

**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 open car parking spaces for MIG LIG as available in the drawings.

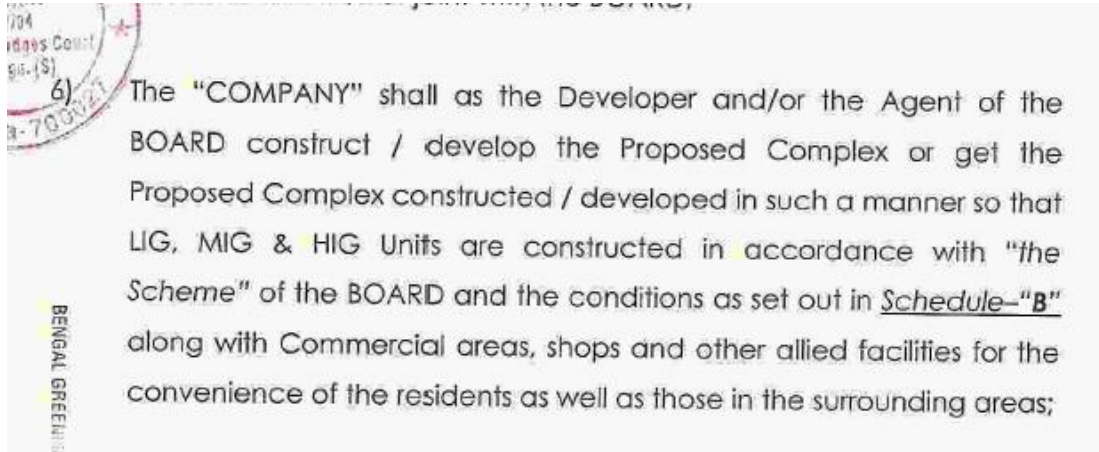
The MIG & LIG Towers are namely SUBTLE, GENTLE and DECENT.

Reference of documents:-

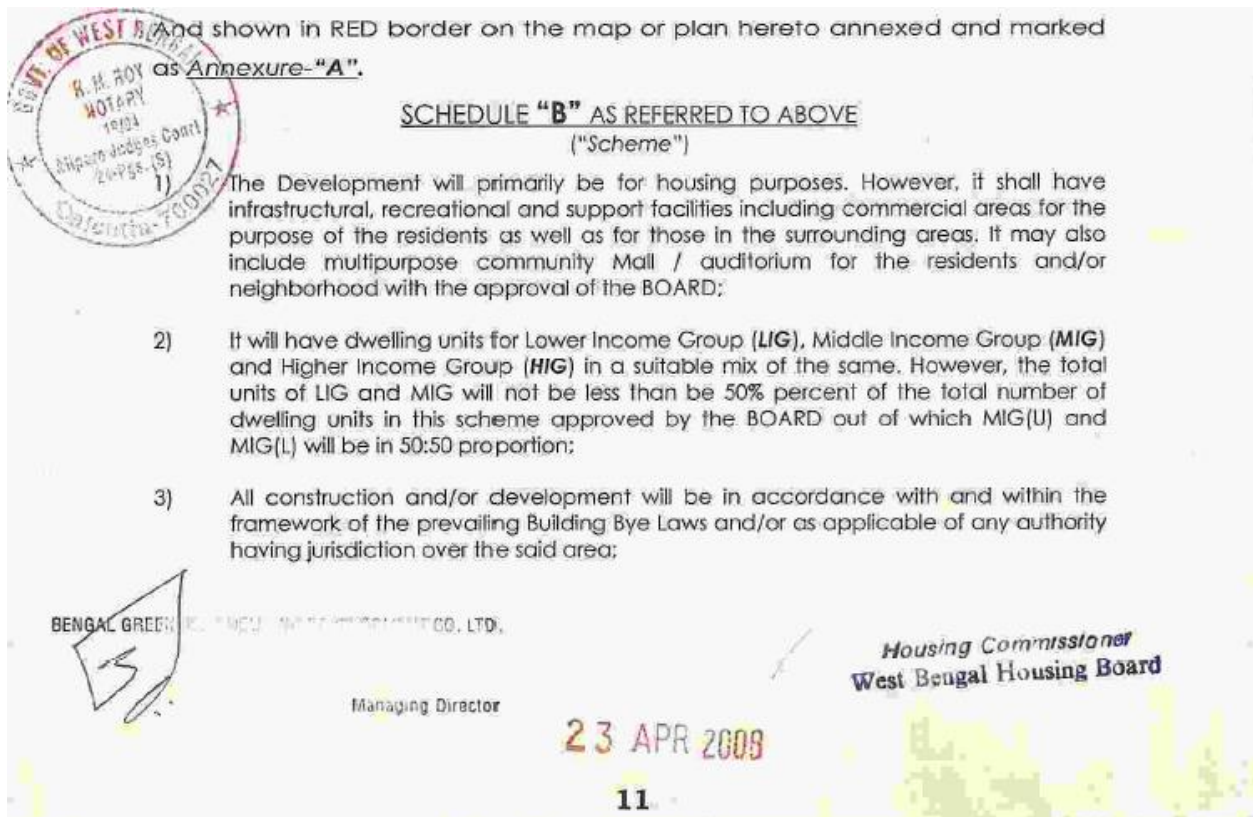
1	The West Bengal Housing Industry Regulation act-2017 <b>No-WB(Part-III)/2017/SAR-51.</b>
2	The West Bengal Housing Industry Regulation Rules-2018 <b>No-WB(Part-I)/2018/SAR-249.</b>
3.	West Bengal Housing Industry Regulation Project registration No <b>HIRA/P/NOR/2018/252, dated 08/12/2018.</b>
4	Flat Booking application...-NIL..... Dated .....
5.	Allotment Letter No- ..... dated ..... 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 -Reference (72% open and green spaces)

a) Colour Brochure ( page-7)



*Rejuvenate in a beautiful setting*

Greenfield Elegance provides a range of exercise and relaxation options with a terrace pool, high-tech gym, yoga room, games room and much more for all age groups. Choose to live at Greenfield Elegance because it gives you a lifestyle that offers the finest in amenities in your own natural setting.

- 72% open and greens spaces
- Beautiful landscaping
- Modern club
- Lush green lawns
- Intercom & CCTV
- Solar energy for lighting common areas
- Power back-up
- Iron removal plant

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

Point ( 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:*

- (a) Side 1 of any plot shall always be adjacent to narrower side 2 of adjoining plot;
- (b) 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 - References. (Demarcation in between HIG and MIG LIG compound)

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



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

