



EDEN  
IVORY

The image is an architectural rendering of a modern, multi-story apartment building. The building features a mix of light grey, white, and light blue-grey exterior panels. It has several balconies with black metal railings and some with green-painted walls. The windows are rectangular with white frames. The building is set against a bright blue sky with fluffy white clouds. In the foreground, there is a green lawn, a grey concrete wall with black metal gates, and a few people walking. A red car is parked on the left, and a white car is visible through the gate on the right. The overall scene is bright and sunny.





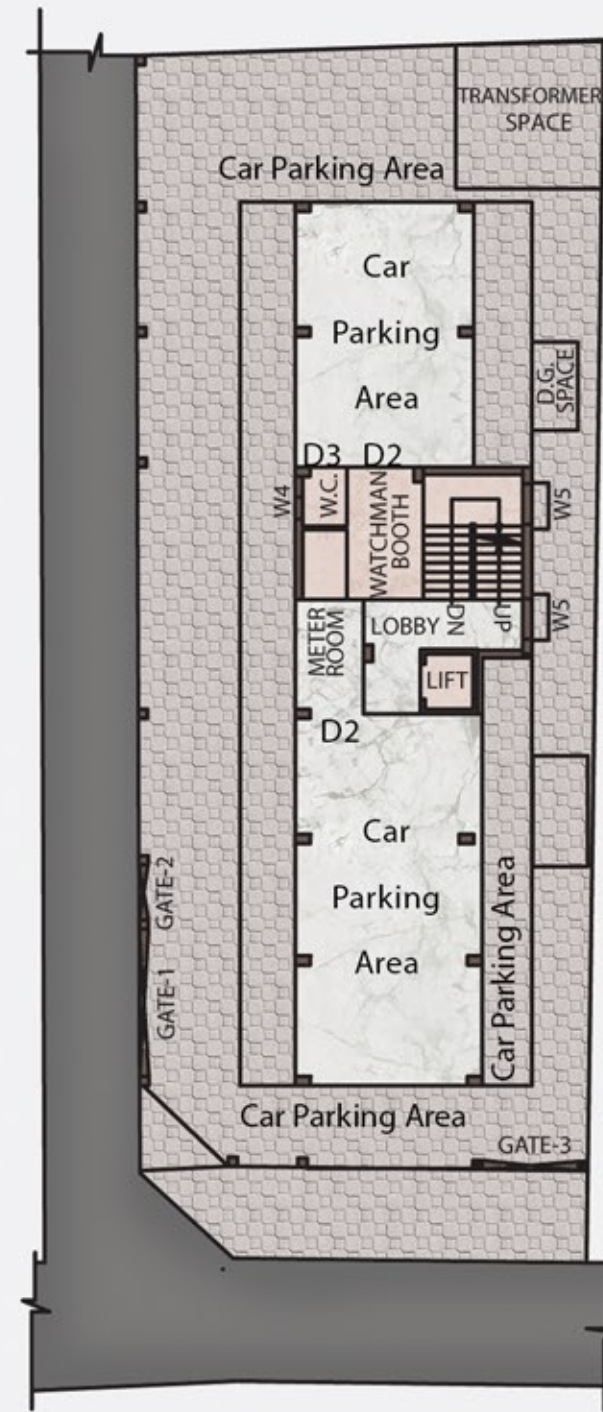
TYPICAL 1ST TO 3RD FLOOR PLAN

FLAT	A	B	C
CARPET AREA	678 SQ.FT.	577 SQ.FT.	324 SQ.FT.
VERANDAH	25 SQ.FT.	24 SQ.FT.	28 SQ.FT.
BUILT UP AREA	784 SQ.FT.	667 SQ.FT.	387 SQ.FT.
SUPER BUILT UP AREA	1043 SQ.FT.	887 SQ.FT.	515 SQ.FT.
BHK	3	2	1



4TH FLOOR PLAN

FLAT	4A	4B	4C
CARPET AREA	648 SQ.FT.	525 SQ.FT.	257 SQ.FT.
TERRACE	111 SQ.FT.	73 SQ.FT.	27 SQ.FT.
BUILT UP AREA	740 SQ.FT.	588 SQ.FT.	289 SQ.FT.
SUPER BUILT UP AREA	1040 SQ.FT.	819 SQ.FT.	398 SQ.FT.
BHK	3	2	1



GROUND FLOOR PLAN

**DEFINITIONS:**

Carpet Area As Per RERA - The net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

Built Up Area - Built up Area is the carpet area plus the thickness of outer walls and the balcony.

Super Built Up Area - Super Built Up Area is the built up area plus proportionate area of common areas such as the lobby, lifts shaft, stairs, etc. Sometimes it may also include the common areas such, swimming pool, garden, clubhouse, etc.



**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.

**DOORS & HARDWARE**

Quality wooden frames with solid core flush doors. Door handles of Godrej / Hafele\*. Main door with premium stainless steel handle and eyehole. Main Door Lock by Godrej\*.

**INTERNAL FINISH**

Wall Putty.

**LOBBY**

Beautifully decorated & painted lobby

**TOILETS**

Hot and Cold water line provision with CPVC\* pipes. CP fittings including Health Faucet\* of Jaquar / Kohler\*. Dado of ceramic tiles up to door height. Sanitaryware with EWC with ceramic cistern and basin of Kohler / Parryware\*. Pipes of Supreme / Skipper\*.

**LANDSCAPE**

Professionally designed and executed landscaping.

**ELEVATOR**

Passenger Lifts of Kone\*.

**FLOORING**

Vitrified tiles in bedrooms / living / dining / kitchen. Granite Counter in kitchen. Premium Ceramic tiles in toilets.

\* 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.

**WATER SUPPLY**

Underground and Overhead storage tanks of suitable capacity. Borewell will be available as an auxiliary water supply.

**GENERATOR**

24 hour power backup for all common services. Generator back up of 300 W for 1 bedroom flats, 600 W for 2 bedroom flats and 800 W for 3 bedroom flats.

**SECURITY**

Intercom facility and 24/7 Security Personnel.

**KITCHEN COUNTER**

Granite slab with stainless steel sink. Wall tiles up to 2 (two) feet height above counter.

**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.

**ELECTRICALS**

- a) Concealed Polycab / Mescab / RR Kabel\* copper wiring with modular switches of Anchor Roma / Schneider Electric\*
- 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, 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\*

**EXTRA CHARGES**

1. Legal charges at time of agreement: Rs. 5,000/-
2. Legal charges at time of possession: Rs. 10,000/-
3. Association charge: Rs. 5,000/-
4. Charges below are on per sqft basis (per sqft breakup)
  - A)Rs. 60/- per sqft for transformer+WBSE / CESC common meter installation Charges
  - B)Rs. 50/- per sqft for generator
  - C)Rs. 54/- per sqft for 18 months maintenance (estimated at Rs. 3/- per sqft Every month).
  - D)Eden Ivory association fund (to be handed over to the association after Deducting pending amounts/ dues): Rs. 50/- per sqft
  - E)Rs. 5/- per sqft for the mutation, apportionment & assessment in the name of The buyer.





# EDEN<sup>®</sup>

**Honest Promises. Honest Performances.**

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\*This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of Eden Group. The images are imaginary and the details mentioned in this brochure are tentative and subject to change at the sole discretion of the developer and /or architects.

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