

Greenfield Elegance HIG Project.

We the purchaser of Flat 10A, Block Plush, noticed certain deviations/ irregularities from the Brochure, drawings, draft deed of Conveyance (available in WBHIRA website) and new draft deed of conveyance (which is not available with WBHIRA website) are listed below-

Sl.No	Deviations/ irregularities	Reference documents	Complainant prayer
1	<p>The BGHDCL completely ignored and dishonour the rules and regulation of the Act and failed to provide such information's /sanction plans to the purchaser, even after several follow up by the individual purchaser. (email attached)</p> <p>A colour brochure is provided at the time of booking of apartment only by their authorized real estate agent NK Realtors.</p>	<p><u>Referring to the clause of WBHIRA Act 2017 - FUNCTION AND DUTIES OF THE PROMOTERS, chapter –III, clause no 3(a)</u></p> <p>The promoter at the time of booking and issue of allotment letter shall be responsible to make available to the purchaser, the following information's, namely:-</p> <p>a) Sanction plans, layout plans along with specifications approved by the competent authority by display at the site or such other place as may be specified by the regulations made by authority:"</p>	<p>We the purchasers only came to know about some of the valuable documents through WBHIRA website https://hira.wb.gov.in/</p> <p>a) Site plan drawing. SKB/BGHDCL/GE/MP-001. Sheet No-01 of 18.</p> <p>b) Sale agreement format.</p> <p>c) Deed of conveyance format.</p> <p>No other information/ drawings provided by the Developers/Promoter.</p> <p>It is requested to WBHIRA to take appropriate action against the Developer/ Promoter for ignoring such rules and regulation of WBHIRA act.</p>

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2	<p>The developer/ Promoter BGHDCL provided only an allotment letter and General Terms and Conditions (GTC), which is not as per WBHIRA format and never made a Sale agreement with the purchaser as per draft copy of sale agreement available in WBHIRA website. https://hira.wb.gov.in/</p>	<p><u>Referring to the clause of WBHIRA Act 2017 - FUNCTION AND DUTIES OF THE PROMOTERS, chapter –III, clause no 4(a)</u></p> <p>The promoter shall be responsible for all obligations, responsibilities and functions under the provision of this act or the rules and regulation made thereunder or to the allottees as per agreement for sale, or to the association of allottees, as the case may be till the conveyance of all the apartments, plots or buildings.....executed.</p>	<p>It is requested to WBHIRA to take appropriate action against the Developer for ignoring the rules and regulation of WBHIRA act.</p>
3	<p>The HIG project is in finishing stage and many HIG flat owners completed the registration as per Deed of Conveyance available with WBHIRA. Now the Developer/promoter certainly produces a new Deed of conveyance with many changes in schedule –C and other clauses. The schedule C of new draft deed of conveyance is a clear violation of section 14.2.(ii), Chapter-III of WBHIRA Act. These unfair practices from the developer for doing such changes without having any valid consent from the purchasers are unacceptable. Anomalies observed in schedule C of HIG common area & complex common area is attached in annexure-B .</p>	<p>a) Draft Deed of Conveyance The said documents is available in WBHIRA website.</p> <p>a) New Draft Deed of Conveyance provided by BGHDCL for registration of flat. Is not documented in WBHIRA.</p> <p>b) Many HIG Flat owners completed the registration as per draft deed of conveyance available in WBHIRA website.</p>	<p>HIG common area and complex common area shall remain unchanged as per Draft deed of conveyance available in WBHIRA website. https://hira.wb.gov.in/.</p> <p>It is requested to WBHIRA to take appropriate action and stop the Developer/promoter BGHDCL for preceding the registry as per new draft deed of conveyance (which is not a valid document in WBHIRA) for HIG and as well deletion of such changes in MIG/LIG flat owners deed of conveyance.</p>

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4	<p>Lawn-1 area is reduced by adding car parking space by the Developer/promoter. Open Car parking space is not shown in the Brochure close to Lawn-1, even no information received from the Developer/promoter for such changes.</p> <p>It is again a clear violation of section 14.2.(ii), Chapter-III of WBHIRA Act.</p>	<p>a) Ground Floor Plan drawing of Colour Brochure (page-17)</p> <p>b) Drawing no- SKB/BGHDCL/GE/MP-001. Sheet No-01 of 18.</p> <p>c) IGBC Certificate.</p>	<p>The Greenfield Elegance project is awarded by Indian Green Building Council (IGBC) pre certified gold certificate.</p> <p>One of the criteria in the Greenfield Project is to reduce the air pollution inside the Complex. Hence a sitting arrangement to be made for HIG residents close to Lawn-1 in place of open car parking space, which is not shown in Brochure. This will reduce air pollution.</p> <p>It is requested to WBHIRA to take appropriate action to implement such changes necessary for Greenfield project .</p>
5	<p>Developer/Promoter BGHDCL failed to provide any calculation in support of 72% open and Green spaces of the HIG complex.</p>	<p>Colour Brochure (page-7).</p> <p>Information available in Greenfield Elegance website http://www.greenfieldelegance.in/</p>	<p>It is requested to WBHIRA to take appropriate action so that Developer/promoter provide a copy of the calculation in support of 72% open and Green space.</p>
6	<p>Safety and Security of the complex. It is easily accessible to cross the boundary wall from outside of the building. It is noticed that outsiders entered the premises from the rear side of the HIG complex.</p>	<p>The Building Rules, West Bengal. WB(Part-1)/2009/SAR-290. Clause no-31.</p>	<p>It is requested to construct any suitable type or Barbed wire fencing on the top of boundary wall.</p>

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7	<p>It is noticed that open car parking spaces provided by the developer/Promoter just besides HIG Blocks are not following minimum side and front open space clearance of the building as per rule applicable for residential building of height above 15.1 meter.</p> <p>This area should be free for maintenance of the building.</p> <p>The open car parking space available at HIG blocks shall have right to purchase only by HIG flat owners.</p>	<p>a) The Building Rules, West Bengal. WB(Part-1)/2009/SAR-290. (Clause No 4&5,page no-17 and 18)</p> <p>b) Site Photo.</p> <p>c) HIG GTC clause no-7.</p>	<p>It is requested to WBHIRA to take appropriate action to implement such changes and also developer/promoter should not sale the open car parking space at HIG blocks to any other income group except HIG.</p>
8	<p>These two complex (HIG and MIG/LIG) are having separate Entrance gate and Exit gate. A clear separation is marked in the drawings between HIG and MIG LIG Complex. But in reality, no partition wall is noticed.</p> <p>This will ensure that HIG common area as described under schedule C of Deed of conveyance and documented with WBHIRA, the right to use by HIG Owners only along with various other amenities and facilities.</p>	<p>a) Ground Floor Plan drawing of Colour Brochure (page-17).</p> <p>b) Drawing no- SKB/BGHDCL/GE/MP-001. Sheet No-01 of 18</p>	<p>A partition wall is required to avoid any conflict of interest among the different income Group of purchasers.</p> <p>Each Income Group shall enjoy the respective facilities, amenities as documented with WBHIRA.</p> <p>It is requested to WBHIRA to take appropriate action, so that Developer/ Promoter immediately construct a partition wall.</p>

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9	<p>It is noticed that Open car parking space marked in many places with a size of (2.0 mtrX5mtr) approximately.</p> <p>As per Building rules open car parking area shall be 2.5mtrx5 mt.</p>	<p>a) Drawing no- SKB/BGHDCL/GE/MP-001. Sheet No-01 of 18 under sl.no-9.</p> <p>b) Site Photo.</p> <p>c) Building Rules. Clause no-23.Page No-19</p>	<p>It is requested to WBHIRA to take necessary action so that Developer/ Promoter BGHDCL to rectify such marking with 2.5mtr x 5 mtr.in the open car parking area.</p>
10	<p>No information /symbols are marked inside HIG Complex for Car parking area exclusively for</p> <p>a) electrically charged parking space,</p> <p>b) parking space for differently able,</p> <p>c) reserved parking space for visitors</p>	<p>Drawing no- SKB/BGHDCL/GE/MP-001. Sheet No-01 of 18 under sl.no-9.</p>	<p>It is requested to WBHIRA to take necessary action so that Developer/ Promoter BGHDCL to mark the parking area with symbols exclusively for</p> <p>a)electrically charged parking space,</p> <p>b) parking space for differently able,</p> <p>c)reserved parking space for visitors</p>
11	<p>The Developer/ Promoter has issued possession/ handover letter to the purchasers and confirming the readiness of the flat with basic infrastructures. The other facilities and amenities of the complex will be ready in due course (Letter copy attached).</p> <p>The project status is still showing in WBHIRA as “ UNDER CONSTRUCTION”.</p> <p>No status of approval is available in WBHIRA website.</p>	<p>The West Bengal Housing Industry Regulation Rules-2018, No-WB(Part-I)/2018/SAR-249. Chapter-IV, Section 17 (d) and 17 (e).</p>	<p>It is requested to upload the documents in WBHIRA website for our reference and records as referred in Chapter-IV, section 17.</p>

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12	The developer/ Promoters BGHDCL is not providing any documents related to statutory approval of the project.	The Building Rules, West Bengal.WB Part-1)/2009/SAR-290. Schedule-VIII.	<p>A copy of all statutory approval, including drawings shall be made available at the Greenfield Elegance maintenance office immediately for the reference and record of the Owners</p> <ul style="list-style-type: none"> a) Occupancy certificate. b) No objection certificate from Directorate of Fire and Emergency certificate, Government of west Bengal. c) Completion Certificate for internal drainage, water supply, sewerage and plumbing works from Public Health Engineer. d) Certificate from Directorate of Electricity or NTESCL Undertaking regarding provision to its satisfaction, of transformer, sub-station and ancillary power supply; (as the case may be) e) A certificate pertaining to lift installation and operation. (as the case may be) f) Copy of approved Service drawings (regarding water supply and sewerage/drainage connection). g) Copy of Land Mutation h) Property Tax Clearance