

Green Shelter

2 BHK Spacious
Homes
@ Nanganallur



GREEN HOMES[®]

Exceeding Your Expectations...

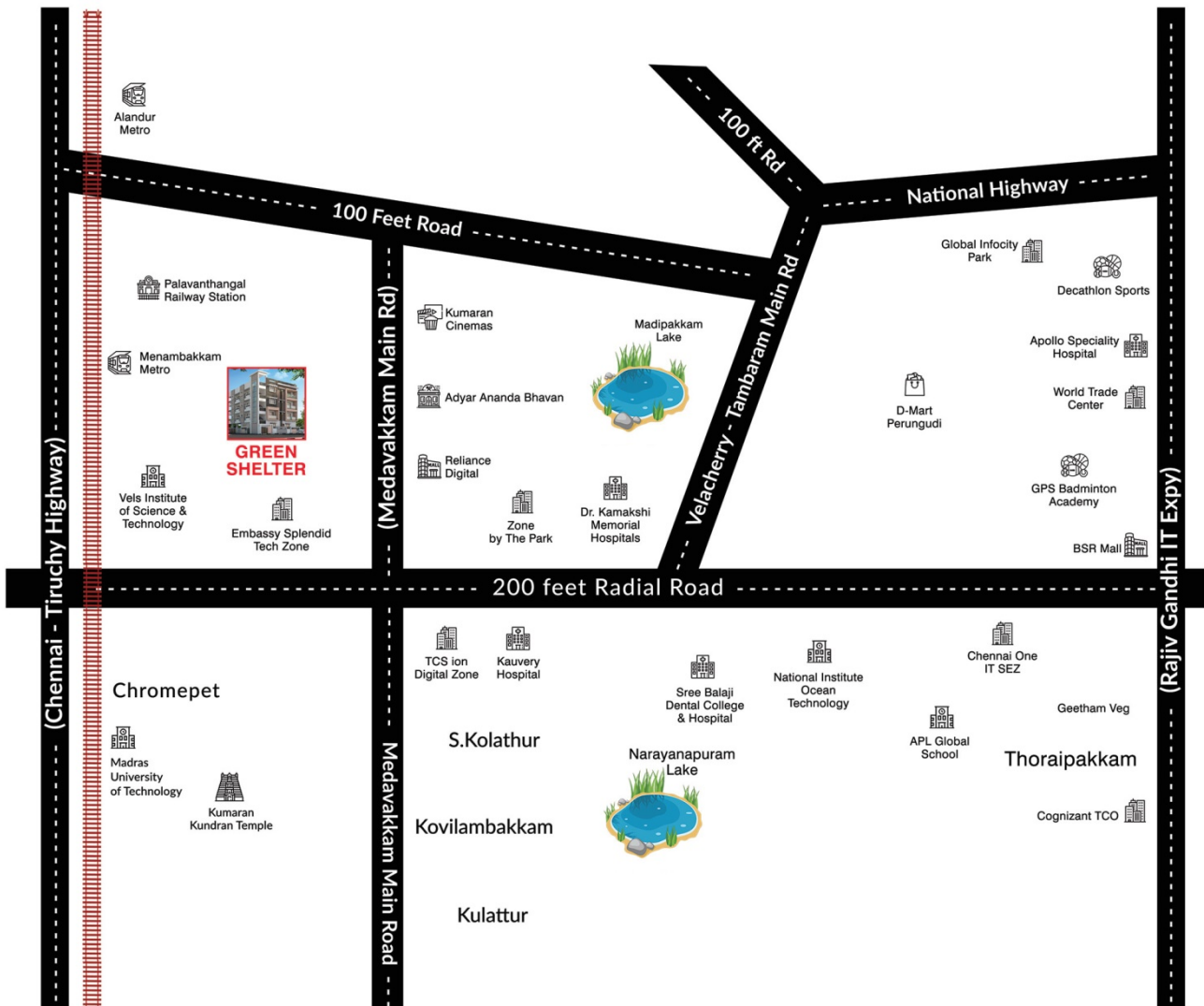
GREEN SHELTER

PROJECT SUMMARY

Address	Plot no.40, Gandhi Nagar, Moovarasampet Main Road, Near Kulam, Nanganallur, Chennai.
Nearest Localities	<ul style="list-style-type: none">• Vels Vidyashram CBSE School (2 kms)• Sai Matriculation Higher Sec School (1 kms)• Agurchand Manmull Jain College (3 kms)• Shrimathi Devkunvar Nanalal Bhatt Vaishnav College For Women (7 kms)• Guru Nanak College (8 kms)• Anjakha Hospital (1.5 kms)• Dr. Kennedys Saraswathy Multispeciality Hospital (3 kms)• Kauvery Hospital (4 kms)• Dr. Kamakshi Memorial Hospital (6 kms)• Chennai International Airport (5 kms)
Project Details	<ul style="list-style-type: none">• 7136 sq.ft Land Area• 20 Apartments• Stilt Covered Car Parking + 5 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
Apartment Type	<ul style="list-style-type: none">• 2 BHK – 1038 sq.ft, 1054 sq.ft, 1064 sq.ft & 1081 sq.ft
Early Bird Base Price*	1.14 Crores to 1.20 Crores
Floor Plans	Also available online @ https://greenhomes.ind.in/green-shelter.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

- Vels Vidyashram CBSE School (2 kms)
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BUILDINGS DO HAVE A SOUL, THAT COULD RESPOND TO THE MOOD YOU ARE IN, BE IN TUNE TO WHAT YOU ARE DOING.



AREA STATEMENT	
SITE AREA (As per Document)	: 7231 Sqft
SITE AREA (As per Patta)	: 7481 Sqft
SITE AREA (As per F.M.B.)	: 7443 Sqft
SITE AREA (As per Total survey)	: 7876 Sqft
SITE AREA (Least Area)	: 7025 Sqft
(Site considered for designing)	
F.S.I Allowed = 2.6 % = 7231 X 2.6	= 18,800 Sqft
(Document Area Considered)	
F.S.I CALCULATION	
ROOF AREA PER FLOOR	= 3717 Sqft
(Excluding O.T.S.)	
F.S.I ACHIEVED 3717 x 5(Floors) =	18,585 Sqft
Note: - 215 Sqft LESS	

AREA STATEMENT	
SITE AREA (As per Document)	: 7231 Sqft
SITE AREA (As per Patta)	: 7481 Sqft
SITE AREA (As per Total survey)	: 7876 Sqft
NO. OF FLOORS	: SMI + 5 Floors
F.S.I Achieved	: 2,929 % (DOC)
Common Area Added	: 25 %
Total Suitable Area Achieved	: 21,185 Sqft

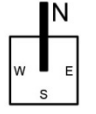
WALL	
OUTER WALL	: 8" ACC BLOCK
PARTITION WALL	: 4" ACC BLOCK

FIRST FLOOR	
F1 - 2 BHK - NORTH FACING	= 1081 Sqft
F2 - 2 BHK - EAST FACING	= 1038 Sqft
F3 - 2 BHK - SOUTH FACING	= 1054 Sqft
F4 - 2 BHK - NORTH FACING	= 1054 Sqft
TOTAL AREA PER FLOOR	= 4227 Sqft

TYPICAL FOR ALL FLOORS	
ARCHIVED TOTAL SALABLE AREA	= 21,185 Sqft
ACTUAL SITE AREA	= 7025 Sqft
*(LEAST AREA CONSIDERED)	

TOTAL CONSTRUCTED AREA	
Parking/ Stilt Floor Roof Area	= 3810 SQFT
First Floor Roof Area	= 3810 SQFT
Second Floor Roof Area	= 3810 SQFT
Third Floor Roof Area	= 3810 SQFT
Fourth Floor Roof Area	= 3810 SQFT
Fifth Floor Roof Area	= 3810 SQFT
Roof Room Roof Area	= 238 SQFT
TOTAL CONSTRUCTED AREA	= 33,098 SQFT

NOTE: ARCHITECT FEES: 2008 X 25 = 517,450/-



31-07-2024
REVISION - R3

TYPICAL 1st TO 5th FLOOR PLAN

- DIMENSIONS TO BE CONSIDERED
- O.T.S. (SHAFT)
- COMMON AREA



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*