



# SOLUS

DIFFERENTIAL LIVING

Call for Free Exclusive Site Visit

**09803151905**



**238**

COTTAHS LAND AREA

**7**

TOWERS

**453**

BOUTIQUE HOMES

**G+10 & G+11**

STOREY HIGH RISE

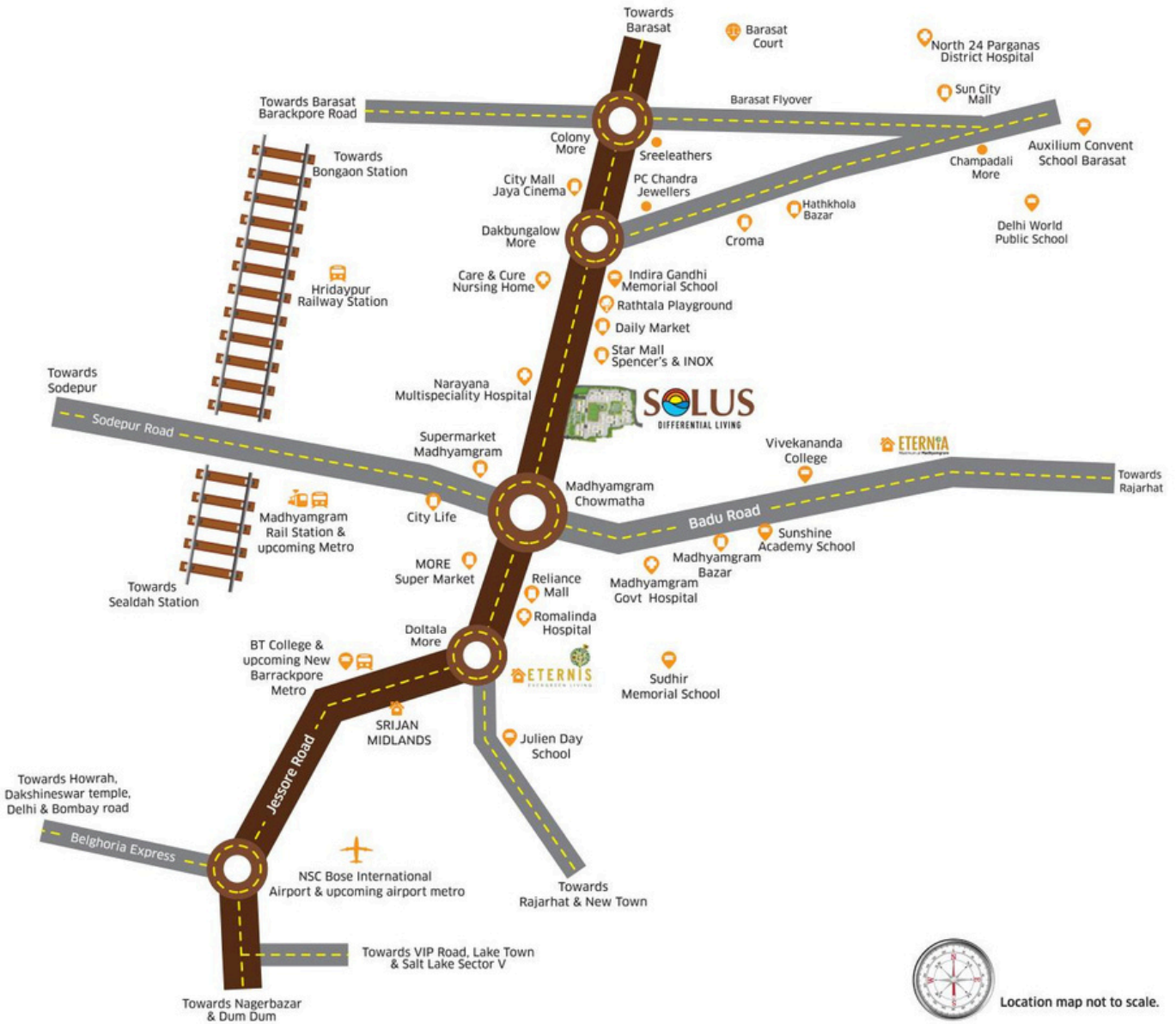


**897**  
SQ-FT  
2BHK HOMES

**1094-1374**  
SQ-FT  
3BHK HOMES

**1528**  
SQ-FT  
4BHK HOMES

# THE LOCATION



Location map not to scale.

# THE NEIGHBOURHOOD



## Shopping Centre & Daily Market

Starmall	200m	1.3km
More Hyper Market	200m	1.7km
Spencer's	1.4km	In the premise
Reliance Mall	300m	
CityMall	300m	
SOLUS Hyper-Retail	1.5km	
Closest Daily Market Near Sisir Kunja on Jessore Road		
MadhyamgramDailyMarket		

## Hospital

Narayana Multi-Speciality Hospital	500 m
Care and Cure Nursing Home	1.2 km
North-24parganas District Hospital	3.6 km

## School

Indira Gandhi Memorial High School	950 m
Auxilium Convent School	5.4 km
Delhi Public School Barasat	6.1 km
Julian Da School, Ganganagar	3.1 kms
Sudhir Memorial School, Doltala	2.2 km

## Business Hub

Sector V	5-22.3 km
New town	19.8 km
Burrabazar	20 km
Dalhousie/BBD Bagh	24.2 km

## Connectivity

HridaypurRailway Station	
Madhyamgram Railway station/Upcoming Metro station	1.7 km
Upcoming New Barrackpore Metro Station	2.6 km
Dum Dum Metro	3.4 km
NSCBI Airport	13.8 km
	8.2 km

# KEY PLAN



## LEGENDS

- 1 MAIN ENTRANCE
- 2 COMMERCIAL PLAZA ENTRANCE
- 3 DAYBED
- 4 LAP POOL
- 5 JACUZZI
- 6 KID'S POOL
- 7 DRY FOUNTAIN
- 8 WATER FEATURE
- 9 TREE HOUSE
- 10 AMPHITHEATRE
- 11 MULTIPURPOSE PLAY AREA
- 12 EVENT LAWN
- 13 READING COURT
- 14 TEA COURT
- 15 CHESS COURT
- 16 YOGA/PICNIC AREA (ACTIVITY LAWN)
- 17 INFINITY JOGGING TRACK
- 18 MUSIC COURT
- 19 PICNIC LAWN
- 20 ROCK GARDEN
- 21 MULTIPURPOSE FUNCTION SPACE
- 22 FITNESS STATION
- 23 FOOT MASSAGE
- 24 PLAYAREA
- 25 ADDA ZONE
- 26 SERVICES



MASTER PLAN WITH TYPICAL FLOOR PLANS & TOP AERIAL VIEW PERSPECTIVE



# CELEBRATE LIFE IN THE FIRST BOUTIQUE RESIDENTIAL HOMES ON JESSORE ROAD

**SOLUS** is a unique project that has been thoughtfully designed by mastercraftsmen for our specific clients who want an aspirational growth luxurious living with a **superconnected project on Jessore Road**. The landscape of the property has been designed into 4 level **Recreational Hubs** which is first of its kind in North Kolkata. **72700 sq-ft hyper retail** within the project caters to all your shopping needs.

# SPORTS HUB



VIEW OF CENTRAL GREENS WITH  
OUTDOOR SPORTS

Spring garden

Multipurpose play area (For football  
badminton volleyball Cricket etc.)

Infinity jogging track

Amphitheatre

Music court

Picnic lawn

Rock garden

Wooden deck

Stretching court.



# WELLNESS HUB



VIEW OF MULTIPURPOSE  
FUNCTION SPACE

Winter garden  
Wellness plant  
Multipurpose function space  
Fitness station

Play area  
Adda zone  
Rain garden

# LIFESTYLE HUB



ARIEL EVENING VIEW OF  
THE CLUB

Summer garden  
20 meter lap pool with Jacuzzi  
Kid's pool & play area  
Event lawn  
Topiary  
Amphitheatre  
Tree house

Cafe  
Reading court  
Tea court  
Chess court  
Activity lawn for yoga &  
picnic

# SKY SPORTS HUB

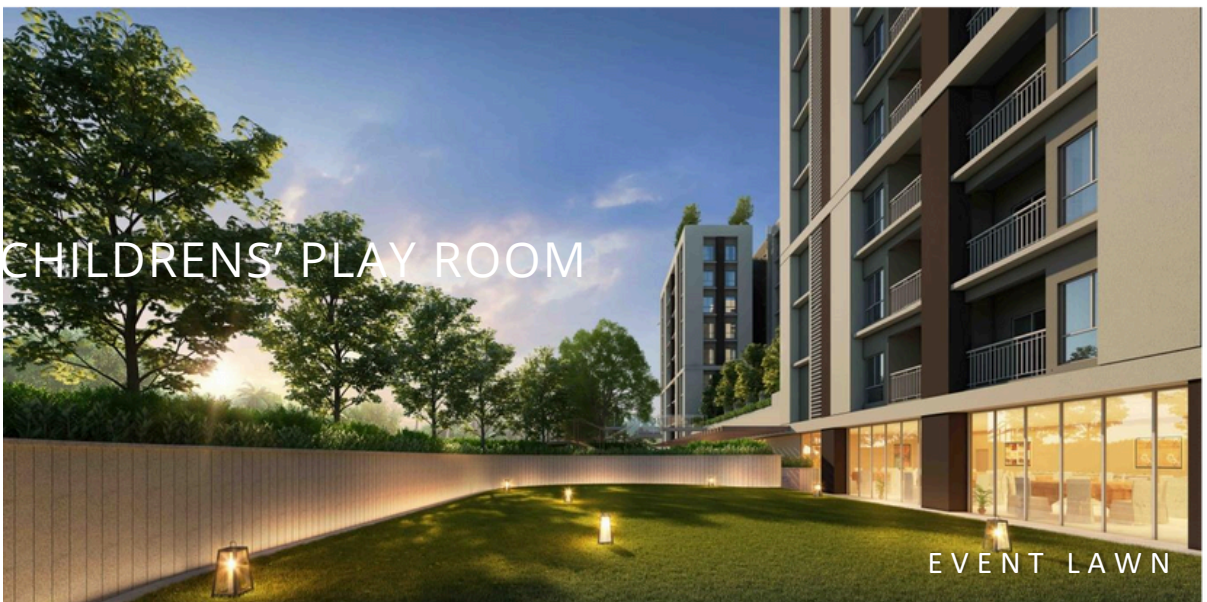


## THE ROOFTOP SKYWALK AND THE SKY SPORTS

Autumn garden  
Yoga deck  
Jogging area  
Stretching area

Relaxation deck  
Sun lounger deck  
Sky walk

# WELLNESS & LIFESTYLE AMENITIES



# GLIMPSE OF OUTDOOR AMENITIES





**Indian Green Building Council**

- Onsite organic composter
- Solid waste management
- Solar power facility for common area lighting
- Sewage treatment plant
- Rain water harvesting
- Sun reflective flooring at Roof top
- Water treatment plant

# SPECIFICATIONS



## KITCHEN

Kitchen fittings -StainlessSteel Sink, provision of waterfilter point

Provision of Chimney andExhaust Point

## ELECTRICAL FITTINGS

Concealed wiringwithprovision ofmodularswitches(Polycab/ RR cable/Anchor / Havells / Kolors or reputed brand)

Provision forgeneratorpower in theflats -Forlimited fan,light andrefrigeratorusage

Home automation forLight,fan and AC (OnAdditionalcost)

## OTHER FEATURES

Water filtration plant intheproject -Yes

Roof top treatment -Waterproofing

Source of water intheproject -Filterwater

Lift -2 in each block

Fire fightingarrangements intheproject -As perfiredepartment Norms

Earth quake resistant -Yes

Project lighteningresistant -Yes

Pollution Clearance -Yes

## **STRUCTURE**

Structure -RCCframestructure

Outdoor Finish -7years washable weathercoat paint

Wall & Ceiling -POPfinish

Flooring -Vitrified tiles

## **AC & POWER BACK UP**

Provision for AC's -In all bedroom and living area

Provision for generators for the flats -Only for limited fan, light & refrigerator usage

2BHK -.75 KVA

3BHK -1 KVA

4BHK -1.2 KVA

## **TOILETS**

Sanitary wares -Jaquar / Hindware/ Koller / Roca or Reputed brand

Sanitary Fittings -Jaquar / Hindware/ Koller / Essco or Reputed brand

Provision for hot and cold line in shower area only

## **DOORS & WINDOWS**

Doors -Flush door

Door frame -Sal Wood /Hardwood

Window -Aluminum sliding/Open able windows



# WHY SOLUS ?

Top 5 reasons why we are the best choice for you!

## Best Location

Located right on Jessore Road, beside StarMall, SOLUS is the Best Located Property in North Kolkata

## 4 levels of Urban landscaping hubs

With Lifestyle, Recreation, Wellness and Sky Sports along with a huge central green zone, it is one of its kind to provide the best of its class life experience for homes.

## Large hyper retail

72,700sq-ft hyper retail within the project caters to all your shopping needs

## Ergonomic design & International Landscapist

World-Class Landscape by International Landscapist

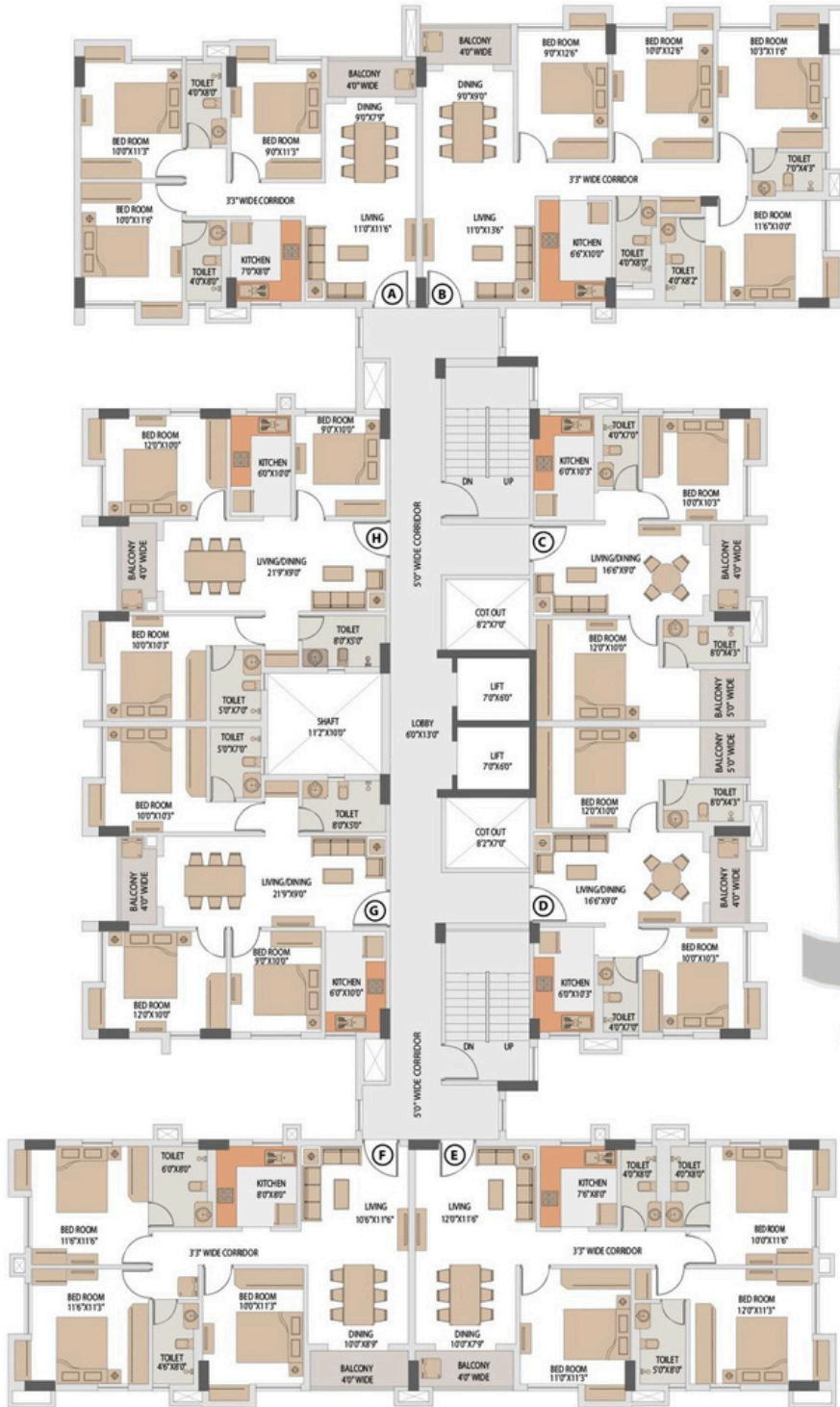
& ergonomically designed apartment will provide best wind and light circulation are our project's forte

## An offering by Srijan Realty

After the overwhelming response & success of Eternis & Srijan Midlands, Srijan Realty, one of the leading developers of Eastern India, is now offering SOLUS right on Jessore Road

# BLOCK 7

# TYPICAL FLOOR PLAN

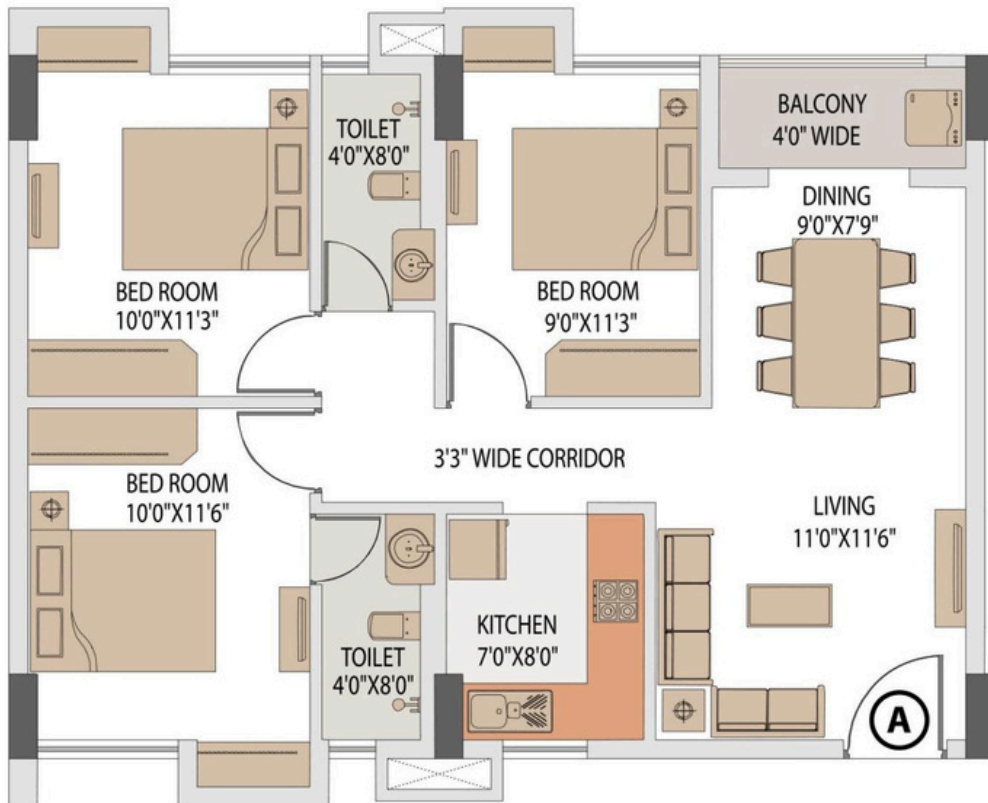


# BLOCK 7 AREA CHART

TOWER	FLOOR	FLAT NO.	FLAT TYPE	TOTAL CARPET AREA (SQ.FT.)	BUILTUP AREA (SQ.FT.)	TERRACE AREA (SQ.FT.)	FINAL CHARGEABLE ROUNDED OFF AREA (SQ.FT.)
7	1ST TO 11TH	A	3 BHK	771.03	851.86	NIL	1136
		B	4 BHK	1039.16	1145.83	NIL	1528
		C	2 BHK	601.60	672.64	NIL	897
		D	2 BHK	601.60	672.64	NIL	897
		E	3 BHK	911.93	1002.45	NIL	1337
		F	3 BHK	866.72	954.23	NIL	1272
		G	3 BHK	738.63	820.76	NIL	1094
		H	3 BHK	738.63	820.76	NIL	1094

# BLOCK 7

## UNIT PLAN TYPE A



### FLAT-A

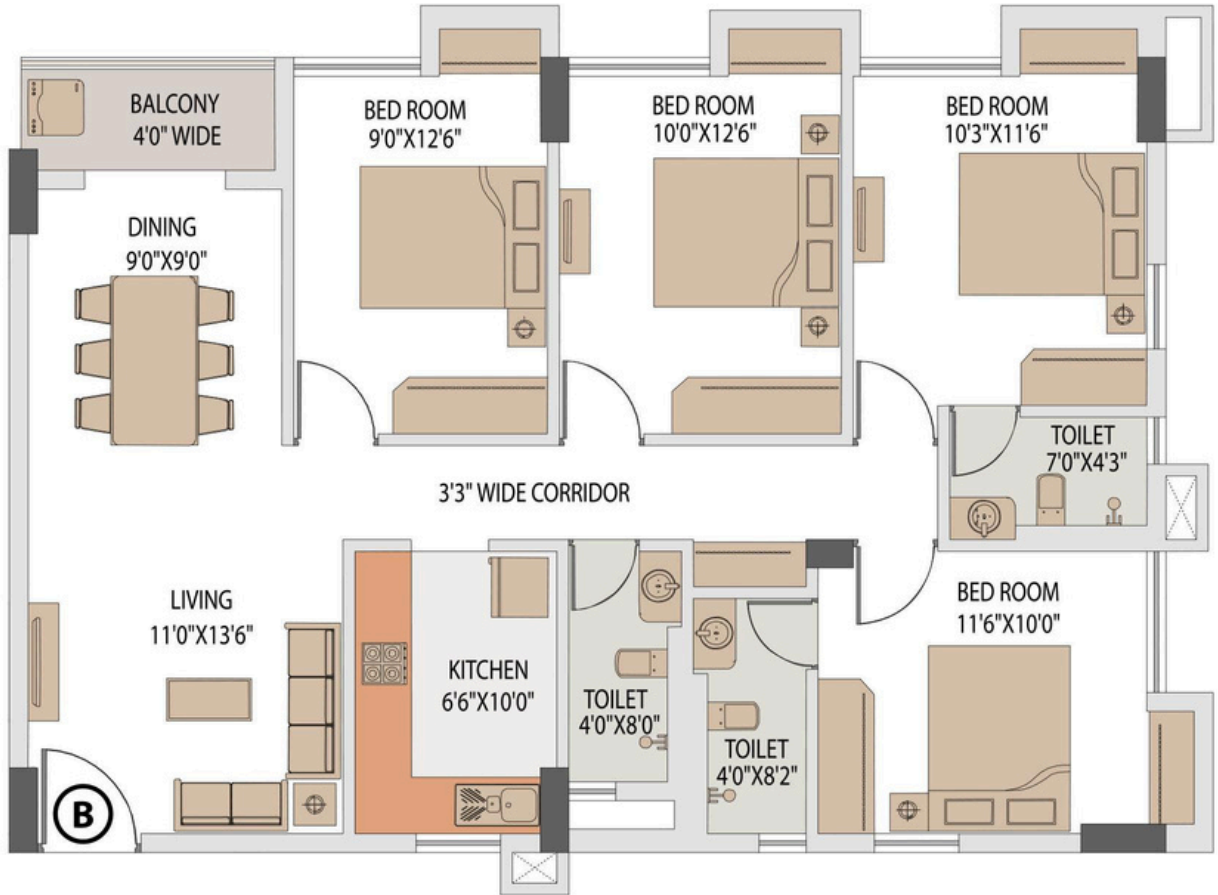
### TOWER-7



FLAT NO.	FLAT TYPE	TOTAL CARPET AREA (SQ.FT.)	BUILTUP AREA (SQ.FT.)	TERRACE AREA (SQ. FT.)	FINAL CHARGEABLE ROUNDED OFF AREA (SQ.FT.)
A	3 BHK	771.03	851.86	NIL	1136

# BLOCK 7

## UNIT PLAN TYPE B



### FLAT-B

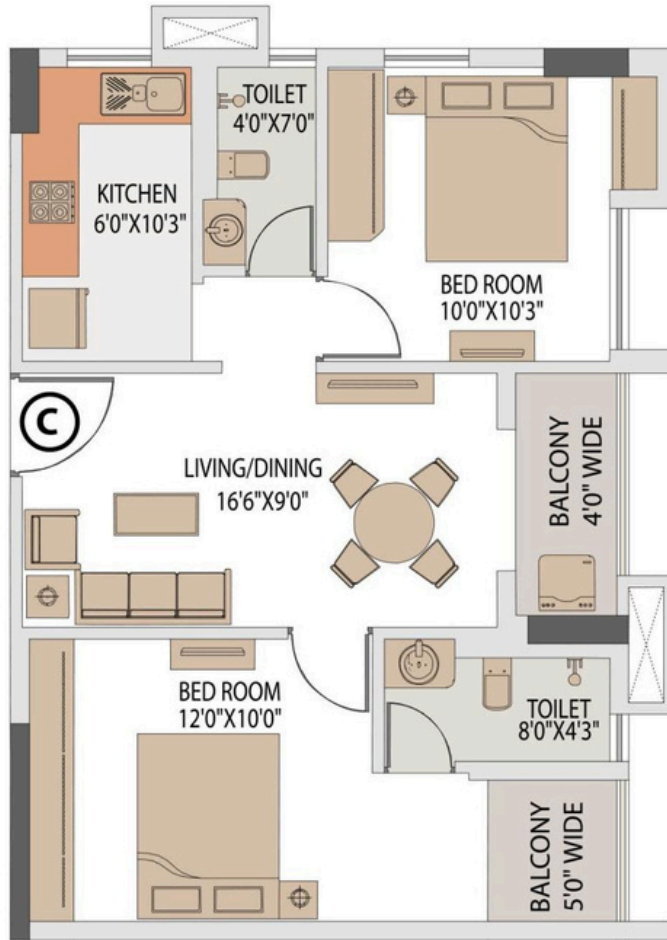
### TOWER-7



FLAT NO.	FLAT TYPE	TOTAL CARPET AREA (SQ.FT.)	BUILTUP AREA (SQ.FT.)	TERRACE AREA (SQ.FT.)	FINAL CHARGEABLE ROUNDED OFF AREA (SQ.FT.)
B	4 BHK	1039.16	1145.83	NIL	1528

# BLOCK 7

## UNIT PLAN TYPE C



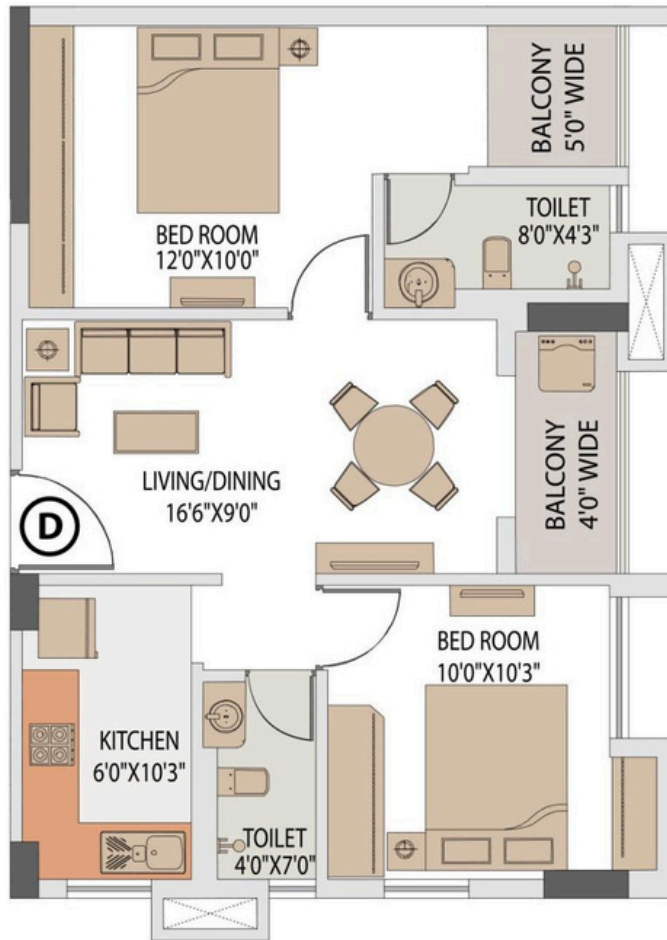
### FLAT-C TOWER-7



FLAT NO.	FLAT TYPE	TOTAL CARPET AREA (SQ.FT.)	BUILTUP AREA (SQ.FT.)	TERRACE AREA (SQ. FT.)	FINAL CHARGEABLE ROUNDED OFF AREA (SQ.FT.)
C	2 BHK	601.6	672.64	NIL	897

# BLOCK 7

## UNIT PLAN TYPE D



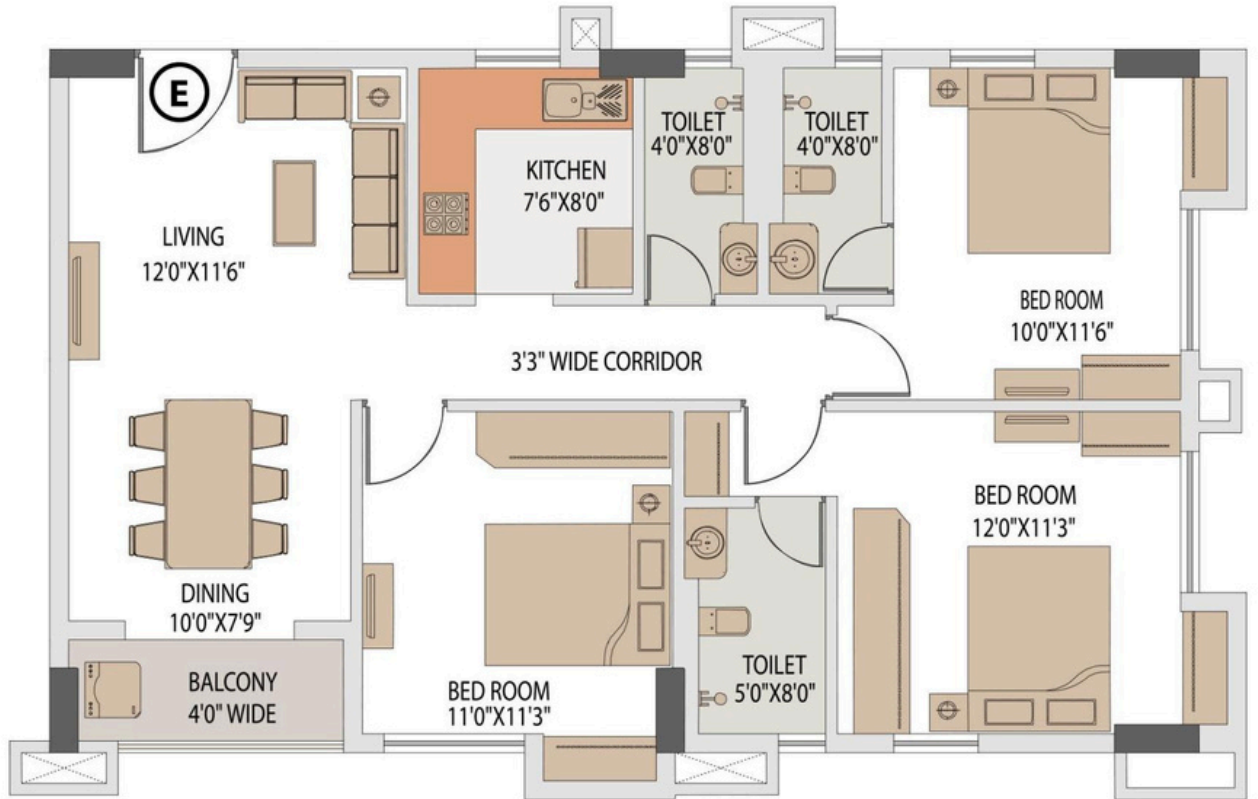
**FLAT-D**  
**TOWER-7**



FLAT NO.	FLAT TYPE	TOTAL CARPET AREA (SQ.FT.)	BUILTUP AREA (SQ.FT.)	TERRACE AREA (SQ.FT.)	FINAL CHARGEABLE ROUNDED OFF AREA (SQ.FT.)
D	2 BHK	601.6	672.64	NIL	897

# BLOCK 7

## UNIT PLAN TYPE E



### FLAT-E TOWER-7

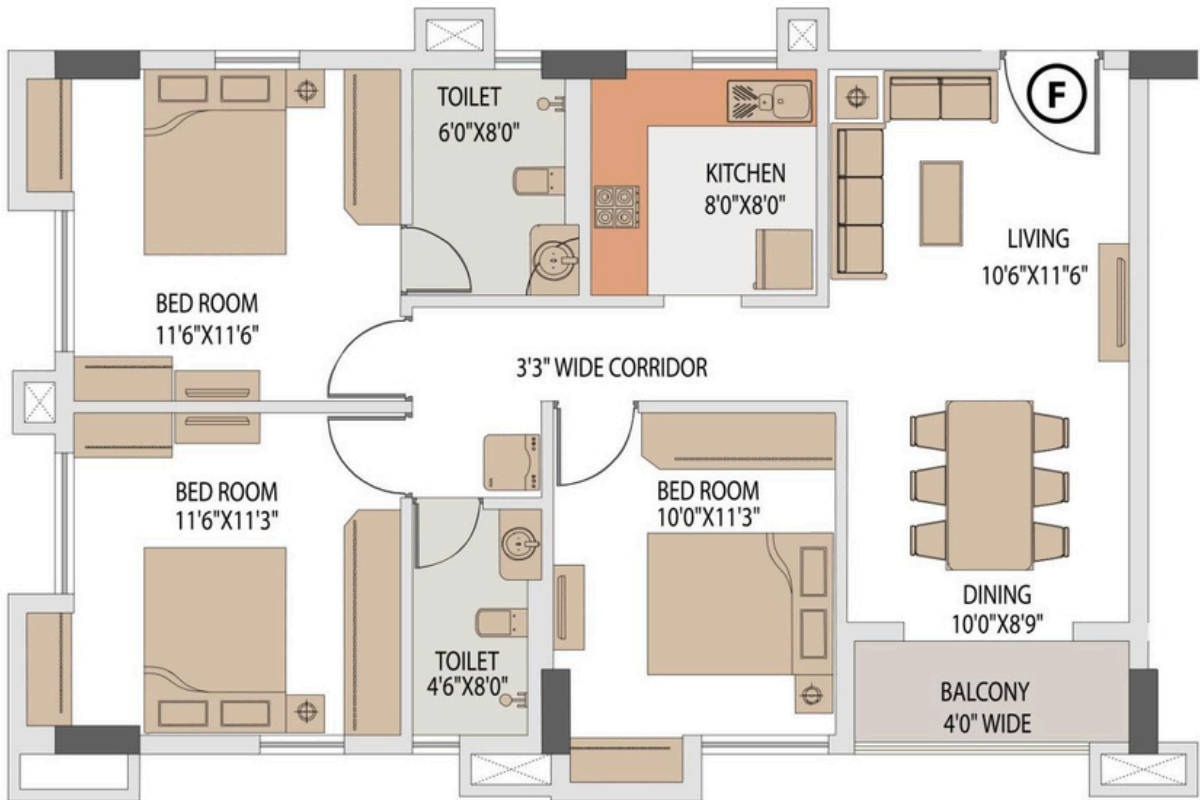


FLAT NO.	FLAT TYPE	TOTAL CARPET AREA (SQ.FT.)	BUILTUP AREA (SQ.FT.)	TERRACE AREA (SQ.FT.)	FINAL CHARGEABLE ROUNDED OFF AREA (SQ.FT.)
E	3 BHK	911.93	1002.45	NIL	1337



# BLOCK 7

## UNIT PLAN TYPE F



### FLAT-F

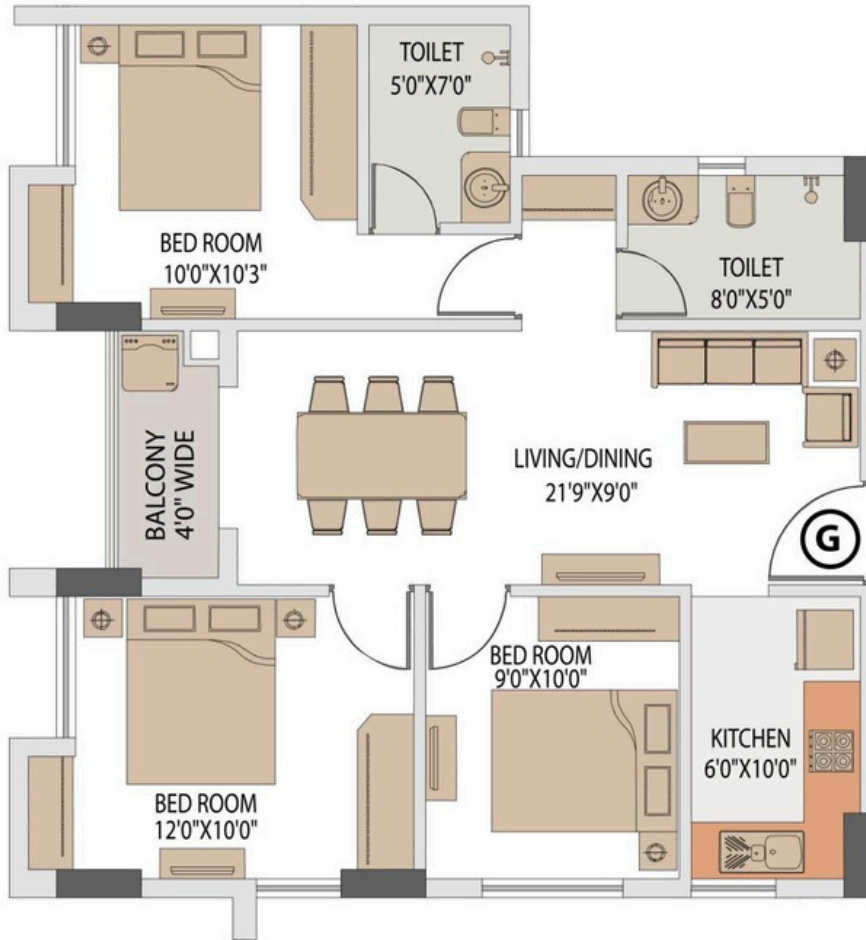
### TOWER-7



FLAT NO.	FLAT TYPE	TOTAL CARPET AREA (SQ.FT.)	BUILTUP AREA (SQ.FT.)	TERRACE AREA (SQ.FT.)	FINAL CHARGEABLE ROUNDED OFF AREA (SQ.FT.)
F	3 BHK	866.72	954.23	NIL	1272

# BLOCK 7

## UNIT PLAN TYPE G



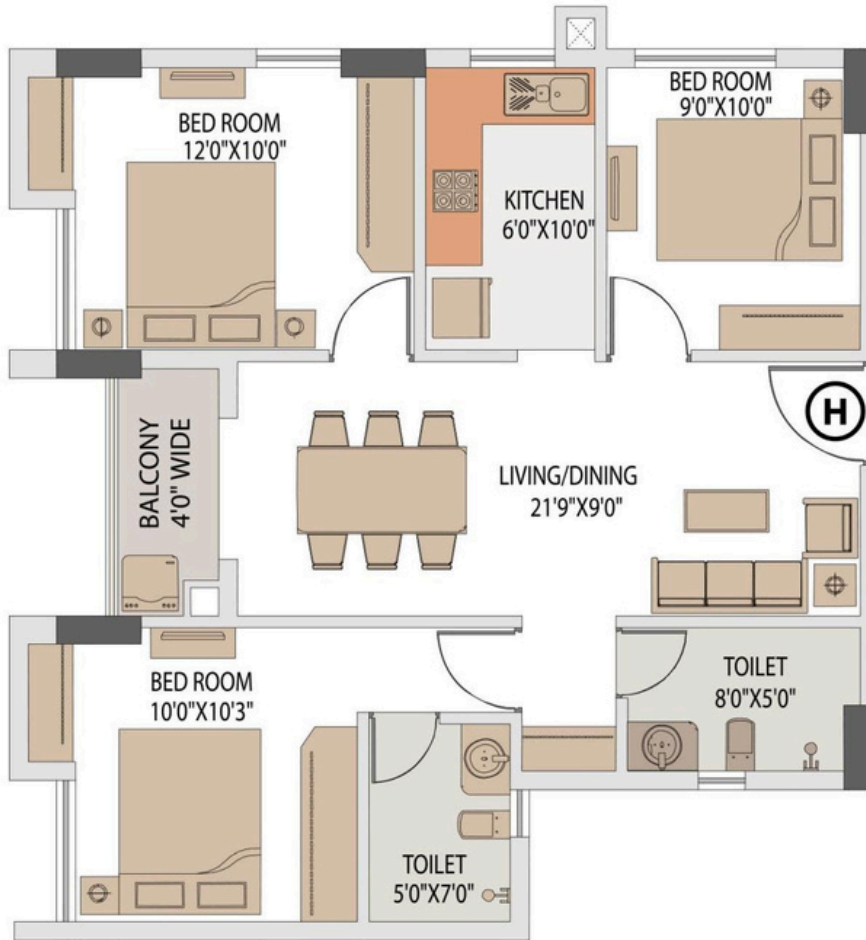
**FLAT-G**  
**TOWER-7**



FLAT NO.	FLAT TYPE	TOTAL CARPET AREA (SQ.FT.)	BUILTUP AREA (SQ.FT.)	TERRACE AREA (SQ.FT.)	FINAL CHARGEABLE ROUNDED OFF AREA (SQ.FT.)
G	3 BHK	738.63	820.76	NIL	1094

# BLOCK 7

## UNIT PLAN TYPE H



### FLAT-H TOWER-7



FLAT NO.	FLAT TYPE	TOTAL CARPET AREA (SQ.FT.)	BUILTUP AREA (SQ.FT.)	TERRACE AREA (SQ. FT.)	FINAL CHARGEABLE ROUNDED OFF AREA (SQ.FT.)
H	3 BHK	738.63	820.76	NIL	1094

# RECOGNITIONS



WINNER OF  
BEST UPCOMING  
MID-SEGMENT  
RESIDENTIAL  
PROJECT

AT

CREDAI BENGAL  
REALTY AWARDS  
2015



WINNER OF  
RESIDENTIAL  
PROPERTY OF THE  
YEAR (EAST)

AT

REMAX INDIA  
ESTATE 10TH  
ANNUAL AWARDS  
2018



WINNER OF  
BEST COMPLETED  
MID-SEGMENT  
HOUSING PROJECT

AT

CREDAI BENGAL  
REALTY AWARDS  
2019

DEVELOPED BY

LAND OWNER



# BEST IN CLASS DEVELOPMENTS



ETERNIS



OZONE



NIRVANA

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# SOLUS

DIFFERENTIAL LIVING

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THANK YOU



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