

## PLAN OF DEVELOPMENT WORKS

**PROPOSED PROJECT:  
EDEN OXFORD PARK**

**A RESIDENTIAL COMPLEX**

**DEVELOPED BY:  
NORTECH PROPERTY PVT LTD  
17/1 LANDSDOWNE TERRACE, KOLKATA – 700 026**

NORTECH PROPERTY PVT. LTD.

  
*Director/ Authorised Signatory*

**WRITE UP ON PROJECT NAMED "EDEN PETALS"****A RESIDENTIAL COMPLEX****3504/3505/3506/3507/3535/3536, NAYABAD, SOUTH 24 PARGANAS,  
Kolkata – 700 094****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, Authorised Signatory
3.	Name of the Project	: EDEN OXFORD PARK
4.	Address of the Project	: EDEN OXFORD PARK, PREMISES NO.3535,3536,3504,3505,3506,3507, NAYABAD,SOUTH 24 PARGANAS, WEST BENGAL- KOLKATA – 700 094
5.	Location, Prominent Landmark	: It is a freehold high land, altogether measuring about 28K 10CH 35 sq ft i.e. 2294.22 Sqm having an about 23 ft wide common passage at Nayabad, Over which a residential complex comprising of 06 Nos of Blocks will be constructed by M/S Nortech Propety Pvt Ltd, the developer of the project.
6.	No of Blocks	: 6 Nos
7.	No of Stories	: G+4
8.	Total Build up Area	: 24695 Sqft
9.	No of Flats	: 52 Flats
10.	No. of Car parking space	: Covered – 20 Nos, Open – 00 Nos, Covered MLCP – 00 Nos, Open MLCP – 00 Nos, Basement – 00 Nos

**NORTECH PROPERTY PVT. LTD.**

## DETAILS OF LANDOWNER AND DEVELOPER OF THE PROJECT

**BRINDABAN ENCLAVE PVT LTD, PAN -AACCB7610C, Kolkata- 700 026**, is the Landowner of the premises **3536**, land measuring about **04 K 01 CH 37 SFT**, **MADHUR ENCLAVE PVT LTD, PAN - AAECM1851C, Kolkata - 700 026**, is the Landowner of the premises **3535**, land measuring about **05 K 10 CH 30 SFT**, **NORTECH PROPERTY PVT LTD, PAN - AACCN0602N, Kolkata - 700 026**, is the landowner of the premises **3504**, land measuring about **04 K 07 CH 03 SFT**, **NIRMAL COMPLEX PVT LTD, PAN - AACCN0832G, Kolkata - 700 026**, is the landowner of the premises **3505**, land measuring about **04 K 08 CH 20 SFT**, **NAWHAL FINANCIAL & SERVICES PVT LTD, PAN -AABCN1220B, Kolkata - 700 026**, is the landowner of the premises **3506**, land measuring about **04 K 15 CH 44 SFT**, **MAINK HOUSING PVT LTD, PAN - AAECM1850D, Kolkata - 700 026**, is the landowner of the premises **3507**, land measuring about **04 K 15 CH 36 SFT**. The total land area of the Project, shall be measuring about **28K 10CH 35 sq ft i.e. 2294.22 Sqm** at **NAYABD, SOUTH 24 PARGANAS, KOLKATA - 700 094**, PS - Purba Jadavpur. By virtue of a different Joint development agreement dated 06.01.2016, **landowners** have 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 OXFORD PARK**" at the said Premises.

The project **EDEN OXFORD PARK** consist of **06 Block with 52 flats, Covered Car Parking Space - 20 Nos, Open Car parking Space - 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 **2294.22 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.

### Emergency Evacuation System

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

### Common Area

Open Area, Driveways, Roof Top Garden.

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**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.

**SPECIFICATIONS OF THE PROJECT**

- Structure** : RCC-framed structure with anti-termite treatment. Cements used: *Ambuja, Lafarge, Ultratech, Birla, ACC, Ramco, Dalmia, Emami\**.
- 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. Internal door handles of *Godrej/Hafele/Yale\**. Main door with premium *handle* and *eyehole*. Main Door Lock by *Godrej/Yale\**.
- 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\**

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- 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** : 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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