

**Housing Project:-**

Greenfield Elegance.at Gouranganagar,JL No-23,Mouza-Ghuni. Jangra-Hatiara. Block-Rajarhat. PS-Newtown. Kolkata -700159.

**Vendor- West Bengal Housing board. (WBHB)**

105, Surendranath Banerjee Road, PO & Police Station New Market, Kolkata 700 014.

**Developer: - The Bengal Greenfield Housing development Company Ltd.(BGHDCL)**

84/1B, Topsia Road (South), 7th Floor, Hi-Tech Chambers PO Gobinda Khatik Road, PS Topsia, Kolkata 700 046, West Bengal.

**WBHIRA Act:** The Housing Industry Regulatory Authority is established under section 20 of West Bengal Housing Industry Regulatory Act 2017, which has been published in the official Gazette of dated 17<sup>th</sup> October,2017 and came into effect on 1<sup>st</sup> June2018.

**PREAMBLE:-**

The advertisement of Bengal Greenfield housing development Company limited ( BGHDCL) comprises of two separate projects in the name of Greenfield Elegance (HIG) and Greenfield Elegance(MIG LIG) at Gouranganagar, JL No-23,Mouza-Ghuni. Jangra-Hatiara. Block-Rajarhat. P.S-Newtown. Kolkata -700159.

The advertisement is attached in **annexure-A, under Sr.No-13** of reference documents. The application and allotment procedures are different in both the projects according to the income group.

**1) HIG Application.**

The application and allotment of the apartment is through real estate agent of NK Realtors.The HIG application procedure is available in website ([http://www.greenfieldrealestates.com/2017/elegance/application\\_form\\_hig.pdf](http://www.greenfieldrealestates.com/2017/elegance/application_form_hig.pdf)). It is and also available in N.K.Realtors (marketing agent of BGHDCL) website (<https://www.nkrealtors.com/property/overview/greenfield-elegance>).

The HIG project is having Main Entrance and Exit Gate for exclusively for the use of HIG Owners. There are certain facilities and amenities along with open and covered car parking spaces within the HIG Block (hereafter the "HIG Common Area") to be exclusive owned and used by the Owners of HIG Apartments. Club Royal exclusively for HIG Owners along with various other amenities

The HIG Towers are namely GRACE, GLORY, PANACHE and PLUSH.

**2) MIG/LIG Application.**

The application and allotment of MIG LIG apartment shall be through a draw of lots directly with the developer Bengal Greenfield housing development Company limited ( BGHDCL). The MIG LIG project is having separate Main Entrance and Exit Gate for exclusively for their use. There are certain facilities and utilities along with opencar parking spaces for MIG LIG as available in the drawings.

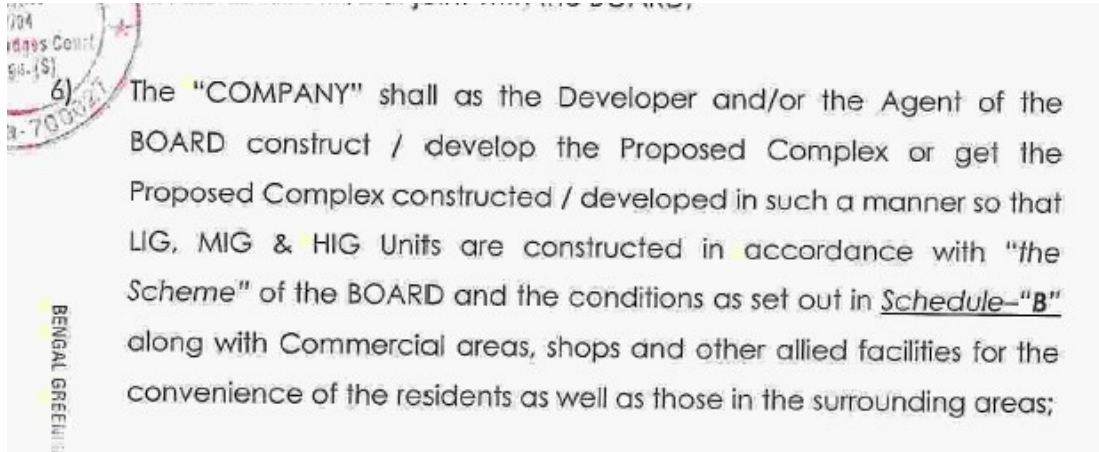
The MIG & LIG Towers are namely SUBTLE, GENTLE and DECENT.

Reference of documents:-

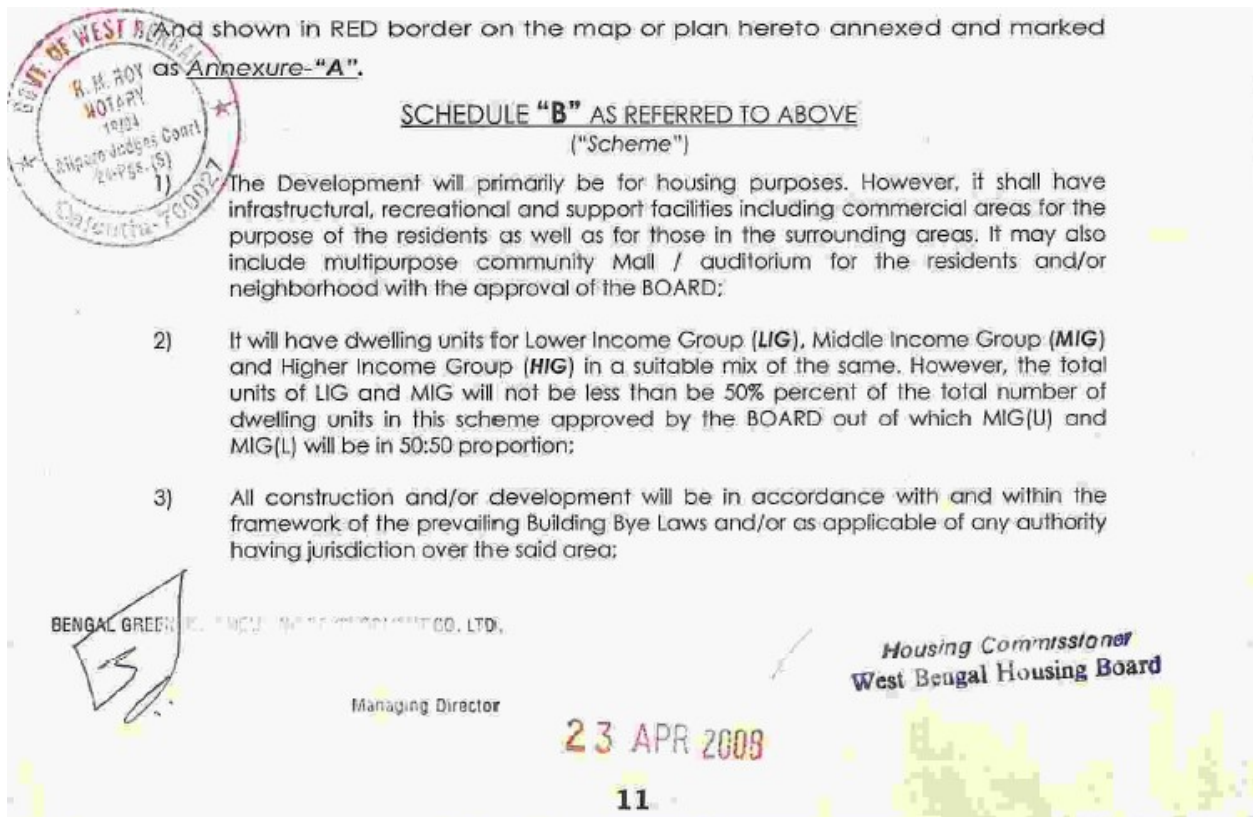
1	The West Bengal Housing Industry Regulation act-2017 <b>No-WB(Part-III)/2017/SAR-51.</b>
2	The West Bengal Housing Industry Regulation Rules-2018 <b>No-WB(Part-I)/2018/SAR-249.</b>
3.	West Bengal Housing Industry Regulation Project registration No <b>HIRA/P/NOR/2018/252, dated 08/12/2018.</b>
4	Flat Booking application...-NIL..... Dated 20 <sup>th</sup> April 2018...
5.	Allotment Letter No- BGF/ELEGANCE/PLUSH/10A .dated 08 <sup>th</sup> May 2018 .acknowledged on 08 <sup>th</sup> June 2018 and General Terms & Conditions (HIG).
6	Copy of Draft Agreement for Sale – Document is also available in WBHIRA website. <a href="https://hira.wb.gov.in/">https://hira.wb.gov.in/</a>
7	Copy of Draft Deed of Conveyance Attached.– Document is also available in WBHIRA website. <a href="https://hira.wb.gov.in/">https://hira.wb.gov.in/</a>
8.	Copy of New Draft Deed of Conveyance attached.provided by Bengal Greenfield Housing development Company Ltd
9	Site Plan of the Project (Greenfield Elegance) Site Plan showing Ground Floor. Drawing no- SKB/BGHDCL/GE/MP-001. Sheet No-01 of 18. Drawing is available in WBHIRA website. <a href="https://hira.wb.gov.in/">https://hira.wb.gov.in/</a>
10	Anomalies in schedule C of HIG common area & complex common area (Annexure-B )
11	The Building Rules, West Bengal. <b>WB(Part-1)/2009/SAR-290</b>
12	HIG Brochure
13	The advertisement of Bengal Greenfield (Annexure-A)
14	Indian Green building Council (IGBC) certificate.
15	Elegance_Terms HIG.
16	Elegance_Terms MIGLIG.
17	Site Photographs ( If any)

## WEST BENGAL HOUSING BOARD SCHEME

### Extract from Development Agreement between West Bengal Housing Board and Bengal Greenfield Housing Development Limited ( Clause-6, Page No-5)



### Extract from Development Agreement between West Bengal Housing Board and Bengal Greenfield Housing Development Limited. ( Schedule-B, Page No-11)



Point No-1 Reference. (request for documents of layout drawings)



biswajit roy <biswajit1007@gmail.com>

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## Greenfield Elegance-10A Plush

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biswajit roy <biswajit1007@gmail.com>

Thu, Jul 19, 2018 at 12:59 AM

To: Chaitali Dey <chaitalidey@greenfieldrealestates.com>, koushik.majumdar@nkrealtors.com

Dear Mr.Koushik,  
Greeting to you.  
I didn't receive those documents as requested in below email.  
Please provide at the earliest,  
Best Regards  
Biswajit Roy

On Wed, 20 Jun 2018, 13:14 Chaitali Dey, <chaitalidey@greenfieldrealestates.com> wrote:

Koushik,

Please provide the Xerox copies of documents as asked by Mr. Roy co applicant of Mrs. Manasi Roy 10A Plush.

Chaitali



biswajit roy <biswajit1007@gmail.com>

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## Greenfield Elegance-10A Plush

7 messages

biswajit roy <biswajit1007@gmail.com>

Tue, Jun 19, 2018 at 6:12 PM

To: Chaitali Dey <chaitalidey@greenfieldrealestates.com>

Cc: Pritam Saha <pritam@nkrealtors.com>, Manasi Roy <roy.manasi75@gmail.com>

Dear Madam,

The following documents are not available with allotment letter.  
1) Approved sanction plan/ layout plan of the project.  
2) Approved building plan Plush with with mark up of flat area of 10A.

Appreciate your immediate action.

Best Regards  
Biswajit Roy & Manasi Roy

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Chaitali Dey <chaitalidey@greenfieldrealestates.com>

Wed, Jun 20, 2018 at 11:19 AM

To: biswajit roy <biswajit1007@gmail.com>

Mr. Roy,

We don't provide the following documents with the allotment letter. We don't provide plans to individual customers everything is provided in the brochure.

You can collect the Xerox copy of the same from NK.

Thanks

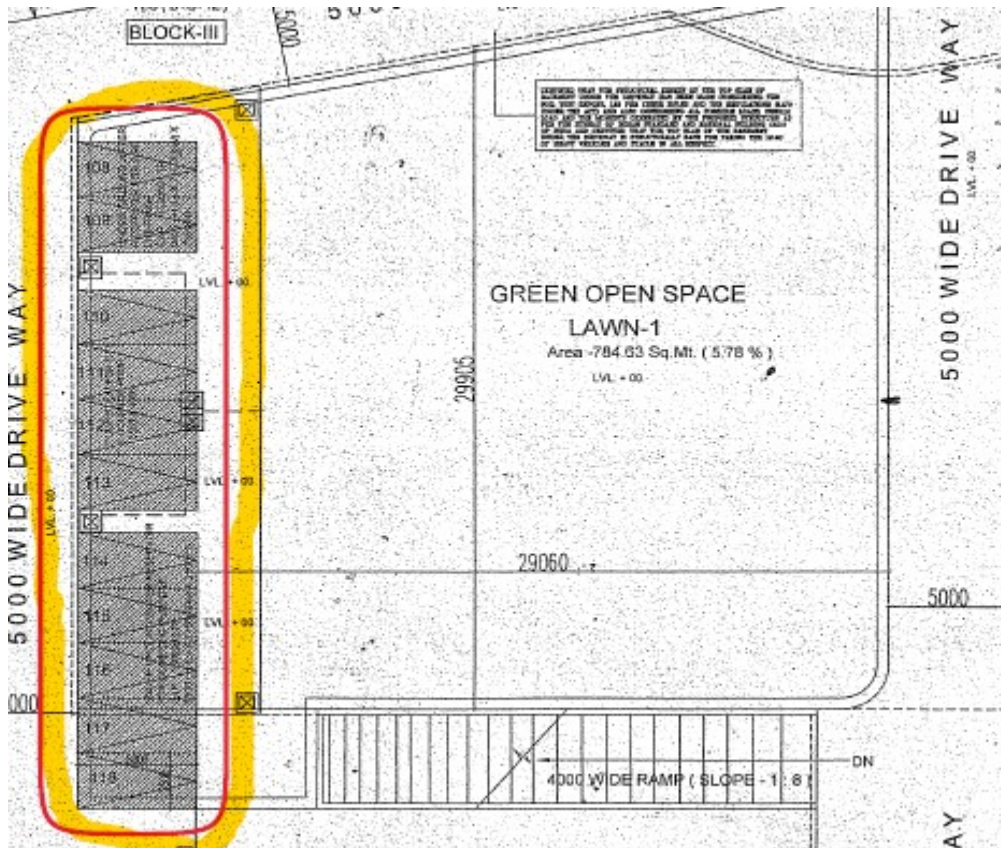
Chaitali

Point No-4 Reference. ( No Car Parking space near Lawn-1)

- a) Ground Floor Plan drawing of Colour Brochure ( page-17)

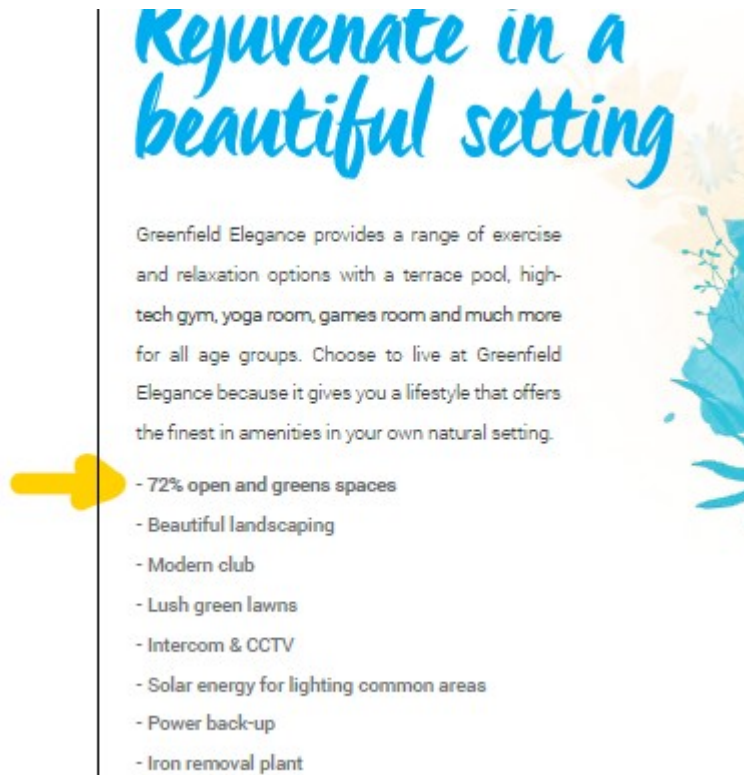


- b) Drawing no- SKB/BGHDCL/GE/MP-001. Sheet No-01 of 18 under sl.no-9.



Point No-5 Reference (72% open and green spaces)

a) Colour Brochure ( page-7)



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- Beautiful landscaping
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- Solar energy for lighting common areas
- Power back-up
- Iron removal plant

b) From Greenfield Elegance website <http://www.greenfieldelegance.in/>



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*Building today for tomorrow*  
Bengal Greenfield Housing Development Company Ltd.  
(A Joint Sector Company with West Bengal Housing Board)

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Point no-6 ( Boundary wall)

Reference document from Building Rules. ( page no-24)

**31. Boundary wall or compound wall and compound gate. –**

(1) Except with the special permission of the Development Authority, the maximum height of the compound wall shall not be 1.5 meter above the centre line of the Means of access. Compound wall up to 2.4 meter height may be permitted if the top 0.9 meter is of open type constructions.

Provided that the provisions of this sub-rule are not applicable to boundary walls of jails, electric substations, transformer stations, institutional buildings like sanatorium, hospitals, industrial buildings like workshops, factories, storage buildings, educational buildings like schools, colleges, including hostels, and other uses of public-utility undertakings.

Provided further that the height of the compound wall of the buildings mentioned hereinabove provision may be permitted upto 2.4 meters.

(2) For project, which requires 'No Objection Certificate' from the Directorate of the Fire and Emergency Service, the width and height of the access gates into the premises shall not be less than 4.5 meters and 5 meters respectively abutting means of access.

Point no-7 ( Open car Parking space Location)

Reference document from Building Rules. ( page no-17)

(4) The minimum front open space shall be as follows:—

**Table – V**

Type of building	Minimum front open space for building height in meter	
	Up to 15.1 m.	Above 15.1 m.
Residential	1.2 meter	15% of building height or 3.5 meter which ever is more;
Educational, Institutional, Mercantile (Retail), Business including IT and ITES, Assembly,	3.0 meter	
Industrial, Mercantile (Wholesale), Storage, Hazardous,	Minimum 15% of of building height or 5 meter whichever is more.	

(6) The minimum side open space shall be as follows:—

**Table – VII**

Type of building		Minimum side open spaces for building height in meter			
		Side 1 Open Space		Side 2 Open Space	
		Upto 15.1 m.	Above 15.1 m.	Upto 15.1 m.	Above 15.1 m.
Residential	Plot area upto 300 sq m	0.8 metres	15% of building height or 3.5 meters which ever is more,	2.4 meters,	15% of building height or 3.5 meters whichever is more,
	Plot area above 300 sq m	1.2 meters,			
Other building		15% of building height or 3.5 meters whichever is more		15% of building height or 3.5 meters whichever is more	

(7) Inter Open Space between two buildings, within a plot, shall be 20% of the height of the lower building subject to a minimum of 3.2 meter and maximum of 12m.

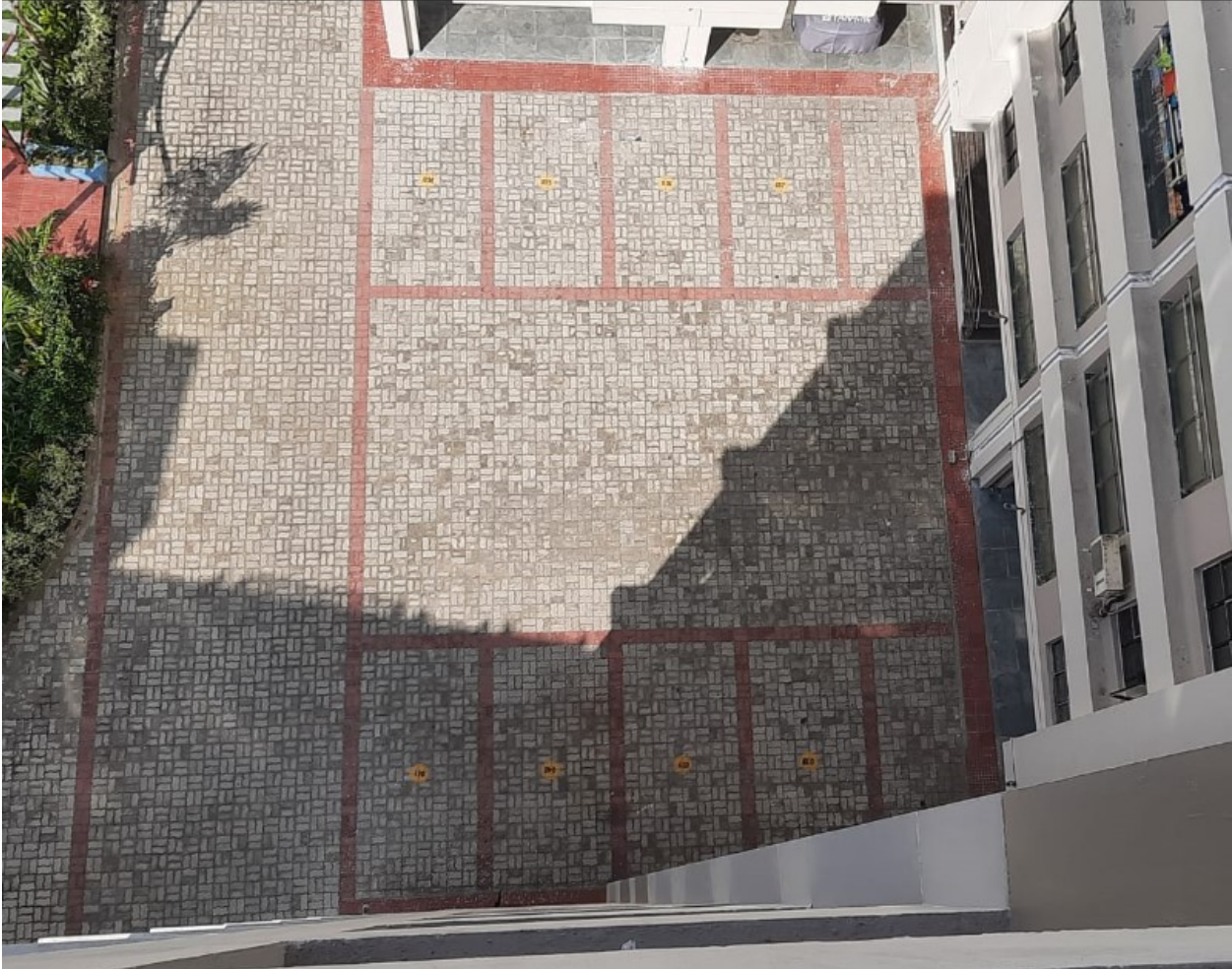
*Note:*

- Side 1 of any plot shall always be adjacent to narrower side 2 of adjoining plot;
- Facing a plot from the means of access, the left hand side of the plot shall be treated as side 1 and the right hand side of the plot shall be treated as side 2.



Point no-7 ( Open car Parking space Location)

Site Photo





Point No-9 ( dimension of Open car parking)

Reference document from Building Rules. ( page no-19)

23. Parking space within a plot.-(1) (a) the minimum size of a car parking space shall be 2.50 m. x 5.00 m. and that for a L.C.V. shall be 3 m. x 7.5 m. and that for a truck or bus parking shall be 3.75 m. x 10.00 m. These sizes do not include the circulation spaces. The minimum width of circulation driveway with single side parking shall be 3.50 m. for cars and 5.00 m. for L.C.V. or trucks or buses if parking spaces are provided on both sides of the circulation driveway. The minimum width of such driveway shall be 5.5 m. for cars and 7 m. for L.C.V. or bus or truck.

(b) for calculating the number of parking as per the norms laid down in sub-rule 2, the covered area shall be same as the total covered area of the building excluding the area of covered parking, if any;

(c) the parking layout plan shall be so prepared that the parking as mentioned in sub-clause (a) of sub-rule 1 for each vehicle becomes directly accessible from the circulation driveway having minimum width as mentioned in clause (a) of sub rule 1. However for residential buildings below 15.1 meters in height., back to back parking may be allowed;

(d) the open spaces within the plot may be allowed to be utilized for parking open to the sky, provided that the minimum front open space, rear open space and side open spaces prescribed in rule 22 or 3.5 meters whichever is less are kept free from parking from the building line for plots having area more than 300 square meter.

(e) in case of a plot containing more than one building parking requirement shall be calculated for total covered area, on the basis of use of different uses.