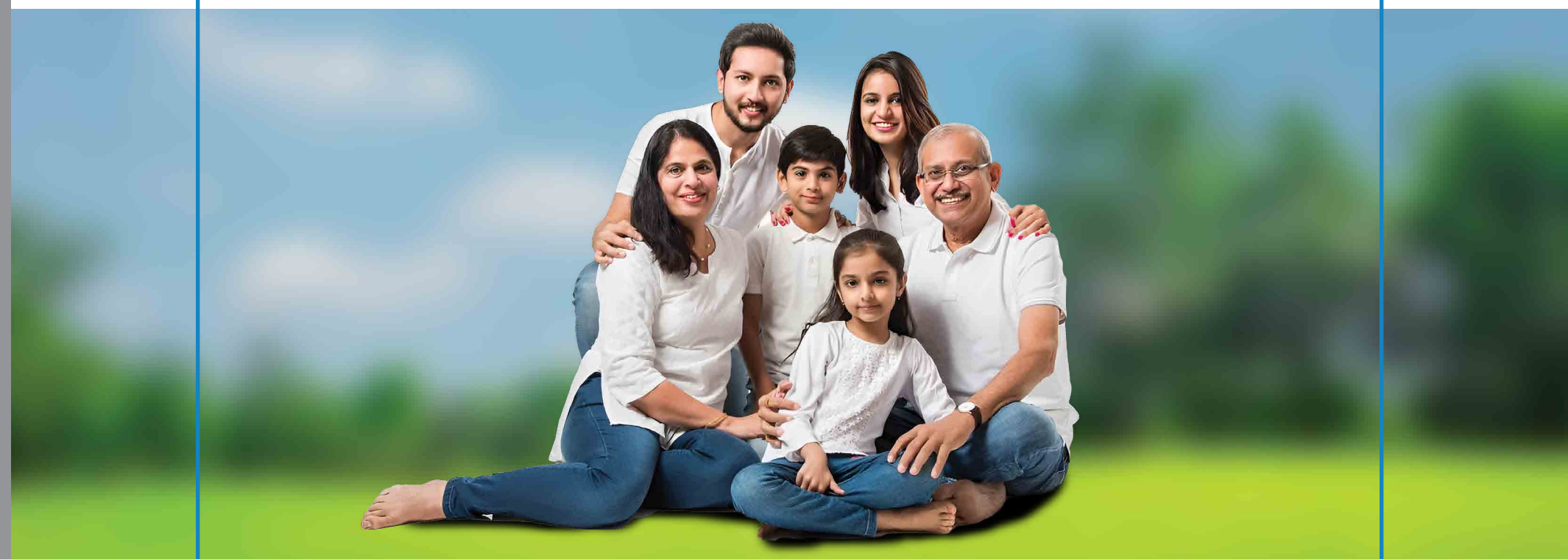


The best of
INDOOR & OUTDOOR
LIVING
Now in New Town



GLS
Sonar Tori

Phase-I | Phase-II

Phase-1-RERA NO-WBRERA/P/NOR/2023/000488

Phase-2-RERA NO-



Fine. Divine. Sunshine.

1/2/3 BHK AFFORDABLE LUXURY HOMES



Embrace intimate Community *Living*

In today’s competitive world, property developers are trying their best to build sustainably. Resource-efficient buildings clearly have a better value for money, deliver a greater inter-family bonding and benefit the homeowners in many ways.

We wanted to create a more investment-worthy, water-efficient and nature-friendly project. Smart home buyers understand the tangible benefits of owning an ecologically well-balanced home.

We want to meet your expectations and contribute to an inclusive, luxury lifestyle. Affordable. Homes that compliment the ecosystem. And foster Intimate Community living. Come... be a part of *Sonar Tori* .



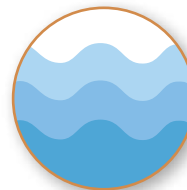
Project area
2.5 Bighas



56%
Open to sky



5 mtr. wide
internal roads



Select
Waterfront homes

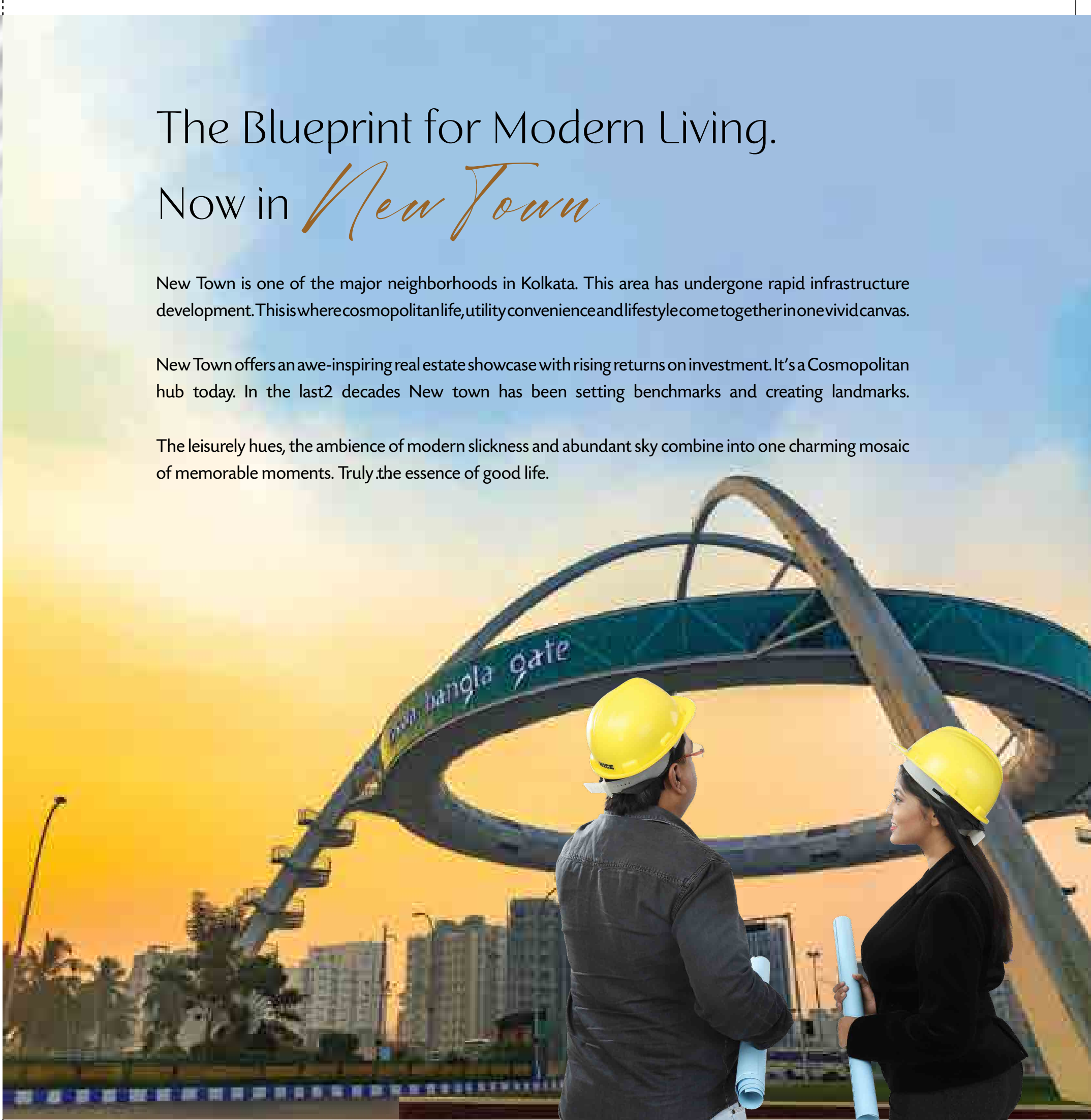


The Blueprint for Modern Living. Now in *New Town*

New Town is one of the major neighborhoods in Kolkata. This area has undergone rapid infrastructure development. This is where cosmopolitan life, utility convenience and lifestyle come together in one vivid canvas.

New Town offers an awe-inspiring real estate showcase with rising returns on investment. It’s a Cosmopolitan hub today. In the last 2 decades New town has been setting benchmarks and creating landmarks.

The leisurely hues, the ambience of modern slickness and abundant sky combine into one charming mosaic of memorable moments. Truly the essence of good life.





Entrance and Exit view – An artist's impression.

Project *Factsheet*

A new age community with nature at its heart. GLS Sonar Tori is where luxury meets unparalleled vistas. The twin residential towers redefine urban elegance with its breathtaking views, deluxe amenities, and expansive apartments. Every apartment is adorned with expansive windows and a Balcony that artfully frame panoramic views, fostering a constant connection to the surrounding greenery.

Developed by : GLS Realty Pvt. Ltd.

Total Size of the land : 2.5 Bighas (approx)

Open to sky : 56%

No. of Blocks : 02

No. of Floors : G+4

No. of Flats : 72 (1 BHK : 16 | 2 BHK : 24 | 3 BHK : 32)

Flat Sizes : 1 BHK : 555-562 sq ft | 2 BHK : 740 – 849 sq ft | 3 BHK : 1161-1423 sq ft

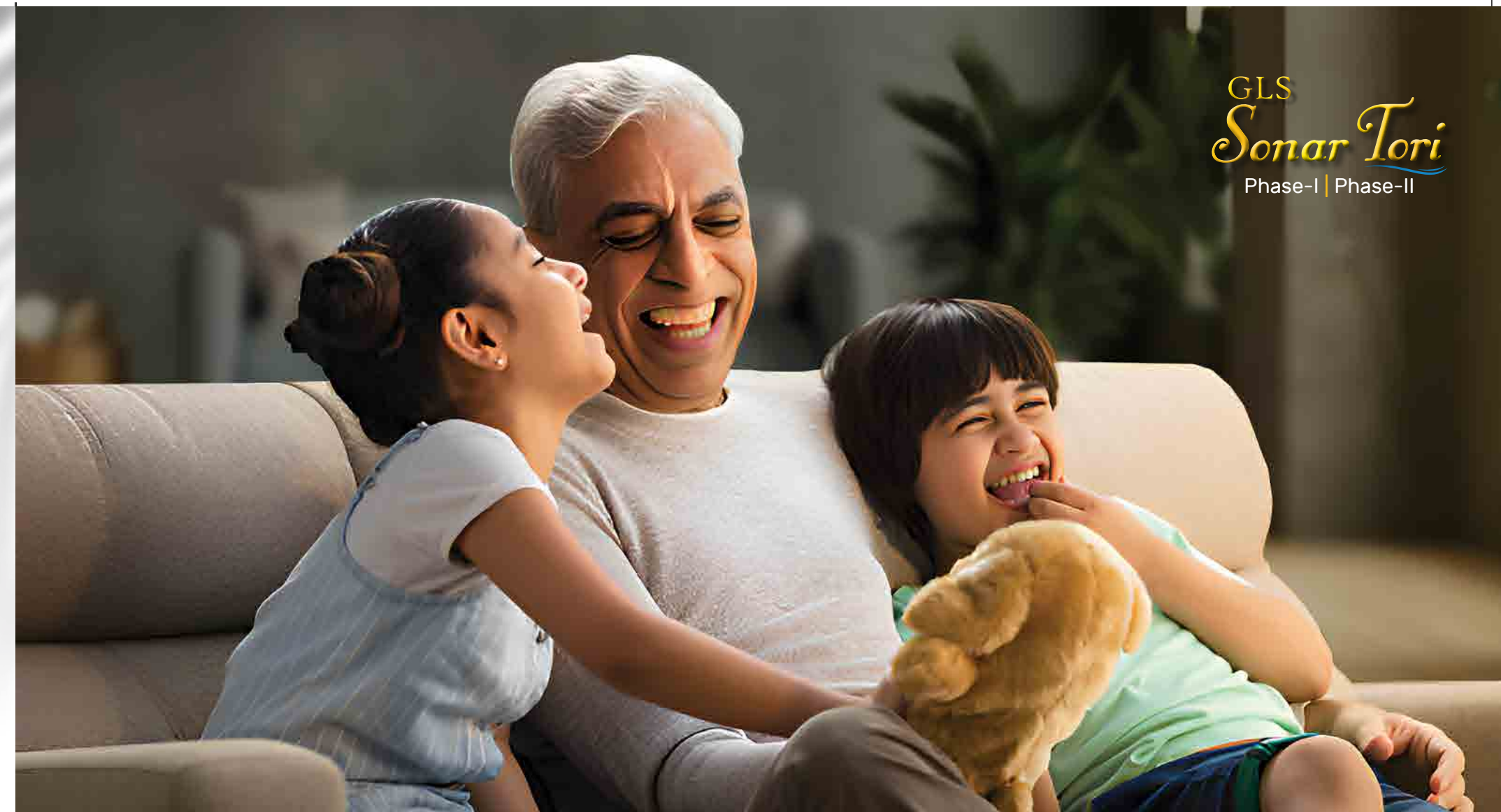
Current Status: Phase - I and Phase - II (Under Construction)

Project Sanctioned by: BMC  বিধাননগর পৌর নিগম
Bidhannagar Municipal Corporation
Department of Urban Development & Municipal Affairs,
Government of West Bengal

Bank Approvals:



*T & C apply



GLS
Sonar Tori
Phase-I | Phase-II

Premium Community *Design*



Senior Citizen friendly | Cross-ventilated | Space efficient



The Bird's eye evening view – An artist's impression.

A nature paradise with an integrated *lifestyle*

Freedom means many things to many people. We believe everyone should be free to live their lives as they want. This very thought gave birth to Sonar Tori. Here is a project location that makes business and pleasure equally accessible.

Discover an array of family-friendly amenities crafted for entertainment and recreation, promising delightful moments for both children and adults. Escape into the serene waterfront living, where breathtaking views provide the perfect backdrop for relaxation and rejuvenation.

The phase II will up to its name, with all parameters artistically maximized and with the efficient balance of outdoor-indoor. The development has been designed to maximize energy efficiency. Truly, it is one of the best developments in South-East of New Town. Here every horizon tells a new story. Everyday!



A Stimulating Social *Environment*



Water



Light



Earth



Air



Space

LIVE



In a well
connected upscale
neighbourhood.

WORK



Close proximity to the
Central Business
District.

LEARN

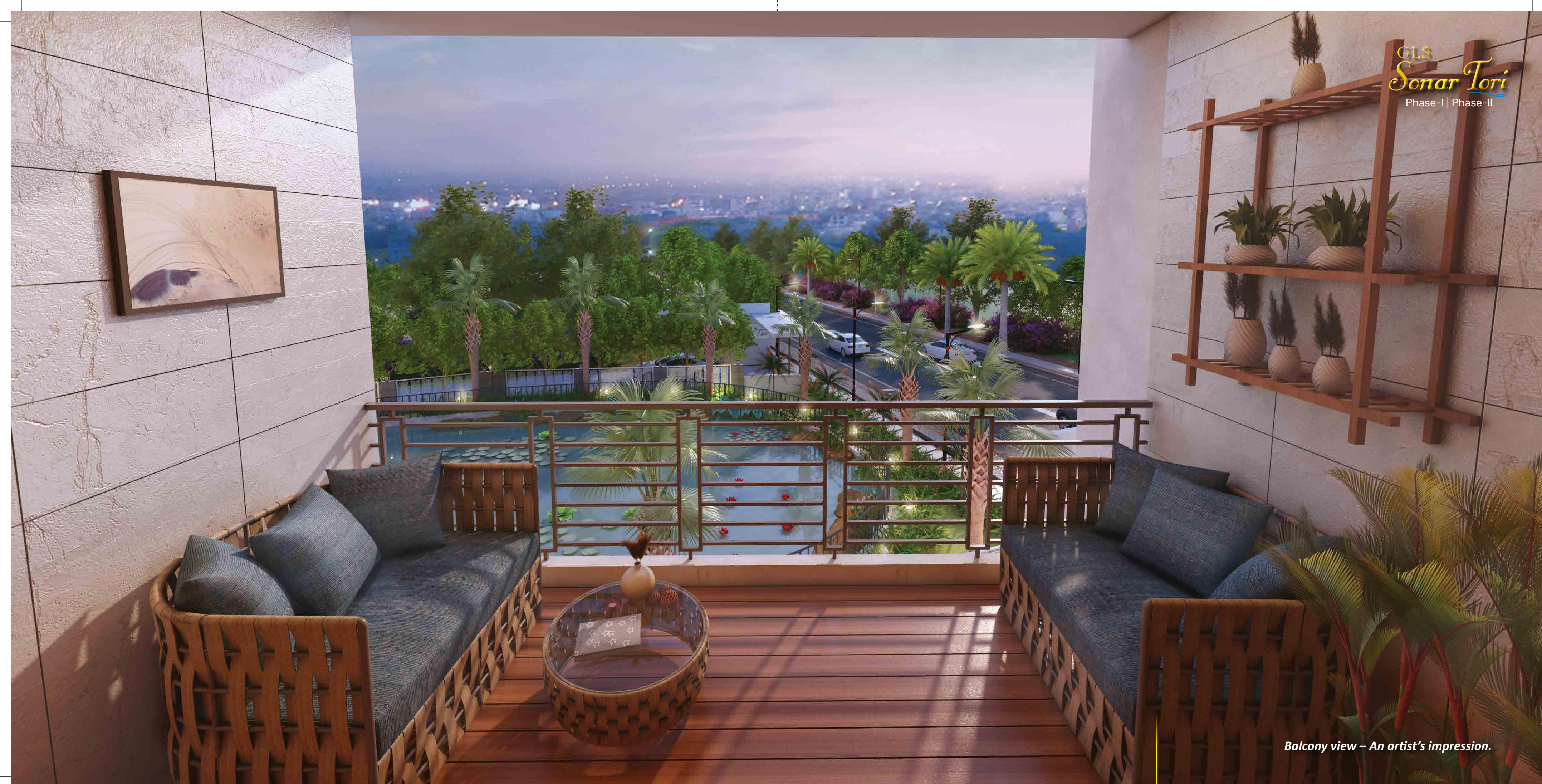


Close to World Class
Education Institutes.

PLAY



Close to multiple
Parks & Recreation
zones.



Balcony view – An artist's impression.

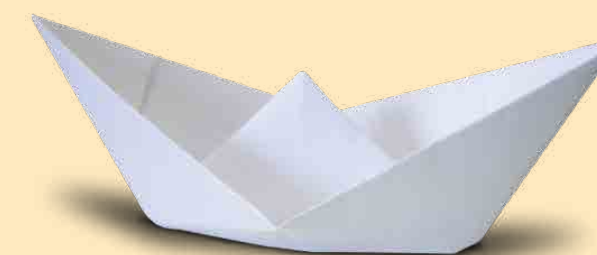
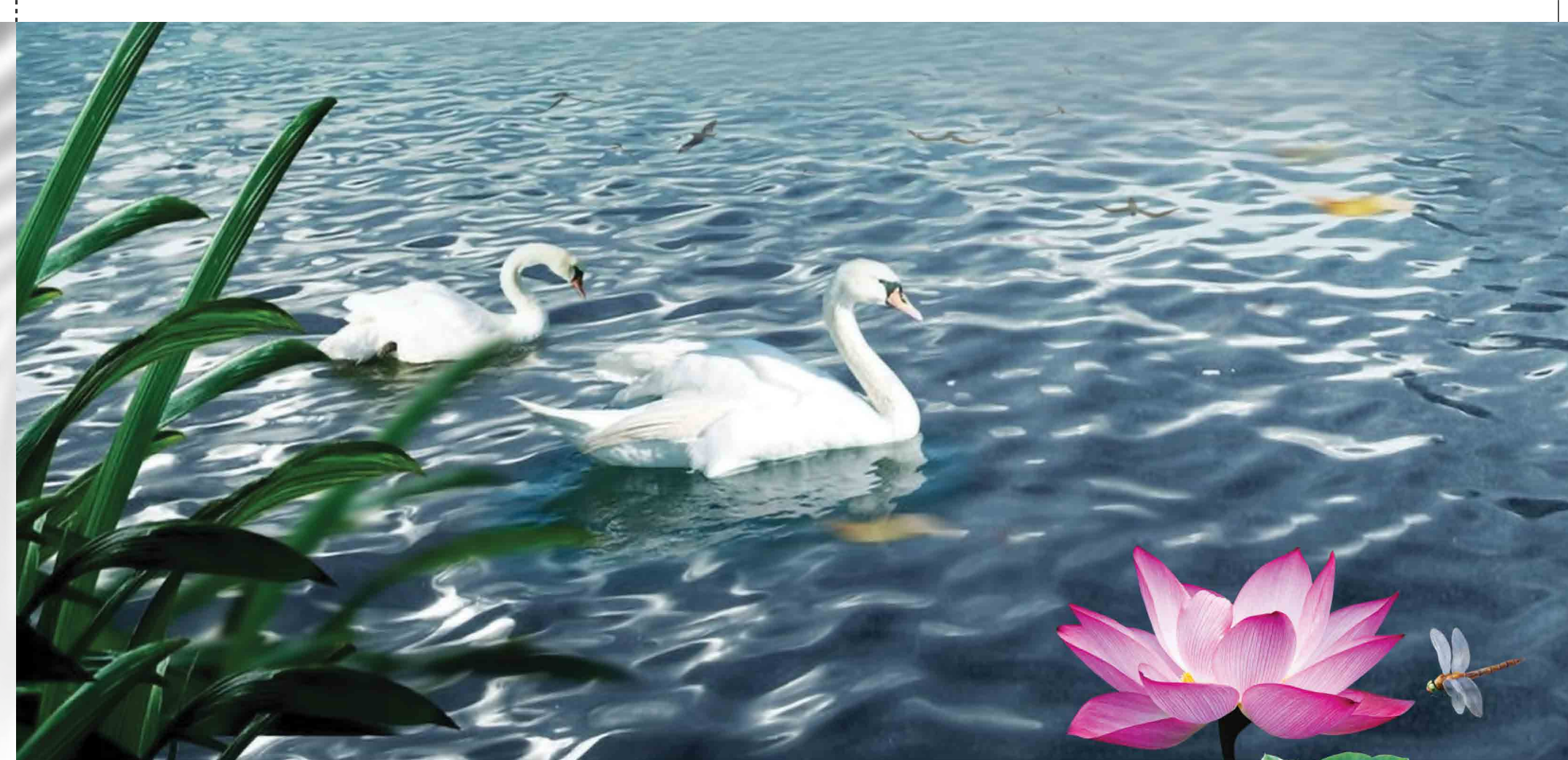
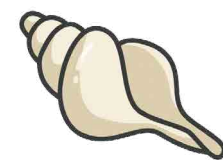
Water efficient homes.

The essence of good *Life*

Water and the related insufficiency is a growing problem worldwide. When a landscape or Housing Project is poorly designed or casually maintained, or the landscape consists of plants not suited to the dry humid and often hot regional climate, water demand increases as a result of excessive evaporation, leaks, and runoff. This results in the rise in temperature – causing perspiration and discomfort.

Water consumption can be greatly reduced with careful architectural landscape planning, good plant selection, efficient project planning and good maintenance practices.

We can use water more efficiently and still have colorful, esthetically pleasing landscapes – including some turf areas for recreation. GLS Sonar Tori is intended to help you live in a landscape that is not only water-efficient, but ecologically well balanced with an array of swaying palm and Coconut trees and all round greenery. More importantly, a huge natural water body of more than 8000 sq ft. approx greets you as you walk in. Live intimately in harmony with nature.



A natural pond overlooking the complex



Over 50 Native trees all around the project



100 acre marshy water land (*Bheri*) near by

Just Love Care and Fresh Air



Top view – An artist's impression.



A Place of Pride

The Nexus of Future *Commerce*

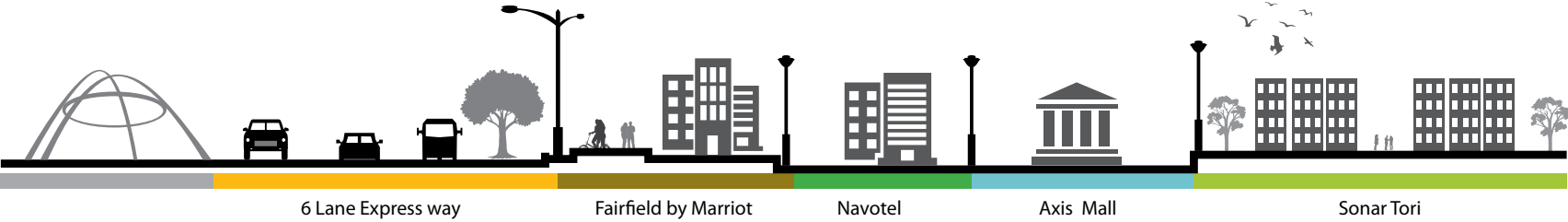
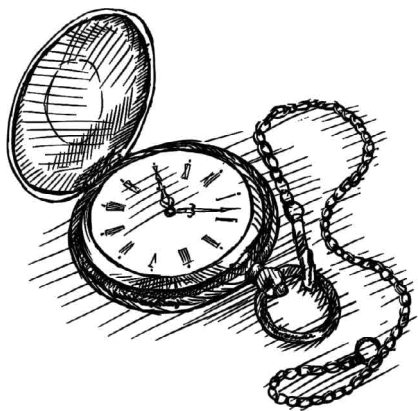
You aspired convenience, we found the smartest location!

Rajarhat and New Town are the fastest developing corridors. Its convenient, aspiration driven and has rising returns on investment.

Only a few locations in East Kolkata can melodiously bring together this trinity, and in this case, South East of New Town comes at the forefront.

Here, you'll find that all the possible conveniences are just a quick drive away. Getting to the arterial Six Lane Highway is a breeze, making your commute a lot easier. An exciting neighborhood and culture paints every nook and corner of the neighborhood. Amid excellent Road, Air, Metro, Toto, Shuttle and Bus connectivity, here, you come home to enjoy more time with your family and less time travelling.

Set up your new home here. You will be glad you did.



Exceptional Location *Value*

Commercial hubs

Axis Mall	- 5 mins
Hometown & Central	- 8 mins
City Centre - I & II	- 10 mins

Schools & Colleges

University of Engineering	- 7 mins
St. Xavier's University	- 8 mins
Narayana School	- 10 mins
Delhi Public School	- 14 mins

IT establishments

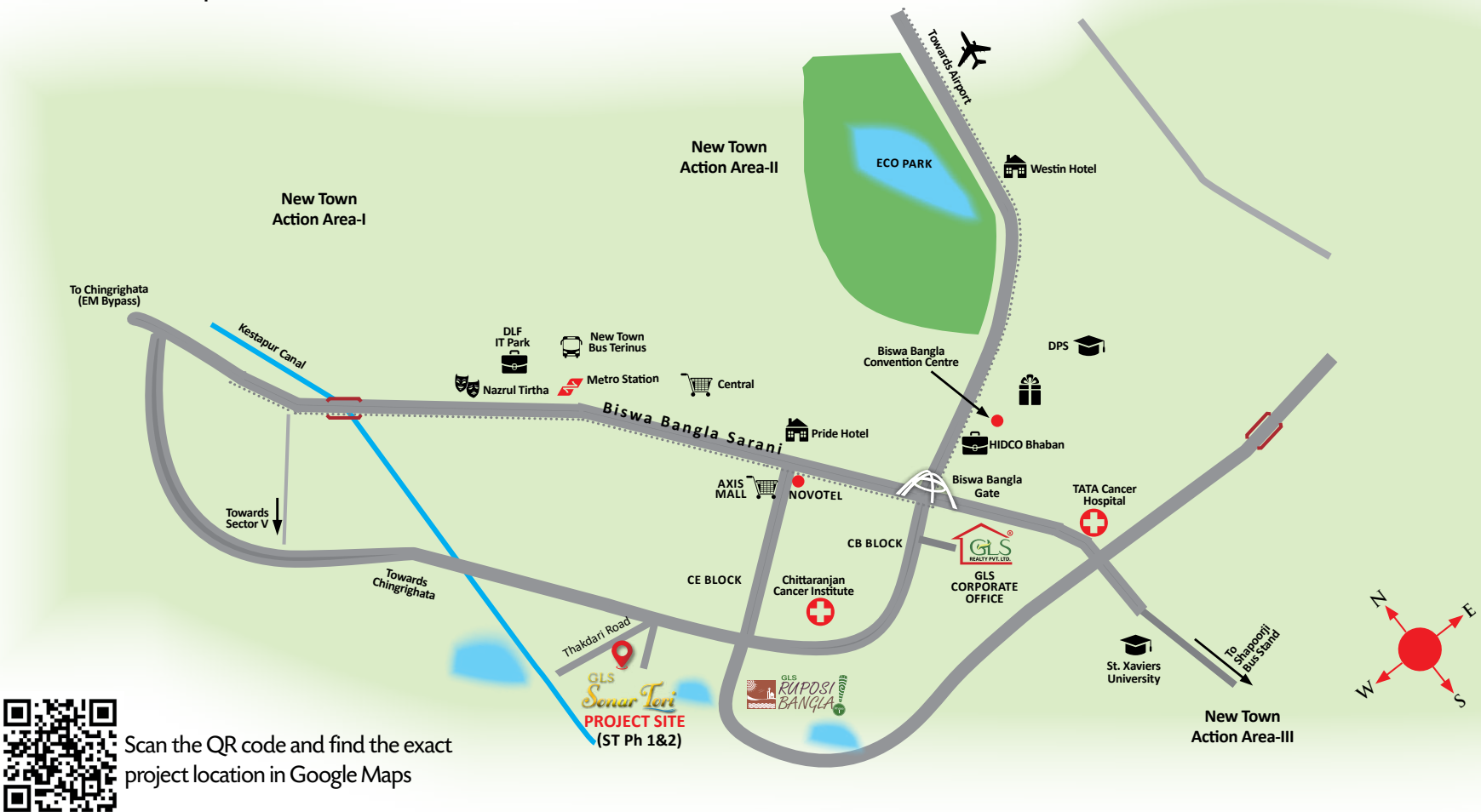
DLF 1	- 8 mins
TCS Gitanjali park	- 10 mins
Wipro	- 12 mins
Infosys	- 12 mins

Medical care

Tata Medical	- 9 mins
Ohio Hospital	- 10 mins
Charnock Hospital	- 12 mins
Manipal-Salt Lake	- 20 mins

Key points

Metro station	- 5 mins
Biswa Bangla Gate	- 7 mins
Airport	- 15 mins



Scan the QR code and find the exact project location in Google Maps

Epicenter of future developments | Deemed India's next tech hub



Internal Landscape showing Children's play area – An artist's impression.

An Oasis of true urban *Serenity*

If health is wealth, Sonar Tori is the place to be. From better health to a peaceful life—the benefits are seemingly endless. The most wonderful essence of serenity—it is said—is found by the love you create for yourself and those around you. This project is a calm oasis of unlimited peace and happiness with a scenic backdrop of lush greenery. It's a picture perfect Home. Truly priceless !

Outdoor Amenities

Childrens' Play area
Senior Citizen's Sitting area

Indoor Amenities

AC Community Hall
AC Gymnasium

Safety & Security

Fire fighting arrangement
24 x 7 CCTV surveillance
Lightning arresters on Rooftop

Common Facilities

Lift in each block
24 Hours water supply
Organic waste collection
LED power saving lights in common areas



Private. Pristine. *Privileged.*



Jogging Trail



Rooftop Yoga & Meditation



Green patches

Relationship Powered | Lifestyle Inspired | Pet Friendly

Smile—celebrate in style

GLS
Sonar Tori
Phase-I | Phase-II

The Community Hall – An artist's impression.

Sweat. Smile. Relax. Repeat.

The proposed Gym view – An artist's impression.

Specifications

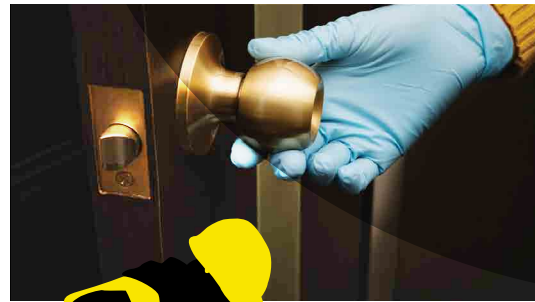


Here is the rest of the BEST. We set higher material standards and, with each new initiative, scale new heights to fulfill our ambition to ace.

Sonar Tori when ready, will set benchmarks in quality and quality workmanship . Come be a part of it.



Offering more to the *Core*



We pay close attention to detail—from strategic land parcel acquisitions to Project material procurement. Our Team of professionals source the best of Vendors to shortlist the choicest building materials. The end product is often a very rewarding experience. Class speaks.

GLS
Sonar Tori
Phase-I | Phase-II

Structure :

- RCC Frames Structure with infill / Masonry Brick Wall.

Flooring :

- Block, Bedroom, Living, Dining, Verandah-vitrified tiles.

Staircase & Lobby :

- Staircase & Floor Lobbies in stone / tiles / marble.

Walls :

- Internal : Putty finish.
- External: High quality weather proof/cement/texture paints.

Doors :

- Tough timber frame and solid core flush door.
- Main Entrance: Flush Door.
- Main door Fittings: Eye hold with locks.
- Internal Door: Flush doors.
- Toilet Door: PVC Doors.

Windows :

- Aluminium sliding windows with clear glass Finish.
- Aluminium louvers for toilet.

Toilet :

- Anti skid vitrified tiles. Ceramic tiles upto door height on the wall. CP fittings of reputed make.
- Plumbing provision for HOT/COLD water line.
- Electric point for geyser.

Health & Safety :

- Quality earthing for all electro-mechanical gadgets.
- Sufficient illumination throughout the building compound & interiors.

Kitchen :

- Vitrified tiles floor with granite counter stainless sink.
- Ceramic tiles upto 2 feet above the counter.
- Electrical points for microwave oven, refrigerator and exhaust fan etc.

Electrical Points :

- Modular Switch AC point in master bedroom & provision for other bedrooms, living/dining.
- Necessary electrical points with switch in all bedrooms, living/dining, kitchen and toilets. Concealed copper wiring. Door bell point at entrance door.

Telephone/Cable TV :

- Point of Cable TV conducting in living/dining and master bedroom.
- Provision Telephone line in living/dining

Power Backup :

- Provision for power back-up in common area

Water Supply :

- 24 hours treated water supply.

Security :

- 24 hours security.
- Common area under CCTV Surveillance.

Lift :

- Lift of reputed make (Manual).

Waterproofing :

- Adequate waterproofing will be done in required areas.

Greenery & Landscaping :

- Adequate landscaping as per requirement.

*T & C apply.

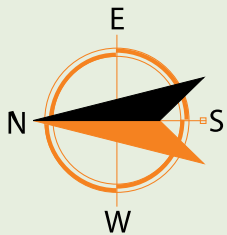


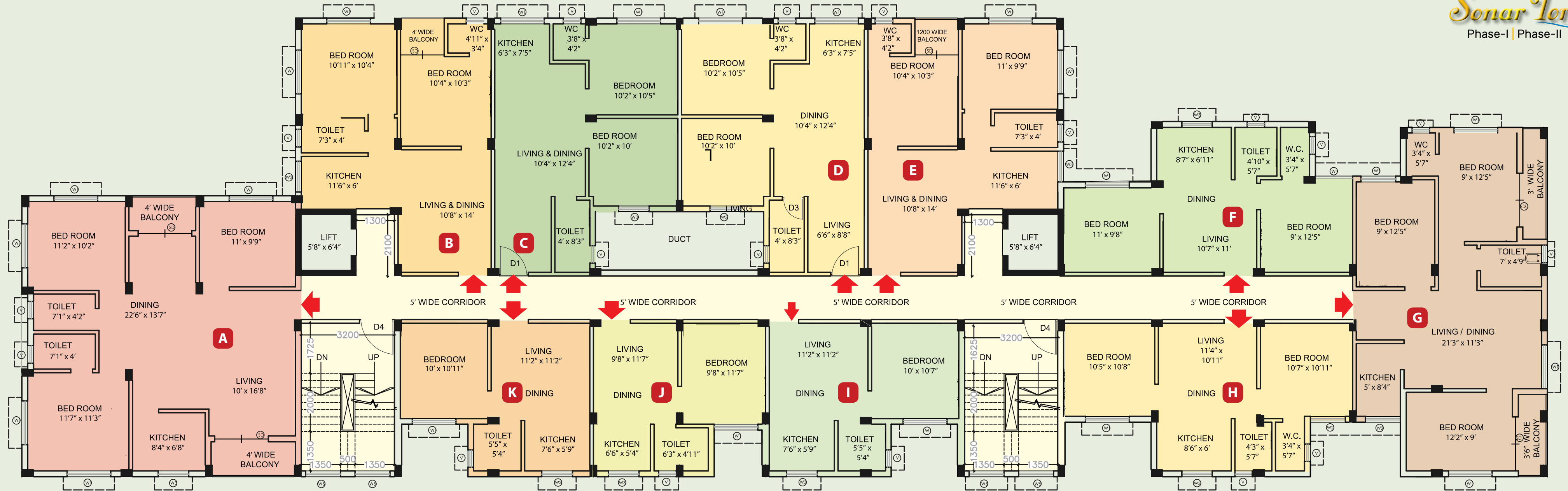
Master Plan (Phase I & II)

Legend:

- 1. Entry / Exit
- 2. Entry / Exit
- 3. Overlooking Natural Water Body *
- 4. Gymnasium
- 5. Kids Play Area
- 6. Community Hall
- 7. Common Toilets
- 8. Visitors Car Park
- 9. Office

*Not the part of the project.



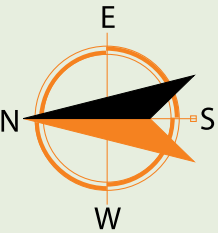


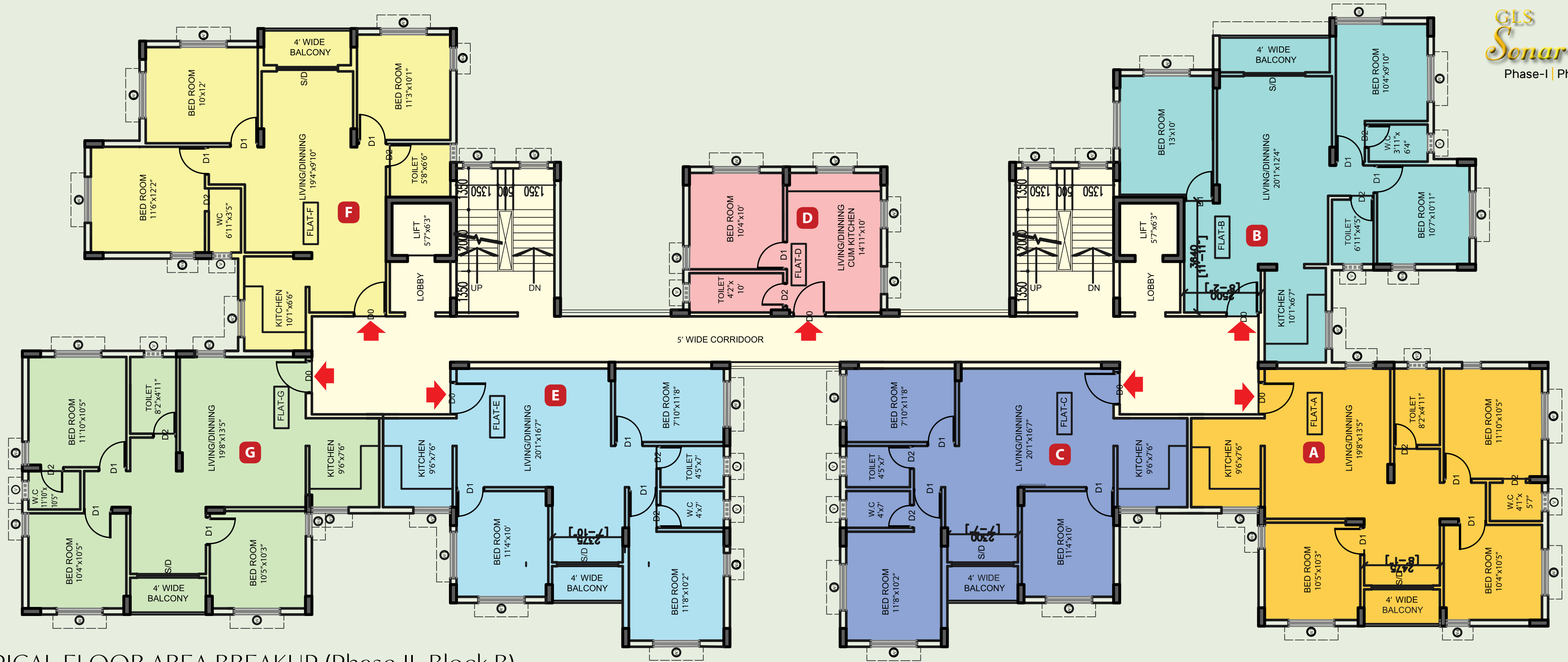
TYPICAL FLOOR AREA BREAKUP (Phase-I-Block A)

Flat No.	Carpet Area (sq.ft.)	Flat Area with proportionate common area (sq.ft.)	Saleable Area (sq.ft.)
FLAT A	981.00	1138	1423
FLAT B	562.00	677	846
FLAT C	562.00	677	846
FLAT D	542.50	658	822
FLAT E	564.00	679	849
FLAT F	480.00	592	740

TYPICAL FLOOR AREA BREAKUP (Phase-I-Block A)

Flat No.	Carpet Area (sq.ft.)	Flat Area with proportionate common area (sq.ft.)	Saleable Area (sq.ft.)
FLAT G	797.00	929	1161
FLAT H	493.40	605	757
FLAT I	345.00	444	555
FLAT J	345.40	444	556
FLAT K	345.40	444	556



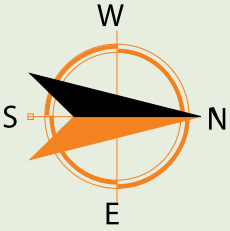


TYPICAL FLOOR AREA BREAKUP (Phase-II-Block B)

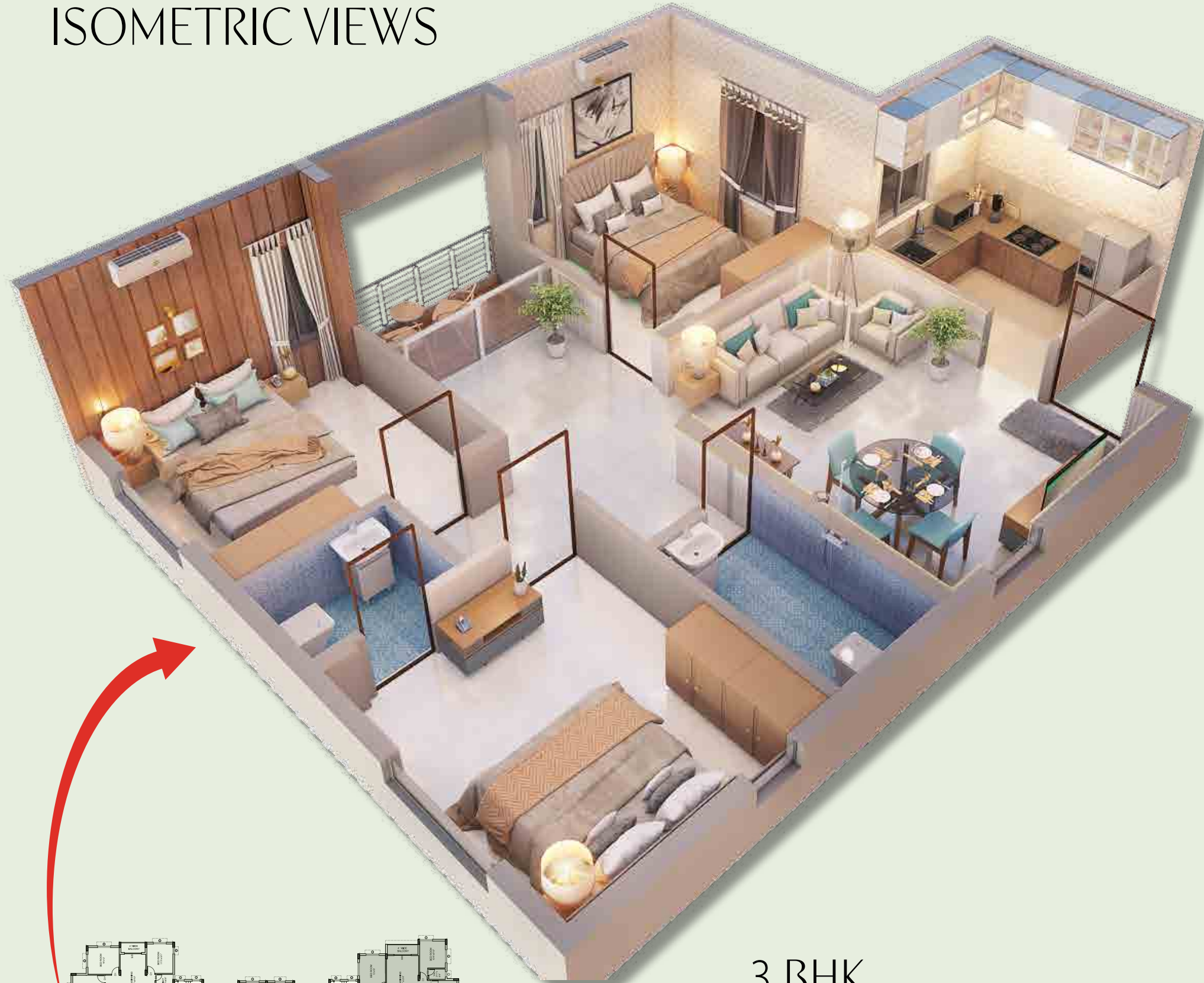
Flat No.	Carpet Areas (sq.ft.)	Flat Area with Proportionate Common Area (sq.ft.)	Saleable Area (sq.ft.)
FLAT A	951	1122	1346
FLAT B	968	1139	1367
FLAT C	903	1073	1288
FLAT D	368	468	562

TYPICAL FLOOR AREA BREAKUP (Phase-II-Block B)

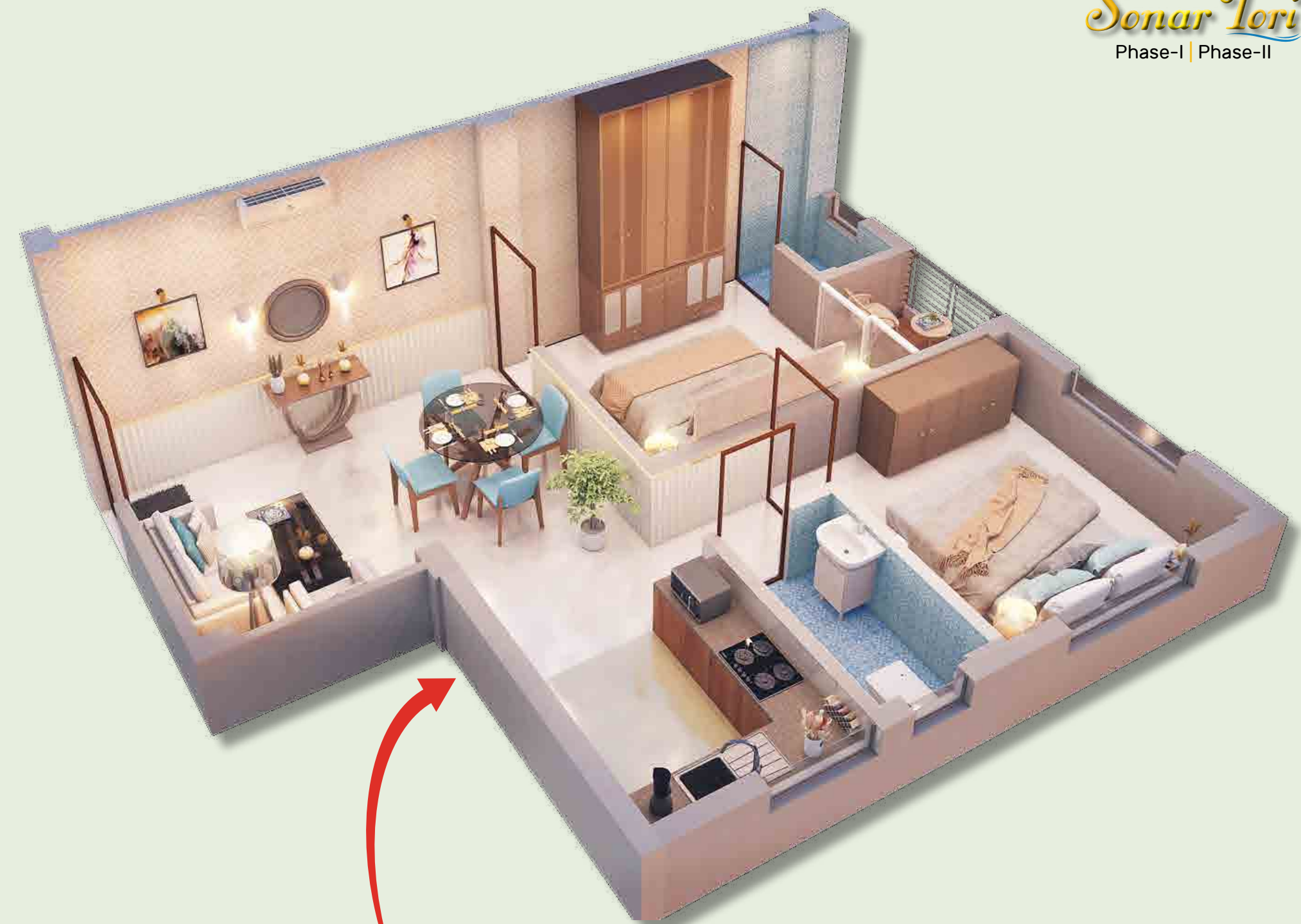
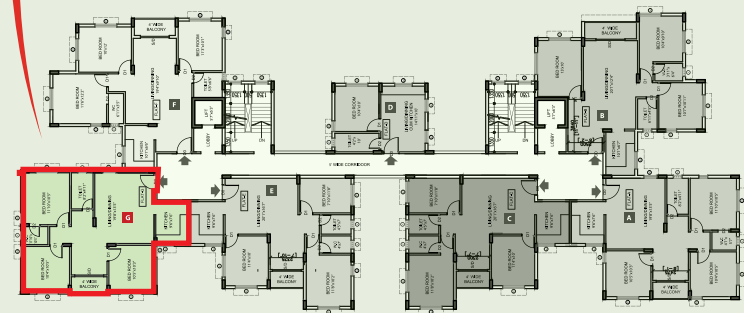
Flat No.	Carpet Areas (sq.ft.)	Flat Area with Proportionate Common Area (sq.ft.)	Saleable Area (sq.ft.)
FLAT E	904	1074	1289
FLAT F	983	1158	1390
FLAT G	951	1122	1346



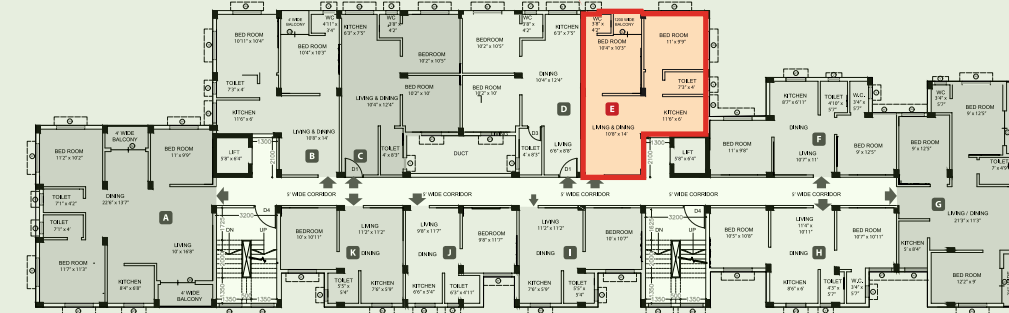
ISOMETRIC VIEWS



3 BHK
PHASE II BLOCK B G TYPE



2 BHK
PHASE I BLOCK A E TYPE



Our *Landmarks*

Our select Housing projects in Kolkata



Ruposi Bangla, NewTown, Kolkata



BIDYABITHI CO-OP



CHIRATNA CO-OP



DAIRATH



GLS Chandrama Ultra Luxury Lifestyle



GODHULIMA CHSL



GRIHAJIBAN CO-OP. HOUSUNG



PIU CO-OP (PUJANANDINI)(1)



GLS Victory, Kestopur



AYAN



VOLCAN



KUHELI

Certificates and Recognitions



To think beyond
brick and mortar,
beyond square footage
and floor area ratios.

To think of spaces as
the backdrop
of experiences.

Founded by visionary builders and construction experts passionate about delivering dream homes to customers. With uncompromised quality as their norm, we have built over 100 buildings in and around Kolkata, providing affordable flats & residential complexes to more than 1000 happy families.



RERA approved
Projects with clear titles



Transparent Legal
Framework



Vastu
Compliance



Excellent Land
Bank



Eco-friendly
construction

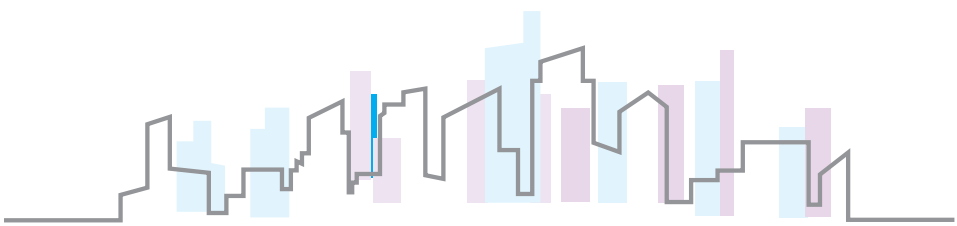


We call that thinking
Experientialism
and that is our core philosophy.

We think from the perspective of what a space should feel like; what luxuries it must provide - and then begin planning a project. It becomes the crux of our decisions on what destinations to choose, which locations and what the design of our projects should be.

We believe that the trust experiences are located where the mindscape is in harmony with the landscape.

It is this belief that sums us.



GLS Homes. Building aspirations. Delivering value.





An Oasis of Stylish Living

Site Address: GLS Sonar Tori, Thakdari Road, New Town, Kolkata - 700 102



GLS Realty Pvt. Ltd.

Corporate Office:

DE-139, near Tank No. 7, Street No. 336

New Town, Kolkata-700 156

www.glsrealty.in | sonartori.gls@gmail.com

 **033 40602536**

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