



TAPAS GREEN: A BLISSFUL ABODE AT SONARPUR

AT A GLANCE ~ HIGH-END FACILITIES BUT IN MEDIAN BUDGETS

Location: Near *Future Engineering College*, Sonarpur Station Rd.



General:

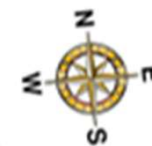
1. Presently, a ground plus six building, with a plan for one more floor, after obtaining the building plan sanction, making it a Gr. + 7 storey building having sixty-six flats.
2. The floor layouts accommodated 60% flats on the southeast side, the rest facing a natural pond within the premises, thus making all flats premium in the project.
3. The design is Indian Green Building Council certified for living comfort, lower utility bills and sustainability.
4. A financing arrangement with the State Bank of India is established to provide easy financing for purchase.

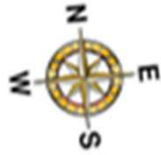
Brief Specifications:

1. *Structure:* RCC structured building on piles.
2. *Walls:* AAC blocks and fly ash bricks as required. Cement plaster and/or putty with a white primer coat.
3. *Doors:* Engineered wood door frames, flush door shutters, Godrej or similar locks, PVC doors in toilets. *Windows:* Aluminium sliding windows with lightly tinted glass to optimise natural light, ventilation, and heat, as required for green buildings. Minimal grills for safety.
4. *Flooring:* Vitrified tiles in floors, six feet high dado on bathroom walls, two feet high tiles on the kitchen table.
5. *Fittings:* Jaquar or similar CP water economic fittings. Parry or equivalent white sanitary fittings.
6. *Electrical:* Copper wiring, LED lighting in common areas.
7. *Paint:* Low VOC paints to be used.

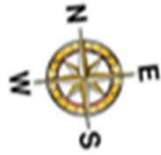
High-end amenities: The project has several facilities which are rarely offered in this price range, such as:-

1. Three lifts; two for owners and guests reaching the roof, and one dedicated to delivery and service personnel, making owners' lift access premium and hassle-free.
2. Since the terrace has lift access, activities like separate areas for toddlers and boys, adda zones for seniors, BBQ stands for young adults, etc., are planned.
3. The rest of the terrace shall be grass-covered for recreation and to protect flats below from direct heat.
4. Each flat has a sedan car parking space, thus avoiding parking congestion within the lot in future.
5. Owners may opt for a slow charging connection for EVs at extra cost, thus making the parking future-proof.
6. A few two-wheeler parking spaces at an extra cost.
7. A few bicycle stands for kids and service personnel.
8. A car park for visitors to keep the driveways uncluttered.
9. A pathway around the in-house pond, making it a cooler and secluded recreation zone, particularly for seniors.
10. Roof-top solar panels for common energy bill reduction.
11. Water and sewage treatment plants for better comfort.
12. A double-height air-conditioned community centre.
13. Community centres can be combined with the gym and playroom for special festivals, such as a *puja*.
14. A terrace with the community hall for *al fresco* service.
15. A ground-floor chamber for reservation in advance by any owner for meetings to preserve the flat's privacy.





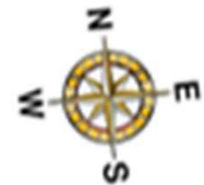
PROPOSED 1ST FLOOR PLAN



Flat Mark	Type	Charge. Area (Sq.ft)	Balcony Area (Sq. ft)
A	3BHK	1121	35.94
B	3BHK	1046	33.89
C	2BHK	907	33.57
D	3BHK	1098	33.57
E	2BHK	888	34.22
F	2BHK	890	34.22
G	2BHK	910	37.66
H	2BHK	931	36.69
I	2BHK	823	32.82
J	3BHK	1121	32.82

PROPOSED TYPICAL FLOOR PLAN





PROPOSED ROOF PLAN

