



The ageless charm of the English tradition comes together with the understated style of modern urban living.

EDEN OXFORD PARK

Heritage, Elegance & Luxury
Personality Eden Oxford Park

Artist's impression of the entrance gate



EDEN HOUSE, 17/1, Lansdowne Terrace, Kolkata 700026, West Bengal, India.
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EDEN



Ground Floor Plans

Facts & Queries

Number of Blocks:	6
Number of Floors:	G+4
Number of Flats:	52
Unit Size-1 BHK:	561 sq ft
Unit Size-2 BHK:	714 sq ft - 975 sq ft
Unit Size- 2BHK+1St:	1013 sq ft - 1123 sq ft
Unit Size-3 BHK:	1049 sq ft - 1179 sq ft
Corporation:	Kolkata Municipal Corporation
Electricity:	CESC
Date of Launch:	April 2021
Date of Completion:	December 2023
WBHIRA Registration No:	

What are the Extra Development Charges?

Extra Development Charges Breakup:-	
Legal Charges at the time of agreement charges:	Rs. 10,000/-
Legal Charges at the time of possession:	Rs. 10,000/-
H.T Line & Electricity charges:	Rs. 60/- per sq.ft.
Generator connection charges :	Rs. 40/- per sq.ft.
Association formation Charges:	Rs. 5000/-
Flat Mutation & Apportionment & Assessment in the name of the buyer:	Rs. 5/- per sq.ft.

Maintenance Deposit & Security Deposit:	
Maintenance deposit + Security deposit (to be handed over to the Association after deducting pending amount / dues):	Rs. 75/- per sq.ft.



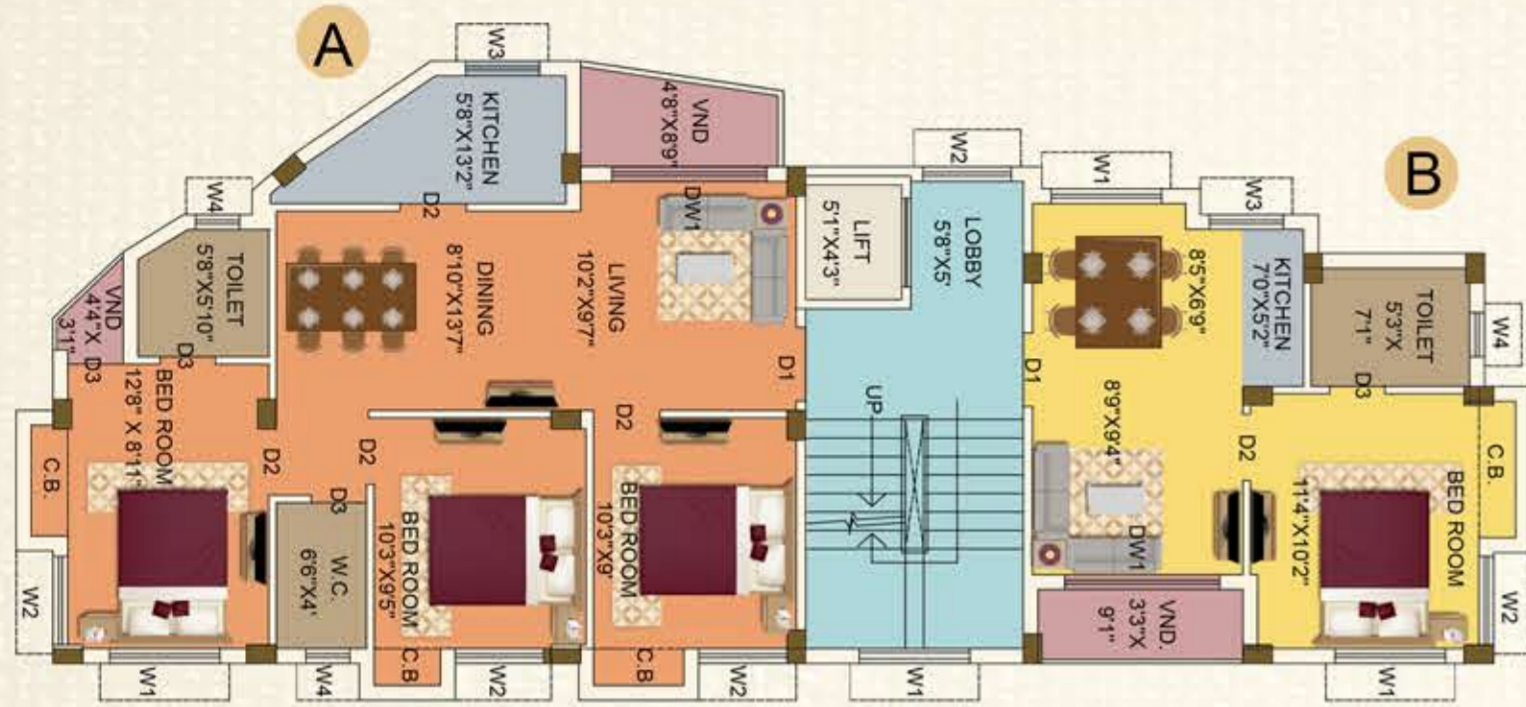
Proposed Metro Stn.:	3.8km	RN Tagore Inst. of Cardiac Sc.:	1.8km
New Garia Metro Stn.:	3.0km	Ruby Hospital Crossing :	4.7km
1B Bus Stand.:	1.5km	Netaji Subhash Eng. College.:	1.5km

Specifications

Structure:	RCC-framed structure with anti-termite treatment . Cements used: Ambuja, Lafarge, Ultratech, Birla, ACC, Ramco, Dalmia, Emami*.	Toilets:	Hot and Cold water line provision with CPVC* pipes. CP fittings including Health Faucet* of Jaquar / Kohler / Hindware / Parryware*. Dado of ceramic tiles up to door height. Sanitaryware with EWC with ceramic cistern and basin of Kohler/Jaquar/Hindware/Parryware*. Pipes of Supreme/Skipper/ Oriplast*.
Brickwork:	Eco-friendly, premium brickwork with Autoclaved aerated concrete (AAC) blocks used for better quality, thermal insulation.	Elevator:	Passenger Lifts of Kone*.
Elevation:	Modern elevation, conforming to contemporary designs.	Electricals:	a) Concealed Polycab/Havells/RR Kabel* copper wiring with modular switches of Anchor Roma/Schneider Electric/ RR Kabel/ 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*.
External Finish:	Paint by certified Nerolac / Asian Paints/Berger applicator*, and other effects as applicable.	Water Supply:	Suitable Electric Pump will be installed at ground floor to deliver water to overhead reservoir from underground reservoir.
Lobby:	Beautifully decorated & painted lobby.	Landscape:	Professionally designed and executed landscaping.
Doors & Hardware:	Quality wooden frames with solid core flush doors. Internal door handles of Godrej/Hafele/ Yale*. Main door with premium handle and eyehole. Main Door Lock by Godrej/ Yale *.	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.
Internal finish:	Wall Putty.	Security:	CCTV cameras, Intercom facility and 24/7 Security Personnel.
Windows:	Colour anodized / Powder coated aluminium sliding windows with clear glass (using high quality aluminium). 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. Ceramic wall tiles up to 2 (two) feet height above counter.		

* 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.

BLOCK - 1



TYPICAL 1ST TO 4TH FLOOR PLAN

FLAT	CARPET AREA AS PER WBHIRA IN SQ.FT.	VERANDAH AREA IN SQ.FT.	TOTAL BUILTUP AREA AS PER WBHIRA IN SQ.FT.	TOTAL SUPER BUILTUP AREA IN SQ.FT.	TYPE OF FLAT
A	695 SQ. FT.	45 SQ. FT.	816 SQ. FT.	1085 SQ. FT.	3 BHK + 2 T
B	338 SQ. FT.	29 SQ. FT.	422 SQ. FT.	561 SQ. FT.	1 BHK + 1 T



BLOCK - 2

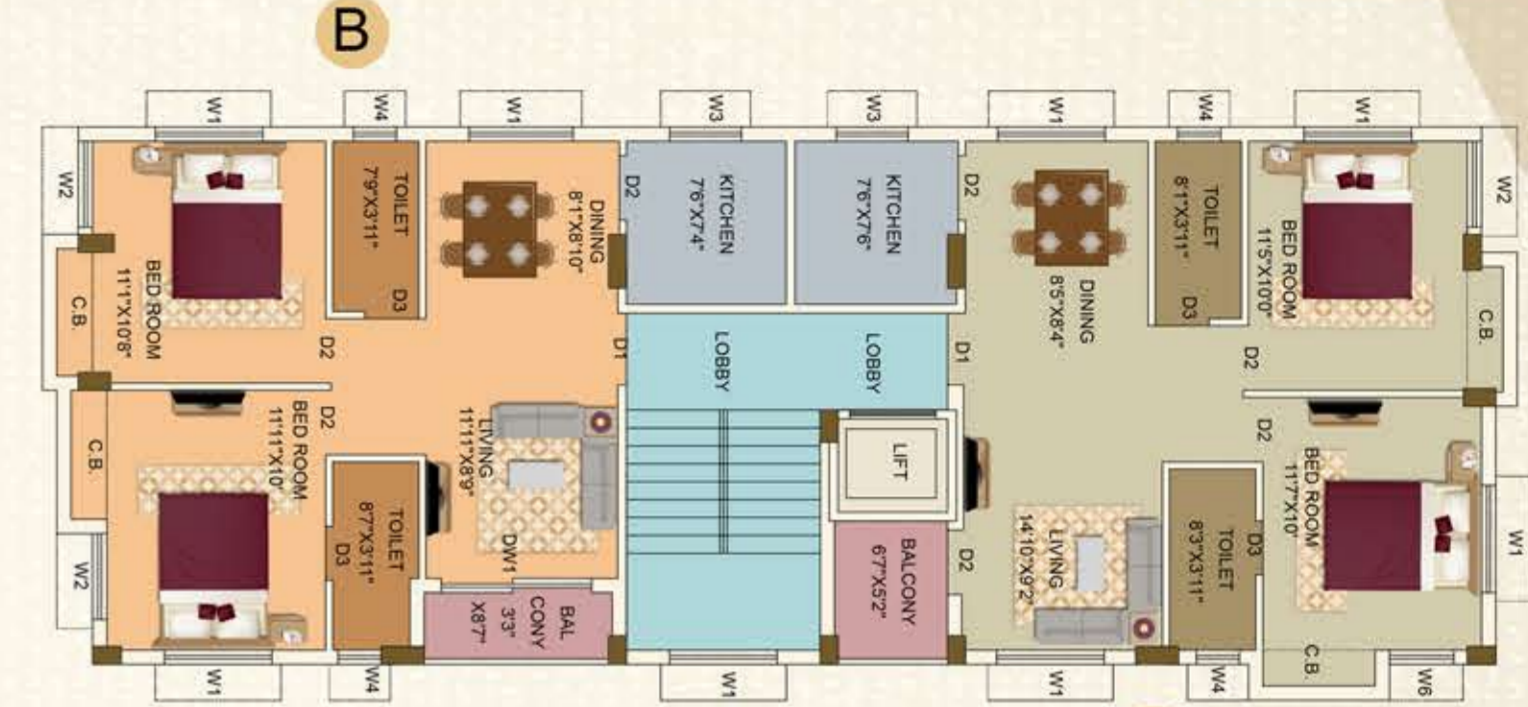


TYPICAL 1ST TO 4TH FLOOR PLAN

FLAT	CARPET AREA AS PER WBHIRA IN SQ.FT.	VERANDAH AREA IN SQ.FT.	TOTAL BUILTUP AREA AS PER WBHIRA IN SQ.FT.	TOTAL SUPER BUILTUP AREA IN SQ.FT.	TYPE OF FLAT
A	655 SQ. FT.	30 SQ. FT.	762 SQ. FT.	1013 SQ. FT.	2 BHK + 1 STUDY + 2 T
B	581 SQ. FT.	20 SQ. FT.	688 SQ. FT.	888 SQ. FT.	2 BHK + 2 T



BLOCK - 3



TYPICAL 1ST TO 4TH FLOOR PLAN

FLAT	CARPET AREA AS PER WBHIRA IN SQ.FT.	VERANDAH AREA IN SQ.FT.	TOTAL BUILTUP AREA AS PER WBHIRA IN SQ.FT.	TOTAL SUPER BUILTUP AREA IN SQ.FT.	TYPE OF FLAT
A	623 SQ. FT.	34 SQ. FT.	733 SQ. FT.	975 SQ. FT.	2 BHK + 2 T
B	600 SQ. FT.	28 SQ. FT.	696 SQ. FT.	925 SQ. FT.	2 BHK + 2 T



BLOCK - 4



TYPICAL 1ST TO 4TH FLOOR PLAN

FLAT	CARPET AREA AS PER WBHIRA IN SQ.FT.	VERANDAH AREA IN SQ.FT.	TOTAL BUILTUP AREA AS PER WBHIRA IN SQ.FT.	TOTAL SUPER BUILTUP AREA IN SQ.FT.	TYPE OF FLAT
A	738 SQ. FT.	33 SQ. FT.	845 SQ. FT.	1123 SQ. FT.	2 BHK + 1 STUDY + 2 T
B	762 SQ. FT.	37 SQ. FT.	882 SQ. FT.	1173 SQ. FT.	3 BHK + 2 T



BLOCK - 5

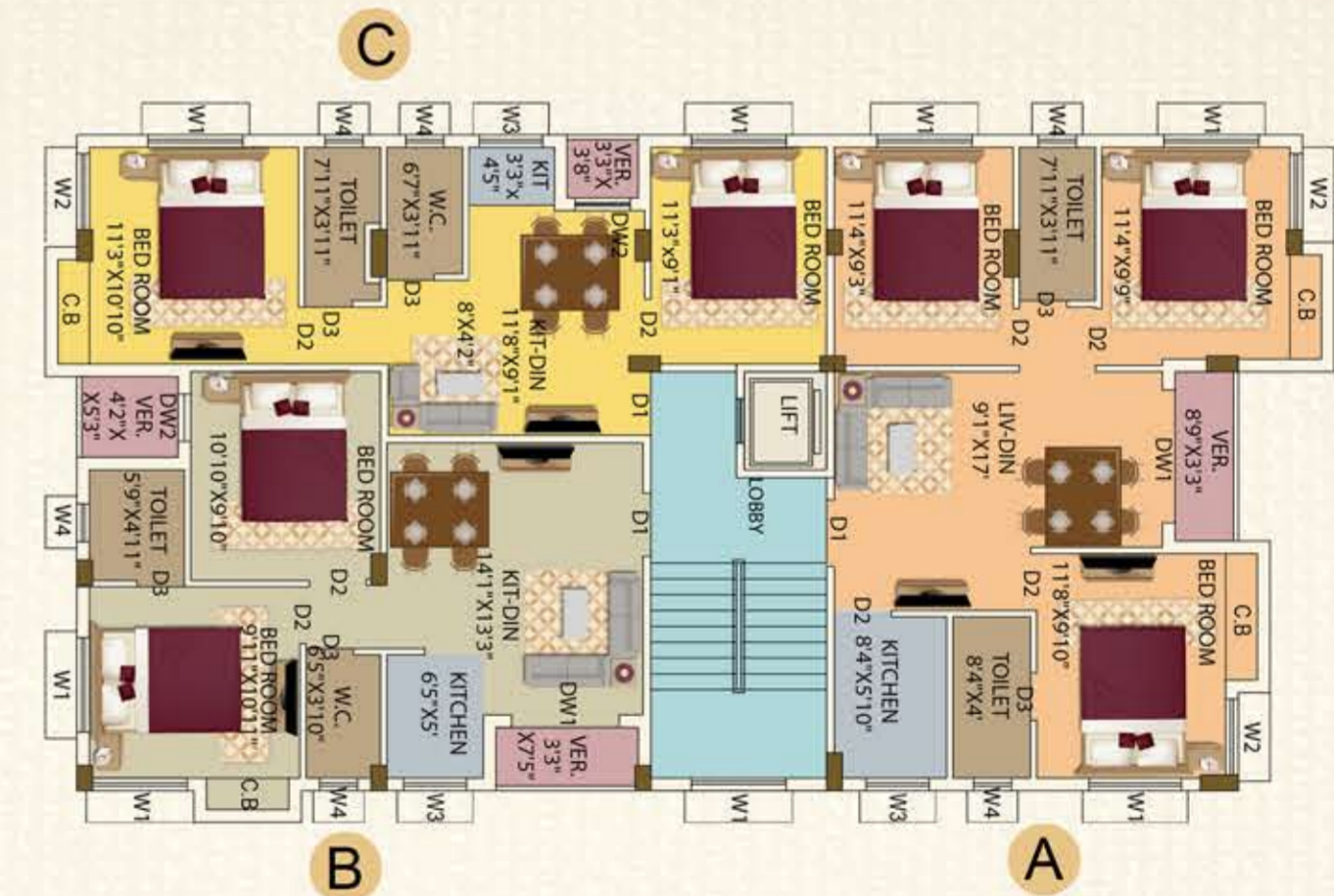


TYPICAL 1ST TO 4TH FLOOR PLAN

FLAT	CARPET AREA AS PER WBHIRA IN SQ.FT.	VERANDAH AREA IN SQ.FT.	TOTAL BUILTUP AREA AS PER WBHIRA IN SQ.FT.	TOTAL SUPER BUILTUP AREA IN SQ.FT.	TYPE OF FLAT
A	725 SQ. FT.	33 SQ. FT.	831 SQ. FT.	1105 SQ. FT.	2 BHK + 1 STUDY + 2 T
B	769 SQ. FT.	33 SQ. FT.	887 SQ. FT.	1179 SQ. FT.	3 BHK + 2 T



BLOCK - 6



TYPICAL 1ST TO 4TH FLOOR PLAN

FLAT	CARPET AREA AS PER WBHIRA IN SQ.FT.	VERANDAH AREA IN SQ.FT.	TOTAL BUILTUP AREA AS PER WBHIRA IN SQ.FT.	TOTAL SUPER BUILTUP AREA IN SQ.FT.	TYPE OF FLAT
A	688 SQ. FT.	29 SQ. FT.	789 SQ. FT.	1049 SQ. FT.	3BHK+ 2 T
B	509 SQ. FT.	46 SQ. FT.	611 SQ. FT.	812 SQ. FT.	2BHK+ 2 T
C	472 SQ. FT.	12 SQ. FT.	537 SQ. FT.	714 SQ. FT.	2BHK+ 2 T



Built-up Area- Built-up Area is the carpet area plus the thickness of the outer walls and the balcony- as per WBHIRA

Super Built-up Area- Super Built-up Area is the built-up area plus a proportionate area of common areas such as the lobby, lifts shaft, stairs, etc.

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