

PLAN OF DEVELOPMENT WORKS

PROPOSED PROJECT: THE FOREST

24 Beerpara Lane, Kolkata – 700030

A RESIDENTIAL COMPLEX

DEVELOPED BY:

NORTECH PROPERTY PVT LTD

Nortech Property Pvt.Ltd.



Director / Authorised Signatory

17/1, Lansdowne Terrace, Kolkata - 700 026
Ph. : +91-033-4005-2360 info@edenprojects.in www.edengroup.in

17/1 LANDSDOWN TERRACE, KOLKATA – 700 026

WRITE UP ON PROJECT NAMED “THE FOREST”

A RESIDENTIAL COMPLEX

24 Beerpara Lane, Kolkata – 700030

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 Anirudh Modi, Director
3.	Name of the Project	:	THE FOREST
4.	Address of the Project	:	24 Beerpara Lane, Kolkata – 700030
5.	Location, Prominent Landmark	:	It is a freehold high land, measuring about 5B 10K 2CH 9 Sqft i.e 7367.056 Sqm (having an about 30ft wide common passage at Beer Para Lane, Over which a residential complex will be constructed by M/S Nortech Property Pvt Ltd, the developer of the project.
6.	No of Blocks	:	2 Nos
7.	No of Stories	:	Block 1 – 4 Tower (2nos B+G+4 Storied and 2 Nos B+G+12 Storied) Block 2 – G+2 Storied
8.	Total Build up Area	:	99208 Sqft
9.	No of Flats	:	124 Flats
10.	No. of Car parking space	:	Covered – 96 Nos, Open – 7 Nos Basement – 85 Nos, 1 st Floor – 55 Nos

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DETAILS OF LANDOWNER AND DEVELOPER OF THE PROJECT

M/S. ASIATIC BOARD MILLS PRIVATE LIMITED, (PAN:AACCA1998A), the Company have Registered Office at, **17/1, LANSDOWNE TERRACE, KOLKATA -700 026, P.O. – KALIGHAT, P. S. – LAKE**, is the Landowner of the entire land of the Project, measuring about **5B 10K 2CH 9 Sqft i.e 7367.056 Sqm 24 Beerpara Lane, KOLKATA – 700030, PS – Chitpur**, vide deed of Conveyance dated 27/09/2007 & 28/12/1992 and By virtue of development agreement dated 29.01.2019, **M/S. ASIATIC BOARD MILLS PRIVATE LIMITED**, 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 **“THE FOREST”** at the said Premises.

The project **THE FOREST** consist of 5 Tower (2nos B+G+4 Storied, 2 Nos B+G+12 Storied and 1no G+2 Storied) with 124 flats, Covered – 96 Nos, Open – 7 Nos, Basement – 85 Nos, 1st Floor – 55 Nos car parks with ample open space around. The total area of construction is about **102440 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.

Use of Renewable Energy

There will be Solar System, Sewage Treatment Plant and Rain water harvesting system present in the building.

Common Area

Open Area, Driveways, Swimming Pool with Deck changing Room, Toddler's Play area, Jacuzzi, Indoor Games, Facility Office, AC Gymnasium 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.

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Security

24X7 security guard will be provided to ensure best possible security arrangements.

Swimming Pool

A magnificent **swimming pool** is the perfect place to unwind after a long day or take your children to when they need to be outdoor.

Toddler's Play Area

A well-planned and inclusive Toddler's play area is an added attraction to a superior residence as it takes care of keeping a child occupied while within the safety of the premises.

AC Gymnasium

An indoor **A. C. gymnasium** is the perfect opportunity for staying fit without the hassle of a commute to an external fitness centre.

SPECIFICATIONS OF THE PROJECT

- 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, reduction of damp.
- 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 : High Quality Putty for a good finish
- 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 : Premium Vitrified tiles in bedrooms / living / dining / kitchen. Granite Counter in kitchen. Premium Ceramic tiles in toilets.

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- 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 and Hot & Cold Mixer & Single Lever Diverter** of *Jaquar/Roca* /*Kohler**.
Dado of ceramic tiles up to door height.
Sanitaryware with *EWC with concealed cistern with eco-friendly dual flush** and basin of *Kohler/Duravit / Roca/ Jaquar**.
- Waste Pipes of *Supreme/Skipper/Oriplast**
- Elevator : Passenger Lifts of *Kone/ Mitsubishi/Thyssenkrupp**.
- Electricals : a) Concealed *Polycab/Havells/RR Kabel** copper wiring with modular switches of *Anchor Roma/Schneider Electric/ RR Kabel/ 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 all bedrooms.
- g) One washing machine point.
h) 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.
- Generator : 24 hour power backup for all common services. Generator back up of 900 W for 2 bedroom flats and 1200 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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