



YOUR SPACE
UNDER THE SUN



Corporate Office

Eden Realty Ventures Pvt Ltd.
Metropolitan Building | 7 J.L. Nehru Road | Kolkata 700013

Solaris Bonhooghly Project Site

561, Lakeview Park Road | Bonhooghly | Opp. Indian Statistical Institute
Off. BT Road | Kolkata 700108

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www.solarisbonhooghly.com | www.ervpl.com



“Sunshine on my shoulder makes me happy
Sunshine in my eyes can make me cry
Sunshine on the water looks so lovely
Sunshine almost always makes me high”

John Denver



A PLACE TO BE



Introducing Solaris Bonhooghly.

The cradle of a bright new future.

Everywhere you turn, sunlight plays.

Rays of gold falling over a sun kissed life.

Solaris Bonhooghly is not just a home. Making the best use of light, space, aspect and energy and blending it with modern amenities, Solaris Bonhooghly offers an enviable lifestyle that you truly deserve.

Make hay while the sun shines.

Welcome to Solaris Bonhooghly.
Your space under the sun.





THE GATES OF DAWN

Rays of sunshine, spreading as far as the eye can see.

Located in North Kolkata, the G+12 towers of Solaris Bonhooghly has 276 units of 4 sides /3 sides open cross-ventilated One, Two and Three BHK apartments.

The dream homes at the serene complex, well facilitated with all modern amenities and conveniences offers practical and functional lifestyle to you and your family. It all began with realistic appraisal of your living needs and creation of living spaces that are truly affordable.

Installation of Solar Panels incorporates a way of green living into your life by saving carbon foot print. This is apart from the life-long savings that it generates for you by reducing common electricity bills!

With the enablers in place, the Sun shines brighter on Solaris Bonhooghly filling it with abundant promise.





AFFORDABLE BUYING

1 BHK + 1T Apartments
₹9.95 lacs

2 BHK + 1T Apartments
₹14.95 lacs

2 BHK + 2T Apartments
₹18.95 lacs

3 BHK + 2T Apartments
₹24.95 lacs

Down Payment Price excluding Other Charges and Taxes.
Instalment Payment Price Option also available.





LOW MAINTENANCE

Maintenance Charges less than ₹1 per sq.ft. per month

We plan to reduce the maintenance charges to about 50% of the existing industry norms.

₹10 lacs worth Free Electricity

We intend to achieve reduction of common electricity charges by 90% through generation of Free Green Electricity for common lighting and utilities by installing Grid Tied Roof Top Solar Panels and through net metering with CESC

The above projections are estimated and are subject to actual weather as well as market conditions.





ABUNDANT LUXURY

11000 sq.ft. of Community Space

Best in class facilities are provided to the residents which include Roof Top Community Space, Activity Centre with Gymnasium, Games Room, Adda Zone and Swimming Pool Facility, Children's Play Area and Senior Citizen's Corner.

Best Use of Light, Air and Living Space

All 4 sides / 3 sides open flats ensure that you have abundant light and air in all cross ventilated rooms.

In-wall hanging wardrobe space in every bedroom gives you the luxury of using your floor space more efficiently and innovatively.

Easy Access for people with special needs

Ramps will be available in suitable areas to provide easy access for those with special needs. This is also supplemented by installation of Stretcher Lifts to cater to emergency requirements.



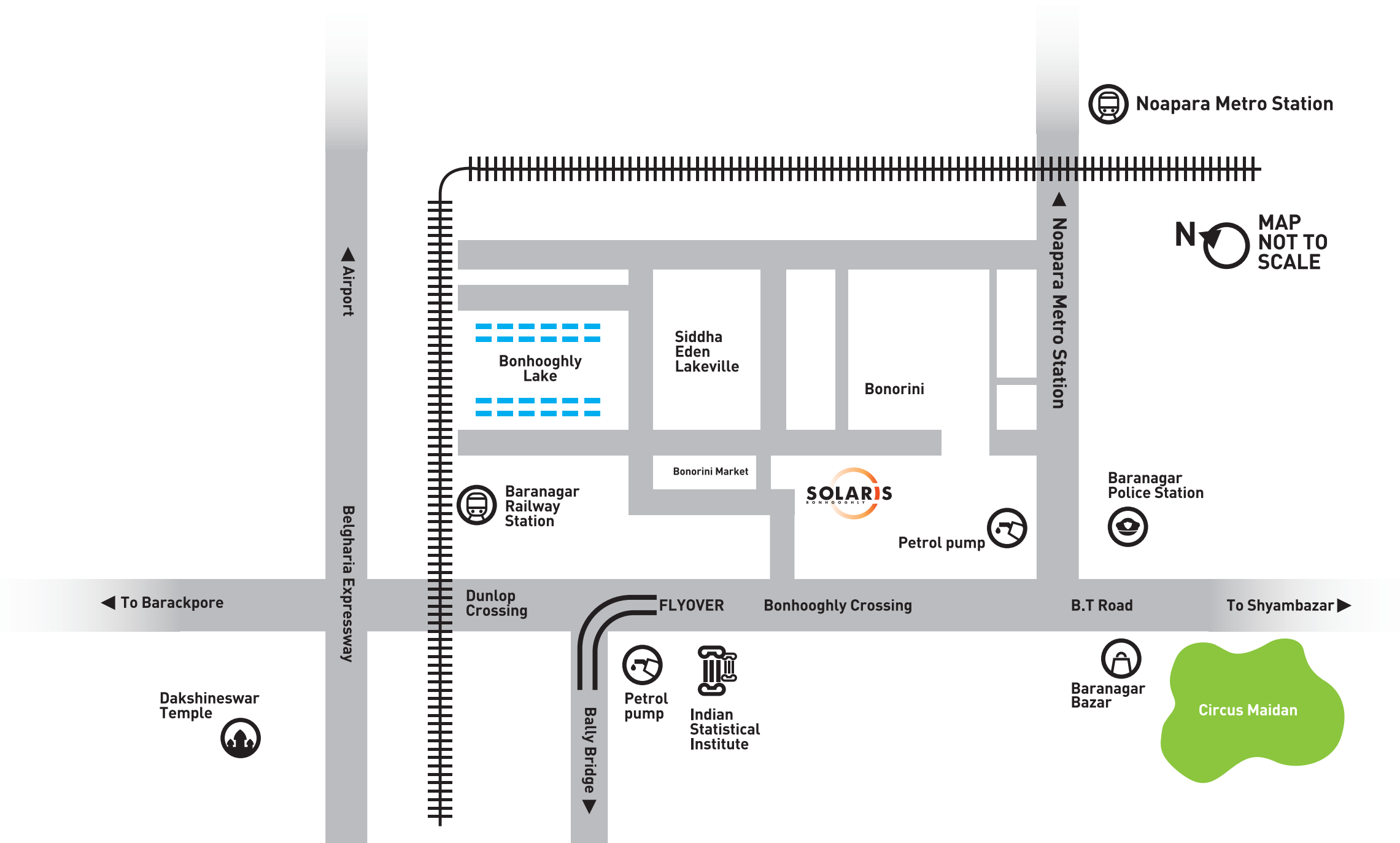
CONVENIENT LOCATION

Follow the roads of the sun.

Go where it takes you.

Coming up next to 18 acres Bonhooghly Lake and Siddha Eden Lakeville, Solaris Bonhooghly is conveniently located within 500 m off B.T. Road opposite ISI and close to everyday conveniences such as metro rail, suburban railway, schools, colleges, hospitals, markets and other amenities. It is minutes away from Dunlop Bridge, Second Vivekananda Bridge, Belgharia Expressway, Dakshineswar Kali Temple and DumDum Airport.

At Solaris Bonhooghly, life leads to prosperity. To the Future.



Dakshineswar Temple

DISTANCE FROM POPULAR AFFORDABLE HOUSING LOCATIONS	DISTANCE TO IMPORTANT OFFICE AND COMMERCIAL LOCATIONS			
	Shyam Bazar	Burra Bazar	BBD Bagh	Park Street
Sodepur/Khardah	12km	16km	18km	19km
Barrackpore	19km	22km	24km	25km
New Town Action Area III	20km	21km	23km	25km
Barasat	23km	26km	27km	28km
Domjur	22km	19km	18km	16km
Sonarpur	22km	20km	18km	16km
SOLARIS Bonhooghly	5km	9km	11km	12km

Noapara Metro 8 minutes
Baranagar Railway Station 5 minutes
DumDum Airport 20 minutes



GOING GREEN

Installation of grid-tied 100 kWh roof top Solar PV Panels will make your living truly affordable as it will generate approximately 1,50,000 kWh of Free Green Electricity per annum.

This will also ensure about 120 Tonnes of CO2 emission savings annually which is roughly equivalent to emission of 100 diesel city vehicles in a year.

The carbon foot print savings from such an initiative will help in creating a cleaner atmosphere for our future generations to breathe in.

By generating lakhs of units of green electricity from Solar panels, you proudly contribute in global energy sustainability.

With Solaris Bonhooghly, it is not only affordable buying but affordable living too!

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





CREDIT LINKED SUBSIDY SCHEME (CLSS)

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

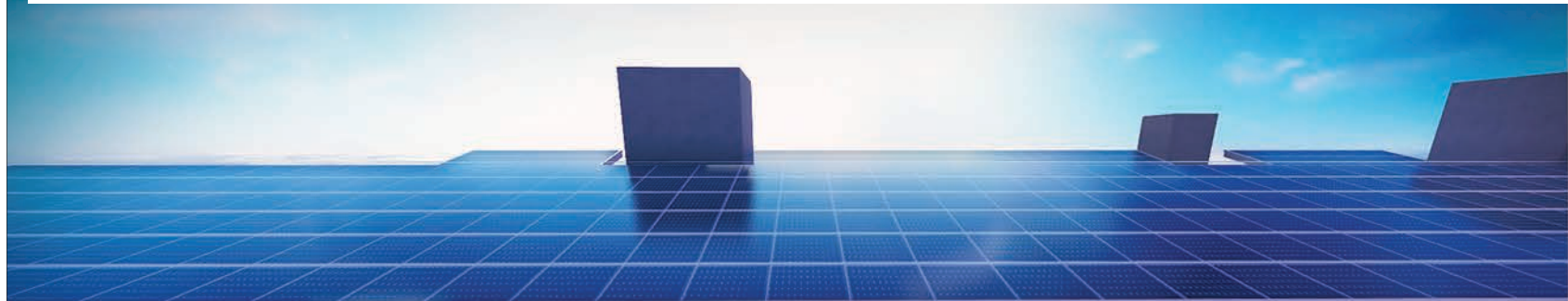
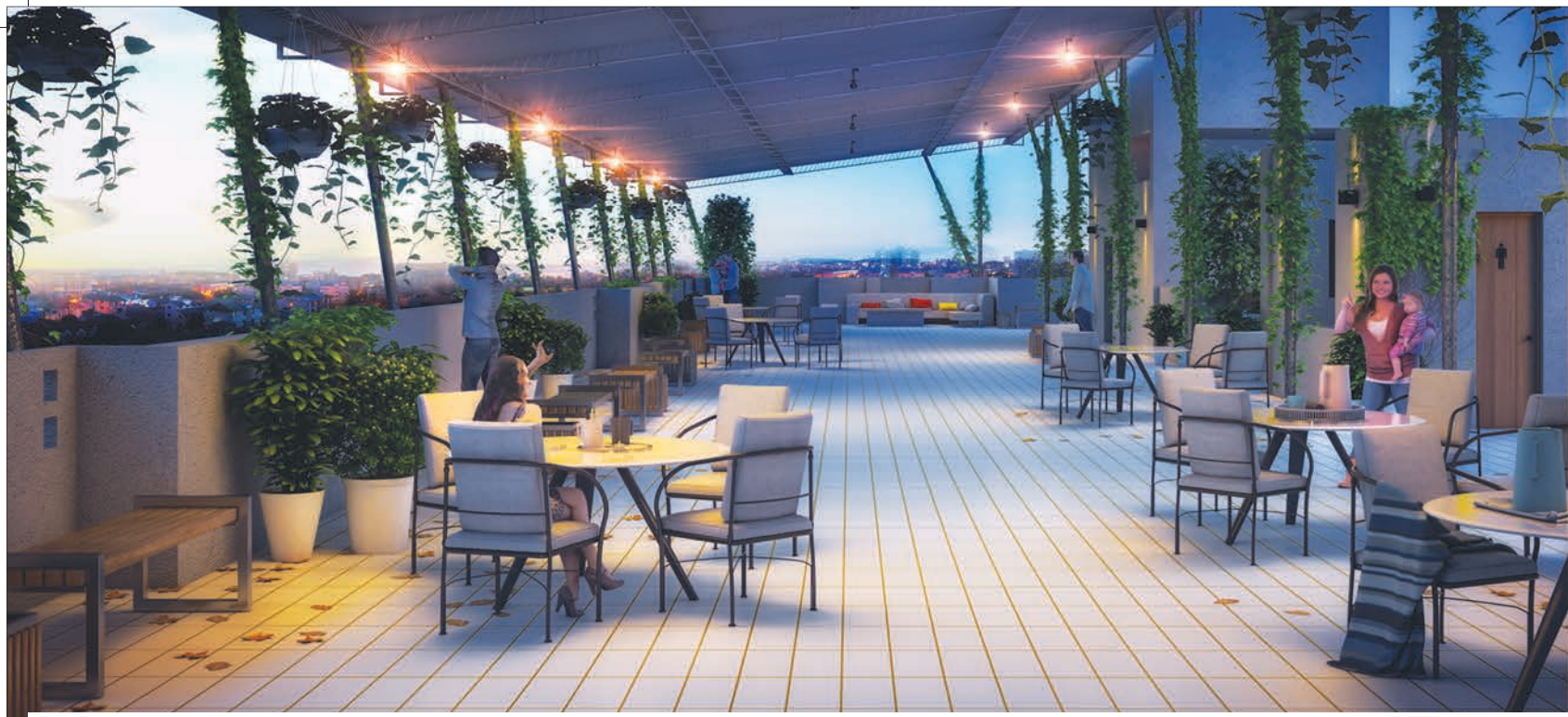
Applicants desirous of availing benefits under the scheme may approach the approved banks / financial institutions while applying for Home Loan. The subsidy amount will be directly transferred to the Home Loan Account by the Government for all eligible applicants.

Eligible applicants buying under instalment payment option will get subsidy under the scheme up to an amount of ₹2.67 lacs.

Home Loan processing charges will also be waived for the loan amount eligible for such subsidy.

Apartments at Solaris Bonhooghly are also open to applicants who do not require or qualify for CLSS benefits.





COMFORT AND CONVENIENCES

Amenities

24 x 7 Security | 24 x 7 Water Supply | 24 x 7 Power Backup for Common Area | Intercom Network
Car & Two Wheeler Parking | Solar Power for Common Electricity | Fire Fighting System | Water Treatment Plant
Sewage Treatment Plant | Passenger and Stretcher Lifts | 500w Power Backup in each flat | Visitor's Car Parking
Provision for Cable TV and Wi Fi | Washroom/Toilets for Support and Maintenance staff

Conveniences

Community Space | Games Room | Swimming Pool Facility | Adda Zone | Gymnasium | Children's Play Area
Senior Citizen's Corner





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; Cement based painting over water repellent coating. Interiors:P.O.P/Putty punning over cement plaster inside flats; OBD painting over P.O.P / Putty punning on cement plaster in common areas and lobbies.

Flooring Vitrified tiles in Bedrooms, Living/Dining, lobbies on all floors.
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; European WC and CP fittings of reputed make.

Doors Wooden Door Frames; Solid core Flush Shutters for main entrance door with night latch and magic eye; Outside finish: Polished Teak Veneer, Inside: paint finish. Painted Wooden Door Frames; Solid Core Flush shutters for all internal doors with paint finish.

Windows Anodised Powder coated Aluminium Frames with fully glazed shutters.

Stairs Indian Patent Stone Flooring; Brick railing with MS Pipe hand rail.

Roof Properly waterproofed.

Lift Facia Vitrified Tiles with Granite / marble in ground floor lobby.

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 Bathroom and Kitchen; Cable TV and Telephone points.

Plumbing Internal concealed plumbing.

Power Back-up Emergency power backup for Common Area Lighting and Four lifts. 500w back up in each flat.

MASTER PLAN



LEGEND

- Flat type A
1BHK + 1T
- Flat type B
2BHK + 1T
- Flat type C
2BHK + 2T
- Flat type D
3BHK + 2T
- Common Corridor
- # Flat No
- B Bedroom
- H Hall
- K Kitchen
- T Toilet



FLOOR PLANS



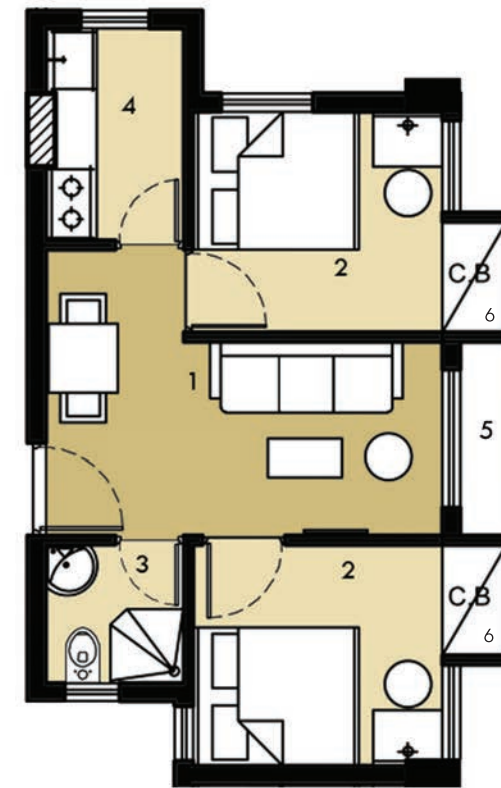
Flat type A
1BHK + 1T

Standard Built Up Area : 375 sq.ft
Built Up Area : 258 sq.ft
Tower I : Flat# 2,3,4,5,9,10,11,12



LEGEND

- | | |
|---------------------|---------------|
| 1. LIV./DIN | 10'-4"x6'-11" |
| 2. OPEN KITCHEN | 4'-11"x5'-5" |
| 3. BED ROOM | 9'-0"x9'-6" |
| 4. TOILET | 5'-0"x5'-0" |
| 5. PLANTER BED | 2'-5"x5'-11" |
| 6. CABINET AREA(CB) | 2'-6"x4'-0" |



Flat type B
2BHK + 1T

Standard Built Up Area : 565 sq.ft
Built Up Area : 398 sq.ft
Tower I : Flat# 1,6,7,8,14
Tower II : Flat# 2,3

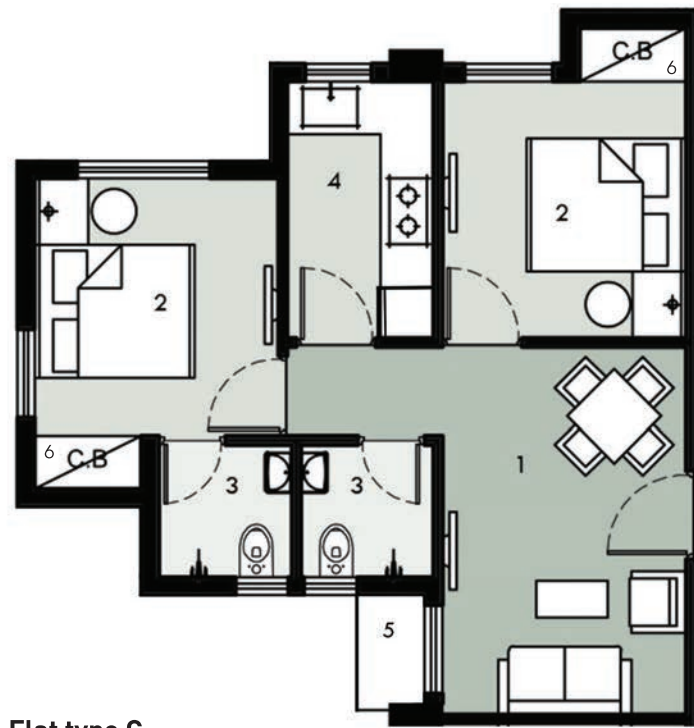


LEGEND

- | | |
|---------------------|---------------|
| 1. LIV./DIN | 14'-1"x6'-11" |
| 2. BEDROOM | 8'-10"x7'-10" |
| 3. TOILET | 5'-0"x5'-0" |
| 4. KITCHEN | 4'-11"x7'-9" |
| 5. PLANTER BED | 2'-5"x6'-11" |
| 6. CABINET AREA(CB) | 2'-3"x4'-0" |



FLOOR PLANS



Flat type C

2BHK + 2T

Standard Built Up Area : 700 sq.ft

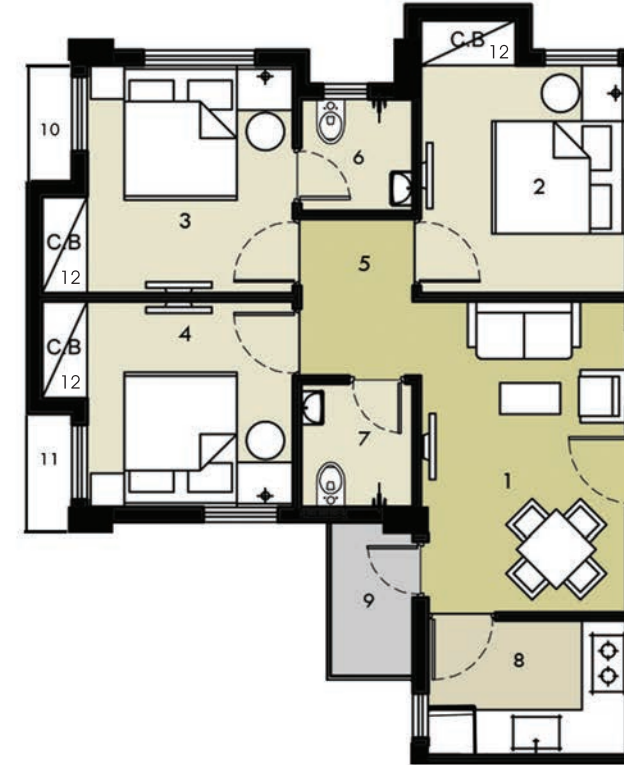
Built Up Area : 501 sq.ft

Tower II : Flat# 6,7,8,9



LEGEND

- | | |
|---------------------|-----------------|
| 1. LIV./DIN | 9'-0" x 13'-7" |
| 2. BEDROOM | 9'-0" x 9'-6" |
| 3. TOILET | 5'-0" x 5'-0" |
| 4. KITCHEN | 5'-5" x 9' x 6" |
| 5. PLANTER BED | 2'-5" x 4'-5" |
| 6. CABINET AREA(CB) | 2'-6" x 4'-0" |



Flat type D

3BHK + 2T

Standard Built Up Area : 950 sq.ft

Built Up Area : 670 sq.ft

Tower II : Flat# 1,4,5,10



LEGEND

- | | |
|----------------------|------------------|
| 1. LIV./DIN | 9'-0" x 13'-7" |
| 2. BEDROOM | 9'-0" x 10'-0" |
| 3. BEDROOM | 9'-0" x 10'-0" |
| 4. BEDROOM | 9'-0" x 9'-0" |
| 5. LOBBY | 4'-11" x 6'-11" |
| 6. TOILET | 5'-0" x 5'-0" |
| 7. TOILET | 5'-0" x 5'-5" |
| 8. KITCHEN | 8'-8" x 5' x 11" |
| 9. BALCONY | 3'-6" x 6'-11" |
| 10. PLANTER BED | 2'-5" x 5'-8" |
| 11. PLANTER BED | 2'-5" x 4'-8" |
| 12. CABINET AREA(CB) | 2'-6" x 6'-3" |





THE SUN- ENABLERS

Solaris Bonhooghly is brought to you by Eden Realty Group, one of the leading real estate developers of Kolkata.

Established in the year 2003, Eden Realty Group has the distinction of delivering:

Kolkata's first FDI funded housing project Eden City Maheshtala comprising of more than 2200 homes.

Kolkata's first roof top skywalk with sports facilities Siddha Eden LakeVille

Kolkata's first rehabilitation project of more than 800 refugee families in PPP with the State Govt., BONORINI

Z RESIDENCES at EM Bypass, Bonorini Market Complex and couple of other projects are in the pipeline.

Under the efficient leadership of Shri Sachchidanand Rai, Chairman, Eden Realty Group brings innovation, efficiency and professionalism to their team, who strengthen the group's commitment of excellence in their ambitious projects.



Sachchidanand Rai-Chairman

"Eden Realty Group strives to fulfil the vision of Housing for All by development through innovation. We are proud of our path-breaking initiatives in the past which has opened new avenues for the real estate industry.

With the launch of Solaris Bonhooghly - North Kolkata's 1st Real Affordable Housing, we bring to you yet another first, where, by introducing benefits of Solar power in day to day life, we have been able to redefine affordability in the housingsegment."

edenREALTY
Building Dreams. Designing Lifestyle

GLIMPSE OF FEW OF OUR PROJECTS



SIDDHA EDEN LAKEVILLE

Off. B.T. Road, Kolkata

One of the largest housing projects in Kolkata, Siddha Eden Lakeville and Siddha Eden Lakeville Harmony has over 2100 apartments and a rooftop skywalk with sports facilities overlooking a sprawling 18 acre natural lake.

Well connected through public transport, Siddha Eden Lakeville is close to everyday conveniences.

The project is a Public Private Partnership between Department of LR and RR&R, Govt. of West Bengal and Eden Realty.

Kolkata based Siddha Group is the development partner.

BONORINI BONHOOGHLY HOUSING COMPLEX

Off. B.T. Road, Kolkata

This one-of-its-kind rehabilitation project was built in Public Private Partnership between Department of L&LR and RR&R, Govt. of West Bengal and Eden Realty.

800 families staying in dilapidated structures were re-settled in 645sq.ft. modern 2BHK apartments in this project.



BONORINI MARKET COMPLEX

Off. B.T. Road, Kolkata

Located on 80ft wide Lake View Park Road and overlooking a sprawling Bonhooghly Lake, Bonorini market complex is a Public Private Partnership between Department of LR and RR&R, Govt. of West Bengal and Eden Realty.

The market complex will house more than 130 shops and stalls catering to day to day needs.

Z RESIDENCES

E.M. Bypass, Kolkata

Well connected with North and South Kolkata, Z RESIDENCES is fashioned amidst a host of 5 Stars, Clubs, Educational Institutions, Corporate Hubs, Conveniences and many more.

Iconic Landmarks, Airports and Helipads, make it an address of desire.

The project is developed as joint venture with Kolkata based AG Group.

4 and 5 BHK Duplex and Non-Duplex residences, tower and common areas exquisitely designed by ARMANI, Z RESIDENCES offers a lifestyle for those with finer tastes.



ASSOCIATIONS

Architects



Legal Advisors

B.K. Jain
Solicitor & Advocate

B.K. Jain & Co.
Advocates

Jain & Co.
Advocates

Sales Partner

SUREHOMZ
www.surehomz.com

Assesment Partner

CRISIL
An S&P Global Company

Member - IGBC



The layout, building plans, specifications, features and benefits proposed at Solaris Bonhooghly are preliminary and subject to finalisation. 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 at its sole discretion or as may be directed by any competent authority. However, the carpet area of the apartment(s) may increase or decrease up to a maximum of 2%. 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 Bonhooghly project images used in this brochure for illustration purposes are artist's impressions and are indicative only.

A celebration of life. Of warmth.
That's what the 'Sunshine Home' offers.
Waiting to fill your life.
With well-being, happiness and prosperity.



Beckons you!

