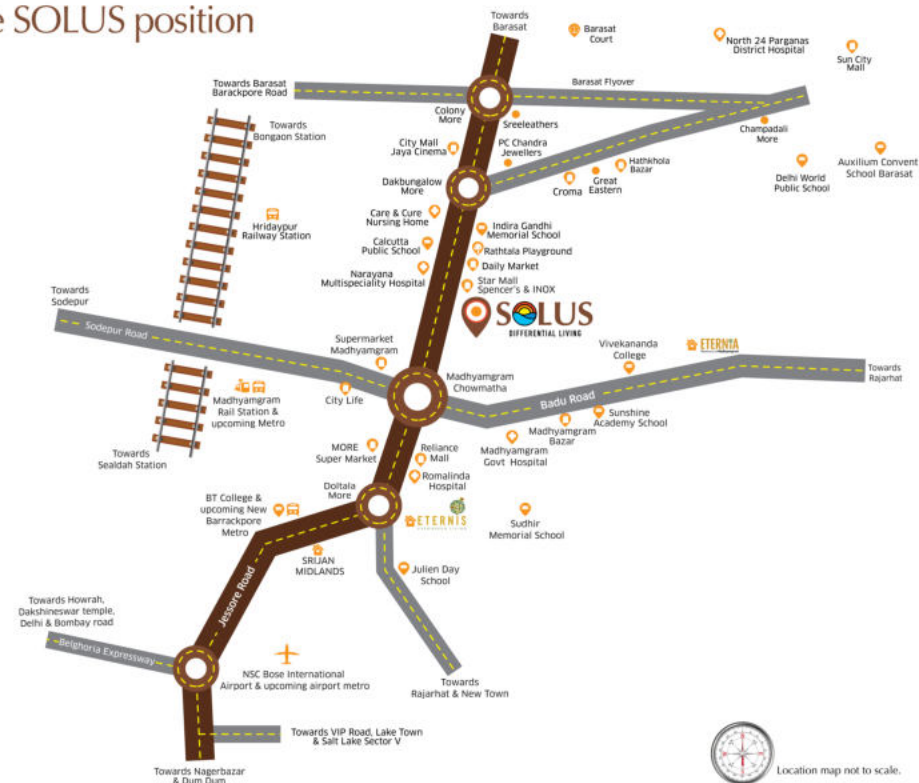




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## The SOLUS position



Location map not to scale.



# SOLUS

Built on an enviable and sought after location on the main road right beside the Star Mall at Madhyamgram on Jessore Road, SOLUS creates a style of living that is unprecedented in the area.

A residential complex with podium gardens plus multiple levels of amenities that will provide the best of its class life experience for home owners.

Four levels of urban landscaping hubs – **Lifestyle, Recreation, Wellness and Sky Sports** along with a huge **central green zone**.

With 7 towers and hyper-retail area in two blocks, SOLUS will have more than 400 apartments of 2, 3 and 4 BHK in G+10 and G+11 buildings.

### At stone's throw ...

#### Daily Market

Near Sisir Kunja on Jessore Road **300 m**  
Madhyamgram Daily Market **1.5 kms**

#### Healthcare facilities

Narayana Multi-speciality Hospital **500 m**  
Care and Cure Nursing Home **1.2 kms**  
North 24 Parganas District Hospital **3.6 kms**

#### Malls & Hypermarkets

Star Mall **200 m**  
More Hypermarket **1.3 kms**  
Spencer's **200 m**  
Reliance Mall **1.7 kms**  
City Mall **1.4 kms**  
SOLUS HyperRetail

#### Education Centers

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

#### Transport Connectivity

Hridaypur Railway Station **1.7 kms**  
Madhyamgram Railway Station / Upcoming Metro Station **2.6 kms**  
Upcoming New Barrackpore Metro Station **3.4 kms**  
Dum Dum Metro **13.8 kms**  
NSCBI Airport **0.2 kms**

#### CBD/Business Hubs

Sector V **22.3 kms**  
Newtown **19.8 kms**  
Burrabazar **20 kms**  
Dalhousie/BBD Bag **24.2 kms**

NOTE Distances courtesy Google.com

**SOLUS**  
DIFFERENTIAL LIVING



## What's unique about SOLUS

### Four levels of Landscaped Hubs

#### **Sky Sport hub** (Roof top)

Autumn garden, Yoga lawn, Jogging, Stretching area, Relaxation deck, Sun lounge deck, Skywalk.

#### **Wellness hub** (2nd floor)

Winter garden, Wellness plant, Multipurpose function space, Fitness station, Play area, Adda zone, Rain garden.

#### **Sports Hub** (Ground floor)

Spring garden, Multipurpose play area for football, badminton, volleyball, cricket ..., Infinity jogging track, Amphitheatre, Music court, Picnic lawn, Rock garden, Wooden deck, Stretching court.

#### **Lifestyle Hub** (2nd and 3rd floor)

Summer garden, 20 mtr 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 and picnics.

## The SOLUS advantage

Situated on Jessore Road, SOLUS is just 15 minutes straight drive from the NSC Bose International Airport.

Adjacent to the area's largest shopping mall, 'Star Mall' that's almost a daily attraction to the people around. The mall draws filmbuffs, foodies to shopaholics. SOLUS beside such a shopping mall provides residents with seamless entertainment, leisure and comfort. Most importantly, it will make SOLUS a landmark in the area.

Just 500 meters from Narayana Multi-Specialty Hospital will provide assurance about emergency medical needs.

24 X 7 transport availability will make the place always commutable via road. Just a few minutes from Madhyamgram Railway station will make suburban train travel a dream. The upcoming New Barrackpore Metro will ease travel time to different parts of the city.

Outlets like Spencer's, Pantlooms, INOX and others will satisfy your frequent shopping and entertainment needs. Daily market, is just a minute away.

Restaurants such as KFC, Buddha Bites, Outh 1590, Mouchak ... surround SOLUS offering a choice of delicacies as well as quick bites for residents.

Reputed schools like Julian Day, Calcutta Public School, Euro Kids, Little Laureates ... are well close by and all other schools buses will pick up students from SOLUS gate.



The view from the sky-roof.



The grand facade.









## SOLUS will have

### at the Club

Grand lounge at the ground floor  
Yoga / Aerobics  
Youth entertainment centre  
Cineplex  
Indoor games room  
Cards room  
AC Banquet hall  
Two guest rooms  
Creche  
Work stations  
AC gym  
Steam  
Massage  
Party lawn

### Elsewhere

Two grand gateways with security barrier.  
Wireless CCTV system on boundary wall  
Home automation (At an additional cost)  
Servant / store room (At an additional cost)  
Visitors' parking



Courts and activity lawn.

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## Indian Green Building Council features

### Rainwater harvesting

A rainwater harvesting tank installed in SOLUS would collect the rainwater from the roof and ground floor areas and store them to reuse it for gardening and landscaping. This will not only charge and enhance groundwater levels and reduce water flow into drains but also reduce the potable water required for the project, thereby making it water efficient.



Rainwater collection

### Solar power lighting for common areas

SOLUS will house solar panels. The energy generated from these will be able to cater to the lighting of the common areas of the building. This will make SOLUS immensely energy efficient.



Solar powered lights in common areas

### Virgin greens

The site will be restored to virgin greenlands by adequate landscaping that will offer residents ample space for relaxation and play.

### Waste and garbage disposal

SOLUS will recycle the waste water and reuse it for flushing in order to reduce the usage of potable water. The organic waste converter at SOLUS will help manage waste in a proper way and convert the kitchen and garden waste to manure and use it for the landscaping.

### Limiting water waste

Low water flow fixtures specifically designed to limit water waste will help residents reduce water consumption.

### Electric vehicle charging points

With rising fuel prices there is and will be a propensity to shift to renewable resources for vehicles. Which is why, the usage of electric vehicles are on the rise. A platinum rated building will have to have electric vehicle charging points to provide residents the provisions to charge electric vehicles. SOLUS will have 5% of the parking area devoted to this in the ground floor parking area.



Electric vehicle charging point



GH platinum  
pre-certified



### Energy efficient lights

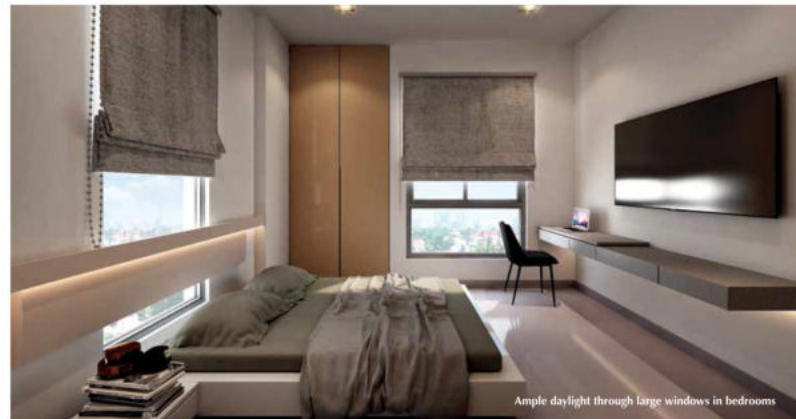
LED lights that consume almost 30% less electricity in comparison to other lights will help SOLUS reduce the energy consumption for the building making it energy efficient.



LED lights in indoor common areas

### Sunlight and fresh air

SOLUS will have windows that are adequately sized to allow a lot of daylight and fresh air. Better indoor environmental quality will protect health, improve the quality of life, and reduce stress. In a way, it will also escalate the the resale value of the apartments.



Ample daylight through large windows in bedrooms

### Use of sustainable and certified material

A platinum rated building is made of IGBC-rated sustainable products such as FSC certified wood, AAC blocks instead of fly-ash, certified lifts and low VOC paints. The material undergo rigorous scrutiny, and the quality of construction is therefore much superior. This will directly impact infrastructure and living conditions of the residents at SOLUS.





Your life at  
SOLUS



View from the Club in the evening.



















# Club life in SOLUS









































# SOLUS essentials

## Address

### SOLUS

81/5 Jessore Road North  
Mouza – Udayrajpur  
Madhyamgram Municipality  
Ward 5  
PS Madhyamgram  
24 Parganas North  
West Bengal  
Opposite Madhyamgram BSNL and  
beside STAR Mall.

## Developer

Srijan Realty Private Limited  
36/1A Elgin Road  
Kolkata 700020

## Land owner

The House of Ganges  
33A Jawaharlal Nehru Road  
Kolkata 700071

## Srijan Realty Credentials

- Greenfield City near Behala
- Ozone on South DM Bypass
- Eternis on Jessore Road
- Heritage Srijan Park Park Circus
- Srijan Midlands Madhyamgram
- Srijan Heritage Enclave Rajarai
- Srijan Industrial Logistic Park near
- Galaxy Mall Asansol

## Architect

Raj Agarwal & Associates  
88 Royd Street 2nd Floor  
Kolkata 700016



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## Landscaping

TECTONIX, Thailand

## Floors

G+10 and G+11

## Towers

Seven  
With retail area in  
Blocks 1 and 2

## Number of flats

More than 400 apartments  
2 BHK – 88  
3 BHK – 343  
4 BHK – 22

## Sizes

2 BHK – 897 sq ft  
3 BHK – 1094 sq ft – 1374 sq ft  
4 BHK – 1528 sq ft



View with Jessore Road.



## The Srijan advantage

Srijan Realty Private Limited is one of the leading real estate companies of eastern India with its presence in Kolkata and Asansol as well as Chennai in the South. The company has leveraged its rich insight into consumer preferences with customised property development.

Srijan's diversified realty portfolio comprise secured, gated communities, commercial parks, logistic parks, shopping malls, retail establishments, making it possible to address every opportunity and upturn.

Srijan possess a rich track record of having delivered approximately 73 lakh square feet across 29 projects. Developing 157 lakh square feet across 16 projects at present.

A responsible corporate citizen, Srijan has a project named 'Srijan Seva Sadan', a dharamshala, in Salasar. It is a housing that acts as a high-end pilgrims' refuge equipped with all modern lifestyle amenities.

Srijan is also constructing a hospital in Salasar that will aim at addressing the secondary healthcare needs of thousands while its contiguous property engages in organic farming.



Sherwood Estate Navendrapur



Ozone South EM Bypass



Srijan Industrial Logistic Park NH 6



Galaxy Mall Asansol



Greenfield City near Behala Chowrasta Metro



Eternis Jessore Road



PS Srijan Corporate Park Sector V, Salt Lake City



Srijan Midlands Madhyamgram, Jessore Road

## Recent recognition for Srijan Realty

Srijan has won the MAGPIE ESTATE AWARDS 2016, ORGANISED BY FRANCHISE INDIA & MEDIA PARTNER ET NOW, REGIONAL DEVELOPER OF THE YEAR – EAST 2016 ABP NEWS REAL ESTATE AWARDS 2017 FOR BEST QUALITY ASSURANCE • ABP NEWS REAL ESTATE AWARDS 2017 FOR PROFESSIONAL EXCELLENCE IN REAL ESTATE 2017, CERTIFICATE OF MERIT ET NOW REAL ESTATE AWARDS 2018, BRAND OF THE YEAR 2018 ET NOW REAL ESTATE AWARDS 2018 DEVELOPER OF THE YEAR 2018 10TH REALTY PLUS CONCLAVE & EXCELLENCE AWARDS 2018 EAST, EXCELLENCE IN DELIVERY 2018



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**SOLUS** 81/5 Jessore Road North Mouza – Udayrajpur Madhyamgram Municipality Ward 5 PS Madhyamgram 24 Parganas North West Bengal.  
Opposite Madhyamgram BSNL and beside STAR Mall.

NOTE

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