



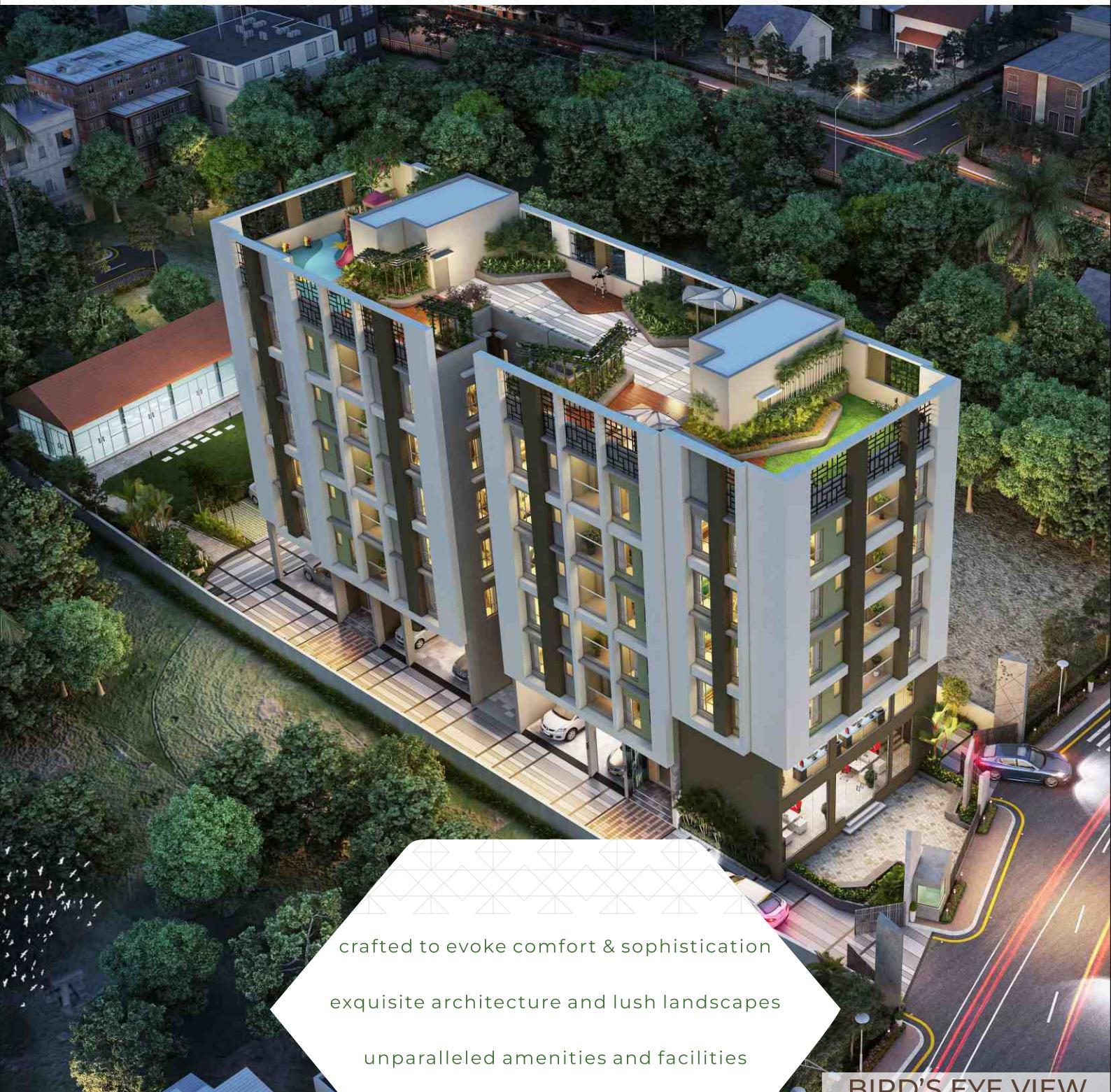
SWAGAT
SOLITAIRE

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



GATEWAY TO TIMELESS TRANQUILITY



CALM OASIS BENEATH THE SERENE SKY

SWAGAT

SOLITAIRE

AFFORDABLE LUXURY

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



SWAGAT

SOLITAIRE

AFFORDABLE LUXURY

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 |
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| 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 |



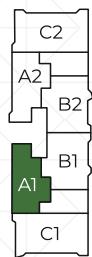


FLOOR PLAN
(2ND TO 5TH FLOOR)

| | |
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| FLAT NO. | A1 |
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2D UNIT PLANS

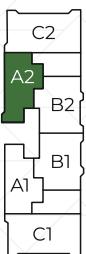


TYPICAL 1ST TO 5TH FLOOR

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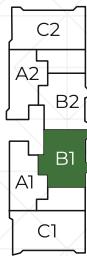
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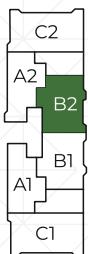
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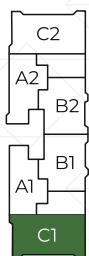
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2D UNIT PLANS

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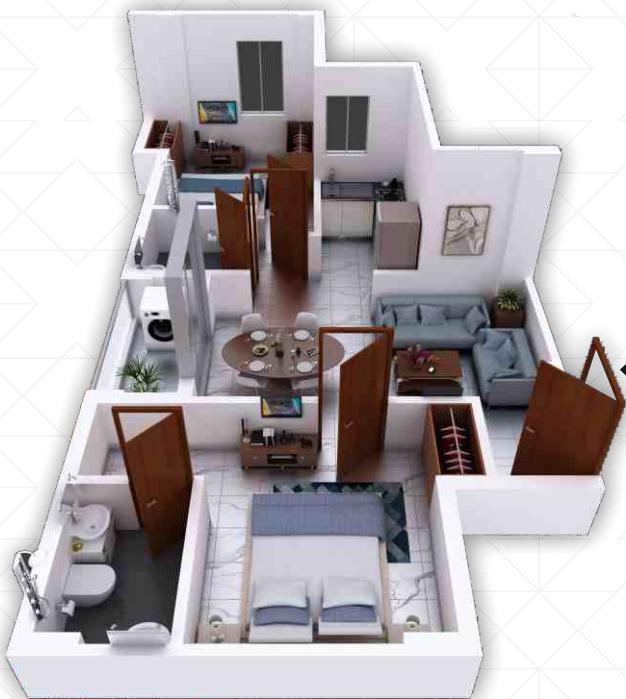


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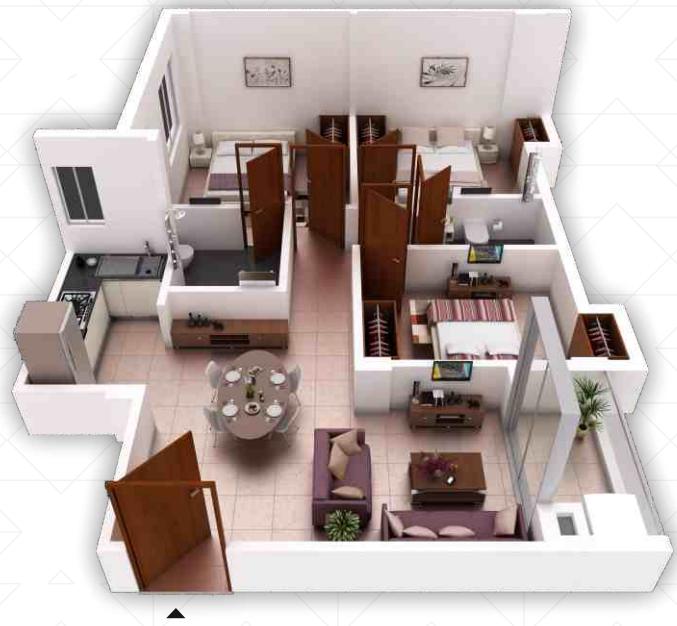


3D UNIT PLANS



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

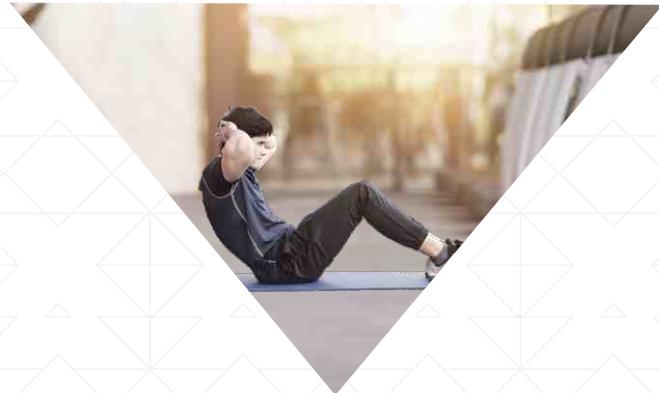
AN ABUNDANCE OF STYLE - NATURAL AND DESIGNED



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



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

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ARCHITECT



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DISCLAIMER

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