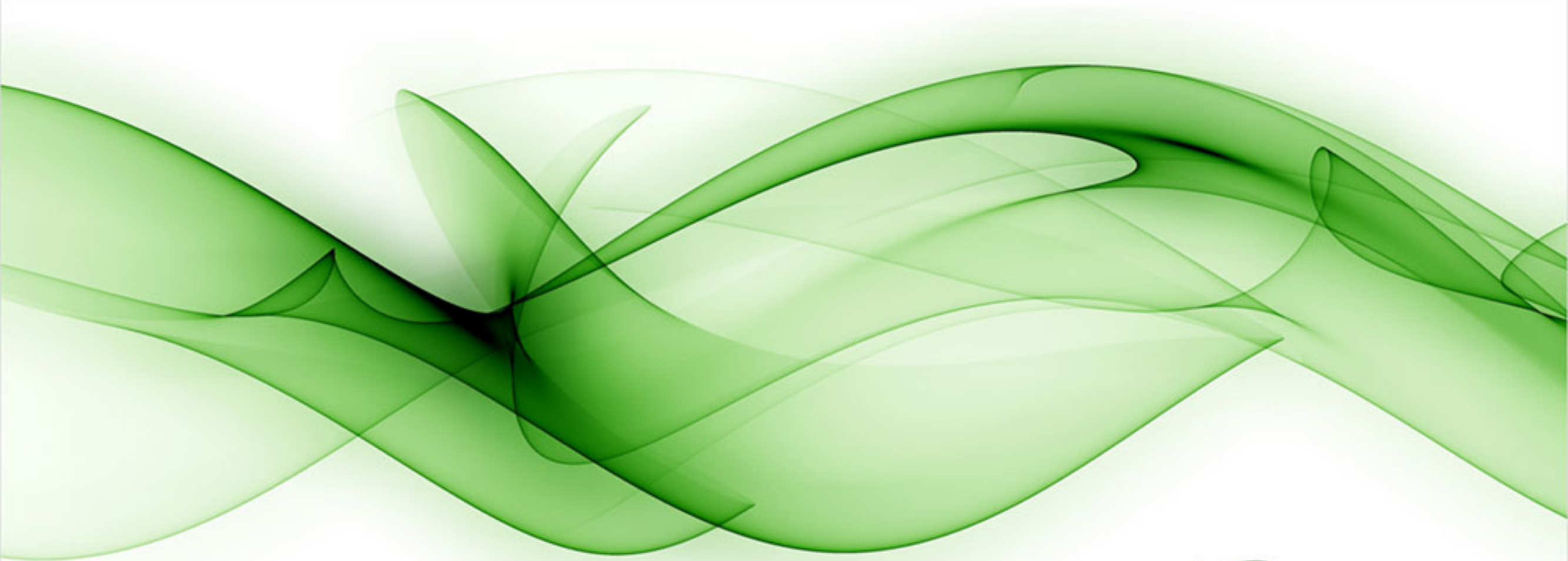


*A home of your favourite choice  
at a greener edge*



**Green**<sup>LEAF</sup>**CITY**  
COMMERCIAL & RESIDENTIAL APARTMENTS  
THOKKOTTU | MANGALORE



# Green CITY

COMMERCIAL & RESIDENTIAL APARTMENTS

Everywhere the song of green perspectives and green patch draws our attention. But when we say green it has a different connotation or to put it rightly a truly green initiative! Even the location we chose truly reflects its greenness.

Green City at Thokkottu is a combination of commercial and residential habitats. In every way they are unique and distinct either for establishments or for residential ownerships. 32 Apartments offer you an extra advantage of dimensions of space and living. Even the budget is quite suitable for middle class with proper amenities and modern fixtures for a comfortable living.

Thokkottu offers you a favourable location with its easy access to the city as well its proximity to the university and a host of medical & engineering institutions, schools and colleges. A fast developing suburban area with good shopping, ethnic local market, tourist resorts and a host of other facilities. Further an array of shops at the base and ground floors offer commercial spaces, for restaurants, for branded shops or for any other establishments of commercial value. The shops are spacious to accommodate enough merchandise or for maximum ambience to have a salutary effect on business prospects and enterprise.

HNGC BUILDERS & DEVELOPERS have promoted multi-dimensional commercial and residential zones across Mangalore. In every project a well chosen location, standard construction materials, a well planned architectural ambience helps achieve a grand combination of convenience and comforts for residents and infrastructural advantage for entrepreneurs.





# Specifications

- External painting of the building with exterior emulsion paints.
- Compound wall and Gate.
- Wooden Frames with Wooden Door for Main Entrance with Godrej Lock.
- R.C.C door Frames with good quality decorative flush door shutters for rooms and Fibrotech shutters for toilets.
- Colour Coated Aluminium window frames and steel grills.
- All types of fixtures for door and windows.
- Electrical fittings for recreation hall, common toilets, car parking and yard.
- 3KW Power provided for each apartment with single phase meter.
- Power Failure Sensing Siren.
- Overhead water tank and underground Sump Tank with required pumps.
- Automatic water level controller for overhead tank.
- Concrete Interlock Paving For Car Parking And Yard.
- Marble / Granite Flooring For The Common Areas And Staircase.
- Superior 24" X 24" Vitrified Floor Tiles For Internal Spaces Of The Apartment.
- Designed Glazed Tiles For Toilets And Kitchen (24" Above Platform).
- Granite Platform With Bull Nosing And With Granite\* / Stainless Steel\* Sink for Kitchen.



- C.P. Plumbing Fittings For Toilets And Kitchen.
- Branded Sanitary Ware (hindware\*/ Parryware\*) In All The Toilets.
- Putty Finished Acrylic Distemper Painting For Ceiling And Walls.
- Modular Electrical Switches.
- Electrical Wiring Of Reputed Brand.
- Superior Designer Locks For All Inside Doors.
- Adequate Fire Fighting Systems.

## Commercial Specifications

- ◆ 23 shops / office.
- ◆ RCC framed structure
- ◆ Laterite/Solid block masonry walls
- ◆ Fans, A.C. computer, telephone and lights point in all shops.
- ◆ Signage space for all shops above the respective entrances.
- ◆ 24/7 security, CCTV and surveillance.
- ◆ Sound proof enclosed 24/7 D.G. power backup with sub meter for common area and management system.
- ◆ Best quality floor finishes for internal and external common areas.
- ◆ Contemporary ACP cladding & glazing facade
- ◆ Located at heart of the city
- ◆ Located strategically next to city bus stand





# Green CITY

COMMERCIAL & RESIDENTIAL APARTMENTS

When dreams are designed into  
passions they amplify artistic dimensions





# TYPICAL 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> FLOOR PLAN



## AREA STATEMENT

NO.	TYPE	AREA
1	1 BHK	425.00 Sq. Ft.
2	2 BHK	840.00 Sq. Ft.
3	1 BHK	430.00 Sq. Ft.
4	3 BHK	1260.00 Sq. Ft.
5	2 BHK	1065.00 Sq. Ft.
6	3 BHK	1255.00 Sq. Ft.
7	1 BHK	700.00 Sq. Ft.
8	2 BHK	1025.00 Sq. Ft.
9	3 BHK	1320.00 Sq. Ft.





# GROUND FLOOR PLAN



Road

Ramp down to basement

19'-8"

Passage 10' wide

Passage 10' wide

9'-10"

AREA STATEMENT	
SHOP	SALABLE AREA
SHOP 1	1200.00 Sq.ft
SHOP 2	350.00 Sq.ft
SHOP 3	350.00 Sq.ft
SHOP 4	365.00 Sq.ft
SHOP 5	365.00 Sq.ft
SHOP 6	345.00 Sq.ft
SHOP 7	350.00 Sq.ft
SHOP 8	360.00 Sq.ft
SHOP 9	225.00 Sq.ft
SHOP 9-A	150.00 Sq.ft

AREA STATEMENT	
SHOP	SALABLE AREA
SHOP 10	345.00 Sq.ft
SHOP 11	355.00 Sq.ft
SHOP 12	360.00 Sq.ft
SHOP 13	390.00 Sq.ft
SHOP 14	310.00 Sq.ft
SHOP 15	330.00 Sq.ft
SHOP 16	765.00 Sq.ft
SHOP 17	450.00 Sq.ft
SHOP 18	800.00 Sq.ft



# FIRST FLOOR PLAN



AREA STATEMENT	
SHOP	SALABLE AREA
SHOP 101	1200.00 Sq.ft
SHOP 102	350.00 Sq.ft
SHOP 103	350.00 Sq.ft
SHOP 104	365.00 Sq.ft
SHOP 105	365.00 Sq.ft
SHOP 106	310.00 Sq.ft
SHOP 107	330.00 Sq.ft
SHOP 108	340.00 Sq.ft
SHOP 109	225.00 Sq.ft
SHOP 109-A	150.00 Sq.ft

AREA STATEMENT	
SHOP	SALABLE AREA
SHOP 110	325.00 Sq.ft
SHOP 111	335.00 Sq.ft
SHOP 112	340.00 Sq.ft
SHOP 113	340.00 Sq.ft
SHOP 114	325.00 Sq.ft
SHOP 115	310.00 Sq.ft
SHOP 116	765.00 Sq.ft
SHOP 117	450.00 Sq.ft
SHOP 118	800.00 Sq.ft

