

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

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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.

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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, Roof Top Garden.

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.

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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**.

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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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