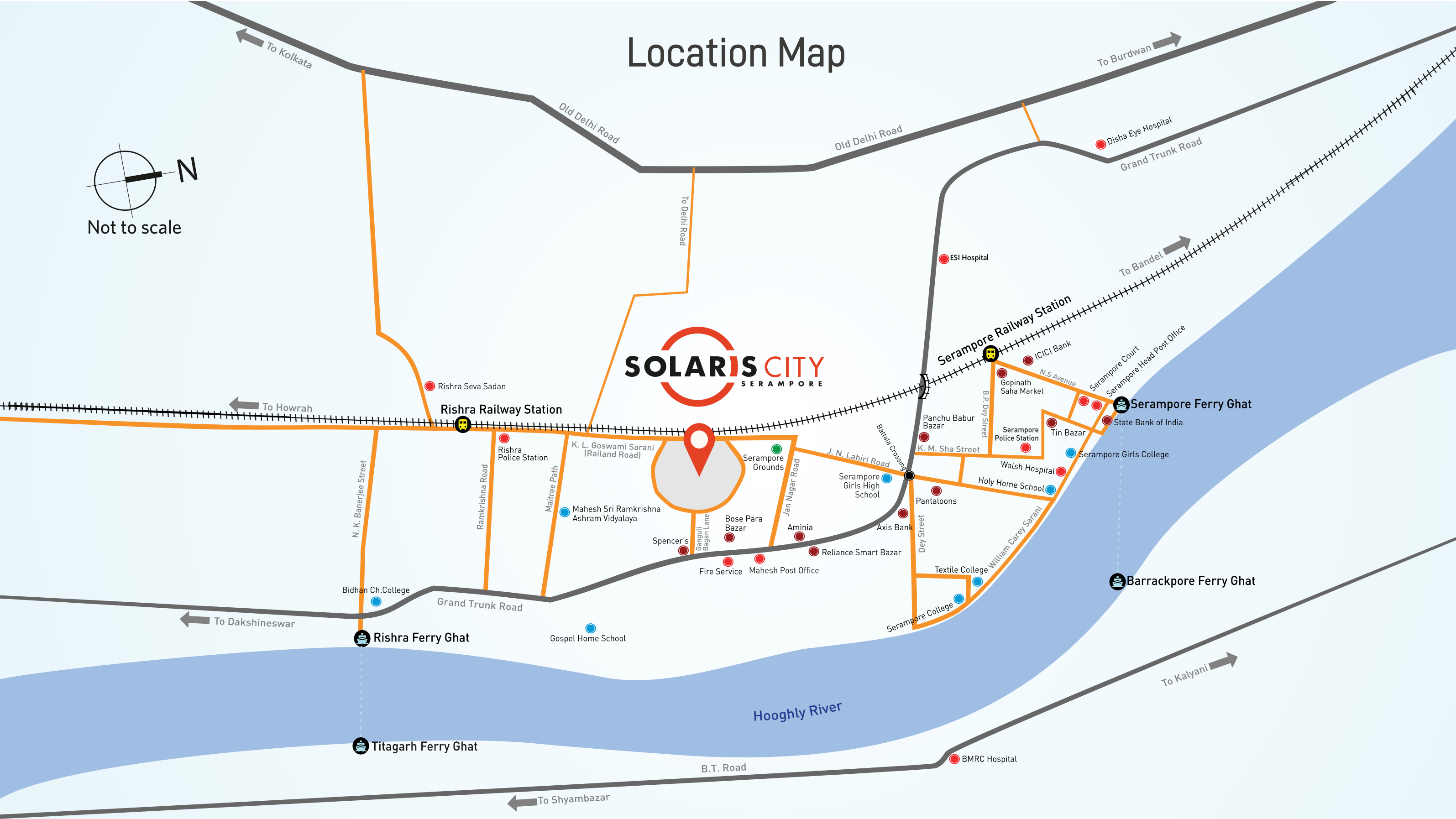
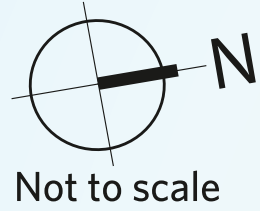
G+12 | 11 Towers | Studio, 1, 2 & 3 BHK Flats



Aerial View



# Location Map



# A luxurious lifestyle with smooth connectivity and close to everyday conveniences

Spread over nine acres and located at Kanai Lal Goswami Sarani (Railand Road), Solaris City Serampore is emerging as one of the most modern upcoming real estate projects in Serampore. For those looking for flats near mass transportation connectivity, Solaris City Serampore is only 1.1 Km & 1.8 Km away from Rishra & Serampore railway stations respectively.



## Connectivity

Rishra Railway Station	4 Mins
Serampore Railway Station	8 Mins
Howrah Station	25 Mins
Dakshineswar Metro	25 Mins
NSC Bose International Airport	40 Mins



## Malls and Shopping Facilities

Solaris Commercial Area	(on site)
Reliance Smart Bazar	5 Mins
Spencer's	5 Mins
Biplabi Gopinath Saha Market (RMS Maidan)	8 Mins
Forum Rangoli	30 Mins
City Center II	45 Mins



## Health Care Facilities

Walsh Hospital & Blood Bank	7 Mins
Serampore ESI Hospital	9 Mins
Disha Eye Hospital	14 Mins
Relife Hospital	14 Mins



## Educational Institutions

Mahesh Sri Ramkrishna Ashram Vidyalaya	4 Mins
Serampore Girls High School	5 Mins
Holy Home School	7 Mins
Gospel Home School	7 Mins
Bidhan Chandra College	8 Mins
Serampore College	9 Mins
Govt. College of Engg. & Textile Technology	9 Mins
DPS North	26 Mins



## Business Centers

Serampore Court	9 Mins
Dankuni Industrial Area	22 Mins
BBD Bag	40 Mins
Park Street	45 Mins
Newtown	45 Mins





# 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.



Promenade by the Lake



## Live by the Lakes

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Two water bodies | Fishing deck | Jogging Track | Promenade | Yoga & meditation zone | 450+ trees and much more....



Dawn by the Lake





Evening by the Lake

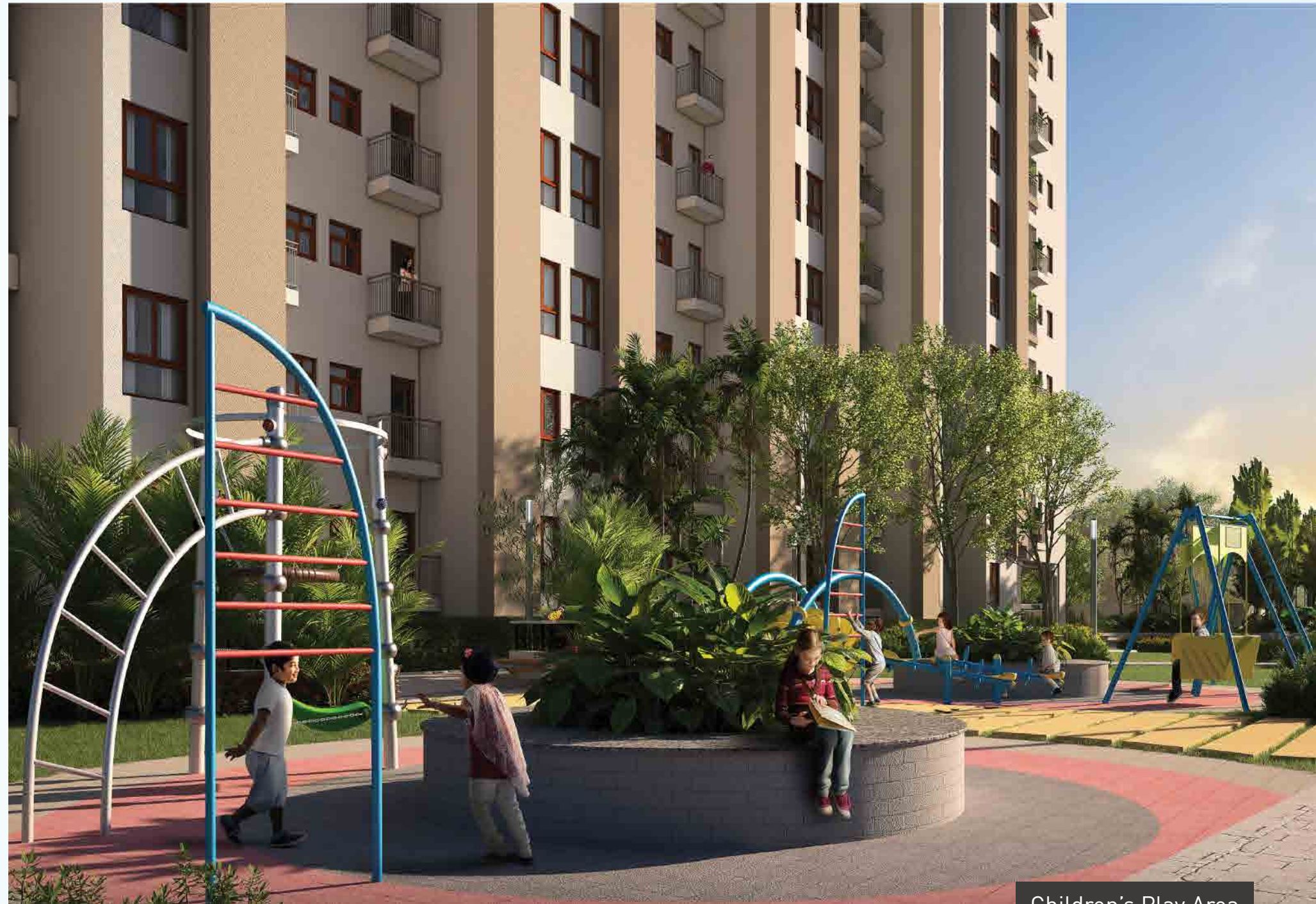


## Discover the playground of dreams

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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!



Children's Play Area





Central Garden Area





Meditation Lawn



## Outdoor sports facilities for the residents

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



Playground





Cricket Pitch



## Join Serampore's newest luxury

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

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



AC Gymnasium





Jacuzzi





Indoor Games Room





Rooftop Community Space



## 3-sides open flats

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Well facilitated with modern amenities, Solaris City Serampore offers a budget-friendly yet lavish lifestyle. The cross-ventilated rooms ensure abundant light and air. The wall hanging wardrobes allow the luxury of using extra space more efficiently.



Living & Dining





Bedroom





## 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



A deep dive into the details of your elevated living.



# Floor Plan

Tower A | Typical Floor



Tower A | Ground Floor



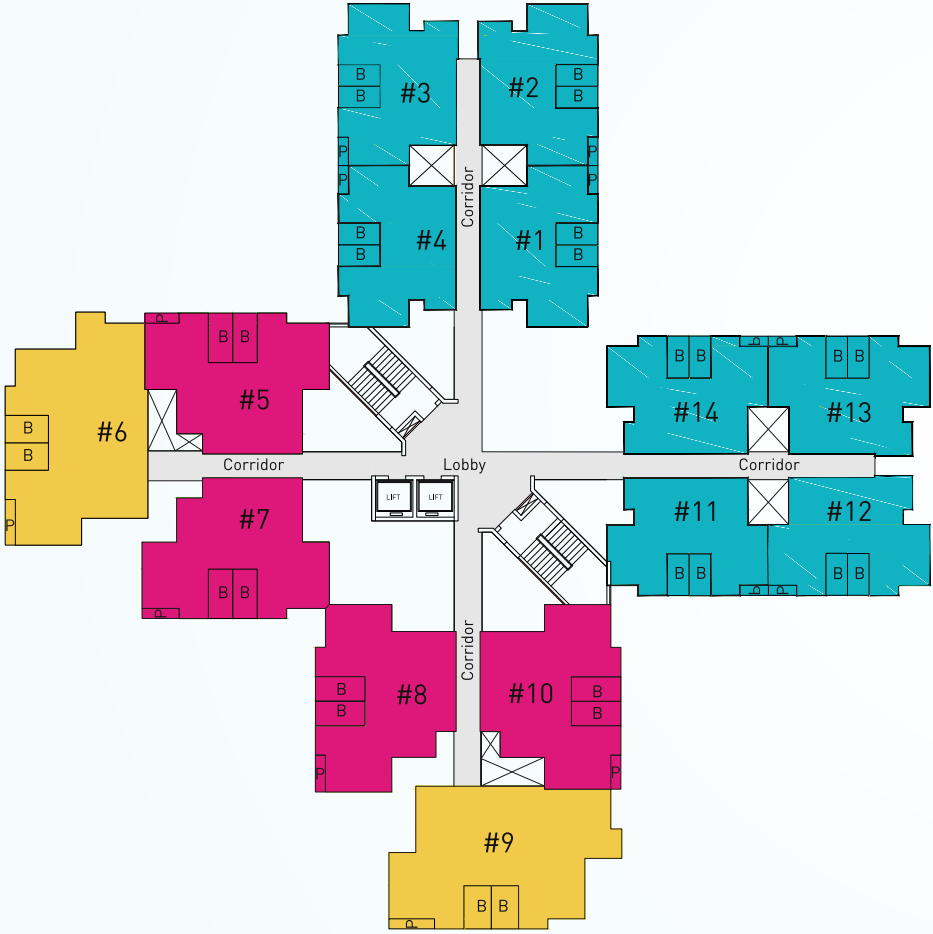
■ Type C3 | 2B2T   ■ Type D2 | 3B2T   ■ Type D4 | 3B2T



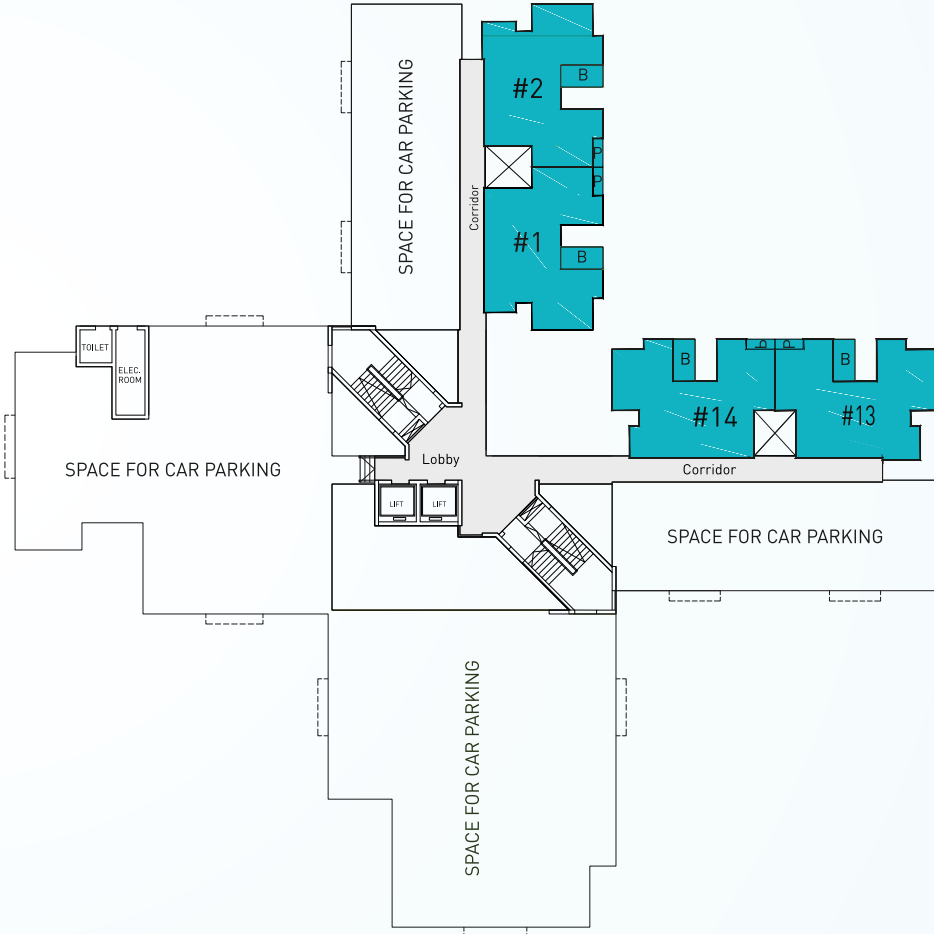


# Floor Plan

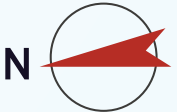
Tower B | Typical Floor



Tower B | Ground Floor



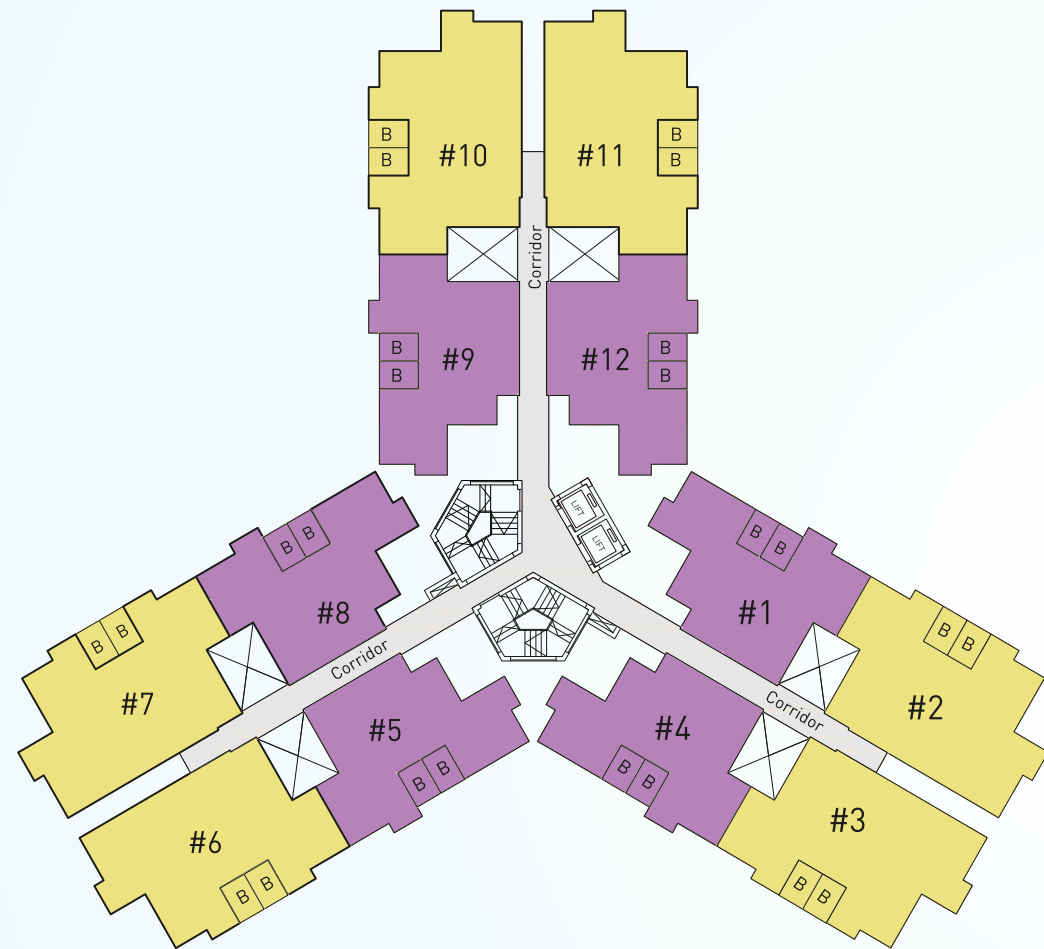
■ Type B1 | 2B1T   ■ Type C4 | 2B2T   ■ Type D4 | 3B2T





# Floor Plan

## Tower E | Typical Floor



## Tower E | Ground Floor



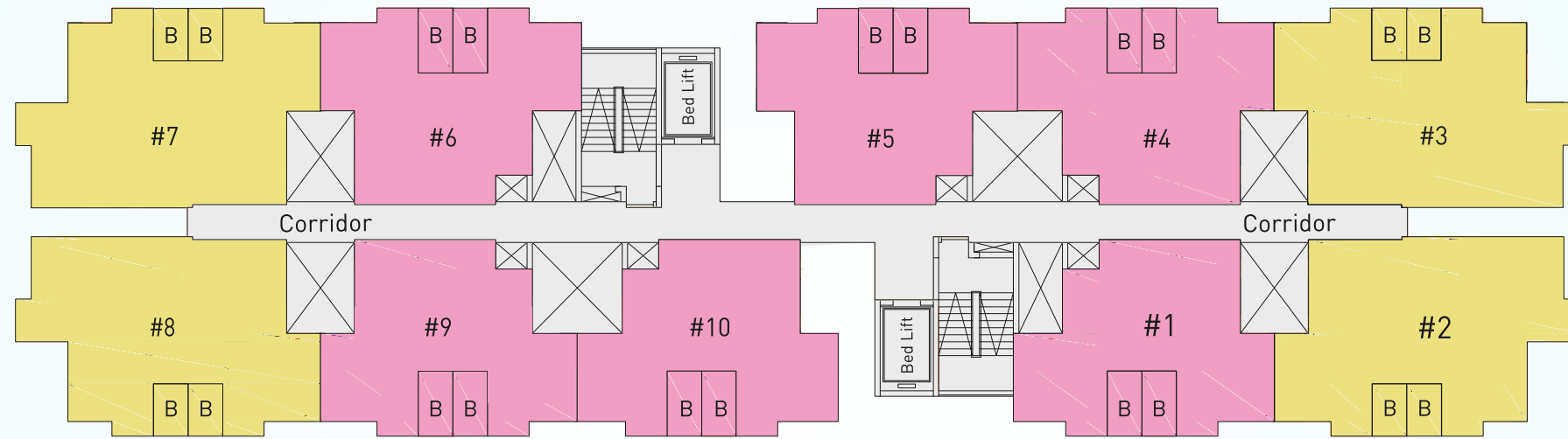
■ Type C1 | 2B2T    ■ Type D1 | 3B2T



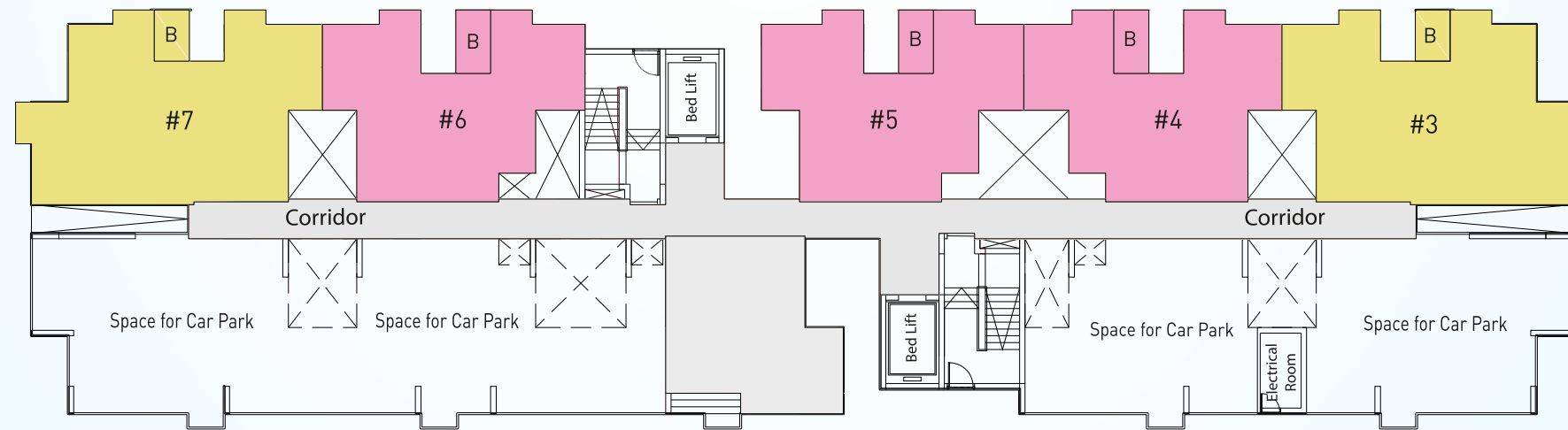


# Floor Plan

## Tower F | Typical Floor



## Tower F | Ground Floor



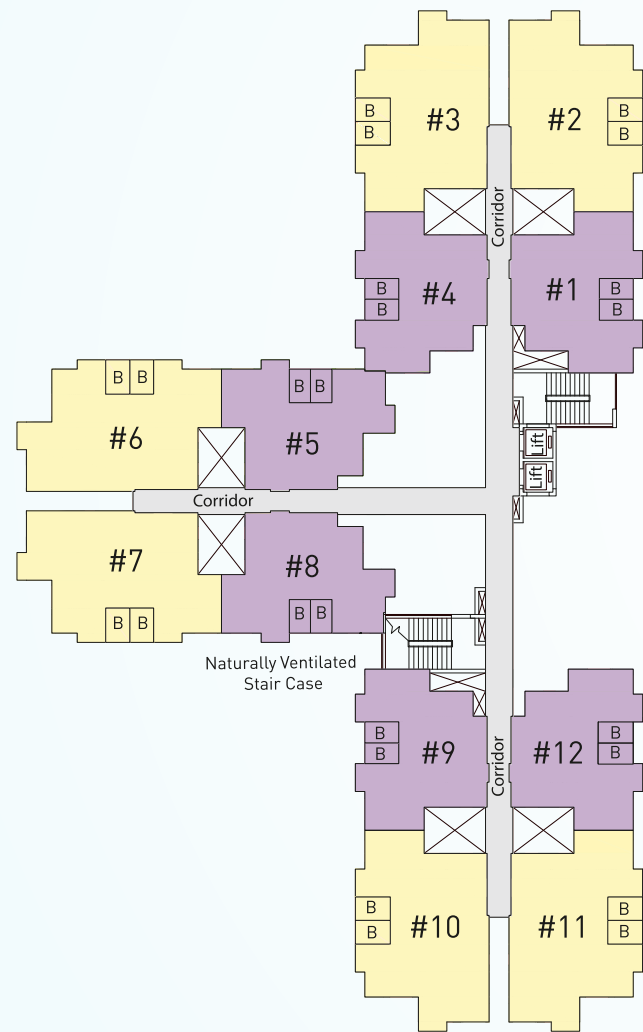
■ Type C2 | 2B2T    ■ Type D1 | 3B2T



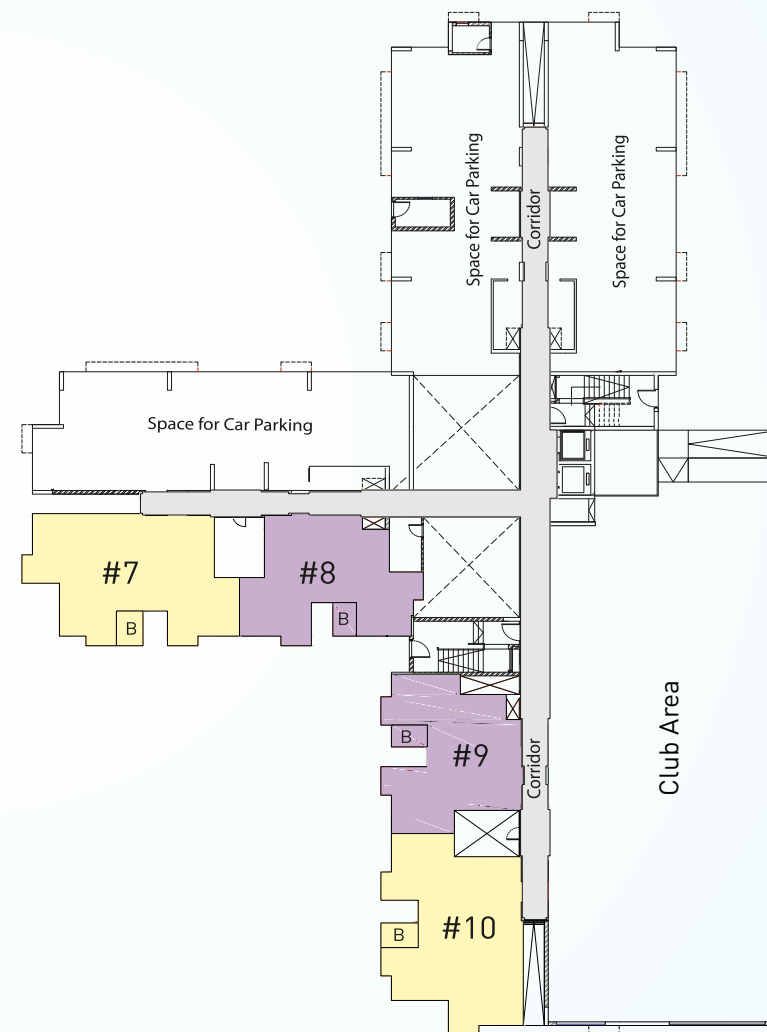


# Floor Plan

## Tower G | Typical Floor



## Tower G | Ground Floor



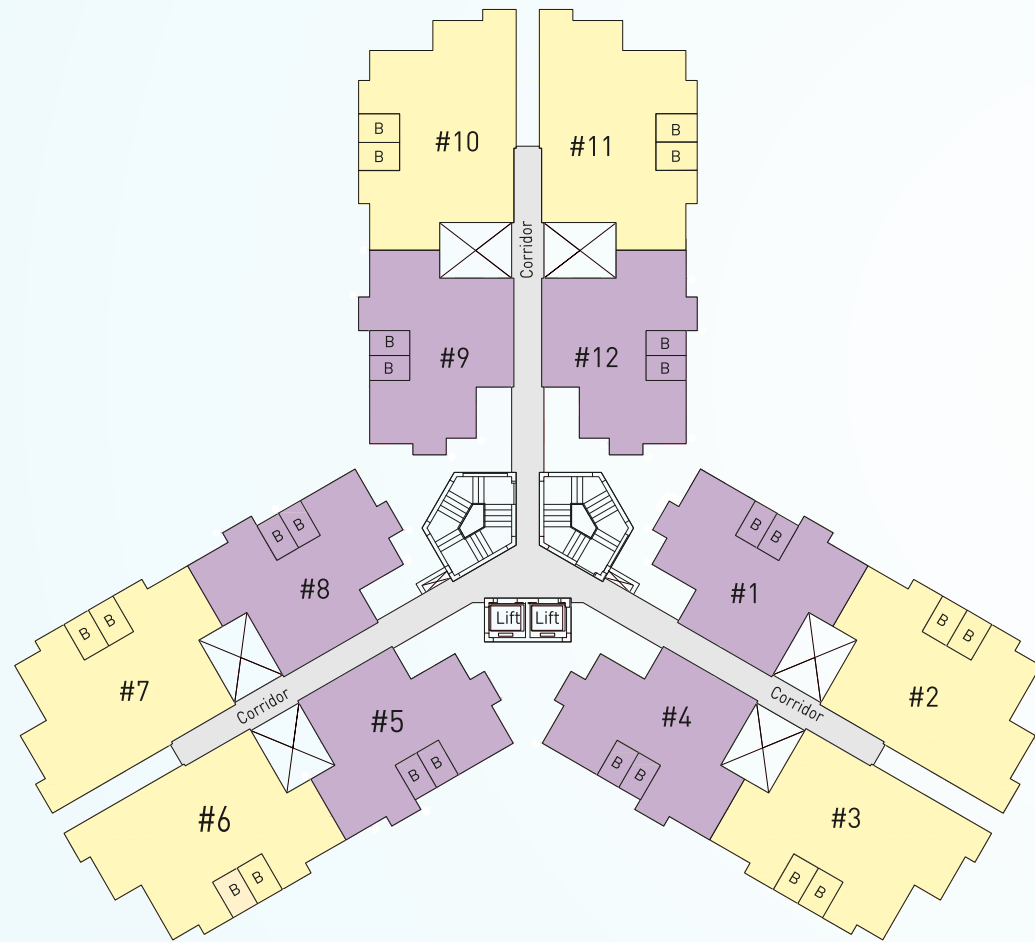
■ Type C | 2B2T   ■ Type D | 3B2T



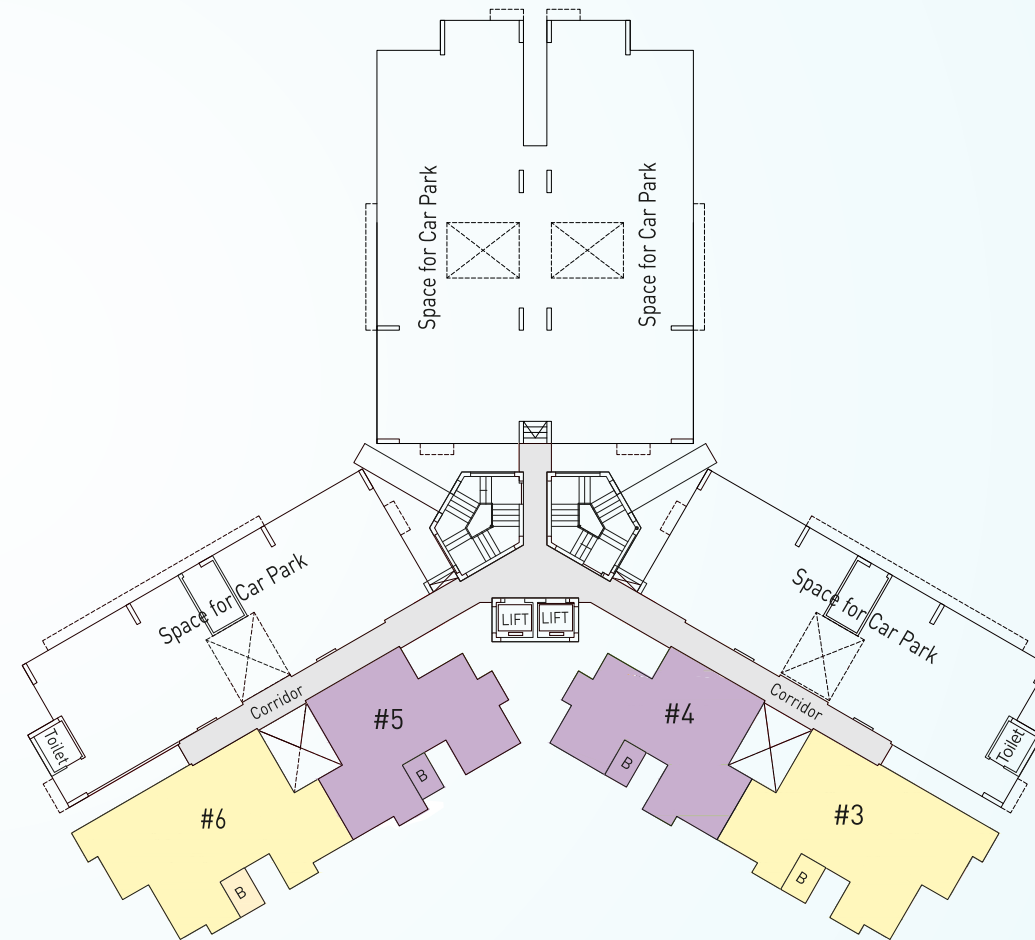


# Floor Plan

Tower H | Typical Floor



Tower H | Ground Floor



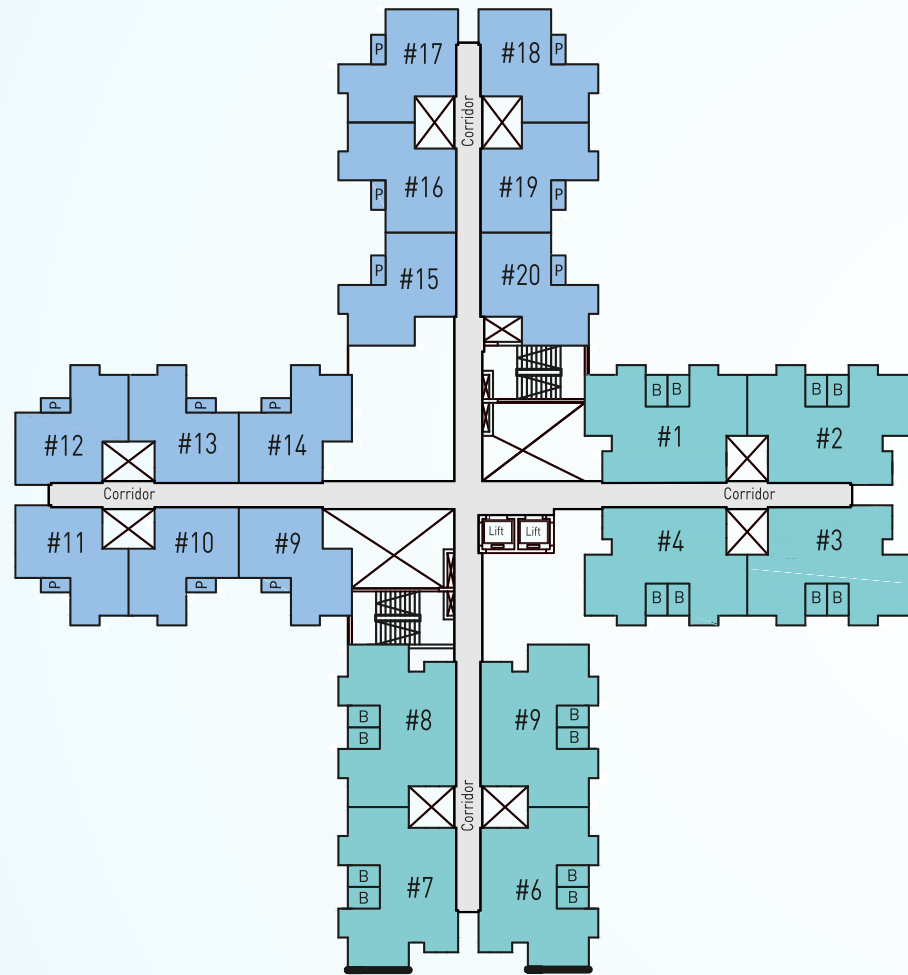
■ Type C | 2B2T ■ Type D | 3B2T



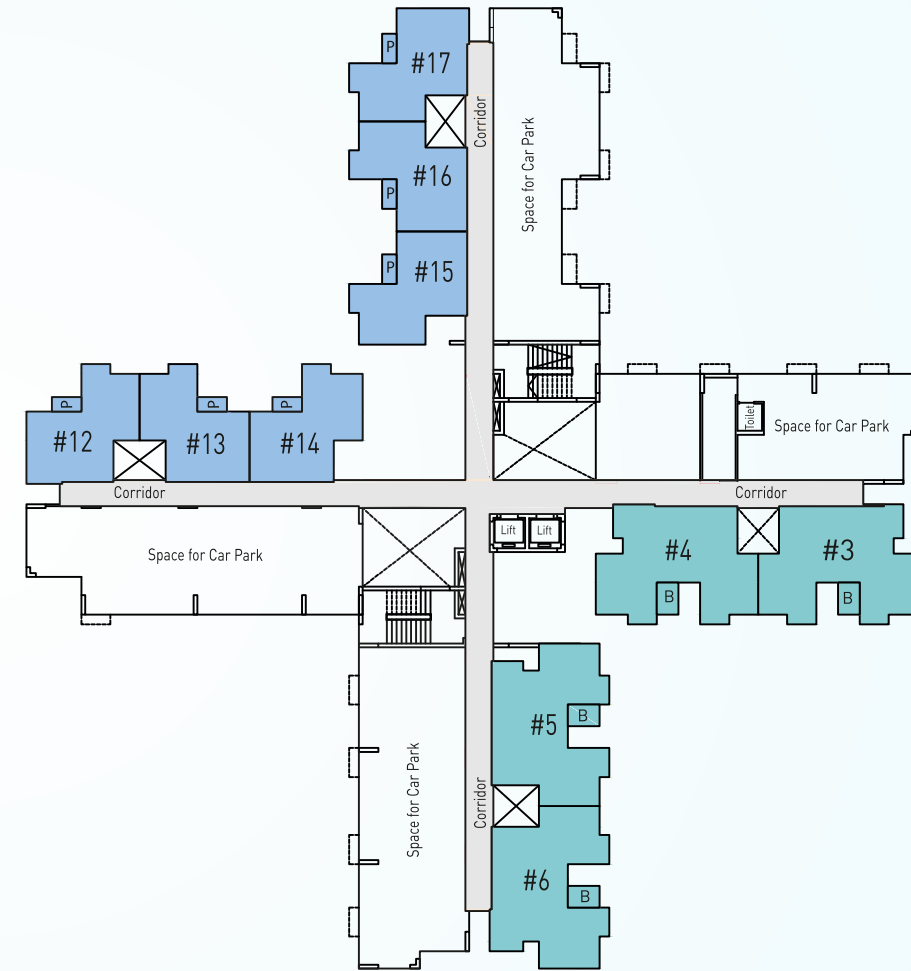


# Floor Plan

## Tower I | Typical Floor



## Tower I | Ground Floor



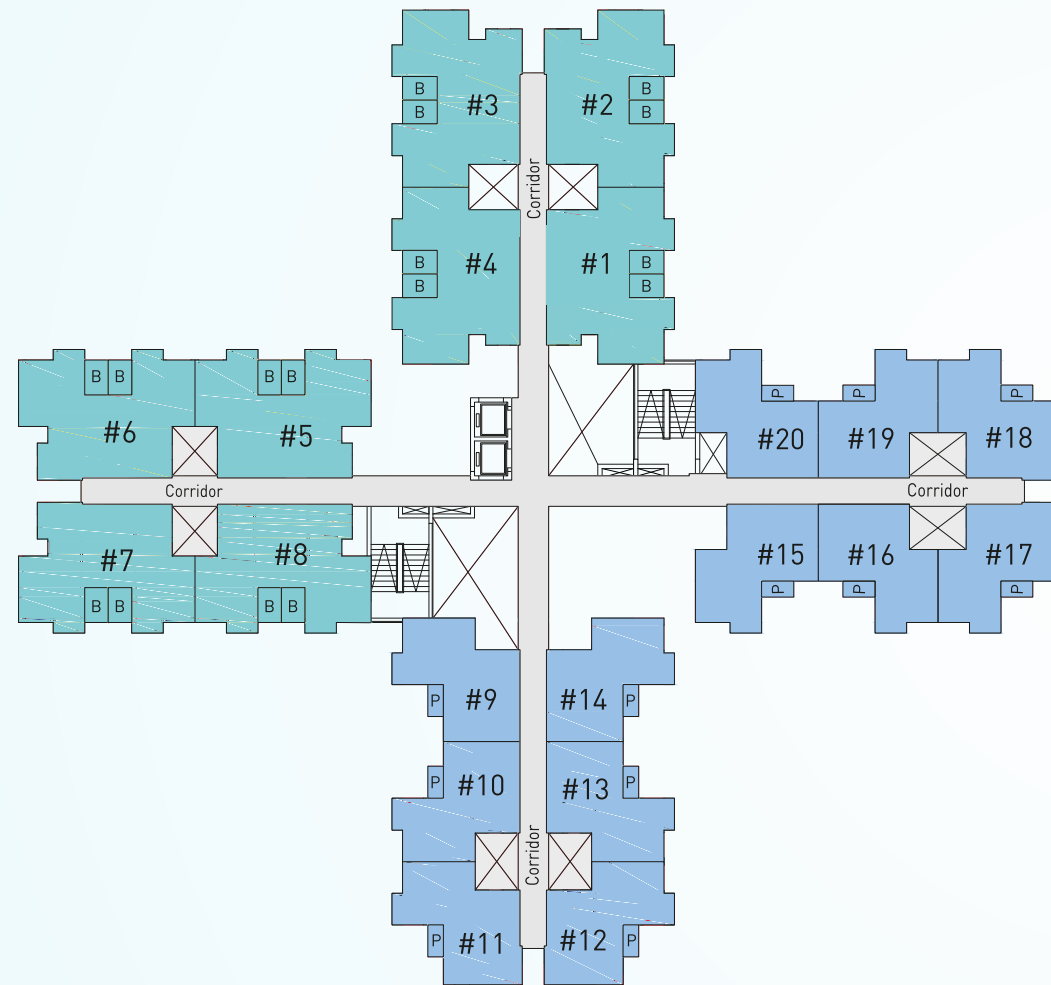
■ Type A | 1B1T   ■ Type B | 2B1T



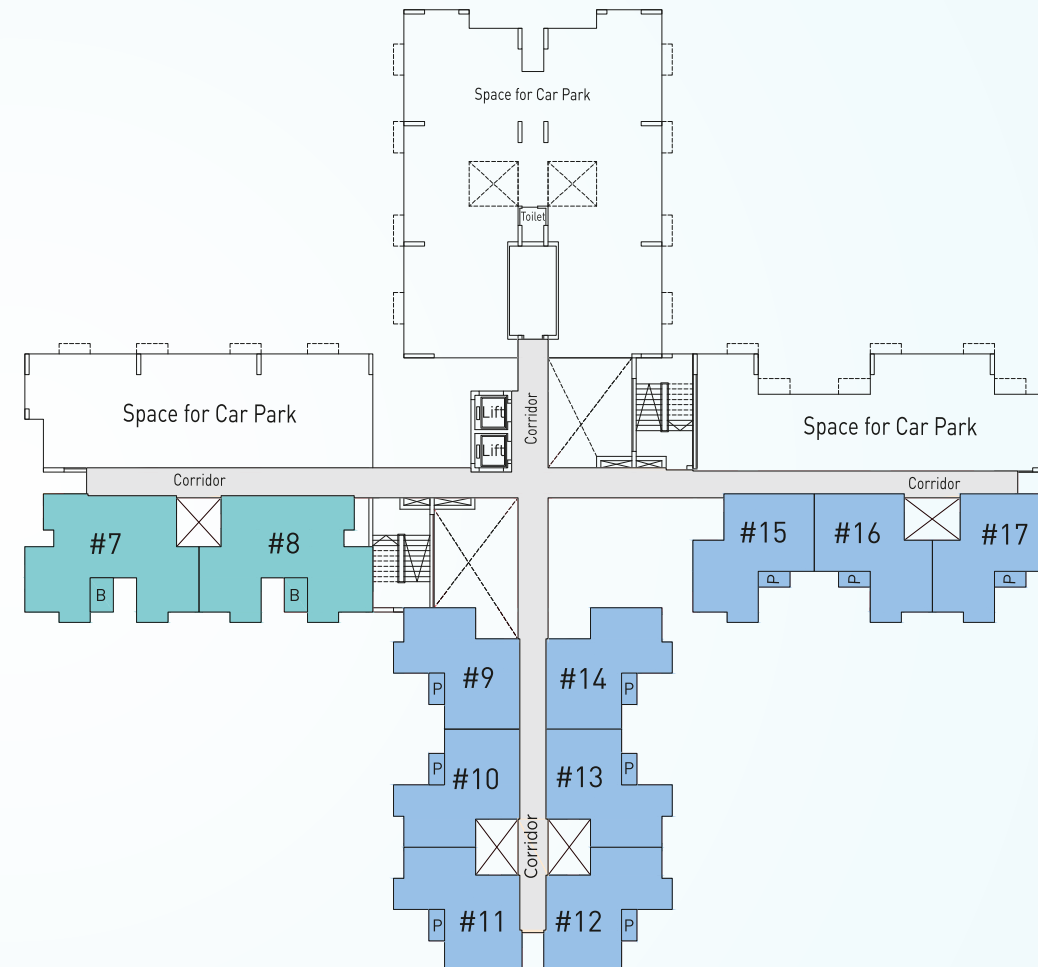


# Floor Plan

## Tower J | Typical Floor



## Tower J | Ground Floor



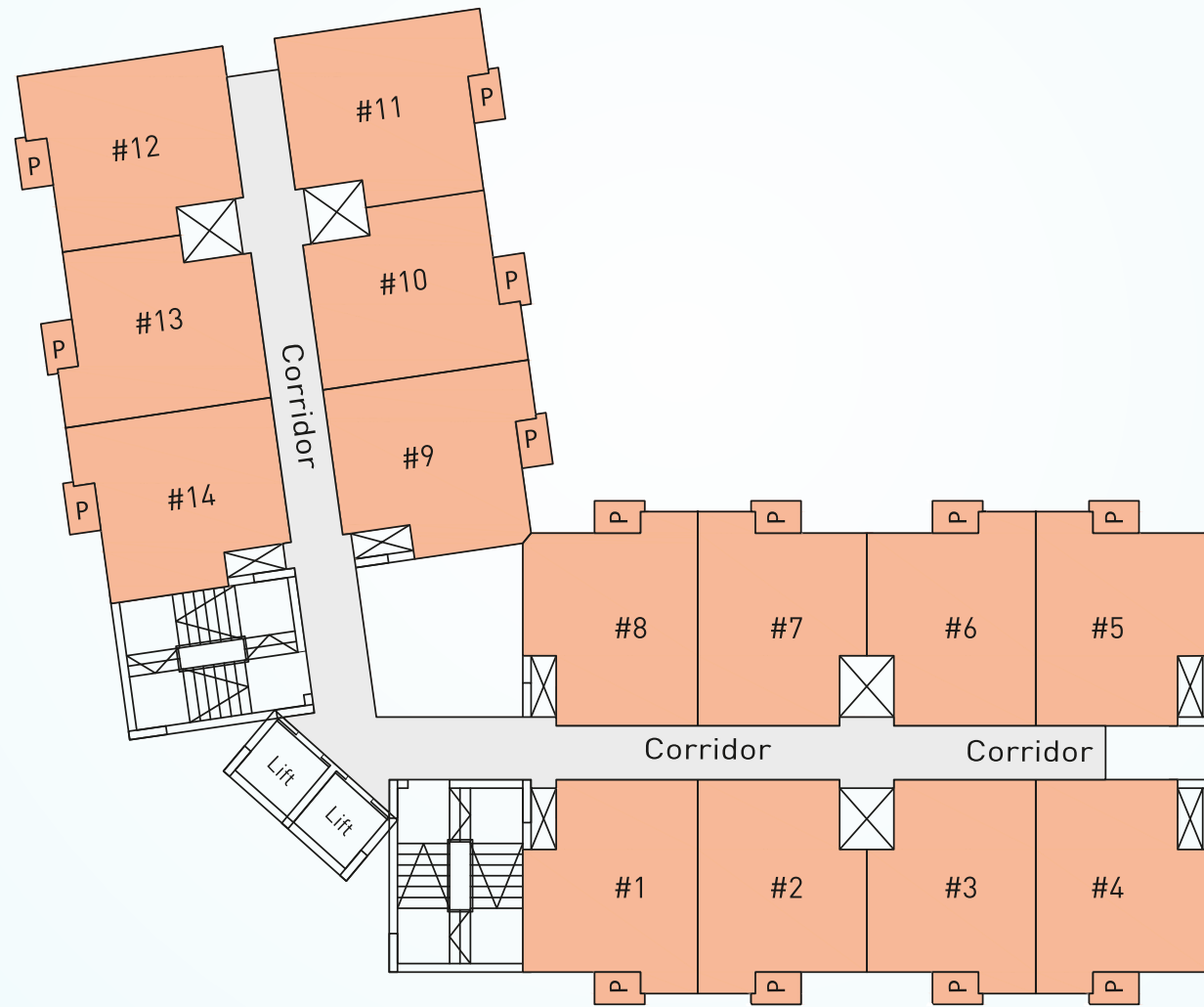
■ Type A | 1B1T   ■ Type B | 2B1T





# Floor Plan

## Tower K | Typical Floor



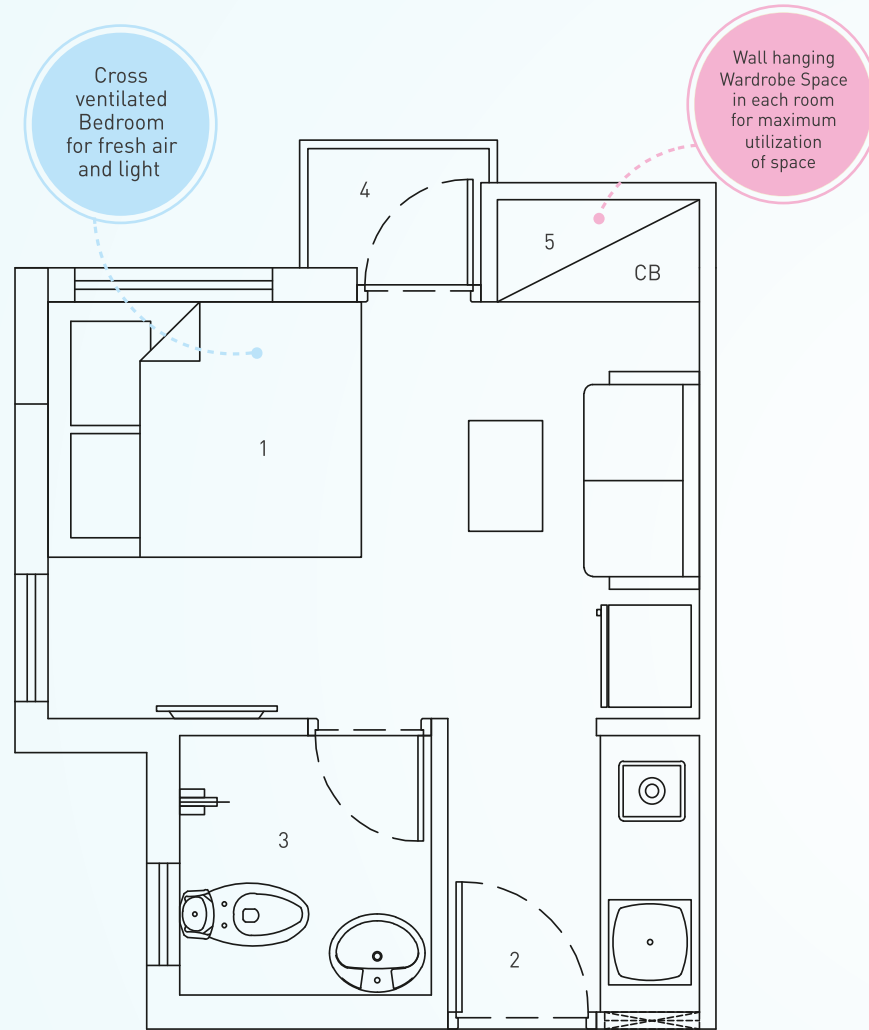
■ Type S I Studio





FLAT S | Studio  
Tower K

# Unit Plan



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

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

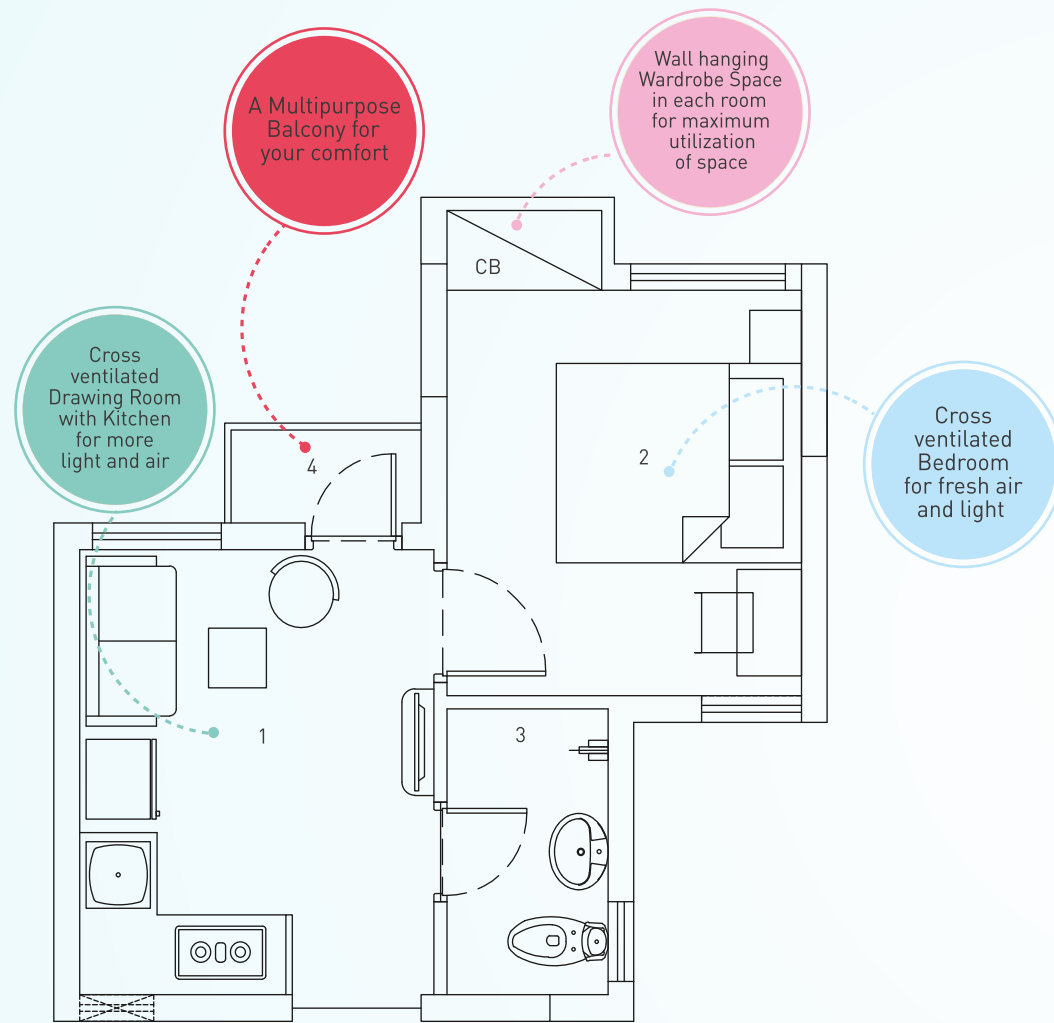
④ Planter	3'11" x 2'6"
⑤ Cabinet area	3'11" x 2'0"

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



FLAT A | 1B 1T  
Tower I & J

# Unit Plan



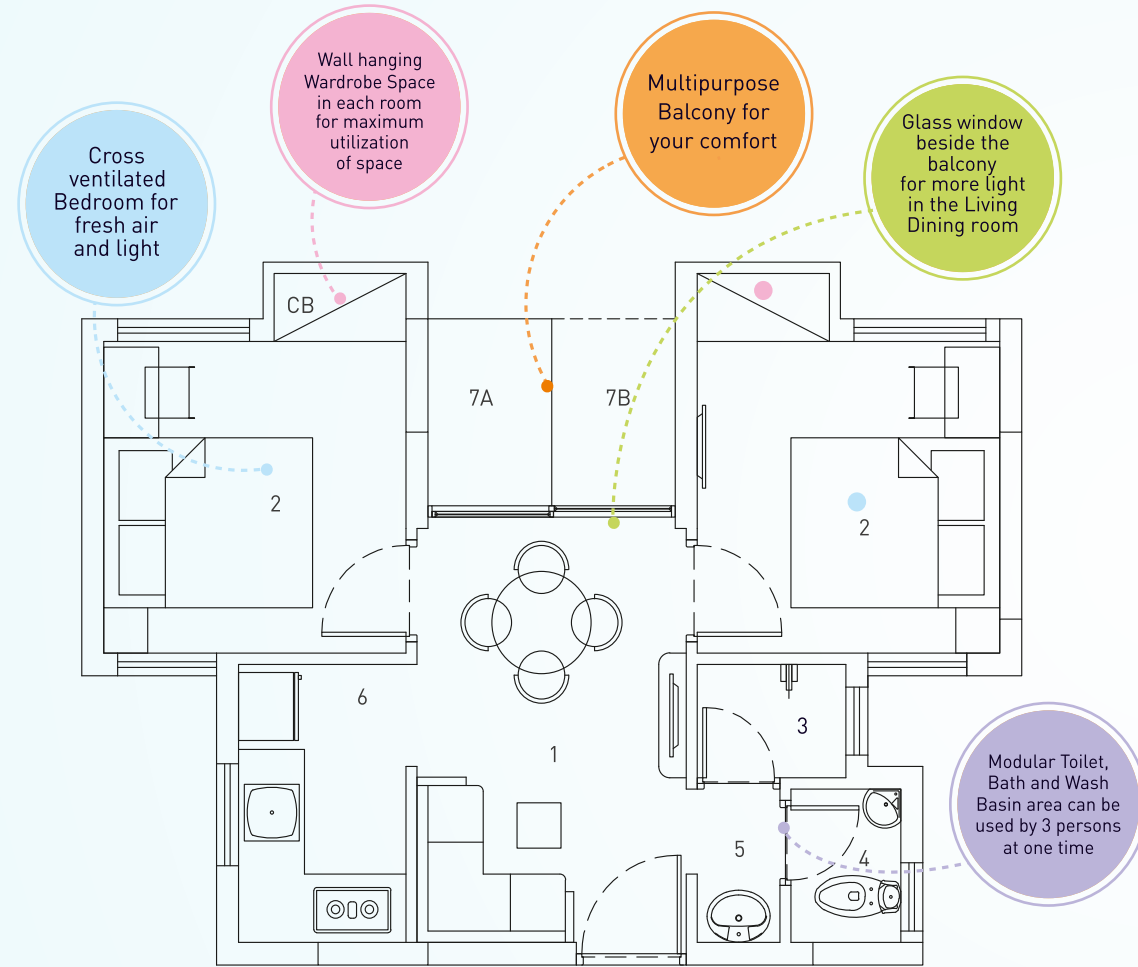
Carpet area	Built up area	Standard built up area
231	281	400

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



FLAT B | 2B 1T  
Tower I & J

# Unit Plan



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

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

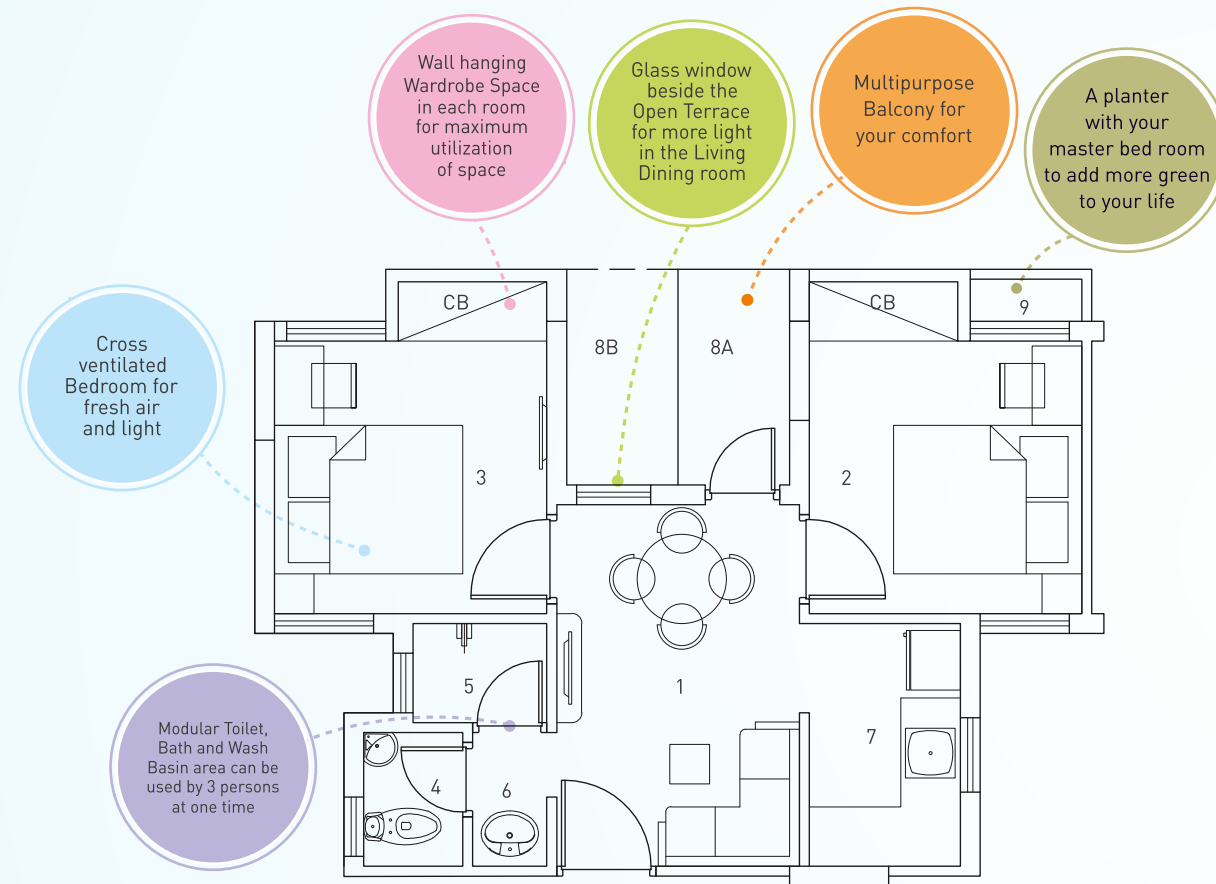
⑤ Basin	4'5" x 2'6"
⑥ Kitchen	5'0" x 8'0"
⑦A Balcony	3'8" x 5'5"
⑦B Balcony	3'8" x 5'5"

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



FLAT B1 | 2B 1T  
Tower B

# Unit Plan



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

① Living/Dining	8'0"x 12'0"
② Bedroom	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"

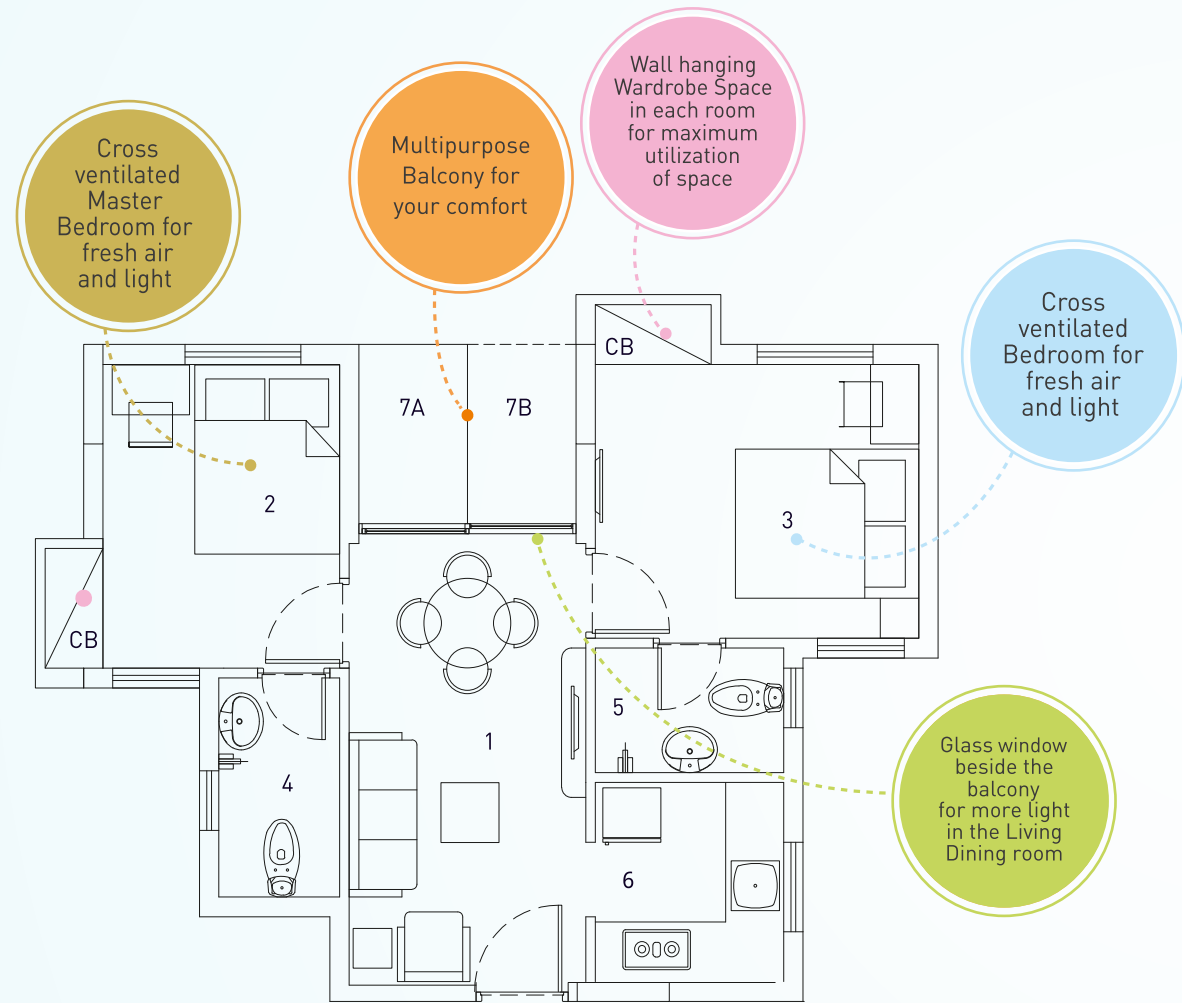
⑥ Basin	2'6"x 4'5"
⑦ Kitchen	5'0"x 8'0"
⑧A Balcony	3'8"x 7'2"
⑧B Balcony	3'8"x 7'2"
⑨ Planter	3'10"x 1'9"

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



FLAT C | 2B 2T  
Tower G & H

# Unit Plan



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

① Living/Dining	8'0"x 14'5"
② Bedroom	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"

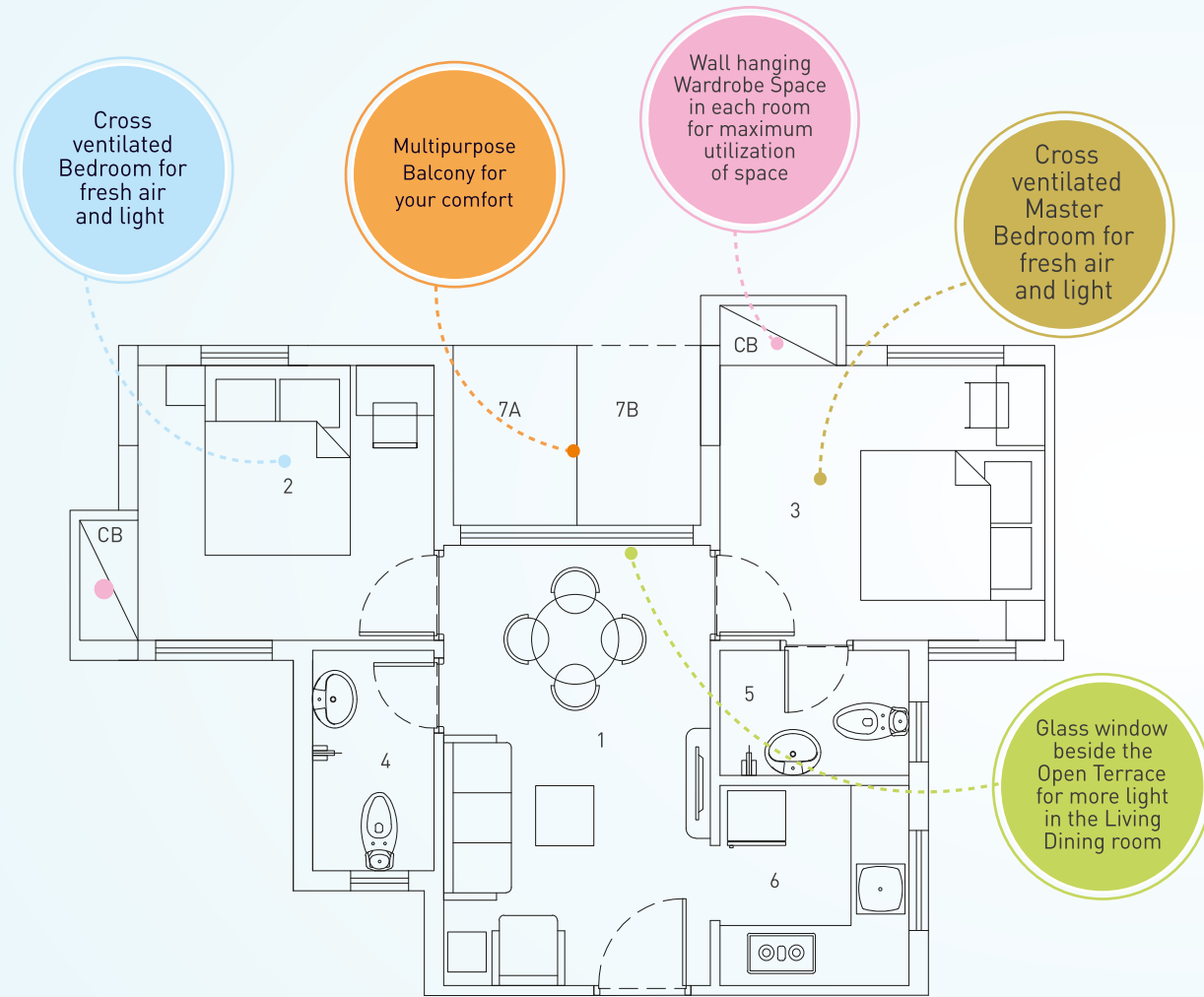
⑤ Toilet	6'5"x 4'1"
⑥ Kitchen	6'5"x 6'7"
⑦A Balcony	3'8"x 5'11"
⑦B Balcony	3'8"x 5'11"

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



FLAT C1 | 2B 2T  
Tower E

# Unit Plan



Carpet area	Carpet + Balcony area	Built up area	Standard built up area
447	479	538	750

① Living/Dining	9'0" x 14'5"
② Bedroom	12'0" x 9'0" (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"

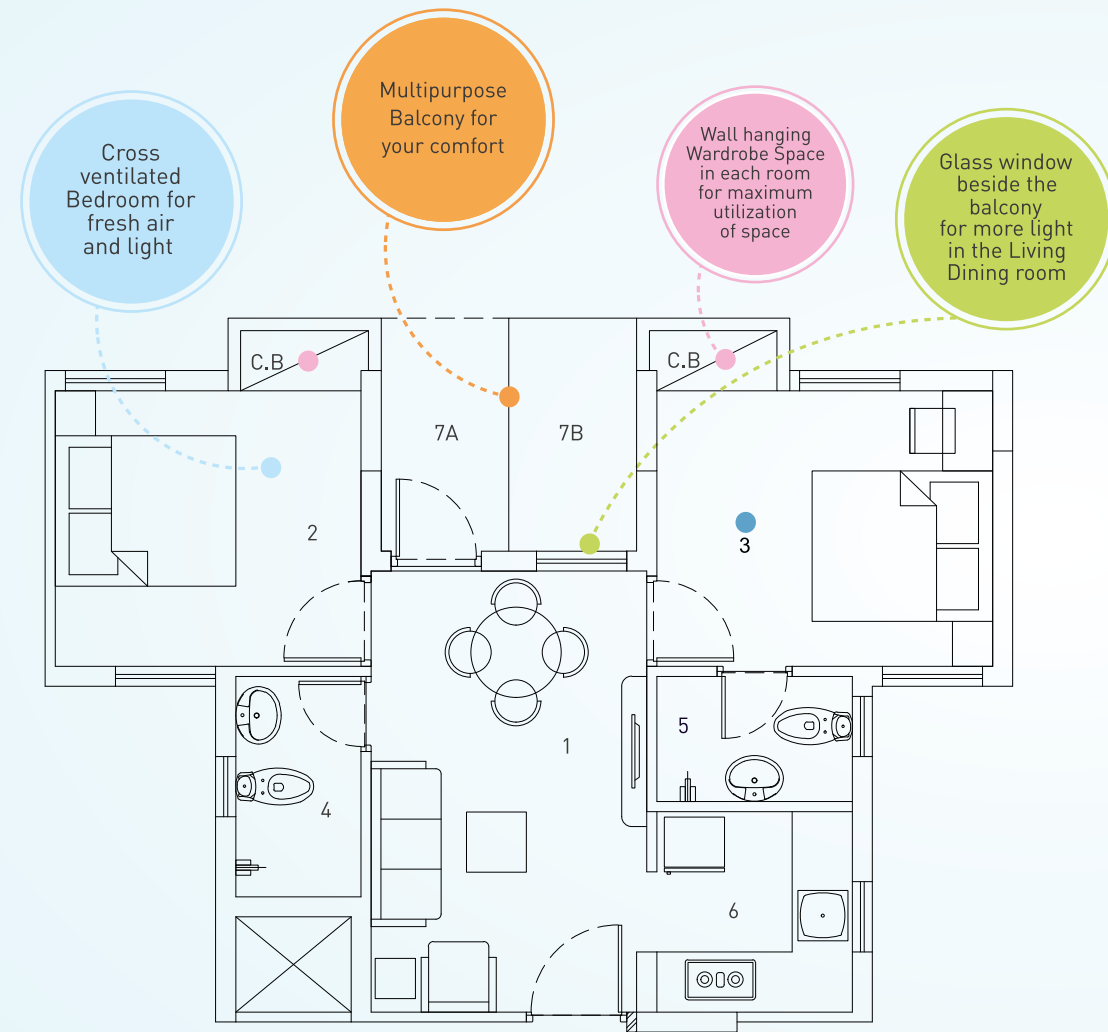
⑤ Toilet	6'5" x 4'1"
⑥ Kitchen	6'5" x 6'7"
⑦A Balcony	4'2" x 5'11"
⑦B Balcony	4'2" x 5'11"

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



FLAT C2| 2B 2T  
Tower F

# Unit Plan



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

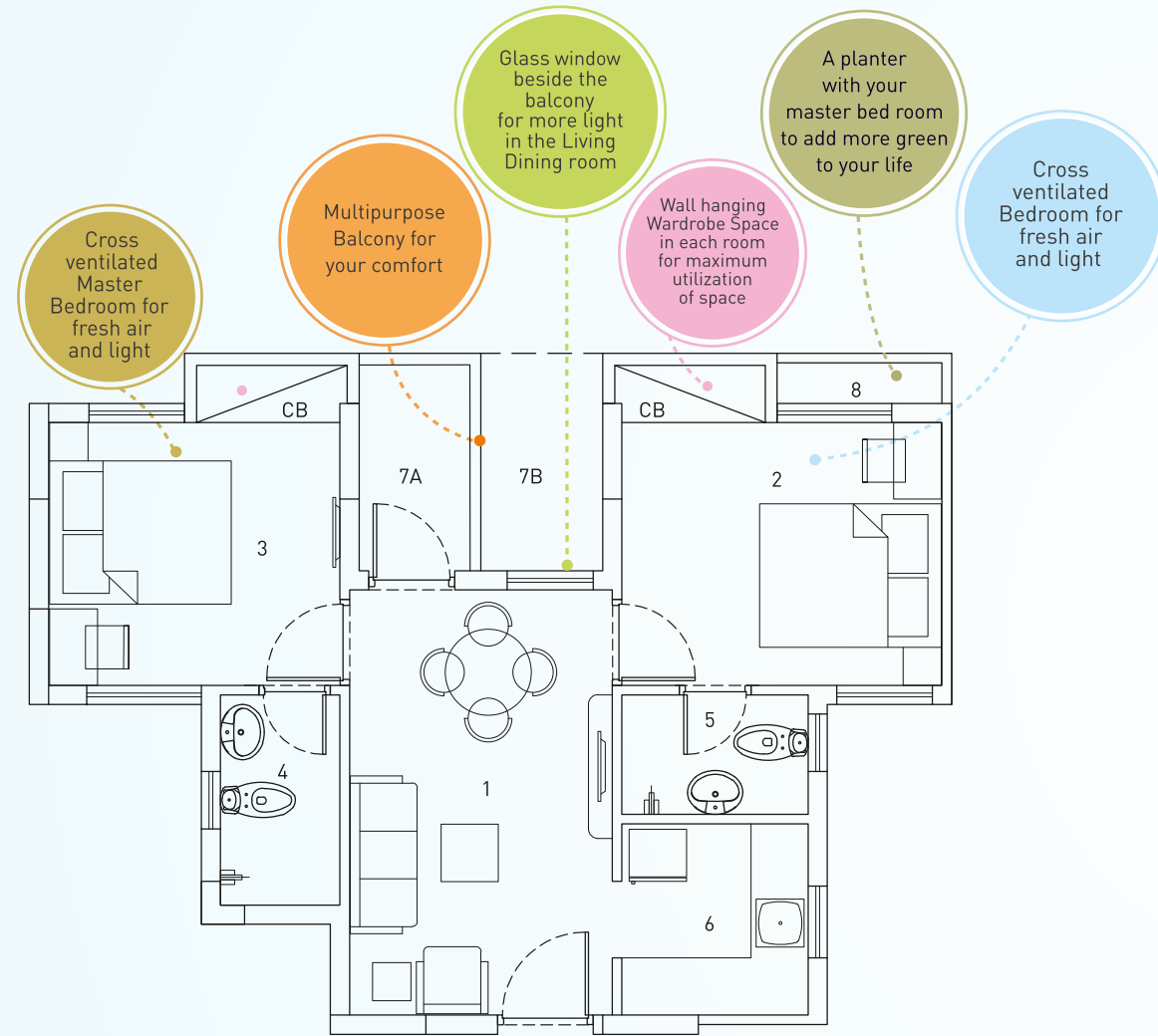
① Living/Dining	9'0" x 14'5"
② Bedroom	10'0" x 11'0" (10'0" x 9'0" without CB)
③ Bedroom	11'0" x 11'0" (11'0" x 9'0" without CB)
④ Toilet	4'1" x 7'3"

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



FLAT C3| 2B 2T  
Tower A

# Unit Plan



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

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

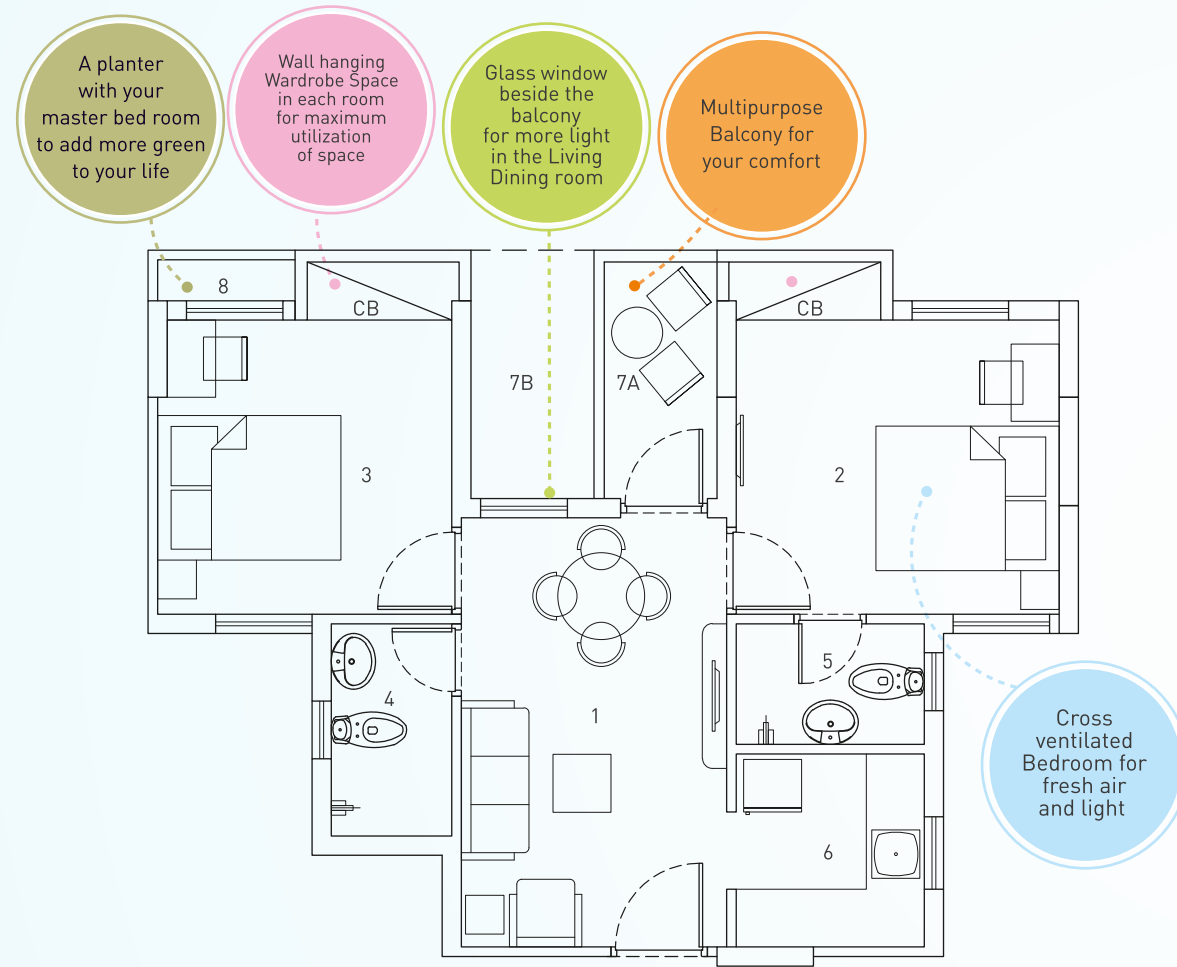
⑥ Kitchen	6'5"x 6'7"
⑦A Balcony	4'2"x 7'6"
⑦B Balcony	4'2"x 7'6"
⑧ Planter	5'10"x 1'9"

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



FLAT C4 | 2B 2T  
Tower B

# Unit Plan



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

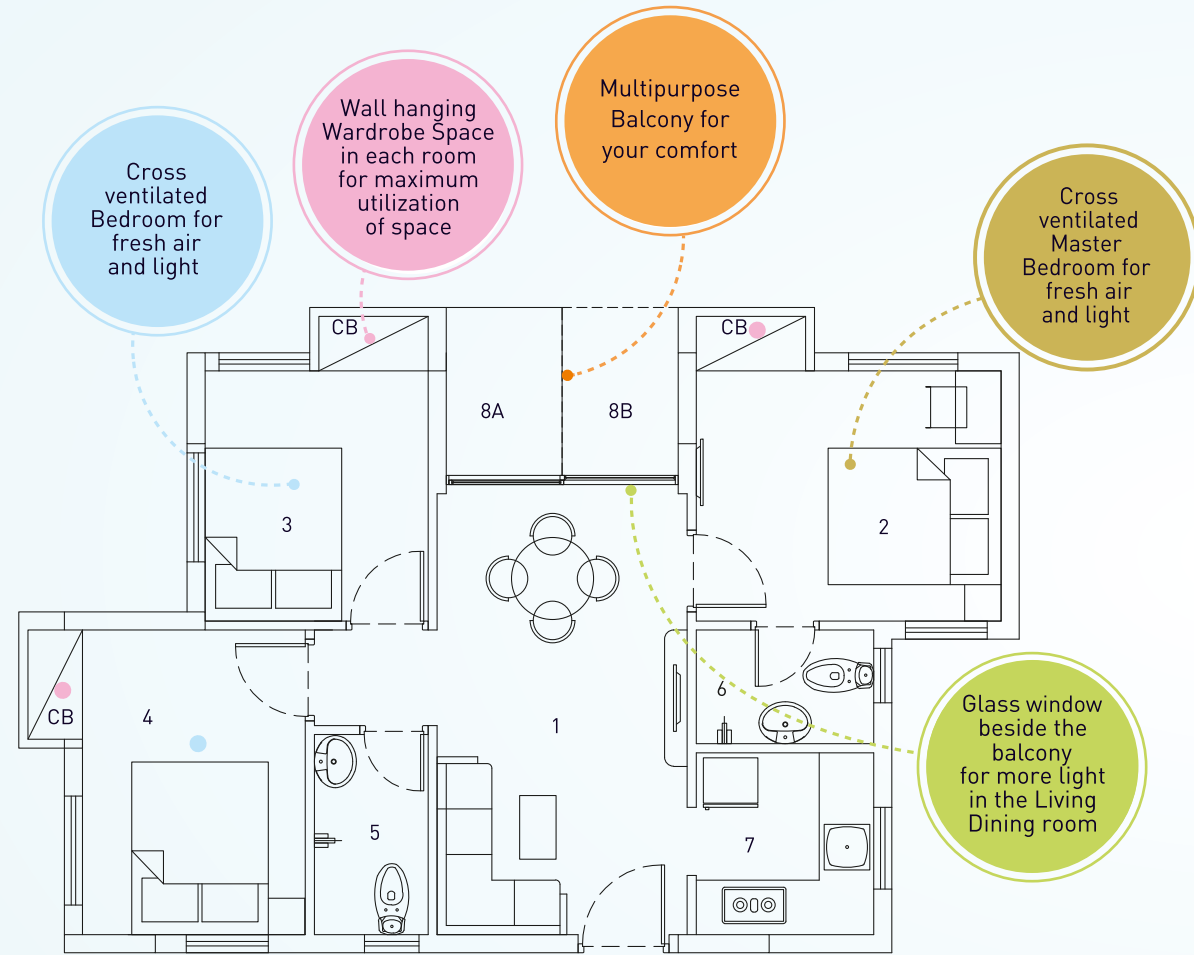
① Living/Dining	9'0"x 14'7"
② Bedroom	11'0"x12'0" (11'0"x10'0" without CB)
③ Bedroom	10'0"x12'0" (10'0"x10'0" without CB)
④ Toilet	4'1"x7'3"
⑤ Toilet	6'5"x 4'1"

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



FLAT D | 3B 2T  
Tower G & H

# Unit Plan



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

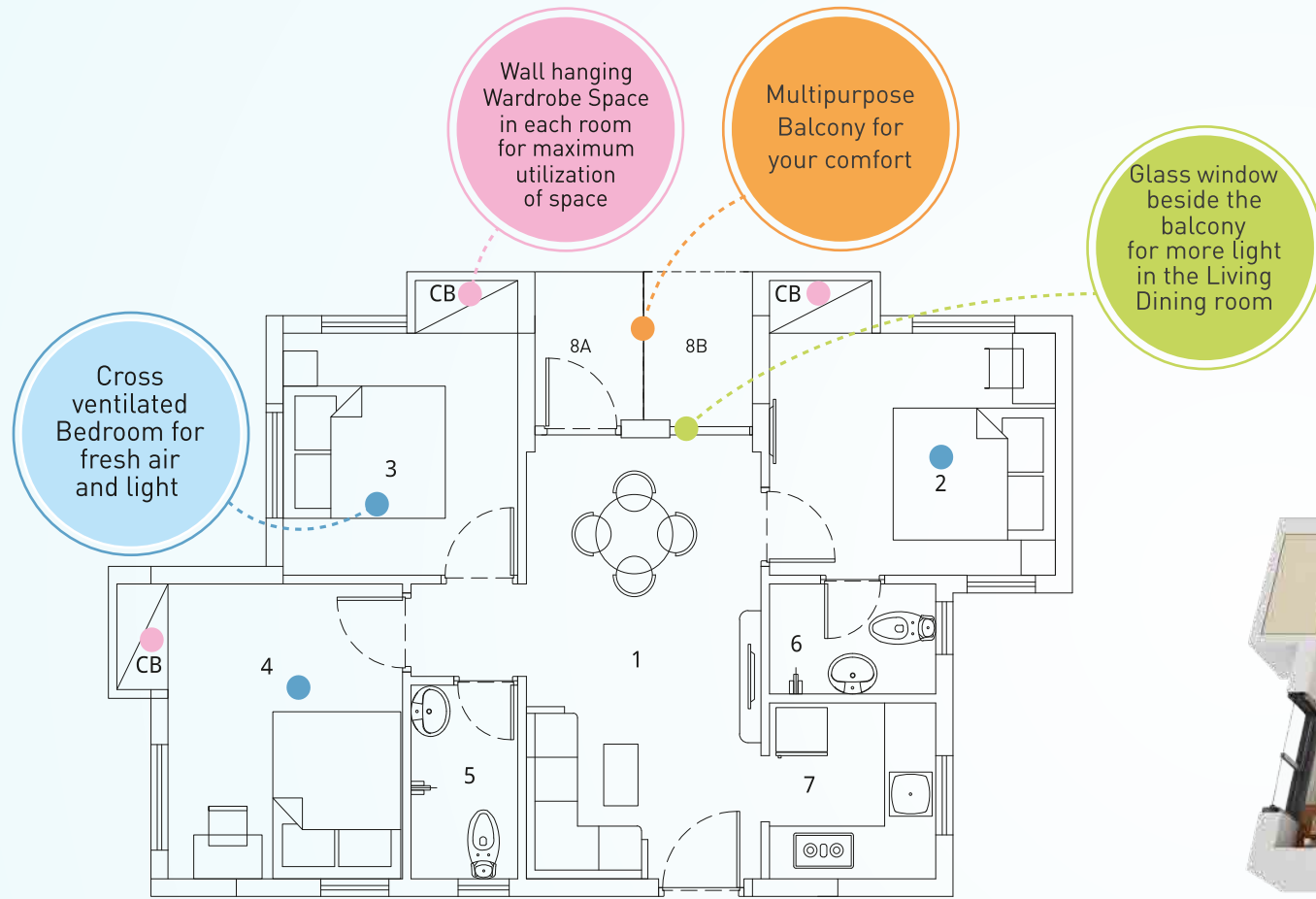
① Living/Dining	9'0"x 15'11"
② Bedroom	11'0"x 11'0" (11'0"x 9'0" without CB)
③ Bedroom	8'0"x 11'0" (8'0"x 9'0" without CB)
④ Bedroom	10'0"x 11'0" (8'0"x 11'0" without CB)
⑤ Toilet	4'1"x 7'3"

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

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



# Unit Plan



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

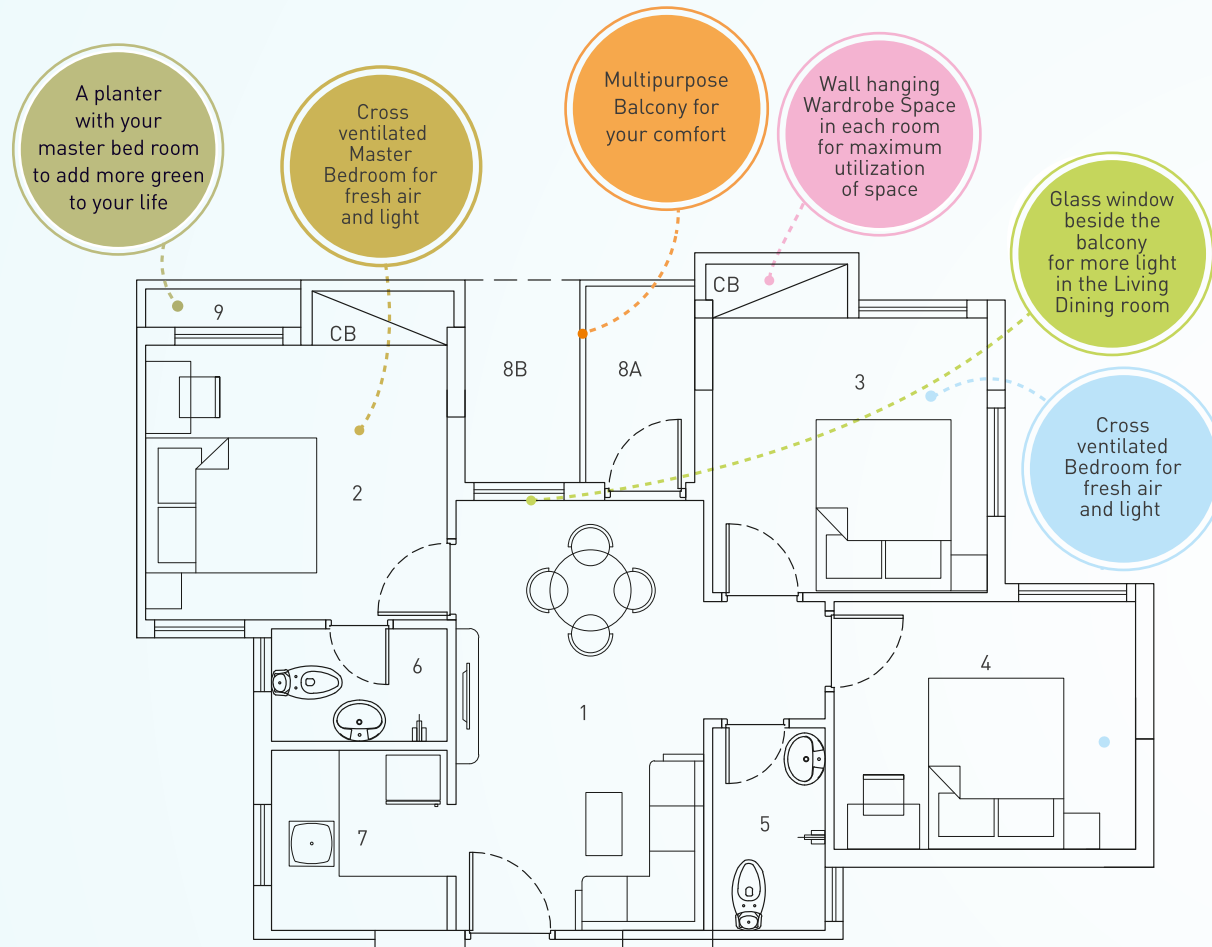
① Living/Dining	9'0"x 15'11"
② Bedroom	11'0"x 11'0" (11'0"x 9'0" without CB)
③ Bedroom	9'0"x 11'0" (9'0"x 9'0" without CB)
④ Bedroom	11'0"x 11'0" (9'0"x 11'0" without CB)
⑤ Toilet	4'1"x 7'3"

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



FLAT D2 | 3B 2T  
Tower A

# Unit Plan



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

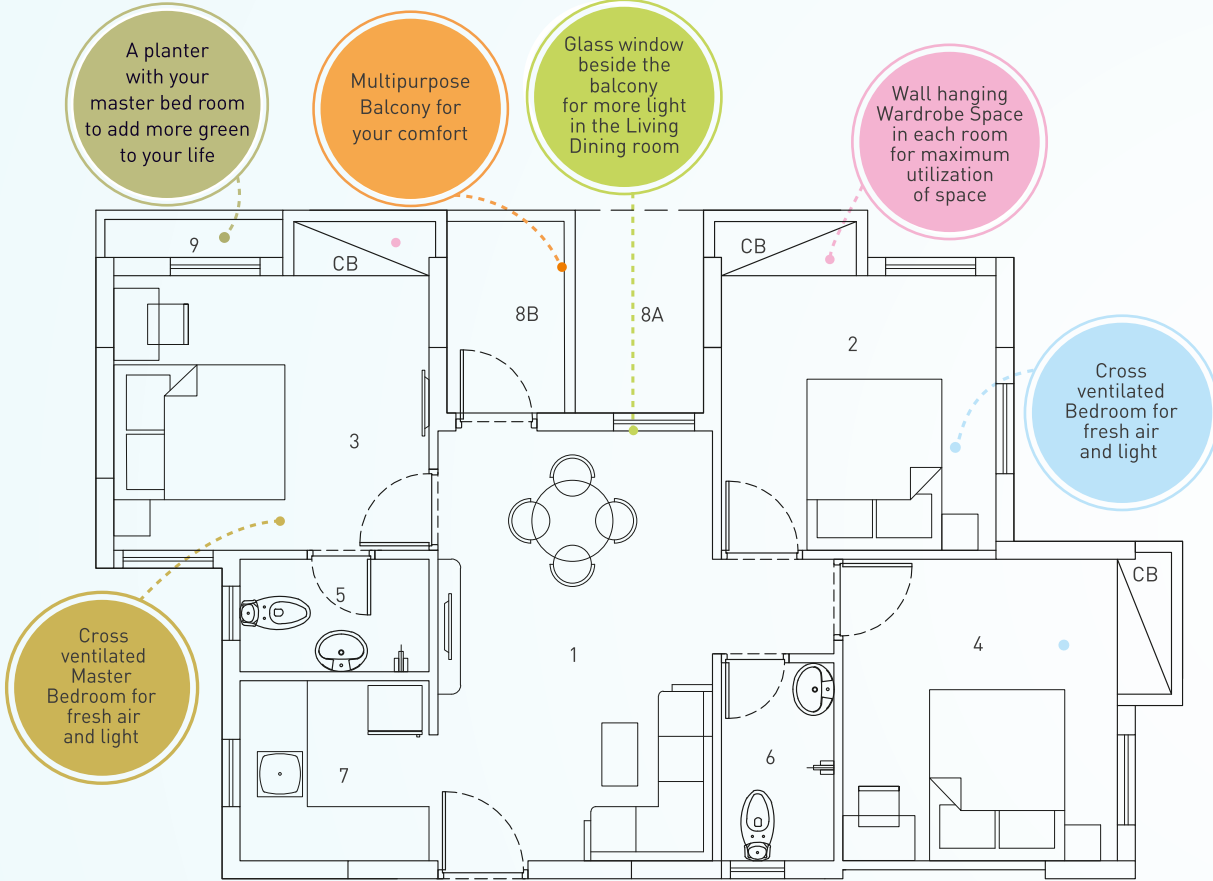
① Living/Dining	9'0"x 15'8"
② Bedroom	11'0"x 12'0" (11'0"x 10'0" without CB)
③ Bedroom	10'0"x 12'0" (10'0"x 10'0" without CB)
④ Bedroom	11'0"x 9'0"
⑤ Toilet	4'1"x 7'5"

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

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

FLAT D4 | 3B 2T  
Tower A & B

# Unit Plan



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

① Living/Dining	10'0"x 15'8"
② Bedroom	10'0"x 12'0" (10'0"x 10'0" without CB)
③ Bedroom	11'6"x 12'0" (11'6"x 10'0" without CB)
④ Bedroom	12'0"x 11'0" (10'0"x 11'0" without CB)
⑤ Toilet	6'11"x 4'1"

⑥ Toilet	4'1"x 7'3"
⑦ Kitchen	6'11"x 6'7"
⑧A Balcony	4'8"x 7'5"
⑧B Balcony	4'8"x 7'5"
⑨ Planter	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 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 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 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.

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

**Bathroom** PVC door frame & shutter.

Anodised aluminium sliding door for planter bed.

- **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 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.

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



# ABOUT EDEN REALTY GROUP

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



SOLARIS JOKA

Ongoing



SOLARIS BONHOOGHLY PHASE-1

Delivered



SOLARIS SHALIMAR

Ongoing



SOLARIS BONHOOGHLY PHASE-2

Delivered



SIDDHA EDEN LAKEVILLE

Delivery Started



# GLIMPSE OF OUR PROJECTS



Z RESIDENCES

Ongoing



SERENIA

Ongoing



SOLACE JOKA

Delivered



BONORINI HOUSING COMPLEX

Delivered



BONORINI MARKET

Delivered

# AWARDS & RECOGNITIONS

Solari City Serampore is one of the 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



Solaris City Serampore  
is waiting for you!

Construction in full swing | June 2023





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Member - IGBC



Architects



Legal Advisors

**BK Jain & Co**  
& Advocates

A member of



Sales Partner



**#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 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 City Serampore Project images and illustrations used in this brochure are artist's impressions and are indicative only.