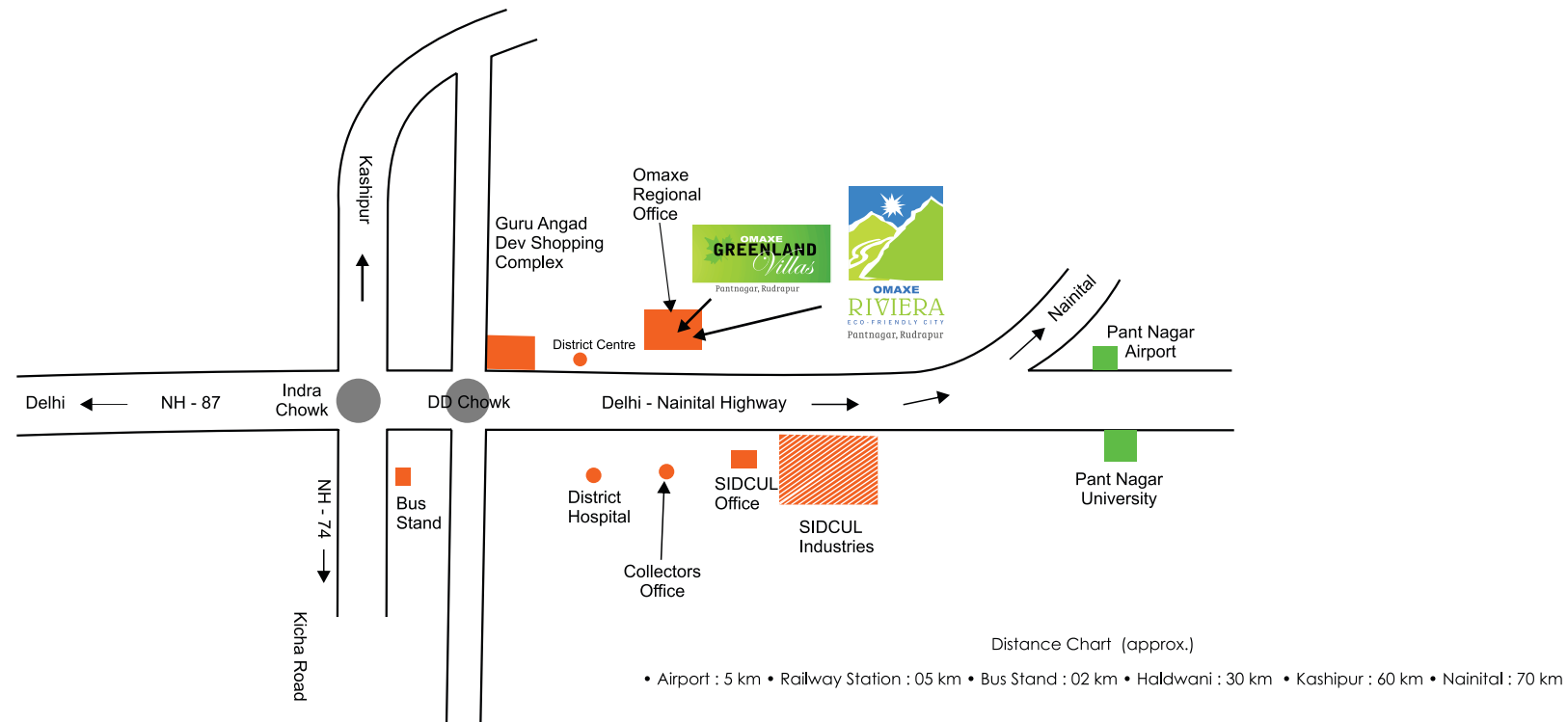


LOCATION MAP



Map not to scale

*A Lifestyle Rudrapur
has been longing for.*



Presenting



Pantnagar, Rudrapur

VILLAS APPROVED BY SIDCUL

What if you dream of a comfortable home and you get a stunning villa all yours? What if you dream of a nice lawn in it and you get a 300 acre lush garden? That's how you will find Greenland Villas, beautiful than your dreams, inside and outside. An amazing concept of lifestyle villas amidst the arresting landscapes of Rudrapur. Come here and realize.



Pantnagar, Rudrapur

If you are living in Rudrapur or around, if you feel connected to nature as strongly as you are attracted towards the comforts of metro living, Greenland Villas is the place to be. Admirably designed luxurious villas studded with all the bells and whistles of modern day living like entertainment zone, rejuvenation center and a fitness club etc., amidst the beautiful town of Rudrapur, A place that's graduating as a new commercial hub with many industrial giants showing their economic interests in its geography.

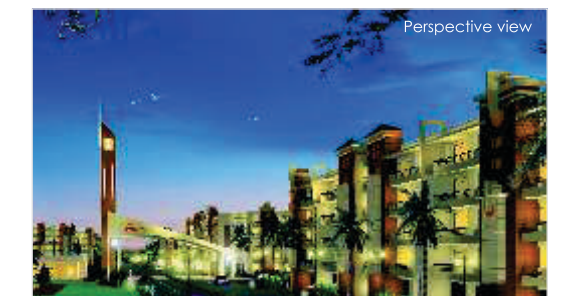
With cozy independent homes and surroundings full of rejuvenation, Greenland Villas offer you not just a lifestyle but a new life. Moreover, being strategically located on NH-87 highway, Greenland Villas also enjoy the neighborhood of the mysterious Jim Corbett National Park and the renowned Pantnagar University, making it a luxury retreat for the residents and the passers by.

Rudrapur's finest ever lifestyle at its finest address.



A fully integrated township spread over sprawling 47.8 acres of area in the serene and lush environs of Rudrapur. A contemporary lifestyle that offers luxurious living in the lap of nature through an array of options in magnificent villas and strategically designed apartments (2BR, 2BR + Study, 3BR, 3BR + Study and 4BR with service apartment) with world-class amenities.

Far enough from the hustle and bustle of the town and close enough to keep you in touch with city life and conveniences, an ideal atmosphere for your dream home.



Township Features

- Majestic view of 300 acres (approx) lush green area
- 47.8 acres complex
- Strategically located on NH-87 Highway
- In neighbourhood of industrial giants like Tata, Dabur, Britannia, Nestle, Bajaj and many more
- International class club
- Swimming pool
- Shopping mall
- Kindergarten
- Central park
- Beautiful landscape
- Near Pantnagar University
- Earthquake resistant structure
- Environment friendly water harvesting and STP plant

Plot Area: 144 sq.yd.

Built up Area - 1454 sq. ft. (Opt. 1)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

| FLOOR | PLOT AREA (SQ.YD.) | DIMENSION | BUILT UP AREA (SQ.FT.) |
|-----------|--------------------|-------------|------------------------|
| GR.FLOOR | 144 | 24'7"X52'6" | 836.0 |
| 1ST FLOOR | 144 | 24'7"X52'6" | 618.0 |

1 sq. mt. = 10.764 sq. ft.

Expandable Villa

Plot Area: 144 sq.yd.

Built up Area - 1731 sq. ft. (Opt. 2)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

| FLOOR | PLOT AREA (SQ.YD.) | DIMENSION | BUILT UP AREA (SQ.FT.) |
|-----------|--------------------|-------------|------------------------|
| GR.FLOOR | 144 | 24'7"X52'6" | 836.0 |
| 1ST FLOOR | 144 | 24'7"X52'6" | 895.0 |

1 sq. mt. = 10.764 sq. ft.

Expandable Villa

MASTER LAYOUT PLAN



= (7.5 x 16.0) = 120 SQMT. (144.0 SQYD.)
 = (10.4 x 16.0) = 165.4 SQMT. (199.0 SQMD.)
 = (13.10 x 19.38) = 253.92 SQMT. (304.0 SQMD.)
 = (13.30 x 35.32) = 469.75 SQMT. (560 SQMD.)



LEGEND

- 2 BED
- 2 BED/2BED STUDY
- 2BED/2BED STUDY/3 BED
- 2 BED(6 CLUSTER)
- 2 BED/2 BED STUDY(6 CLUSTER)
- 3 BED(1547 SQFT)
- 3 BED(1391 SQFT)
- 3 BED STUDY
- 2 BED STUDY
- 4 BED
- SERVICE APARTMENT
- CLUB
- LOCAL SHOPPING COMPLEX, MULTIPLEX RESTAURANTS
- L.I.G
- DISPENCERY
- BANK, POST OFFICE

PROPOSED GROUP HOUSING AT PANT NAGAR

Plot Area: 303 sq.yd.

Built up Area - 3029 sq. ft. (Opt. 1)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

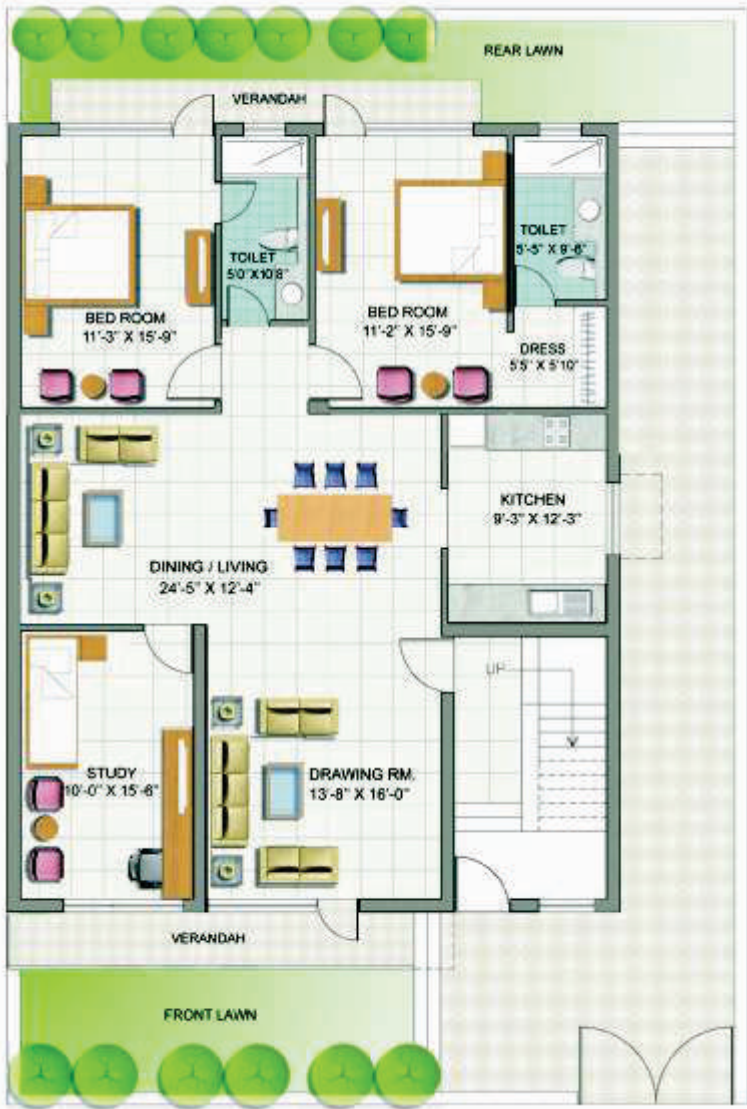
| FLOOR | PLOT AREA (SQ.YD.) | DIMENSION | BUILT UP AREA (SQ.FT.) |
|-----------|--------------------|-------------|------------------------|
| GR.FLOOR | 303 | 43'0"X63'7" | 1759.0 |
| 1ST FLOOR | 303 | 43'0"X63'7" | 1270.0 |

1 sq. mt. = 10.764 sq. ft.

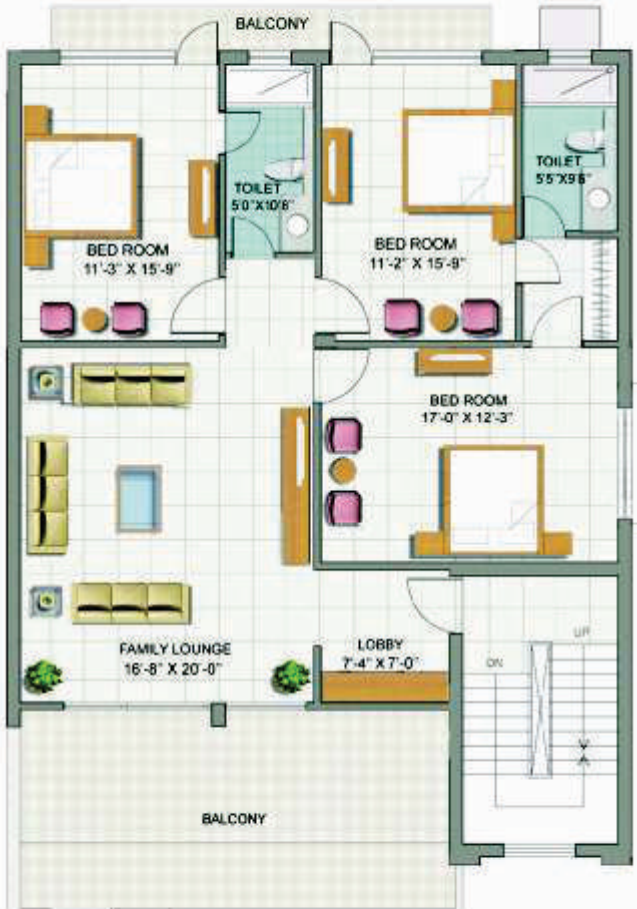
Expandable Villa

Plot Area: 303 sq.yd.

Built up Area - 3563 sq. ft. (Opt. 2)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

| FLOOR | PLOT AREA (SQ.YD.) | DIMENSION | BUILT UP AREA (SQ.FT.) |
|-----------|--------------------|-------------|------------------------|
| GR.FLOOR | 303 | 43'0"X63'7" | 1759.0 |
| 1ST FLOOR | 303 | 43'0"X63'7" | 1804.0 |

1 sq. mt. = 10.764 sq. ft.

Expandable Villa

SPECIFICATIONS OF FINISHED VILLA AT OMAXE RIVIERA, RUDRAPUR

| | |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Structure | : Semi Load Bearing / RCC Frame Work. |
| External Finish | : Plain Texture on main building, Snowcem on boundary wall. |
| Flooring | : Vitrified Tiles in Living / Dining / Bed Rooms, Wooden Flooring in Master Bed Room, Ceramic tile flooring in toilets and Granite Platform with modular kitchen. Dado in ceramic tile upto 7 Ft. height in toilets. |
| Staircase | : Udaipur Green / White Marble. |
| Doors | : Plain Flush door shutters / Plywood Doors. |
| Windows | : Hardwood / Aluminium Glass shutters will be provided Provision for wire mesh shutter, |
| Toilet Fittings | : White Plain washbasin, EWC(Hindware), Towel Rail. |
| Paint | : Pleasing Shades of OBD on walls and ceilings. POP on all walls. |
| Electrical | : Concealed Copper wiring, telephone / cable points in all rooms. |
| CP Fittings | : Bib Cocks in bathing portion. Branded Fittings. Pillar cock in washbasin. |
| PVC Water Tank | : 1000 Ltr. capacity. |

Note :
This Brochure is purely conceptual and is not a legal offering. Further, the Promoters / Architects reserve the right to add/delete any details / specifications / elevations mentioned, if so warranted by the circumstances. Some visuals shown are artistic impressions and not actual. All designs, perspectives, layouts, plans etc. are indicative and are subject to change. Conditions Apply.

