

TECHNICAL SPECIFICATIONS

Project Name : EDEN ROOPKATHA

Address - Mouza – Hariharpur, Pargana – Medanmalla, RS NO – 185, Touji No - 250, JL NO – 11,
PS - Baruipur, Under Hariharpur Gram Panchayet, Kolkata – 700145

- 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 and better 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. Door handles of **Godrej/ Yale***. Main door with premium **stainless steel handle** and **eyehole**. Main Door Lock by **Godrej/ Yale***.
- Internal finish** : 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. 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 **Essco/Jaquar/Parryware/Cera/Bell/Hindware***. Dado of ceramic tiles up to door height. Sanitaryware with **EWC with cistern** and basin of **Essco/Parryware/Cera/Bell/Jaquar/Hindware***. Pipes of **Supreme/Skipper/ Oriplast / Tata Wondra***
- Elevator** : Passenger Lifts of **Kone/Adams/Johnson***.
- Electricals** : a) Concealed **Polycab/Havells/RR Kabel/Rajnigandha/Gloster*** copper wiring with modular switches of **Anchor Roma/Schneider Electric/ RR Kabel/ Havells/Kolors***
b) TV port provision in Living room and Master bedroom.
c) Telephone point in Living room and master bedroom.
d) Two Light Points, one Fan Point, two 5A points in all bedrooms
e) One 15A Geyser point and exhaust fan point in all toilets.
f) One 15A & one 5A points and exhaust fan point in kitchen
g) One 5A Refrigerator point.
h) One AC point each in Master bedroom and Living/dining.
i) One washing machine point in the balcony.
j) Modern MCBs and Changeovers of **Havells/HPL/Schneider Electric***
- Water Supply** : Underground and Overhead water storage tanks of suitable capacity of water supply.
- Landscape** : Professionally designed and executed landscaping.

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- Generator** : 24 hour power backup for all common services. Generator backup of 500 W for 1 bedroom flats and 750 W for 2 bedroom flats and 1000 W for 3 bedroom flats.
- 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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