

Nortech Property Pvt. Ltd.

An Eden Group Company

EDEN

Honest Promises. Honest Performances.
an ISO 9001 certified organisation

PLAN OF DEVELOPMENT WORKS

PROPOSED PROJECT:

EDEN PETALS

**1532 & 988, MADURDAH, SOUTH 24 PARGANAS,
Kolkata – 700 107**

A RESIDENTIAL COMPLEX

DEVELOPED BY:

NORTECH PROPERTY PVT LTD

17/1 LANDSDOWNE TERRACE, KOLKATA – 700 026

WRITE UP ON PROJECT NAMED “EDEN PETALS”

A RESIDENTIAL COMPLEX

1532 & 988, MADURDAH, SOUTH 24 PARGANAS, Kolkata – 700 107

Nortech Property Pvt. Ltd.

Director / Authorized 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. Aditya Agarwal
3.	Name of the Project	: EDEN PETALS
4.	Address of the Project	: 1532 & 988, MADURDAH, SOUTH 24 PARGANAS, Kolkata – 700 107, P.S- ANANDAPUR (PREVIOUSLY – TIJALA)
5.	Location, Prominent Landmark	: It is a freehold high land, measuring about 11K 08CH 40 sq ft i.e. 772.836 Sqm having an about 20 ft wide common passage at Madurdah, Over which a residential complex will be constructed by M/S Nortech Propety Pvt Ltd, the developer/Owner of the project.
6.	No of Blocks	: 2 Nos
7.	No of Stories	: G+4
8.	Total Built up Area	: 13680 Sqft
9.	No of Flats	: 24 Flats
10.	No. of Car parking space	: Covered – 10 Nos, Open – 00 Nos, Covered MLCP – 00 Nos, Open MLCP – 00 Nos, Basement – 00 Nos

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- A) **CALVIN MARKETING PVT LTD, PAN – AABCC1886A**, Kolkata – 700 026, is the Landowner of the plot of land of the Project, measuring about **06K 14 CH i.e 459.78 Sqm at 988, MADURDAH, KOLKATA – 700 107, SOUTH 24 PARGANAS, PS – Anandapur (Formerly – Tiljala).**

By virtue of a Joint development agreement dated 14.02.2020, Calvin Marketing Pvt Ltd, 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 PETALS**” at the said Premises.

- B) **NORTECH PROPERTY PVT LTD, PAN – AACCN0602N**, Kolkata – 700 026, is the only Landowner of the land of the project, measuring about **04K 10CH 40 sq ft i.e. 313.056 sq.Mtr. at 1532, MADURDAH, KOLKATA – 700 107, SOUTH 24 PARGANAS, PS – Anandapur (Formerly – Tiljala).**

The project **PETALS** consist of 02 Block with 24 flats, **Covered – 10 Nos, Open – 00 Nos, Covered MLCP – 00 Nos, Open MLCP – 00 Nos, Basement – 00 Nos** car parks with ample open space around. The total area of construction is about **772.836 sq mtr** which is the free sale area for the developers.

PLAN OF DEVELOPMENT WORKS

Fire fighting

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.

Common Area

Open Area, Driveways.

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

24 X 7 security guard will be provided to ensure best possible security arrangements.

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SPECIFICATIONS OF THE PROJECT

- 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.
- 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. Internal door handles of *Godrej/Hafele/Yale**. Main door with premium *stainless steel handle* and *eyehole*. Main Door Lock by *Godrej**.
- Internal finish** : Wall Putty.
- Windows** : Colour anodized / Powder coated aluminum sliding windows with clear glass (using high quality aluminum). Large Aluminum 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. Ceramic 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/Parryware/Hindware**.
Dado of ceramic tiles up to door height. Sanitaryware with *EWC with ceramic cistern* and basin of *Kohler/Parryware/Jaquar/Hindware**.
Pipes of *Supreme/Skipper/Oriplast**

Elevator : Passenger Lifts of **Kone***

Electricals : a) Concealed **Polycab/Mescab/Havells/RR Kabel*** copper wiring with modular switches of **Anchor Roma/Schneider Electric/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 : Underground and Overhead storage tanks of suitable capacity.

Landscape : Professionally designed and executed landscaping.

Generator : 24 hour power backup for all common services. Generator back up of 600 W for 2 bedroom flats and 800 W for 3 bedroom flats.

Security : 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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