

The image features a solid yellow background with a pattern of concentric, slightly wavy circles in a lighter shade of yellow. The circles are centered and expand outwards, creating a ripple effect. In the center of the image, the text "SUNRISE" is written in a bold, blue, sans-serif font. Below it, the word "aura" is written in a larger, blue, lowercase sans-serif font with a slightly rounded, friendly appearance.

SUNRISE
aura



Exemplifying spaciousness in 8 towers spread across 8.04 acres, and constructed over multiple phases, with approximately 80% open-air landscaped space including podium for you to enjoy.



AURA of VITALITY

© SWIMMING POOL with POOL DECK

© KID'S POOL



AN AURA OF EASE

DAILY COMMUTE

- NSC BOSE ROAD - 250 M
- BARUIPUR STATION - 4.8 KM
- EM BYPASS - 9.7 KM
- SHAHID KHUDIRAM METRO - 10.9 KM
- KAVI NAZRUL METRO - 10.9 KM

DAILY CONVENIENCE

- RAJPUR BAZAAR - 4.3 KM
- BIG BAZAAR - 6 KM
- WOOD SQUARE MALL - 6.6 KM
- BRAND FACTORY - 7.8 KM
- GARIA BAZAAR - 10.3 KM

SCHOOL AND COLLEGES

- LIONS VIDYA MANDIR SCHOOL - 3.6 KM
- RAMAKRISHNA MISSION COLLEGE - 6.6 KM
- BDM INT'L SCHOOL - 8 KM
- FUTURE INSTITUTE OF ENGINEERING & MANAGEMENT - 9.8 KM

HOSPITALS

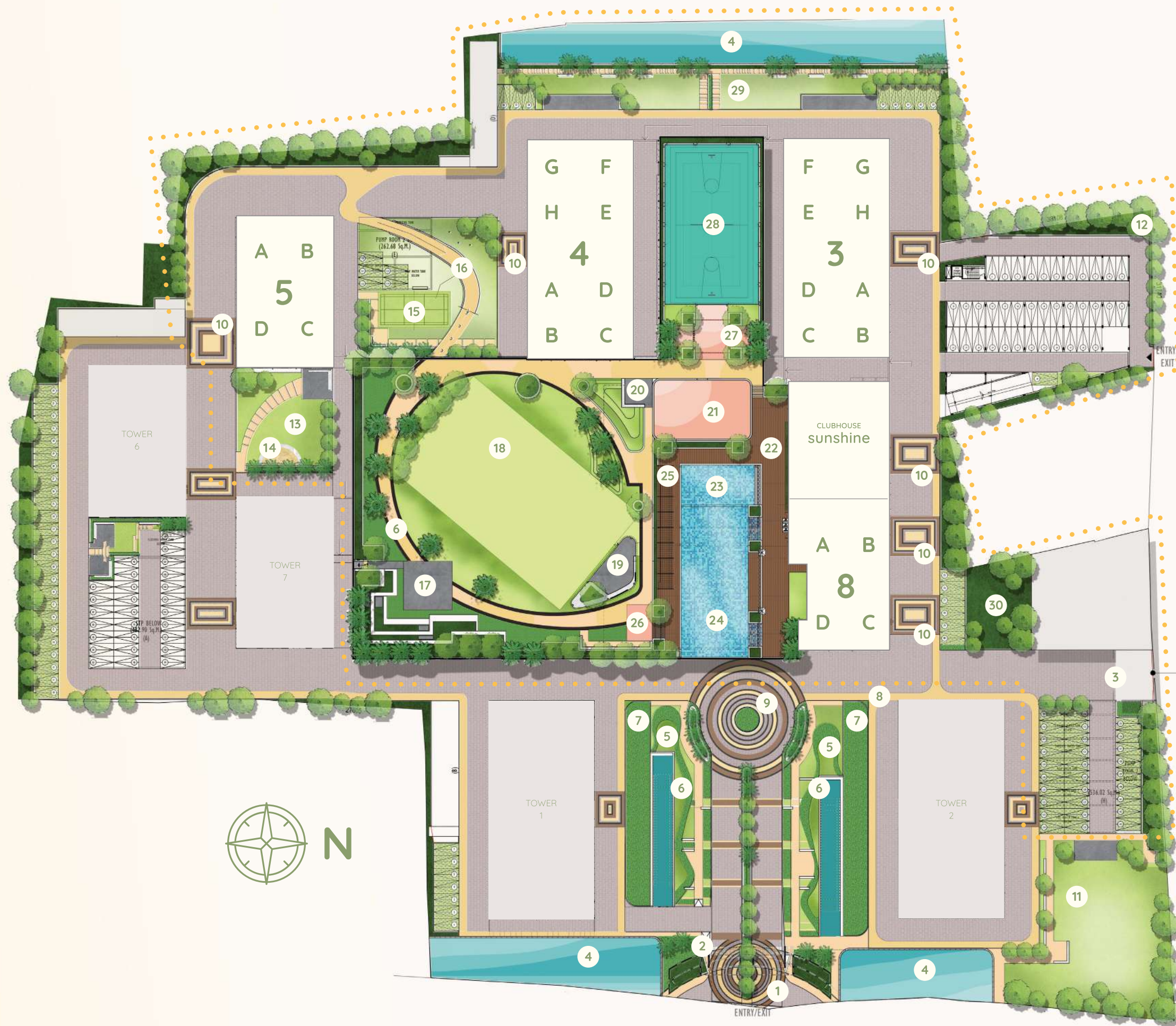
- HINDUSTAN HEALTH POINT - 9.8 KM
- PEERLESS - 12.4 KM
- MEDICA - 13.6 KM
- NH RABINDRANATH TAGORE - 13.7 KM
- RUBY GENERAL - 15.6 KM



AURA of VITALITY

© BADMINTON COURT

MASTERPLAN



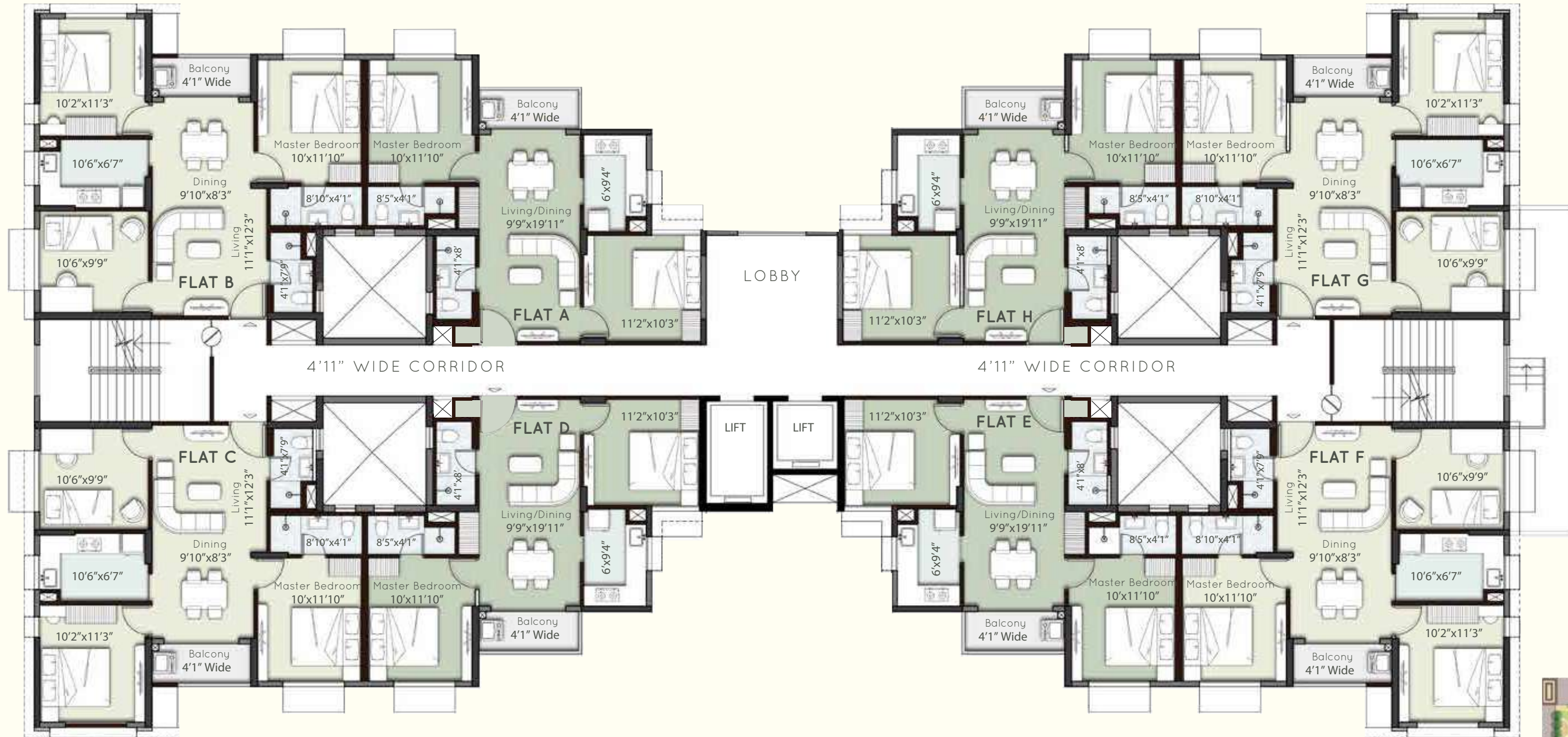
..... PHASE 1

LEGEND

1. GRAND ENTRANCE *
2. PEDESTRIAN ENTRY *
3. TEMPORARY ENTRANCE FOR PHASE I
4. NATURAL POND
5. GRASS DOME SITTING AREA *
6. MINI CRICKET PRACTICE AREA *
7. TROPICAL FLOWER GARDEN *
8. JOGGING TRACK
9. CENTRAL POINT *
10. TOWER DROP OFF
11. FESTIVE ZONE *
12. PET ZONE
13. OUTDOOR CHILDREN'S PLAY ZONE
14. SANDPIT
15. BADMINTON COURT
16. ELEVATED WALKING TRAIL
17. MINI AMPHITHEATRE
18. PLAYGROUND ON PODIUM TOP
19. SUNRISE LOUNGE
20. ADDA NOOK
21. ROLLER SKATING AREA
22. POOL DECK
23. KIDS POOL
24. SWIMMING POOL
25. SHADED SEATING AREA
26. POOL ENTRY FROM PODIUM
27. SERENITY TRELLIS
28. OUTDOOR MULTIPURPOSE COURT
29. MEDITATION ZONE
30. EMERALD LAWN

*To be provided in Future Phases

TOWER 4 TYPICAL FLOOR PLAN (2nd to 20th)



APARTMENT INFO		APARTMENT CARPET AREA as per RERA	BALCONY AREA	BUILT UP AREA
Unit	Type			
A & H	2 BHK	580	40	677
B & C	3 BHK	712	38	820
D & E	2 BHK	579	40	677
F & G	3 BHK	712	38	820

(in sq.ft.)

Built up area includes carpet area of the unit, cupboard, balcony/service balcony, and the wall area covering the unit. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

All dimensions are



TOWER 5 TYPICAL FLOOR PLAN (2nd to 18th)



APARTMENT INFO		APARTMENT CARPET AREA as per RERA	BALCONY AREA	BUILT UP AREA
Unit	Type			
A	3 BHK	848	46	964
B	3 BHK	848	46	964
C	3 BHK	848	46	964
D	3 BHK	848	46	964

(in sq.ft.)

Built up area includes carpet area of the unit, cupboard, balcony/service balcony, and the wall area covering the unit. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

All dimensions are

AURA of WHIMSY



© OUTDOOR CHILDREN'S PLAY ZONE



© LANDSCAPED PODIUM

AURA of SERENITY

let's be specific

SUPER STRUCTURE

RCC framed structure with pile foundation

EXTERNAL PAINTING

Textured Paint over raw concrete surface

FLOOR

Living/Dining/Master Bed Room/Kitchens : Vitrified tiles

Bathrooms : Ceramic Tiles

KITCHEN

Walls : Cement based Putty finish/Gypsum over raw Concrete/AAC/HCB walls [Not 'Pata' finish] with no door.

Counter : Granite counter top over MS support

Sink : Single Bowl Stainless Steel Sink

Dado : Ceramic tiles up to 2 ft. height from counter top only

BATHROOMS

Dado : Ceramic tiles up to lintel height

WC : Hindware/Parryware/Similar branded EWC with Porcelain Cistern

Wash Basin : Hindware/Parryware/Similar branded Wash Basin

CP Fittings : Jaguar or similar branded CP fittings with hot & cold mixing arrangement for shower only

WALLS & WINDOWS

Internal Walls : Cement based Putty finish over raw Concrete/AAC/HCB walls [Not 'Pata' finish].

External Walls : R.C.C. wall

Windows : Glazed Aluminum/ UPVC window

DOORS

Main Door : Flush door polished front side and painted back side

Other Doors : Painted Flush door

Frames : Plywood with matching shutter finish

ELECTRICAL

Concealed copper wiring with modular switches

TV point in all rooms. Adequate electrical points for all bed rooms, Living/ Dining, Kitchen & Toilets. Point for Washing Machine as per plan. Power point for AC in all Bedrooms & Living Room. Telephone Point in Living Room.

LIFTS & STAIRCASE

Lifts : 2 passenger lift in each Tower

Staircase : Main & Fire Escape Stair Case epoxy painted flooring (Rough Finish)

Lift Jamb : Stone/ Granite tiles / Ceramic tiles

Lobby Floor : Vitrified/ceramic tiles ; False ceiling in Ground Floor only

OTHERS FACILITIES

CCTV covering driveways, entrance of towers and main entrance and exit gate of the complex. Generator backup for common areas and apartment with restricted load. Water availability through Bore well as per guideline stipulated by Local Ground Water Authority with iron removal facility.



SUREKA

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- Over 5 million sq. ft. under development
- Over 5000+ satisfied customers and counting
- Developed multiple projects across the states of West Bengal, Odisha, Telangana, and Colombo, Sri Lanka

Pictured here some of our recent and noteworthy projects >>

- | | |
|-----------------------------------|------------------------------------|
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| 2. Urbana (Kolkata) | 6. Springville Green (Bhubaneswar) |
| 3. Elita Garden Vista (Kolkata) | 7. Sunrise Symphony (Kolkata) |
| 4. Springville Homes (Jajpur) | |



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ARCHITECT

SUBIR KUMAR BASU

STRUCTURAL ENGINEER

SPA CONSULTANTS

LANDSCAPE DESIGNERS

LAYERS DESIGN STUDIO PVT.LTD.

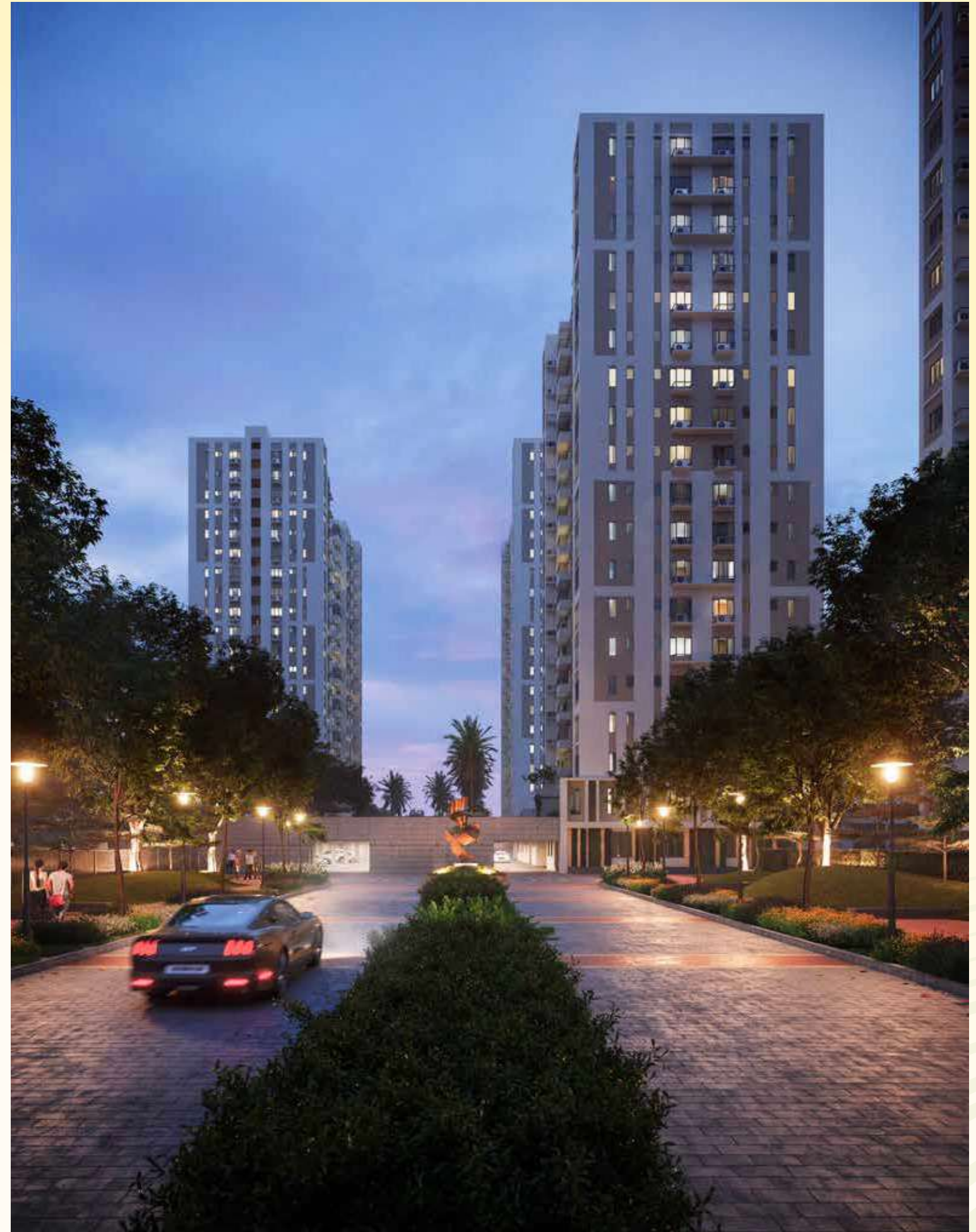
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