MARTIN BURN

RUPSHA

GRACEFUL LIVING

WELCOME TO THE WORLD OF GRACIOUSNESS.

A lifestyle that encapsulates everything beautiful and graceful.

BREATHTAKING.

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



Artist's Impression

BOUTIQUE TOWER

76 Premium Apartments

12 Storied Building

2&3 BHK Apartments



Artist's Impression

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

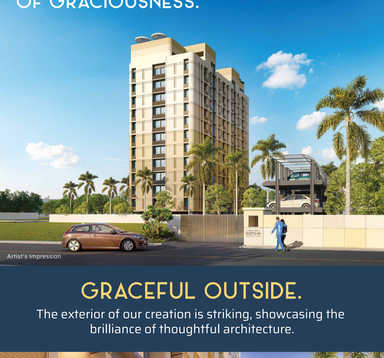
2.1 km from Behala Flying Club

2.5 km from Majarhat Railway Station

6.9 km from Joka Metro Station

WE WELCOME YOU INTO A WORLD OF GRACIOUSNESS.

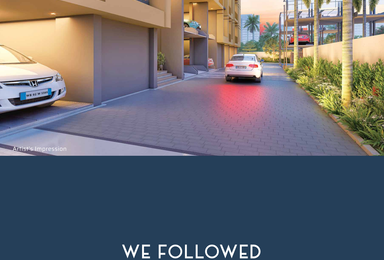
GATE VIEW



Artist's Impression

GRACEFUL OUTSIDE.

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



Artist's Impression

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



Artist's Impression

AIR WILL HAVE ITS PLAYGROUND HERE
IN THE RECEPTION LOBBY.

GORGEOUS INSIDE.

PRIVACY

The unmatched luxury is getting your desired privacy

BALCONY

Bigger than usual balcony to get peripheral view better

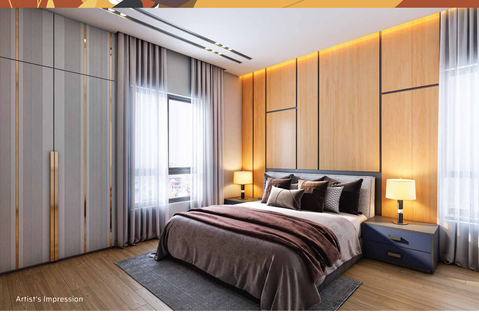
NATURAL VENTILATION

Planning gets its best solar and air path

SPACE

Space gets the best blueprint for families

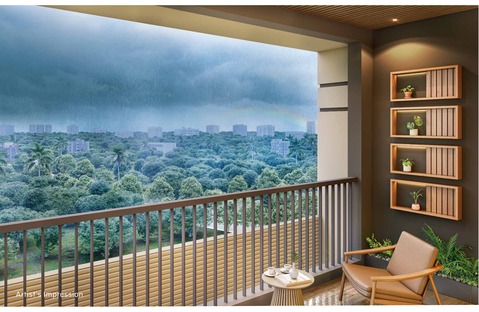



Artist's Impression

THE ULTIMATE LUXURY IS GETTING
A BEDROOM OF YOUR CHOICE.


Artist's Impression

A SPACE WHERE LIVELY GATHERINGS AND
QUIET MOMENTS BLEND SEAMLESSLY.


Artist's Impression

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.

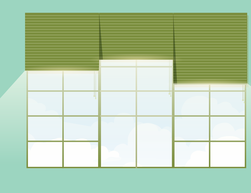


Artist's Impression

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

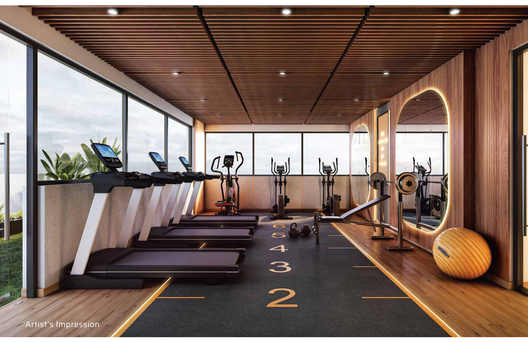




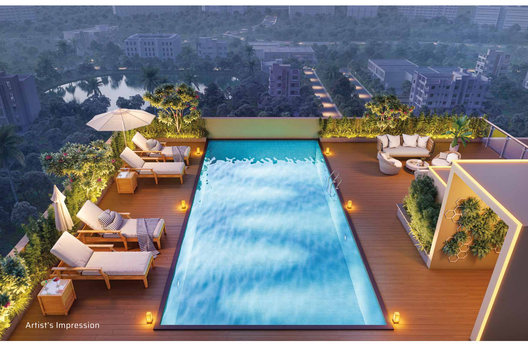




EVERY FLOW SHAPES YOUR MOMENT OF PEACE.



EVERY MOVE BRINGS
YOU CLOSER TO YOUR FITNESS GOALS.



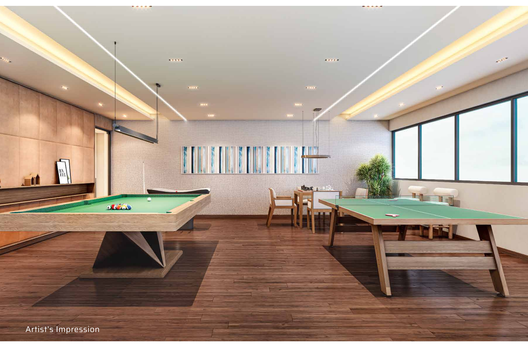
EVERY DIP WASHES AWAY YOUR STRESS
AND REFRESHES YOUR SOUL.



THE PERFECT SETTING FOR YOUR
GRANDEST CELEBRATIONS
AND CHERISHED MOMENTS.



THE PERFECT SPOT WHERE ENDLESS
GIGGLES FILL THE AIR.



EVERY ROLL THE DICE UNFOLDS MOMENTS
OF EXCITEMENT.

LET'S HAVE A LOOK AT THE FLOOR LAYOUTS



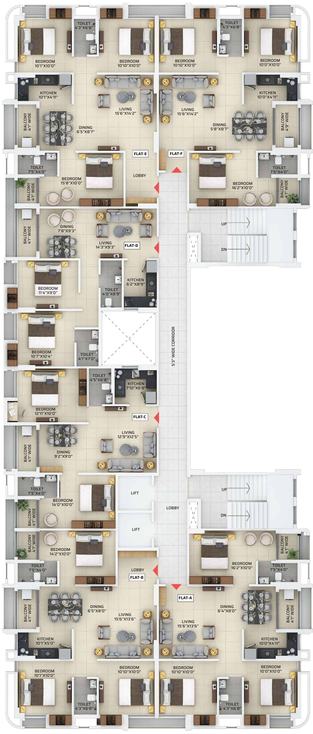
MASTER PLAN



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

N

1st Floor Plan



N

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

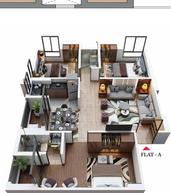
12th Floor Plan



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

N

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

N

Unit Plan
FLAT-D





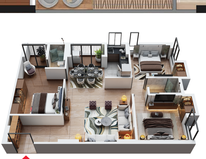
FLAT - D

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

N

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

N

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

N

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

N

FACILITIES

- 24×7 adequate power back up through D.G. Sets
- CCTV Monitoring for all common areas
- 24×7 App-based security
- Lifts of Otis/Kone equivalent
- EV Charging Point
- 24×7 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

mbcl

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.


Shree Ram Garden, Alipore, Kolkata.


SS Hogg market (New Market) Kolkata

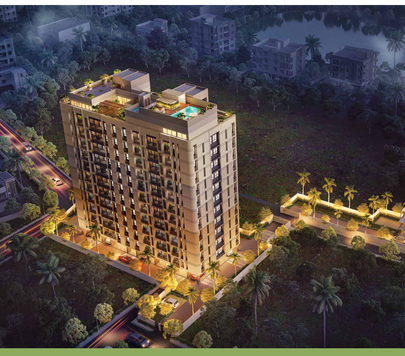

Martin Burn Business Park, Saltlake Sec-V, Kolkata.


Shree Ram Estates, Biren Ray Road, Kolkata


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


Pantaloons, Kankurgachi, Kolkata.


Shree Ram Nagar VIP Road, Kolkata



DEVELOPER

mbcl

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

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