

**EDEN**

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## **PLAN OF DEVELOPMENT WORKS**

**PROPOSED PROJECT:**

**“EDEN LUXURIA”**

**420 KALIKAPUR ROAD, KOLKATA – 700 078**

**A RESIDENTIAL COMPLEX**

**DEVELOPED BY:**

**EDEN ELEMENTS LLP**


**17/1 LANDSDOWNE TERRACE, KOLKATA – 700 026**

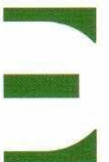
**WRITE UP ON PROJECT NAMED “EDEN LUXURIA”**

**A RESIDENTIAL COMPLEX**

**420 KALIKAPUR ROAD, KOLKATA – 700 078**

**EDEN ELEMENTS LLP**

  
Designated Partner / Authorised Signatory



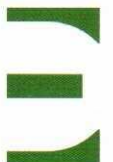
## PROJECT SYNOPSIS :

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 Anirudh Modi, Director
3.	Name of the Project	:	“EDEN LUXURIA”
4.	Address of the Project	:	420 KALIKAPUR ROAD, KOLKATA – 700 078
5.	Location, Prominent Landmark	:	It is a freehold high land, measuring about 13K 12 CH i.e 919.732 (Net land area 915.535 Sqm) having an about 18ft wide common passage at 420 Kalikapur Road, Kolkata - 700078 Over which a residential complex will be constructed by M/S Eden Elements LLP, the developer of the project.
6.	No of Blocks	:	1 Nos
7.	No of Stories	:	G+3
8.	Total Build up Area	:	13536 Sqft (1257.53 Sqm)
9.	No of Flat	:	15 Nos
10.	No. of Car parking space	:	Covered Car Parking – 16 Nos. Open Parking – 1 No (DOCUMENTS ATTACHED)

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## DETAILS OF LANDOWNER AND DEVELOPER OF THE PROJECT

M/S Jyoti Dealers Pvt Ltd and M/S Purnima Promoters Pvt Ltd are the Landowner of the entire land of the Project, measuring about 13K 12CH i.e 919.732 Sqm (Physically found 915.535 Sqm ) at 420 Kalikapur Road, P.S – Garfa, KOLKATA – 700 078, By virtue of a Joint development agreement dated 12.04.2023, 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 LUXURIA” at the said Premises.

The project “EDEN LUXURIA” consist of 1no Block with 15 Nos. Flats, Covered Car Parks – 16Nos, Open Car Parks – 1No with ample open space around. The total area of construction is about 18528 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, etc.


### Generator / Transformer

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

### Security

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

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## SPECIFICATIONS OF THE PROJECT

<b>Structure</b>	RCC-framed structure with anti-termite treatment in foundation. Cements used: <b>Ambuja, OCL, Lafarge, Ultratech, Birla, ACC, Ramco*</b>
<b>Brickwork</b>	Eco-friendly, premium brickwork with <b>Autoclaved aerated concrete (AAC) blocks</b> used for better quality, thermal insulation
<b>Elevation</b>	Modern elevation, conforming to contemporary designs.
<b>External Finish</b>	Paint by certified <b>Nerolac/Asian Paints/Berger applicator*</b> , and other effects as applicable.
<b>Lobby</b>	Beautifully decorated @ painted lobby
<b>Doors &amp; Hardware</b>	Quality wooden frames with solid core flush doors. Door handles of <b>Godrej/Hafele/Yale*</b> . Main door with premium <b>stainless steel handle</b> and <b>eyehole</b> . Main Door Lock by <b>Godrej/ Yale *</b> .
<b>Internal finish</b>	<b>Wall Putty</b>
<b>Windows</b>	Colour anodized / Powder coated aluminium sliding windows with clear glass (using high quality aluminium) and window sills. Large Aluminium Windows in Living Room Balcony
<b>Flooring</b>	Vitrified tiles in bedrooms / living / dining / kitchen. Granite Counter in kitchen. Premium Ceramic tiles in toilets.
<b>Kitchen Counter</b>	Granite slab with stainless steel sink. Wall tiles up to 2 (two) feet height above counter.
<b>Toilets</b>	Hot and Cold water line provision with <b>CPVC*</b> pipes.  CP fittings including <b>Health Faucet*</b> of <b>Jaquar/Kohler/Hindware*</b> . Dado of ceramic tiles up to door height. Sanitaryware with <b>EWC with ceramic cistern</b> and basin of <b>Kohler/Jaquar/Hindware*</b> .
<b>Elevators</b>	Pipes of <b>Supreme/Skipper/ Oriplast*</b>  Passenger Lifts of <b>Kone / Jhonson / Otis / Schindler*</b>
<b>Electricals</b>	a) Concealed <b>Polycab/Havells/RR Kabel*</b> copper wiring with modular switches of <b>Anchor Roma/Schneider Electric/ RR Kable/ Havells*</b> b) TV & Telephone points in master bedroom and living room. c) Two Light Points, one Fan Point, two 5A points in all bedrooms d) One 15A Geyser point in all toilets & an exhaust fan point. e) One 15A & one 5A points, one 5A refrigerator point, and exhaust fan points in kitchen f) One AC points in all bedrooms & one AC point in living & dining room.  g) One washing machine point in the balcony. h) Modern MCBs and Changeovers of <b>Havells/HPL/Schneider Electric*</b>

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<b>Water Supply</b>	Suitable Electric Pump will be installed at ground floor to deliver water to overhead reservoir from underground reservoir
<b>Landscape</b>	Professionally designed and executed landscaping.
<b>Generator</b>	24 hour power backup for all common services. Generator back up of, 900 W for 2 bedroom flats and 1200 W for 3 bedroom flats
<b>Security</b>	<b>CCTV cameras</b> , 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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