



SWAGAT

SOLITAIRE

A F F O R D A B L E   L U X U R Y

**ALL FLATS  
3 SIDES OPEN**

**ALL FLATS  
SOUTH FACING**

**OVER 65%  
OPEN SPACE**



crafted to evoke comfort & sophistication  
exquisite architecture and lush landscapes  
unparalleled amenities and facilities  
an epitome of residential elegance  
a haven for modern living

BIRD'S EYE VIEW

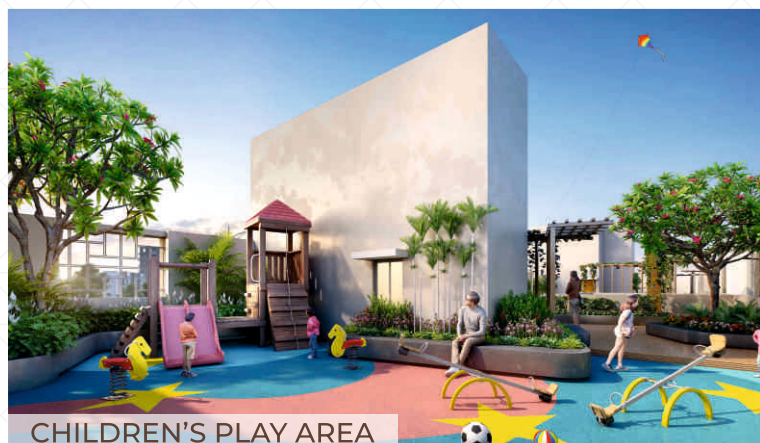




SIT-OUT AREA



PARKING AREA



CHILDREN'S PLAY AREA



DROP-OFF AREA

**GATEWAY TO TIMELESS TRANQUILITY**





**CALM OASIS BENEATH THE SERENE SKY**

## FLOOR PLAN (GROUND FLOOR)

### LEGEND

- A. Entry & Exit Gate
- B. Security Kiosk
- C. Commercial Entrance
- D. Commercial Plaza
- E. Planter Cum Seat
- F. Driveway
- G. Drop-off Area
- H. Sculptural Installations
- I. Walkway
- J. Common Green Area
- K. Swing Court
- L. Common Multi-Purpose Area
- M. Feature Plantation
- N. Peripheral Green

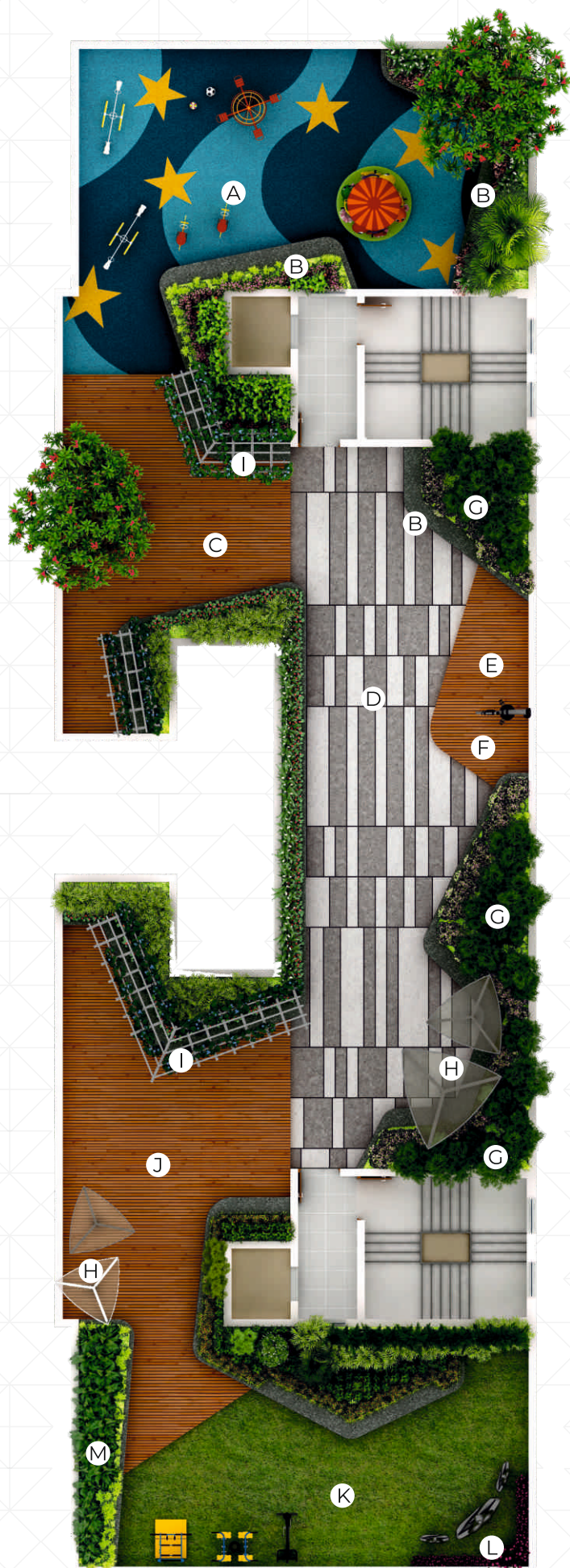




## FLOOR PLAN (TERRACE)

## LEGEND

- A. Kid's Play Area
- B. Adda Zone
- C. Elders' Deck
- D. Terrace Promenade
- E. Vantage Deck
- F. Telescope Point
- G. Fragrance Garden
- H. Pergola with Glass Canopy
- I. Floral Trellis
- J. Yoga Deck
- K. Yoga & Fitness Lawn
- L. Sculpture Point
- M. Feature Plantation



## FLOOR PLAN (1ST FLOOR)

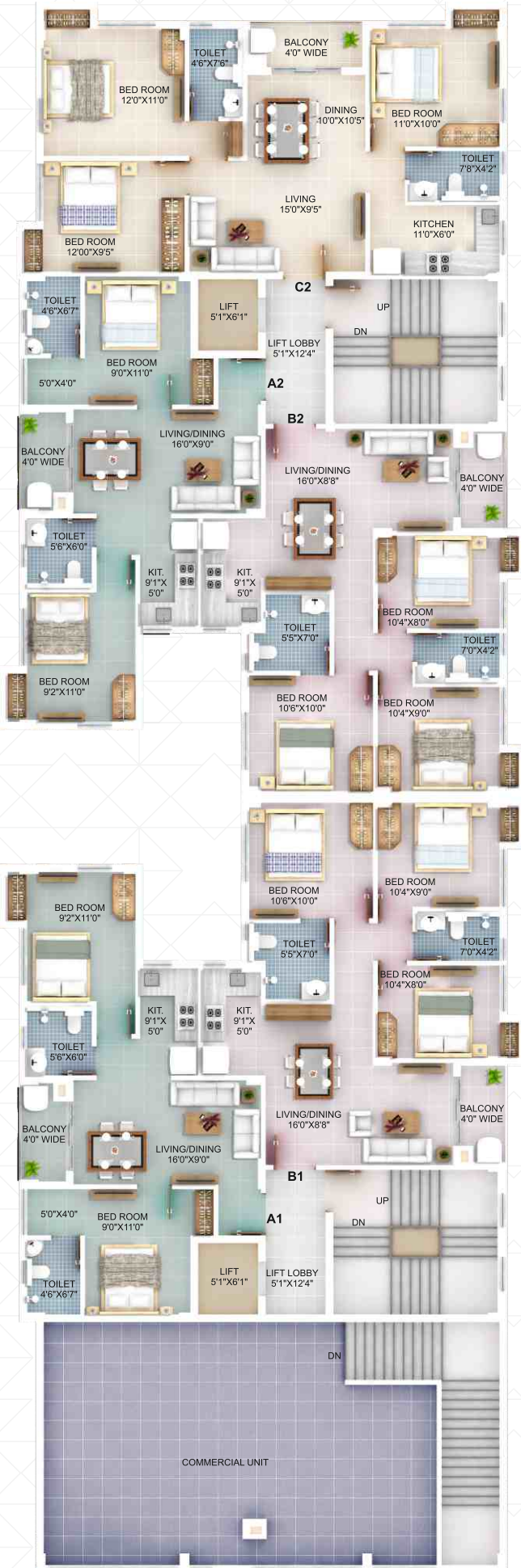
FLAT NO.	A1
FLAT CONFIGURATION	2 BHK
CARPET AREA	50.25 SQM
BALCONY AREA	3.06 SQM
UNIT BUILT-UP AREA	59.41 SQM
UNIT CAM AREA	959 SQFT

FLAT NO.	B1
FLAT CONFIGURATION	3 BHK
CARPET AREA	60.81 SQM
BALCONY AREA	3.00 SQM
UNIT BUILT-UP AREA	69.56 SQM
UNIT CAM AREA	1123 SQFT

FLAT NO.	A2
FLAT CONFIGURATION	2 BHK
CARPET AREA	50.25 SQM
BALCONY AREA	3.06 SQM
UNIT BUILT-UP AREA	59.41 SQM
UNIT CAM AREA	959 SQFT

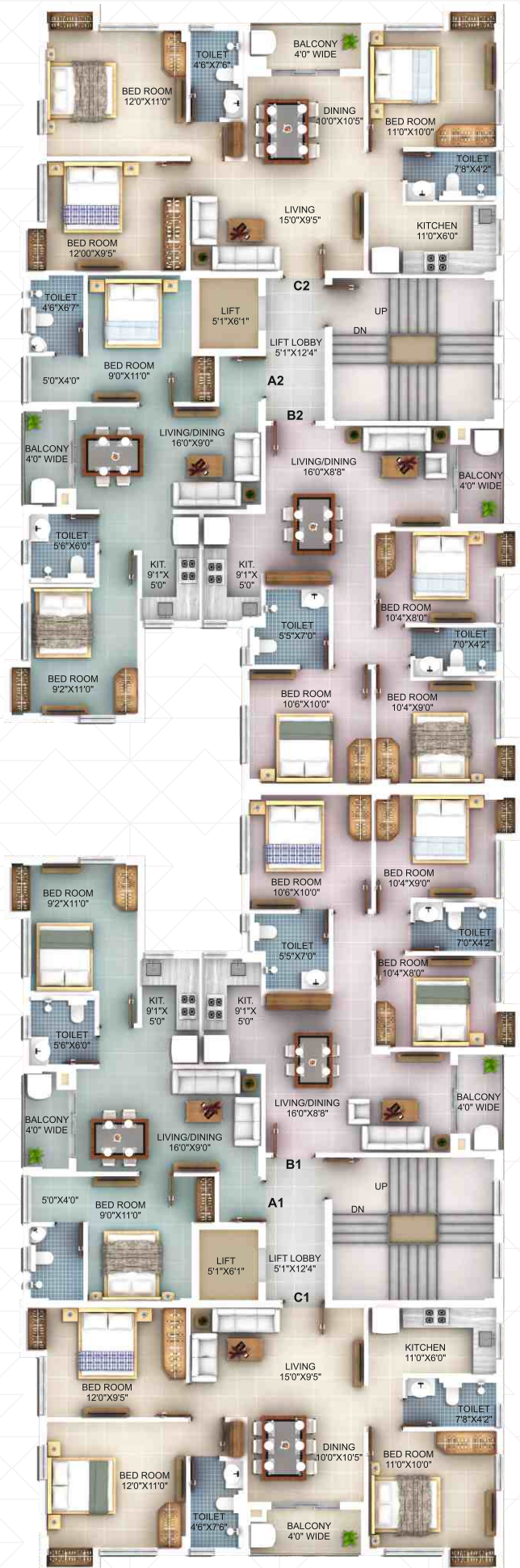
FLAT NO.	B2
FLAT CONFIGURATION	3 BHK
CARPET AREA	60.81 SQM
BALCONY AREA	3.00 SQM
UNIT BUILT-UP AREA	69.56 SQM
UNIT CAM AREA	1123 SQFT

FLAT NO.	C2
FLAT CONFIGURATION	3 BHK
CARPET AREA	72.38 SQM
BALCONY AREA	3.48 SQM
UNIT BUILT-UP AREA	83.49 SQM
UNIT CAM AREA	1348 SQFT





## FLOOR PLAN (2ND TO 5TH FLOOR)



FLAT NO.	A1
FLAT CONFIGURATION	2 BHK
CARPET AREA	50.25 SQM
BALCONY AREA	3.06 SQM
UNIT BUILT-UP AREA	59.41 SQM
UNIT CAM AREA	959 SQFT

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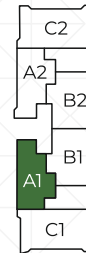
FLAT NO.	B2
FLAT CONFIGURATION	3 BHK
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## 2D UNIT PLANS

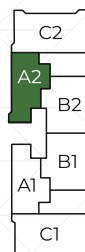


TYPICAL 1ST TO 5TH FLOOR

FLAT NO.	A1
FLAT CONFIGURATION	2 BHK
CARPET AREA	50.25 SQM
BALCONY AREA	3.06 SQM
UNIT BUILT-UP AREA	59.41 SQM
UNIT CAM AREA	959 SQFT

TYPICAL 1ST TO 5TH FLOOR

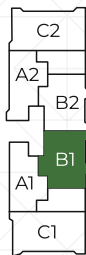
FLAT NO.	A2
FLAT CONFIGURATION	2 BHK
CARPET AREA	50.25 SQM
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## 2D UNIT PLANS

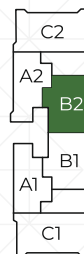
### TYPICAL 1ST TO 5TH FLOOR

FLAT NO.	B1
FLAT CONFIGURATION	3 BHK
CARPET AREA	60.81 SQM
BALCONY AREA	3.00 SQM
UNIT BUILT-UP AREA	69.56 SQM
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### TYPICAL 1ST TO 5TH FLOOR

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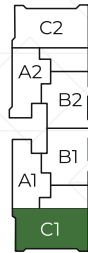




## 2D UNIT PLANS

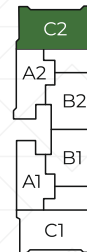
### TYPICAL 2ND TO 5TH FLOOR

FLAT NO.	C1
FLAT CONFIGURATION	3 BHK
CARPET AREA	72.38 SQM
BALCONY AREA	3.48 SQM
UNIT BUILT-UP AREA	83.49 SQM
UNIT CAM AREA	1348 SQFT



### TYPICAL 1ST TO 5TH FLOOR

FLAT NO.	C2
FLAT CONFIGURATION	3 BHK
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BALCONY AREA	3.48 SQM
UNIT BUILT-UP AREA	83.49 SQM
UNIT CAM AREA	1348 SQFT



## 3D UNIT PLANS



1ST TO 5TH FLOOR

FLAT NO.	BHK	CARPET AREA	BALCONY AREA	BUILT-UP AREA	UNIT CAM AREA
A1 & A2	2	50.25 SQM	3.06 SQM	59.41 SQM	959 SFT



1ST TO 5TH FLOOR

FLAT NO.	BHK	CARPET AREA	BALCONY AREA	BUILT-UP AREA	UNIT CAM AREA
B1 & B2	3	60.81 SQM	3.00 SQM	69.56 SQM	1123 SFT



1ST TO 5TH FLOOR

FLAT NO.	BHK	CARPET AREA	BALCONY AREA	BUILT-UP AREA	UNIT CAM AREA
C1 & C2	3	72.38 SQM	3.48 SQM	83.49 SQM	1348 SFT



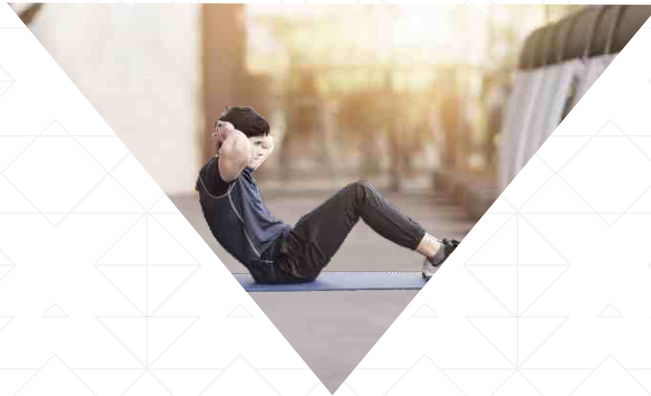
## AMENITIES

**AN ABUNDANCE OF STYLE - NATURAL AND DESIGNED**



65%  
OPEN  
SPACE

30%  
GREEN  
AREA



EV Charging



CCTV Surveillance  
(Common Areas)



24 x7 Multi-Layered  
Security



Roof-Top Garden

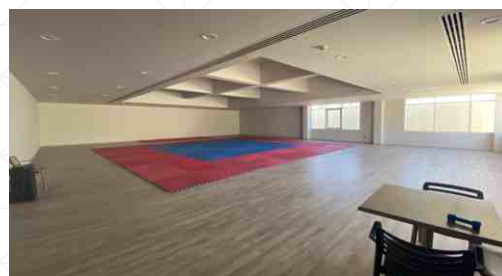
**KID'S PLAY ZONE**



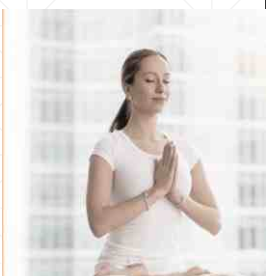
**FLORAL TRELLIS**



**COMMON MULTI-PURPOSE AREA**



**YOGA DECK**



## LOCATION MAP



TAP FOR GOOGLE MAP



### KEY DISTANCES

- **CHINAR PARK** < 10 Minutes
- **ECO PARK** < 10 Minutes
- **METRO STATIONS** < 10 Minutes
- **KOLKATA AIRPORT** < 10 Minutes
- **CITY CENTER NEW TOWN** < 10 Minutes
- **SECTOR V IT HUB** < 20 Minutes



## SPECIFICATIONS

### STRUCTURE & FOUNDATION

**FOUNDATION:** RCC Foundation resting on cast-in-situ reinforced concrete bored piles

**STRUCTURE:** Earthquake resistant RCC framed structure

**COMMON ROOF:** Waterproofing and protective layer

### WALL FINISHING

**INTERIOR WALLS:** Wall plaster of paris with putty finish

**EXTERIOR WALLS:** Weather-proof paint from good brand

### ELEVATORS, STAIRS & LOBBY

**ELEVATORS:** Automatic lift of reputed brand in each block with 24x7 generator backup

**STAIRS & LOBBY:** Natural/kota stone or full-body vitrified tiles or equivalent with sufficient common lighting

### OTHER COMMON FACILITIES

**GENERATOR:** Power backup for all common areas & services as well as all apartments

**EV:** Provision for EV charging in common areas

**SERVICE TOILETS:** Provided for housekeeping, facility management, staff etc

**WATER SUPPLY:** 24x7 round-the-clock

**SEPTIC TANK:** Provided

### SECURITY

**CCTV:** Adequate with central security surveillance in common areas

**VIDEO DOOR BELL:** Provided in all apartments

**GATED COMMUNITY:** 24x7 Security personnel at strategic points

**CONNECTIVITY:** App facility for security purposes only

**FIRE SAFETY:** Modern fire-fighting system as per fire norms

### APARTMENT FEATURES

**BEDROOM:** Vitrified tiles

**LIVING & DINING ROOM:** Vitrified tiles

**BALCONY:** Anti-skid vitrified tiles or equivalent

**KITCHEN:** Granite platform or full-body kitchen deck tiles or equivalent. Anti-skid vitrified floor tiles or equivalent

**TOILET:** Anti-skid vitrified tiles or equivalent

**WALL TILES:** Dado tiles upto 2' above the counter/platform in kitchen and upto door height in Toilets

### DOORS & WINDOWS

**DOORS:** Designer main door with lock. Good quality flush doors in all rooms & toilets

**WINDOWS:** Powder-coated aluminium section windows or equivalent

**GRILLS:** M.S railing in balcony with glass

### ELECTRICAL

**WIRE & SWITCHES:** Concealed copper wiring with modular switches

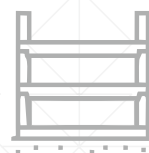
**ELECTRICAL POINTS:** Adequate electrical and A.C points in all bedrooms, living, dining Points for electrical appliances in the kitchen Geyser & exhaust fan point in toilet

**MCB:** MCB of reputed brand

### FIXTURES & FITTINGS

**KITCHEN:** Stainless steel sink

**TOILET:** Sanitary-ware & CP fittings from reputed brand. Provision for hot/cold water line





SWAGAT

**SOLITAIRE**

AFFORDABLE LUXURY

[solitaire.swagatrealty.com](https://solitaire.swagatrealty.com)

#### SITE ADDRESS

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#### DEVELOPER



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#### ARCHITECT



RAJ AGARWAL & ASSOCIATES

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