

PLAN OF DEVELOPMENT WORKS

PROPOSED PROJECT:

EDEN WILLOW ESTATE

Municipal Premises No. 57, Vivekananda Avenue,

Kolkata – 700148

A RESIDENTIAL COMPLEX

DEVELOPED BY:

EDEN ELEMENTS LLP

17/1 LANDSDOWNE TERRACE, KOLKATA – 700 026

WRITE UP ON PROJECT NAMED “EDEN WILLOW ESTATE”

A RESIDENTIAL COMPLEX

Municipal Premises No. 57, Vivekananda Avenue, Kolkata – 700148

EDEN ELEMENTS LLP



Designated Partner / Authorised Signatory



PROJECT SYNOPSIS:

1.	Name and address of Developer	:	M/S EDEN ELEMENTS LLP Regd. Off: 17/1 Lansdowne Terrace, Kolkata – 700 026 Ph. No. (033) 4005 – 2360 Email: info@edenprojects.in
2.	Name of the Key persons	:	Mr. Aditya Agarwal
3.	Name of the Project	:	EDEN WILLOW ESTATE
4.	Address of the Project	:	Municipal Premises No. 57, Vivekananda Avenue, Kolkata – 700148
5.	Location, Prominent Landmark	:	It is a freehold high land, measuring about 90K 5CH 38.59 Sqft i.e 6044.55 Sqm (Net Land area found is 5931.13 sqm as per the Physically found and gifted to KMC) having an about 24ft wide common passage at Vivekananda Avenue, Over which a residential complex will be constructed by M/S EDEN ELEMENTS LLP, the developer of the project.
6.	No of Blocks	:	2Nos (5 Towers)
7.	No of Stories	:	G+ IV (1 Tower) & G+VII (4 Towers)
8.	Total Build up Area	:	10658 Sqm
9.	No of Flats	:	179 Nos.
10.	No. of Car parking space	:	Covered – 78Nos, Open – 21Nos, MLCP Open – 16Nos X 2 i.e 32Nos

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DETAILS OF LANDOWNER AND DEVELOPER OF THE PROJECT

Total 15 nos Private limited Companies of Eden Group are the Landowner of the entire land of the Project, measuring **90K 5CH 38.59Sqft i.e 6044.55 Sqm (Net Land area found is 5931.13 sqm as Physically found and after gifted to KMC) at Municipal Premises No. 57, Vivekananda Avenue, Kolkata – 700148 PS – Sonarpur**, By virtue of a Joint development agreement dated 16.08.2021, has given the development right to construct a residential complex to **M/S EDEN ELEMENTS LLP**, on certain terms & conditions stated therein to construct a residential complex named “**Eden Willow Estate**” at the said Premises.

The project “**Eden Willow Estate**” consist of 2Blocks (5 Towers) with 179 flats, **Covered – 78Nos, Open – 21, MLCP Open – 16 Nos X 2 Nos i.e 32Nos. Total – 131Nos.** car parks with ample open space around. The total area of construction is about 152226 sqft which is the free sale area for the developers.

PLAN OF DEVELOPMENT WORKS

Firefighting

The promoter will comply for all necessary requirements in terms of provisions of WBFS regulation.

Drinking Water

There will be sufficient water supply with enough capacity of Underground reservoir to ensure 24-hrs supply of drinking water in the building.

Emergency Evacuation System

There will be Emergency evacuation system in the building as per the statutory norms.

Common Area

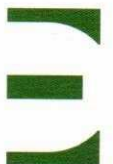
Open Area, Driveways, Adda Corner, Multipurpose Court, Play Area etc.

Generator / Transformer

Supply will be from a WBSEDCL transformer of adequate capacity to ensure proper supply & stable voltage. There will be required DG Sets to ensure uninterrupted supply.

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24X7 security guard will be provided to ensure best possible security arrangements.


Play Area

A well-planned play Area is an added attraction to a superior residence as it takes care of keeping a child occupied while within the safety of the premises.

SPECIFICATIONS OF THE PROJECT

- Structure : RCC-framed structure with anti-termite treatment in foundation. Cements used: Ambuja, OCL, Lafarge, Ultratech, Birla, ACC, Ramco & Emami*.
- Brickwork : Eco-friendly, premium brickwork with Autoclaved aerated concrete (AAC) blocks used for better quality, thermal insulation.
- Elevation : Modern elevation, conforming to contemporary designs.
- External Finish : Paint by certified Nerolac/Asian Paints/Berger applicator*, and other effects as applicable.
- Lobby : Beautifully decorated & painted lobby
- Doors & Hardware : Quality wooden frames with solid core flush doors. Main door with premium stainless steel handle and eyehole. Main Door Lock by Godrej*.
- Internal finish : Wall Putty.
- Windows : Colour anodized / Powder coated aluminium sliding windows with clear glass (using high quality aluminium). Large Aluminium Windows in Living Room Balcony.
- Flooring : Vitrified tiles in bedrooms / living / dining / kitchen. Granite Counter in kitchen. Premium Ceramic tiles in toilets.
- Kitchen counter : Granite slab with stainless steel sink. Ceramic wall tiles up to 2 (two) feet height above counter.
- Toilets : Hot and Cold water line provision with CPVC* pipes.
- CP fittings including Health Faucet* of Jaquar/Kohler/Parryware & Hindware*. Dado of ceramic tiles up to door height. Sanitaryware with EWC with ceramic cistern and basin of

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	Kohler/Parryware/Jaquar/Hindware*.
	Pipes of Supreme/Skipper & Oriplast*
Elevator	: Passenger Lifts of Kone*.
Electricals	: Concealed Polycab/Mescab/RR Kabel & Havells* copper wiring with modular switches of Anchor Roma/Schneider Electric & Havells* b) TV & Telephone points in all bedrooms and living room. d) One 15A Geyser point in all toilets e) One 15A & One 5A points, one 5A refrigerator point, and exhaust fan points in kitchen f) For 1 BHK - one AC points in Master bedrooms only, For 2 BHK - one 1 Points in Master Bedroom and Living dining area, For 3BHK - one 1 Points in Master Bedroom, 2nd Bedroom and Living dining area. g) Modern MCBs and Changeovers of Havells/HPL/Schneider Electric*
Water Supply	: Underground and Overhead storage tanks of suitable capacity.
Landscape	: Professionally designed and executed landscaping.
Generator	: 24 hour power backup for all common services. Generator back 500W for 1BHK Flat, 750W for 2BHK Flat and 1000W for 3 bedroom Flats.
Security	: Intercom facility and 24/7 Security Personnel.

* The specified brands are mentioned to give an indication of the quality we will provide. In case of unavailability of materials/brands or any other circumstances, the developer is not legally liable to provide the same brand, and may instead provide material from a brand of similar quality level.

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