

EDEN

Nortech Property Pvt Ltd

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PLAN OF DEVELOPMENT WORKS

PROPOSED PROJECT: "EDEN SPRINGVILLAS"

9/12/5, YENI SARANI, P.S – HARIDEVPUR, KOLKATA – 700 104

A RESIDENTIAL COMPLEX

DEVELOPED BY:

NORTECH PROPERTY PVT LTD

17/1 LANDSDOWNE TERRACE, KOLKATA – 700 026

WRITE UP ON PROJECT NAMED "EDEN SPRINGVILLAS"

A RESIDENTIAL COMPLEX

9/12/5, YENI SARANI, P.S – HARIDEVPUR, KOLKATA – 700 104

Nortech Property Pvt. Ltd.

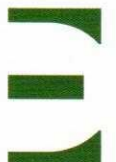

Director/Authorised Signatory



PROJECT SYNOPSIS :

1.	Name and address of Developer	: M/S NORTECH PROPERTY PVT LTD 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 SPRINGVILLAS”
4.	Address of the Project	: 9/12/5 YENI SARANI, KOLKATA – 700 104
5.	Location, Prominent Landmark	: It is a freehold high land, measuring about 100 K 10 CH 40Sqft i.e 7001.003 Sqm (Net land area 6808.270 Sqm) having an about 20ft wide common passage at 9/12/5 Yeni Sarani, Kolkata - 700104 Over which a residential complex will be constructed by M/S Nortech Property Pvt Ltd, the developer of the project.
6.	No of Blocks	: 6 Nos
7.	No of Stories	: G+1
8.	Total Build up Area	: 62550 Sqft (5811.05 Sqm)
9.	No of Row Bungalow	: 45 Row Bungalows
10.	No. of Car parking space	: Open Parking – 45 Nos

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Director/Authorised Signatory

DETAILS OF LANDOWNER AND DEVELOPER OF THE PROJECT

M/S Nortech Property Pvt Ltd and 24nos Other Companies are the Landowner of the entire land of the Project, measuring about 100 K 10 CH 40 Sqft i.e 7001.003 Sqm (Physically found 6808.270 Sqm) at 9/12/5, YENI SARANI, P.S – Haridevpur KOLKATA – 700 104, By virtue of a Joint development agreement dated 01.12.2021, has given the development right to construct a residential complex to M/S NORTECH PROPERTY PVT LTD, on certain terms & conditions stated therein to construct a residential complex named ""EDEN SPRINGVILLAS"" at the said Premises.

The project ""EDEN SPRINGVILLAS"" consist of 6nos Block with 45 Nos. Row Bungalows, Open Car Parks – 45 Nos with ample open space around. The total area of construction is about 62550 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.

Use of Renewable Energy

There will be Solar System available in the building.

Common Area

Open Area, Driveways, Swimming Pool with Deck area, Play room with utility and toilet 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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Swimming Pool

A magnificent **swimming pool** is the perfect place to unwind after a long day or take your children to when they need to be outdoor.

Play Room

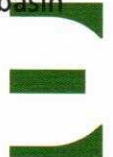
A well-planned and inclusive play room is an added attraction to a superior residence as it takes care of keeping a child occupied while within the safety of the premises.

SPECIFICATIONS OF THE PROJECT

Structure	Load bearing structure with anti-termite treatment in foundation. Cement used : Ambuja, Ramco, ACC, Ultratech, Birla, Nuvoco
Brickwork	Red Bricks / Fly ash bricks/AAC blocks
Elevation	Modern elevation, conforming to contemporary designs.
External Finish	Paint by certified Nerolac/Asian Paints/Berger applicator* , and other effects as applicable.
Doors & Hardware	Quality wooden frames with solid core flush doors. Door handles of Godrej/Hafele/ Yale* . Main door with premium stainless steel handle and eyehole . Main Door Lock by Godrej/ Yale * .
Internal finish	High Quality Putty
Windows	Colour anodized / Powder coated aluminium windows with clear glass
Flooring	Premium Vitrified tiles in bedrooms / living / dining / kitchen. Granite Counter in kitchen. Premium Ceramic tiles in toilets. Tiles / Natural stone at the main entrance. Vitrified tiles / Natural Stone in the staircase. IPS/ Roof Tiles on the roof Paver blocks / Natural stone / Parking Tiles in the parking space.
Kitchen Counter	Granite slab with stainless steel sink. 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 and Hot & Cold Mixer * of Jaquar/Roca /Kohler/Grohe/ Parryware* . Dado of ceramic tiles up to door height. Sanitaryware with EWC with cistern with eco-friendly dual flush* and basin

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of **Kohler/ /Roca/ Jaquar/Parryware***.

Waste Pipes of **Supreme/Skipper/Oriplast***

Electricals

- a) Concealed **Polycab/Havells/RR Kabel*** copper wiring with modular switches of **Anchor Roma/Schneider Electric/ RR Kable/ Havells***
- 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 & one 5A point in all toilets
- e) One 15A & one 5A points, one 5A refrigerator point, and exhaust fan points in kitchen
- f) One AC point in all bedrooms & living room.
- g) One washing machine point.
- h) Modern MCBs and Changeovers of **Havells/HPL/Schneider Electric***

Water Supply

Underground and Hydro pneumatic system water storage tanks of suitable capacity.

Landscape

Professionally designed and executed landscaping for common areas.

Generator

24 hour power backup for all common services. Generator back up of 1200 W for 3 bedroom bungalows.

Security

CCTV cameras, 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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