



RERA No.

Phase1 HIRA/P/SOU/2019/000432

Phase2 WBRERA/P/SOU/2023/000037

www.rera.wb.gov.in



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







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

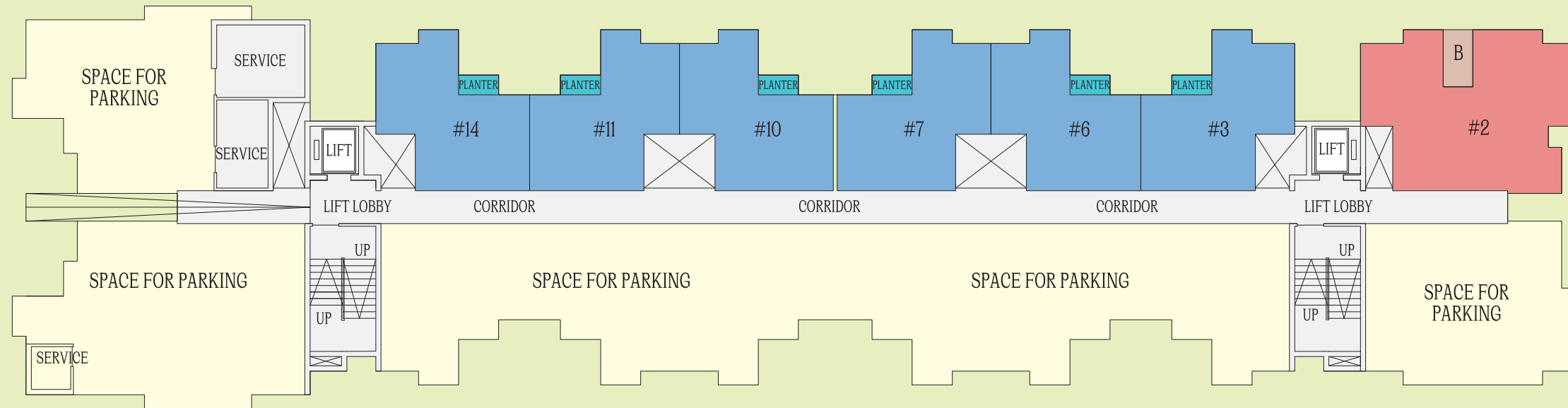
- 1 Childrens' play area with senior citizen corner
- 2 Open air theater/ Outdoor functional activities
- 3 Badminton court
- 4 Outdoor cricket pitch
- 5 Mechanical parking
- 6 Entry/ Exit
- 7 Swimming pool
- 8 Residents' club on ground floor
- 9 Convenience shop on ground floor

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



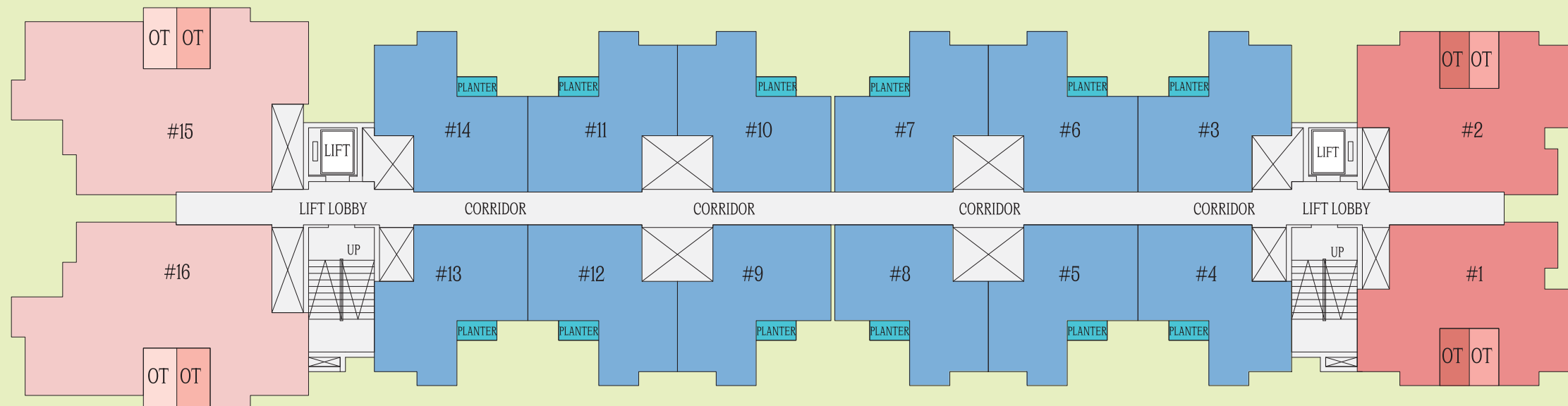
TOWER PLAN

TOWER-C GROUND FLOOR



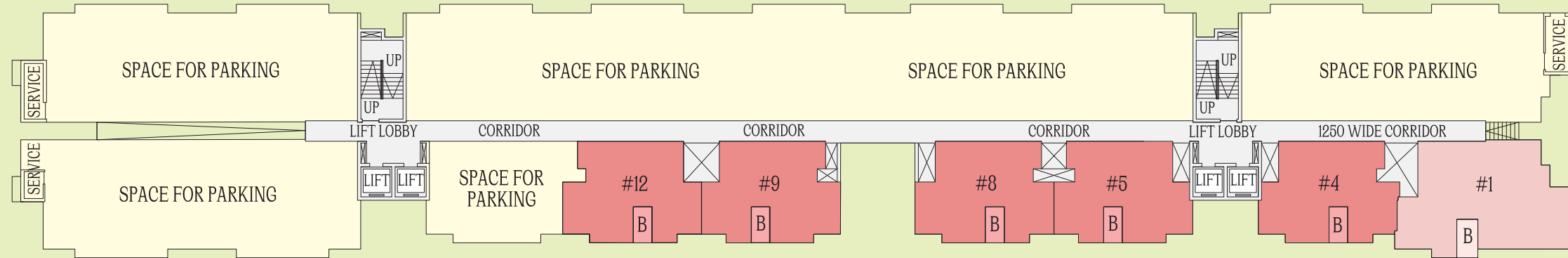
TYPE A		1B1T
TYPE B1		2B1T
TYPE E		2.5B2T

TOWER-C TYPICAL FLOOR



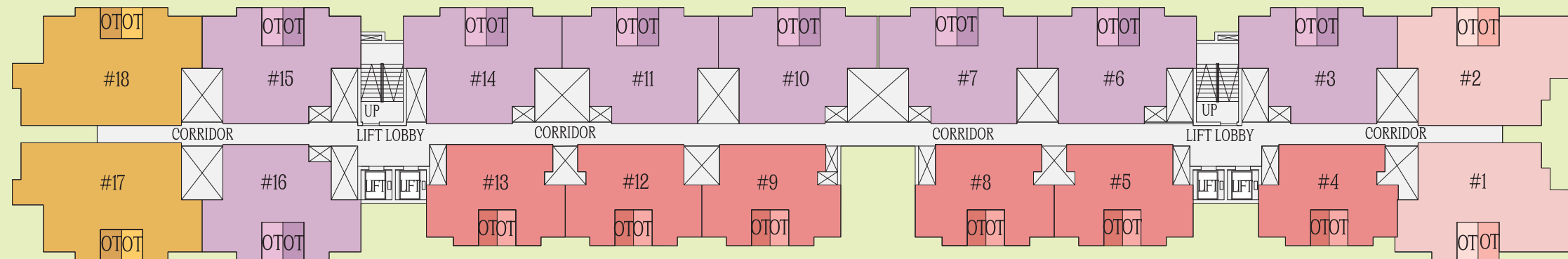
TOWER PLAN

TOWER-D GROUND FLOOR



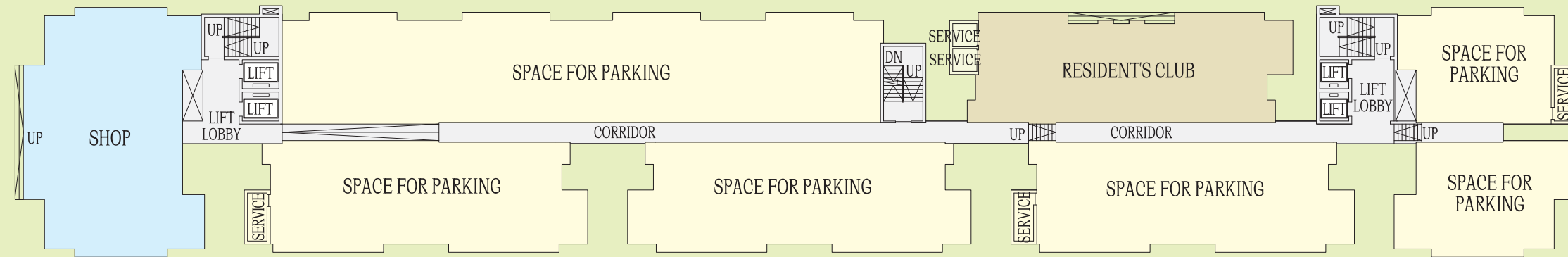
TYPE B1		2B1T
TYPE C2		2B2T
TYPE D4		3B2T
TYPE E		2.5B2T

TOWER-D TYPICAL FLOOR



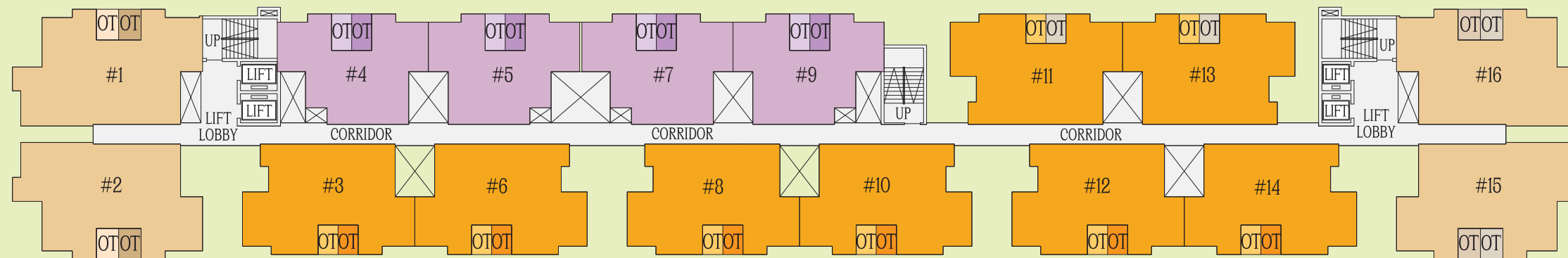
TOWER PLAN

TOWER-E GROUND FLOOR



TYPE C2		2B2T
TYPE D3		3B2T
TYPE D5		3B2T

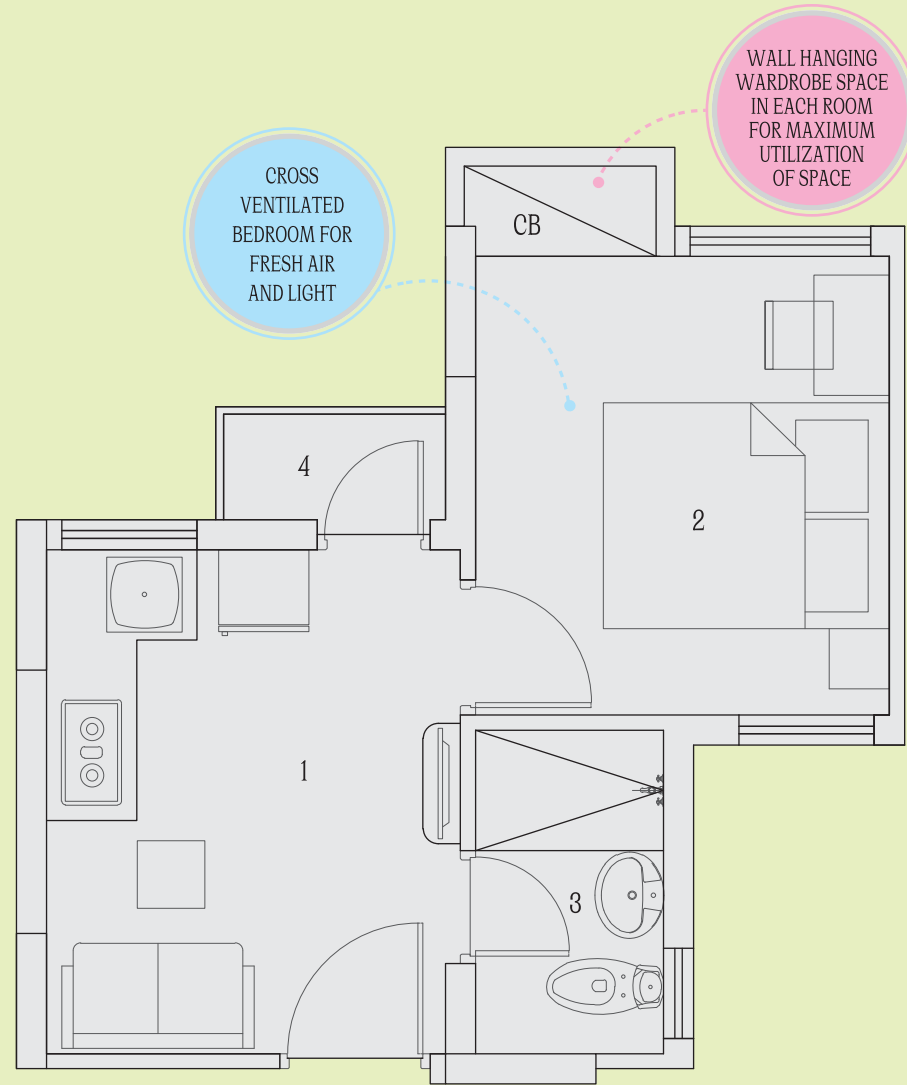
TOWER-E TYPICAL FLOOR



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

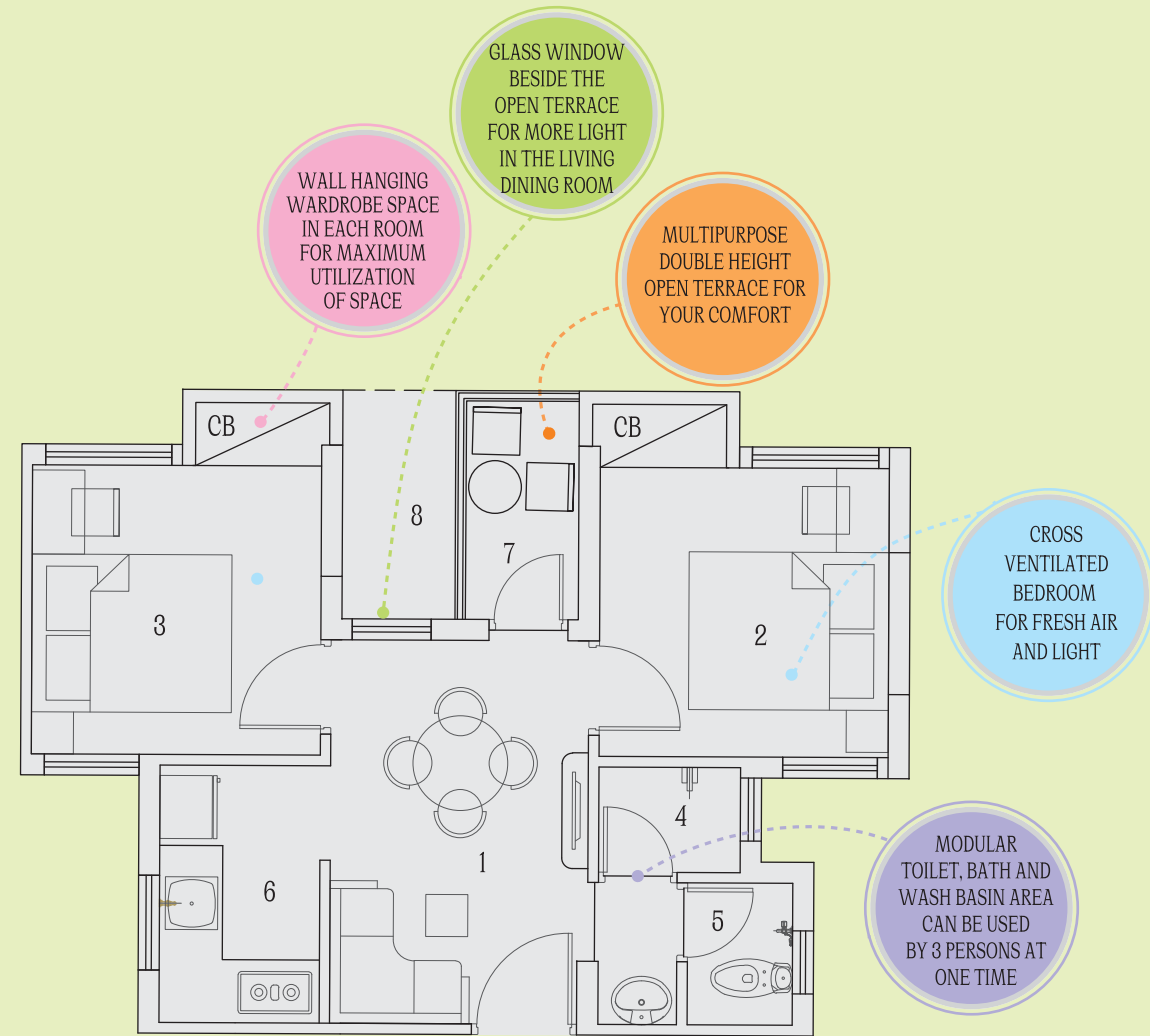
The figures mentioned here are in Sq.ft.

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.

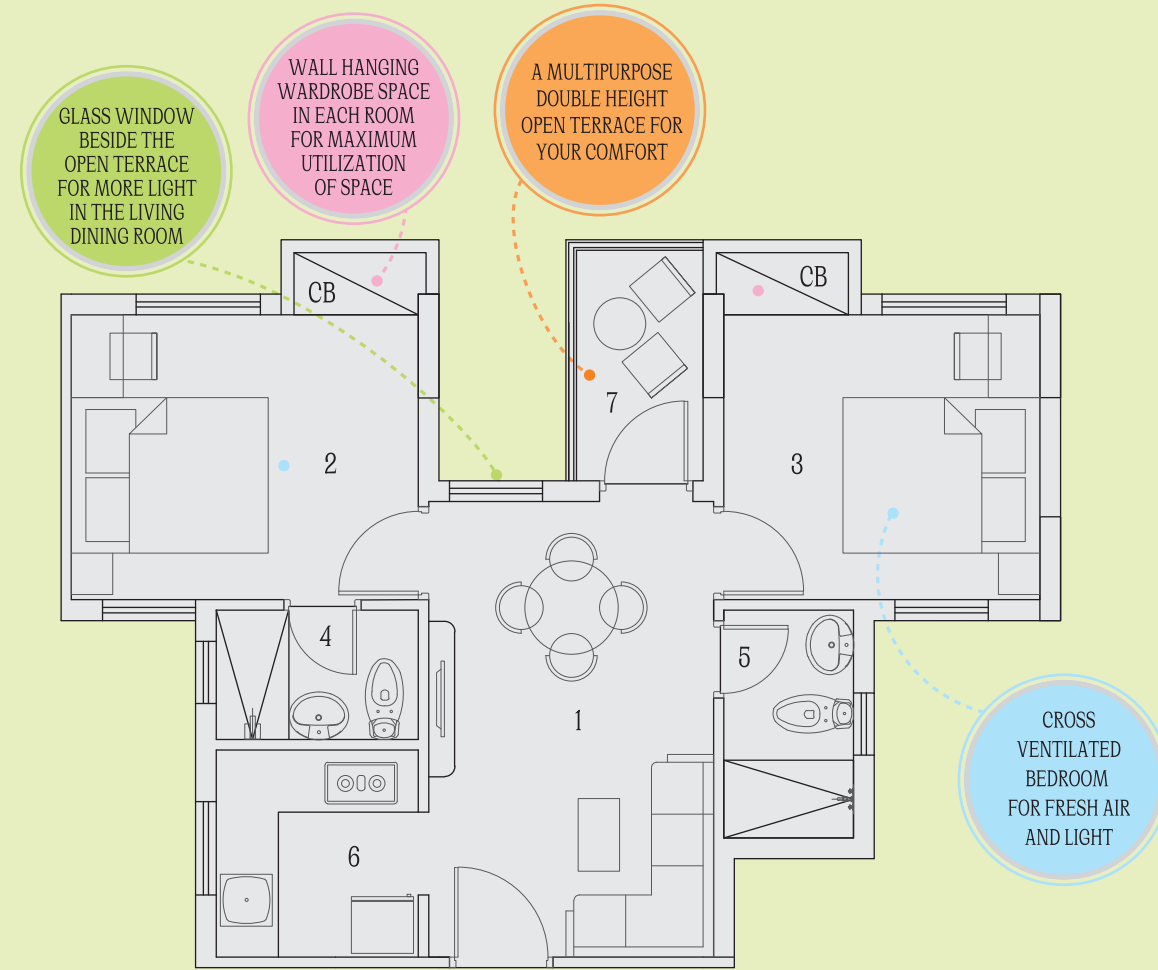
①	LIV. / DIN	12' 0" X 7' 9"
②	BED ROOM 1	11' 0" X 9' 0" (9' 0" X 9' 0" without CB)
③	BED ROOM 2	11' 0" X 9' 0" (9' 0" X 9' 0" without CB)
④	BATH	4' 5" X 3' 3"

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.

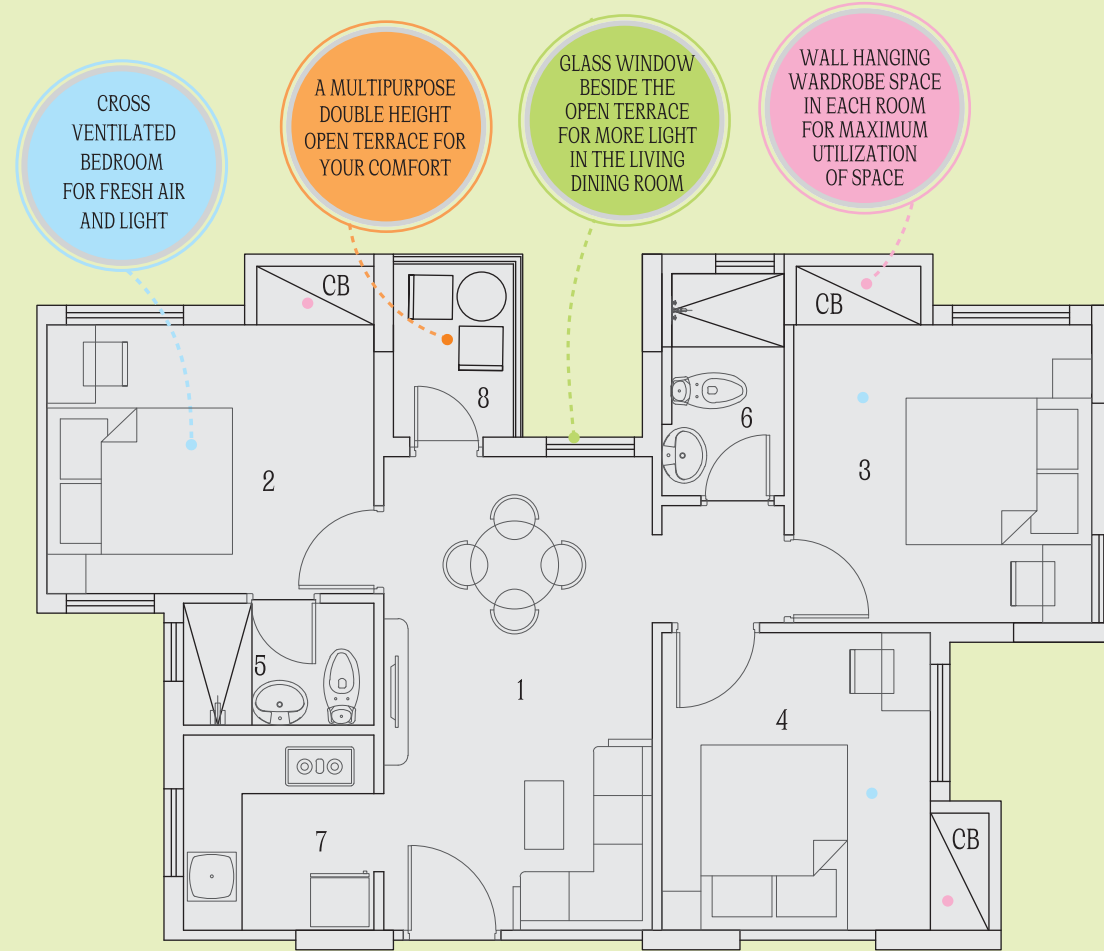
①	LIV. / DIN	14' 5" X 9' 0"
②	BED ROOM 1	11' 0" X 11' 0" (11' 0" X 9' 0" without CB)
③	BED ROOM 2	11' 0" X 10' 0" (9' 0" X 10' 0" without CB)
④	TOILET	6' 5" X 4' 1"

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.

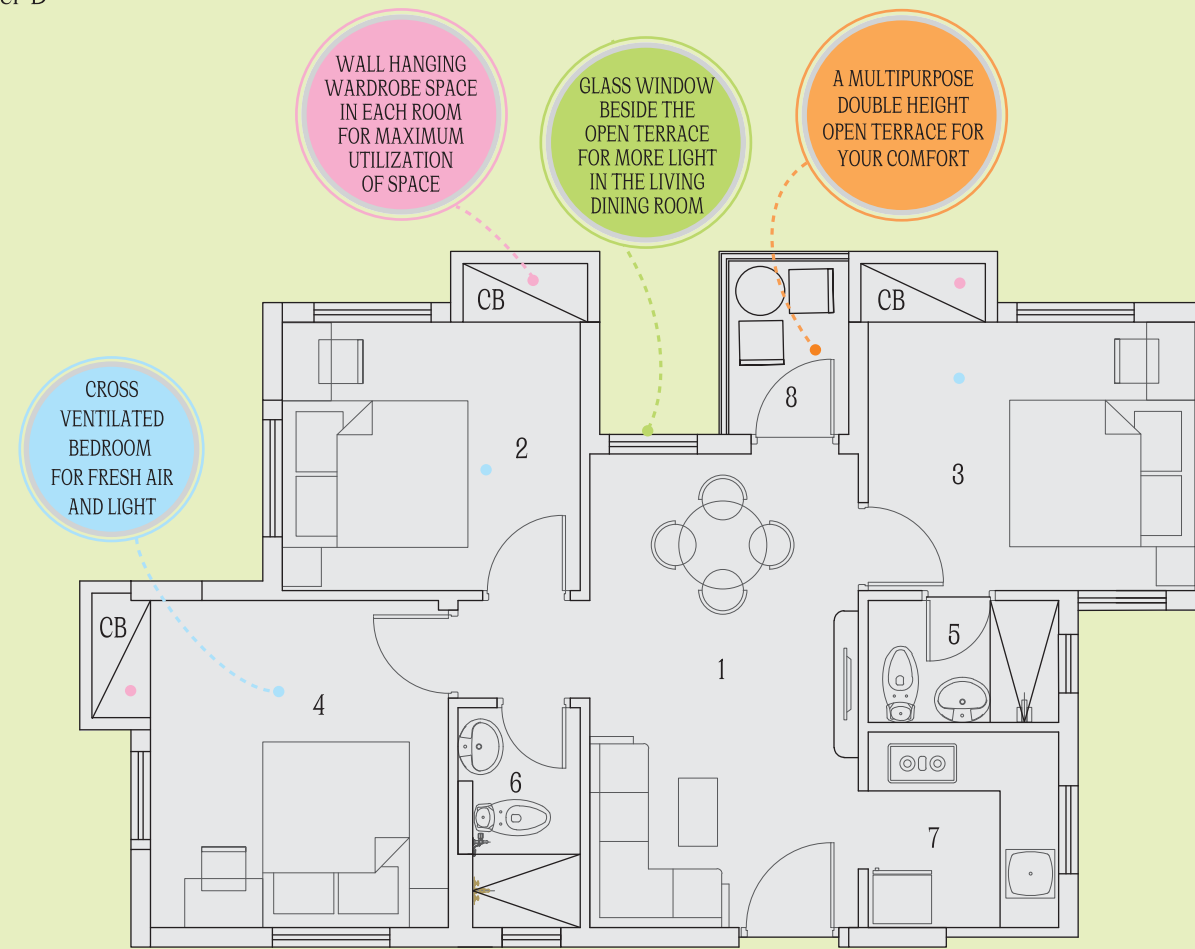
①	LIV. / DIN	15' 11" X 9' 0"
②	BED ROOM 1	11' 0" X 11' 0" (11' 0" X 9' 0" without CB)
③	BED ROOM 2	12' 0" X 10' 0" (10' 0" X 10' 0" without CB)
④	BED ROOM 3	11' 0" X 10' 0" (9' 0" X 10' 0" without CB)

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.

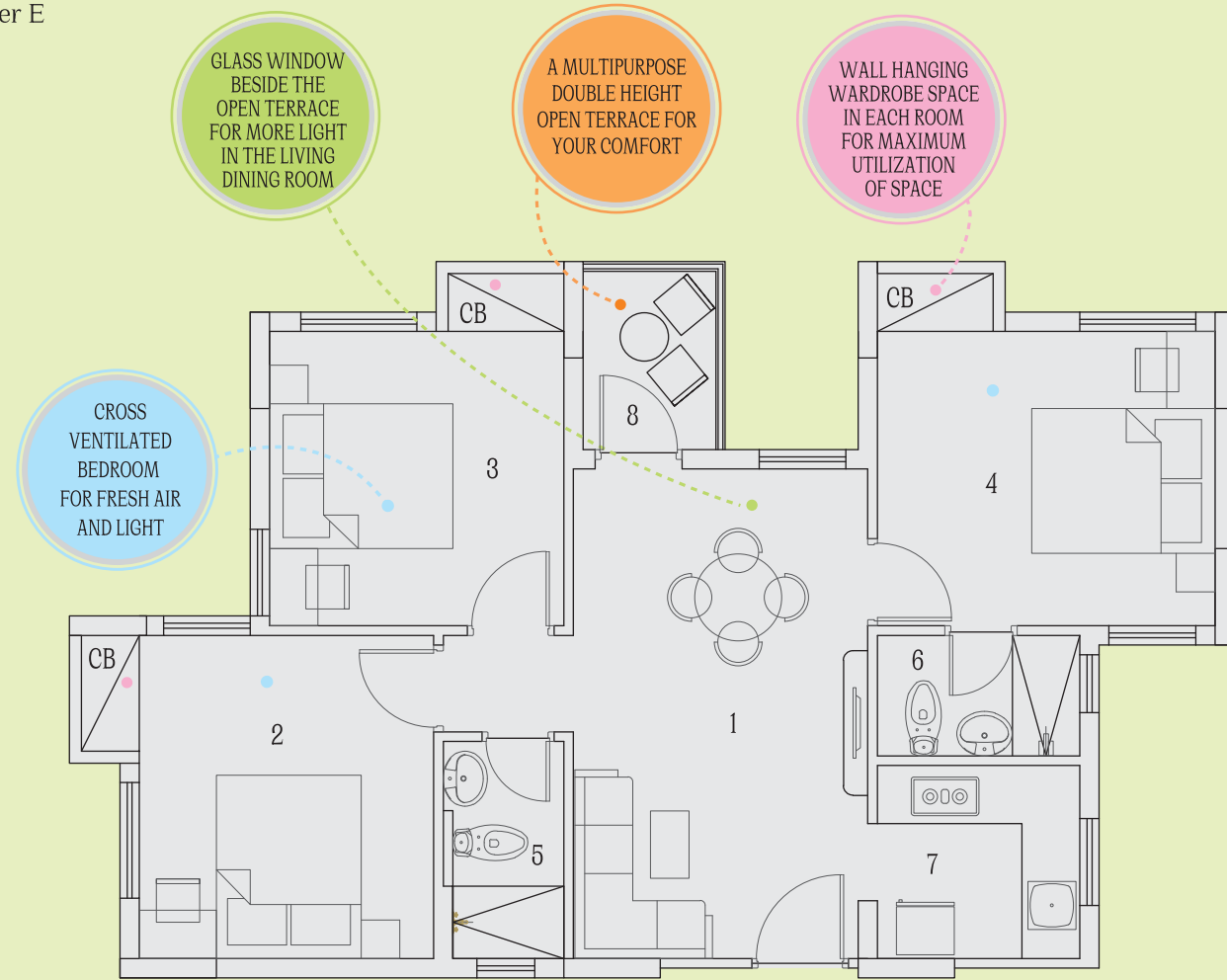
①	LIV. / DIN	15' 11" X 9' 0"
②	BED ROOM 1	11' 0" X 10' 0" (9' 0" X 10' 0" without CB)
③	BED ROOM 2	11' 0" X 11' 0" (9' 0" X 11' 0" without CB)
④	BED ROOM 3	12' 0" X 11' 0" (10' 0" X 11' 0" without CB)

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.

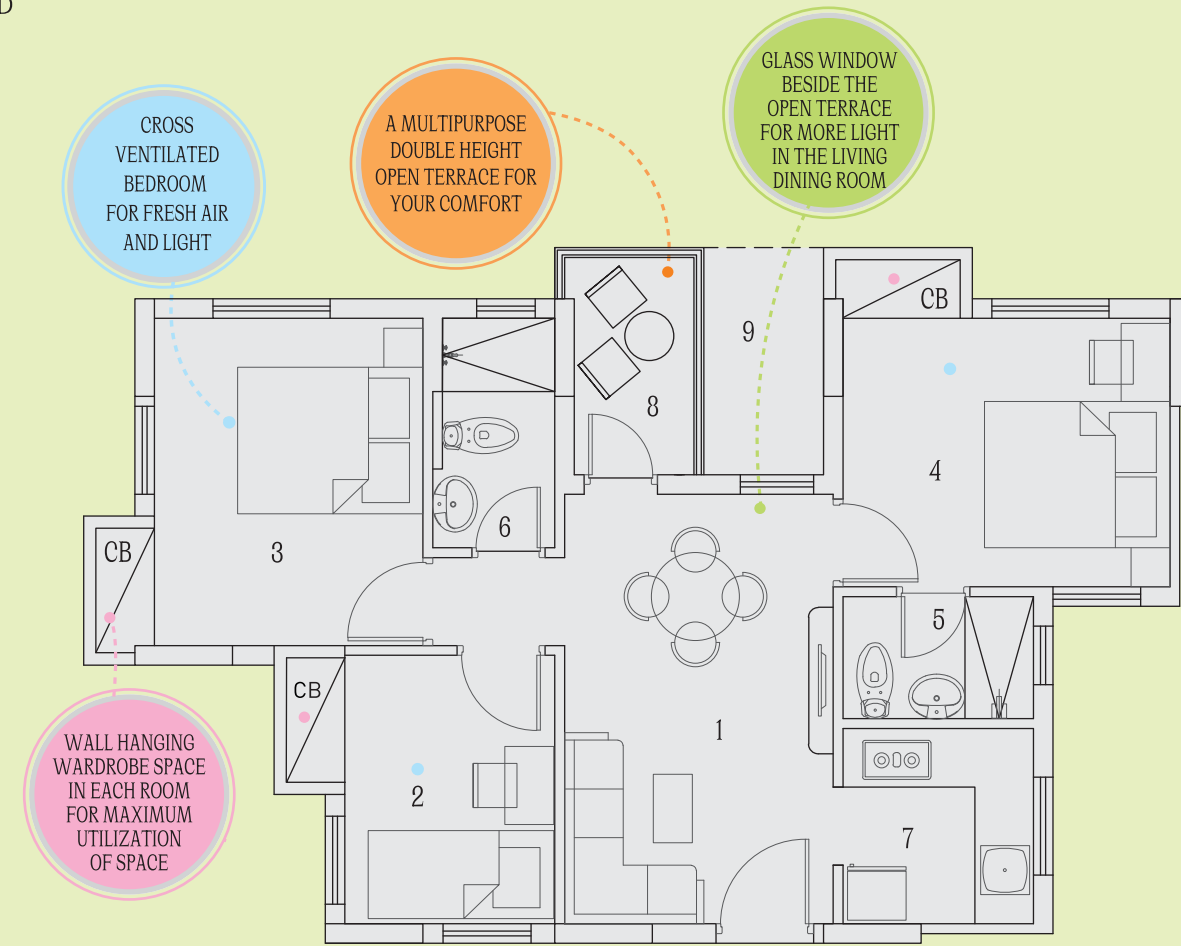
①	LIV. / DIN	16' 8" X 10' 0"
②	BED ROOM 1	12' 0" X 11' 0" (10' 0" X 11' 0" without CB)
③	BED ROOM 2	12' 0" X 10' 0" (10' 0" X 10' 0" without CB)
④	BED ROOM 3	12' 0" X 11' 6" (10' 0" X 11' 6" without CB)

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

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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.