

— MARTIN BURN —

RUPSHA

GRACEFUL LIVING

WELCOME TO THE WORLD OF GRACIOUSNESS.

A lifestyle that
encapsulates everything
beautiful and graceful.

BREATH-taking.

ALLURING. ENCHANTING.

The admiration of the
beholders will know no
bounds, because the
creation on the rise is
worthy of that.

— MARTIN BURN —

RUPSHA

GRACEFUL LIVING

THE GRACE HAS ARRIVED
TO EMBRACE YOUR LIFE

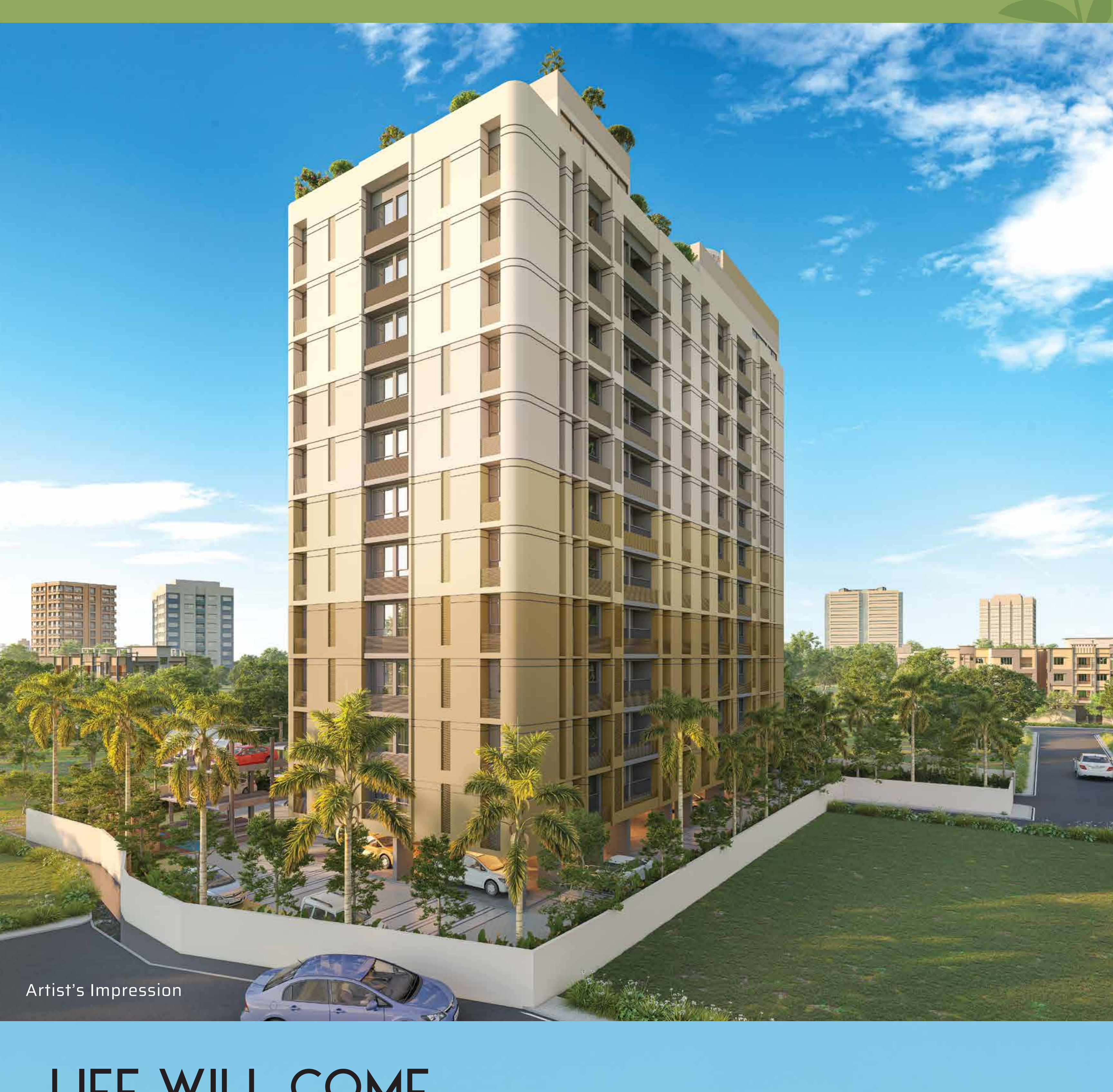


BOUTIQUE TOWER

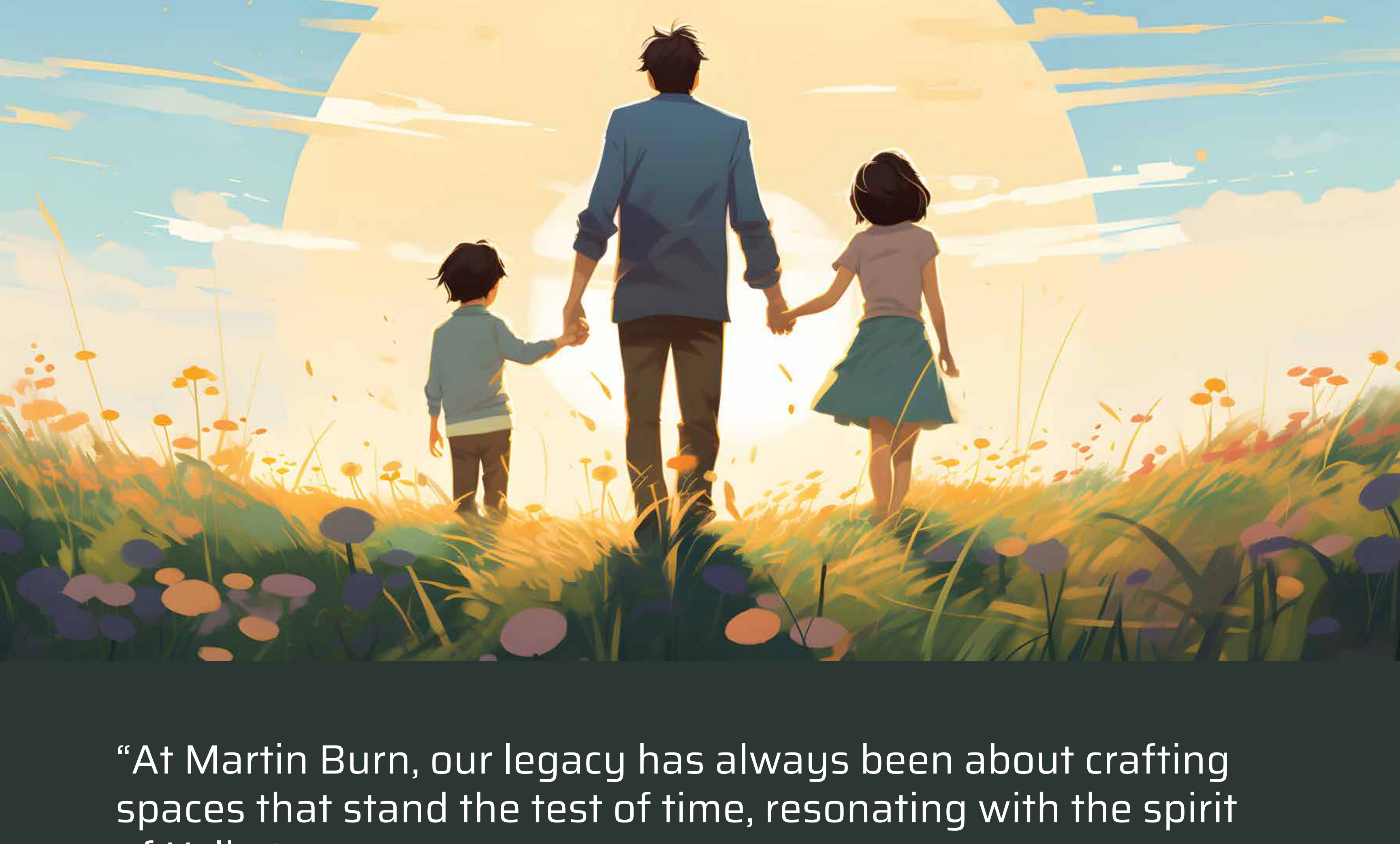
76 Premium Apartments

12 Storied Building

2&3 BHK Apartments



LIFE WILL COME FULL CIRCLE, WRAPPED WITH GRACE.



“At Martin Burn, our legacy has always been about crafting spaces that stand the test of time, resonating with the spirit of Kolkata.

With Martin Burn Rupsha, we sought to create a living environment that transcends age, offering something special for everyone. Our commitment was to design not just a residence but a community. This project is a reflection of our dedication to thoughtful development, enhancing lives and building neighbourhoods that become beloved landmarks.”

- Team Martin Burn

OUR VERY OWN BEHALA

NOW GETS THE STUNNING CREATION.

Tucked in cosily between the express connectivity of DH Road and the city life that bustles on the cusp of Parnasree, Behala. Rupsha finds well-deserved location, half-way between quiet and connectivity on Bonamali Naskar Road.



Map not to scale

Click Here

for Location

170 m from
Old Harisabha Mandir



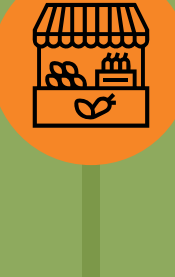
600 m from
Diamond Harbour Road



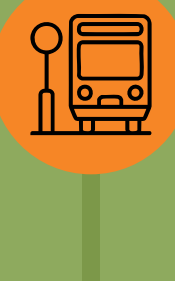
700 m from
Parnashree Lake &
Garden and Police Station



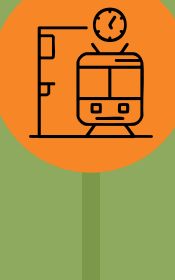
750 m from
Parnashree Market



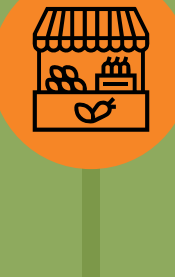
800 m from
Parnashree Bus Terminus



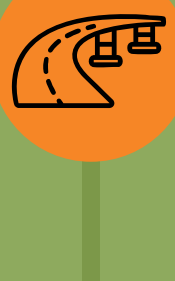
1.1 km from
Taratala Metro Station



1.5 km from
Behala Market on D H Road



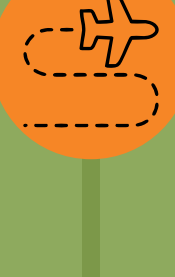
1.7 km from
Taratala Flyover/New Alipore



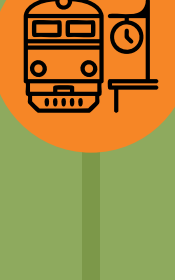
1.9 km from
Taratala Budge-Budge Road



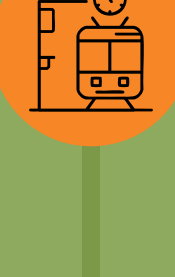
2.1 km from
Behala Flying Club



2.5 km from
Majarhat Railway Station



6.9 km from
Joka Metro Station



WE WELCOME YOU INTO A WORLD OF GRACIOUSNESS.

GATE VIEW



GRACEFUL OUTSIDE.

The exterior of our creation is striking, showcasing the brilliance of thoughtful architecture.



WE FOLLOWED THE SINGLE DESIGN PRINCIPLE.

TO MAKE THE RESIDENTS FEEL THE

LUXURY OF SPACE



Double-height Ceiling in the
Reception Lobby



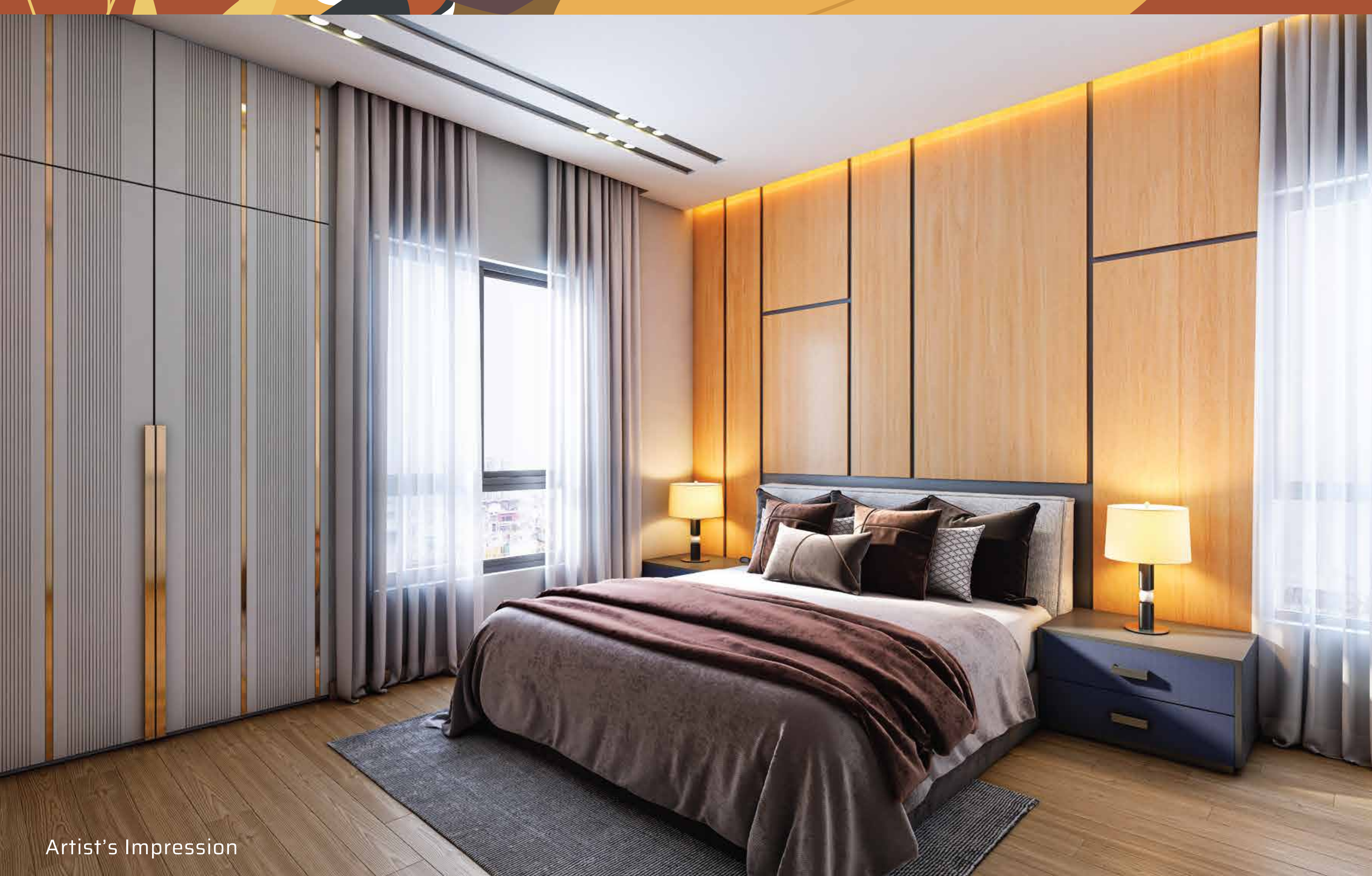
Pre-entrance Garden Walk



Gracious Elevator Lobby



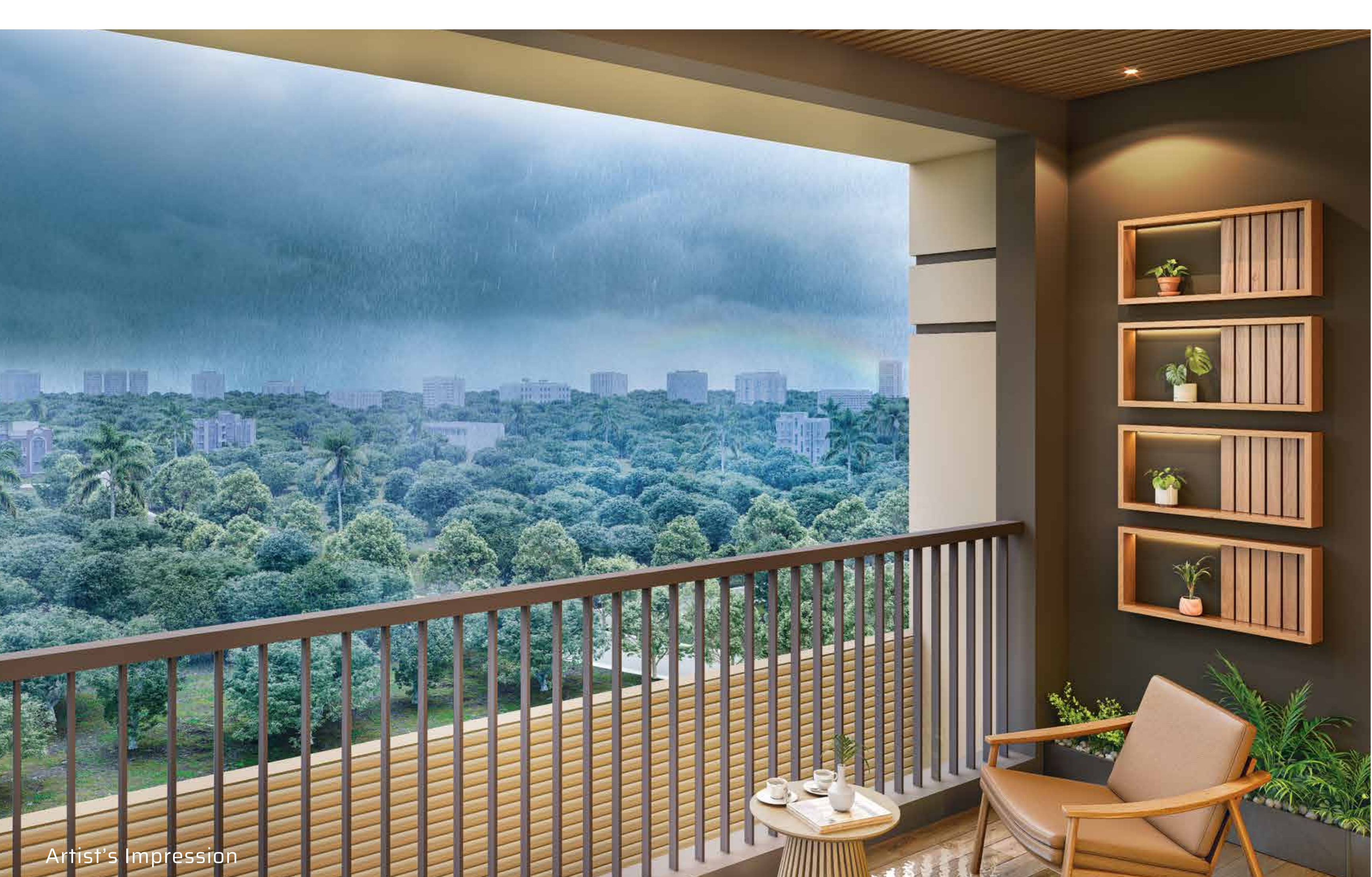
AIR WILL HAVE ITS PLAYGROUND HERE
IN THE RECEPTION LOBBY.



THE ULTIMATE LUXURY IS GETTING
A BEDROOM OF YOUR CHOICE.



A SPACE WHERE LIVELY GATHERINGS AND
QUIET MOMENTS BLEND SEAMLESSLY.



A BALCONY THAT FRAMES
YOUR PERFECT MORNINGS
AND SERENE EVENINGS.

WHEN GREEN
GRACES YOUR LIFE,
YOU FEEL FRESH
FROM INSIDE.



75% Open Space

Open-Sky Terrace Garden

Leisure Zone for Senior Citizens

Unwinding Adda Zone

Terrace Sit-outs



Artist's Impression

A SERENE MOMENT IN THE EMBRACE OF
NATURE AND CLOUDS.



Artist's Impression

A HAVEN FOR RESTFUL DAYS AND
MEANINGFUL CONNECTIONS.

FITNESS
GRACES YOU
WHEN YOU ARE
PARTICIPATIVE
& ACTIVE.

Yoga Area

Gymnasium

Banquet Hall
with terrace
spillover

Swimming
Pool

Kids' Play Area

Pool Table

Table Tennis

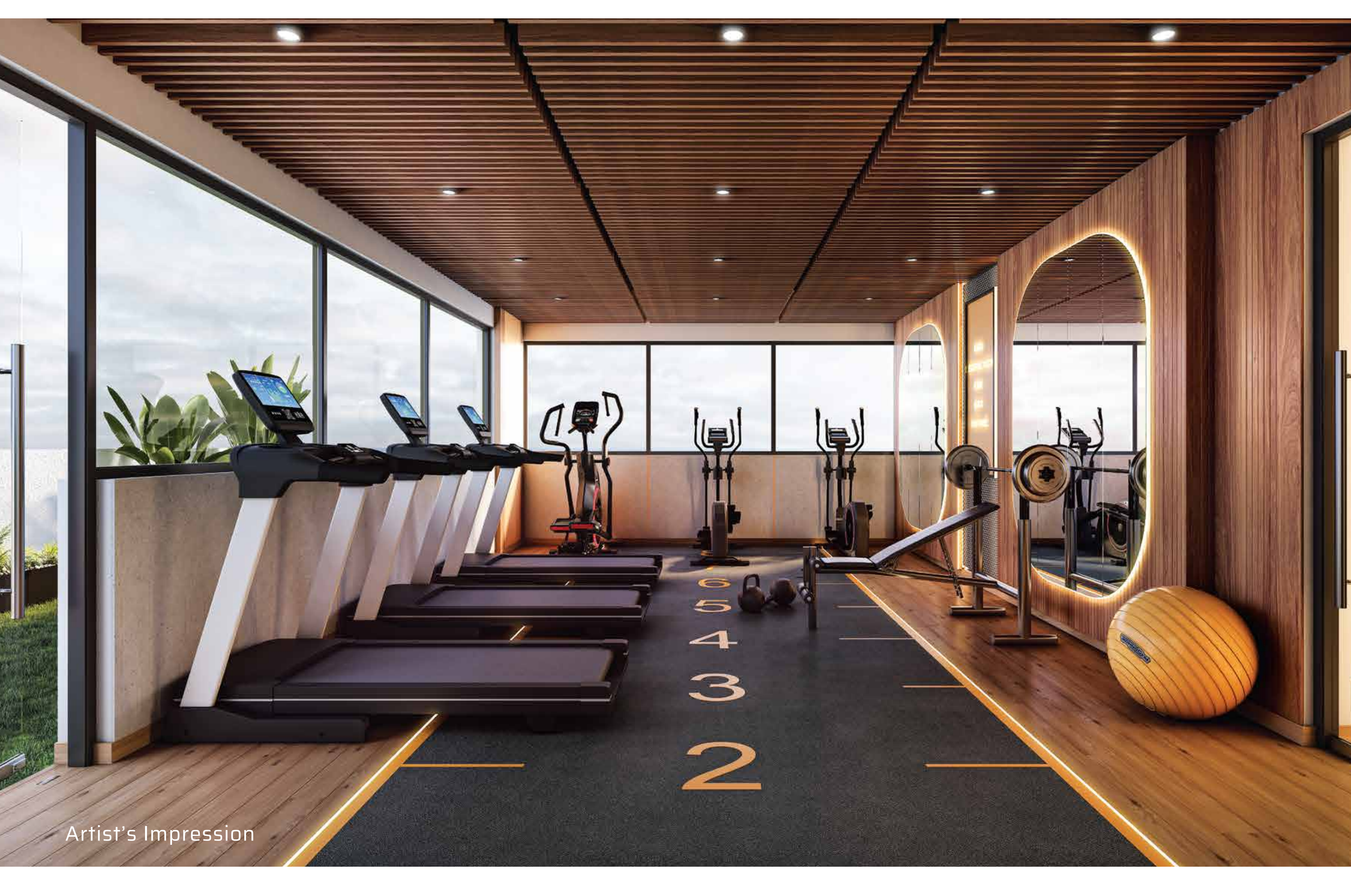
Board Games





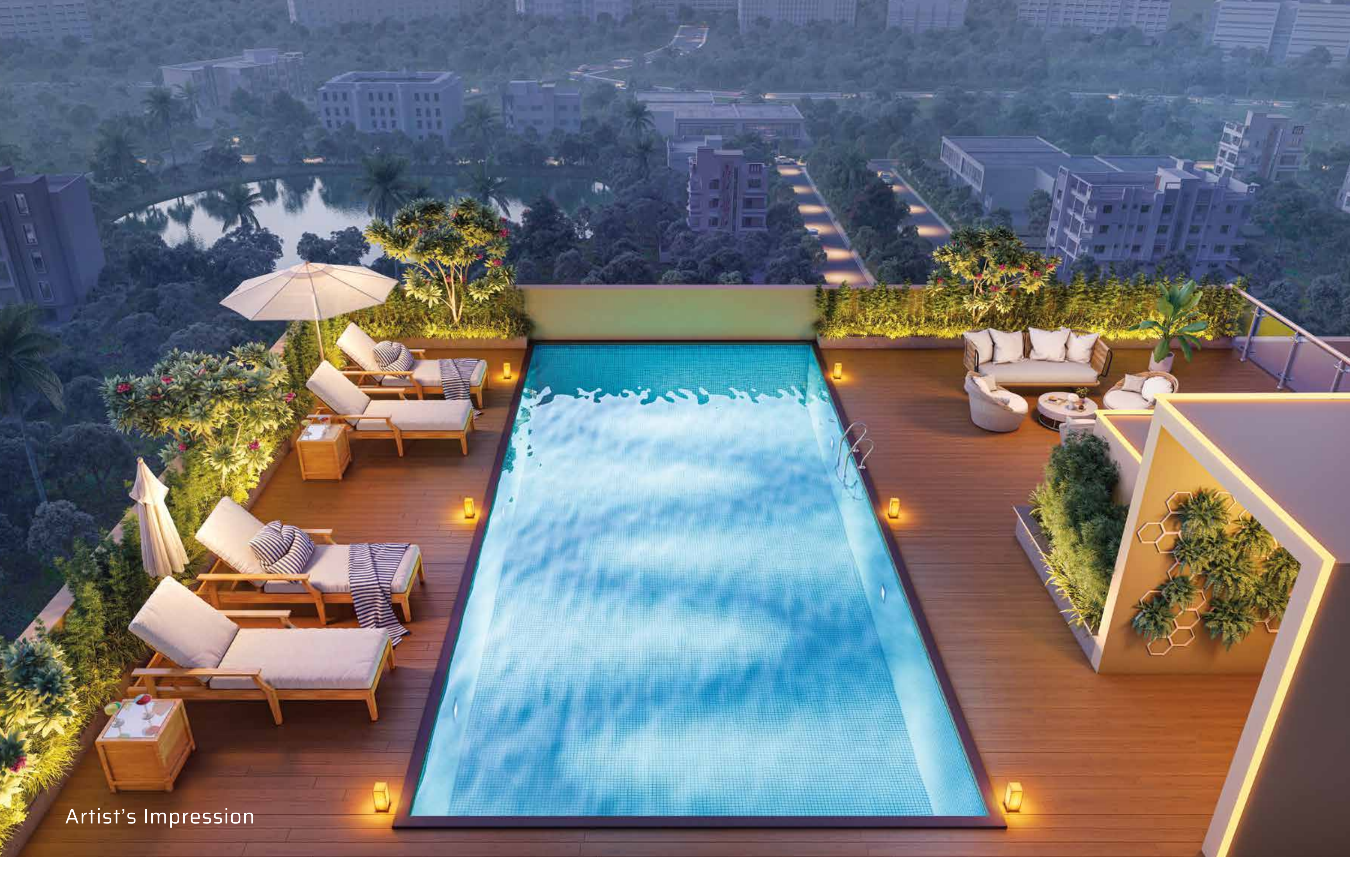
Artist's Impression

EVERY FLOW SHAPES YOUR MOMENT OF PEACE.



Artist's Impression

EVERY MOVE BRINGS
YOU CLOSER TO YOUR FITNESS GOALS.



Artist's Impression

EVERY DIP WASHES AWAY YOUR STRESS
AND REFRESHES YOUR SOUL.



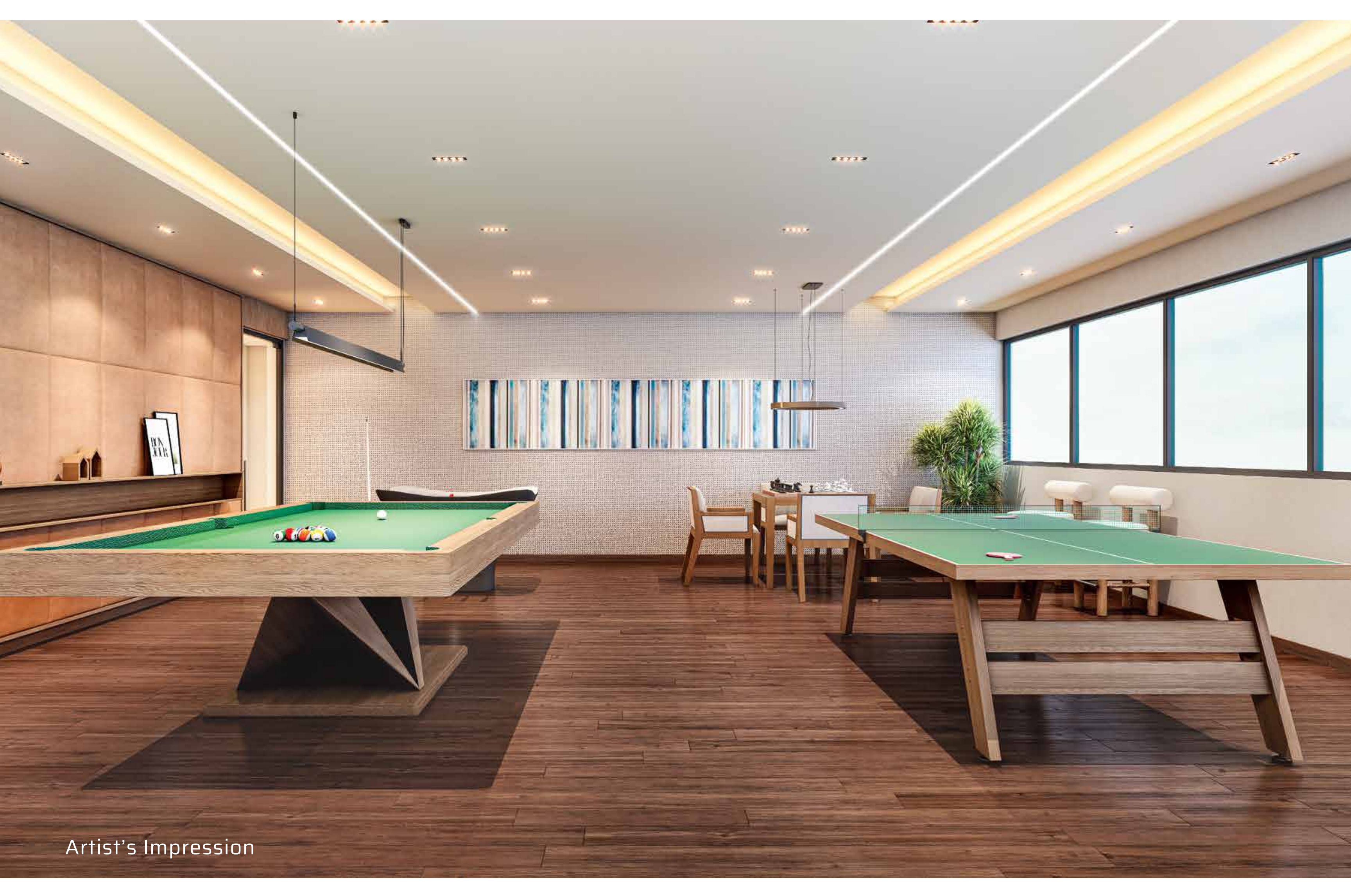
Artist's Impression

THE PERFECT SETTING FOR YOUR
GRANDEST CELEBRATIONS
AND CHERISHED MOMENTS.



Artist's Impression

THE PERFECT SPOT WHERE ENDLESS
GIGGLES FILL THE AIR.



Artist's Impression

EVERY ROLL THE DICE UNFOLDS MOMENTS
OF EXCITEMENT.

LET'S HAVE A LOOK AT THE FLOOR LAYOUTS

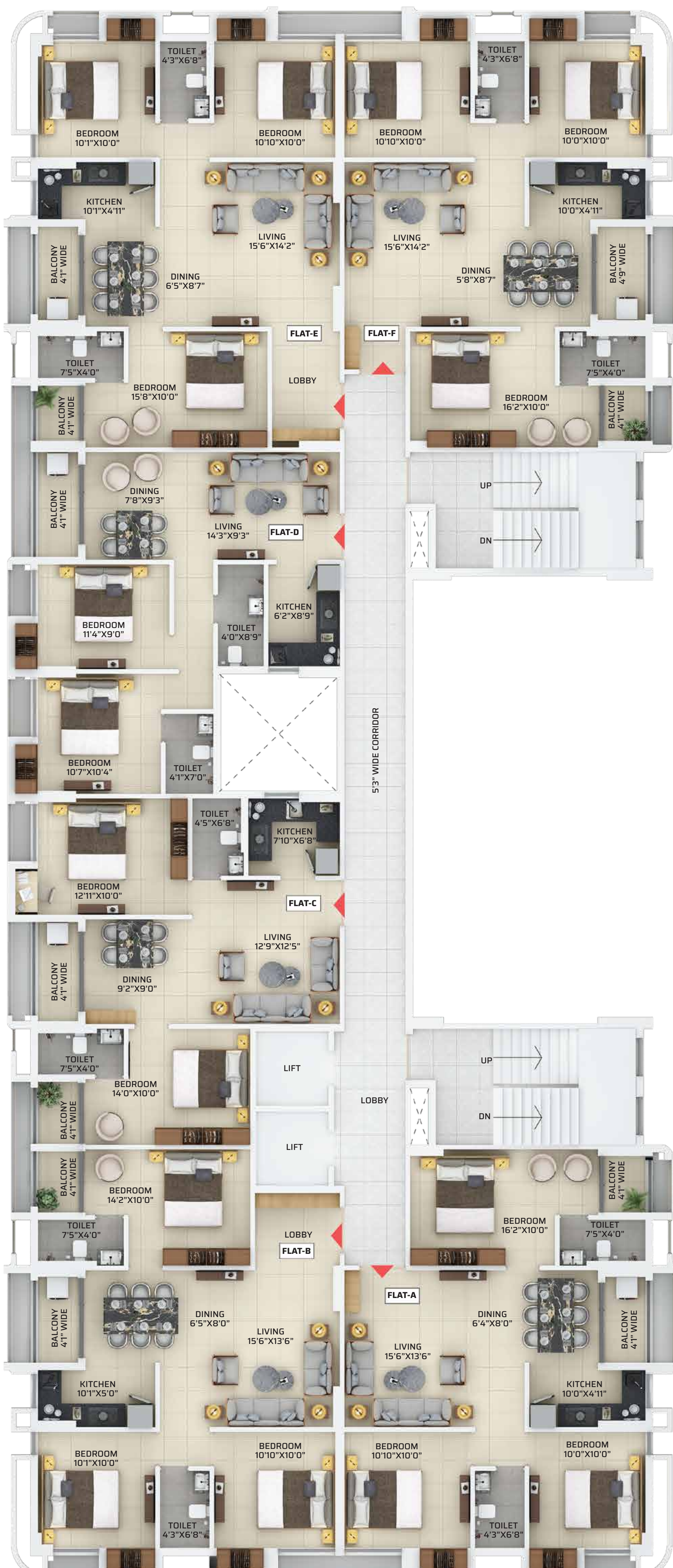


MASTER PLAN



- 1 ENTRY / EXIT
- 2 SECURITY ROOM
- 3 INTERNAL DRIVEWAY
- 4 OPEN PARKING
- 5 MLCP
- 6 KIDS' PLAY ZONE
- 7 SERVICES
- 8 PERIPHERAL GREEN

1st Floor Plan



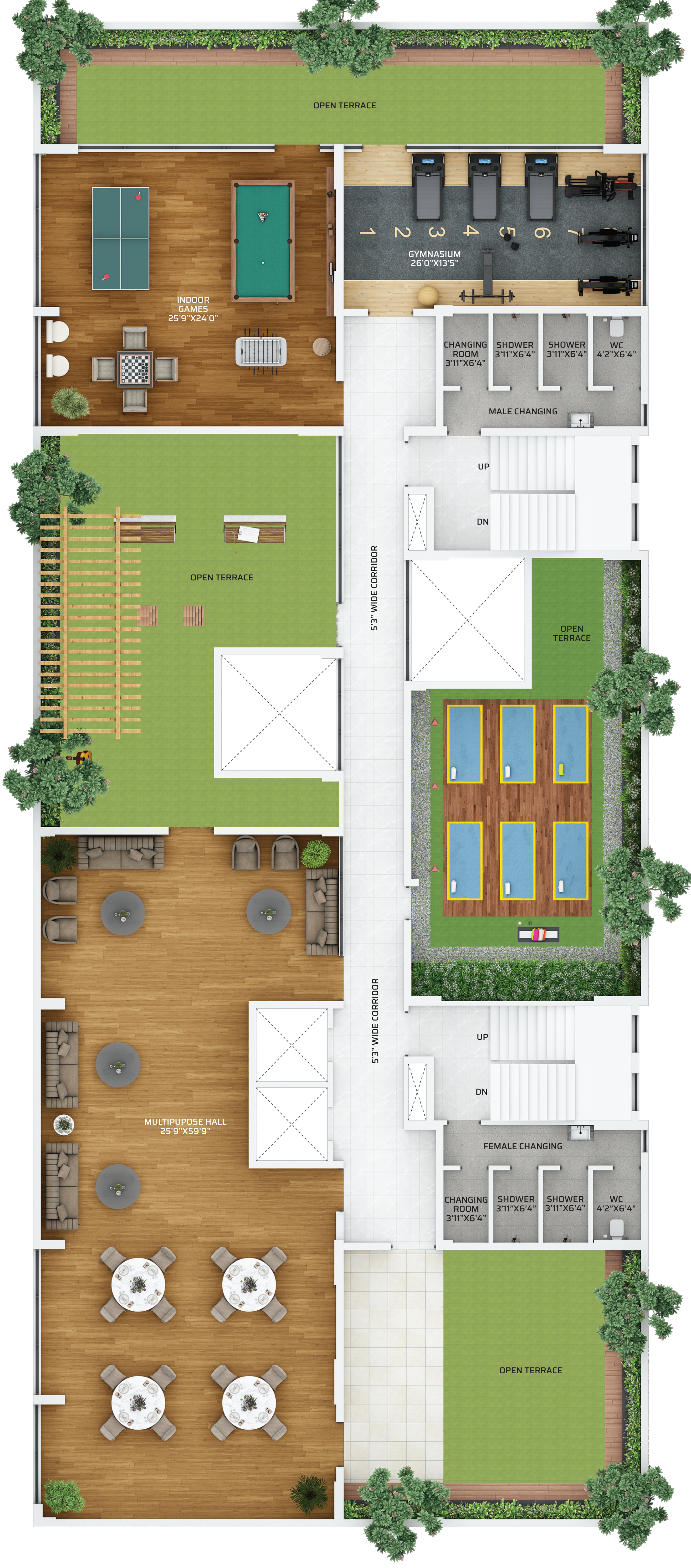
FLAT NO.	TYPE	SBUA (SQ. FT)	BUA (SQ. FT)	AREA AS PER RERA	
				UNIT CARPET AREA (SQ. FT)	BALCONY CARPET AREA (SQ. FT)
A	3 BHK	1218	913	795	51
B	3 BHK	1259	944	828	52
C	2 BHK	1011	758	646	57
D	2 BHK	957	718	628	37
E	3 BHK	1315	986	872	54
F	3 BHK	1268	951	824	59

Typical 2nd - 11th Floor Plan



FLAT NO.	TYPE	SBUA (SQ. FT)	BUA (SQ. FT)	AREA AS PER RERA	
				UNIT CARPET AREA (SQ. FT)	BALCONY CARPET AREA (SQ. FT)
A	3 BHK	1218	913	795	51
B	3 BHK	1259	944	828	52
C	2 BHK	1011	758	646	57
D	2 BHK	957	718	628	37
E	3 BHK	1315	986	872	54
F	3 BHK	1268	951	824	59
G	2 BHK	972	729	606	53

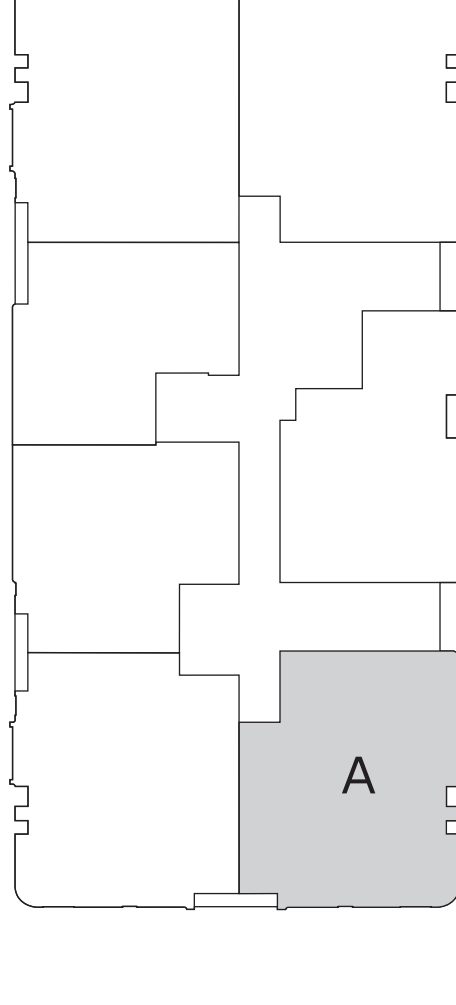
12th Floor Plan



UNIT PLANS

Unit Plan

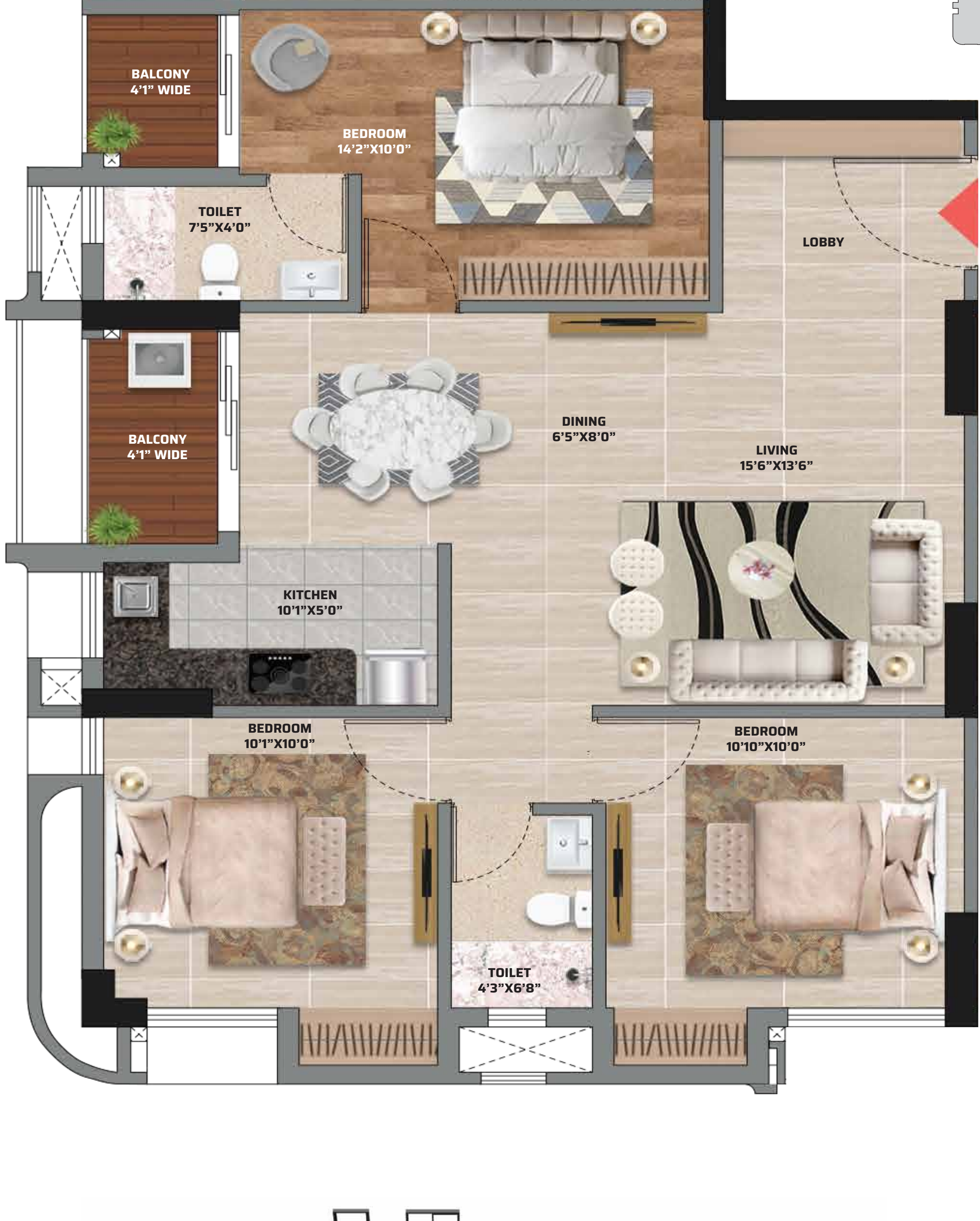
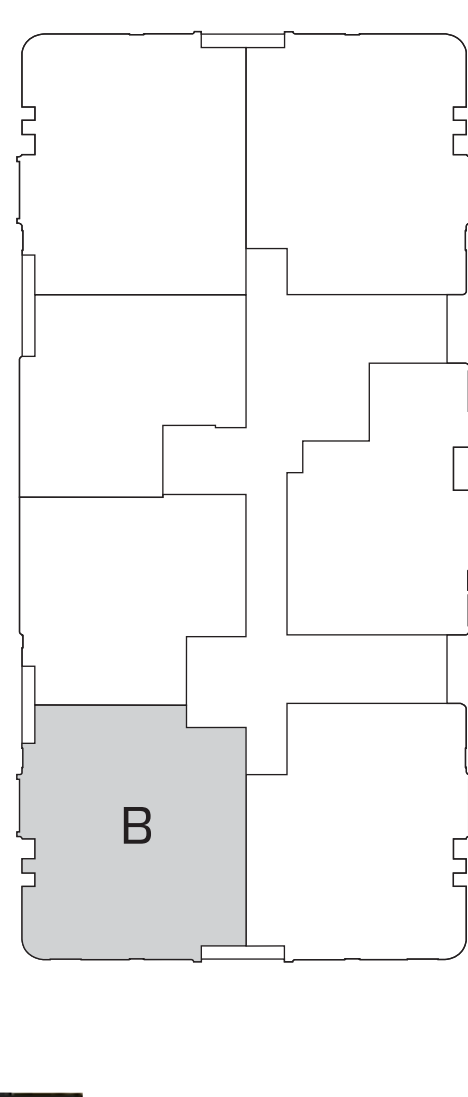
FLAT-A



FLAT NO.	TYPE	SBUA (SQ. FT)	BUA (SQ. FT)	AREA AS PER RERA	
				UNIT CARPET AREA (SQ. FT)	BALCONY CARPET AREA (SQ. FT)
A	3 BHK	1218	913	795	51



Unit Plan
FLAT-B

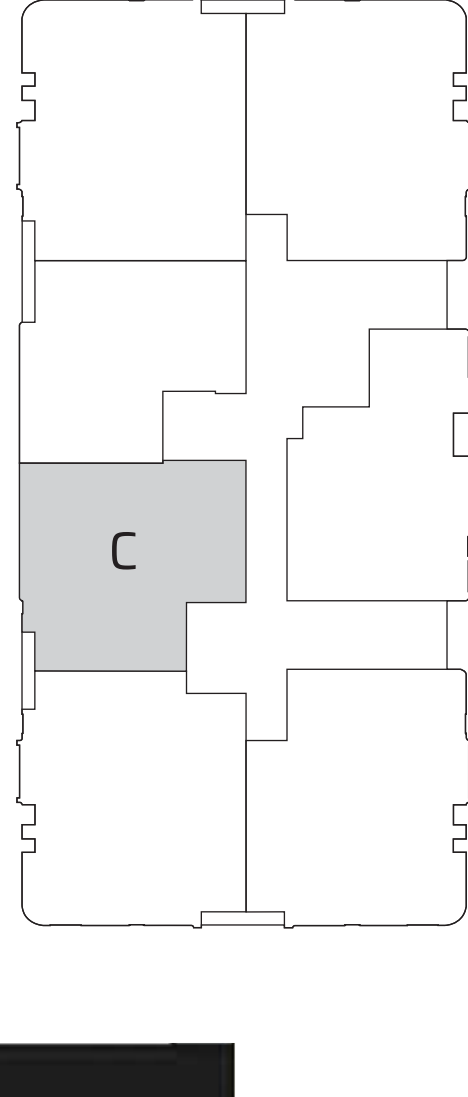


FLAT - B

FLAT NO.	TYPE	SBUA (SQ. FT)	BUA (SQ. FT)	AREA AS PER RERA	
				UNIT CARPET AREA (SQ. FT)	BALCONY CARPET AREA (SQ. FT)
B	3 BHK	1259	944	828	52



Unit Plan
FLAT-C

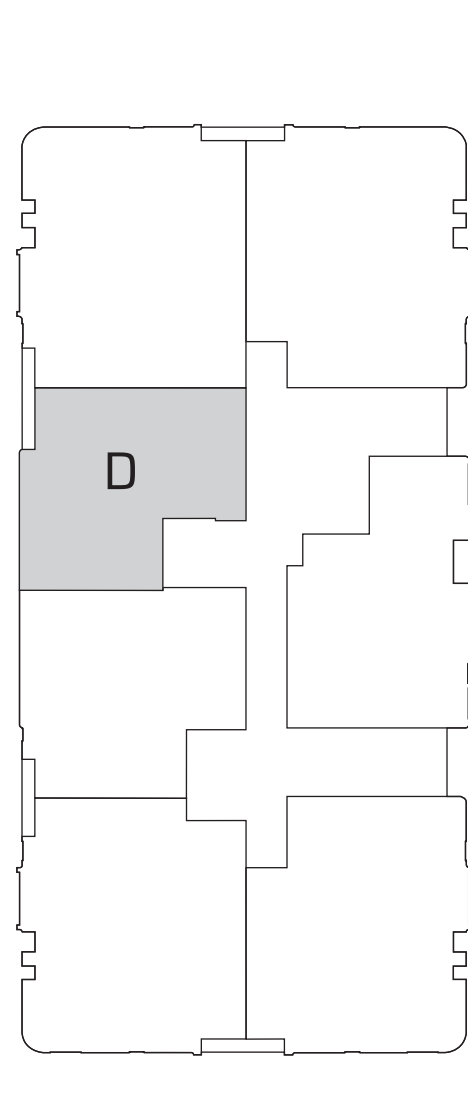


FLAT - C

FLAT NO.	TYPE	SBUA (SQ. FT)	BUA (SQ. FT)	AREA AS PER RERA	
				UNIT CARPET AREA (SQ. FT)	BALCONY CARPET AREA (SQ. FT)
C	2 BHK	1011	758	646	57



Unit Plan
FLAT-D

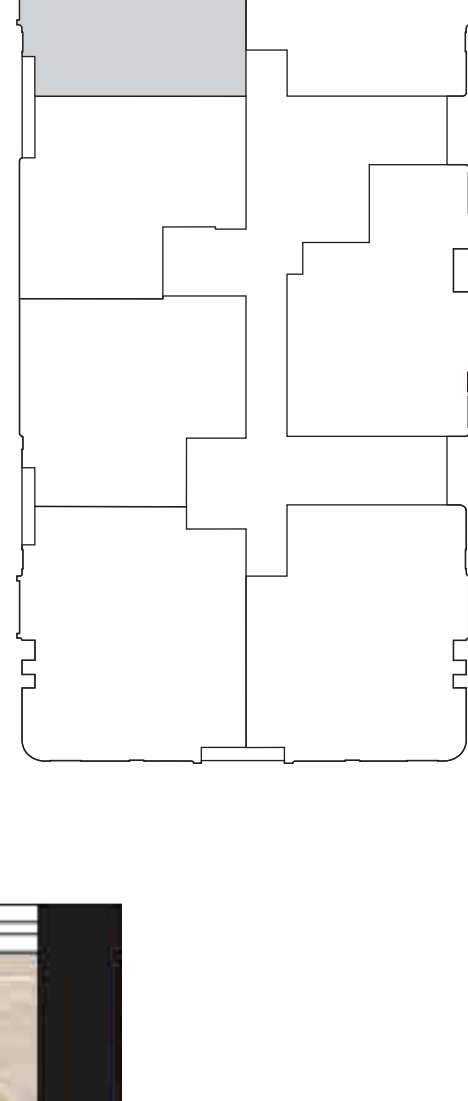


FLAT - D

FLAT NO.	TYPE	SBUA (SQ. FT)	BUA (SQ. FT)	AREA AS PER RERA	
				UNIT CARPET AREA (SQ. FT)	BALCONY CARPET AREA (SQ. FT)
D	2 BHK	957	718	628	37



Unit Plan
FLAT-E

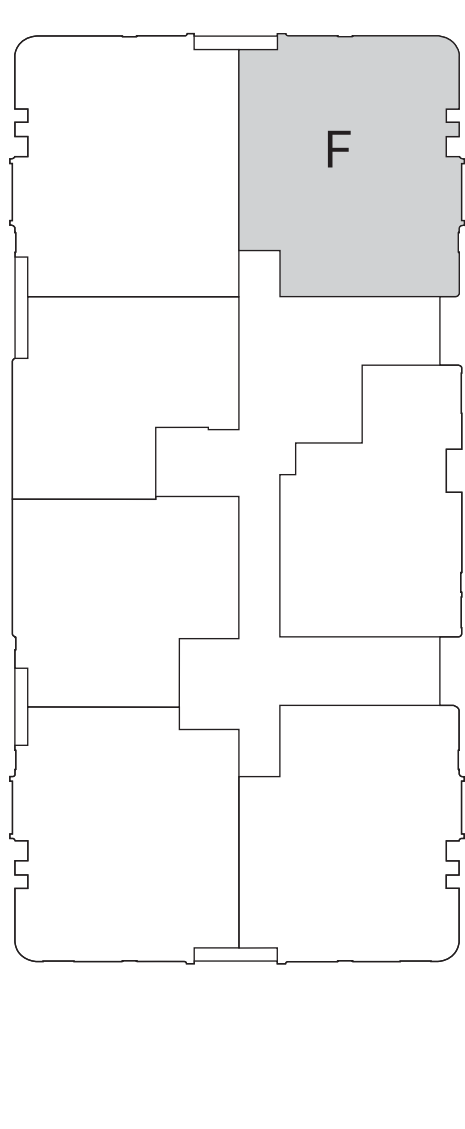


FLAT - E

FLAT NO.	TYPE	SBUA (SQ. FT)	BUA (SQ. FT)	AREA AS PER RERA	
				UNIT CARPET AREA (SQ. FT)	BALCONY CARPET AREA (SQ. FT)
E	3 BHK	1315	986	872	54



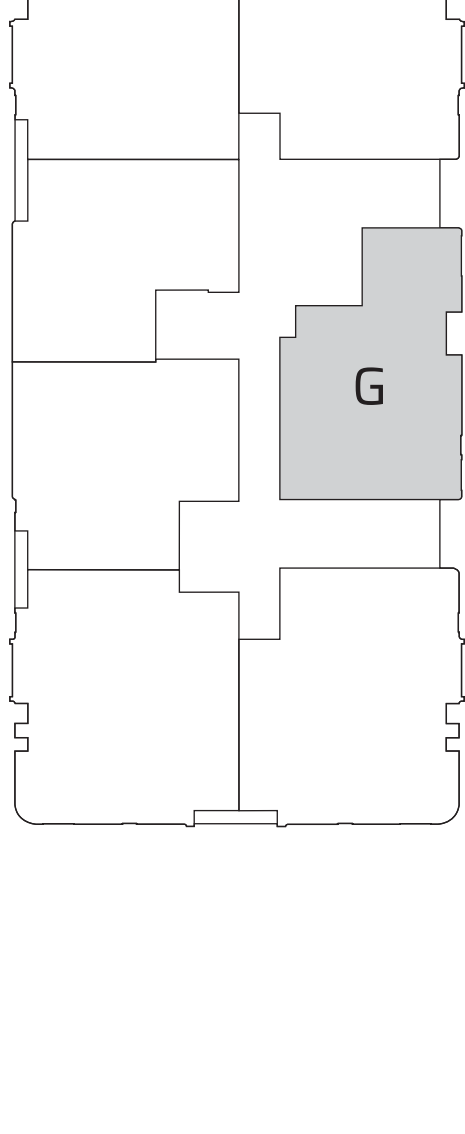
Unit Plan
FLAT-F



FLAT NO.	TYPE	SBUA (SQ. FT)	BUA (SQ. FT)	AREA AS PER RERA	
				UNIT CARPET AREA (SQ. FT)	BALCONY CARPET AREA (SQ. FT)
F	3 BHK	1268	951	824	59



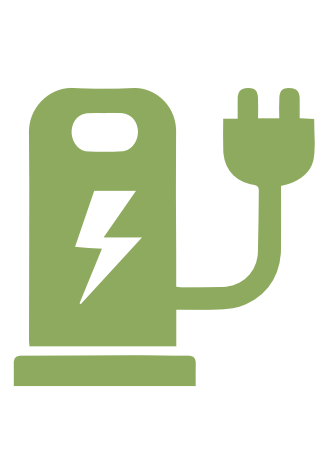
Unit Plan
FLAT-G



FLAT NO.	TYPE	SBUA (SQ. FT)	BUA (SQ. FT)	AREA AS PER RERA	
				UNIT CARPET AREA (SQ. FT)	BALCONY CARPET AREA (SQ. FT)
G	2 BHK	972	729	606	53



FACILITIES



24x7 adequate power back up through D.G. Sets



CCTV Monitoring for all common areas



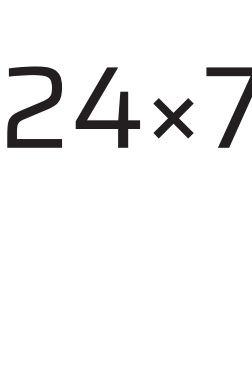
24x7 App-based security



Lifts of Otis/Kone equivalent



EV Charging Point



24x7 Water Supply



Multilevel Car Parking



Sewage Treatment Plant



Rain Water Harvesting



Water Treatment Plant

SPECIFICATIONS

FOUNDATION & SUPER STRUCTURE

- RCC Foundation resting on cast-in-situ reinforced concrete bored piles conforming to IS codes

EXTERNAL & INTERNAL WALLS

- AAC Blocks/ Red Clay Bricks

WALLS-APARTMENT UNITS

- **Ceiling:** Cement & Sand Plaster with neat POP punning
- **Walls (Internal):** Cement & Sand Plaster with POP punning
- **Walls (Kitchen, Bathroom, WC):** Ceramic tiles up to height of 2 feet above counter only in kitchens and standard ceramic tiles up to lintel height in bathrooms
- **Floors:**
- **Living Room, Dining Room, Bedroom & other habitable room:** Quality Vitrified Tiles
- **Bathroom, WC:** Anti-skid Ceramic Tiles
- **Kitchen:** Quality Vitrified Tiles/Anti-skid Tiles

WALLS-EXTERNAL

- Cement & Sand Plaster with cement paint smooth and/or texture finish at places, as per architectural drawings

COMMON AREA

- **Ceiling, Ground & Typical Lift Lobby:** Cement & Sand Plaster or gypsum ceiling finished with neat POP punning and paint
- **Staircases, M&E Services Room/ Shaft & Utility & Car Parking Areas:** Cement & Sand plaster with/without neat POP punning and with/without paint

ELECTRICAL WIRING & FITTING

- Concealed copper wiring with adequate power points along with Modular Switches

WALLS-INTERNAL

- **Ground Floor Entrance Lobby:** Painted Walls/ Marble/Granite /Wall cladding as per design
- **Corridors, Staircases, landing & other areas, Car park areas etc.:** Cement & sand plaster with neat POP punning, landing finished with paint as applicable

FLOORS

- **Ground Floor Entrance Lobby:** Quality Marble/Tiles as per interior design
- **Lift Lobby & Fascia with matching skirting:** Lift Fascia & lobby with quality vitrified tiles
- **Staircase including landings and corridors, at car park level & Typical Floor:** Indian Marble / Indian Tiles / Kota stone

- **Other Common Areas:** Screed Concrete

WINDOWS/GUARD BARS

- Aluminum Windows with guard bars upto 3.5feet (balcony) from floor level

FITTED DOORS

- Salwood door frame with flush doors except for toilet Door Frame having laminate on inner side
- Flat Main Door will be a flush door with polished veneer finish

BATHROOM-CP FITTINGS

- Concealed piping system for hot & cold water lines
- Sleek CP fittings of Hindware, Parryware or equivalent make

KITCHEN

- Black Granite top cooking platform with one SS sink and drain board



MASTERS OF KOLKATA'S HISTORY

Martin Burn Group and Kolkata are inseparable, with the company shaping the city's architectural identity through iconic landmarks like Victoria Memorial, Sahid Minar, and Esplanade Mansions. Adapting to the evolving landscape, Martin Burn pioneered signature commercial developments, including the Standard Chartered Building, Tata Centre, and Shipping Corporation Building.

Under the visionary leadership of Mr. Vijay Fatehpuria, the company continues its legacy with a dynamic focus on commercial and residential projects. Expanding beyond real estate, Martin Burn now contributes to world-class infrastructure for educational, cultural, and industrial sectors. Additionally, the group has diversified into import, trading, and processing of cashew nuts, upholding its hallmark of professionalism and business excellence.

PROJECTS:



Shree Ram Arcade, Esplanade, Kolkata.



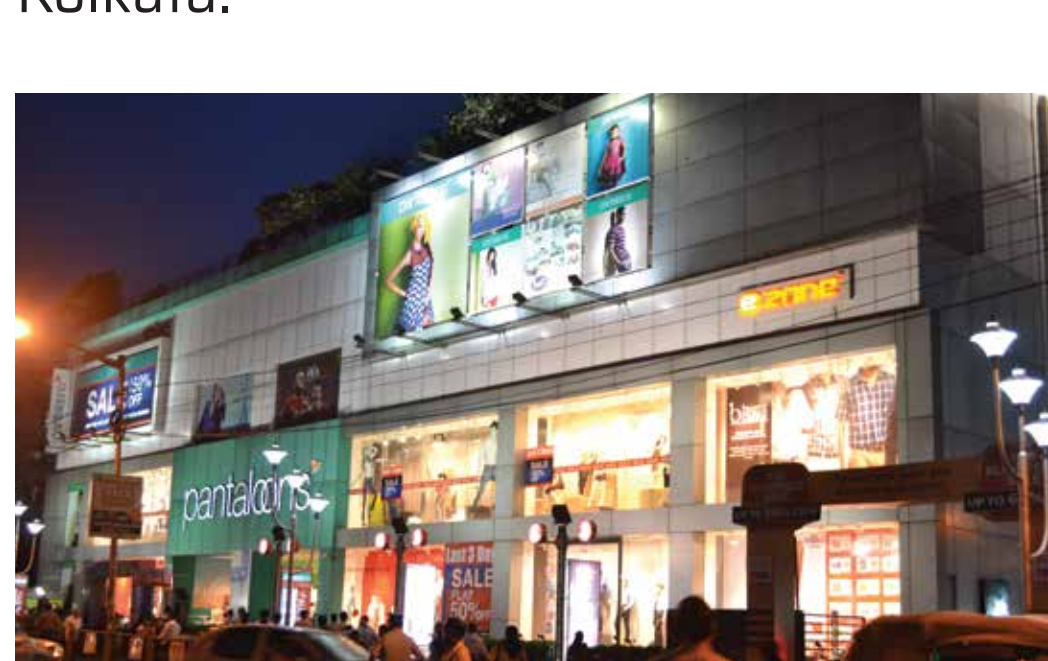
Martin Burn Business Park, Saltlake Sec-V, Kolkata.



Martin Burn i-space (I - II), IT/ITES Building at New Town behind Tata Memorial Hospital, Kolkata.



Shree Ram Garden, Alipore, Kolkata.



Pantaloons, Kankurgachi, Kolkata.



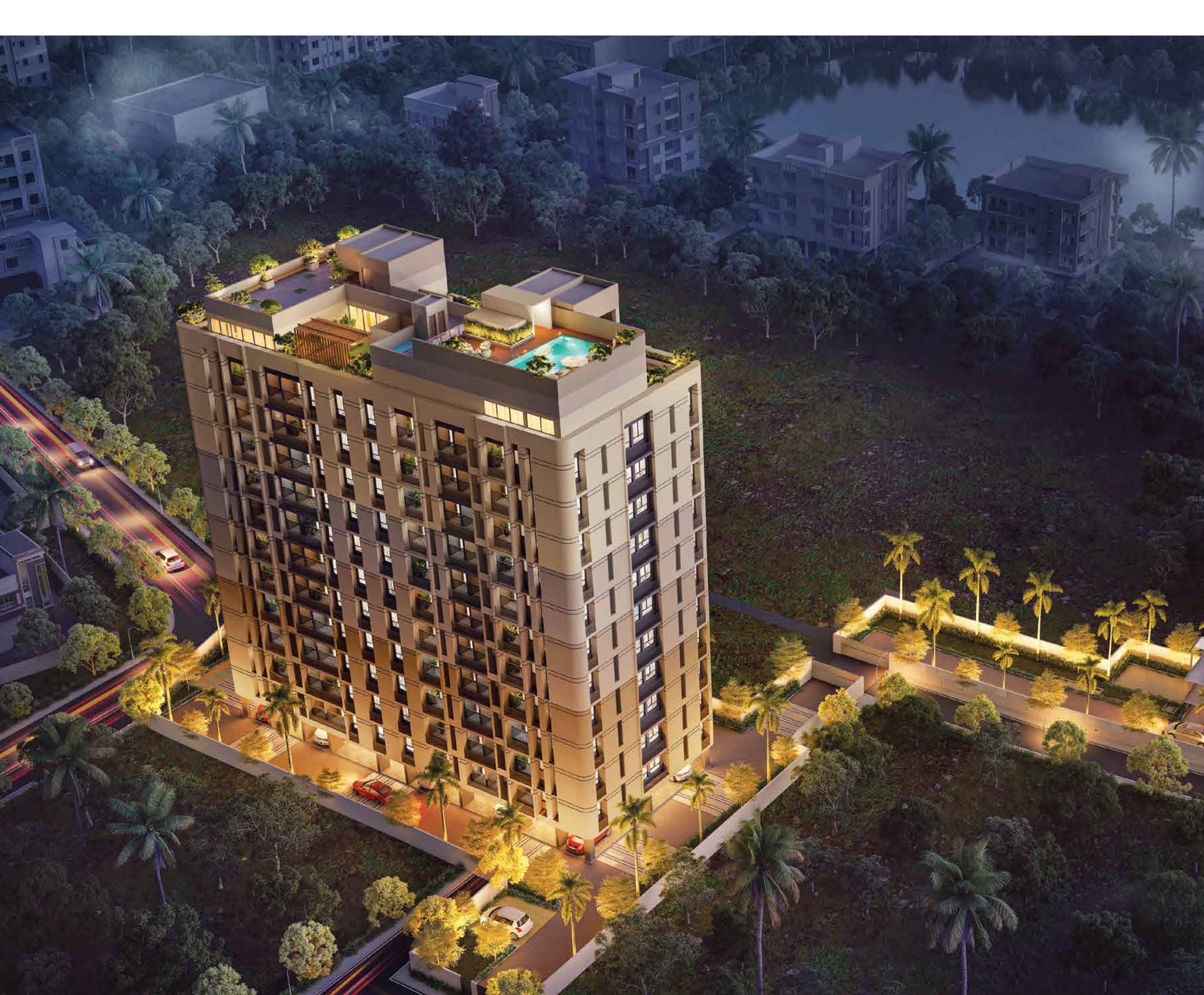
SS Hogg market (New Market) Kolkata



Shree Ram Estates Biren Ray Road, Kolkata



Shree Ram Nagar VIP Road, Kolkata



DEVELOPER



CORPORATE ADDRESS

Martin Burn Constructions Limited
Martin Burn House, 1 R. N. Mukherjee Road, Kolkata-700001

SITE ADDRESS

27 Bonamali Naskar Road,
Near Hari Sabha Mandir, Kolkata-700060

M: +91 7980115040

E: sales@bigbossproperty.com

W: www.bigbossproperty.com

HIRA/P/KOL/2020 /000901 | www.rera.wb.gov.in

Disclaimer- Specifications, amenities, information, images, and visuals shown in this promotional document is/are indicative of the envisaged development and are subject to approvals. Images marked as Rendered Image or Artist's impression are only indicative. The developer reserves the right to make additions, deletions, alterations or amendments as and when it deems fit and proper. All intending Allottees are bound to inspect and appraise themselves of all plans and approvals and other relevant information prior to making any purchase decisions and nothing in this promotional document or other documents is intended to substitute the actual plans and approvals obtained from time to time.