



RUPAL HEIGHTS



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196B, Harish Mukherjee Road, Kolkata 700026

DEVELOPED BY: NEGOCE CAPITAL

SPECIFICATIONS

- ▶ **ELEVATION:** Royal & gothic architecture with modern design.
- ▶ **STRUCTURE:** RCC framed structure with Brick work and Cement mortar.
- ▶ **FINISHING:**
 - a) Inside Wall : Finish with wall Putty,
 - b) Upside Wall : Finish with Wall Putty & Berger Weather Coat Paint.
- ▶ **FLOORING:**
 - a) Stairs & Lobby : Marble/Granite/Vitrified Tiles.
 - b) Bedrooms, Living/Dining Rooms, Balcony & Kitchen : Vitrified Tiles.
 - c) Bathroom/Toilet : Anti-skid tiles.
 - d) Roof : Full proof water treatment finish with roof tiles.
- ▶ **DOORS:**
 - a) Main Entrance : Wooden doors & frame finish with teak polish.
 - b) Bedrooms : Ply Laminated flush doors with wooden Frame.
 - c) Balcony : UPVC Glass Door with Steel railing.
 - d) Bathroom: PVC Designer door with wooden frame.
- ▶ **WINDOWS:**
 - a) Powder coated aluminum sliding windows fitted with 4mm Glass.
 - b) Square bar iron box grills in all windows.
 - c) Toilet: Frosted Glass Louvre.
- ▶ **KITCHEN:** Digital tiles on wall up to 3' ft. height above the Granite top platform. with Steel sink and rest of the wall finishing with putty.
- ▶ **TOILET:**
 - a) Branded Sanitaryware & Accessories with modern Luxury bath fittings and digital tiles on walls up to door level.
 - b) Concealed Washing Machine & Geyser Lines.
 - c) Two layer PU-Coating along with sand spraying Water leakage proofing (powered by Cleanmates).
- ▶ **LIFT:** 5 persons capacity (340 Kg) Automatic Gearless machine from TK Elevator Pvt. Ltd. (formerly known as Thyssenkrupp Elevator).



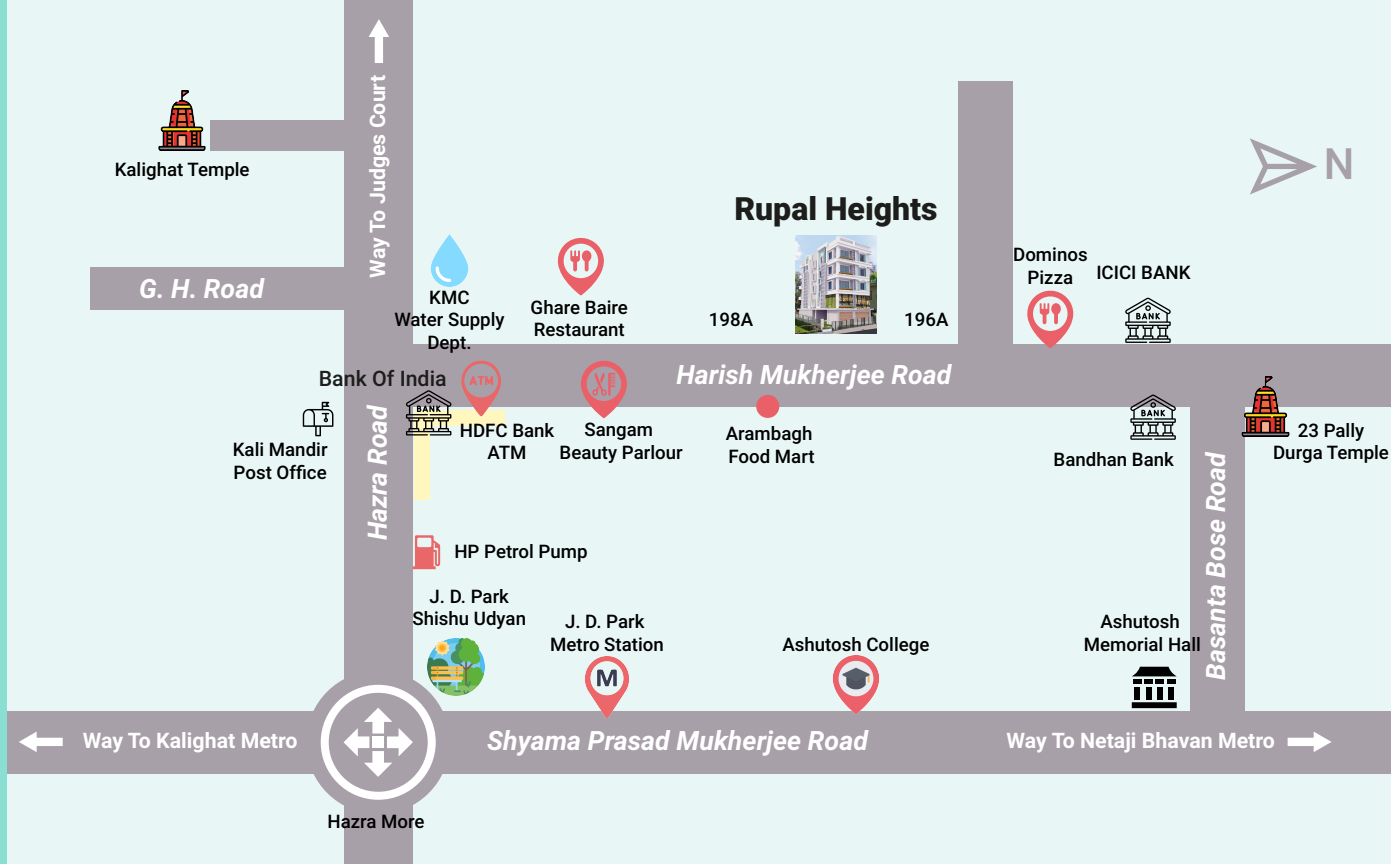
- ▶ **ELECTRICAL:** a) Concealed Havels/Finolex/Anchor wiring with fittings (ISI Branded Company).
b) Air-condition points in all bedrooms along with complete fittings of other necessary points with Modular Switches & MCB.
- ▶ **ELECTRIC SUPPLY:** Cost of cabling from meter panel board to H.T. line, transformer and CESC deposit will be extra.
(Note : If transformer is required for the building, then the cost will be equally divided among the flat/unit owners individually.)
- ▶ **SEWAGE & DRAINAGE:** UPVC pipes in building and SW pipes in the underground level.
- ▶ **STAIRCASE & LOBBY:** Spacious Staircase with steel railings and elegant finished Lobby and Lift room.
- ▶ **PUTTY & PAINTS:** All exterior walls, parapet walls and common interior stairs and lobby area walls will be finished with branded wall putty and weather coat paint.
- ▶ **MAIN GATE:** Heavy Iron grill gate.
- ▶ **PARKING** Reserved Parking available on extra cost.

Amenities

- ✓ PEST CONTROL : Pre construction termite treatment Powered by PESTGENIX.
- ✓ Common Toilet (Ground Floor) for Drivers & Servants.
- ✓ 24 hours KMC Water supply.
- ✓ Roof & Washroom water and damp proofing treatment powered by CLEANMATES.
- ✓ Decorative roof tiles finish on roof top terrace with plantation.
- ✓ CC TV Surveillance system.



Location Map



The site plan illustrates two adjacent plots, III and IV, situated along Rani Sankari Lane and Harish Mukherjee Road. Plot III (top) features a building with a Room (2312X2400), Hall (3135X3653), and a Lift (1450X1400). Plot IV (bottom) contains a large Car Parking area. The plan includes dimensions for building footprints, setbacks, and plot boundaries. A north arrow is located in the top right corner.

Plot III (Top):

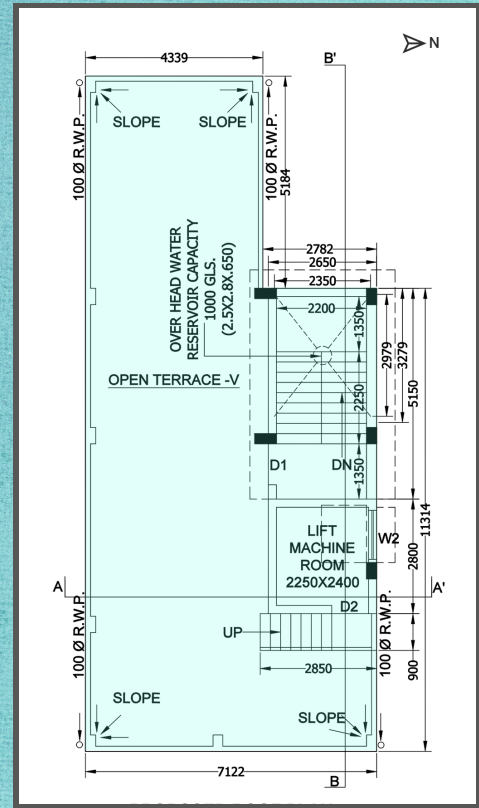
- Plot Area: 6.150 M
- Building Footprint: 2312 X 2400 (Room), 3135 X 3653 (Hall), 1450 X 1400 (Lift)
- Setbacks: 1200 M (left), 1201 M (right), 1750 M (right), 1736 M (bottom right)
- Dimensions: 2000 M (top left), 1200 M (top left), 1201 M (top right), 1379 M (bottom left), 1200 M (bottom left), 1210 M (bottom left), 1255 M (bottom right), 1736 M (bottom right)
- Other: TOILET 1000X1800, TOILET 1050X1800, D3, D2, D1, W2, W3, W4

Plot IV (Bottom):

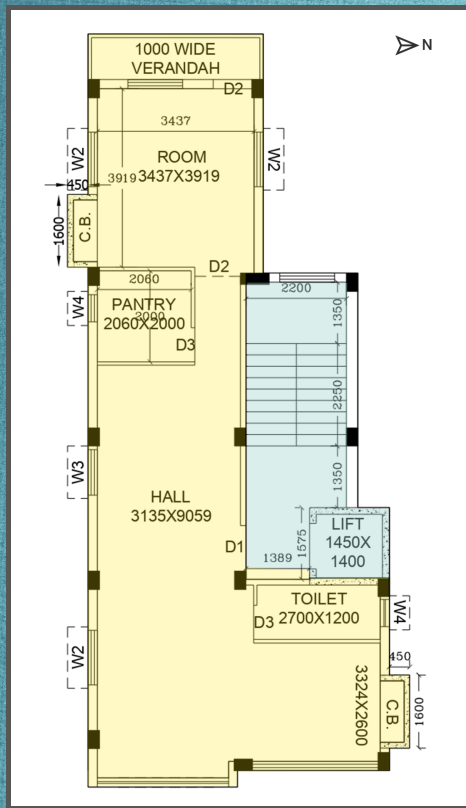
- Plot Area: 20.150 M
- Building Footprint: 3389 M (Car Parking)
- Setbacks: 1200 M (left), 1200 M (right), 1200 M (right), 1200 M (right)
- Dimensions: 1590 M (left), 1205 M (bottom left), 1255 M (bottom right), 1736 M (bottom right)
- Other: 9.650 M (bottom), 4.600 M (bottom right), 5.250 M (bottom right), 0.300 M (bottom right), 0.400 M (bottom right), 3.400 M (bottom right)

Plot III (Bottom):

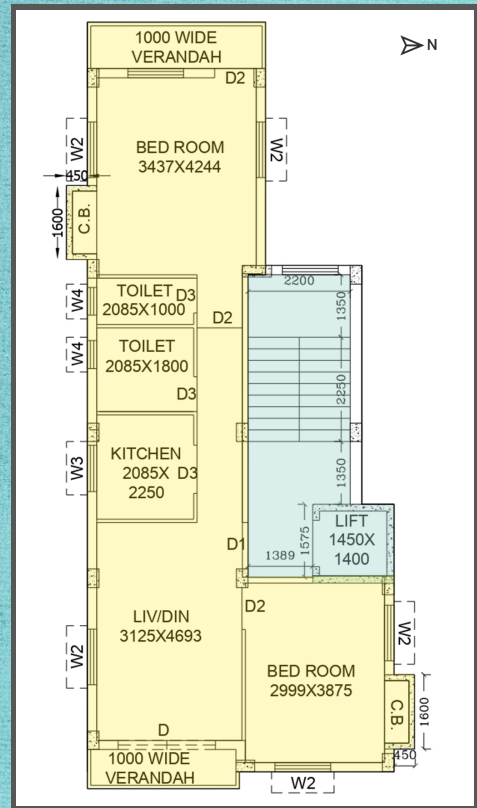
- Plot Area: 6.050 M
- Building Footprint: 1450 X 1400 (Lift)
- Setbacks: 1200 M (left), 1200 M (right), 1200 M (right), 1200 M (right)
- Dimensions: 1200 M (left), 1200 M (right), 1200 M (right), 1200 M (right)
- Other: 9.650 M (bottom), 4.600 M (bottom right), 5.250 M (bottom right), 0.300 M (bottom right), 0.400 M (bottom right), 3.400 M (bottom right)



Floor Plans



1st Floor Plan



2nd, 3rd & 4th Floor Plan

Ground Floor	CARPET AREA	Built Up Area	Super Built Up Area
GA	210.97 Sq. Ft.	237.24 Sq. Ft.	296 Sq. Ft.

Flat No.	Carpet Area	Built Up Area	Super Built Up Area
1A	679.75 Sq. Ft.	982.54 Sq. Ft.	1228 Sq. Ft.
2A	650 Sq. Ft.	982.54 Sq. Ft.	1228 Sq. Ft.
3A	650 Sq. Ft.	982.54 Sq. Ft.	1228 Sq. Ft.
4A	650 Sq. Ft.	982.54 Sq. Ft.	1228 Sq. Ft.

M/s. Negoce Capital

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Brochure Design By: Brandbase Consultancy

