

Solaris Shallmar RERA no.

PHASE 1A WBRERA/P/HOW/2023/000016 | PHASE 1B WBRERA/P/HOW/2024/001163
PHASE 1C WBRERA/P/HOW/2024/001164 | www.rera.wb.gov.in





DEVELOPER'S NOTE



Dear Friend,

Our journey with Solaris Shalimar has been nothing short of extraordinary, and it is with heartfelt appreciation that I extend my warmest thanks to each one of you for making it a resounding success. Your constant support and trust have been instrumental in bringing to life the vision of a truly remarkable living experience.

Now, as we move forward, I am delighted to announce the launch of 3 new towers of Solaris Shalimar. The project embodies our commitment to continuously exceed your expectations. We have listened to your feedback, and we are proud to present the new towers that offer even bigger spaces, better views, and an array of amenities that redefine luxury living.

We have expanded our horizon to provide you with a more enriching and fulfilling life. Imagine waking up to the serene beauty of the Ganges and being surrounded by the lush greenery of the Botanical Garden.

Thank you once again for your trust in Eden Realty. We look forward to welcoming you to Solaris Shalimar and creating more unforgettable memories together.

Regards,
Sachchidanand Rai
Chairman, Eden Realty



How many times can you relive
the best moments of your life?

How often can you hold onto
the most splendid memories?

How often can you dream of the finest lifestyle
and get a chance to relive them?

THE WORLD SIGHS,
AND SAYS,

“RARELY!”



WE SAY.

THE 'RARE' IS HERE.

THE 'RARE' IS NOW.





DISCOVER OPULENCE
IN A MORE MAJESTIC WAY

Solaris Shalimar - a residential wonder that embraces you with absolute luxury right in the heart of Shalimar in a taller, bigger and grander way. With its splendid view of a lush Botanical Garden and the serene Ganga river, it's a place where grandeur meets greenery, creating a haven for your modern lifestyle.

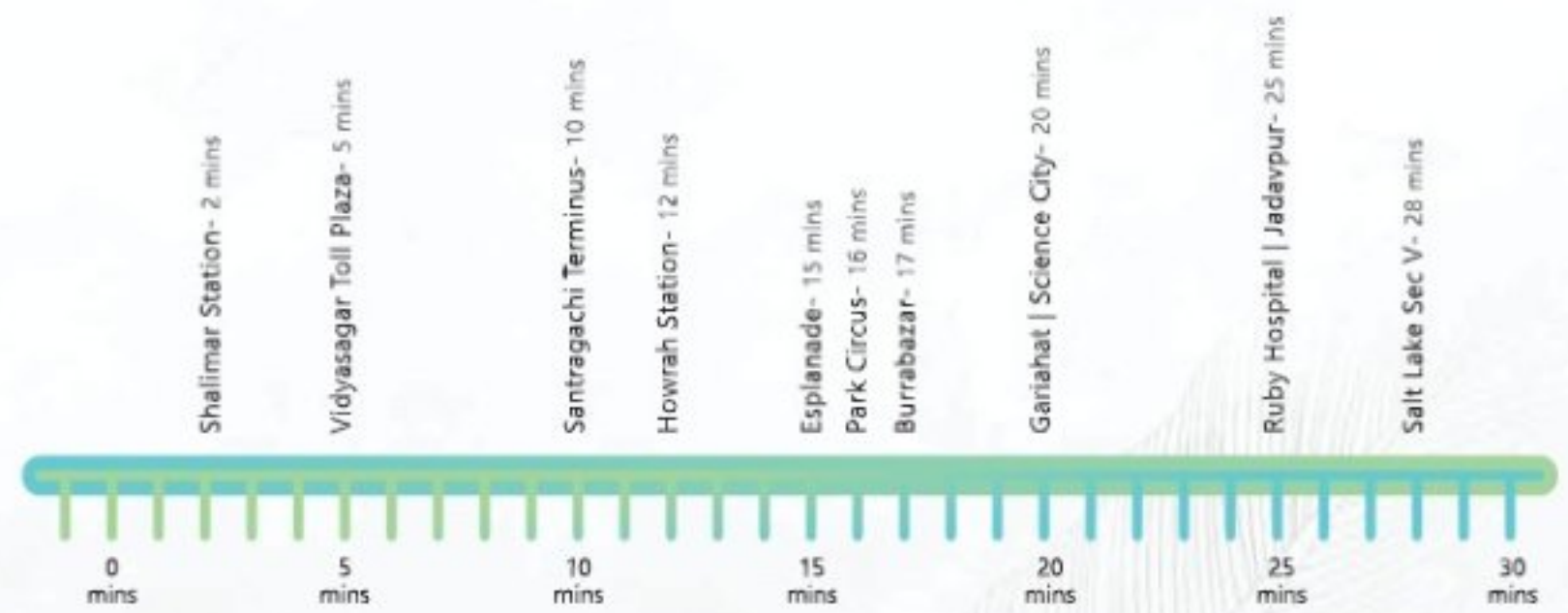
G+12 & G+18 | 8 TOWERS | 2 & 3 BHK HOMES
TOTAL UNIT 1703





SHALIMAR'S PRECIOUS.

DESIRED BY THE WORLD.
OWNED BY YOU.



Scan for actual location

*Map not to scale.

LOCATED ALONGSIDE THE RIVER GANGES.
A BRIDGE AWAY FROM THE HEART OF KOLKATA.





GATED HOUSE



DRIVEWAY



IN-HOUSE CONVENIENCE BLOCK



TRULY,
A GOOD-NATURED
LIFESTYLE.



Overlooking
THE GANGES



With a mesmerizing lush view of
THE BOTANICAL GARDEN



Surrounded by
OVER 12,000 TREES

THE RIPPLES
AND THE SPLASHES
OF ABSOLUTE EASE.



CENTRAL LANDSCAPE

AMENITIES

- | | | |
|----------------------------------|--------------------------------|------------------------|
| 1 Natural Water Body | 10 Badminton Courts | 22 Climbing Wall |
| 2 Club Sargam | 11 Waterside Deck with Seating | 23 Chess Block |
| a AC Gymnasium | 12 Beach Themed Activity Area | 24 Hopscotch Zone |
| b Banquet cum Kala Kendra | 13 Hammock Garden | 25 The Maze |
| c Changing Room | 14 Jogging-Walking Track | 26 Board Games Plaza |
| d Spa Room | 15 Yoga & Meditation Zone | 27 Outdoor Gymnasium |
| 3 Rooftop Community Space | 16 Multipurpose Lawn | 28 Toddler's Play Area |
| 4 Swimming Pool | 17 Senior Citizen's Corner | 29 Building Drop Off |
| 5 Jacuzzi | 18 Family Cabana | 30 Sculptures |
| 6 Kids' Pool | 19 Trellis | 31 Connecting Bridge |
| 7 Swimming Pool Deck with Lounge | 20 Children's Play Area | 32 Entrance Gates |
| 8 Outdoor Shower Area | 21 Activity Area | 33 Leisure Seating |

JALSA (SKY GARDEN) AMENITIES

- | | | |
|-------------------------|--------------------------|--------------------------|
| ● Party Deck | ● Senior Citizen Seating | ● Skygazing Deck |
| ● Terrace Entrance | ● Outdoor Dining | ● Work from Terrace Zone |
| ● Feature Wall | ● Adda Zone | ● Meditation Cabana |
| ● Kitchen Area | ● Skyplex Seating | ● Yoga Deck |
| ● Board Games Zone | ● Stage | ● Artificial Lawn |
| ● Pebble Seating | ● Skyplex Screen | ● Reflexology Zone |
| ● Swing Pergola | ● Casual Seating | ● Music Zone |
| ● Walking/Jogging Track | ● Family Cabana | ● Potted Plants |





NATURAL WATER BODY



FAMILY PERGOLA

THE GREENER SIDE OF PEACEFULNESS



CENTRAL LAWN



TRELLIS



SENIOR CITIZEN'S CORNER



HAMMOCK GARDEN



YOGA & MEDITATION ZONE



LEISURE SEATING



JOGGING-WALKING TRACK



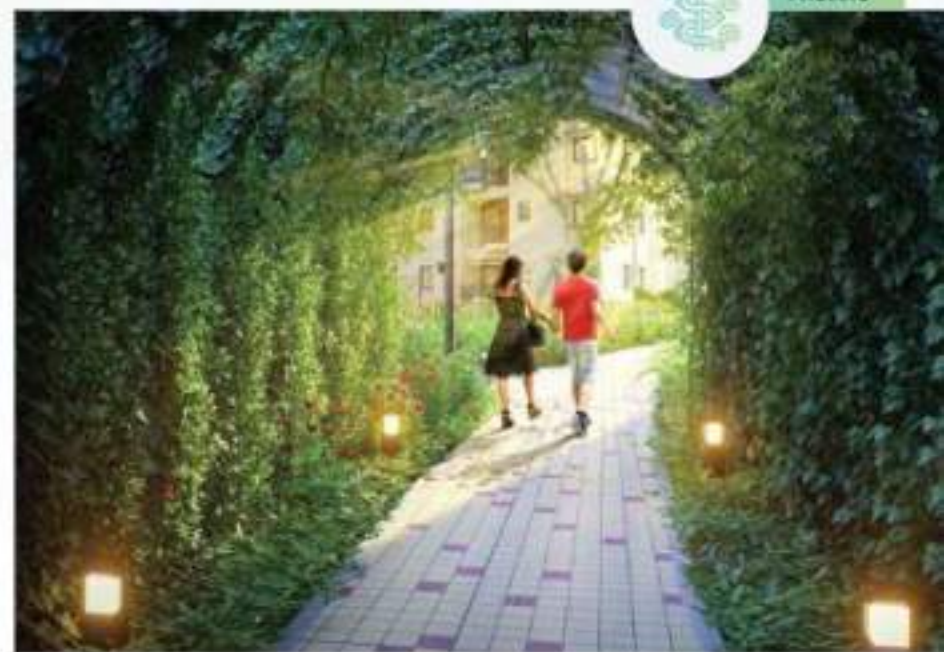
CENTRAL LAWN



SENIOR CITIZEN'S CORNER



YOGA & MEDITATION ZONE



TRELLIS



JOGGING-WALKING TRACK

LIVING WITH EXCLUSIVE LEISURES



BOARD GAMES CORNER



THE MAZE



BADMINTON COURTS



CHILDREN'S PLAY AREA



TODDLERS' PLAY AREA



OUTDOOR GYMNASIUM



CLIMBING WALL



CHESS BLOCK



HOPSCOTCH ZONE



BOARD GAMES CORNER



THE MAZE



BADMINTON COURTS



CHILDREN'S PLAY AREA



TODDLERS' PLAY AREA



OUTDOOR GYMNASIUM



JAL & A
the sky garden

CELEBRATING LIFE.
SURROUNDED BY CLOUDS.



LIFE, A NOTCH HIGHER.

Experience the epitome of luxury living at JAL The Sky Garden. The tower designed in lush greenery with a breathtaking view of the city and the river. The tower is a masterpiece of architecture and design, offering a unique living experience. The tower is a masterpiece of architecture and design, offering a unique living experience.

With a holistic approach to design, JAL The Sky Garden is more than just a tower. It is a lifestyle. It is a place where you can find everything you need. It is a place where you can find everything you need. It is a place where you can find everything you need.





PARTY DECK




JALSA AERIAL



 SKYFLEX



 YOGA DECK

CLUB SARGAM



PARTY DECK
AT THE CLUB



ALFRESCO
CAFÉ



JACUZZI



SWIMMING POOL
/KIDS' POOL



CLUB
RECEPTION



BEACH THEMED
ACTIVITY AREA



GAMES ROOM



BANQUET CUM
KALA KENDRA



AC GYMNASIUM



OUTDOOR SHOWER AREA



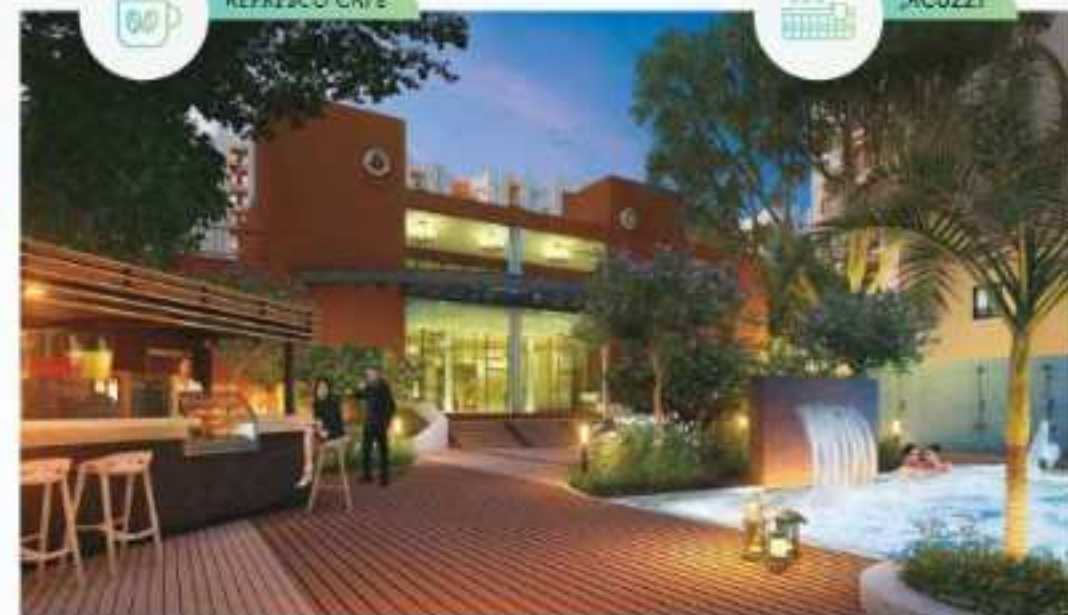
PARTY DECK AT THE CLUB



CLUB SARGAM



SWIMMING POOL / KIDS' POOL / DECK



ALFRESCO CAFÉ



JACUZZI



BEACH-THMED ACTIVITY AREA



CLUB RECEPTION



GAMES ROOM



BANQUET CUM KALA KENDRA VIEW-1



BANQUET CUM KALA KENDRA VIEW-2



AC GYMNASIUM



HERE,
LIFE IS FOREVER
BATHED IN SUNLIGHT.

Solaris Shalimar aims to offer eco-conscious living and is committed to harnessing sustainable resources. Our rooftop grid-tied solar installation will make a significant impact by:

- Cleaner atmosphere
- Global energy sustainability
- Subsidising monthly maintenance cost



A COCOON OF COMFORT AND SECURITY.

At Solaris Shalimar, we have curated an array of features to enhance your ultimate comfort. From round-the-clock security to abundant parking spaces, every detail has been thoughtfully designed to prioritise your convenience and ensure your safety.



24x7 POWER
BACK UP



24x7 SECURITY
GUARDS



CCTV CAMERA



WATER
TREATMENT PLANT



SEWAGE
TREATMENT PLANT



RAINWATER
HARVESTING



CONVENIENCE
BLOCK



PASSENGER &
STRETCHER LIFT



FIRE SAFETY
FEATURES





COME HOME TO SOLARIS SHALIMAR

WHERE EVERY CORNER BECKONS
TO AN ELEVATED WAY OF LIFE!



Scan for website



RERA No. - WBRERA/P/HOW/2023/000016
<http://rera.wb.gov.in>



CORPORATE OFFICE

Eden Realty Ventures Pvt. Ltd.

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

SITE ADDRESS

Solaris Shalimar

39/1 Shalimar Road | Shalimar | Howrah 711 103

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

Member - IGBC



Architect



Legal Advisors

BK Jain & Co
& Advocates | DSP Law
Associates

A member of



Sales Partner



Financed by



#DISCLAIMER: The layout, building plans, specifications, features and benefits proposed at Solaris Shalimar 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 visuals and information contained herein marked as "artistic impression" are artistic impressions being indicative in nature and are for general information purposes only. The visuals contained marked as "generic image" and other visuals /image /photographs are general images and do not have any correlation with the project. The imagery used in the brochure may not represent actuals or may be indicative of style only. Photographs of interiors, surrounding views and location may not represent actuals or may have been digitally enhanced or altered. These photographs may not represent actuals or may be indicative only. Computer generated images, walkthroughs and render images are the artist's impression and are an indicative of the actual designs.

Solaris Shallmar RERA no.

PHASE 1A WBRERA/P/HOW/2023/000016 | PHASE 1B WBRERA/P/HOW/2024/001163

PHASE 1C WBRERA/P/HOW/2024/001164 | www.rera.wb.gov.in



FLOOR PLAN



ARCHITECT SPEAKS:

The design brief given to me by Mr Sachchidanand Rai was very simple - 'Efficiency and Comfort'. Though it is a simple concept, in a development, it has a wider impact.

- Efficient unit size and affordable price
- Integration of all sorts of amenities & facilities that a modern condominium should have
- Sustainable living in spite of all the luxurious amenities
- Accentuation of natural lighting and ventilated spaces
- Maximisation of functional spaces with 100% area usage, as every millimetre counts

With this understanding, the design process for Solaris Shalimar was started over 18 acres land, having river Ganges to the south, 2nd Hooghly Bridge on the east, and IEST (formerly, Bengal Engineering College) and Botanical Garden on west.

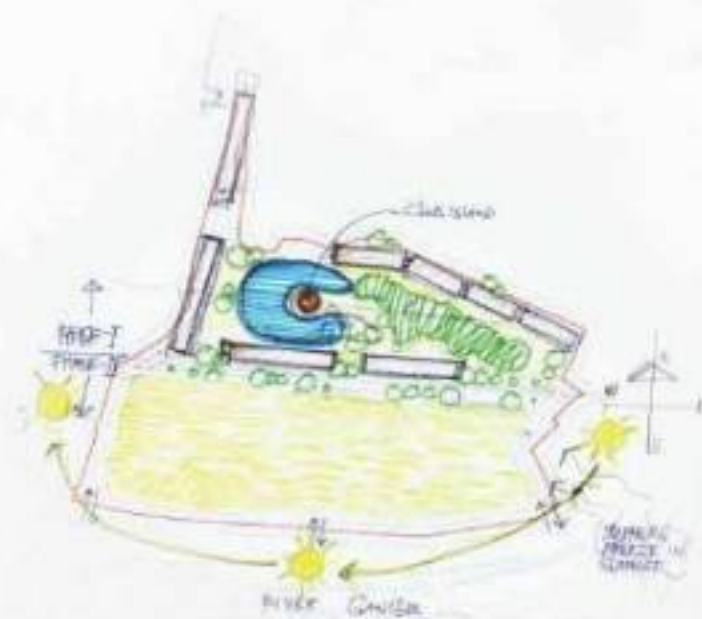
In landscape designing, an island with a club in centre of a huge waterbody has been envisaged as the central attraction of this phased development. It has then been linked with other activities and amenities to create a vibrant and energetic environment.

To ensure that the Gangetic breeze and natural sunlight saturate every habitable space, wind-tunnelling in the corridors and cross ventilation in apartments have been meticulously conceived. Minutest details have been considered to ensure perfect furniture layout within available space. Double height balconies are provided to make sure that direct connection is made with the environment in and around the project. The view from every balcony is designed to be refreshing and aesthetic.

Low emission walls and roof finishes have been considered to ensure low heat absorption and energy savings. The whole development is wheelchair friendly, and every apartment is connected with a stretcher lift apart from the regular passenger lifts, to cater for emergencies.

The natural road connectivity to the whole of Kolkata and locational advantages of Shalimar in combination with Mr Rai's vision and our design, Solaris Shalimar is the perfect mix of "connectivity, convenience, comfort & cost-effectivity".

Malay Kumar Ghosh
Principal Architect
Espace



AMENITIES

- | | | |
|----------------------------------|--------------------------------|------------------------|
| 1 Natural Water Body | 10 Badminton Courts | 22 Climbing Wall |
| 2 Club Sargam | 11 Waterside Deck with Seating | 23 Chess Block |
| a AC Gymnasium | 12 Beach Themed Activity Area | 24 Hopscotch Zone |
| b Banquet cum Kala Kendra | 13 Hammock Garden | 25 The Maze |
| c Changing Room | 14 Jogging-Walking Track | 26 Board Games Plaza |
| d Spa Room | 15 Yoga & Meditation Zone | 27 Outdoor Gymnasium |
| 3 Rooftop Community Space | 16 Multipurpose Lawn | 28 Toddler's Play Area |
| 4 Swimming Pool | 17 Senior Citizen's Corner | 29 Building Drop Off |
| 5 Jacuzzi | 18 Family Cabana | 30 Sculptures |
| 6 Kids' Pool | 19 Trellis | 31 Connecting Bridge |
| 7 Swimming Pool Deck with Lounge | 20 Children's Play Area | 32 Entrance Gates |
| 8 Outdoor Shower Area | 21 Activity Area | 33 Leisure Seating |
| 9 Alfresco Cafe | | |

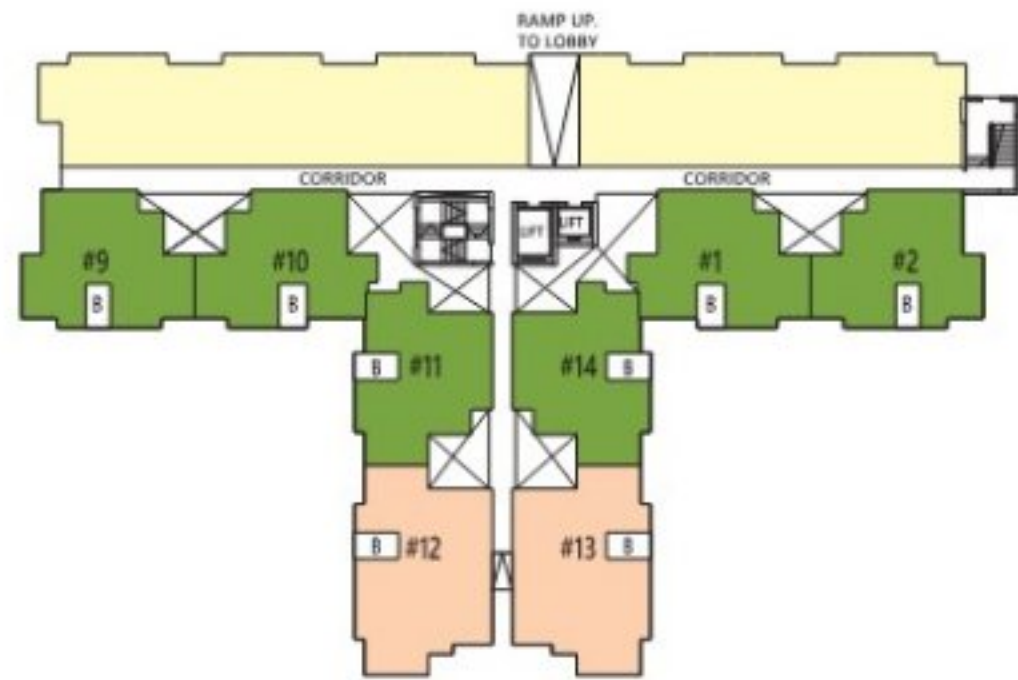
JALSA (SKY GARDEN) AMENITIES

- | | | |
|-------------------------|--------------------------|--------------------------|
| ● Party Deck | ● Senior Citizen Seating | ● Skygazing Deck |
| ● Terrace Entrance | ● Outdoor Dining | ● Work from Terrace Zone |
| ● Feature Wall | ● Adda Zone | ● Meditation Cabana |
| ● Kitchen Area | ● Skyplex Seating | ● Yoga Deck |
| ● Board Games Zone | ● Stage | ● Artificial Lawn |
| ● Pebble Seating | ● Skyplex Screen | ● Reflexology Zone |
| ● Swing Pergola | ● Casual Seating | ● Music Zone |
| ● Walking/Jogging Track | ● Family Cabana | ● Potted Plants |



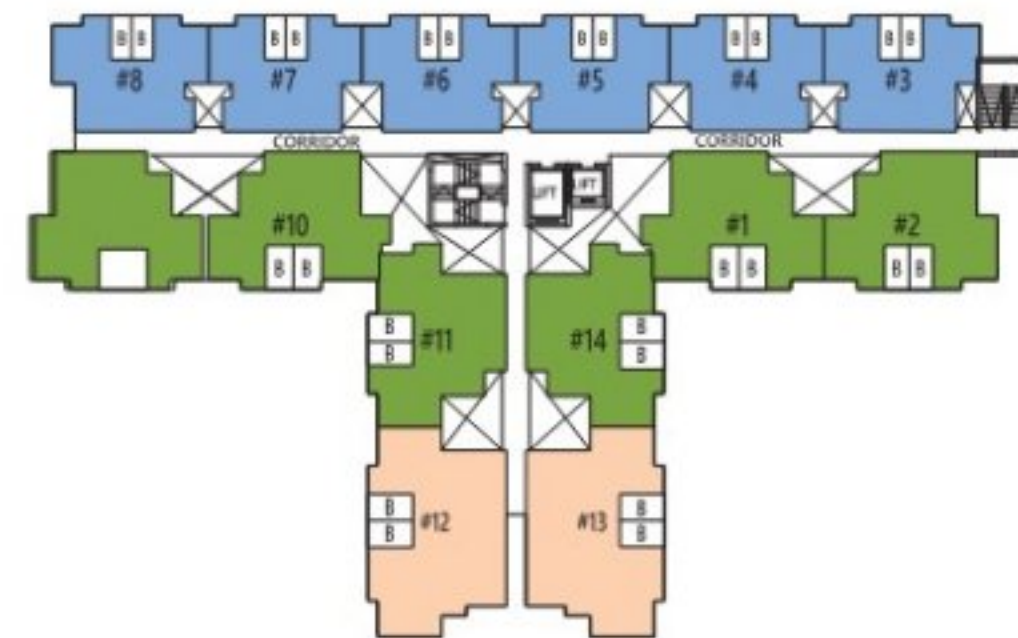
**REWA | TOWER II
GROUND**

- TYPE B1G | 2B2T ■
- TYPE D1G | 3B2T ■
- SPACE FOR PARKING ■



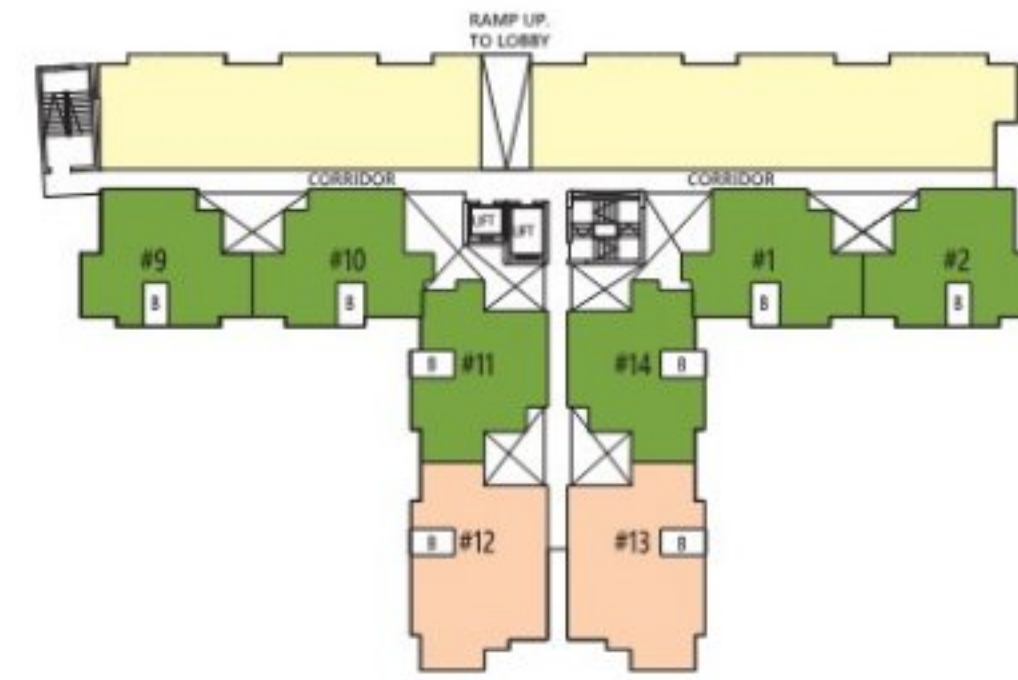
**REWA | TOWER II
TYPICAL 1ST TO 12TH FLOOR**

- TYPE A | 2B1T ■
- TYPE B1 | 2B2T ■
- TYPE D1 | 3B2T ■



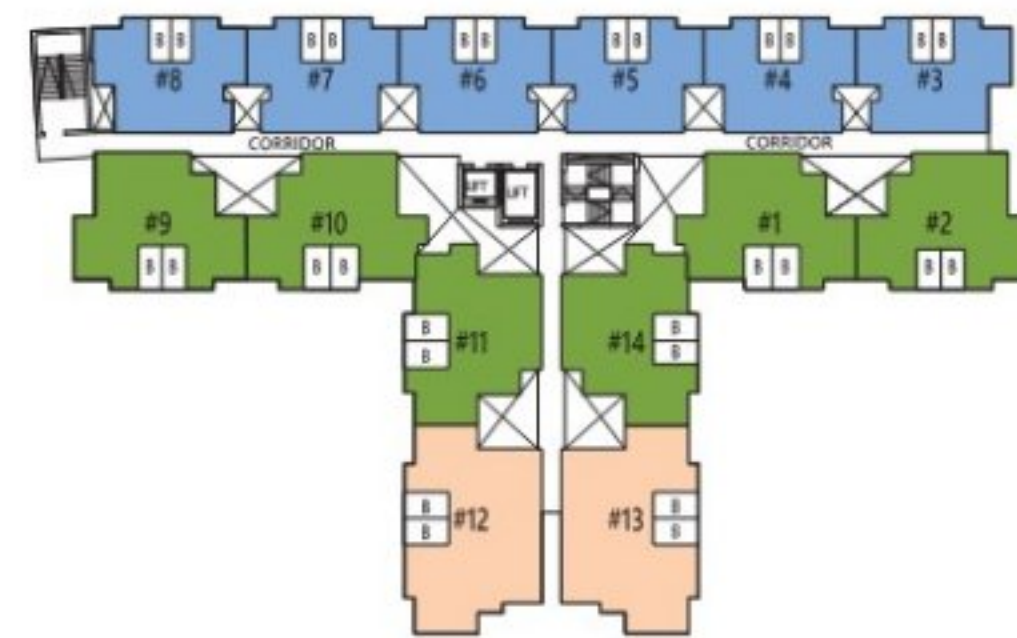
**GAURI | TOWER III
GROUND**

- TYPE B1G | 2B2T ■
- TYPE D1G | 3B2T ■
- SPACE FOR PARKING ■



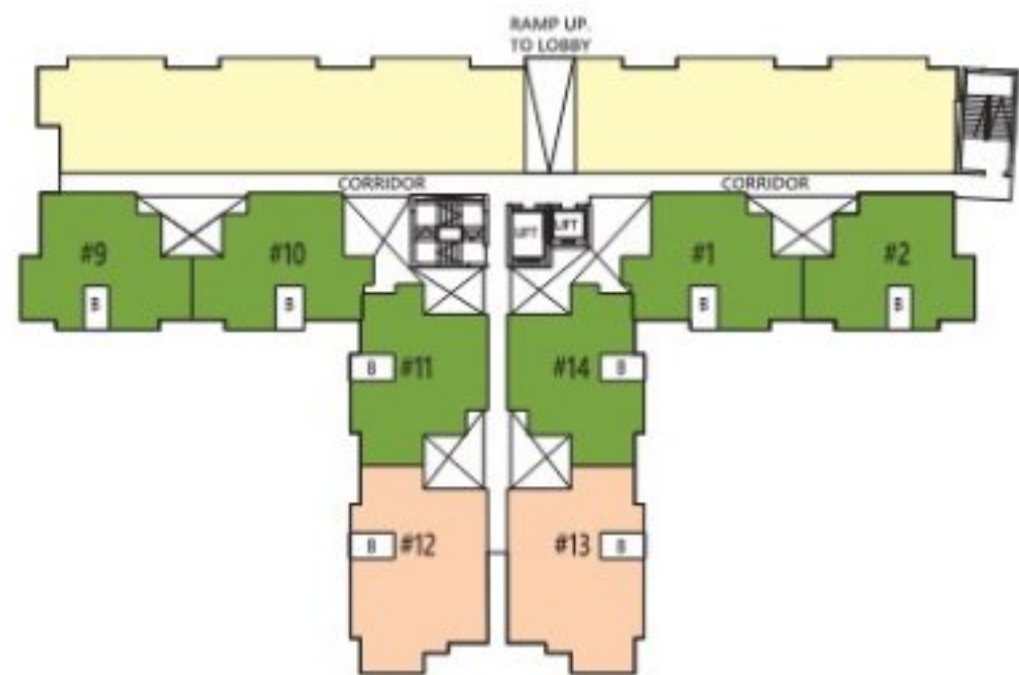
**GAURI | TOWER III
TYPICAL 1ST TO 12TH FLOOR**

- TYPE A | 2B1T ■
- TYPE B1 | 2B2T ■
- TYPE D1 | 3B2T ■



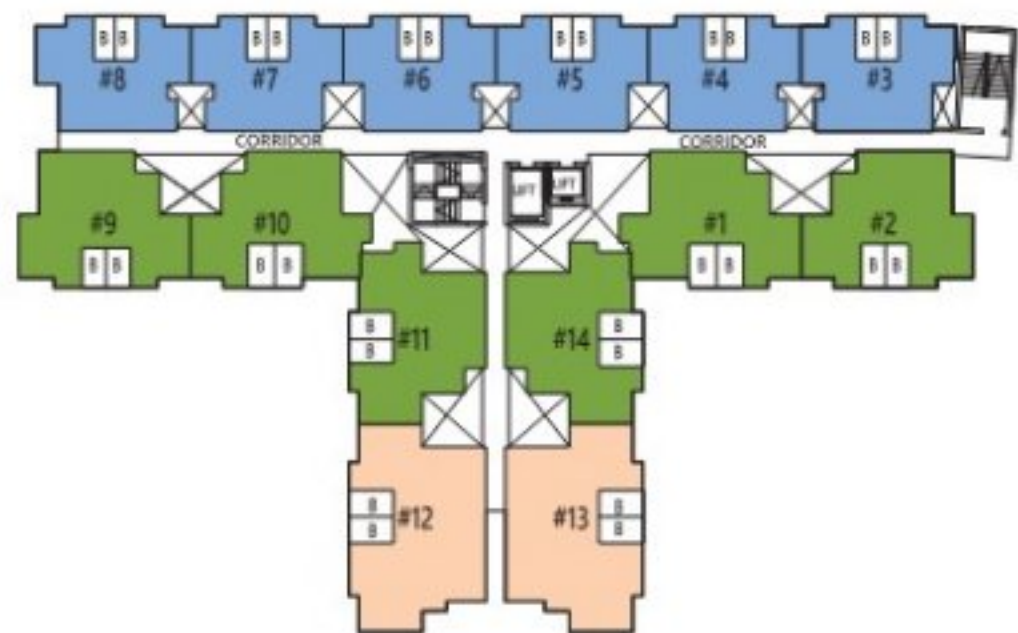
**MALHAR | TOWER IV
GROUND**

- TYPE B1G | 2B2T ■
- TYPE D1G | 3B2T ■
- SPACE FOR PARKING ■



**MALHAR | TOWER IV
TYPICAL 1ST TO 12TH FLOOR**

- TYPE A | 2B1T ■
- TYPE B1 | 2B2T ■
- TYPE D1 | 3B2T ■



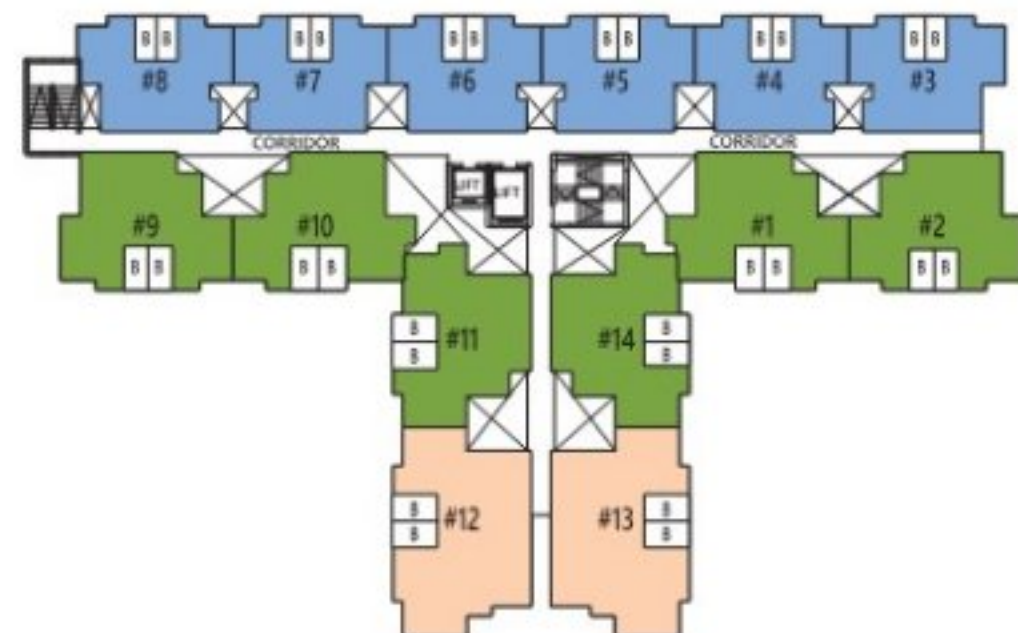
**PANCHAM | TOWER V
GROUND**

- TYPE B1G | 2B2T ■
- TYPE D1G | 3B2T ■
- SPACE FOR PARKING ■



**PANCHAM | TOWER V
TYPICAL 1ST TO 12TH FLOOR**

- TYPE A | 2B1T ■
- TYPE B1 | 2B2T ■
- TYPE D1 | 3B2T ■



SAGAR | TOWER VIII | GROUND

TYPE BG | 2B2T TYPE CLG | 2.5B2T GAMES ROOM SPACE FOR PARKING

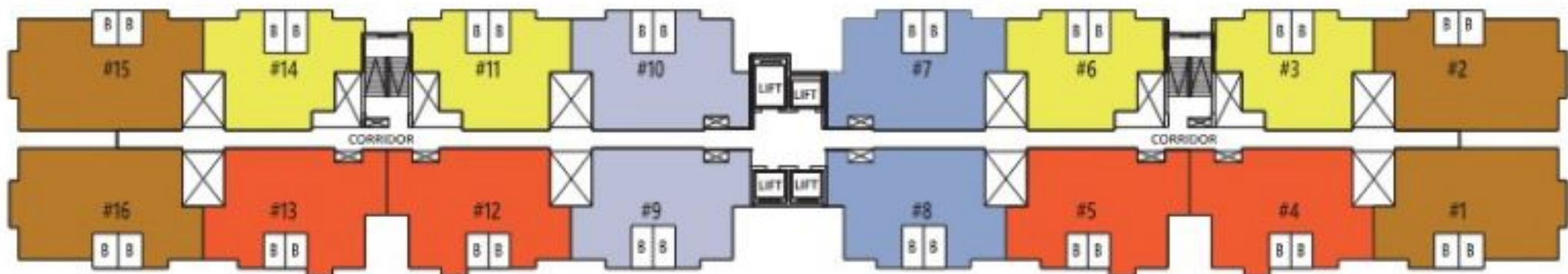
TYPE CSG | 2.5B2T TYPE EG | 3B3T



SAGAR | TOWER VIII | TYPICAL 1ST TO 12TH FLOOR

TYPE B | 2B2T TYPE CL | 2.5B2T TYPE E | 3B3T

TYPE CS | 2.5B2T TYPE D | 3B2T



FLAT A | 2B 1T | TOWER 2,3,4,5



1	LIVING / DINING	8'0" X 12'0"
2	BEDROOM 1	9' X 11' (without CB 9' X 9')
3	BEDROOM 2	9' X 11' (without CB 9' X 9')
4	TOILET 1	4'5" X 3'3"

5	W.C.	3'3" X 4'5"
6	BASIN	2'6" X 4'5"
7	KITCHEN	5'0" X 8'0"
8A/ 8B	BALCONY	3'8" X 7'2" (alternative floor)

FLAT GROUP	FLAT TYPE	FLOOR	CARPET AREA	CARPET AREA + BALCONY	BUILT UP AREA	CHARGEABLE AREA
A	A	Typical	369	395	452	630

The figures mentioned here are in Sq.ft.



1	LIVING / DINING	9'0" X 14'5"
2	BEDROOM 1	11' X 11' (without CB 11' X 9')
3	BEDROOM 2	10' X 11' (without CB 10' X 9')
4	TOILET 1	6'5" X 4'1"

5	TOILET 2	4'1" X 7'3"
6	KITCHEN	6'5" X 6'7"
7A/ 7B	BALCONY	4'2" X 7'8" (alternative floor)
7A+ 7B	BALCONY	8'4" X 7'8" (ground floor)

FLAT GROUP	FLAT TYPE	FLOOR	CARPET AREA	CARPET AREA + BALCONY	BUILT UP AREA	CHARGEABLE AREA
B	B	Typical	447	479	544	755
B	BG	Ground	447	511	578	800

The figures mentioned here are in Sq.ft.

1	LIVING / DINING	9'0" X 15'11"
2	BEDROOM 1	12' X 10' (without CB 10' X 10')
3	BEDROOM 2	10' X 12' (without CB 10' X 10')
4	TOILET 1	6'5" X 4'1"

5	TOILET 2	4'1" X 7'3"
6	KITCHEN	6'5" X 6'7"
7A/ 7B	BALCONY	4'2" X 7'2" (alternative floor)
7A+ 7B	BALCONY	8'4" X 7'2" (ground floor)

FLAT GROUP	FLAT TYPE	FLOOR	CARPET AREA	CARPET AREA + BALCONY	BUILT UP AREA	CHARGEABLE AREA
B1	B1	Typical	472	502	567	790
B1	B1G	Ground	472	532	597	830

The figures mentioned here are in Sq.ft.



1	LIVING / DINING	9'0" X 14'5"
2	BEDROOM 1	11' X 11' (without CB 11' X 9')
3	BEDROOM 2	10' X 12' (without CB 10' X 10')
4	STUDY	8'10" X 9'11" (without CB 8'10" X 7'4")
5	TOILET 1	6'5" X 4'1"

6	TOILET 2	4'5" X 6'9"
7	KITCHEN	6'5" X 6'7"
8A/ 8B	BALCONY	4'2" X 7'8" (alternative floor)
8A+ 8B	BALCONY	8'4" X 7'8" (ground floor)

FLAT GROUP	FLAT TYPE	FLOOR	CARPET AREA	CARPET AREA + BALCONY	BUILT UP AREA	CHARGEABLE AREA
C	CS	Typical	553	585	649	905
C	CSG	Ground	553	617	681	945

The figures mentioned here are in Sqft.



1	LIVING / DINING	9'0" X 14'5"
2	BEDROOM 1	11' X 11' (without CB 11' X 9')
3	BEDROOM 2	10' X 12' (without CB 10' X 10')
4	STUDY	9'4" X 9'11" (without CB 9'4" X 7'4")
5	TOILET 1	6'5" X 4'1"

6	TOILET 2	4'5" X 6'9"
7	KITCHEN	6'5" X 6'7"
8A/ 8B	BALCONY	4'2" X 7'8" (alternative floor)
8A+ 8B	BALCONY	8'4" X 7'8" (ground floor)

FLAT GROUP	FLAT TYPE	FLOOR	CARPET AREA	CARPET AREA + BALCONY	BUILT UP AREA	CHARGEABLE AREA
C	CL	Typical	556	588	653	910
C	CLG	Ground	556	620	685	950

The figures mentioned here are in Sqft.

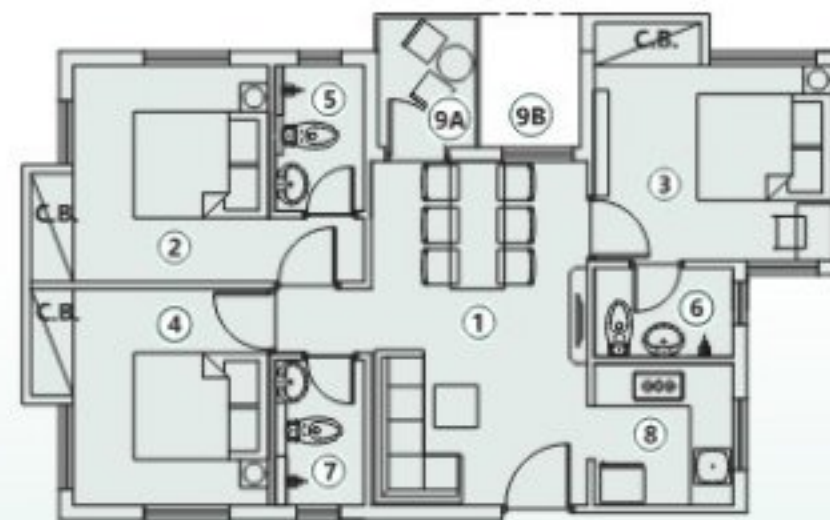


1	LIVING / DINING	9'0" X 15'11"
2	BEDROOM 1	11' X 11' (without CB 11' X 9')
3	BEDROOM 2	10' X 12' (without CB 10' X 10')
4	BEDROOM 3	10'4" X 11'8" (without CB 10'4" X 9')

5	TOILET 1	6'5" X 4'1"
6	TOILET 2	4'1" X 8'1"
7	KITCHEN	6'5" X 6'7"
8A/ 8B	BALCONY	4'2" X 6'2" (alternative floor)

FLAT GROUP	FLAT TYPE	FLOOR	CARPET AREA	CARPET AREA + BALCONY	BUILT UP AREA	CHARGEABLE AREA
D	D	Typical	600	626	691	960

The figures mentioned here are in Sq.ft.



1	LIVING / DINING	10'0" X 15'11"
2	BEDROOM 1	11' X 10' (without CB 9' X 10')
		4'5" X 2'11"
3	BEDROOM 2	11' X 11' (without CB 11' X 9')
4	BEDROOM 3	11' X 10' (without CB 9' X 10')
5	TOILET 1	4'1" X 6'9"

6	TOILET 2	6'5" X 4'1"
7	TOILET 3	4'1" X 6'9"
8	KITCHEN	6'5" X 6'7"
9A/ 9B	BALCONY	4'8" X 6'2" (alternative floor)
9A+ 9B	BALCONY	9'4" X 6'2" (ground floor)

FLAT GROUP	FLAT TYPE	FLOOR	CARPET AREA	CARPET AREA + BALCONY	BUILT UP AREA	CHARGEABLE AREA
E	E	Typical	639	668	739	1030
E	EG	Ground	639	697	768	1065

The figures mentioned here are in Sq.ft.

DHANI | TOWER VI | GROUND

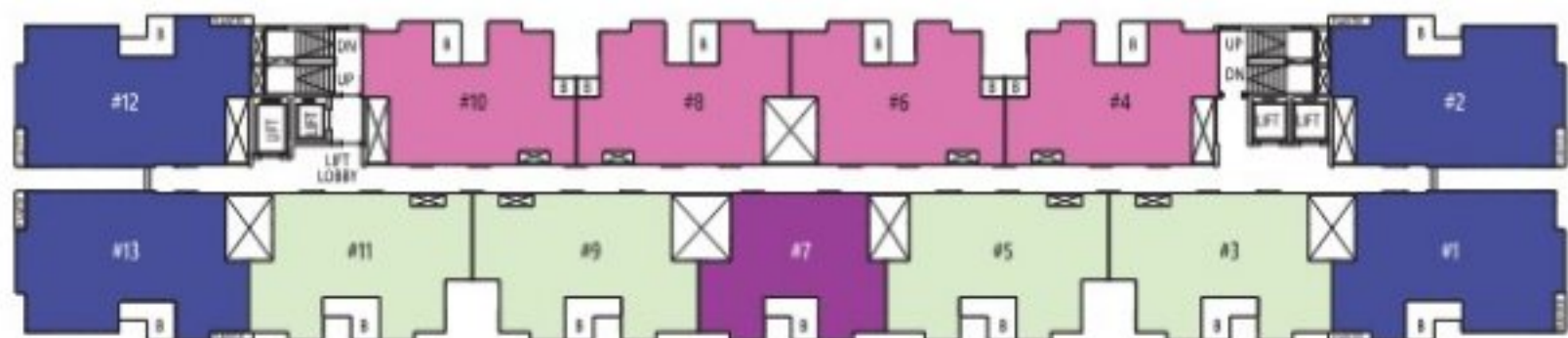


SPACE FOR PARKING



DHANI | TOWER VI | TYPICAL 1ST TO 18TH FLOOR

TYPE E1 | 3B3T TYPE D3L | 3B2T
 TYPE C1 | 2.5B2T TYPE B3 | 2B2T



NILAMBARI | TOWER VII | GROUND



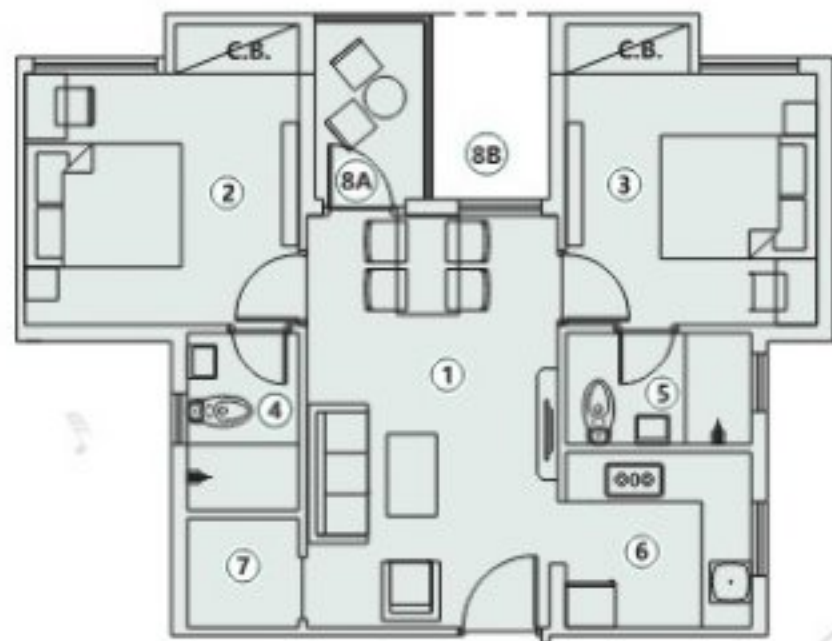
TYPE B2G | 2B2T TYPE D2LG | 3B2T
 TYPE D25G | 3B2T SPACE FOR PARKING



NILAMBARI | TOWER VII | TYPICAL 1ST TO 18TH FLOOR

TYPE B2 | 2B2T TYPE D2L | 3B2T TYPE D3L | 3B2T
 TYPE D25 | 3B2T TYPE D3S | 3B3T TYPE E1 | 3B3T





1	LIVING / DINING	10'0" X 16'5"
2	BEDROOM 1	10'11" X 12' (without CB 10'11" X 10')
3	BEDROOM 2	10' X 12' (without CB 10' X 10')
4	TOILET 1	4'5" X 7'1"
5	TOILET 2	7'5" X 4'5"

6	KITCHEN	7'5" X 7'0"
7	STORE	4'5" X 4'4"
8A/ 8B	BALCONY	4'8" X 7'5" (alternative floor)
8A+ 8B	BALCONY	9'4" X 7'5" (ground floor)

FLAT GROUP	FLAT TYPE	FLOOR	CARPET AREA	CARPET AREA + BALCONY	BUILT UP AREA	CHARGEABLE AREA
B2	B2	Typical	546	581	645	890
B2	B2G	Ground	546	615	679	940

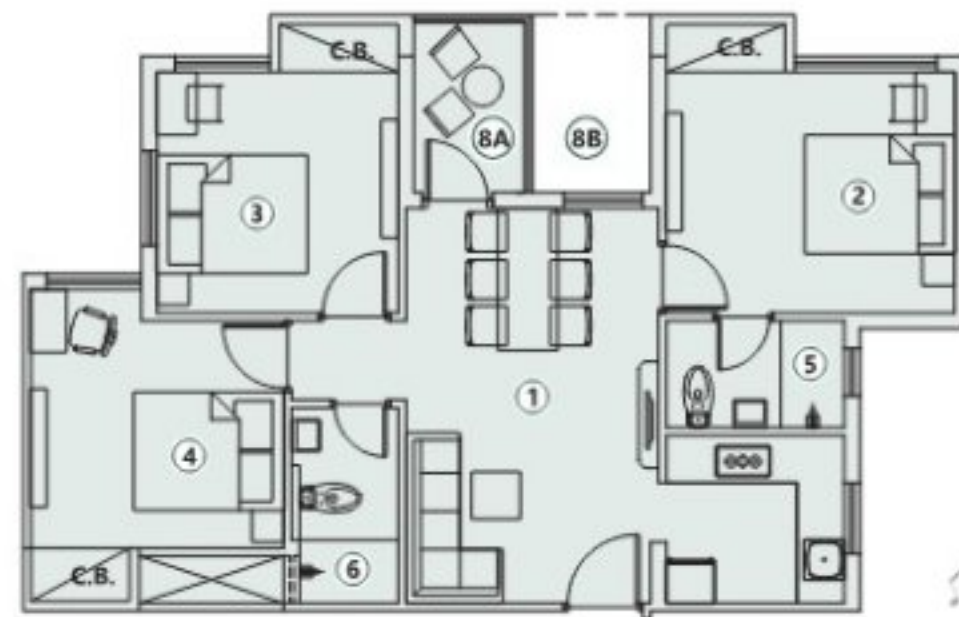
The figures mentioned here are in Sq.ft.

1	LIVING / DINING	10'0" X 17'1"
2	BEDROOM 1	10'11" X 13' (without CB 10'11" X 11')
3	BEDROOM 2	10' X 13' (without CB 10' X 11')
4	TOILET 1	7'5" X 4'5"
5	TOILET 2	4'5" X 7'1"

6	KITCHEN	7'5" X 7'0"
7	STORE	4'5" X 4'4"
8	BALCONY	9'4" X 3'3"
9A/ 9B	BALCONY	4'8" X 4'5" (alternative floor)

FLAT GROUP	FLAT TYPE	FLOOR	CARPET AREA	CARPET AREA + BALCONY	BUILT UP AREA	CHARGEABLE AREA
B3	B3	Typical	574	625	690	950

The figures mentioned here are in Sq.ft.



1	LIVING / DINING	10'0" X 16'5"
2	BED ROOM 1	11' X 12' (without CB 11' X 10')
3	BEDROOM 2	10' X 13' (without CB 10' X 11')
4	STUDY	9'10" X 10'9" (without CB 9'10" X 8')
5	TOILET 1	6'5" X 4'5"

6	TOILET 2	4'5" X 7'2"
7	KITCHEN	6'5" X 7'0"
8	BALCONY	3'11" X 3'3"
9A/ 9B	BALCONY	4'8" X 7'5" (alternative floor)

FLAT GROUP	FLAT TYPE	FLOOR	CARPET AREA	CARPET AREA + BALCONY	BUILT UP AREA	CHARGEABLE AREA
C1	C1	Typical	634	682	753	1035

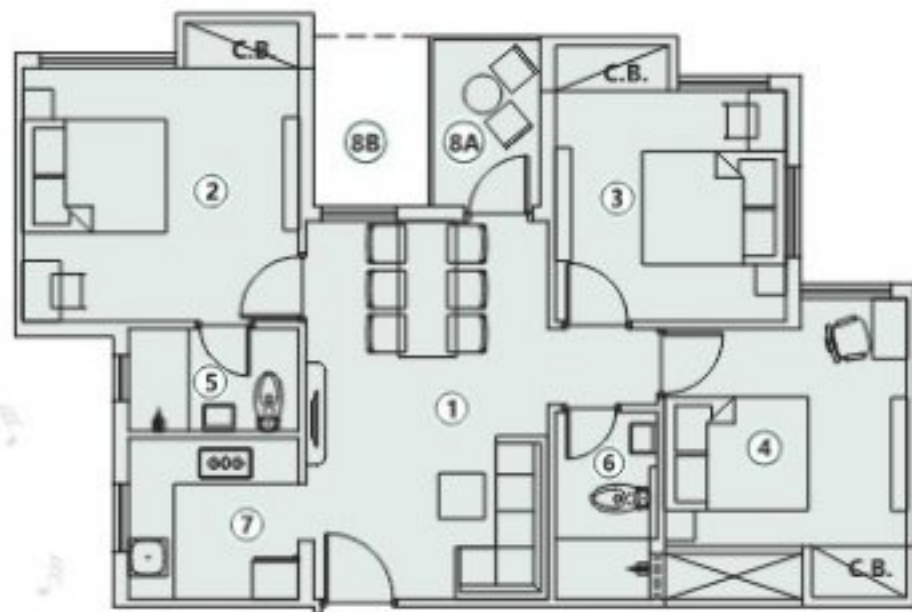
The figures mentioned here are in Sq.ft.

1	LIVING / DINING	10'6" X 16'5"
2	BEDROOM 1	12' X 12' (without CB 12' X 10')
3	BEDROOM 2	10' X 12' (without CB 10' X 10')
4	BEDROOM 3	10'6" X 11'8" (without CB 10'6" X 9'5")
		4'7" X 1'4"

5	TOILET 1	7'5" X 4'5"
6	TOILET 2	4'5" X 8'1"
7	KITCHEN	7'5" X 7'0"
8A/ 8B	BALCONY	4'11" X 7'5" (alternative floor)
8A+ 8B	BALCONY	9'10" X 7'5" (ground floor)

FLAT GROUP	FLAT TYPE	FLOOR	CARPET AREA	CARPET AREA + BALCONY	BUILT UP AREA	CHARGEABLE AREA
D2	D2S	Typical	658	721	785	1080
D2	D2SG	Ground	685	758	822	1130

The figures mentioned here are in Sq.ft.



1	LIVING / DINING	10'6" X 16'5"
2	BEDROOM 1	12' X 13' (without CB 12' X 11')
3	BEDROOM 2	10' X 12' (without CB 10' X 10')
4	BEDROOM 3	10'6" X 11'8" (without CB 10'6" X 9'5")
		4'7" X 1'4"

5	TOILET 1	7'5" X 4'5"
6	TOILET 2	4'5" X 8'1"
7	KITCHEN	7'5" X 7'0"
8A/ 8B	BALCONY	4'11" X 7'5" (alternative floor)
8A+ 8B	BALCONY	9'10" X 7'5" (ground floor)

FLAT GROUP	FLAT TYPE	FLOOR	CARPET AREA	CARPET AREA + BALCONY	BUILT UP AREA	CHARGEABLE AREA
D2	D2L	Typical	696	732	797	1095
D2	D2LG	Ground	696	769	835	1145

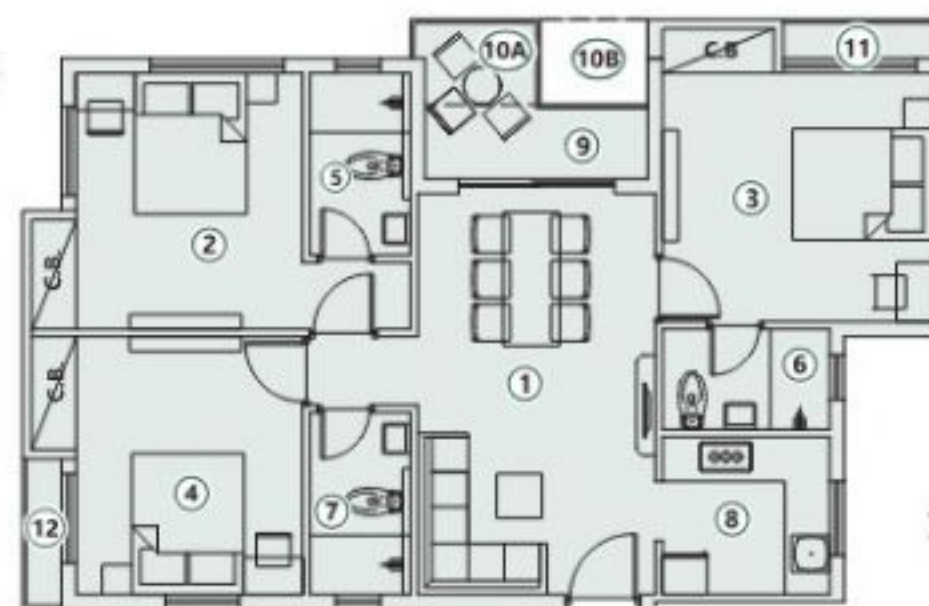
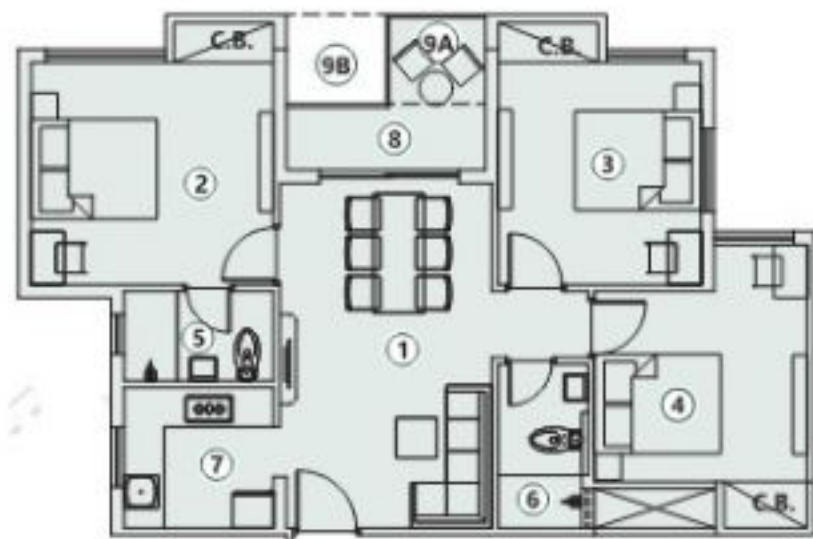
The figures mentioned here are in Sq.ft.

1	LIVING / DINING	10'6" X 17'1"
2	BEDROOM 1	12' X 13' (without CB 12' X 11')
3	BEDROOM 2	10' X 13' (without CB 10' X 11')
4	BEDROOM 3	10'6" X 11'9" (without CB 10'6" X 9'5")
5	TOILET 1	7'5" X 4'5"

6	TOILET 2	4'5" X 8'1"
7	KITCHEN	7'5" X 7'0"
8	BALCONY	9'10" X 3'3"
9A/ 9B	BALCONY	4'11" X 4'5" (alternative floor)

FLAT GROUP	FLAT TYPE	FLOOR	CARPET AREA	CARPET AREA + BALCONY	BUILT UP AREA	CHARGEABLE AREA
D3	D3S	Typical	707	761	826	1140

The figures mentioned here are in Sq.ft.



1	LIVING / DINING	10'6" X 17'1"
2	BEDROOM 1	12' X 13' (without CB 12' X 11')
3	BEDROOM 2	10' X 13' (without CB 10' X 11')
4	BEDROOM 3	10'6" X 11'9" (without CB 10'6" X 9'5")
		4'7" X 2'4"

5	TOILET 1	7'5" X 4'5"
6	TOILET 2	4'5" X 8'1"
7	KITCHEN	7'5" X 7'0"
8	BALCONY	9'10" X 3'3"
9A/ 9B	BALCONY	4'11" X 4'5" (alternative floor)

FLAT GROUP	FLAT TYPE	FLOOR	CARPET AREA	CARPET AREA + BALCONY	BUILT UP AREA	CHARGEABLE AREA
D3	D3L	Typical	718	772	837	1155

The figures mentioned here are in Sq.ft.

1	LIVING / DINING	10'6" X 17'9"
2	BEDROOM 1	12' X 11'4" (without CB 10' X 11'4")
		4'9" X 2'11"
3	BEDROOM 2	12' X 13' (without CB 12' X 11')
4	BEDROOM 3	12' X 11'5" (without CB 10' X 11'5")
5	TOILET 1	4'5" X 8'0"
6	TOILET 2	7'5" X 4'5"

7	TOILET 3	4'5" X 8'0"
8	KITCHEN	7'5" X 7'0"
9	BALCONY	9'10" X 3'3"
10A/ 10B	BALCONY	5'1" X 3'9" (alternative floor)
11	PLANTER 1	7'0" X 1'9"
12	PLANTER 2	1'9" X 6'8"

FLAT GROUP	FLAT TYPE	FLOOR	CARPET AREA	CARPET AREA + BALCONY	BUILT UP AREA	CHARGEABLE AREA
E1	E1	Typical	788	841	941	1290

The figures mentioned here are in Sq.ft.



KITCHEN



LIFT LOBBY OF SAVAN



KIDS' ROOM



BEDROOM





LIVING/DINING

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 POP/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 POP/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.



RERA No. - WBRERA/P/HOW/2023/000016
<http://rera.wb.gov.in>



CORPORATE OFFICE

Eden Realty Ventures Pvt. Ltd.

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

SITE ADDRESS

Solaris Shalimar

39/1 Shalimar Road | Shalimar | Howrah 711 103

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

Member - IGBC



Architect



Legal Advisors

BK Jain & Co
& Advocates | DSP Law
Associates

A member of



Sales Partner



Financed by



#DISCLAIMER: The layout, building plans, specifications, features and benefits proposed at Solaris Shalimar 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 visuals and information contained herein marked as "artistic impression" are artistic impressions being indicative in nature and are for general information purposes only. The visuals contained marked as "generic image" and other visuals /image /photographs are general images and do not have any correlation with the project. The imagery used in the brochure may not represent actuals or may be indicative of style only. Photographs of interiors, surrounding views and location may not represent actuals or may have been digitally enhanced or altered. These photographs may not represent actuals or may be indicative only. Computer generated images, walkthroughs and render images are the artist's impression and are an indicative of the actual designs.