

The logo for BDS ETERNIA features a stylized infinity symbol on the left, composed of two interlocking loops in shades of green and blue. To the right of the symbol, the text "BDS ETERNIA" is displayed in a clean, white, sans-serif font. The background of the entire page is a dark, starry space with a bright light source on the horizon, creating a lens flare effect.

Perfect | Infinite | Yours

Developers



Site Address:

Eastern Bypass, Near Mandal Petrol Pump,
Opp. Spencer Wholesale Bazaar, Siliguri, West Bengal - 734004

For Bookings:

+91 8343-8343-70

RERA NO.: WBRERA/JAL/2024/001590

RERA Website: <https://rera.wb.gov.in>

Home loans facility available from all leading financial institutions.

*Disclaimer: This document is merely conceptual in nature and is to be used for general information purpose only.
All informations mentioned in this document is for representative purpose only. Any interested party should verify all the information mentioned in this brochure.

Project's Branding by Primsy India

Scan to Locate:



**PERFECT HOMES WITH
INFINITE HAPPINESS,
ALL YOURS.**



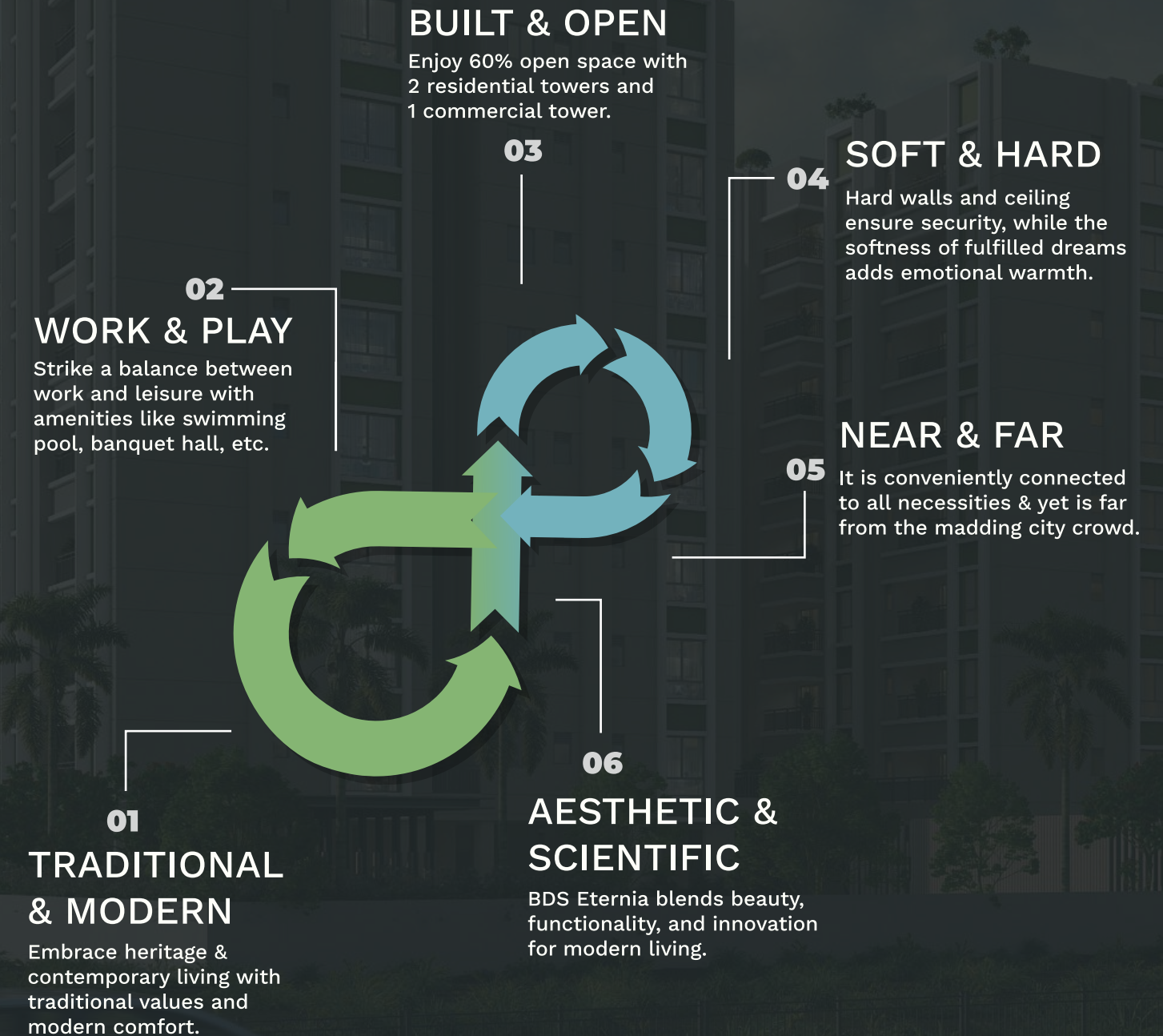
The Eastern Bypass

A gateway to a lifestyle defined by comfort, convenience, and limitless potential, Eastern Bypass can be your choice for multiple reasons.

Discover the epitome of residential sophistication at the Eastern Bypass of Siliguri, where every facet of modern living converges seamlessly. Picture this: minimal traffic, ensuring stress-free commuting, while unrivalled connectivity seamlessly links your home to the city's heartbeat within minutes.

Embrace the allure of the fastest developing commercial hub, where opportunities for professional growth abound and entrepreneurial dreams blossom just around your home. With effortless cross-border transport and communication, the world is at the doorstep, beckoning with endless possibilities.

Why BDS Eternia?





PRESENTING



A joint venture of
BDS Group and MK Group.

Perfect. Infinite. Yours.
A forever dream home awaits, designed
exclusively as your permanent address.



142 - 3BHK Residences
21 Commercial Spaces



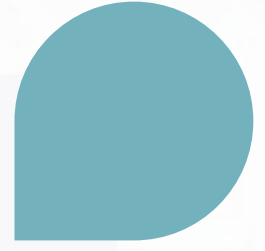
Modern
Architecture



Well-Located



Resident's
Club House



TRADITIONAL & MODERN

Experience the perfect harmony of traditional warmth and modern convenience at BDS Eternia, where traditional values thrive alongside modern comforts. Immerse yourself in a space designed for both heritage and modernity, with 60% open space ensuring a serene and spacious environment.

- Festive Party Lawn
- Amphitheatre
- Yoga Lawn
- Senior Citizen Area
- Kids Play Area



Party Lawn With Family Pavilion



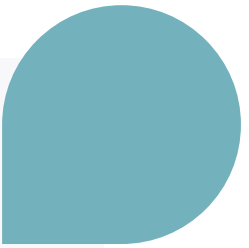
Rooftop Party Counter



Central Courtyard



Rooftop Kids Play Area



WORK & PLAY

At BDS Eternia, life encourages you to maintain the work-life balance as there is more to life than work. With numerous choices for leisure and amusement, dull days will be a thing of the past. Alongside, our exclusive clubhouse fosters community bonding and relaxation. Indulge in the goodness of a fulfilling life with amenities like:

- Swimming Pool
- AC Banquet Hall
- Multipurpose Court
- Games Room
- Cricket Pitch
- AC Gymnasium



Swimming Pool With Deck



AC Banquet Hall



Multipurpose Court



DO NOT
DREAM
OF IT
TRAIN
FOR IT

AC Gymnasium



BUILT & OPEN

Spread over 105 Kathas of land, 142 residential homes and 21 commercial shops across 3 towers. 2 residential towers rise to B+G+8, offering 3 BHK flats, while the commercial tower rises LG+UG+5.

BDS Eternia offers a balance between built and open with 60% open space to keep nature close to you.

- 142 - 3BHK Residences
- 21 Commercial Spaces
- Exclusive Clubhouse
- 60% Open Space
- Rooftop Amenities

- 1 Tower Drop-Off
- 2 Commercial Drop-Off
- 3 Festive Lawn
- 4 Party Lawn
- 5 Family Pavilion
- 6 Stepped Amphitheatre
- 7 Seating Court
- 8 Games Gallery
- 9 Yoga Lawn
- 10 Kid's Play Area
- 11 Senior Citizen Area
- 12 Multipurpose Court
- 13 Sports Deck
- 14 Cricket Pitch
- 15 Screen Wall for Parking
- 16 Commercial Feature Wall
- 17 Service Zone
- 18 Jogging Track
- 19 Meditation Deck
- 20 BBQ Counter
- 21 Services Area Screening
- 22 Peripheral Green
- 23 MCPL



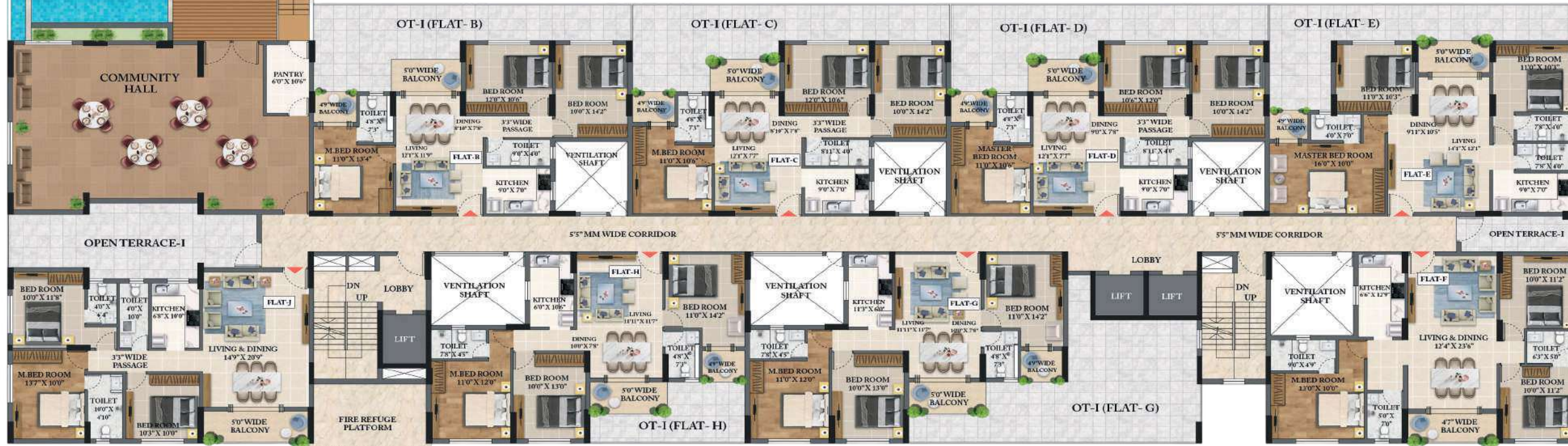
1ST FLOOR PLAN

WING - 1



Flat No.	Type of Flat	Rera Area (sq.ft.)	BUA (sq.ft.)	SBUA (sq.ft.)	O.T Area (sq.ft.)
A	3B - 3T	930	1303	1564	-
B	3B - 2T	836	1193	1432	153
C	3B - 2T	836	1202	1442	150
D	3B - 3T	953	1299	1559	-
E	3B - 3T	871	1219	1463	240
F	3B - 2T	784	1136	1363	344
G	3B - 2T	784	1138	1366	344
H	3B - 2T	790	1142	1370	343

WING - 2



Flat No.	Type of Flat	Rera Area (sq.ft.)	BUA (sq.ft.)	SBUA (sq.ft.)	O.T Area (sq.ft.)
B	3B - 2T	796	1132	1358	360
C	3B - 2T	798	1136	1363	361
D	3B - 2T	796	1137	1364	361
E	3B - 3T	900	1259	1511	332
F	3B - 3T	949	1312	1574	-
G	3B - 2T	824	1183	1420	522
H	3B - 2T	823	1181	1417	149
J	3B - 3T	943	1318	1582	-



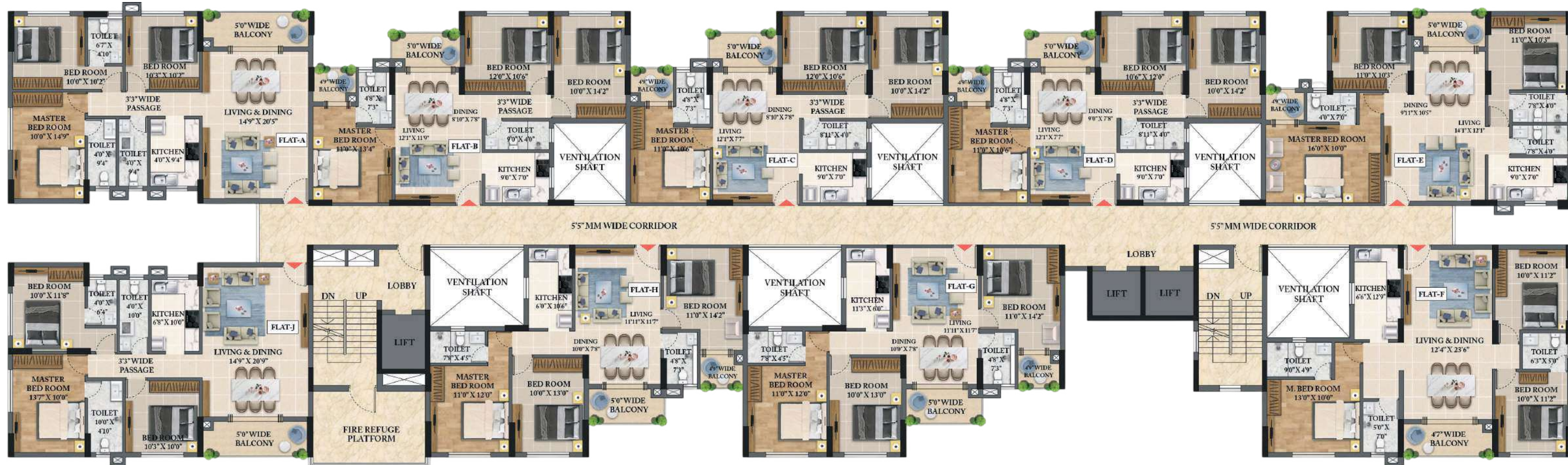
2ND-8TH FLOOR PLAN WING - 1



Flat No.	Type of Flat	Rera Area (sq.ft.)	BUA (sq.ft.)	SBUA (sq.ft.)
A	3B - 3T	930	1303	1564
B	3B - 2T	836	1193	1432
C	3B - 2T	836	1202	1442
D	3B - 3T	953	1299	1559
E	3B - 3T	871	1219	1463
F	3B - 2T	784	1136	1363
G	3B - 2T	784	1138	1366
H	3B - 2T	790	1142	1370
J	3B - 3T	943	1320	1584



2ND-8TH FLOOR PLAN WING - 2



Flat No.	Type of Flat	Rera Area (sq.ft.)	BUA (sq.ft.)	SBUA (sq.ft.)
A	3B - 3T	934	1300	1560
B	3B - 2T	796	1132	1358
C	3B - 2T	798	1136	1363
D	3B - 2T	796	1137	1364
E	3B - 3T	900	1259	1511
F	3B - 3T	949	1312	1574
G	3B - 2T	824	1183	1420
H	3B - 2T	823	1181	1417
J	3B - 3T	943	1318	1582



SOFT & HARD

A perfect blend of the soft and the hard makes a perfectly balanced home.

A balance between the hard walls and ceiling that secures your well-being blends beautifully with the softness of emotions as your dream of owning home gets fulfilled.



Elevator & Lobby Area

SPECIFICATIONS

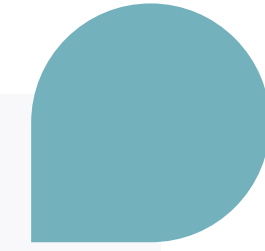
STRUCTURE/FOUNDATION	<ul style="list-style-type: none">• Earthquake resistant RCC framed structure
LIVING, DINING & BEDROOMS	<ul style="list-style-type: none">• Vitrified Tiles of reputed brand
KITCHEN	<ul style="list-style-type: none">• Anti-skid tiles with dado above the counter• Counter-top with stainless steel sink• Provision of aquaguard or similar water purifier
TOILET	<ul style="list-style-type: none">• Anti-skid tiles on the floor• Tiles upto door height
SANITARY FIXTURES	<ul style="list-style-type: none">• Wall-hanging commode with dual flush and wash basin• Single lever divertor with overhead showers• CP fittings of Jaquar, Hindware or an equivalent brand
PIPES & FITTINGS	<ul style="list-style-type: none">• UPVC and CPVC fittings of Supreme/Aashirwad/Astral or equivalent brand
DOOR	<ul style="list-style-type: none">• Flush door with SS hardware and WPC door for bathroom
WINDOW	<ul style="list-style-type: none">• Powder coated aluminium windows with glass panels
INTERNAL WALL FINISH	<ul style="list-style-type: none">• Putty finish with primer
EXTERNAL WALL FINISH	<ul style="list-style-type: none">• Weatherproof exterior paint
ELECTRICAL	<ul style="list-style-type: none">• Concealed copper-wiring and modular switches
STAIRCASE & LOBBY	<ul style="list-style-type: none">• Mix of granites and tiles



Road Side Elevation View



Entrance Gate With Commercial Plaza



NEAR & FAR

Conveniently located at Eastern Bypass, BDS Eternia's strategic location ensures seamless navigation to key destinations, away from traffic hassles.

With well-connected road networks, reaching entertainment hubs and business districts is effortless. Schools, colleges, medical facilities and markets are all in the vicinity. It is well connected with the airport and the railway station.



LOCATION

The location of BDS Eternia offers seamless access to convenience and connectivity. Its strategic location bridges near and distant destinations for you to experience unparalleled convenience. Few of the key locations:

- Anandaloke Multispeciality Hospital - 10 mins
- Don Bosco School - 4 mins
- Spencers Wholesale Bazaar - Opposite BDS Eternia
- Reliance Smart Point - 2 mins
- Iskcon Mandir - 10 mins
- Vega Circle - 6 mins

[Click here to find us on Google Maps](#)



Aerial View



AESTHETIC & SCIENTIFIC

BDS Eternia epitomizes the seamless blend of aesthetic allure and scientific rigor in home design. Every facet of its architecture is meticulously crafted, marrying beauty with functionality.

From its sleek lines to its innovative technology integration, BDS Eternia stands as a testament to the harmonious union of artistry and precision in modern living.

DEVELOPERS



At BDS Group, we're dedicated to crafting living spaces that transcend mere structures, enriching lives with innovative design, sustainable practices, and uncompromising quality. Our mission is to exceed customer expectations, ensuring satisfaction in every build. We envision becoming the hallmark of excellence in real estate, redefining Siliguri's landscapes with visionary design and setting new standards for sustainable, inclusive communities in North Bengal.



MK Group stands as a pillar of excellence in the North Bengal real estate arena, boasting over thirty years of expertise. Renowned for innovative architecture, meticulous project management, and unwavering commitment to quality. We redefine living standards with properties like The Senses, Sanskriti, Times Square and many more stars of excellent work. Transparent, dedicated, and constantly evolving, MK Group exceeds expectations with every project.

CONSULTANTS



Maheshwari & Associates (M&A), founded by Ar. Kamal Periwal, specializes in iconic architectural projects primarily in eastern & western India.



M Square Architecture is an atelier specializing in architecture, interior design, & landscape design, offering comprehensive multidisciplinary services.



Green Architecture Consulting Engineers Pvt. Ltd. (GACE), founded by Er. K K Roy in 1991, offers comprehensive architectural and engineering services.



Saent India Engineering Consultants Pvt. Ltd. offers MEP consultancy, specializing in HVAC, Electrical, Plumbing, Fire, & IT solutions.

S.P.A
CONSULTANTS

S.P.A. Consultants, founded in 1987 by Mr. Sanjiv J. Parekh, offers structural engineering consultancy for diverse & great projects.

