

# Green Pearl

3 BHK Spacious  
Homes  
@ Madipakkam



**GREEN HOMES**<sup>®</sup>  
*Exceeding Your Expectations...*

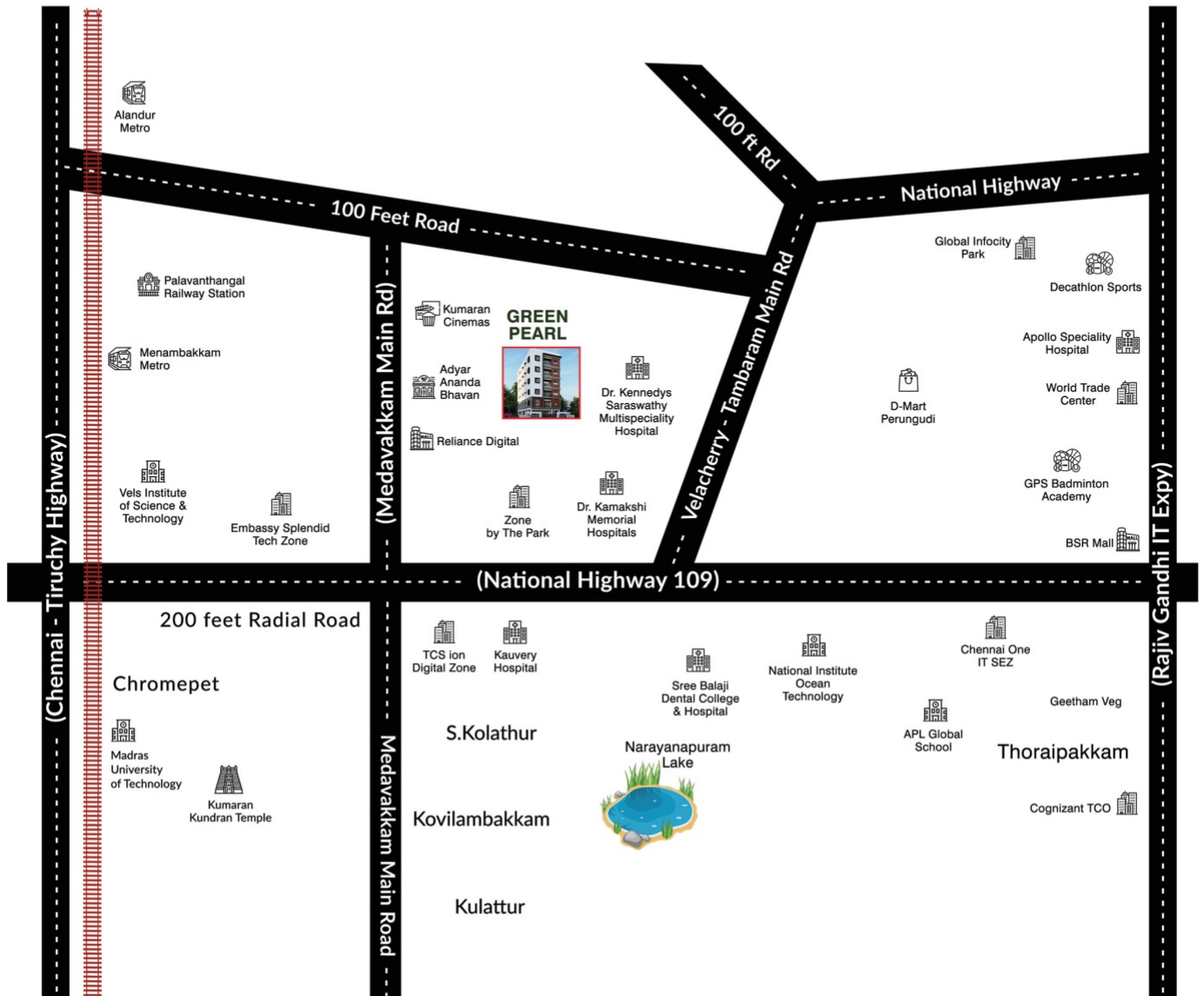
# GREEN PEARL

## PROJECT SUMMARY

Address	Plot No.19, Door No.9, Manimegalai Street, Madipakkam, Chennai - 600091. <b>Landmark: Near Madipakkam Koot Road, Behind Sreeram School</b>
Nearest Landmarks	<ul style="list-style-type: none"><li>• St. Thomas Matric HS School (500 mtr)</li><li>• Sai Matriculation Higher Sec School (400 mtr)</li><li>• Annai Veilankanni's College (10 kms)</li><li>• SIVET College (9 kms)</li><li>• Hindustan College of Arts &amp; Science (6 kms)</li><li>• Dr. Kennedys Saraswathy Multispeciality Hospital (2 kms)</li><li>• Dr. Kamakshi Memorial Hospital (6 kms)</li><li>• Chennai International Airport (6 kms)</li></ul>
Project Details	<ul style="list-style-type: none"><li>• 4875 sq.ft Land Area</li><li>• 10 Apartments</li><li>• Stilt Covered Car Parking + 5 Floors</li><li>• 100% Vaasthu Compliant</li></ul>
Features/Amenities	<ul style="list-style-type: none"><li>• Automatic Lift</li><li>• Common Area Toilet</li><li>• CP Fittings – Roca or Equilant</li><li>• Toilet Wall Mounted Cassete</li><li>• White Tiles at Terrace</li><li>• Power Backup for Common Areas</li><li>• Covered Car Parking</li><li>• Video Phone Door</li><li>• Gated Community with 24x7 Security</li></ul>
Apartment Type	<ul style="list-style-type: none"><li>• 3 BHK – 1309 sq.ft, 1356 sq.ft</li></ul>
Early Bird Base Price*	1.20 Crores to 1.25 Crores
Floor Plans	Also available online @ <a href="https://greenhomes.ind.in/green-pearl.html">https://greenhomes.ind.in/green-pearl.html</a>
Contact Us	Door No. 2/201, Raghava Nagar, 1 <sup>st</sup> Cross Street, Near Koot Road, Moovarasampet, Chennai – 91. Mobile: +91 - <a href="tel:7550000011">75500 00011</a>   <a href="tel:8878088780">88780 88780</a> Tel: 044 – 45500118 Email: <a href="mailto:info@greenhomes.ind.in">info@greenhomes.ind.in</a>

# Location Map

(Not to Scale)

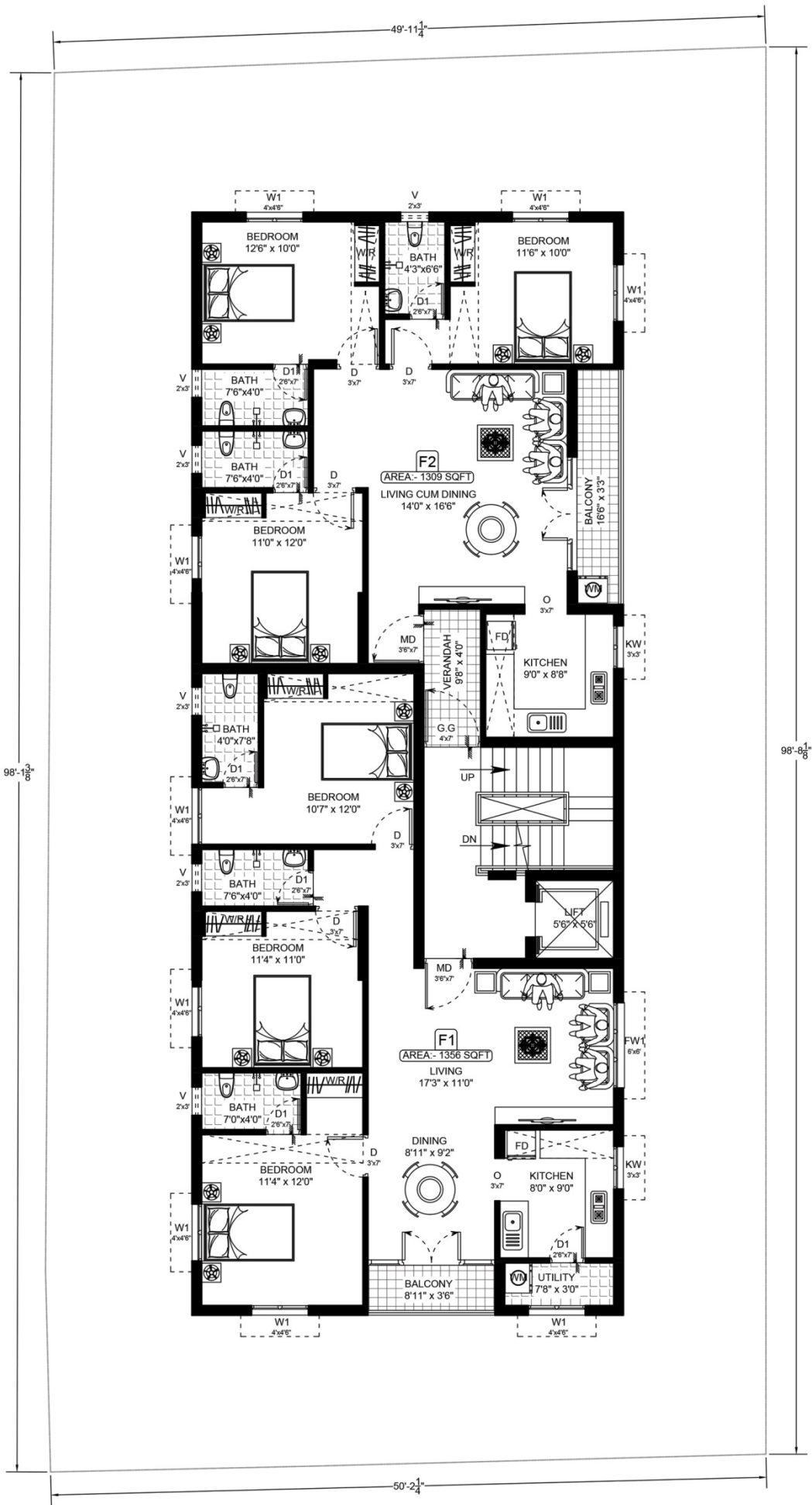


## NEARBY LOCALITIES

- St. Thomas Matriculation Higher Sec School (500 meters)
- Sai Matriculation Higher Sec School (400 meters)
- Annai Veilankanni's College (10 kms)
- SIVET College (9 kms)
- Hindustan College of Arts & Science College (6 kms)
- Dr. Kennedys Saraswathy Multispeciality Hospital (2 kms)
- Dr. Kamakshi Memorial Hospital (6 kms)
- Chennai International Airport (6 kms)

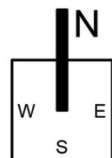


# GREEN PEARL



ROAD

TYPICAL FIRST TO FIFTH FLOOR PLAN





*APARTMENT SPECIFICATIONS – IN DETAIL*

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

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

*\* 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*