



Experience bliss by the tranquil

LAKE

Embrace the sky from your

SKYWALK



Up above the world so high  
Your life awaits in the sky



### **Enjoy life to the core**

Boasting a bouquet of amenities that gift you the life you deserve, the Rooftop Skywalk at Siddha Eden LakeVille elevates your life, and how.

### **Skywalk Features**

Element gardens, Children's play area, Shooting range, Half basketball court, Chess, Lawn, Table tennis, Sit-out spaces, Party lawn, Water-sports area, Jogging track, Observatory deck with telescope, Putting greens, Amphitheatre, Skyplex, Badminton court and more...



**Children's play area on the Rooftop Skywalk**

### **North Kolkata's Tallest Rooftop Skywalk**

with all modern amenities and facilities, for those who want to live the easy life in a secure gated community.

### **Beautifully landscaped sky garden**

adds a touch of natural serenity. A pristine promenade by the tranquil waters.



**Water-sports area on the Rooftop Skywalk**

# Club on Floors 23 and 24

Come home to a happening club



**Situated on the top two floors,**  
the club gives you a chance to scale the heights of entertainment  
with your family and friends.

**On Floor 24** — Library • Spa • Swimming pool with deck  
Yoga room • Gymnasium • Washroom

**On Floor 23** — Hobby room • Multi-purpose hall • Miniplex • Table tennis room  
Games room • Admin room • Coffee shop with pantry • Toddlers' room  
Crèche • Squash court • Washroom

**On the Ground Floor** — Swimming pool with deck • Party hall with washroom



**Swimming pool on Floor 24**



**Coffee shop on Floor 23**



**Multi-purpose hall on Floor 23**



**Games room on Floor 23**



**Gymnasium on Floor 24**

# The address of happiness

## The rooms of smiles

### **SPECIFICATIONS**

#### *Structure*

Earthquake-resistant RCC-framed structure with monolithic concreting

#### *Internal Walls*

RCC/ACC wall overlaid with white cement putty

#### *Doors*

Doors with tough timber frames and solid-core flush shutters

#### *Windows*

Aluminium frames with fully glazed shutters and quality fittings

#### *Flooring*

Vitrified-tile flooring in all bedrooms, living/dining rooms

#### *Kitchen*

**Floor** Ceramic tiles | **Countertops** Granite with steel sink  
**Dados** Ceramic tiles up to a height of 2 feet from the countertop

#### *Toilet*

**Floor** Anti-skid ceramic tiles  
**Dados** Ceramic tiles up to 7 feet/up to soffit of lintel level

#### *Sanitaryware*

Chromium-plated fittings, white high-quality porcelain fixtures

#### *Electricals*

Superior-quality concealed copper wiring with the latest modular switches

#### *Telephone Wiring*

Central distribution console networked with all apartments

#### *Exterior*

Weatherproof exterior texture finish

#### *Lift Facia*

Combination of granite and laminate above wooden panel

#### *Interior*

**Internal walls** Smooth, impervious plaster of paris or wall putty  
**Common area** Obd/plastic emulsion paints over putty

*\*Fittings as per actual materials used. Accessories shown are for illustration purpose only.*



**Living room**



**Pollution-free life overlooking 18 acre lake**



**Master bedroom**

SERENITY  
will be your neighbour

HAPPY  
will be your middle name



Jogging track

**A charming lakeside** just for you. Take a breath of fresh air in the mornings on the jogging track. Visit the play area in the afternoon with your little one. The 18-acre Bonhooghly lake makes life bright and sunny at Siddha Eden LakeVille. The lake is being beautified by Siddha Group and Eden Realty.





**Beautified lakeside view**



**Children's play area**



**Seating zone**

# Facilities & Conveniences



Visitors' car parking area

Intercom network

Rainwater harvesting system

Water-treatment plant

Firefighting system

Sewage treatment plant

Solar lighting in certain areas

Power backup for common areas

24/7 water supply

Elevators

Facility management system

Security with 24/7 surveillance

CCTV

Terrace garden

Residents' cycle stand

Guest house

Pet-friendly zone

Sidewalk, pergola, seating zone

Ramp for people with special needs in suitable areas

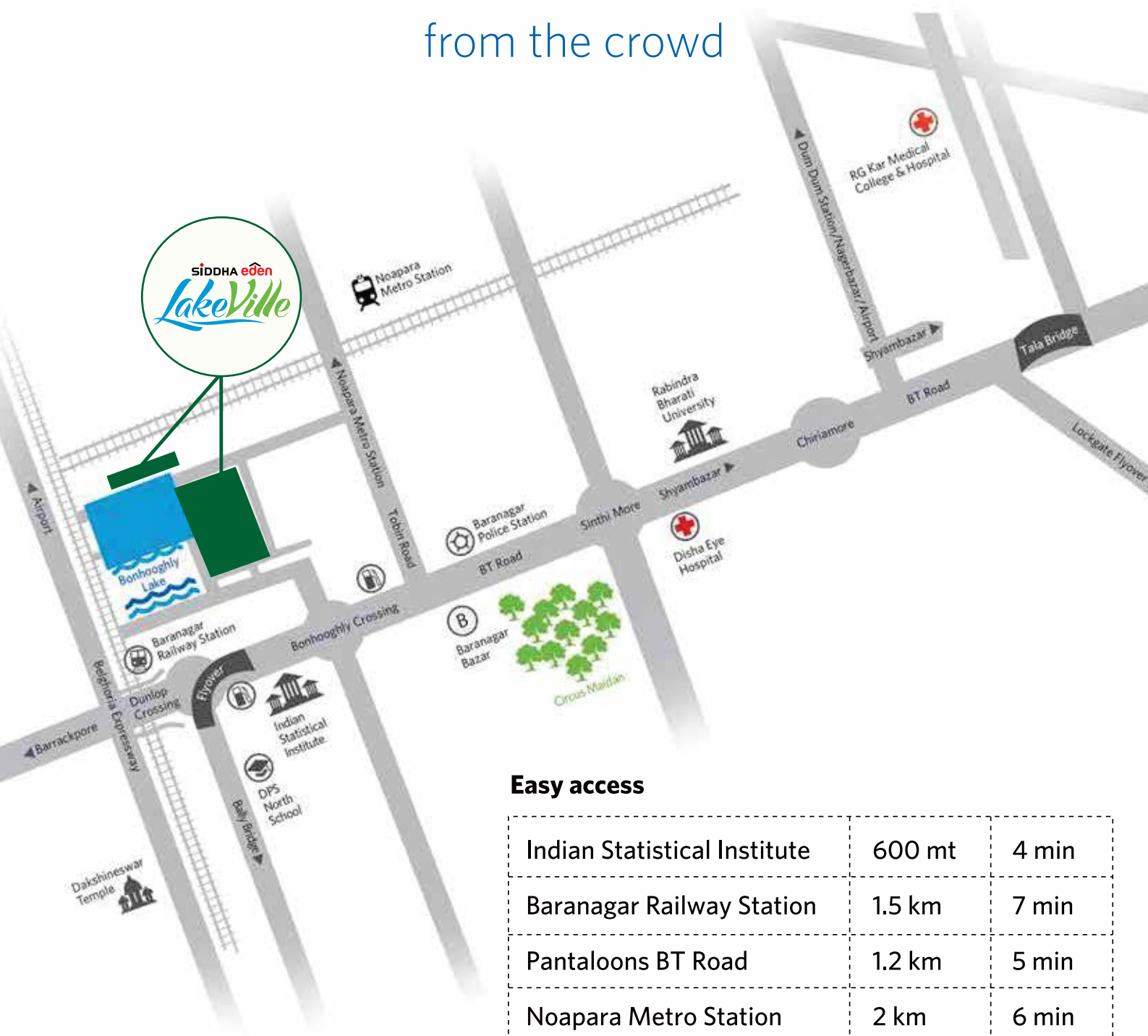
and more...

# CLOSER

to schools, offices, malls

# FAR

from the crowd



## Easy access

|                              |        |        |
|------------------------------|--------|--------|
| Indian Statistical Institute | 600 mt | 4 min  |
| Baranagar Railway Station    | 1.5 km | 7 min  |
| Pantaloons BT Road           | 1.2 km | 5 min  |
| Noapara Metro Station        | 2 km   | 6 min  |
| DPS North School             | 2.3 km | 8 min  |
| Shyambazar 5 Point           | 5 km   | 16 min |
| Airport                      | 7.2 km | 18 min |



Map not to scale

Estimated distance and time

# SIDDHA

Home is where you discover the real you. Siddha's aim is to develop high quality homes within your budget and add to your pleasant discoveries. Since its inception in 1986, Siddha has been crafting residential and commercial spaces with a difference, to make good living affordable in Kolkata, Jaipur, Mumbai and Bengaluru.

Siddha's perseverance and passion for quality homes drive it forward with every new project. Led by Group Chairman Chandra Prakash Jain and Group Managing Director Sanjay Jain, Siddha creates and sells high-quality housing in India.

Siddha believes that the magic of craftsmanship lies beyond the reality of construction. It is the ability to sculpt better lives by designing and crafting living spaces that sets Siddha apart.

## Architect



**AGRAWAL & AGRAWAL**  
Architects Planners Interior Designers

Agrawal & Agrawal, led by Jay Prakash Agrawal, the renowned architect, ranks amongst Eastern India's leading architectural practitioners. It is known for its residential apartments, commercial complexes, townships, IT infrastructure, complexes, malls, hotels, institutional and leisure projects.

## Legal Adviser



**SAHA & RAY**  
Advocates

Saha & Ray, Advocates, Kolkata, is a premier law firm specialising in real estate and property laws. Armed with international affiliations and global terms of reference, the firm is headed by Avik Saha and Jayati Ray.



Established in Kolkata in February 2003, the Eden Realty Group aims to develop quality infrastructure and real estate projects. The Group constantly innovates for quality and design excellence and works towards making living spaces affordable and delivering true value for money and solutions for every strata of the society.

Eden Realty has the distinction of having delivered Kolkata's first real estate FDI project: Eden City Maheshtala Phase I, comprising 27 towers. Bonorini - the first-of-its-kind refugee rehabilitation project benefitting 800 refugee families has also been delivered in PPP mode with Siddha Group and the Government of West Bengal.

Under efficient leadership of Shri Sachchidanand Rai - Chairman, Eden Realty Group brings innovation, efficiency and professionalism to its team.

## Green homes for you and the environment



Silver rated certified project under IGBC's 'Green Homes' norms.

Siddha Eden LakeVille is registered as a 'Green Homes' project by the Indian Green Building Council (IGBC). 'Green Homes' is the first rating programme developed in India, exclusively for the residential sector.

# MASTER SITE PLAN

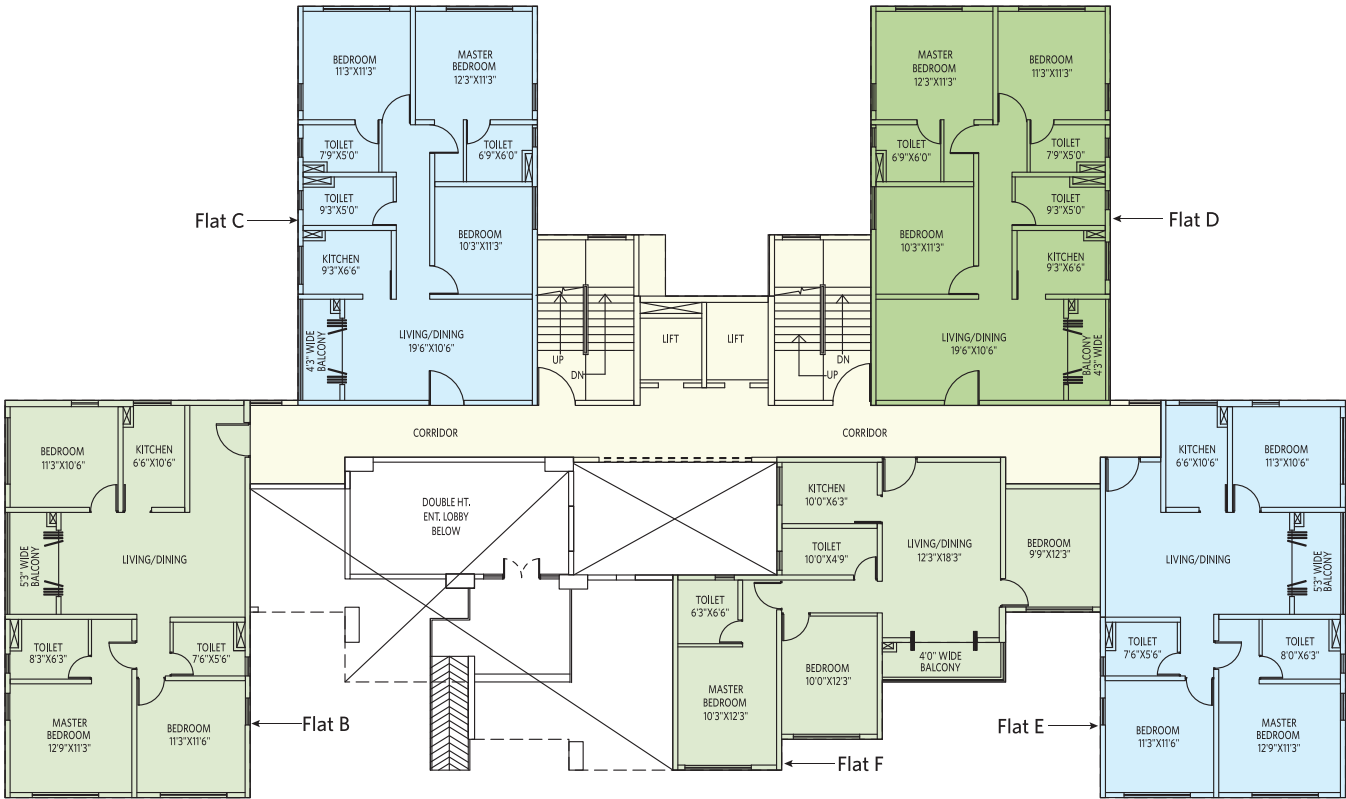


Phase I - HIRA/P/NOR/2018/000183  
Phase II - HIRA/P/NOR/2019/000385



# Ripple (Block-1Q)

## First Floor Plan



| Flat | Type      | CA  | BA | BUA  |
|------|-----------|-----|----|------|
| A    | NA        | NA  | NA | NA   |
| B    | 3BHK + 2T | 911 | 50 | 1049 |
| C    | 3BHK + 3T | 906 | 39 | 1030 |
| D    | 3BHK + 3T | 906 | 39 | 1030 |
| E    | 3BHK + 2T | 875 | 50 | 1008 |
| F    | 3BHK + 2T | 845 | 44 | 977  |

Unit in sq ft

BHK = Bedroom/Hall/Kitchen, T = Toilet, CA = Carpet Area, BA = Balcony Area, BUA= Built Up Area



Ripple (Block-1Q)  
Typical Floor Plan (2nd-25th)



Flat C- 3BHK + 3T

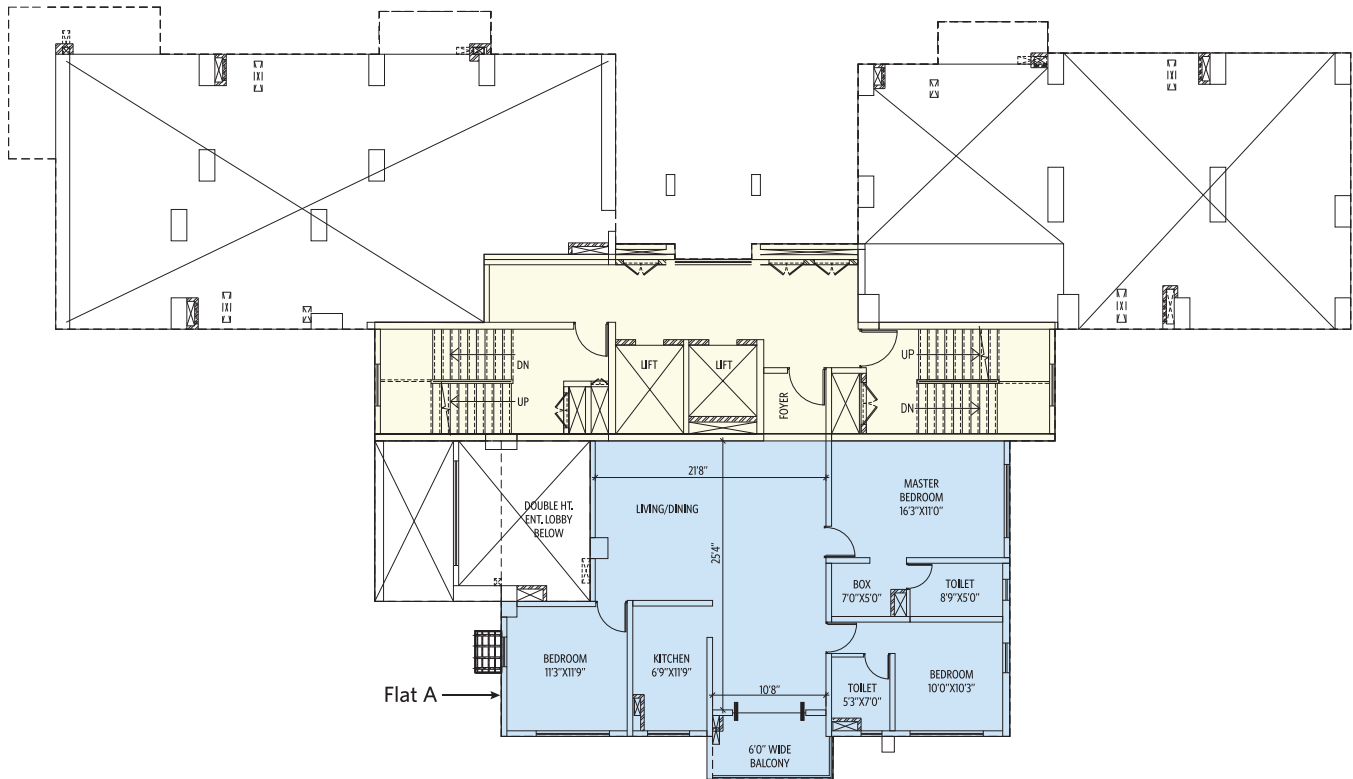


| Flat | Type      | CA  | BA | BUA  |
|------|-----------|-----|----|------|
| A    | 3BHK + 2T | 845 | 44 | 969  |
| B    | 3BHK + 2T | 911 | 50 | 1046 |
| C    | 3BHK + 3T | 906 | 39 | 1030 |
| D    | 3BHK + 3T | 906 | 39 | 1030 |
| E    | 3BHK + 2T | 875 | 50 | 1008 |
| F    | 3BHK + 2T | 845 | 44 | 969  |

Unit in sq ft

BHK = Bedroom/Hall/Kitchen, T = Toilet, FRP= Fire Refuge Platform, CA = Carpet Area, BA = Balcony Area, BUA= Built Up Area

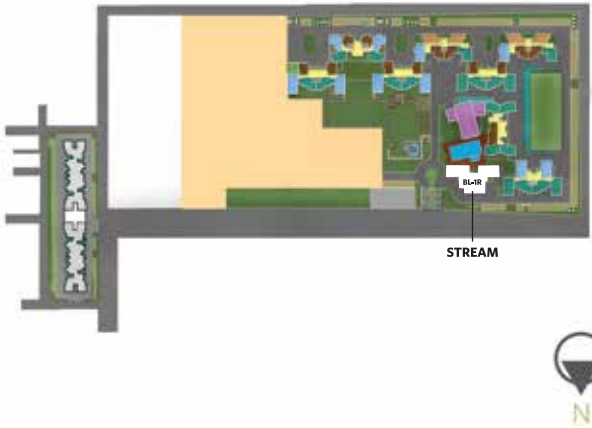
Stream (Block-1R)  
First Floor Plan



| Flat | Type      | CA   | BA | BUA  |
|------|-----------|------|----|------|
| A    | 3BHK + 2T | 1148 | 58 | 1321 |
| B    | NA        | NA   | NA | NA   |
| C    | NA        | NA   | NA | NA   |

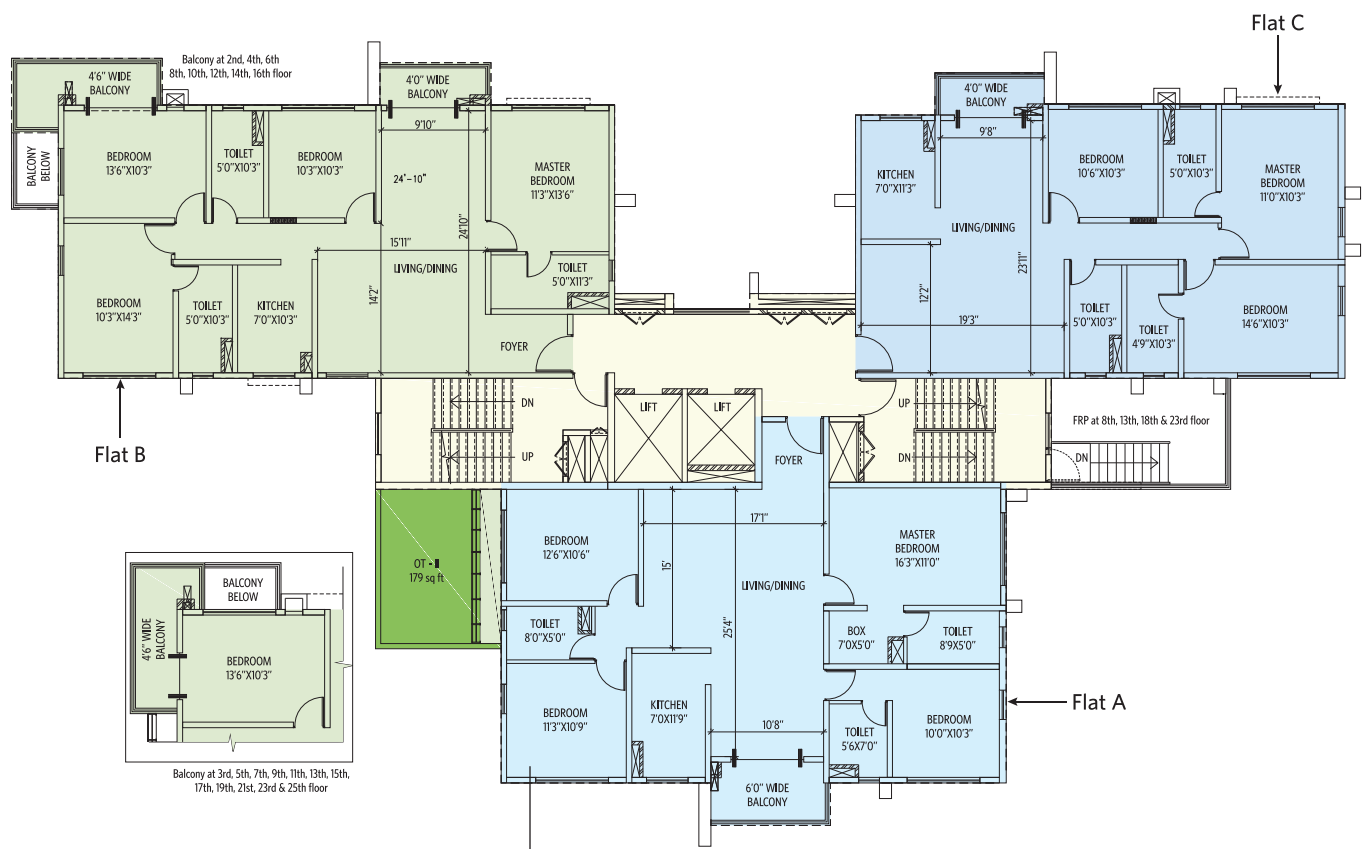
Unit in sq ft

BHK = Bedroom/Hall/Kitchen, T = Toilet, CA = Carpet Area, BA = Balcony Area, BUA= Built up Area



Stream (Block-1R)

Typical Floor Plan (2nd-25th)



Flat A- 4BHK + 3T



| Flat | Type      | CA   | BA | OT  | BUA  |
|------|-----------|------|----|-----|------|
| A    | 4BHK + 3T | 1281 | 58 | 179 | 1450 |
| B    | 4BHK + 3T | 1246 | 60 | NA  | 1455 |
| C    | 3BHK + 3T | 1100 | 33 | NA  | 1226 |

Unit in sq ft

BHK = Bedroom/Hall/Kitchen, T = Toilet, FRP= Fire Refuge Platform, CA = Carpet Area, BA = Balcony Area, OT= Open Terrace, BUA= Built Up Area

# Promenade (Block-1N)

## First Floor Plan



| Flat | Type      | CA  | BA | OT  | BUA |
|------|-----------|-----|----|-----|-----|
| D    | 2BHK + 2T | 518 | 17 | 61  | 611 |
| E    | 3BHK + 2T | 754 | 30 | 256 | 862 |
| F    | 3BHK + 2T | 754 | 30 | NA  | 865 |

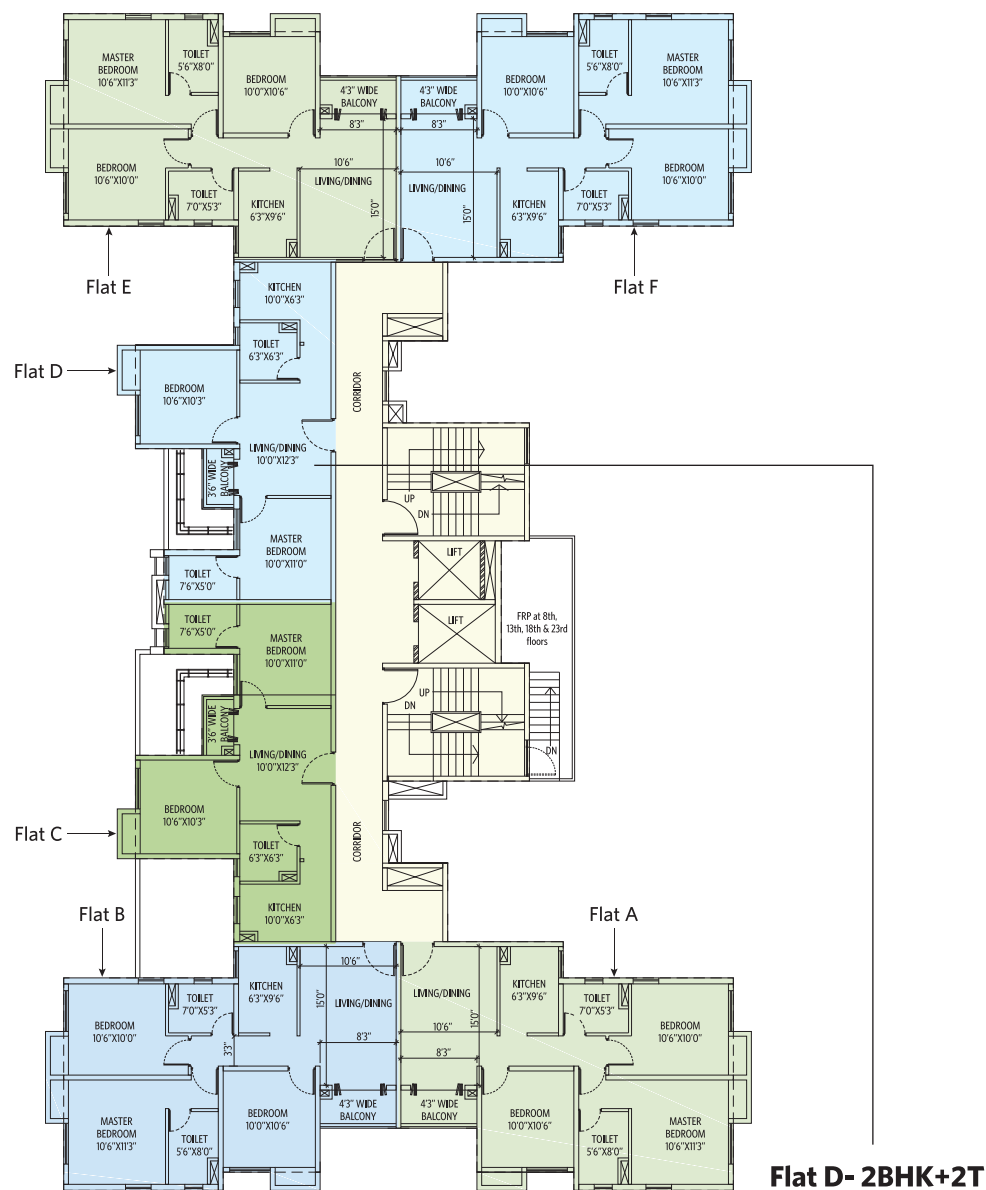
Unit in sq ft

BHK = Bedroom/Hall/Kitchen, T = Toilet, CA = Carpet Area, BA = Balcony Area, OT= Open Terrace, BUA= Built Up Area



# Promenade (Block-1N)

## Typical Floor Plan (2nd-25th)



| Flat | Type      | CA  | BA | BUA |
|------|-----------|-----|----|-----|
| A    | 3BHK + 2T | 754 | 30 | 865 |
| B    | 3BHK + 2T | 754 | 30 | 862 |
| C    | 2BHK + 2T | 518 | 17 | 611 |
| D    | 2BHK + 2T | 518 | 17 | 611 |
| E    | 3BHK + 2T | 754 | 30 | 862 |
| F    | 3BHK + 2T | 754 | 30 | 865 |

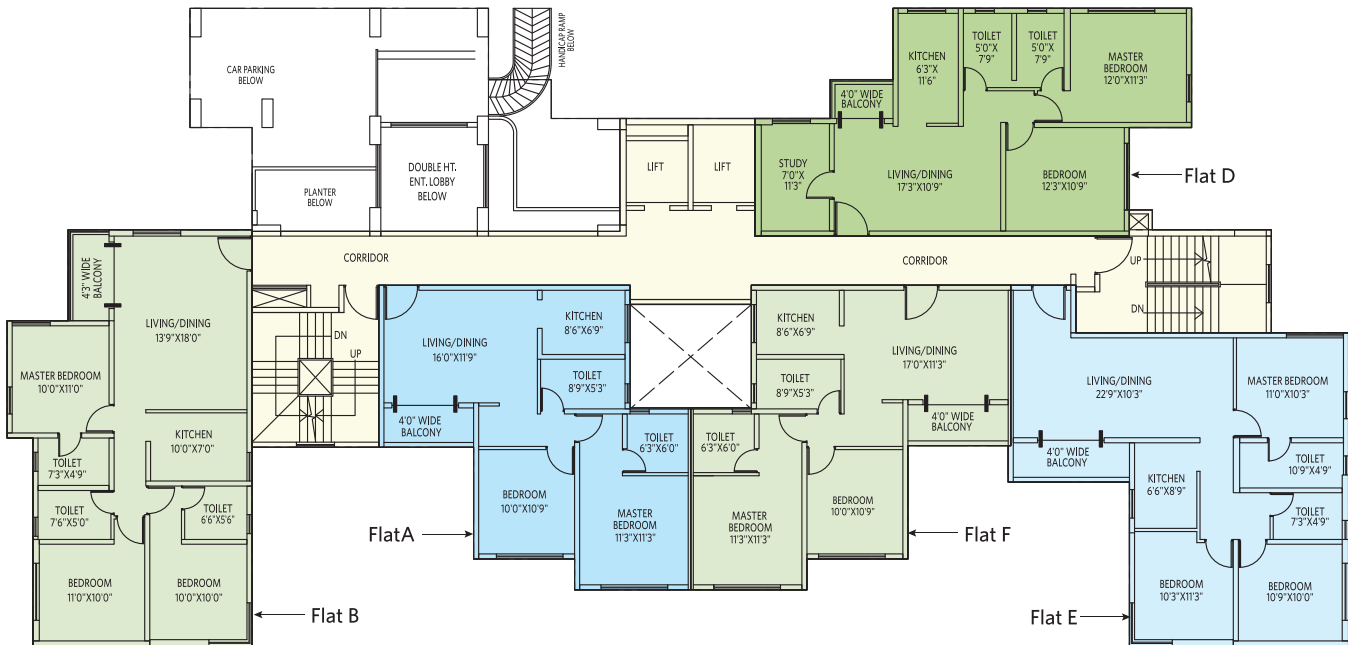
Unit in sq ft

BHK = Bedroom/Hall/Kitchen, T = Toilet, FRP= Fire Refuge Platform, CA = Carpet Area, BA = Balcony Area, BUA= Built Up Area



# Oceania (Block-1M)

## First Floor Plan



| Flat | Type           | CA  | BA | BUA |
|------|----------------|-----|----|-----|
| A    | 2BHK + 2T      | 658 | 32 | 760 |
| B    | 3BHK + 3T      | 856 | 33 | 975 |
| C    | NA             | NA  | NA | NA  |
| D    | 2BHK + 2T + ST | 751 | 20 | 856 |
| E    | 3BHK + 2T      | 833 | 42 | 959 |
| F    | 2BHK + 2T      | 667 | 38 | 772 |

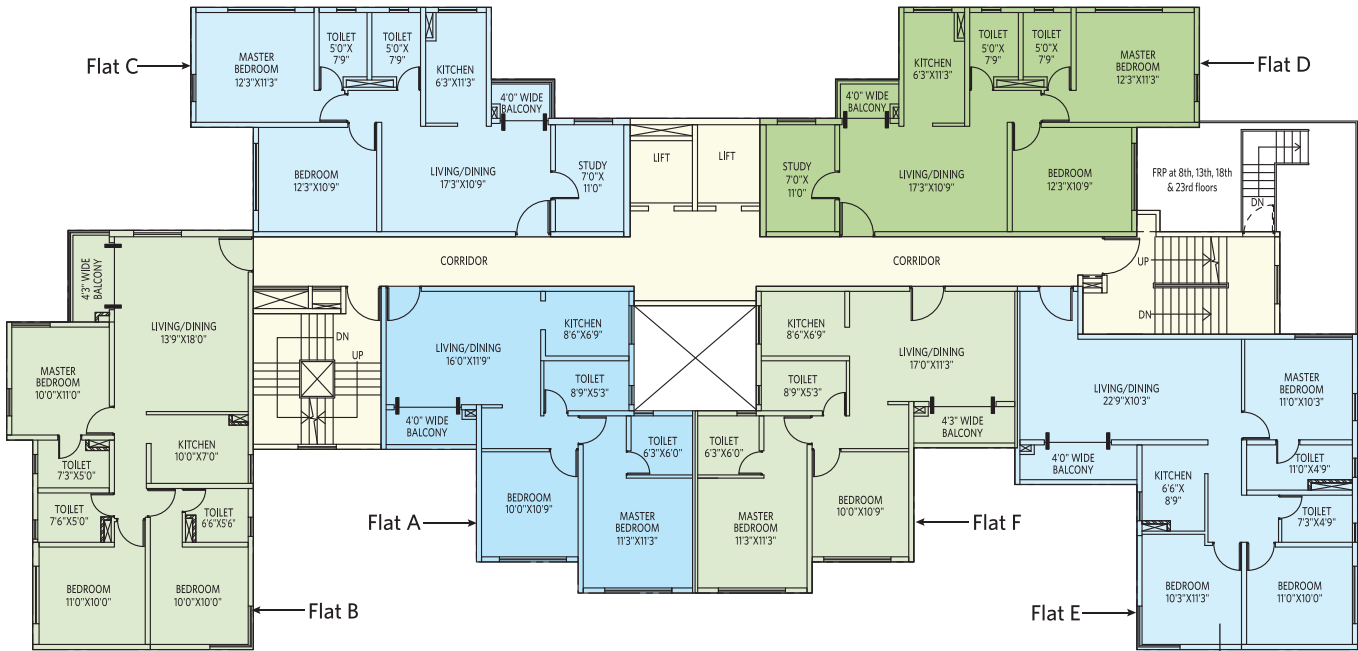
Unit in sq ft

BHK = Bedroom/Hall/Kitchen, T = Toilet, ST = Study, CA = Carpet Area, BA = Balcony Area, BUA= Built Up Area



Oceania (Block-1M)

Typical Floor Plan (2nd-25th)



Flat E- 3BHK+2T

| Flat | Type           | CA  | BA | BUA |
|------|----------------|-----|----|-----|
| A    | 2BHK + 2T      | 658 | 32 | 760 |
| B    | 3BHK + 3T      | 856 | 33 | 975 |
| C    | 2BHK + 2T + ST | 750 | 20 | 855 |
| D    | 2BHK + 2T + ST | 751 | 20 | 856 |
| E    | 3BHK + 2T      | 833 | 42 | 959 |
| F    | 2BHK + 2T      | 667 | 38 | 772 |

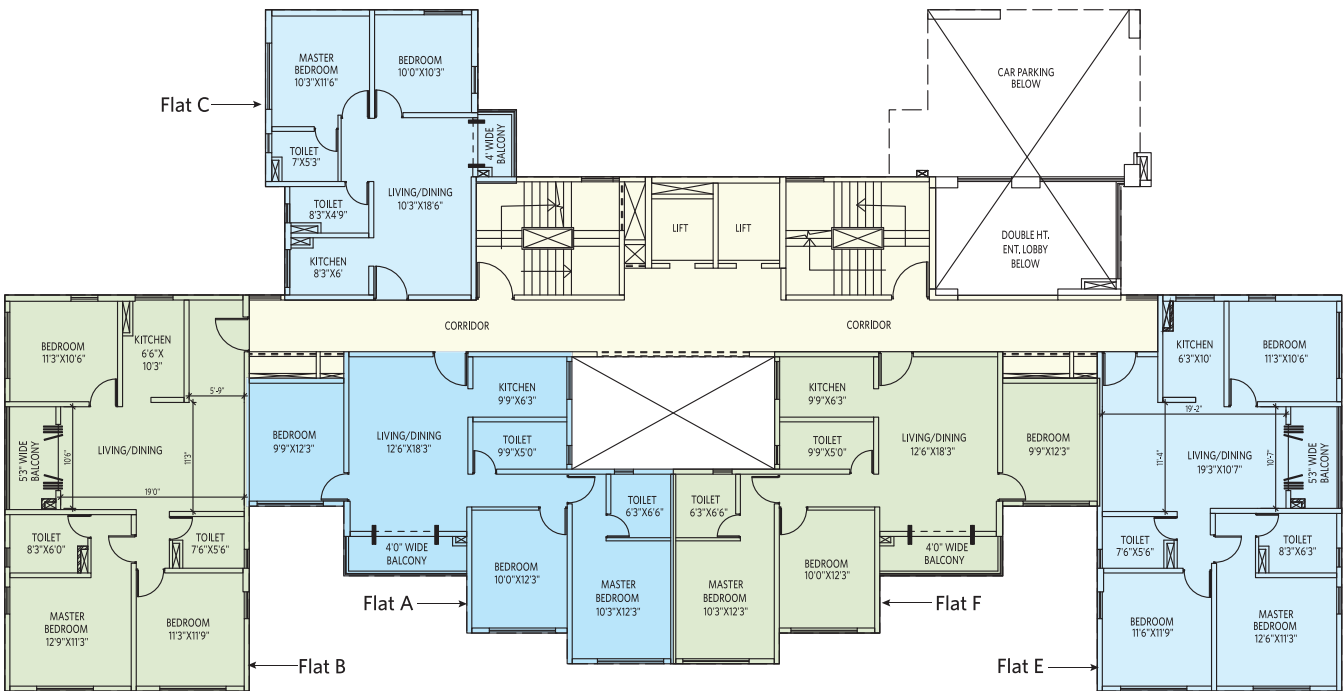
Unit in sq ft

BHK = Bedroom/Hall/Kitchen, T = Toilet, ST = Study, FRP= Fire Refuge Platform, CA = Carpet Area, BA = Balcony Area, BUA= Built Up Area



# Marina (Block-1L)

## First Floor Plan



| Flat | Type      | CA  | BA | BUA  |
|------|-----------|-----|----|------|
| A    | 3BHK + 2T | 845 | 44 | 969  |
| B    | 3BHK + 2T | 910 | 50 | 1046 |
| C    | 2BHK + 2T | 578 | 22 | 672  |
| D    | NA        | NA  | NA | NA   |
| E    | 3BHK + 2T | 873 | 50 | 1009 |
| F    | 3BHK + 2T | 845 | 44 | 969  |

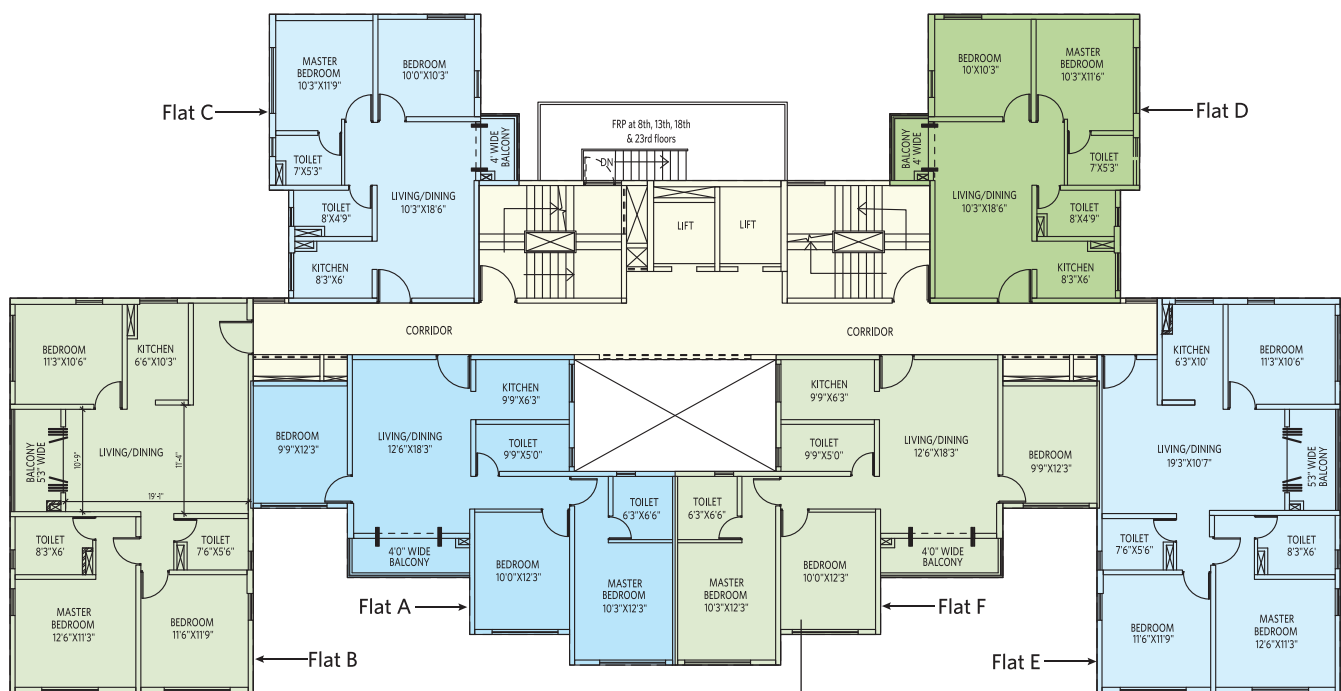
Unit in sq ft

BHK = Bedroom/Hall/Kitchen, T = Toilet, CA = Carpet Area, BA = Balcony Area, BUA= Built Up Area



Marina (Block-1L)

Typical Floor Plan (2nd-25th)



Flat F- 3BHK+2T

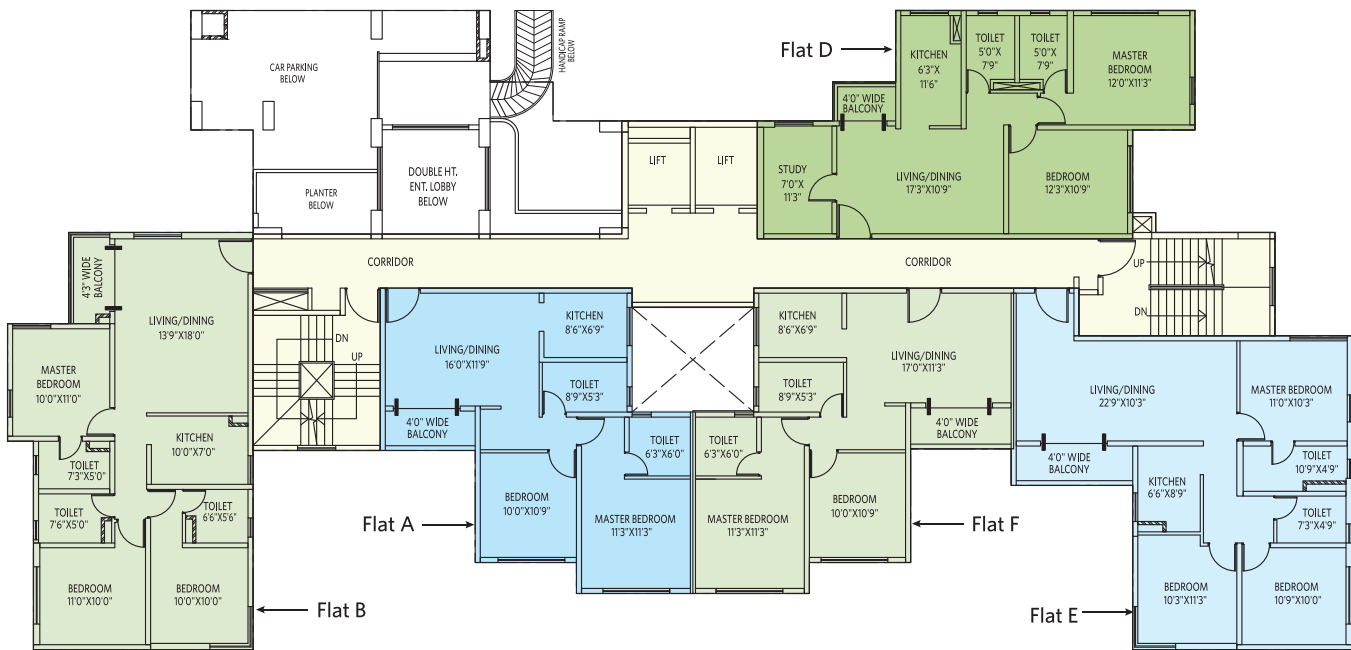
| Flat | Type      | CA  | BA | BUA  |
|------|-----------|-----|----|------|
| A    | 3BHK + 2T | 845 | 44 | 969  |
| B    | 3BHK + 2T | 910 | 50 | 1046 |
| C    | 2BHK + 2T | 578 | 22 | 672  |
| D    | 2BHK + 2T | 581 | 22 | 672  |
| E    | 3BHK + 2T | 873 | 50 | 1009 |
| F    | 3BHK + 2T | 845 | 44 | 969  |

Unit in sq ft

BHK = Bedroom/Hall/Kitchen, T = Toilet, FRP= Fire Refuge Platform, CA = Carpet Area, BA = Balcony Area, BUA= Built Up Area



Lagoon (Block-1K)  
First Floor Plan



| Flat | Type           | CA  | BA | BUA |
|------|----------------|-----|----|-----|
| A    | 2BHK + 2T      | 658 | 32 | 760 |
| B    | 3BHK + 3T      | 856 | 32 | 975 |
| C    | NA             | NA  | NA | NA  |
| D    | 2BHK + 2T + ST | 751 | 20 | 856 |
| E    | 3BHK + 2T      | 832 | 42 | 959 |
| F    | 2BHK + 2T      | 667 | 38 | 772 |

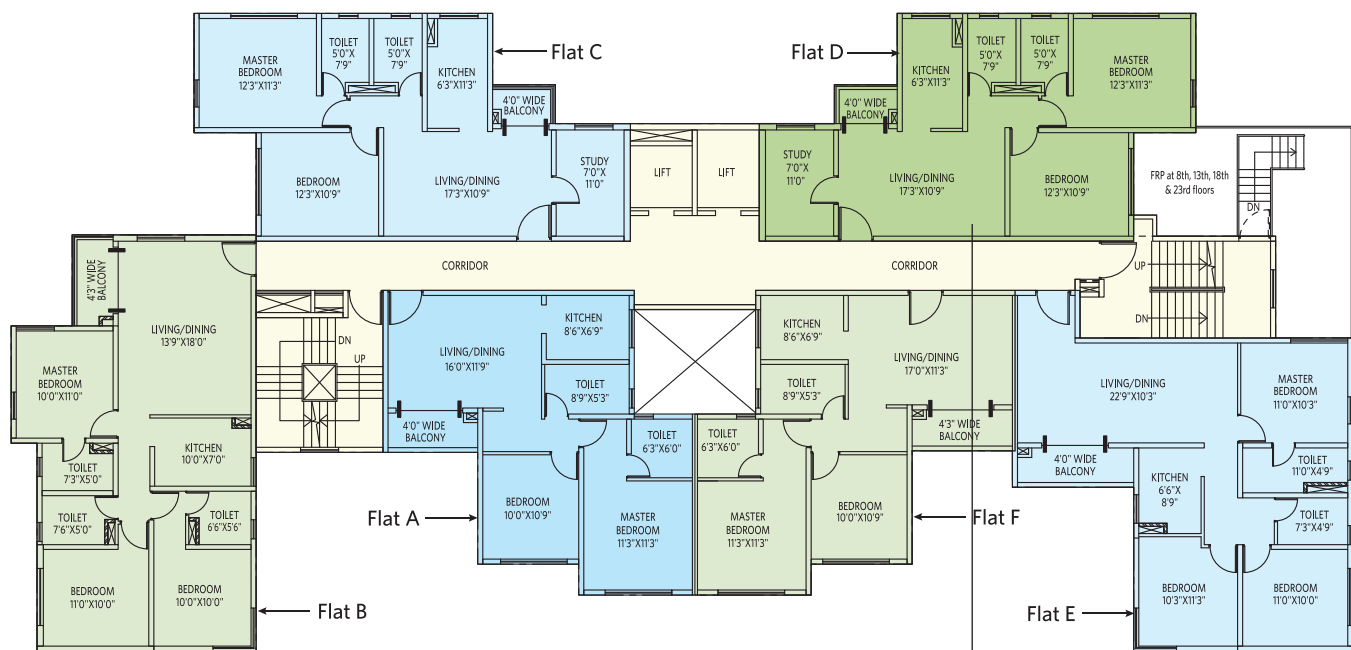
Unit in sq ft

BHK = Bedroom/Hall/Kitchen, T = Toilet, ST = Study, CA = Carpet Area, BA = Balcony Area, BUA= Built Up Area



Lagoon (Block-1K)

Typical Floor Plan (2nd-25th)



Flat D- 2BHK + 2T + ST

| Flat | Type           | CA  | BA | BUA |
|------|----------------|-----|----|-----|
| A    | 2BHK + 2T      | 658 | 32 | 760 |
| B    | 3BHK + 3T      | 856 | 32 | 975 |
| C    | 2BHK + 2T + ST | 750 | 20 | 855 |
| D    | 2BHK + 2T + ST | 751 | 20 | 856 |
| E    | 3BHK + 2T      | 832 | 42 | 959 |
| F    | 2BHK + 2T      | 667 | 38 | 772 |

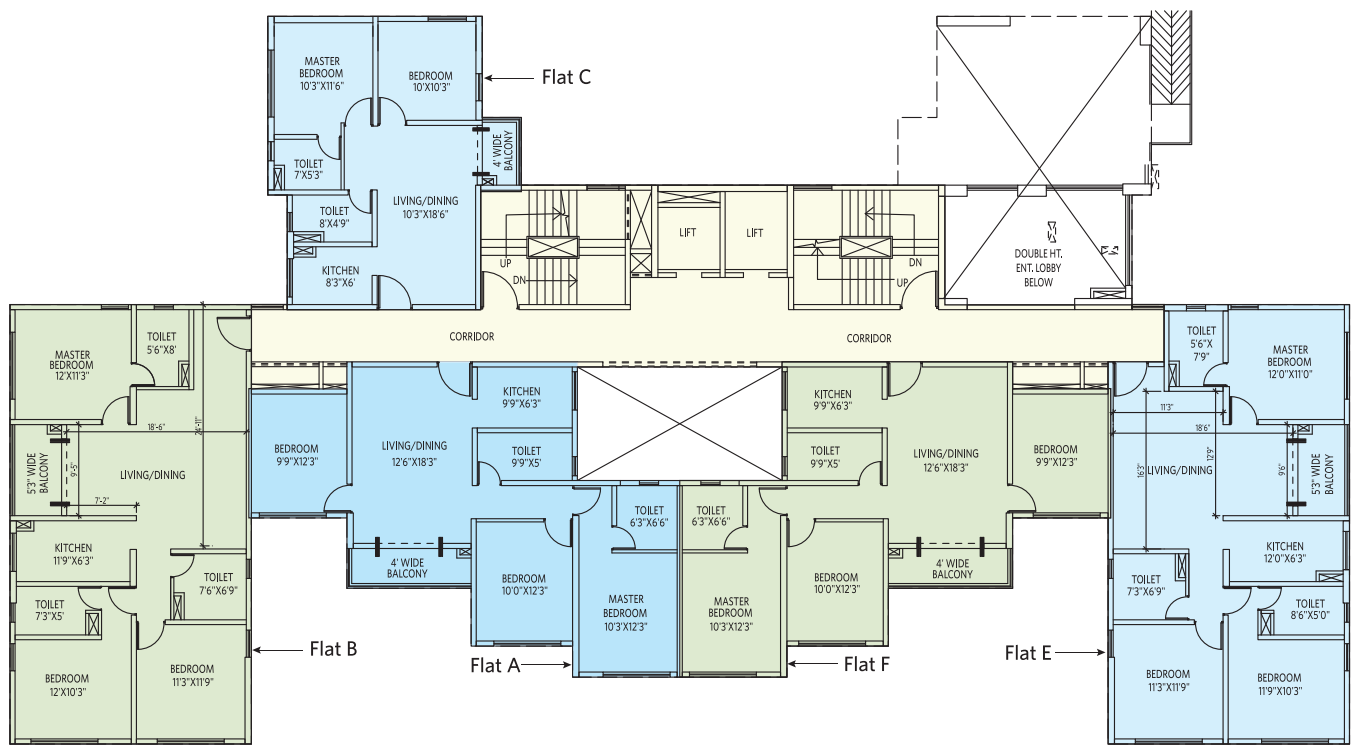
Unit in sq ft

BHK = Bedroom/Hall/Kitchen, T = Toilet, ST = Study, FRP= Fire Refuge Platform, CA = Carpet Area, BA = Balcony Area, BUA= Built Up Area



# Islet (Block-1J)

## First Floor Plan



| Flat | Type      | CA  | BA | BUA  |
|------|-----------|-----|----|------|
| A    | 3BHK + 2T | 844 | 44 | 968  |
| B    | 3BHK + 3T | 989 | 44 | 1122 |
| C    | 2BHK + 2T | 578 | 22 | 672  |
| D    | NA        | NA  | NA | NA   |
| E    | 3BHK + 3T | 954 | 44 | 1088 |
| F    | 3BHK + 2T | 844 | 44 | 968  |

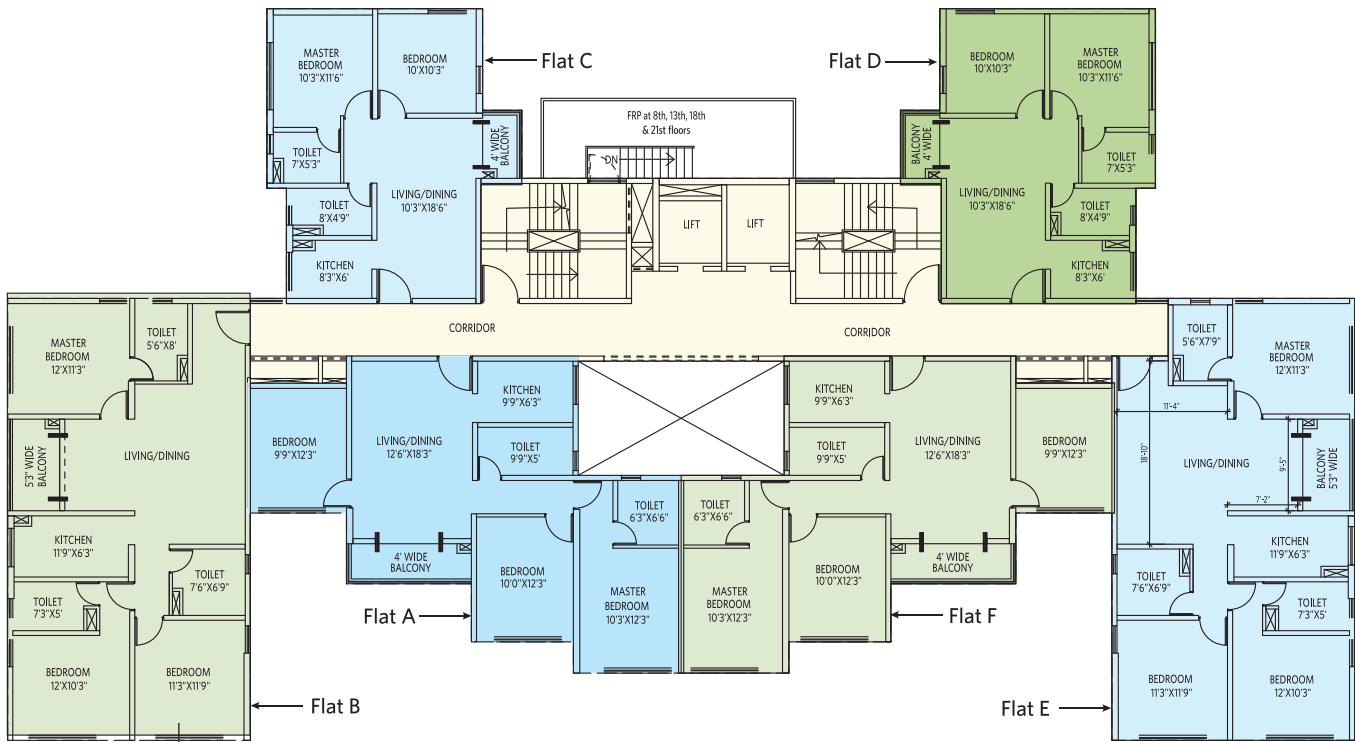
Unit in sq ft

BHK = Bedroom/Hall/Kitchen, T = Toilet, CA = Carpet Area, BA = Balcony Area, BUA= Built Up Area



# Islet (Block-1J)

## Typical Floor Plan (2nd-22nd)



Flat B- 3BHK+3T



| Flat | Type      | CA  | BA | BUA  |
|------|-----------|-----|----|------|
| A    | 3BHK + 2T | 844 | 44 | 968  |
| B    | 3BHK + 3T | 989 | 44 | 1122 |
| C    | 2BHK + 2T | 578 | 22 | 672  |
| D    | 2BHK + 2T | 581 | 22 | 672  |
| E    | 3BHK + 3T | 954 | 44 | 1088 |
| F    | 3BHK + 2T | 844 | 44 | 968  |

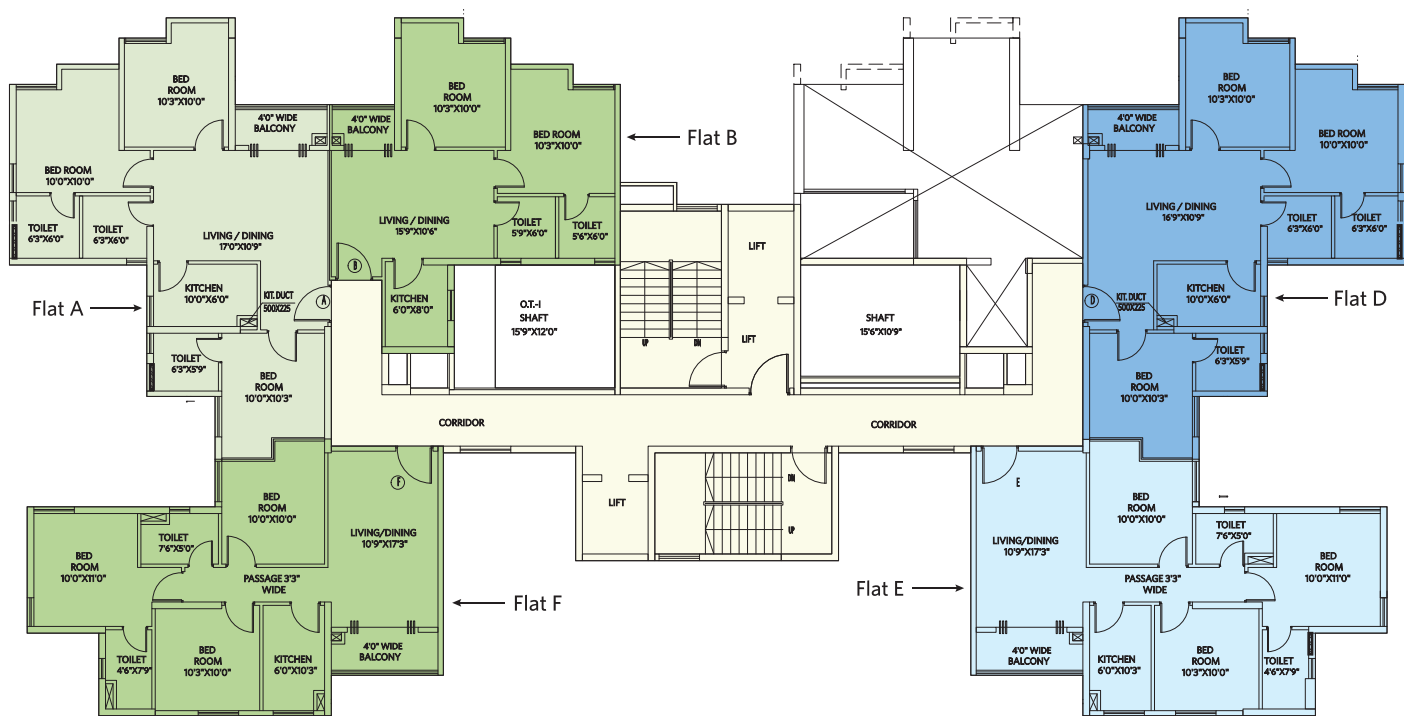
Unit in sq ft

BHK = Bedroom/Hall/Kitchen, T = Toilet, FRP= Fire Refuge Platform, CA = Carpet Area, BA = Balcony Area, BUA= Built Up Area

# Harbour (Block-1H)

## First Floor Plan

Proposed Future Block



| Flat | Type      | CA  | BA | BUA |
|------|-----------|-----|----|-----|
| A    | 3BHK + 3T | 781 | 30 | 894 |
| B    | 2BHK + 2T | 544 | 20 | 630 |
| C    | NA        | NA  | NA | NA  |
| D    | 3BHK + 3T | 779 | 30 | 897 |
| E    | 3BHK + 2T | 731 | 38 | 853 |
| F    | 3BHK + 2T | 730 | 38 | 853 |

Unit in sq ft

BHK = Bedroom/Hall/Kitchen, T = Toilet, CA = Carpet Area, BA = Balcony Area, BUA= Built Up Area



Harbour (Block-1H)

Typical Floor Plan (21st-25th)

Proposed Future Block



Flat C- 2BHK+2T

| Flat | Type      | CA  | BA | BUA |
|------|-----------|-----|----|-----|
| A    | 3BHK + 3T | 781 | 30 | 894 |
| B    | 2BHK + 2T | 544 | 20 | 630 |
| C    | 2BHK + 2T | 543 | 20 | 630 |
| D    | 3BHK + 3T | 781 | 30 | 894 |
| E    | 3BHK + 2T | 731 | 38 | 853 |
| F    | 3BHK + 2T | 730 | 38 | 853 |

Unit in sq ft

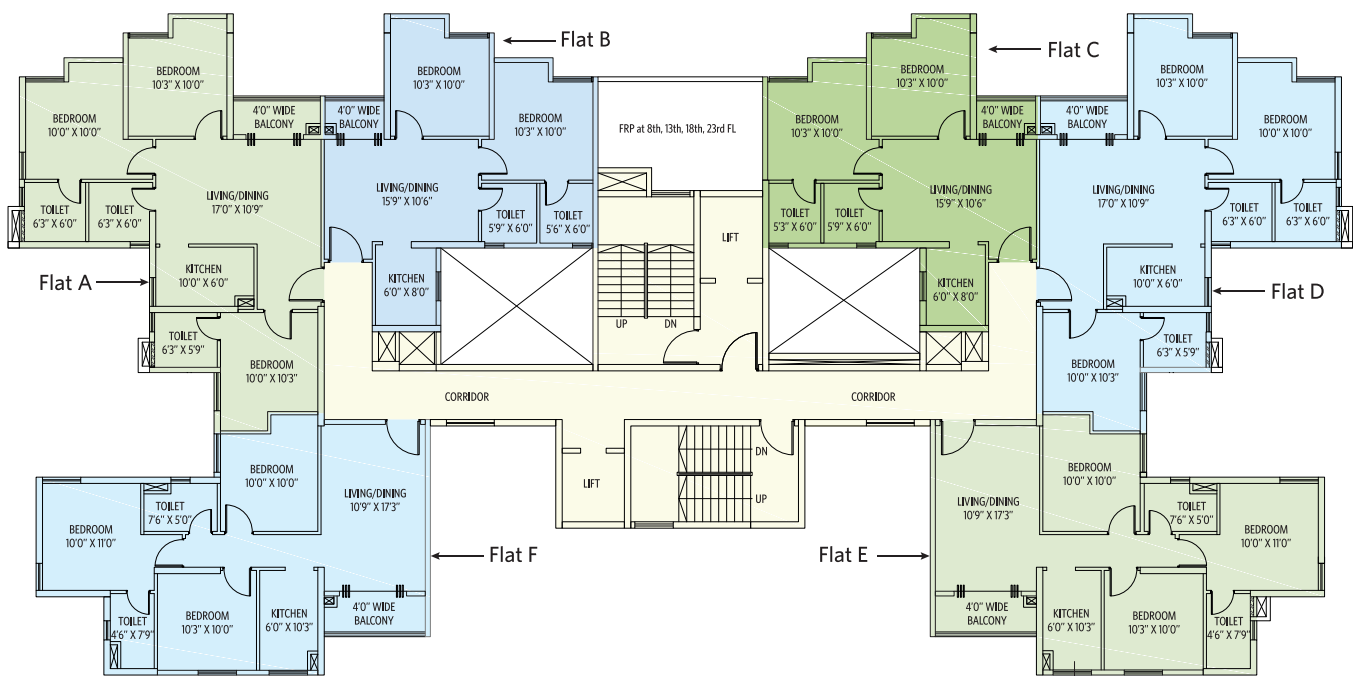
BHK = Bedroom/Hall/Kitchen, T = Toilet, FRP= Fire Refuge Platform, CA = Carpet Area, BA = Balcony Area, BUA= Built Up Area



# Harbour (Block-1H)

## Typical Floor Plan (2nd-20th)

Proposed Future Block



Flat E- 3BHK+2T



| Flat | Type      | CA  | BA | BUA |
|------|-----------|-----|----|-----|
| A    | 3BHK + 3T | 781 | 30 | 894 |
| B    | 2BHK + 2T | 544 | 20 | 630 |
| C    | 2BHK + 2T | 543 | 20 | 630 |
| D    | 3BHK + 3T | 781 | 30 | 894 |
| E    | 3BHK + 2T | 731 | 38 | 853 |
| F    | 3BHK + 2T | 730 | 38 | 853 |

Unit in sq ft

BHK = Bedroom/Hall/Kitchen, T = Toilet, FRP= Fire Refuge Platform, CA = Carpet Area, BA = Balcony Area, BUA= Built Up Area



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Project Financial Assistance



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Phase I - HIRA/P/NOR/2018/000183

Phase II - HIRA/P/NOR/2019/000385

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