

PLAN OF DEVELOPMENT WORKS

PROPOSED PROJECT:

EDEN AURA

Premises No. 3539, NAYABAD, KOLKATA- 700 094

A RESIDENTIAL COMPLEX

DEVELOPED BY:

NORTECH PROPERTY PVT LTD

17/1 LANDSDOWNE TERRACE, KOLKATA – 700 026

WRITE UP ON PROJECT NAMED “ EDEN AURA”

A RESIDENTIAL COMPLEX

Premises No. 3539, NAYABAD, KOLKATA- 700 094

NORTECH PROPERTY PRIVATE LIMITED


Authorised Signatory



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: - rera@edenprojects.in
2.	Name of the Key persons	:	Mr Anirudh Modi, Director
3.	Name of the Project	:	EDEN AURA
4.	Address of the Project	:	Premises No. 3539, NAYABAD, KOLKATA-700 094
5.	Location, Prominent Landmark	:	It is a freehold high land, measuring about 12 Kattah 00 Chittak 15 Sqft i.e 804.069 Sqm (Physically found 804.303 Sqm) having an about 20 ft wide common passage at NAYABAD Road, Over which a residential complex will be constructed by M/S Nortech Property Pvt Ltd, the developer of the project.
6.	No of Blocks	:	1 Nos
7.	No of Stories	:	G+4
8.	Total Build up Areas	:	13002 Sqft
9.	No of Flats	:	20 Flats
10.	No. of Car parking space	:	Sanctioned Covered – 9 Nos, Sanctioned Open – 4 Nos,



DETAILS OF LANDOWNER AND DEVELOPER OF THE PROJECT

SHRI. ANUP GUPTA (PAN: AHMPG3857C) Son of Late Sital Prasad, working for gain at 17/1 LANSDOWNE TERRACE, KOLKATA – 700 026, is the Landowner of the entire land of the Project, measuring about **12 Kattah 00 Chittak 15 Sqft i.e 804.069 Sqm (Physically found 804.303 Sqm) at Premises No. 3539, NAYABAD, KOLKATA-700094, PS – PurbaJadavpur**, By virtue of a Joint development agreement dated 17.12.2021, 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 “**EDEN AURA**” at the said Premises.

The project **EDEN AURA** consist of 1 Block with 20 flats, **Sanctioned Covered – 9 Nos, Sanctioned Open – 4 Nos**, car parks with ample open space around. The total area of construction is about **17284 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 available in the building.

Common Area

Open Area, Driveways, Play room with utility and toilet etc.

Generator / Transformer

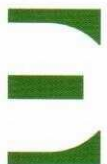
Supply will be from a CESC transformer of adequate capacity to ensure proper supply & stable voltage. There will be required DG Sets to ensure uninterrupted supply.

Security

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

Nortech Property Pvt. Ltd.


Director / Authorised Signatory



Play Room

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

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. Waste Pipes of *Supreme/Skipper/Oriplast**
- Elevator** : 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
- 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

- : 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 and 600 W for 2 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.

NORTECH PROPERTY PRIVATE LIMITED

Authorised Signatory