

EDEN

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PLAN OF DEVELOPMENT WORKS

PROPOSED PROJECT:

“EDEN LUXURIA”

420 KALIKAPUR ROAD, KOLKATA – 700 078

A RESIDENTIAL COMPLEX

DEVELOPED BY:

EDEN ELEMENTS LLP


17/1 LANDSDOWNE TERRACE, KOLKATA – 700 026

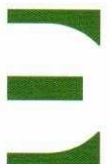
WRITE UP ON PROJECT NAMED “EDEN LUXURIA”

A RESIDENTIAL COMPLEX

420 KALIKAPUR ROAD, KOLKATA – 700 078

EDEN ELEMENTS LLP



Designated Partner / Authorised Signatory



PROJECT SYNOPSIS :

1.	Name and address of Developer	:	M/S EDEN ELEMENTS LLP 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	:	“EDEN LUXURIA”
4.	Address of the Project	:	420 KALIKAPUR ROAD, KOLKATA – 700 078
5.	Location, Prominent Landmark	:	It is a freehold high land, measuring about 13K 12 CH i.e 919.732 (Net land area 915.535 Sqm) having an about 18ft wide common passage at 420 Kalikapur Road, Kolkata - 700078 Over which a residential complex will be constructed by M/S Eden Elements LLP, the developer of the project.
6.	No of Blocks	:	1 Nos
7.	No of Stories	:	G+3
8.	Total Build up Area	:	13536 Sqft (1257.53 Sqm)
9.	No of Flat	:	15 Nos
10.	No. of Car parking space	:	Covered Car Parking – 16 Nos. Open Parking – 1 No

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DETAILS OF LANDOWNER AND DEVELOPER OF THE PROJECT

M/S Jyoti Dealers Pvt Ltd and M/S Purnima Promoters Pvt Ltd are the Landowner of the entire land of the Project, measuring about 13K 12CH i.e 919.732 Sqm (Physically found 915.535 Sqm) at 420 Kalikapur Road, P.S – Garfa, KOLKATA – 700 078, By virtue of a Joint development agreement dated 12.04.2023, has given the development right to construct a residential complex to M/S Eden Elements LLP, on certain terms & conditions stated therein to construct a residential complex named “EDEN LUXURIA” at the said Premises.

The project “EDEN LUXURIA” consist of 1no Block with 15 Nos. Flats, Covered Car Parks – 16Nos, Open Car Parks – 1No with ample open space around. The total area of construction is about 18528 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.

Common Area

Open Area, Driveways, etc.

Generator / Transformer

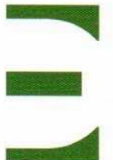
Supply will be from a CESC transformer of adequate capacity to ensure proper supply & stable voltage. There will be required DG Sets to ensure uninterrupted supply.

Security

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

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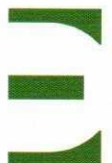


SPECIFICATIONS OF THE PROJECT

Structure	RCC-framed structure with anti-termite treatment in foundation. Cements used: Ambuja, OCL, Lafarge, Ultratech, Birla, ACC, Ramco*
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. Door handles of Godrej/Hafele/Yale* . Main door with premium stainless steel handle and eyehole . Main Door Lock by Godrej/ Yale * .
Internal finish	Wall Putty
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	Vitrified tiles in bedrooms / living / dining / kitchen. Granite Counter in kitchen. Premium Ceramic tiles in toilets.
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* of Jaquar/Kohler/Hindware* . Dado of ceramic tiles up to door height. Sanitaryware with EWC with ceramic cistern and basin of Kohler/Jaquar/Hindware* .
Elevators	Pipes of Supreme/Skipper/ Oriplast* Passenger Lifts of Kone / Jhonson / Otis / Schindler*
Electricals	a) Concealed Polycab/Havells/RR Kabel* copper wiring with modular switches of Anchor Roma/Schneider Electric/ RR Kable/ 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 & an exhaust fan point. e) One 15A & one 5A points, one 5A refrigerator point, and exhaust fan points in kitchen f) One AC points in all bedrooms & one AC point in living & dining room. g) One washing machine point in the balcony. h) Modern MCBs and Changeovers of Havells/HPL/Schneider Electric*

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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, 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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