

Green Emerald

3 BHK Spacious
Homes
@ Mogappair



GREEN HOMES®
Exceeding Your Expectations...

GREEN EMERALD

PROJECT SUMMARY

Address	No.1149, Anna Nagar West, Near DAV School, Mogapair, CHENNAI - 600050. Landmark: Behind TS Krishna Colony Bus Stop
Nearest Landmarks	<ul style="list-style-type: none">• Velammal School (700 meters)• The MMM Hospital (800 meters)• Frontier Lifeline Hospital (800 meters)• MMM Medical College (800 meters)• DAV Senior Secondary School (1 kms)• Ambattur Industrial Estate (2 kms)• Dr. M.G.R Educational Institute (4.2 kms)• Chennai International Airport (18 kms)
Project Details	<ul style="list-style-type: none">• 3600 sq.ft Land Area• 6 Apartments• Stilt Covered Car Parking + 3 Floors• 100% Vaasthu Compliant
Features/Amenities	<ul style="list-style-type: none">• Automatic Lift• Common Area Toilet• CP Fittings – Roca or Equilant• Toilet Wall Mounted Cassete• White Tiles at Terrace• Power Backup for Common Areas• Covered Car Parking• Video Phone Door• CCTV Camera• Gated Community with 24x7 Security
Apartment Type	<ul style="list-style-type: none">• 3 BHK – 1434 sq.ft, 1450 sq.ft
Early Bird Base Price*	2.8 Crores to 2.10 Crores
Floor Plans	Also available online @ https://greenhomes.ind.in/green-emerald.html
Contact Us	Door No. 2/201, Raghava Nagar, 1 st Cross Street, Near Koot Road, Moovarasampet, Chennai – 91. Mobile: +91 - 75500 00011 88780 88780 Tel: 044 – 45500118 Email: info@greenhomes.ind.in

Location Map

(Not to Scale)



NEARBY LOCALITIES

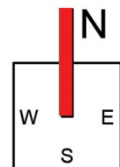
- Velammal School (700 meters)
- The Madras Medical Mission Hospital (800 meters)
- Frontier Lifeline Hospital (800 meters)
- MMM Medical College (800 meters)
- DAV Senior Secondary School (1 kms)
- Ambattur Industrial Estate (2 kms)
- Dr. M.G.R Educational and Research Institute (4.2 kms)
- Chennai International Airport (18 kms)



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ROAD



TYPICAL FIRST TO THIRD FLOOR PLAN



APARTMENT SPECIFICATIONS – IN DETAIL

GENERAL	
Structural	<ul style="list-style-type: none"> • RCC Framed Structure as per designed. • 200mm for External Walls & 100mm for Internal Walls with AAC Blocks. • Roof Height shall be maintained at 2.95m. • Anti-Termite Treatment will be done. • Steel as per Design – Fe550. • Cement Ramco.
Tiles & Granite	<ul style="list-style-type: none"> • Kajaria Tiles Vitrified / Ceramic Tiles or equivalent. • Antiskid Floor Tiles on Bathroom. • Bathroom Wall Tiles height shall be maintained at 2.95m. • Platform with Granite Slab of 600mm Wide at Kitchen. • Kitchen Wall Tile height will be 600mm.
Painting	<ul style="list-style-type: none"> • Internal Walls finished with 2 Coats of Putty, 1 Coat of Primer & 2 Coats of Asian Emulsion. • External Walls finished with 1 Coat of White Cement, 1 Coat of Primer & 2 Coat of Asian Emulsion. • False Ceiling will be provided in Hall / Living.
Doors	<ul style="list-style-type: none"> • Main Door first Quality Teak Wood Frame & Door with necessary Brass Fittings. • Teak Wood Frame with Flush Door on Bed Rooms with necessary SS Fittings. • WPC Frame & Door Shutter on Bathrooms with necessary SS Fittings.
Windows	<ul style="list-style-type: none"> • UPVC Windows with Sliding Shutters with Mosquito Net, see through Plain Glass / Pinhead Glass & MS Grill on Inner Side. • Ventilators will be fixed with UPVC Louvered Glass along with exhaust fan provision.

<p>Electrical Points</p>	<ul style="list-style-type: none"> • Modular Switches & Sockets of L&T Products. • Fire Retardant Copper Wire of a Quality Brand Finolex / Polycab • TV Points in Living & Master Bed Room. • Exhaust Fan (or) Chimney Point will be provided in Kitchen. • Geyser Point. • Water Purifier point will be provided in kitchen. • Inverter Point will be provided.
<p>Plumbing & CP Fittings</p>	<ul style="list-style-type: none"> • Superior brand of Roca or equivalent Wall mounted single piece suit WC, health faucet, 2in 1 wall mixer with overhead shower & arm, Tapti wash basin fixed on wall on all bathrooms. • Pest free square SS Gratings on all bathrooms & kitchen. • Superior brand Single bowl SS kitchen sink (2'X1'6").
<p>Common Area</p>	<ul style="list-style-type: none"> • 6 Passengers Lift with Automatic Doors. • Granite / Tiles Lift fascia in all Floors. • Granite / Anti-skid Tiles in Lobby. • Staircase will be finished with Granite Flooring. • SS Handrail • Power Backup for Common Amenities such as Lift, Water Pump & Lightings. • Stilt Area will be finished with Paver Block. • Terrace Floor will be finished with Weather Resistant White Tiles. • UG Sump with necessary water Storage. • Rain Water Harvesting linked to Bore well or Separate.

** Specifications quoted are subject to change based on material availability*

+ Upgrades or modifications to standard specifications are possible at an additional cost

\$ All switches will be Legrand modular switches or equivalent

*** In absence of service area, washing machine provision will be provided at an alternate convenient spot*