



PLAN OF DEVELOPMENT WORKS

PROPOSED PROJECT: AMANTRAN PHASE I

94, DIAMOND HARBOUR ROAD, KOLKATA -700104

A RESIDENTIAL COMPLEX

DEVELOPED BY:

M/S. AMRATYA PROJECTS LLP

**4, AZIMGANJ HOUSE, 1ST FLOOR, 7, CAMAC STREET,
KOLKATA – 700017**

**WRITE UP ON PROJECT NAMED “AMANTRAN PHASE I”
A RESIDENTIAL COMPLEX AT :**

94, DIAMOND HARBOUR ROAD, KOLKATA -700104

Amratya Projects LLP
LLPIN AAK 3026

Site Address
94 Diamond Harbour Road Kolkata 700104

Corporate Address

Rajat Group
1st Floor 4 Azimganj House
7 Camac Street Kolkata 700017

Eden

AMRATYA PROJECTS LLP

Authorised Signatory

PROJECT SYNOPSIS :

1.	Name and address of Developer	:	M/S AMRATYA PROJECTS LLP Regd. Off: 4 Azimganj House, 1 st Floor, 7 Camac Street, Kolkata – 700017, P.O – Circus Avenue, P.S – Shakespeare Sarani, District – Kolkata, West Bengal Email: rera@edenprojects.in
2.	Name of the Key persons	:	Mr Anirudh Modi, Partner
3.	Name of the Project	:	AMANTRAN PHASE I
4.	Address of the Project	:	94, DIAMOND HARBOUR ROAD, KOLKATA -700104
5.	Location, Prominent Landmark	:	It is a freehold high land measuring area about 44231.77 Sqm (Larger Land) but physically found 44042.35 sqm, Out of which, in the First Phase, the land measuring 22896.69 Sqm approximately, will be constructed by M/S AMRATYA PROJECTS LLP, the developer of the project.
6.	No of Blocks	:	14Nos
7.	No of Stories	:	G+2
8.	Total Build up Area	:	205875.06 Sqft
9.	No of Flats	:	126 Row Bungalows
10.	No. of Car parking space	:	Open – 126 Nos

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DETAILS OF LANDOWNER AND DEVELOPER OF THE PROJECT

Total 93 Nos. Private Limited Companies (31 Nos. Companies belong to Eden Group, 31 Nos. Companies belong to Rajat Group and 31 Nos. Companies belong to Ideal Group) are the Landowner of the entire land of the Project, measuring about **44231.77 Sqm (Larger Land)** but **physically found 44042.35 sqm, Out of which, in the First Phase, the land measuring 22896.69 Sqm approximately at 94, Diamond Harbour Road, Kolkata -700104, PS – Thakurpukur, By** virtue of a Joint development agreement dated 01.02.2022, has given the development right to construct a residential complex to M/S **AMRATYA PROJECTS LLP**”, on certain terms & conditions stated therein to construct a residential complex named “**AMANTRAN PHASE I**” at the said Premises.

The project **AMANTRAN PHASE I** consist of 126 Row Bungalows in the 1st Phase , land area measuring about 22896.69 Sqm out of entire land area of 44042.35 Sqm with **Open – 126 Nos.** car parks and with ample open space around. The total area of construction is about 205875.06 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 Project.

Emergency Evacuation System

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

Use of Renewable Energy

There will be use of Renewable energy System available in the Project.

Common Area

Open Area, Driveways, Swimming Pool with Deck area, and 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** : Earthquake resistant RCC framed Structure.
- Brickwork** : Eco-friendly fly ash / **Autoclaved aerated concrete (AAC) blocks** used for better quality, thermal insulation, reduction of damp.
- Elevation** : Modern elevation, conforming to contemporary designs.
- External Finish** : Weather Shield exterior grade Paint / Wall cladding, and other effects as applicable.
- Doors & Hardware** : Quality wooden frames with solid core flush doors. Door handles, Eyehole, door lock of reputed brands.
- Internal finish** : High Quality Putty for a good finish
- Windows** : Colour anodized / Powder coated aluminium sliding windows with clear glass (using high quality aluminium) and window sills. Large Aluminium Windows in Living Room Balcony.
- Flooring** : Main Entrance / Staircase : Tiles / Natural Stone
Living & Dining, Bedrooms, Kitchen : Vitrified tiles
Toilet : Anti skid ceramic tiles
Parking : Paver blocks / Natural Stone
- 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, Sanitaryware, Basin of reputed brands.

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- Electricals** :
- a) Concealed wiring with modular switches of reputed make
 - b) Provision for television point in living room, family room and all bedrooms.
 - c) Provision for telephone, intercom and broadband points in living room and family room
 - d) Kitchen : Electrical points for light, geyser, hairdryer and exhaust fan
 - e) Provision for electric car charging point
 - f) Adequate electrical points in living & dining, all bedrooms, kitchen, toilet, parking area, backyard and roof
 - g) Provision for one no. split AC in living dining, family room and all bedrooms
- Water Supply** : Underground and Overhead water storage tanks of suitable capacity of water supply.
- Landscape** : Professionally designed and executed landscaping.
- Generator** : 24 hour Generator power backup for all common services and Row 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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