

EDEN

Nortech Property Pvt Ltd

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PLAN OF DEVELOPMENT WORKS

PROPOSED PROJECT: EDEN TOLLY COURT

73/34, 73/34A, 73/34B & 73/34C Ramchandrapur (Julpia Road),

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 TOLLY COURT”

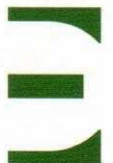
A RESIDENTIAL COMPLEX

73/34, 73/34A, 73/34B & 73/34C Ramchandrapur (Julpia Road),

Kolkata - 700 104

Nortech Property Pvt. Ltd.

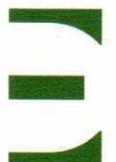

Director/Authorised Signatory



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: rera@edenprojects.in
2.	Name of the Key persons	: Mr Anirudh Modi, Director
3.	Name of the Project	: EDEN TOLLY COURT
4.	Address of the Project	: 73/34, 73/34A, 73/34B & 73/34C Ramchandrapur (Julpia Road), Kolkata - 700 104
5.	Location, Prominent Landmark	: It is a freehold high land, measuring about 1B 11K 11.7CH i.e 2129.49 Sqm (Physically found 2029.51 Sqm) having an about 20ft wide common passage at Ramchandrapur (Julpia Road), Over which a residential complex will be constructed by M/S Nortech Property Pvt Ltd, the developer of the project.
6.	No of Blocks	: 4 Nos
7.	No of Stories	: G+4
8.	Total Build up Area	: 22674Sqft (2106 Sqm)
9.	No of Flats	: 45Flats
10.	No. of Car parking space provided	: Covered – 15 Nos

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Director/Authorised Signatory

DETAILS OF LANDOWNER AND DEVELOPER OF THE PROJECT

MIRIK PROPERTY PVT LTD AND 7 OTHERS COMPANY are the Landowner of the entire land of the Project, measuring about **1B 11K 11.7CH** i.e **2129.49 Sqm (Physically found 2029.51 Sqm)** at **Ramchandrapur (Julpia Road), 700 104, PS – Haridevpur**, By virtue of a Joint development agreement dated 26.03.2021, 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 TOLLY COURT”** at the said Premises.

The project **EDEN TOLLY COURT** consist of 4 Block with 45 flats, **Covered Car Parking – 15 Nos** with ample open space around. The total area of construction is about **30162 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 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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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.

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/Hafele/ Yale***. Main door with premium **stainless steel handle** and **eyehole**. Main Door Lock by **Godrej/ Yale ***.

Internal finish : Wall Putty.

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 : 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 **Jaquar/Kohler/Hindware***.

Dado of ceramic tiles up to door height.

Sanitaryware with **EWC with ceramic cistern** and basin of **Kohler/Jaquar/Hindware***.

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

Elevator : Passenger Lifts of **Kone / Jhonson / Otis / Schindler***.

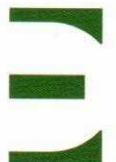
Electricals : a) Concealed **Polycab/Havells/RR Kabel*** copper wiring with modular switches of **Anchor Roma/Schneider Electric/ RR Kable/ Havells***

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 in all toilets

e) One 15A & one 5A points, one 5A refrigerator point, and



exhaust fan points in kitchen

f) One AC point in master bedroom

g) One washing machine point in the balcony.

h) Modern MCBs and Changeovers of **Havells/HPL/Schneider Electric***

- Water Supply** : Suitable Electric Pump will be installed at ground floor to deliver water to overhead reservoir from underground reservoir.
- Landscape** : Professionally designed and executed landscaping.
- Generator** : 24 hour power backup for all common services. Generator back up of 300 W for 1 bedroom flats, 600 W for 2 bedroom flats and 800 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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