

PLAN OF DEVELOPMENT WORKS

PROPOSED PROJECT:

EDEN BELVEDERE

**3723, NAYABAD, SOUTH 24 PARGANAS,
Kolkata – 700 094**

A RESIDENTIAL COMPLEX

DEVELOPED BY:

NIRMAL COMPLEX PVT LTD

17/1 LANDSDOWNE TERRACE, KOLKATA – 700 026

Nirmal Complex Pvt. Ltd.


Authorized Signatory

WRITE UP ON PROJECT NAMED "BELVEDERE"
A RESIDENTIAL COMPLEX
3723, NAYABAD, SOUTH 24 PARGANAS, Kolkata – 700 094

PROJECT SYNOPSIS:

1.	Name and address of Developer	:	M/S NIRMAL COMPLEX 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, Director
3.	Name of the Project	:	BELVEDERE
4.	Address of the Project	:	3723, Nayabad, South 24 Parganas, Kolkata -700 094
5.	Location, Prominent Landmark	:	It is a freehold high land, measuring about 06K 01CH 22 sq ft i.e. 407.602 Sqm having an about 23 ft wide common passage at Nayabad, Over which a residential complex will be constructed by M/S Nirmal Complex Pvt Ltd, the developer of the project.
6.	No of Blocks	:	1 Nos
7.	No of Stories	:	G+4
8.	Total Build up Area	:	8165 Sqft
9.	No of Flats	:	12 Flats
10.	No. of Car parking space	:	Covered – 06 Nos, Open – 00 Nos, Covered MLCP – 00 Nos, Open MLCP – 00 Nos, Basement – 00 Nos

DETAILS OF LANDOWNER AND DEVELOPER OF THE PROJECT

MADHUR ENCLAVE PVT LTD, PAN – AAECM1851C, Kolkata – 700 026, is the Landowner of the entire land of the Project, measuring about **06K 01 CH 22 sq ft i.e 407.602 Sqm at 3723, NAYABD, SOUTH 24 PARGANAS, KOLKATA – 700 094**, PS – Purba Jadavpur. By virtue of a Joint development agreement dated 23.03.2020, has given the development right to construct a residential complex to M/S **NIRMAL COMPLEX PVT LTD**, on certain terms & conditions stated therein to construct a residential complex named “BELVEDERE” at the said Premises.

The project BELVEDERE consist of 1 Block with 12 flats, **Covered – 06 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 **758.82 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, 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.

Security

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

Nirmal Complex Pvt. Ltd.


Authorized Signatory

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 : **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.

Nirmal Complex Pvt. Ltd.


Authorized Signatory