







PROPTICER.com







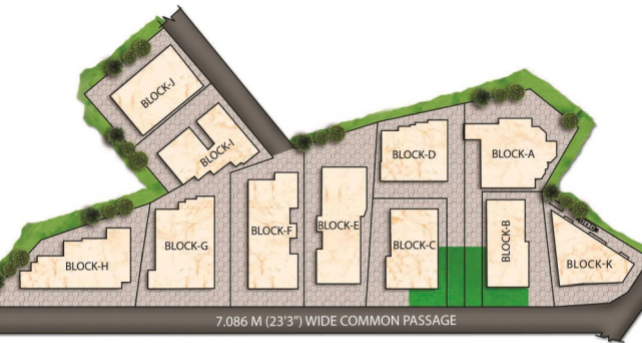




SPECIFICATIONS

Structure	: RCC-framed structure with anti-termites treatment in foundation. Cements used: <i>Ambuja, Lafarge, Ultrarech, Century, ACC</i> ⁺
Elevation	: Modern elevation, with elegant brick effect, conforming to latest international designs.
External Finish	: <i>Ace Exterior Emulsion</i> ⁺ Paint by <i>certified Asian Paints contractor</i> ⁺ and other effects as applicable.
Lobby	: Beautifully decorated main entrance lobby will be done in a combination of <i>granite</i> ⁺ , <i>kota</i> ⁺ and <i>Jaisalmer</i> ⁺ stone. <i>Jaisalmer</i> ⁺ and <i>Kota</i> ⁺ will be used for the upper floor lobbies.
Doors &	: Quality wooden frames with good quality <i>Malaysian Sal</i> ⁺ & solid core flush door.
Hardware	: Main door with teak ply on the external side. Hardware fittings of reputed make. Main Door Lock by Godrej ⁺ .
Internal finish	: Plaster of Paris.
Windows	: Colour anodized / Powder coated aluminium sliding windows with clear glass (using high quality <i>Jindal Aluminium</i> ⁺)
Flooring	: Vitrified tiles in living / dining room & bedrooms. Marble in kitchen. Ceramic tiles in toilets.
Kitchen	: Granite slab with stainless steel sink. Wall tiles upto 2 (two) feet height above counter.
Toilets	: Hot and Cold water lines with <i>CPVC</i> ⁺ pipes (new plumbing material from <i>Novoneon, USA</i> ⁺). CP fittings of Jaguar ⁺ . Dado of ceramic tiles up to door height. Light coloured sanitaryware with EWC of <i>Hindware</i> ⁺ .
Elevator	: Passenger Lifts of Kone ⁺ .
Electricals	: 1. Concealed <i>Polycab</i> ⁺ copper wiring with modular switches. 2. TV/Telephone/Broadband points in master bedroom and living room. 3. Two Light Points, one Fan Point, one 5A point in all bedrooms 3. One 15A Geyser point in All Toilets 4. One 15A & one 5A points, refrigerator point, and exhaust fan points in kitchen 5. One AC point in master bedroom 6. Modern MCBs and Changeovers of <i>Havells</i> ⁺
Water Supply	: Underground and Overhead storage tanks of suitable capacity. Borewell will be available as an auxiliary water supply.
Landscape	: Professionally designed and executed landscaping.
Generator	: 24 hour power backup for all common services. Generator back up of 350 W for 1 bedroom flats, 500 W for 2 bedroom flats and 750 W for 3 bedroom flats.
Security	: Intercom facility. CCTV cameras and monitoring all over the complex.

⁺ The brands for materials mentioned above are based on what we provide in our current projects of similar category. The management of Eden Group reserves the right to substitute the brand provided or fitted due to unavailability or any other reason, with a brand of similar category.





SITE PLAN



BLOCK B



(G+4)

	No. of B/R	Area in sq.ft.
 A	3	1285
 B	2	903 (1st & 4th flr.)
	2	882 (2nd & 3rd flr.)



BLOCK C

(G+4)

	No. of B/R	Area in sq.ft.
 A	3	1225
 B	3	1268 (1st & 4th flr.)
	3	1225 (2nd & 3rd flr.)



open terrace
86 sq.ft.



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BLOCK G

(G+4)

	No. of B/R	Area in sq.ft.
A	3	1254 (1st flr.)
	3	1245 (2nd, 3rd & 4th flr.)
B	3	1134
C	2	876 (1st flr.)
	2	841 (2nd, 3rd & 4th flr.)




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BLOCK D

(G+4)

	No. of B/R	Area in sq.ft.
	A	2
	B	3






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BLOCK E

(G+4)

	No. of B/R	Area in sq.ft.	
	A	2	910
	B	2	933
	C	3	1325



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BLOCK F

(G+4)

No. of
B/R

Area in
sq.ft.

	A	3	1235 (1st, 2nd & 3rd flr.)
	B	2	933 (1st, 2nd & 3rd flr.)
	C	3	1218 (1st, 2nd & 3rd flr.)
	D	3	1471 (4th flr.)
	E	3	1521 (4th flr.)



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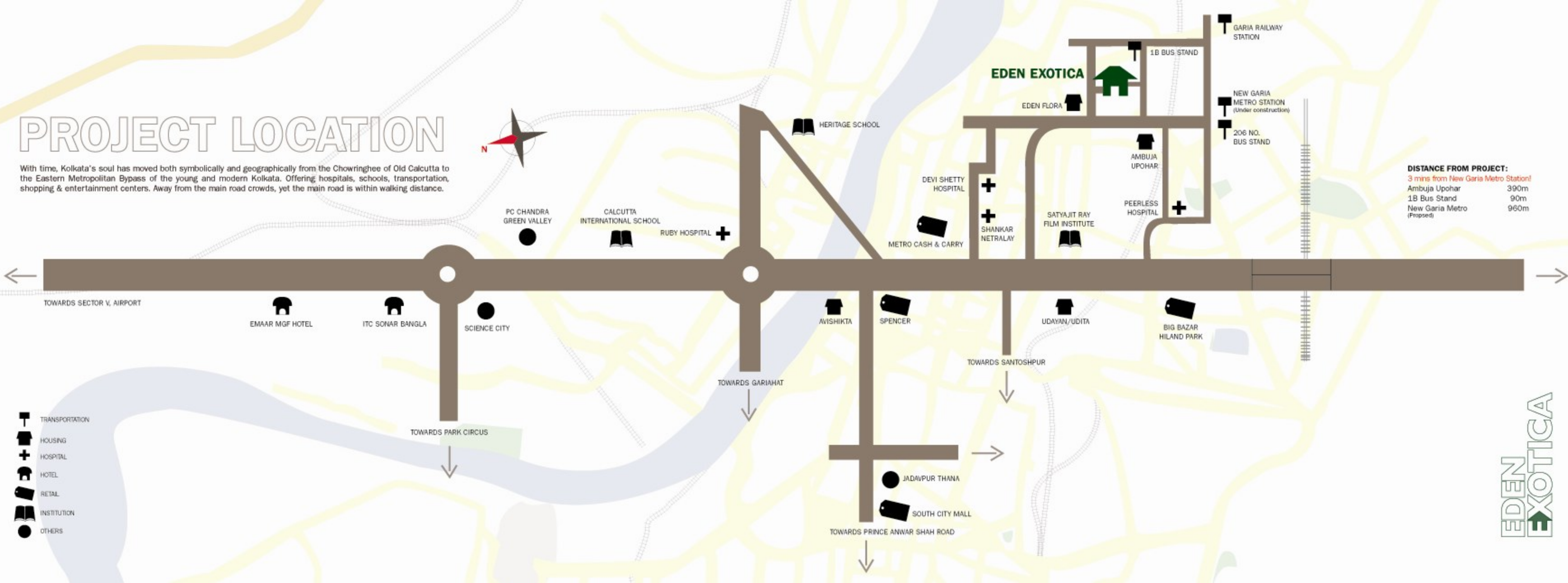
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PROJECT LOCATION

With time, Kolkata's soul has moved both symbolically and geographically from the Chowringhee of Old Calcutta to the Eastern Metropolitan Bypass of the young and modern Kolkata. Offering hospitals, schools, transportation, shopping & entertainment centers. Away from the main road crowds, yet the main road is within walking distance.





DISTANCE FROM PROJECT:

3 mins from New Garia Metro Station!	
Ambuja Upohar	390m
1B Bus Stand	90m
New Garia Metro (Proposed)	960m

- TRANSPORTATION
- HOUSING
- HOSPITAL
- HOTEL
- RETAIL
- INSTITUTION
- OTHERS

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BLOCK I

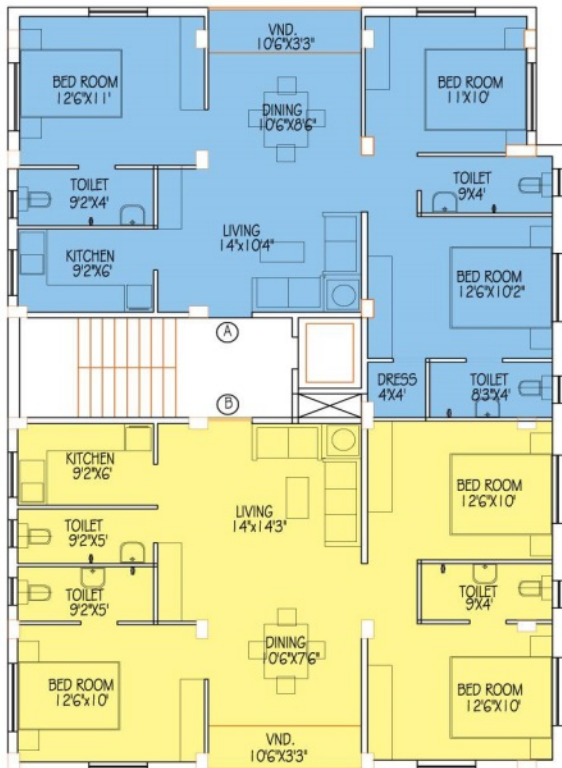
	No. of B/R	Area in sq.ft.	
	A	3	1307
	B	3	1360



BLOCK J

(G+3)

	No. of B/R	Area in sq.ft.	
	A	3	1294
	B	3	1340



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