



COME HOME TO **the SOUL**<sup>TM</sup>  
RAJARHAT



## Project Highlight

The Soul, located at Rajarhat, Kolkata, is a 2 BHK, 2 BHK & Study, 3 BHK, 3 BHK & Study residential project spread over 6.89 acres (Phase I & II) of land integrated with the best of residential, convenience and recreational features.

### AT A GLANCE

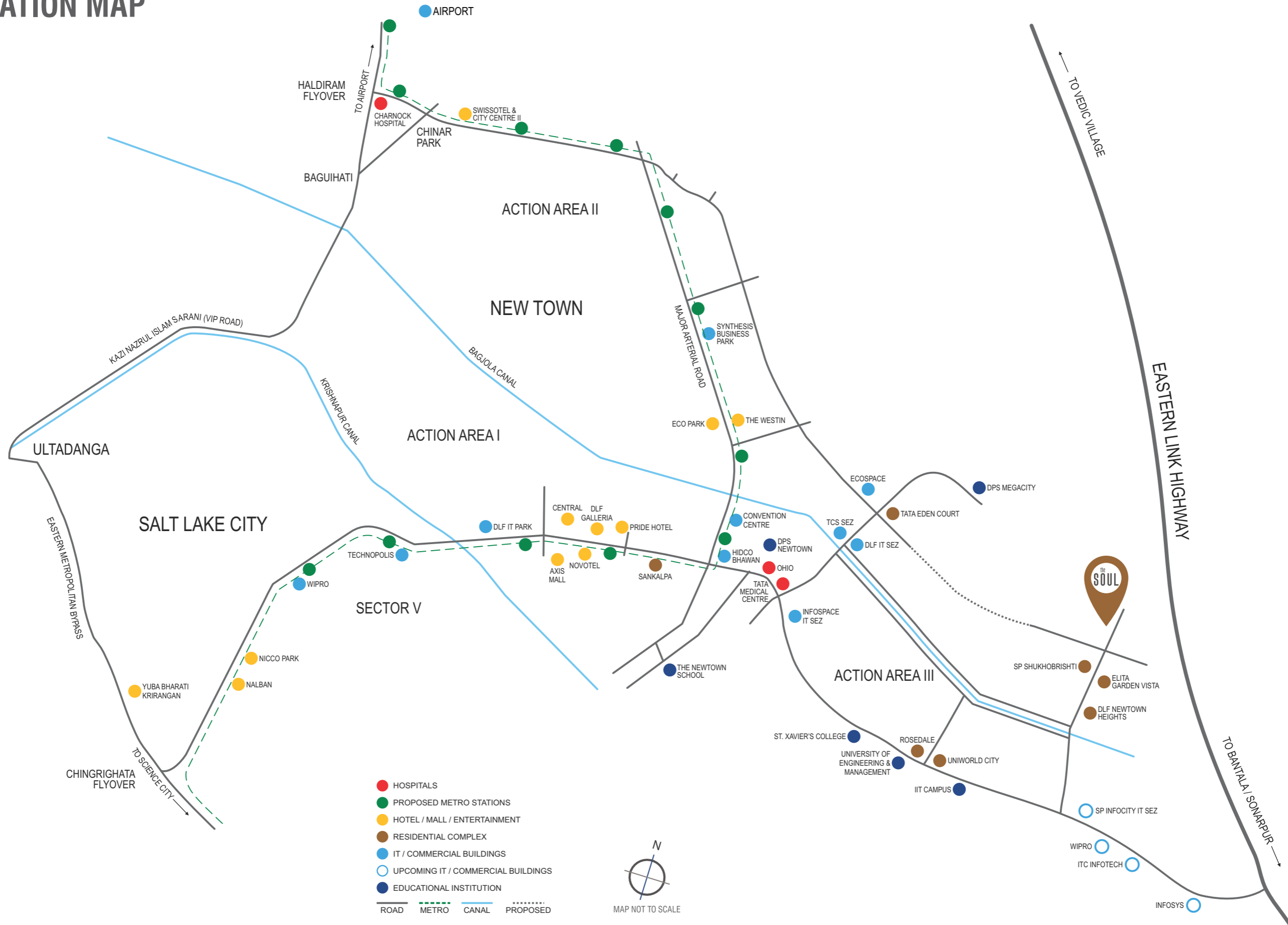
Land Area - 6.89 Acres (Phase I & II) | No. of Towers - 10 Towers  
No. of Floors G+16 | Total No. of Apartments - 704 | Open Space 60%  
Apartment Types - 2BHK, 2BHK & Study, 3BHK, 3BHK & Study  
Apartment Size - 609 sq.ft. ~ 1009 sq.ft. (Carpet Area)

The entire project is being developed in phases

This image is an artist's impressions and are for illustration purposes only and may not bear resemblance to actual features / offerings.



# LOCATION MAP



## CONNECTIVITY & ACCESS

### CONNECTIVITY

#### RAILWAY STATIONS

Ultadanga Station 18 kms/40 mins  
Sealdah Station 21 kms/50 mins  
Howrah Station 33 kms/65 mins

#### AIRPORT

Netaji Subhas Chandra Bose  
International Airport 18 kms/35 mins

#### METRO

Kalakhestra Metro Station (Upcoming)  
7.5 kms/15 mins

#### BUS TERMINUS

HIDCO Bus Terminus 30 mts/3 mins

#### HIDCO MORE

Narkel Bagan More 7.7 kms/15 mins

### HEALTH CARE

#### GENERAL

OHIO Hospital 7.2 kms/10 mins  
Bhagirathi Neotia 7.3 kms/12 mins

#### SUPER SPECIALITY

Shankar Netralaya 6.9 kms/8 mins  
Tata Medical Centre 7 kms/10 mins

### EDUCATIONAL INSTITUTES

#### SCHOOLS

DPS Megacity 7 kms/20 mins  
DPS New Town 7.6 kms/12 mins  
The New Town School 9.6 kms/22 mins

#### COLLEGES

IIT Kharagpur Rajarhat Campus  
(Rajarhat Research Park) 3.8 kms/7 mins  
St. Xavier's University 4 kms/8 mins

### MARKETS

#### LOCAL

Shapoorji Pallonji Bazar 500 mts/5 mins

#### SUPER MARKETS

Spencers 500 mts/5 mins

### HOSPITALITY

#### HOTELS

Novotel 10 kms/20 mins  
Pride Hotel 10 kms/20 mins  
The Westin 10.7 kms/23 mins

### SHOPPING

#### MALLS

Downtown Mall 4 kms/7 mins  
Central 10 kms/20 mins  
Axis Mall 11 kms/25 mins

#### CINEMA

Inox (Downtown Mall) 4 kms/7 mins  
Bioscope (Axis Mall) 11 kms/25 mins  
Nazrul Tirtha 11.5 kms/26 mins

#### PLACES OF INTEREST

Eco Park 9 kms/15 mins

### BANKING

#### BANKS

SBI (Unitech Branch) 7.2 kms/15 mins  
UBI (Newtown Branch) 10 kms/20 mins  
ICICI (Technopolis Branch) 11 kms/23 mins

### SAFETY/HELPLINE

#### FIRE STATION

Sector V Fire Station 13 kms/28 mins

#### POLICE STATION

Newtown Police Station 7 kms/10 mins

### BUSINESS DISTRICTS

#### CBD TRADITIONAL

Park Street 23 kms/50 mins  
Dalhousie 28 kms/60 mins

#### CBD NEW

Sector V 12 kms/30 mins



# MASTER PLAN



## LEGEND:

1. ENTRANCE GATE
2. EXIT GATE
3. GATE COMPLEX
4. ACCESS TO PODIUM
5. TOWER DROP OFF
6. PARKING (SEMI PAVED)
7. ADVENTURE PLAY PARK
8. CRICKET PRACTICE PITCH
9. KID'S PLAY COURT
10. WATER SIDE SERENITY DECK
11. SUN DECK
12. NATURAL WATERBODY
13. VIEWING DECK
14. DENSE GREEN ZONE
15. PETS ZONE
16. PODIUM AT LOWER LEVEL
17. PODIUM AT UPPER LEVEL
18. SERVICES



# PODIUM - LOWER LEVEL



**LEGEND:**

**LOWER LEVEL PODIUM (INTERIOR)**

- A1. BANQUET LOBBY
- A2. PRE FUNCTION AREA
- A3. MULTI PURPOSE HALL
- A4. BANQUET HALL - 01
- A5. BANQUET HALL - 02
- A6. KITCHEN
- A7. PROVISION FOR WATERSIDE CAFE
- A8. SEMI COVERED DECK
- B1. INDOOR GAMES
- B2. KID'S LOUNGE INDOORS
- B3. MINI THEATRE
- B4. BUSINESS/ READING LOUNGE
- B5. GYMNASIUM/ HEALTH LOUNGE
- B6. SQUASH COURT
- B7. CHANGING ROOMS WITH STEAM
- B8. TOILETS

**LEGEND:**

**LOWER LEVEL PODIUM**

- 1. ENTRY FROM DRIVEWAY BELOW
- 2. ENTRY FROM KID'S PLAY COURT
- 3. ENTRY FROM TOWERS
- 4. YOGA AND MEDITATION PAVILLION
- 5. REFLEXOLOGY PATH
- 6. BASKETBALL PRACTICE COURT
- 7. LANDSCAPE SITOUTS
- 8. OPEN TO SKY GYM/ FITNESS AREA
- 9. PAVED COURT
- 10. POOL DECK
- 11. LEISURE POOL & JACUZZI
- 12. KIDS' POOL
- 13. PERFORMANCE DECK
- 14. OPEN TO SKY WORKSHOP ZONE
- 15. BANQUET LAWN/ PARTY LAWN
- 16. AMPHITHEATRE  
(ACCESS TO UPPER LEVEL PODIUM)





# PODIUM - UPPER LEVEL



- LEGEND:
- UPPER LEVEL PODIUM**
  - 16. AMPHITHEATRE  
(ACCESS FROM LOWER LEVEL PODIUM)
  - 17. PAVED AREA (LANDING LEVEL)
  - 18. BADMINTON COURT
  - 19. SKATING RINK CUM FESTIVAL PAVILION
  - 20. POOL DECK
  - 21. LAP POOL
  - 22. CHANGING ROOMS

# AMENITIES

- Community Halls
- Multipurpose Hall
- Party Lawn
- Indoor Games Room
- Swimming Pools
  - Lap Pool
  - Leisure Pool & Jacuzzi
  - Kid's Pool
- Swimming Pool deck
- Gymnasium / Health Lounge
- Changing Room facilities & Steam Bath
- Squash Court
- Mini Theatre
- Business / Reading Lounge
- Amphitheatre
- Performance Deck
- Outdoor Badminton Court
- Outdoor Basketball Practice Court
- Open to Sky Gym / Fitness Area
- Open to Sky Workshop Zone
- Open to Sky Pavilion for Yoga & Meditation
- Open to Sky Pavilion for Skating Rink cum Festivals
- Provision for
  - Grocery
  - ATM
  - Pharmacy
  - Crèche/Daycare / Kid's Indoor Lounge
  - Waterside Café
- Landscaped Sit Outs & Planters
- Reflexology Path
- 24 X7 CCTV Surveillance at Campus entry and exit, Ground floor Tower Lobbies, Club.
- DG Back-Up for Common Area lighting
- Water Treatment Plant
- Sewage Treatment Plant



# SPECIFICATIONS

## Structure

Earthquake resistant RCC structure with Concrete Walls

## Flooring

All Bedrooms, Study & Living/ Dining - Vitrified Tiles  
Kitchen, Toilets & Utility Balcony - Antiskid Ceramic Tiles  
Balcony - Granite Tiles / Vitrified Tiles  
Common Staircases - Concrete Finish  
Roof - Concrete Finish

## Wall Finish

Inner Walls - POP/ Putty finish  
Outer Walls - Weather shield exterior grade paint

## Doors

Seasoned hardwood door frame  
Flush doors with cylindrical lock  
Decorative main door with night latch of reputed make

## Windows

Powder coated Aluminium glazed windows

## Toilets

CP Fittings and Sanitary Fittings of Kohler / Grohe / Jaquar / Johnson or equivalent make  
Electrical points for geyser & exhaust fan  
Plumbing Provision for Hot & Cold water line  
Wall dado of ceramic tiles up to door level

## Kitchen

Granite counter top with Stainless steel sink  
Wall dado of ceramic tiles up to two feet height above counter top  
Electrical points for refrigerator, water filter, microwave, chimney / Exhaust

## Electrical

GTV Power points in all bedrooms & living / dining except study room  
Adequate electrical points in all bedrooms, living / dining, kitchen and toilets  
Washing machine point  
Modular switches of reputed make  
Intercom Facility in Living / Dining

## Air Conditioner

Split AC for all Bedrooms & Living / Dining except study room  
Infrastructure provision\* for one Air Conditioner in study room

## DG Backup

1 KVA for 2 BHK, 2 BHK & Study  
1.25 KVA for 3 BHK  
1.50 KVA for 3 BHK & Study

## Elevators

Automatic lifts for each tower of Kone / Otis / Schindler or equivalent make

### \*Infrastructure Provision for Air Conditioning includes

1. Electrical conduit at designated location for the indoor unit (no Electrical wire, no starter or Plug point)
2. Drainage point for Indoor Unit
3. Designated location for Out Door Unit

It does not include electrical wire, Copper piping, Starter or Plug Point or the supply of air conditioner and/or other accessories in any way. Detailed drawings & guidelines shall be issued which shall have to be followed and complied with during installation of air conditioners.



# BLOCK A - FIRST FLOOR PLAN



**TOWER 8**

UNIT NUMBER	UNIT TYPE	RERA CARPET AREA (Sq.Ft.)	BALCONY 1 CARPET AREA (Sq.Ft.)	BALCONY 2 CARPET AREA (Sq.Ft.)	UTILITY BALCONY CARPET AREA (Sq.Ft.)
1	3 BHK & STUDY	1009	30	30	19
2	3 BHK & STUDY	1009	30	30	19
3	3 BHK	832	34	29	15
4	2 BHK	609	27	-	18

**TOWER 7**

UNIT NUMBER	UNIT TYPE	RERA CARPET AREA (Sq.Ft.)	BALCONY 1 CARPET AREA (Sq.Ft.)	BALCONY 2 CARPET AREA (Sq.Ft.)	UTILITY BALCONY CARPET AREA (Sq.Ft.)
1	2 BHK	609	27	-	18
2	3 BHK	832	34	29	15
3	3 BHK & STUDY	1010	31	30	19
4	2 BHK	609	27	-	18

**TOWER 6**

UNIT NUMBER	UNIT TYPE	RERA CARPET AREA (Sq.Ft.)	BALCONY 1 CARPET AREA (Sq.Ft.)	BALCONY 2 CARPET AREA (Sq.Ft.)	UTILITY BALCONY CARPET AREA (Sq.Ft.)
1	2 BHK	609	27	-	18
2	3 BHK & STUDY	1009	31	29	19
3	3 BHK	928	30	28	17
4	2 BHK	609	27	-	18

**TOWER 5**

UNIT NUMBER	UNIT TYPE	RERA CARPET AREA (Sq.Ft.)	BALCONY 1 CARPET AREA (Sq.Ft.)	BALCONY 2 CARPET AREA (Sq.Ft.)	UTILITY BALCONY CARPET AREA (Sq.Ft.)
1	2 BHK & STUDY	709	30	-	16
2	3 BHK	834	35	25	16
3	2 BHK & STUDY	706	28	-	19
4	2 BHK & STUDY	706	28	-	19
5	2 BHK & STUDY	712	28	-	21
6	3 BHK & STUDY	1009	31	30	19



# BLOCK A - TYPICAL FLOOR PLAN



**TOWER 8**

UNIT NUMBER	UNIT TYPE	RERA CARPET AREA (Sq.Ft.)	BALCONY 1 CARPET AREA (Sq.Ft.)	BALCONY 2 CARPET AREA (Sq.Ft.)	UTILITY BALCONY CARPET AREA (Sq.Ft.)
1	3 BHK & STUDY	1009	30	30	19
2	3 BHK & STUDY	1009	30	30	19
3	3 BHK	832	34	29	15
4	2 BHK	609	27	-	18

**TOWER 7**

UNIT NUMBER	UNIT TYPE	RERA CARPET AREA (Sq.Ft.)	BALCONY 1 CARPET AREA (Sq.Ft.)	BALCONY 2 CARPET AREA (Sq.Ft.)	UTILITY BALCONY CARPET AREA (Sq.Ft.)
1	2 BHK	609	27	-	18
2	3 BHK	832	34	29	15
3	3 BHK & STUDY	1010	31	30	19
4	2 BHK	609	27	-	18

**TOWER 6**

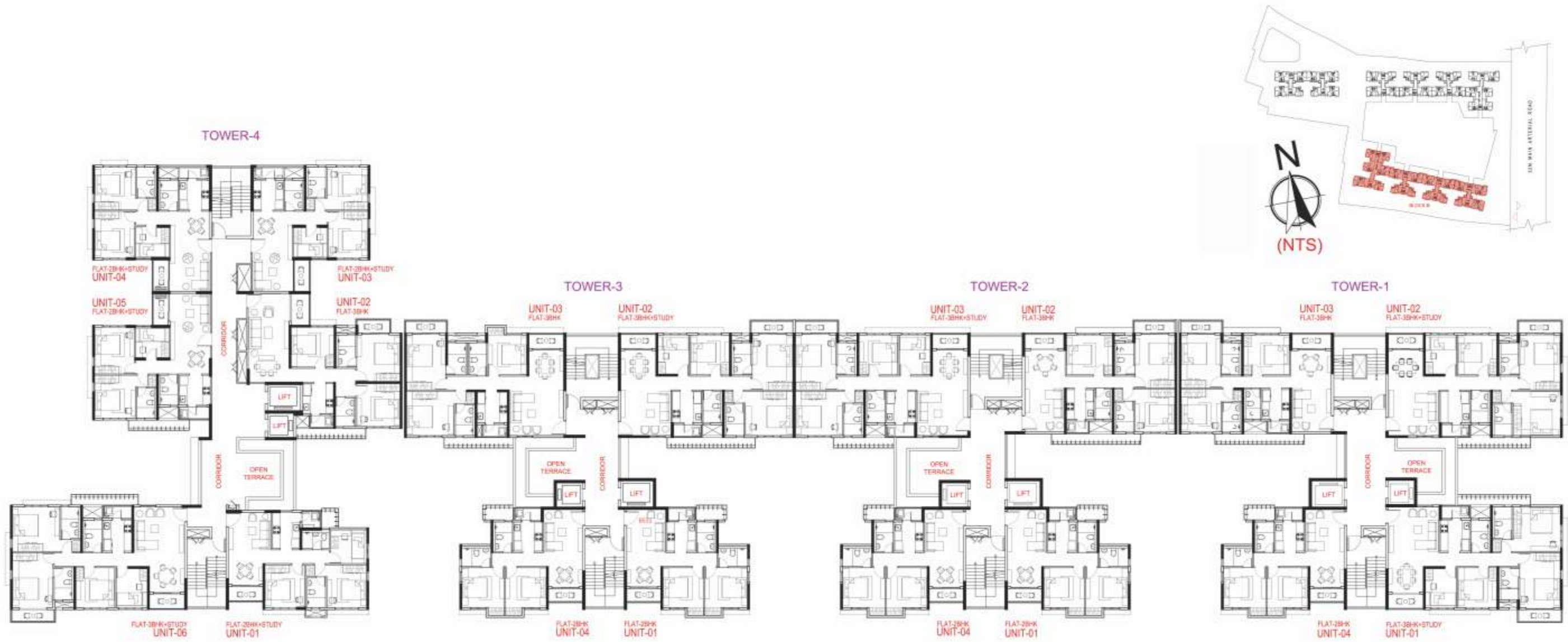
UNIT NUMBER	UNIT TYPE	RERA CARPET AREA (Sq.Ft.)	BALCONY 1 CARPET AREA (Sq.Ft.)	BALCONY 2 CARPET AREA (Sq.Ft.)	UTILITY BALCONY CARPET AREA (Sq.Ft.)
1	2 BHK	609	27	-	18
2	3 BHK & STUDY	1009	31	29	19
3	3 BHK	928	30	28	17
4	2 BHK	609	27	-	18

**TOWER 5**

UNIT NUMBER	UNIT TYPE	RERA CARPET AREA (Sq.Ft.)	BALCONY 1 CARPET AREA (Sq.Ft.)	BALCONY 2 CARPET AREA (Sq.Ft.)	UTILITY BALCONY CARPET AREA (Sq.Ft.)
1	2 BHK & STUDY	709	30	-	16
2	3 BHK	834	35	25	16
3	2 BHK & STUDY	706	28	-	19
4	2 BHK & STUDY	706	28	-	19
5	2 BHK & STUDY	712	28	-	21
6	3 BHK & STUDY	1009	31	30	19



# BLOCK B - FIRST FLOOR PLAN



**TOWER 4**

UNIT NUMBER	UNIT TYPE	RERA CARPET AREA (Sq.Ft.)	BALCONY 1 CARPET AREA (Sq.Ft.)	BALCONY 2 CARPET AREA (Sq.Ft.)	UTILITY BALCONY CARPET AREA (Sq.Ft.)
1	2 BHK & STUDY	709	30	-	16
2	3 BHK	834	35	25	16
3	2 BHK & STUDY	706	28	-	19
4	2 BHK & STUDY	706	28	-	19
5	2 BHK & STUDY	712	28	-	21
6	3 BHK & STUDY	1009	31	30	19

**TOWER 3**

UNIT NUMBER	UNIT TYPE	RERA CARPET AREA (Sq.Ft.)	BALCONY 1 CARPET AREA (Sq.Ft.)	BALCONY 2 CARPET AREA (Sq.Ft.)	UTILITY BALCONY CARPET AREA (Sq.Ft.)
1	2 BHK	609	27	-	18
2	3 BHK & STUDY	1009	31	29	19
3	3 BHK	928	30	28	17
4	2 BHK	609	27	-	18

**TOWER 2**

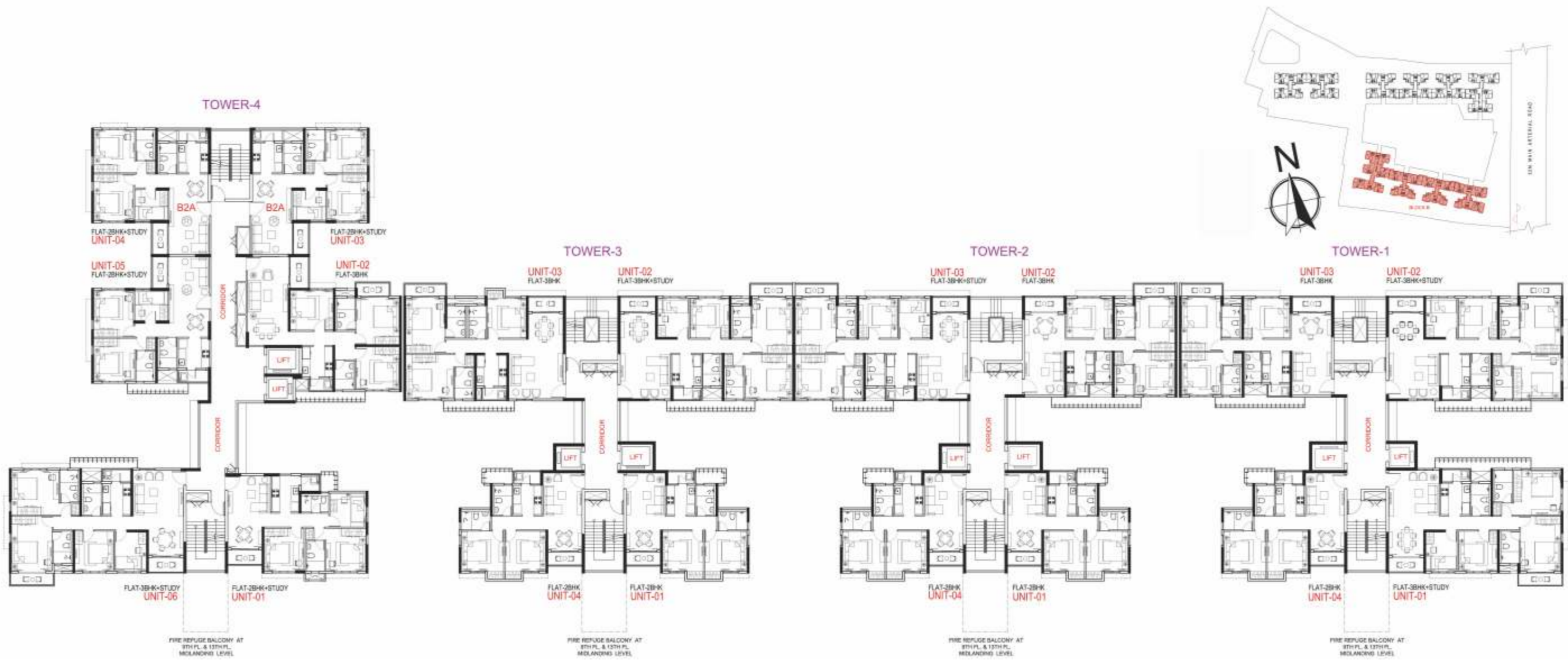
UNIT NUMBER	UNIT TYPE	RERA CARPET AREA (Sq.Ft.)	BALCONY 1 CARPET AREA (Sq.Ft.)	BALCONY 2 CARPET AREA (Sq.Ft.)	UTILITY BALCONY CARPET AREA (Sq.Ft.)
1	2 BHK	609	27	-	18
2	3 BHK	832	34	29	15
3	3 BHK & STUDY	1010	31	30	19
4	2 BHK	609	27	-	18

**TOWER 1**

UNIT NUMBER	UNIT TYPE	RERA CARPET AREA (Sq.Ft.)	BALCONY 1 CARPET AREA (Sq.Ft.)	BALCONY 2 CARPET AREA (Sq.Ft.)	UTILITY BALCONY CARPET AREA (Sq.Ft.)
1	3 BHK & STUDY	1009	30	30	19
2	3 BHK & STUDY	1009	30	30	19
3	3 BHK	832	34	29	15
4	2 BHK	609	27	-	18



# BLOCK B - TYPICAL FLOOR PLAN



**TOWER 4**

UNIT NUMBER	UNIT TYPE	RERA CARPET AREA (Sq.Ft.)	BALCONY 1 CARPET AREA (Sq.Ft.)	BALCONY 2 CARPET AREA (Sq.Ft.)	UTILITY BALCONY CARPET AREA (Sq.Ft.)
1	2 BHK & STUDY	709	30	-	16
2	3 BHK	834	35	25	16
3	2 BHK & STUDY	706	28	-	19
4	2 BHK & STUDY	706	28	-	19
5	2 BHK & STUDY	712	28	-	21
6	3 BHK & STUDY	1009	31	30	19

**TOWER 3**

UNIT NUMBER	UNIT TYPE	RERA CARPET AREA (Sq.Ft.)	BALCONY 1 CARPET AREA (Sq.Ft.)	BALCONY 2 CARPET AREA (Sq.Ft.)	UTILITY BALCONY CARPET AREA (Sq.Ft.)
1	2 BHK	609	27	-	18
2	3 BHK & STUDY	1009	31	29	19
3	3 BHK	928	30	28	17
4	2 BHK	609	27	-	18

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**TOWER 2**

UNIT NUMBER	UNIT TYPE	RERA CARPET AREA (Sq.Ft.)	BALCONY 1 CARPET AREA (Sq.Ft.)	BALCONY 2 CARPET AREA (Sq.Ft.)	UTILITY BALCONY CARPET AREA (Sq.Ft.)
1	2 BHK	609	27	-	18
2	3 BHK	832	34	29	15
3	3 BHK & STUDY	1010	31	30	19
4	2 BHK	609	27	-	18

**TOWER 1**

UNIT NUMBER	UNIT TYPE	RERA CARPET AREA (Sq.Ft.)	BALCONY 1 CARPET AREA (Sq.Ft.)	BALCONY 2 CARPET AREA (Sq.Ft.)	UTILITY BALCONY CARPET AREA (Sq.Ft.)
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2	3 BHK & STUDY	1009	30	30	19
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