

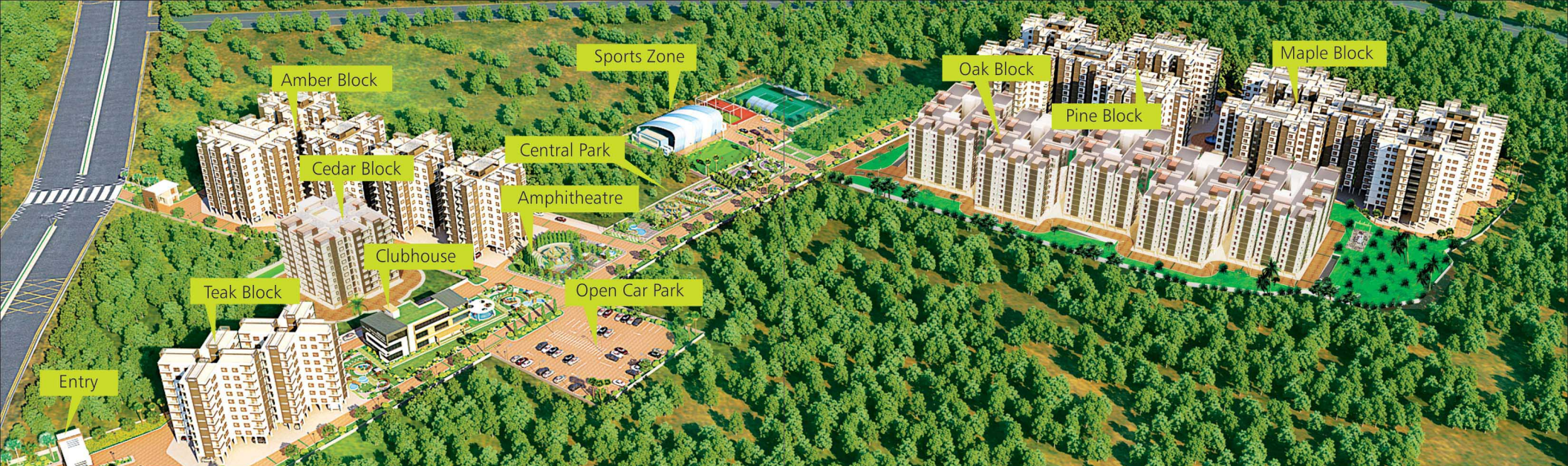


Where *life blossoms*
in abundance.

Savour luxury and affordability
only at **The Greens**



Launching Phase 1 with 1278 apartments in 12.5 acres, The Greens is a plush 2500-apartment township located at Attibele - Anekal Road, Bengaluru. With premium amenities like a grand clubhouse, an exclusive sports zone, a huge open parking area, a lavish amphitheatre, Wi-Fi enabled café and open green spaces, it epitomises lush living. Acquaint yourself with our ultramodern amenities and embrace an exuberant lifestyle.



Aerial View of The Greens



Grand Clubhouse
with Wi-Fi enabled Café



Classy *Clubhouse* with *swimming pool*

Our Clubhouse is a treat for your senses. Dive into our spectacular swimming pool to refresh and recreate. Our pool is like an ocean of rejuvenation for your mind, body and soul.



Energizing Pools



Wi-Fi enabled Café



Kids' Pool



45000 sq. ft. Sports Zone for
Cricket, Billiards, Mini Golf & Lawn Tennis

Trendy *Sports Zone*

Commit yourself to a healthy lifestyle by engaging in various sports disciplines at our exclusive Sports Zone. Sweat it out at the basketball and tennis courts or revitalize with a game of billiards, lawn tennis or mini golf.



Badminton Court



Mini Golf



Tennis Court



Joggers' Track

Lush greens for a *healthy lifestyle*

Bask in the goodness of nature and lead a healthy life. Go for a stroll or run a mile or two; meditate in the open green spaces or let your child grow in nature's company. Take delight in nature's bounty and live a holistic life.



Joggers' Track



Meditation Zone



Modern Gymnasium

Surround yourself with *plush amenities*



Children's Play Area



Amphitheatre



Senior Citizens' Park



Joggers' Track



Meditation Zone



Modern Gymnasium



Badminton Court



Mini Golf



Tennis Court



Energizing Pools



Wi-Fi enabled Café



Kids' Pool



Open Car Park



Pavers with Pergolas



Water Body



Central Park



Seating Plaza with Pergolas



Amusement Rides



Spa



Open Lawn



Restaurant



Basketball Court



Chess Zone



Aroma Garden



Billiards Room



Landscaped Gardens



Carrom Arena



Walkways



Swings



Table Tennis

Master Plan



CENTRAL PARK

LANDSCAPE ZONE - 01

01. COLONNADE PARK WITH WATER FEATURE
02. AMPHITHEATRE
03. FLORAL BED
04. SEATING PLAZA WITH PERGOLA
05. GAZEBO'S WITH PAVILION
06. PAVERS WITH PERGOLAS
07. LANDSCAPE WITH WATER BODY

LANDSCAPE ZONE - 02

08. JOGGERS TRACK
09. WALKWAY WITH GRASS PAVERS
10. LAP POOL DECK WITH PAVILION
11. AROMA GARDEN
12. PAVED PLAZA WITH COLONNADE PARK
13. CHILDREN'S PLAY AREA WITH SEATING ALCOVE
14. PEDESTRIAN WALK WAY
15. MEDITATION / RELAXING ZONE WITH GAZEBO'S
16. HERBAL GARDEN
17. OPEN LAWN
18. OUTDOOR EXERCISE ZONE WITH PAVERS AND TREE COURT
19. SCULPTURE

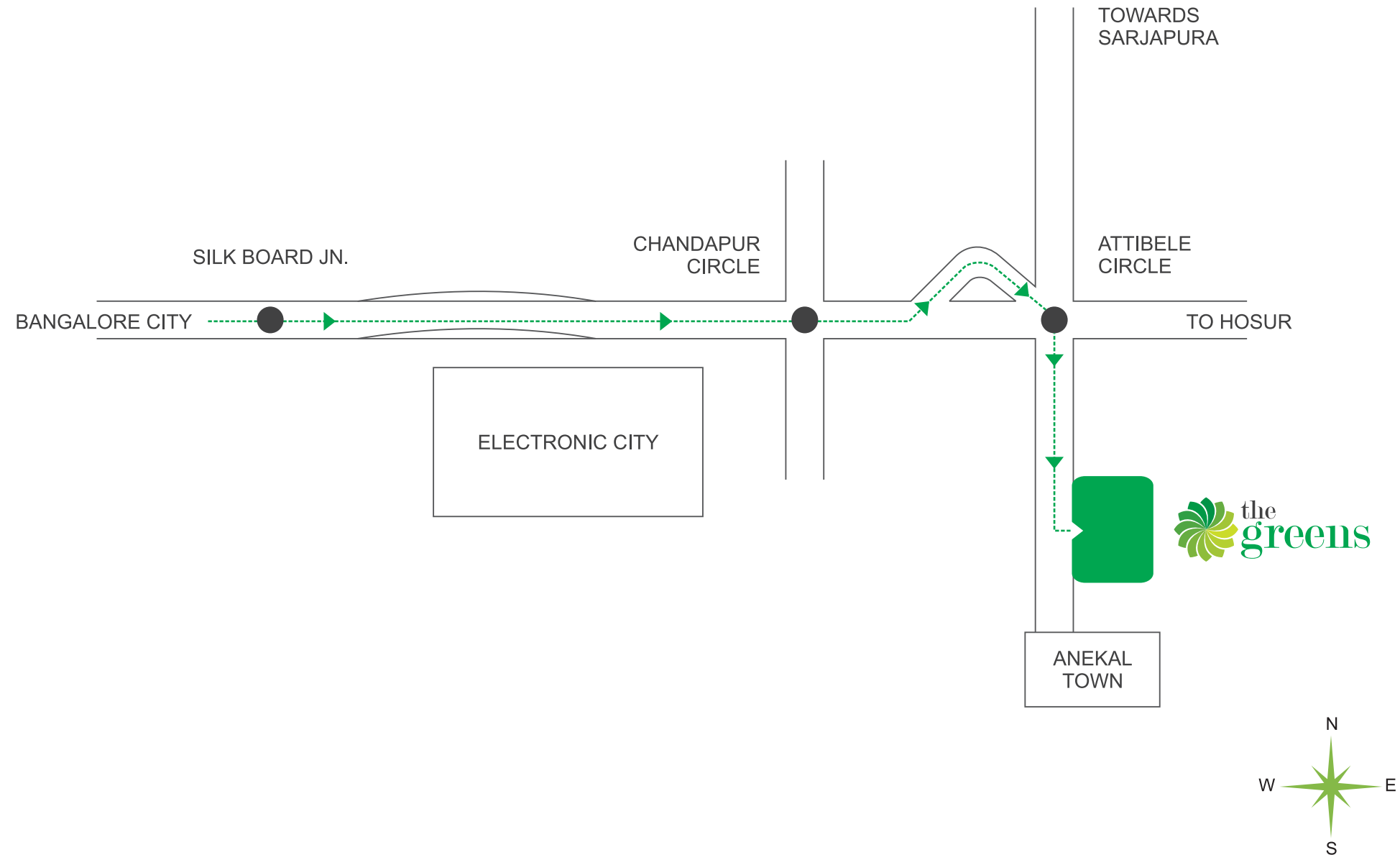
SPORTS ZONE

20. PUTTING GREENS
21. CAR PARKING
22. CRICKET PRACTICE NET
23. BASKETBALL COURT PRACTICE COURT
24. LAWN TENNIS
25. INDOOR BADMINTON COURT
26. WITH ELEGANT LANDSCAPE AROUND SPORTS ZONE

AMENITIES

- ENTRANCE GATE WITH DESIGNER LANDSCAPE
- VISITOR'S CAR PARKING
- TRANSFORMER YARD
- SEWAGE TREATMENT PLANT
- DRIVER'S TOILET / HOUSE KEEPING
- OHT (OVERHEAD TANK)

Location *Map*



Home loans approved by



Funded by



Specifications for *The Greens*

BUILDINGS

- All the buildings are Stilt + Nine floors of Seismic zone II compliant RCC framed structure.
- Clubhouse building is Ground + One floor.
- Automatic 8 passenger elevators of reputed make and two sets of staircase are provided per tower.
- All walls are solid concrete block masonry walls.
- All lobbies and corridors are elegantly finished with vitrified tiles.
- Exterior fascia of the building are plastered and painted with water proof paint of good brand and color.
- All interior wall faces and ceilings are smoothly plastered and painted with plastic emulsion.
- Ceiling painted with oil-bound distemper.

LIVING AND DINING ROOM

- Vitrified tiles flooring of reputed make.
- Main door is of teak wood frame with paneled door shutters with good quality hinges, tower bolt, mortice lock, security eye, door stopper and bush.
- Three light points, one fan point and one 6 amp point in each area, Door bell point is provided in living / dining area.
- One telephone outlet and one outlet for TV in the living/dining area.
- Powder-coated two tracks aluminum glazed sliding/hinged windows shall be provided with MS safety grills finished with black color enamel paint.

KITCHEN

- Vitrified tiles flooring of reputed make.
- Kitchen platform is a black granite counter with half bull nosed.
- Dadoing with glazed ceramic tiles up to 2 feet height.
- Stainless steel sink with standard CP fittings will be provided.
- Provision for exhaust fan in the kitchen.
- One light point, three 6amp points and two 16amp points will be provided in kitchen.

BEDROOMS

- Vitrified tiles flooring of reputed make.
- Bedroom doors are of hard wood frame with flush shutter with good quality hinges, tower bolt and cylindrical lock with key.
- Powder-coated two tracks aluminum glazed sliding /hinged windows shall be provided.
- Two light points, one fan point and one 6 amp point in all bedrooms.
- Telephone point is provided in master bed room.

TOILETS

- Anti-skid Ceramic tiles flooring of reputed make.
- Doors are of hard wood frame with resin coated on one side & enamel paint on other side with good quality hinges, tower bolts and handles.
- Glazed tiles dadoing from floor level up to 7 feet height.
- White coloured EWC of Hindware or equivalent make with seat cover.
- White-coloured wash basins of Hindware or equivalent make.
- CP fittings, Jaguar or equivalent make will be provided.
- Ventilators are made of powder-coated aluminum with glazed louvers.
- Two light points and one 6amp point will be provided in each Toilet. Provisions for one electrical geyser in 2 BHK apartments and for two electrical geysers in 3 BHK apartments.

UTILITY AND BALCONY

- Anti-skid ceramic tiles flooring.
- One light point in utility and balcony.
- One 16 amp point will be provided for washing machine in utility area.

POWER SUPPLY

- ISI marked cables using copper wiring through PVC conduits concealed in walls and ceilings.
- Good quality modular electrical switches will be provided.
- Each 2 BHK apartment to have 3 KVA of power supply.
- Each 3 BHK apartment to have 5 KVA of power supply.

BACKUP GENERATOR

- 100% Power back up for lifts and pumps & common area lighting.
- Two light points in living/dining area in each flat.
- 2 Bedroom & 3 Bedroom unit will have 0.075 KVA.
- Standby generator for 50% of lighting in common areas, 100% for lifts and pumps.

Fire Fighting

- Fire Fighting as per norms of Fire Department and NBC code.
- Sprinkler systems for car parking and common areas.
- Addressable Fire detection and alarm systems.

U.G.SUMP

- Centralised water storage.
- Centralised automatic pumping facility with standby pumps.

STP

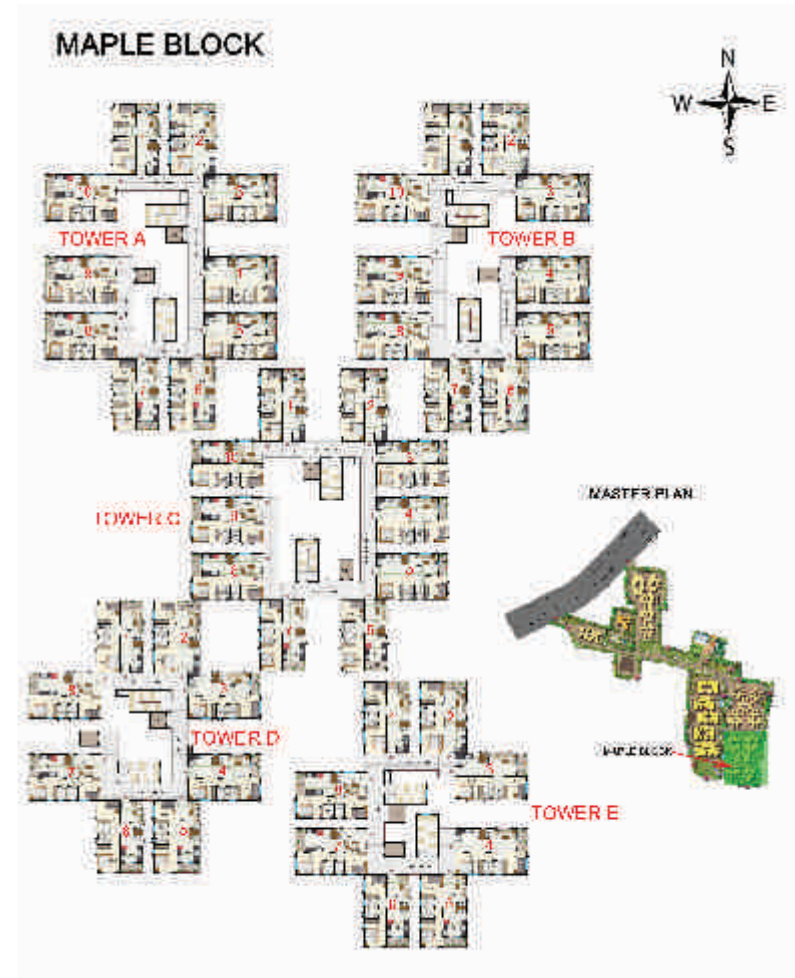
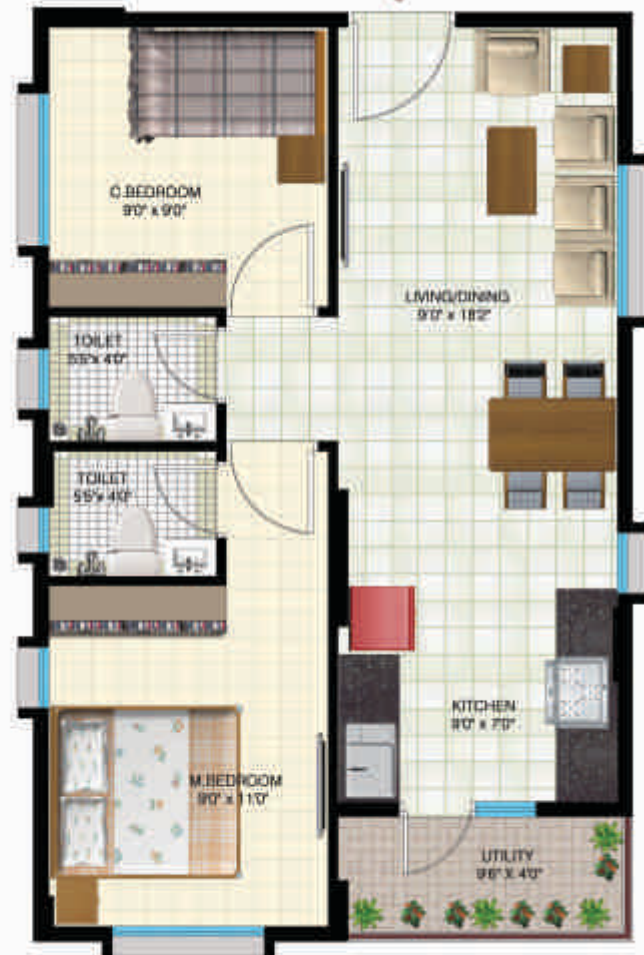
- Sewage Treatment Plant of reputed brand.
- Rainwater Harvesting
- Rain water Recharge Pits for recycling.

SECURITY

- Round-the-clock security by trained security personnel and surveillance cameras.

2BHK Floor Plan

MAPLE - NORTH FACING - 750 SFT



TOWER A, B & C - FLAT NO: 6 & FLAT NO: 7
TOWER D & E - FLAT NO: 5 & FLAT NO: 6



Ortho View

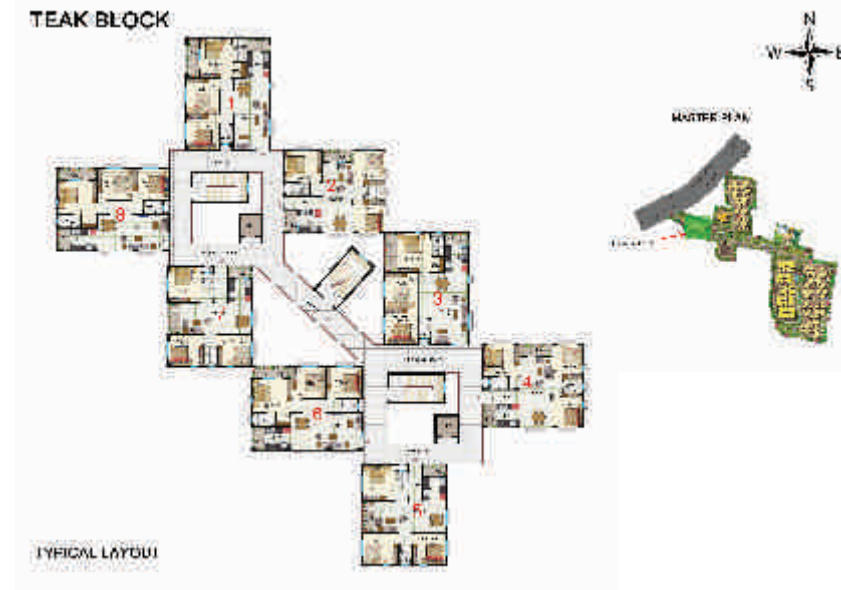


3BHK Floor Plan

TEAK - NORTH FACING - 1202 SFT



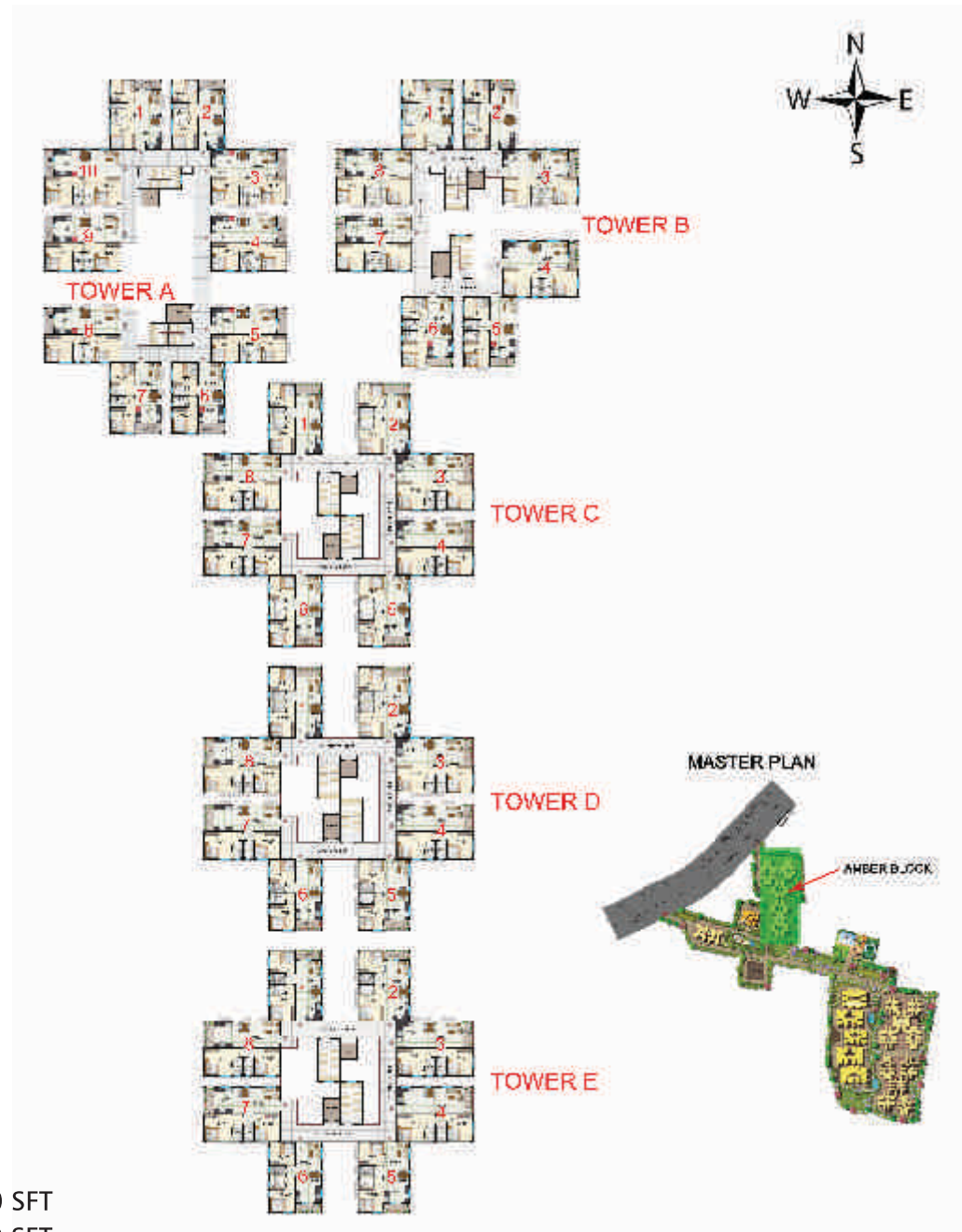
FLAT NO: 6 & FLAT NO: 8



Ortho View



AMBER BLOCK

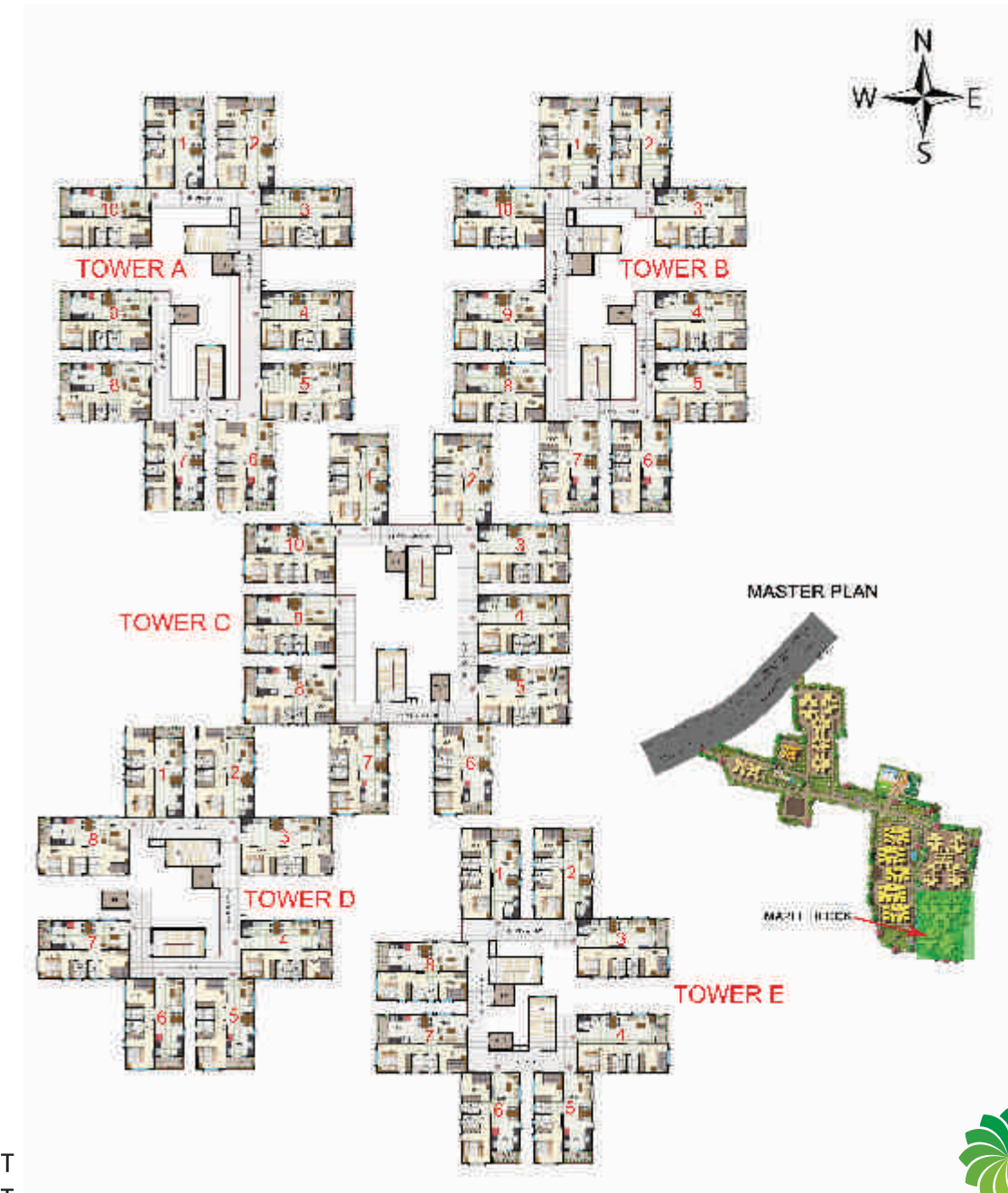


TYPICAL LAYOUT

NORTH & SOUTH UNITS - 800 SFT
EAST & WEST UNITS - 890 SFT



MAPLE BLOCK

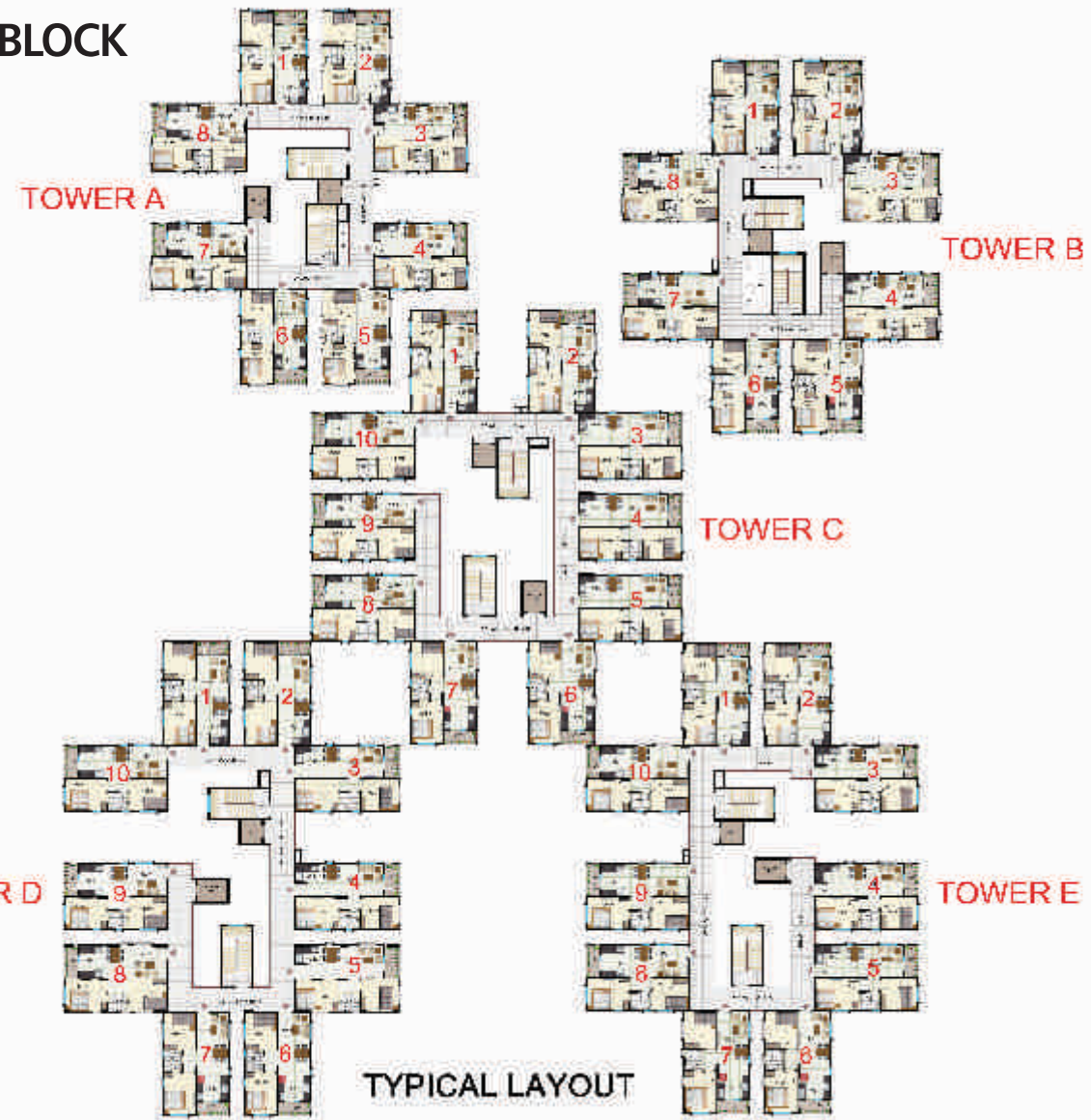


TYPICAL LAYOUT

NORTH & SOUTH UNITS - 750 SFT
EAST & WEST UNITS - 750 SFT



PINE BLOCK

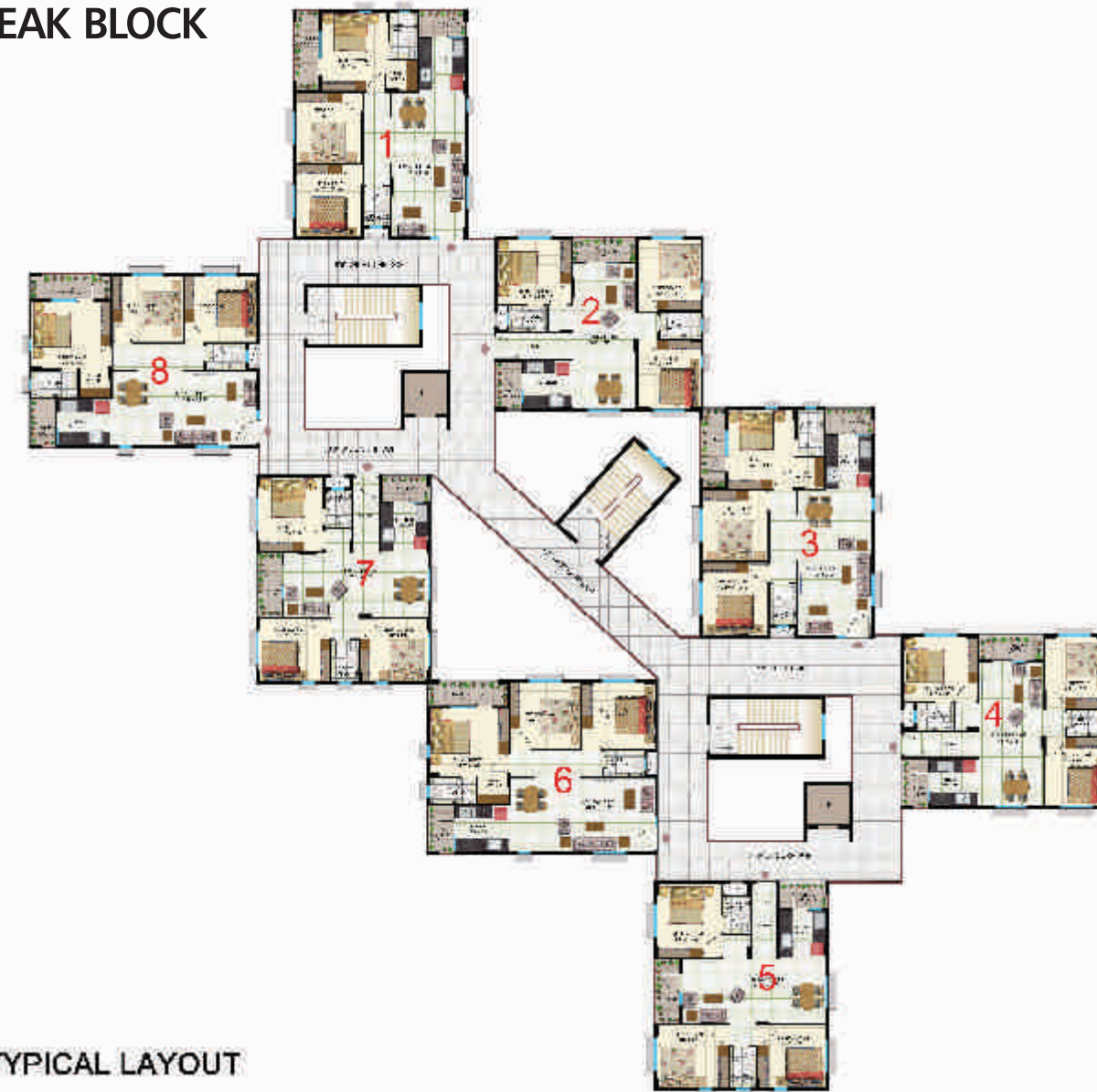


TOWER A & B
 NORTH & SOUTH UNITS - 695 SFT
 EAST & WEST UNITS - 695 SFT

TOWER C, D & E
 NORTH & SOUTH UNITS - 750 SFT
 EAST & WEST UNITS - 750 SFT



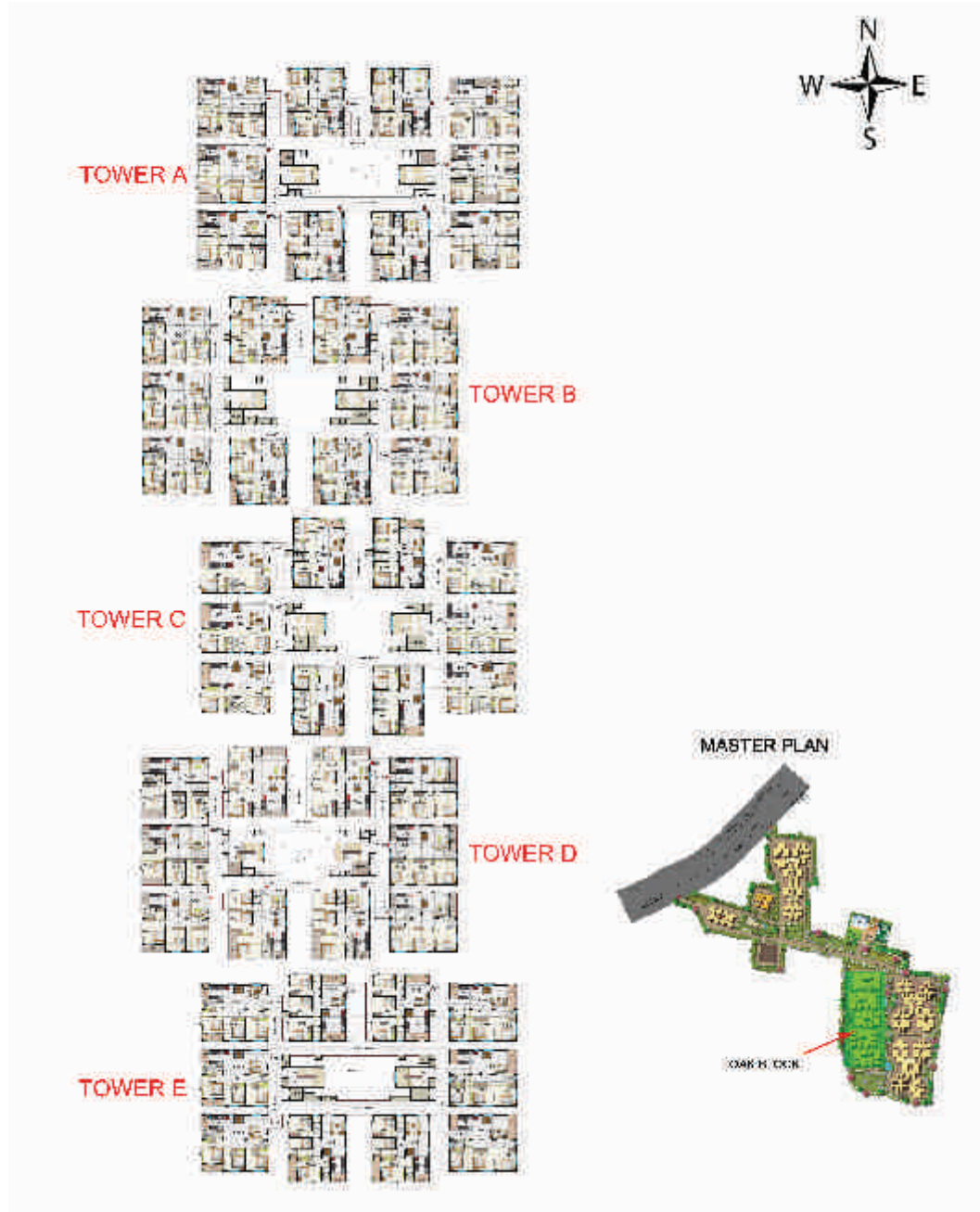
TEAK BLOCK



TEAK
 NORTH & EAST UNITS - 1202 SFT
 SOUTH & WEST UNITS - 1118 SFT



OAK BLOCK



TYPICAL LAYOUT
NORTH, EAST & WEST UNITS - 950, 1245, 1330 SFT



CEDAR BLOCK



NORTH & EAST UNITS - 870 SFT
WEST UNITS - 640 SFT



Airy Living Room



Elegant interiors for fine *living*

The doors of your home at The Greens open to a world of elegance and exclusivity. The living room is an epitome of luxury. Designed with generosity, it is airy and well-ventilated. The kitchen is designed for the convenience of a homemaker and the bedrooms are an oasis of serenity. Each room at The Greens is harmonized for a higher living and your well-being.



Elegant Master Bedroom



Open Kitchen with Dry Area



Sahakarnagar Apartment



Commercial Showroom at Queen's Road

Indya Estates

Bringing dreams to reality

Indya Estates is a young, dynamic realty group with a rich experience in developing residential and commercial properties. The unequivocal vision of the group is to provide affordable homes with a luxuriant lifestyle to everyone in India.

With this aim, Indya Estates wants to set benchmarks by providing homes that reflect quality construction, modern designs and world-class architecture.



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