

**PLAN OF DEVELOPMENT WORKS**

**PROPOSED PROJECT:**

**TATTVAM**

**24A Bagmari Road, Kolkata – 700054**

**A RESIDENTIAL COMPLEX**

**DEVELOPED BY:**

**PIANO REAL ESTATE LLP**

**17/1, LANSDOWNE TERRACE, KOLKATA – 700 026.**

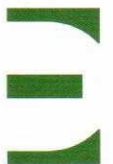
**WRITE UP ON PROJECT NAMED "TATTVAM"**

**A RESIDENTIAL COMPLEX**

**24A BAGMARI ROAD, KOLKATA – 700054**

PIANO REAL ESTATES LLP

Designated Partner

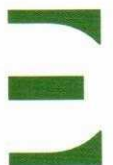


## PROJECT SYNOPSIS :

1.	Name and address of Developer	: M/S PIANO REAL ESTATE LLP  Regd. Off: 17/1 Lansdowne Terrace, Kolkata – 700 026  Ph. No. (033) 4005 – 2360  Email: <a href="mailto:rera@edenprojects.in">rera@edenprojects.in</a>
2.	Name of the Key persons	: Mr . Anirudh Modi, Partner
3.	Name of the Project	: TATTVAM
4.	Address of the Project	: 24A, BAGMARI ROAD, KOLKATA – 700054
5.	Location, Prominent Landmark	: It is a freehold high land, measuring about 3B 18K 11CH 28 Sq Ft i.e 5265.98 Sqm having an about 40ft wide common passage at Bagmari Road, Over which a residential complex will be constructed by M/S PIANO REAL ESTATE LLP, the developer of the project.
6.	No of Blocks	: 2
7.	No of Stories	: G+18
8.	Total Build up Area	: 126936 Sqft (11793 Sqm)
9.	No of Flats	: 118 Flats
10.	No. of Car parking space	: Ground Covered Single - 65Nos, Ground covered MLCP – 7 x 2 = 14 Nos, Ground Open Single – 3Nos, Ground open MLCP - 8 Nos, 1 <sup>st</sup> floor covered Single – 47 Nos.

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## DETAILS OF LANDOWNER AND DEVELOPER OF THE PROJECT

ISHA MULTICON HOMES LLP AND 13 OTHERS COMPANY is the Landowner of the entire land of the Project, measuring about **3B 18K 11CH 28 Sq Ft i.e 5265.98 Sqm at 24A Bagmari Road, KOLKATA – 700054**, PS – Narkeldanga, By virtue of a Joint development agreement dated 28.09.2022, has given the development right to construct a residential complex to M/S **PIANO REAL ESTATE PVT LTD**, on certain terms & conditions stated therein to construct a residential complex named “**TATTVAM**” at the said Premises.

The project TATTVAM consist of **2 Block with 118 flats, Ground Covered Single - 65Nos, Ground covered MLCP – 7 x 2 = 14 Nos, Ground Open Single – 3Nos, Ground open MLCP - 8 Nos, 1<sup>st</sup> floor covered Single – 47 Nos** car parks with ample open space around. The total area of construction is about **172125 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, Swimming Pool with Deck area, Play room with utility and toilet etc.

### Generator / Transformer

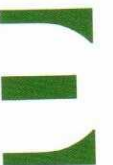
Supply will be from a CESC transformer of adequate capacity to ensure proper supply & stable voltage. There will be required DG Sets to ensure uninterrupted supply.

### 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

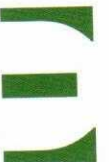
A well-planned and inclusive play room is an added attraction to a superior residence as it takes care of keeping a child occupied while within the safety of the premises.

## SPECIFICATIONS OF THE PROJECT

Structure	RCC-framed structure with anti-termite treatment in foundation.  Cements used: Ambuja/ OCL/ Lafarge/ Ultratech/ Birla/ ACC/ Ramco*.
Brickwork	Eco-friendly, premium brickwork with Autoclaved Aerated Concrete (AAC) blocks used for better quality, thermal insulation, reduction of damp.
Elevation	Modern Elevation conforming to contemporary designs.
External Finish	Paint by certified Nerolac/ Asian Paints/ Berger/ Akzo Nobel applicator*, and other effects as applicable.
Main Lobby	Beautifully decorated Main Lobbies with Lift Facia, Elegant Lighting, Seating and Artwork.
Doors & Hardware	Quality wooden frames with FSC-certified solid core flush doors of 7.5 feet height and 35mm width. Door handles of Godrej/Hafele/ Yale*/Hettich Main door with premium Stainless Steel handle and eyehole. Main Door Lock by Godrej/ Yale/Hettich/Hafale. Main Door finished with Polished Veneer.
Apartment Wall Finish	High Quality Putty for a good finish.
Windows & Railings	Colour anodized / powder coated Premium Aluminium Sliding or Casement Windows with clear glass and window sills. Large Aluminium Windows in Living Room Balcony. Glass Railings in Balconies and Terraces.
Flooring	Premium Vitrified tiles in bedrooms / living / dining / kitchen. Premium ceramic tiles in toilets.
Kitchen	Granite counter top with Stainless Steel Sink. Wall tiles up to two feet height above counter.

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## Toilets

Provision for Water Filter.

Hot and Cold water line provision with CPVC\* pipes.

CP Fittings including Health Faucet/ Basin Mixer and Single Lever Diverter\* of Jaquar/ Roca/ Kohler/ Grohe\*.

Wall tiles up to door height.

Sanitary Fittings with Concealed Cistern with eco-friendly dual flush\* and Basin of Kohler/ Duravit/ Roca\*.

Waste Pipes of Supreme/ Skipper/ Oriplast\*.

Shower Partition/ Counter Top Basin/ Vanity in Master Toilet.

## Lifts

Lifts of Kone/ Mitsubishi/ Thyssenkrupp/ Schindler\*.

## Electricals

Concealed Polycab/ Havells/ RR Kabel\* copper wiring with modular switches of Anchor/ Roma/ Schneider Electric/ Havells/ Legrand\*.

Energy efficient VRF Air-Conditioning with single outdoor unit per Apartment on an external ledge (Additional Cost).

TV points in all bedrooms & living room.

Telephone & Optical Fiber provision points in living room.

One 15A Geyser point in all toilets.

One AC point in all bedrooms, living & dining.

One washing machine point.

Modern MCBs and Changeovers of Havells/ HPL/ Schneider Electric\*.

Provision for installation of Electric Car Chargers in Car Parking Areas.

## Water Supply

Underground and Overhead water storage tanks of suitable capacity for water supply.

## Landscape

Professionally designed and executed landscaping.

## Generator

24 hour power DG backup for all common services.

DG back up of 1000 W for 2 bedroom apartments/ 1400 W for 3 bedroom apartments/ 1800 W for 4 bedroom apartments / 2200 W for 5 bedroom apartments.

## Safety & Security

Fire Detection and Suppression systems.

High Resolution IP based CCTV Cameras.

Round-the-clock manned security personnel.

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## Green Building Sustainable Initiatives

Intercom facility.  
Fire Rated Doors at fire escape staircases.  
Video Door Phone facility (Additional Cost).

Natural Topography in Open Areas.  
FSC certified wooden frames and doors.  
Large windows for enhanced ventilation.  
Solar Panels for reduced power consumption in Common Area Lighting.  
Rain Water Harvesting.  
Organic Waste Composter.  
Use of low VOC paints.  
Water efficient Kitchen and Bathroom fixtures.

\* 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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