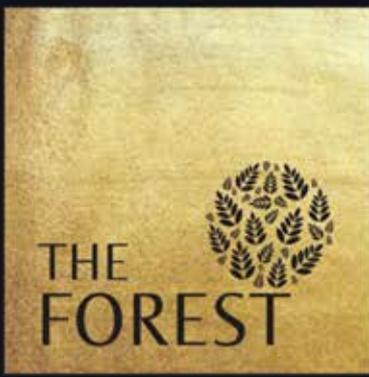


EDEN



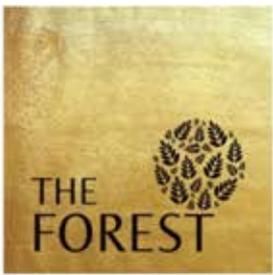
THE  
FOREST





*Fine Urban Living  
and a Nature lover's paradise*





# Location Map



## Distances:

Dum Dum Metro:	600 mts
BT Road:	1.6 km
Shyambazar 5-Point Crossing:	4 kms
Nager Bazar Crossing:	2.6 kms

## Highlights:

1. 600 mts from Dum Dum Metro.
2. Located in prestigious Paikpara Locality.
3. Two Entrances & Exits:
  - a. Umakanta Sen Lane
  - b. Beerpara Lane
4. Comes within KMC Jurisdiction.



## *Project at a glance*

### **Number of Floors:**

Tower 1: Proposed

Tower 2: Proposed

Tower 3: B + G + 12

Tower 4: B + G + 12

### **Number of Flats:**

85 (in Tower 3 & Tower 4)

**Unit Sizes:**

*(Built up Area with Chargeable Open Terrace)*

2 BHK: 688 sq.ft - 985 sq.ft

3 BHK: 885 sq.ft - 1027 sq.ft

**Authority:**

Kolkata Municipal Corporation

**Electricity:**

CESC

**Date of Launch:**

April, 2019

**Date of Completion:**

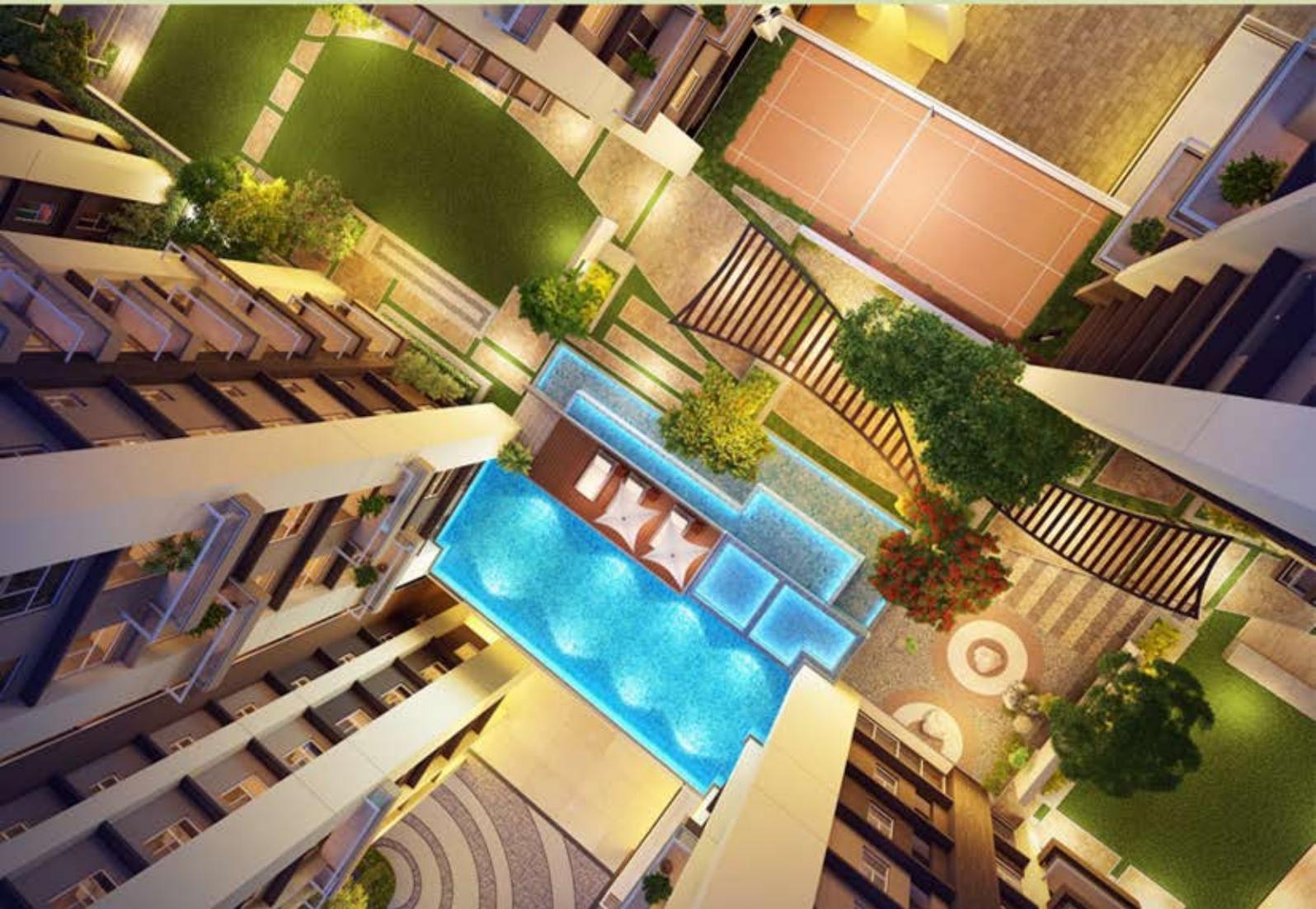
October, 2024 (As Per WBHIRA)

**HIRA Registration no.:**

HIRA/P/KOL/2019/000397

**Developer:**

Nortech Property Pvt. Ltd.





## *Amenities*

### **GROUND FLOOR AMENITIES**

Butterfly Garden | Forest Trail | Forest Trail seating | Kid's Play ground | Sand Bed | Tree Hammock | Floral Sweep | Lily Pool | Senior Citizen Adda | Climbing Wall | Forest Community Area | Rolling Mounds



## PODIUM LEVEL AMENITIES

Banquet Hall | Party Lawn | Leaf Pergola | Planters Bed | Swimming Pool/ Kid's Pool/ Jacuzzi | Pool Deck | Water Fountain | Gymnasium | Badminton Court/ Basketball Hoops | Recreational Lawn | Kid's Play Court | Festival Stage | Chess Court | Zen Garden | Reflexology Court | Lounge | Indoor Games Room | Toddlers' play area | Facility

# AMENITIES



SWIMMING POOL



BANQUET HALL



GYMNASIUM



PARTY LOUNGE



KIDS PLAY AREA



INDOOR GAMES ROOM



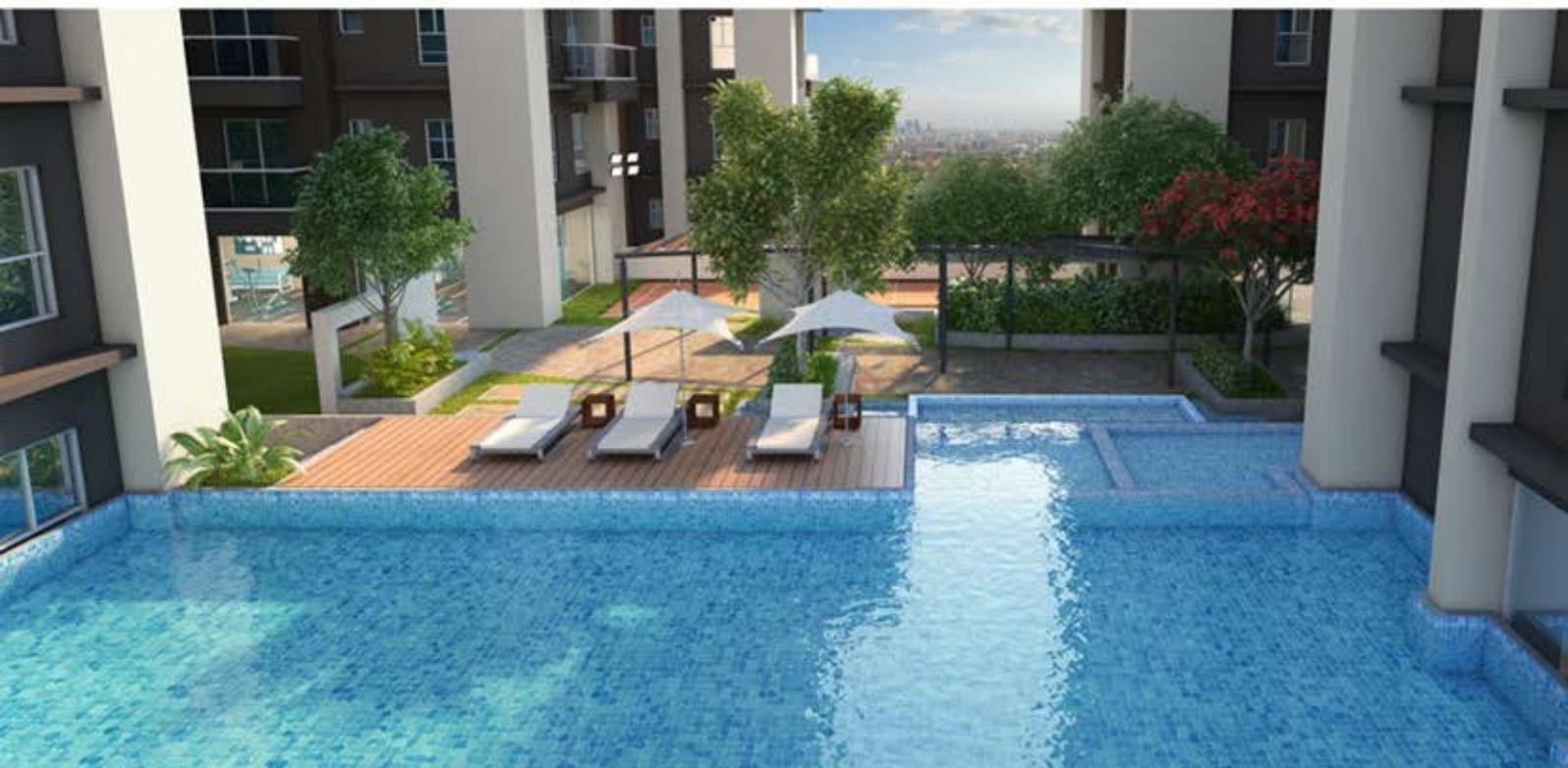
FOREST TRAIL



TODDLERS PLAY AREA



BADMINTON COURT





# Past projects at a glance



Eden Tolly Signature

**48**  
Projects  
Delivered



Eden Sky Terrace



Eden Tolly Signature Plus



Eden Windsor Park

Average  
Delivery Early by\*\*  
**3** months



Eden Pavilion



Eden Imperial



Eden Dover Gardens

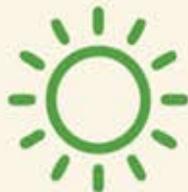


Our Project is a Pre-Certified Gold Rated Green Building

## GREEN BENEFITS



Energy Savings  
20-30%



Excellent Day Light



Enhanced Air Quality



Waste Water Treatment  
100%



Water Savings  
30-50%



Improved Health &  
Wellbeing of occupants



# MAKING HOME BUYING

*A pleasurable experience*

## EDEN PRIVILEGE CARE

### **Dedicated Personal Relationship manager**

Enjoy individual care and personal advice by your specially appointed friend from Eden.

### **Brand Transparency**

Rest assured that the fixtures and materials that go into making of your dream home confirm to declaration we give

### **Price Transparency**

Now all prices and extra charges are mentioned clearly on our website. Don't worry about discovering hidden charges later.

### **Customization of flats**

No two families are the same. Why should two homes be the same?

### **Warranty on any construction defect & allied products**

What's home without quality? we promise you to make good any flaw in construction or defect in fixtures and floorings in the minimum possible time!

## **Refer a Friend**

Tell a friend about our unique services and enjoy fabulous when you purchase your next home

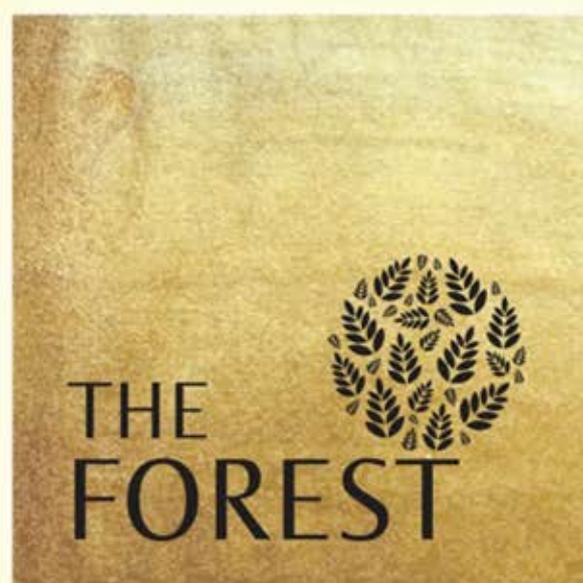
## **24x7 Online Chat**

Need info? Feel free to log on to our website and enjoy a tete-a-tete with your friends at Eden. Anytime, anywhere!

## **Online Updates**

Take delight step by step progress as you witness your dream home come near completion





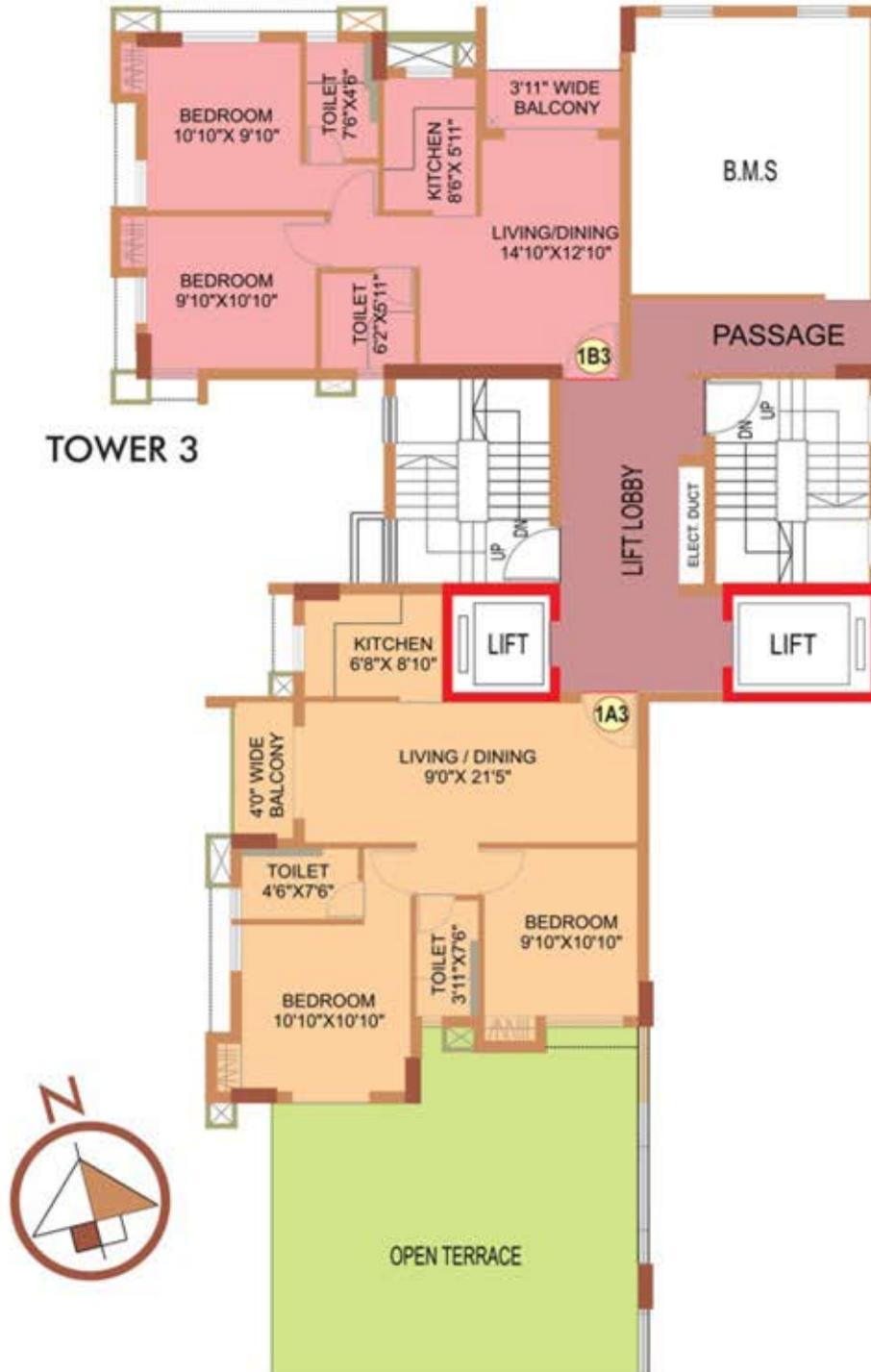
FLOOR PLANS

## SECOND FLOOR PLAN: PODIUM LEVEL



- |                                       |                         |
|---------------------------------------|-------------------------|
| 1. Walkway                            | 11. Festival Stage      |
| 2. Party Lawn                         | 12. Chess Court         |
| 3. Leaf Pergola                       | 13. Zen Garden          |
| 4. Planter Beds                       | 14. Reflexology Court   |
| 5. Swimming Pool/Jacuzzi/Kids' Pool   | 15. Utility Area        |
| 6. Pool Deck                          | 16. Gymnasium           |
| 7. Water Fountain                     | 17. Lounge              |
| 8. Badminton Court / Basketball Hoops | 18. Banquet Hall        |
| 9. Recreational Lawn                  | 19. Facility            |
| 10. Kid's Play Area                   | 20. Indoor Games Room   |
|                                       | 21. Toddlers' Play Area |

# FIRST FLOOR PLAN



TOWER III

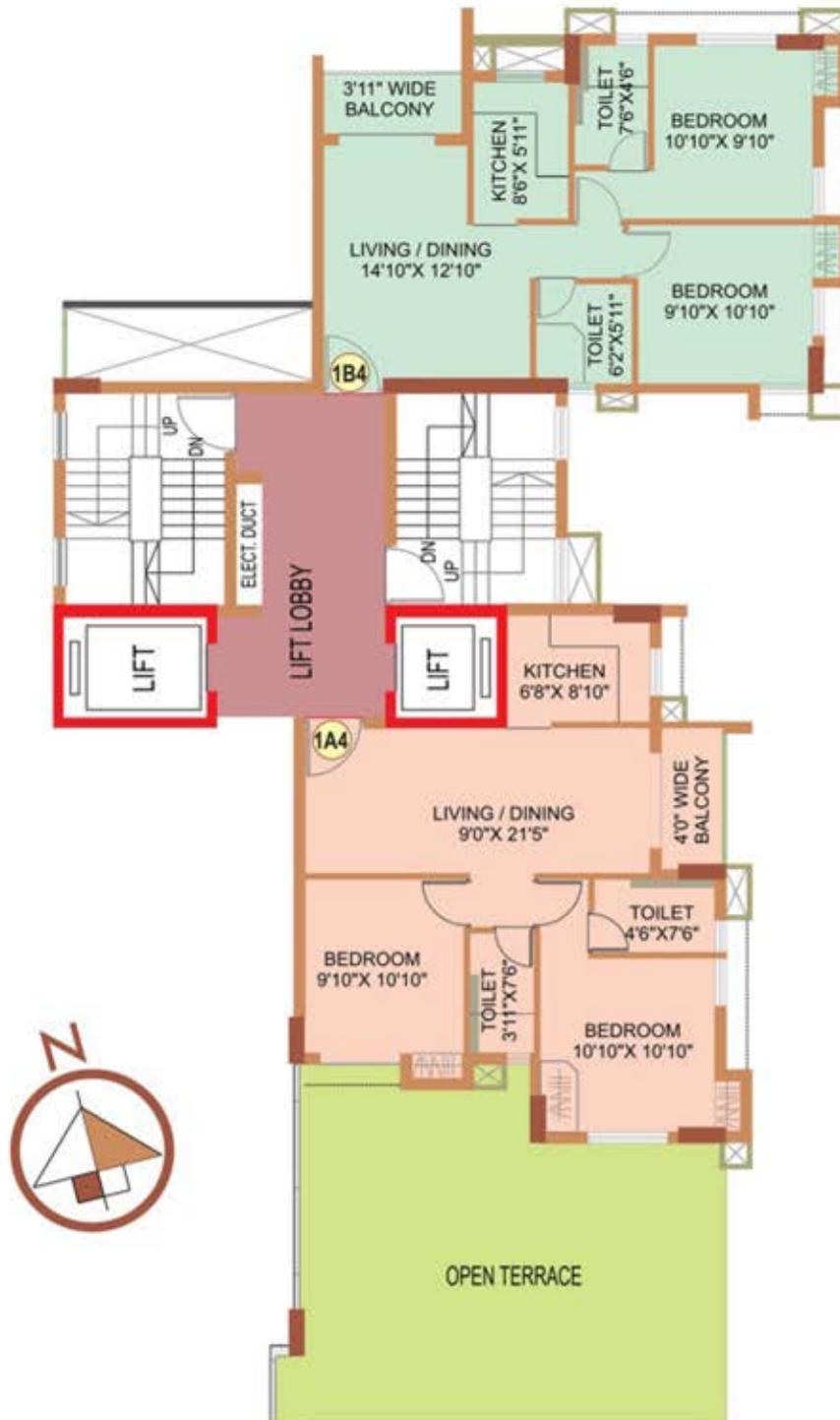
Flat	Type	Carpet Area of Flat- Including Cupboard Area (sq ft)	Carpet Area of Balcony (sq ft)	Built Up Area (sqft) - A	Open Terrace (sqft)	Chargable O.T. Area - B	Chargable Built Up Area with O.T. (A + B)
1A3	2BHK +2T	604	35	722	473	236	959
1B3	2BHK +2T	578	34	694	-	0	694

**Built Up Area:** Built Up Area is the carpet area plus the thickness of outer walls and the balcony.

**Carpet Area as per RERA:** 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 covered by the internal partition walls of the apartment.

# FIRST FLOOR PLAN

## TOWER 4



### TOWER IV

Flat	Type	Carpet Area of Flat- Including Cupboard Area (sq ft)	Carpet Area of Balcony (sq ft)	Built Up Area (sqft) - A	Open Terrace (sqft)	Chargable O.T. Area - B	Chargable Built Up Area with O.T. (A + B)
1A4	2BHK +2T	604	35	722	525	263	985
1B4	2BHK +2T	578	34	694	-	0	694

**Built Up Area:** Built Up Area is the carpet area plus the thickness of outer walls and the balcony.

**Carpet Area as per RERA:** 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 covered by the internal partition walls of the apartment.

# THIRD FLOOR PLAN

## TOWER 3



### TOWER III

Flat	Type	Carpet Area of Flat- Including Cupboard Area (sq ft)	Carpet Area of Balcony (sq ft)	Built Up Area (sqft) - A	Open Terrace (sqft)	Chargable O.T. Area - B	Chargable Built Up Area with O.T. (A + B)
A3	2BHK +2T	604	35	715	39	19	735
B3	2BHK +2T	578	34	688	39	19	707

**Built Up Area:** Built Up Area is the carpet area plus the thickness of outer walls and the balcony.

**Carpet Area as per RERA:** 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 covered by the internal partition walls of the apartment.

# THIRD FLOOR PLAN

## TOWER 4



### TOWER IV

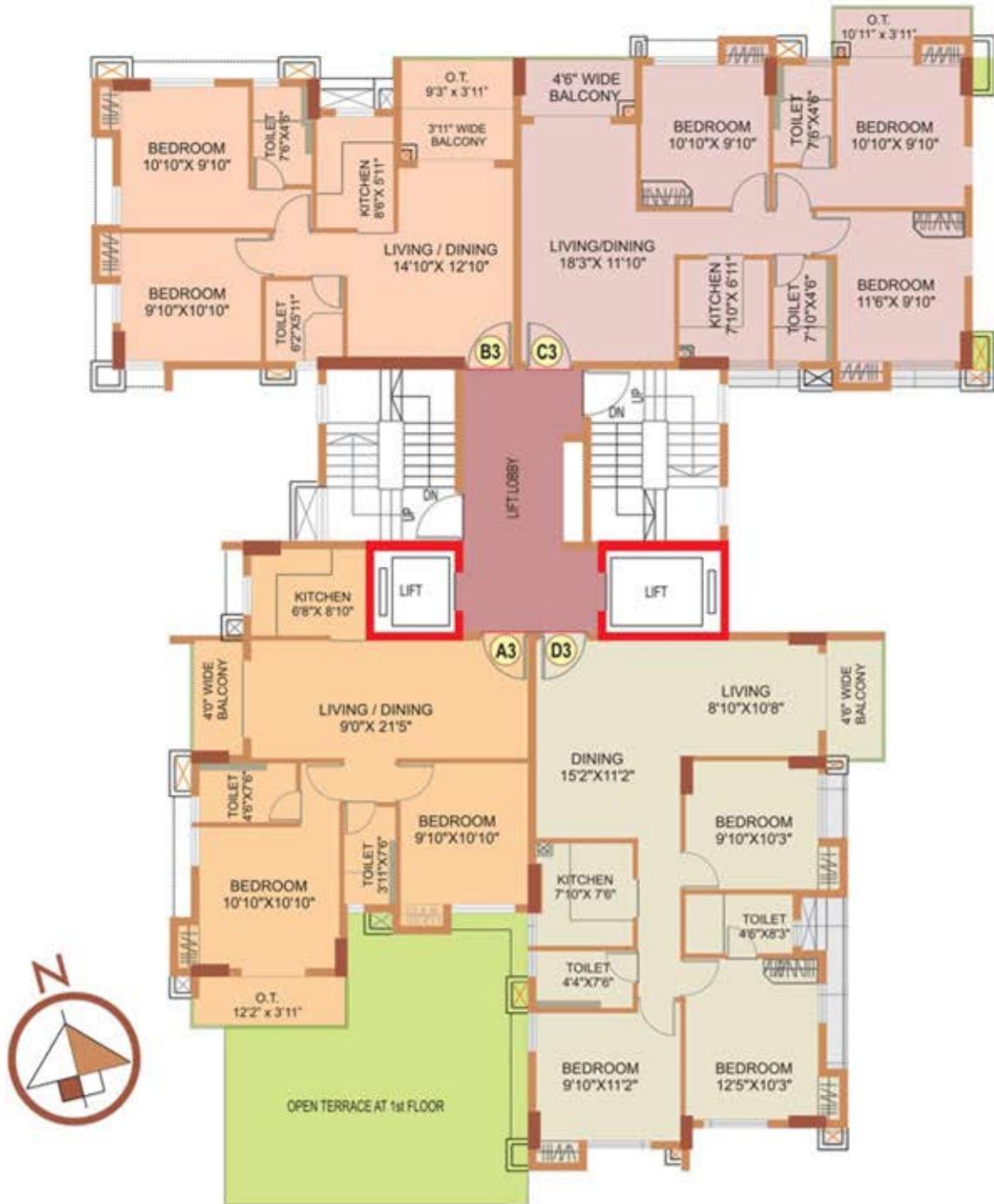
Flat	Type	Carpet Area of Flat- Including Cupboard Area (sq ft)	Carpet Area of Balcony (sq ft)	Built Up Area (sqft) - A	Open Terrace (sqft)	Chargeable O.T. Area - B	Chargeable Built Up Area with O.T. (A + B)
A4	2BHK +2T	604	35	715	39	19	735
B4	2BHK +2T	578	34	688	39	19	707
D4	3BHK +2T	828	45	959	-	0	959

**Built Up Area:** Built Up Area is the carpet area plus the thickness of outer walls and the balcony.

**Carpet Area as per RERA:** 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 covered by the internal partition walls of the apartment.

# FOURTH FLOOR PLAN

## TOWER 3



### TOWER III

Flat	Type	Carpet Area of Flat- Including Cupboard Area (sq ft)	Carpet Area of Balcony (sq ft)	Built Up Area (sqft) - A	Open Terrace (sqft)	Chargable O.T. Area - B	Chargable Built Up Area with O.T. (A + B)
A3	2BHK +2T	604	35	715	48	24	739
B3	2BHK +2T	578	34	688	35	17	705
C3	3BHK +2T	753	39	871	311	156	1027
D3	3BHK +2T	828	45	959	-	0	959

**Built Up Area:** Built Up Area is the carpet area plus the thickness of outer walls and the balcony.

**Carpet Area as per RERA:** 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 covered by the internal partition walls of the apartment.

# FOURTH FLOOR PLAN

## TOWER 4



### TOWER IV

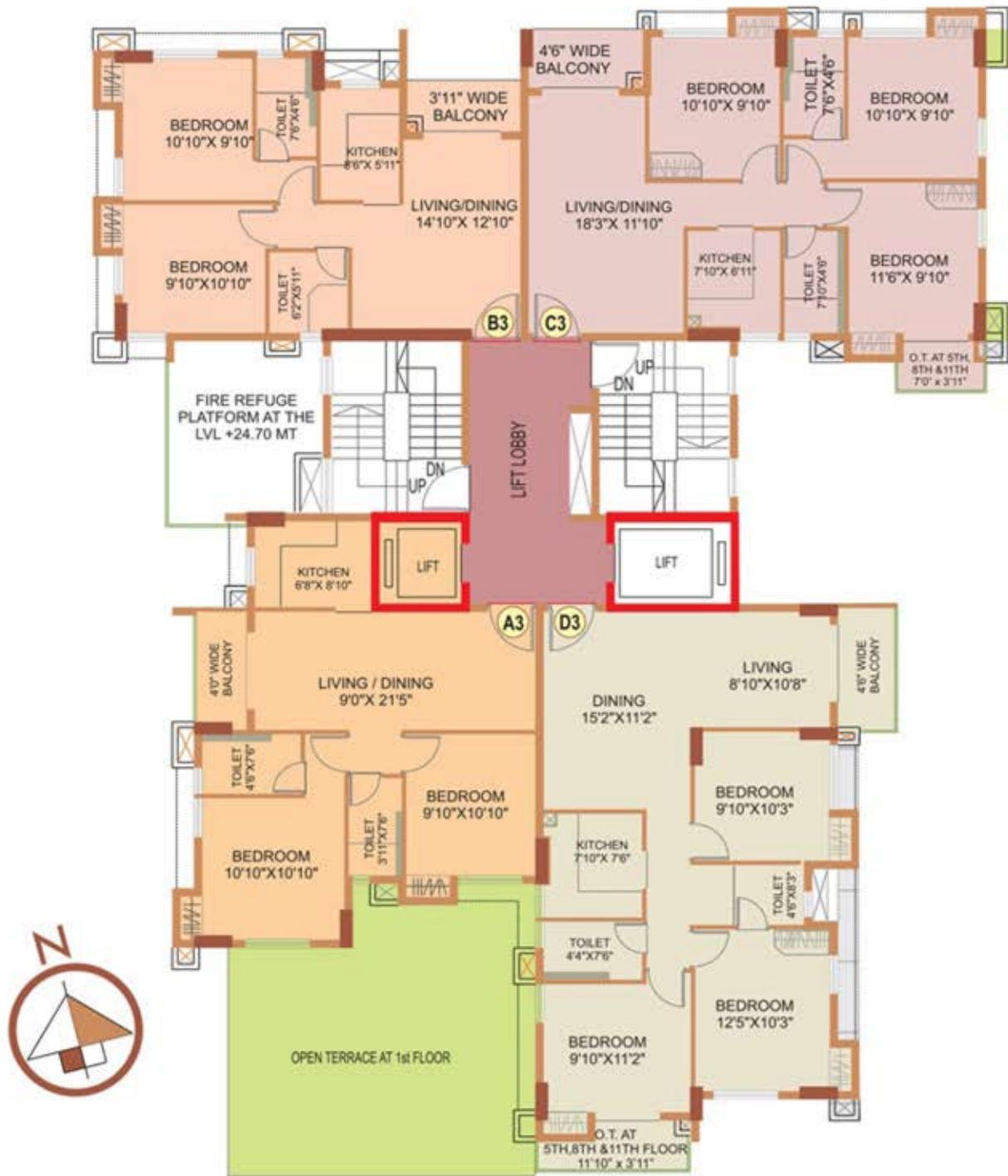
Flat	Type	Carpet Area of Flat- Including Cupboard Area (sq ft)	Carpet Area of Balcony (sq ft)	Built Up Area (sqft) - A	Open Terrace (sqft)	Chargable O.T. Area - B	Chargable Built Up Area with O.T. (A + B)
A4	2BHK +2T	604	35	715	48	24	739
B4	2BHK +2T	578	34	688	35	17	705
C4	3BHK +2T	753	39	871	311	156	1027
D4	3BHK +2T	828	45	959	-	0	959

**Built Up Area:** Built Up Area is the carpet area plus the thickness of outer walls and the balcony.

**Carpet Area as per RERA:** 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 covered by the internal partition walls of the apartment.

# FIFTH, EIGHTH & ELEVENTH FLOOR PLANS

## TOWER 3



### TOWER III

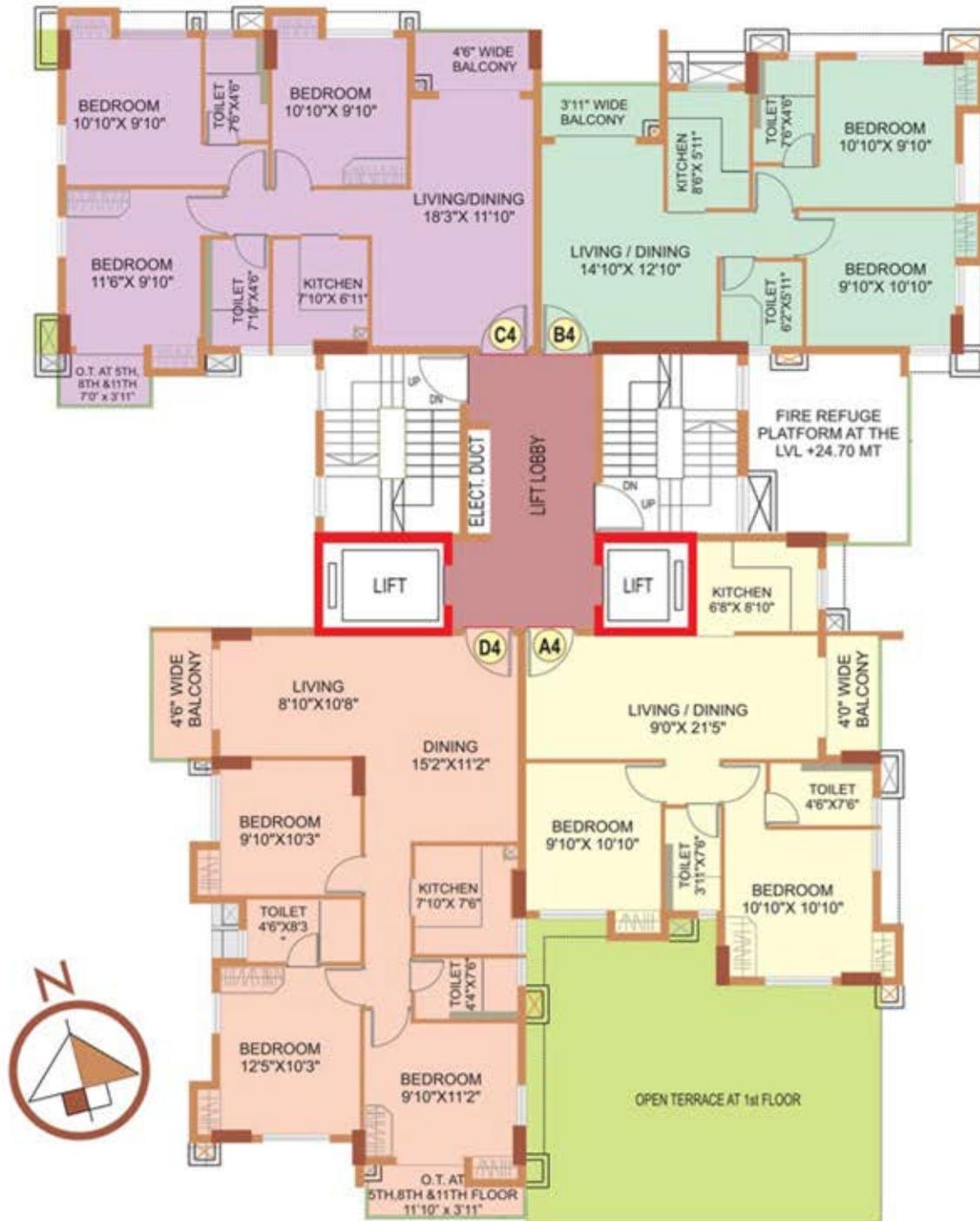
Flat	Type	Carpet Area of Flat - Including Cupboard Area (sq ft)	Carpet Area of Balcony (sq ft)	Built Up Area (sqft) - A	Open Terrace (sqft)	Chargable O.T. Area - B	Chargable Built Up Area with O.T. (A + B)
A3	2BHK +2T	604	35	715	-	-	715
B3	2BHK +2T	578	34	688	-	-	688
C3	3BHK +2T	753	39	871	26	13	885
D3	3BHK +2T	828	45	959	39	19	978

**Built Up Area:** Built Up Area is the carpet area plus the thickness of outer walls and the balcony.

**Carpet Area as per RERA:** 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 covered by the internal partition walls of the apartment.

# FIFTH, EIGHTH & ELEVENTH FLOOR PLANS

## TOWER 4



### TOWER IV

Flat	Type	Carpet Area of Flat- Including Cupboard Area (sq ft)	Carpet Area of Balcony (sq ft)	Built Up Area (sqft) - A	Open Terrace (sqft)	Chargable O.T. Area - B	Chargable Built Up Area with O.T. (A + B)
A4	2BHK +2T	604	35	715	-	0	715
B4	2BHK +2T	578	34	688	-	0	688
C4	3BHK +2T	753	39	871	26	13	885
D4	3BHK +2T	828	45	959	39	19	978

**Built Up Area:** Built Up Area is the carpet area plus the thickness of outer walls and the balcony.

**Carpet Area as per RERA:** 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 covered by the internal partition walls of the apartment.

# SIXTH, NINTH & TWELFTH FLOOR PLANS

## TOWER 3



### TOWER III

Flat	Type	Carpet Area of Flat- Including Cupboard Area (sq ft)	Carpet Area of Balcony (sq ft)	Built Up Area (sqft) - A	Open Terrace (sqft)	Chargable O.T. Area - B	Chargable Built Up Area with O.T. (A + B)
A3	2BHK +2T	604	35	715	39	19	735
B3	2BHK +2T	578	34	688	39	19	707
C3	3BHK +2T	753	39	871	36	18	890
D3	3BHK +2T	828	45	959	43	21	980

**Built Up Area:** Built Up Area is the carpet area plus the thickness of outer walls and the balcony.

**Carpet Area as per RERA:** 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 covered by the internal partition walls of the apartment.

# SIXTH, NINTH & TWELFTH FLOOR PLANS

## TOWER 4



## TOWER IV

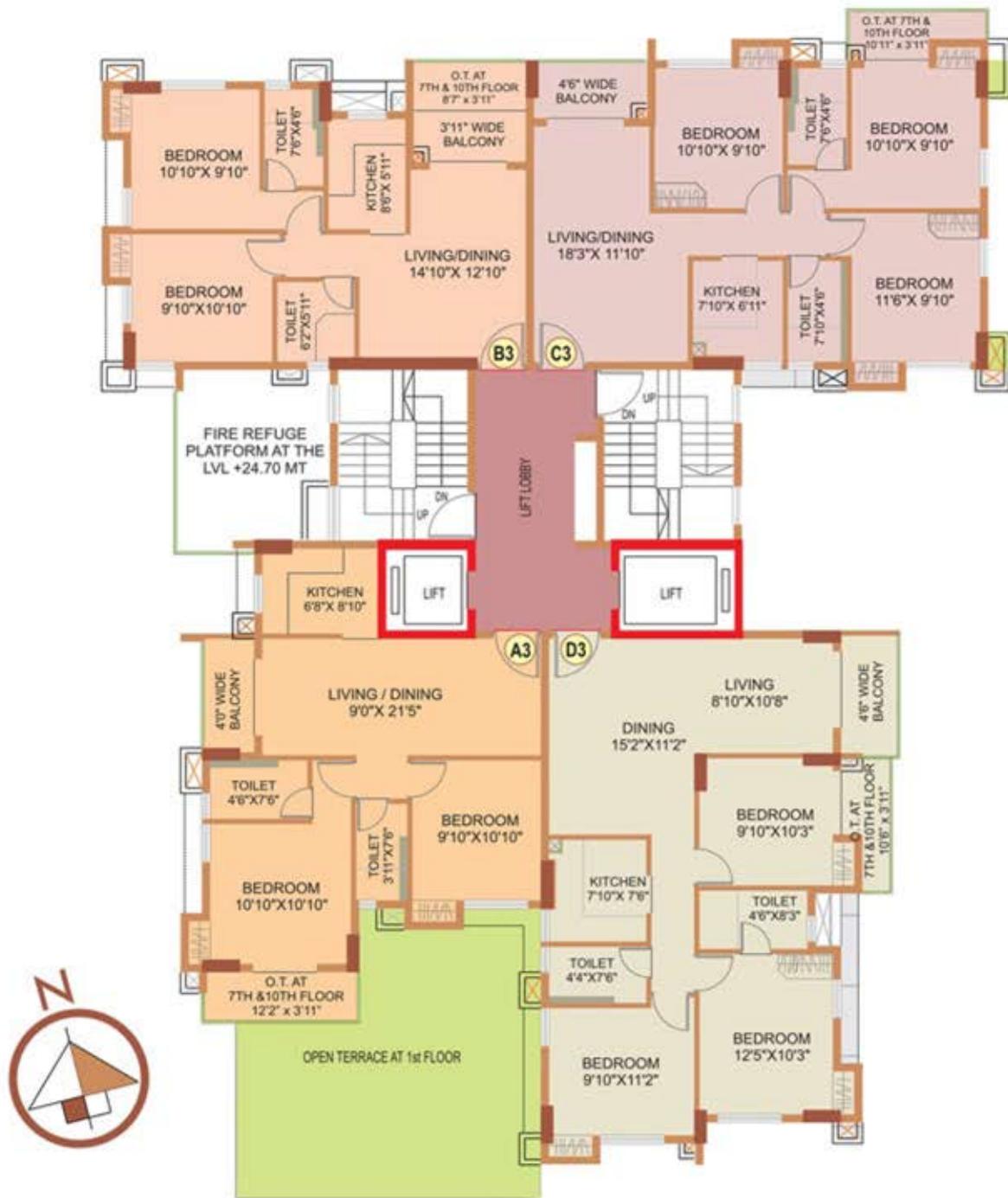
Flat	Type	Carpet Area of Flat- Including Cupboard Area (sq ft)	Carpet Area of Balcony (sq ft)	Built Up Area (sq ft) - A	Open Terrace (sq ft)	Chargable O.T. Area - B	Chargable Built Up Area with O.T. (A + B)
A4	2BHK +2T	604	35	715	39	19	735
B4	2BHK +2T	578	34	688	39	19	707
C4	3BHK +2T	753	39	871	36	18	890
D4	3BHK +2T	828	45	959	43	21	980

**Built Up Area:** Built Up Area is the carpet area plus the thickness of outer walls and the balcony.

**Carpet Area as per RERA:** 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 covered by the internal partition walls of the apartment.

# SEVENTH & TENTH FLOOR PLANS

## TOWER 3



### TOWER III

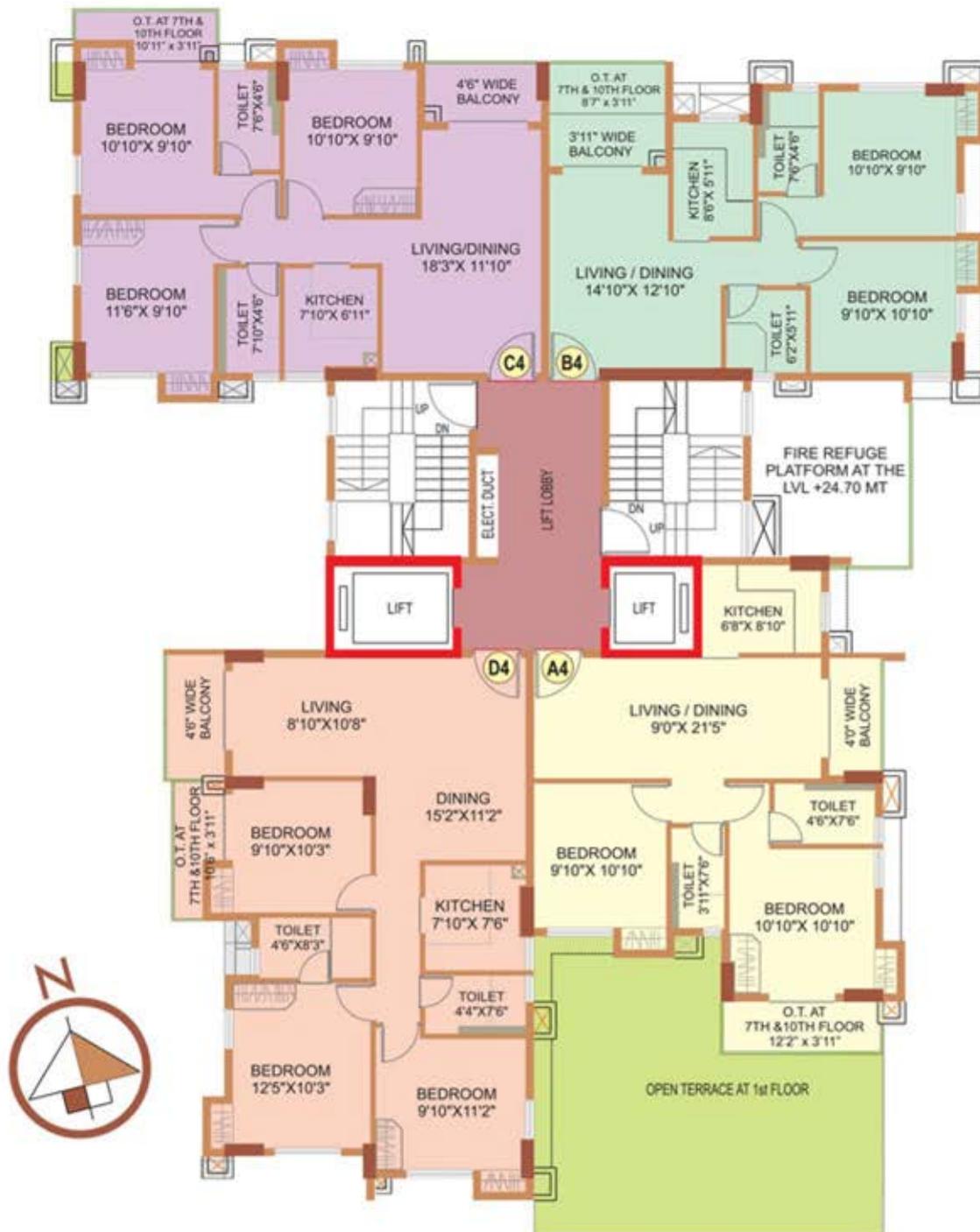
Flat	Type	Carpet Area of Flat- Including Cupboard Area (sq ft)	Carpet Area of Balcony (sq ft)	Built Up Area (sqft) - A	Open Terrace (sqft)	Chargable O.T. Area - B	Chargable Built Up Area with O.T. (A + B)
A3	2BHK +2T	604	35	715	48	24	739
B3	2BHK +2T	578	34	688	35	17	705
C3	3BHK +2T	753	39	871	35	18	889
D3	3BHK +2T	828	45	959	34	17	976

**Built Up Area:** Built Up Area is the carpet area plus the thickness of outer walls and the balcony.

**Carpet Area as per RERA:** 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 covered by the internal partition walls of the apartment.

# SEVENTH & TENTH FLOOR PLANS

## TOWER 4



### TOWER IV

Flat	Type	Carpet Area of Flat- Including Cupboard Area (sq ft)	Carpet Area of Balcony (sq ft)	Built Up Area (sqft) - A	Open Terrace (sqft)	Chargable O.T. Area - B	Chargable Built Up Area with O.T. (A + B)
A4	2BHK +2T	604	35	715	48	24	739
B4	2BHK +2T	578	34	688	35	17	705
C4	3BHK +2T	753	39	871	35	18	889
D4	3BHK +2T	828	45	959	34	17	976

**Built Up Area:** Built Up Area is the carpet area plus the thickness of outer walls and the balcony.

**Carpet Area as per RERA:** 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 covered by the internal partition walls of the apartment.

# ROOF PLANS



1. Sky Lounge
2. Party Area with Barbeque Counter
3. Meditation Lawn
4. Landscape Rooftop Garden
5. Pebble Garden
6. Rooftop Cricket



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