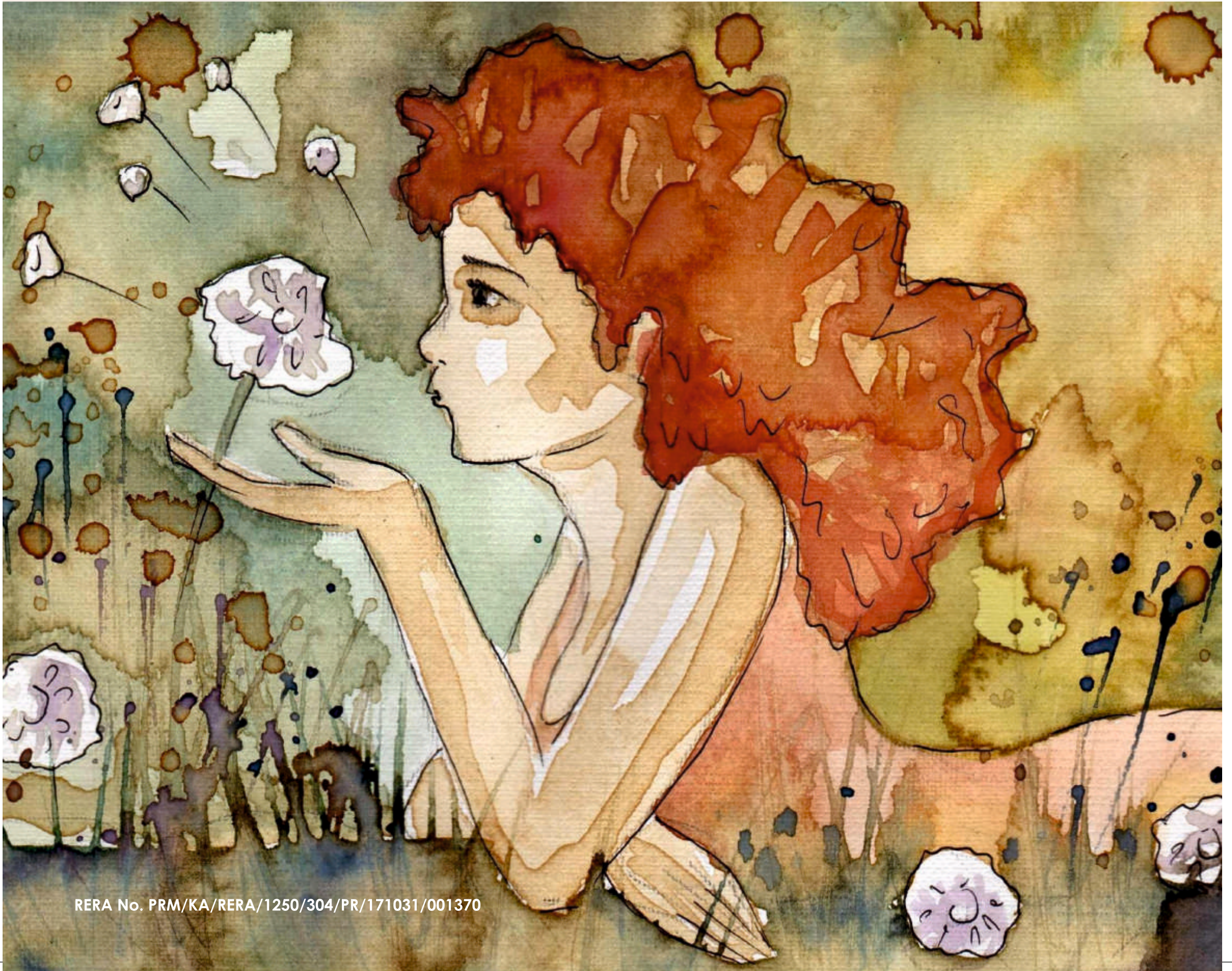


NCC
Urban

Green Province
Live your dreams

Luxurious Villas Sarjapur Main Road




RERA No. PRM/KA/RERA/1250/304/PR/171031/001370

A vibrant tropical garden scene. In the foreground, several tall palm trees with green fronds stand prominently. A winding stone path leads through a well-manicured lawn. To the right, a wooden gazebo with a thatched roof is visible. The background is filled with more palm trees and lush greenery under a bright, sunny sky. The overall atmosphere is peaceful and idyllic.

FEEL THE BREEZE.
SMELL THE FLOWERS.
HEAR BIRDS CHIRPING.
AND THAT'S YOUR LIFE AT

Green Province
Live your dreams



Far within the depths of your soul is a place you happily recede to.
Away from the stresses of the everyday and the snarl of the city.
It's that realm of relaxation, that pasture of pleasure,
That sanctum of serenity that we recreate for you at *Green Province*
A place where you can bring your imagination alive, and live your dreams.

Bengaluru - The IT Destination

Bengaluru is India's third-most populous city and fifth-most populous urban agglomeration.

Bengaluru is well-known as the hub of India's information technology sector.

The IT infrastructure of Bengaluru is amazing and world class. Bengaluru has retained its position among the

top eight global outsourcing destinations for the fourth consecutive year. Recent surveys have ranked

Bengaluru as India's top city for investing. Software exports from Bengaluru has been very impressive every year.

The city is amongst the top 10 preferred entrepreneurial locations in the world.

Bengaluru's IT industry is divided into three main clusters — Software Technology Parks of India (STPI);

International Tech Park, Bengaluru (ITPB); and Electronics City. Infosys and Wipro, India's third and fourth

largest software companies are headquartered in Bengaluru, as are many of the global corporations.

In a way, we can say Bengaluru is a conglomeration of many IT companies, most of them being the largest in India

and also in the world. A few examples are - TCS, Accenture, IBM, Cisco, HP, Dell etc.

The marvelous infrastructure and quality education, plus the technological flair of young people have encouraged

many MNCs to make Bengaluru their primary hub. The Constant improvement in the field of education

and infrastructure too have played a pivotal role in boosting the economy of the city on a global scale.

LOCATION MAP



SARJAPUR - LOCATION ADVANTAGES

Sarjapur is one of Bengaluru 's fastest developing suburbs. Numerous advantages make it a most promising proposition.

- Access to the Growth Corridor IT/ITES Hubs of Bangalore Electronic City Whitefield, Marathahalli Ring Road
- It is close to developed and sought-after areas like HSR Layout and Koramangala
- Close to Wipro Corporate Office
- Strategically located around IT Hubs
- Close to the proposed Azim Premji University
- 300 acres Infosys Campus proposed at Sarjapur
- Signal-free corridor from Hebbal to Silk Board Jn. Smooth traffic and improved connectivity.
- Closed to proposed PRR (Peripheral Ring Road)

Daily Convenience / Malls

Every necessity is within easy reach, making it a comfort zone.

- Total Mall
- Forum Value Mall
- Hyper City
- Nilgiris
- Spencer Hyper Market

Health Care

- Narayan Hrudayalaya
- Sakra World Hospital
- St. Johns Hospital
- VIMS Hospital
- Sri SatyaSai Hospital
- Vaidehi Institute of Medical Science
- Columbia Asia

Educational Institutes

- Delhi Public School
- Indus International School
- Inventure Academy
- St. Peters School
- Primus Public School
- Green Wood School
- The International School Bengaluru, TISB
- People's Education Society
- Mata Amrutamayai Engineering College
- Sports Academy-SPT Sports Academy, SPT Football Academy, SPT Charu Sharma Cricket Academy, J Arun Kumar Cricket Academy, Decathlon India

SPECIFICATIONS

STRUCTURE:

- RCC Framed Structure
- Solid Concrete Block masonry for walls

FLOORINGS:

- Italian Marble for GF Living, Dining, Staircase and Granite for Entrance area.
- 800 x 800mm Vitrified floor for GF Bedroom, Kitchen, First Floor family, and Kids bed room .
- Laminated Wooden Flooring for Master bed room, Home theater/Gym.

KITCHEN:

- Granite worktop / solid surface worktop.
- Sink Mixer of Grohe / Jaguar / Kohler or equivalent quality.
- Provision for water purifier.
- Single bowl SS sink with drain board in the utility and single bowl SS sink without drain board in the kitchen with single lever spout.

MASTER BEDROOM TOILET:

- Italian Marble finish designer ceramic wall tiles and floor tiles of Kajaria/Somany or equivalent.
- Granite counter for wash basin.
- Wall hung water closet with cistern of Roca / Kohler / TOTO or equivalent make.
- CP fixtures of Grohe Jaguar/Kohler/ToTo equivalent make.

OTHER BEDROOM TOILET:

- Designer ceramic tiles for walls and floor of Kajaria / Somany or equivalent make.
- Granite top for wash basin.
- Wall-hung water closet with cistern of Roca / Kohler / TOTO or equivalent make.
- CP fixtures of Grohe or equivalent make.

TV & BROAD BAND CONNECTION

- TV and telephone points in the living, dining and all bedrooms.

OPEN TERRACE, BALCONIES AND TERRACE DECK.

- Anti – skid ceramic flooring on open terraces and balconies Doors.

DOORS/WINDOWS/VENTILATORS:

- Single leaf solid teak wood door frame with teak wood planks shutter for main door.
- Single leaf solid teak wood door frame with shutter in veneer finish for bed room doors.
- Single leaf solid teak wood door frame with shutter in one side veneer finish and inside laminate for toilet room doors
- Single leaf solid teak wood door frame with shutter in laminate finish for utility.
- Upvc –Casement door in second floor front balcony.
- Sliding UPVC frames and shutters with mosquito mesh for all windows.

PAINTING/WALL FINISH:

- Acrylic emulsion paint on all internal walls and ceilings.
- Texture paint on external walls.

ELECTRICAL:

- EB Connected power of 8 KW (60X40) and 10 KW(40X75 & 50X80).
- 100% DG Back-up.

ADDITIONAL FEATURES:

- Video Door Phone System.
- Solar water heater for every villa.
- CCTV Surveillance
- Solar Lighting

Twenty-two acres of sprawling verdant surrounds, and ensconced in this lush landscape, neatly tucked away Villas that hold the key to your dreams. Sprawling living spaces in 3 and 4 bedroom formats, ranging from 2750 sq.ft. onwards - where every member of the family can create their own domain and let their thoughts flow freely, turning into reality.





Club House Amenities

Indoor Badminton Court • Gymnasium • Indoor Games-Billiards, Pool table,
Table Tennis, Carrom • Spa • Meditation Room • Yoga/Aerobics Room.

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MASTER PLAN

LEGEND-AMENITIES

1. Project entry/exit court
2. Signature water feature
3. Commercial complex
4. Security entrance arch
5. Park-1 with informal seating, water feature, sculpture court & nature trail
6. Park-2 sculpture court
7. Park-2 informal seating court
8. Park-2 interactive water feature
9. Visitor's parking and nature park
10. Club house entry court with sculpture & water feature
11. Pool deck area with main pool, kid's pool, pergola covered lounge deck & informal seating
12. Pool party deck area with pergola covered & informal seating
13. Barbeque area with extended party lawn
14. Central park typical entry
15. Water splash park
16. Informal seating plaza
17. Sculpture court with water feature & island planting
18. Multi-purpose play ground with pergola covered & informal seating
19. Toddler's play area with integrated play equipment
20. Children's play area with integrated play equipment
21. Tennis court
22. Basketball court
23. Skating rink
24. Jogging track
25. Amphitheater
26. Elder's plaza
27. Multipurpose hall

LEGEND-PLOTS

- | | | | |
|---|-----------------|---|-----------------|
|  | 50' x 80' plots |  | 40' x 75' plots |
|  | 40' x 60' plots |  | Odd size plots |



Green Province East Facing 40x60



Plot Area : 2400 Sft

Built up Area

Ground Floor : 1300 Sft

First Floor : 1258 Sft

Second Floor : 637 Sft

Total BUA : 3,194 Sft



Ground Floor Plan

Floor Plans



First Floor Plan



Second Floor Plan

Green Province West Facing 40x60



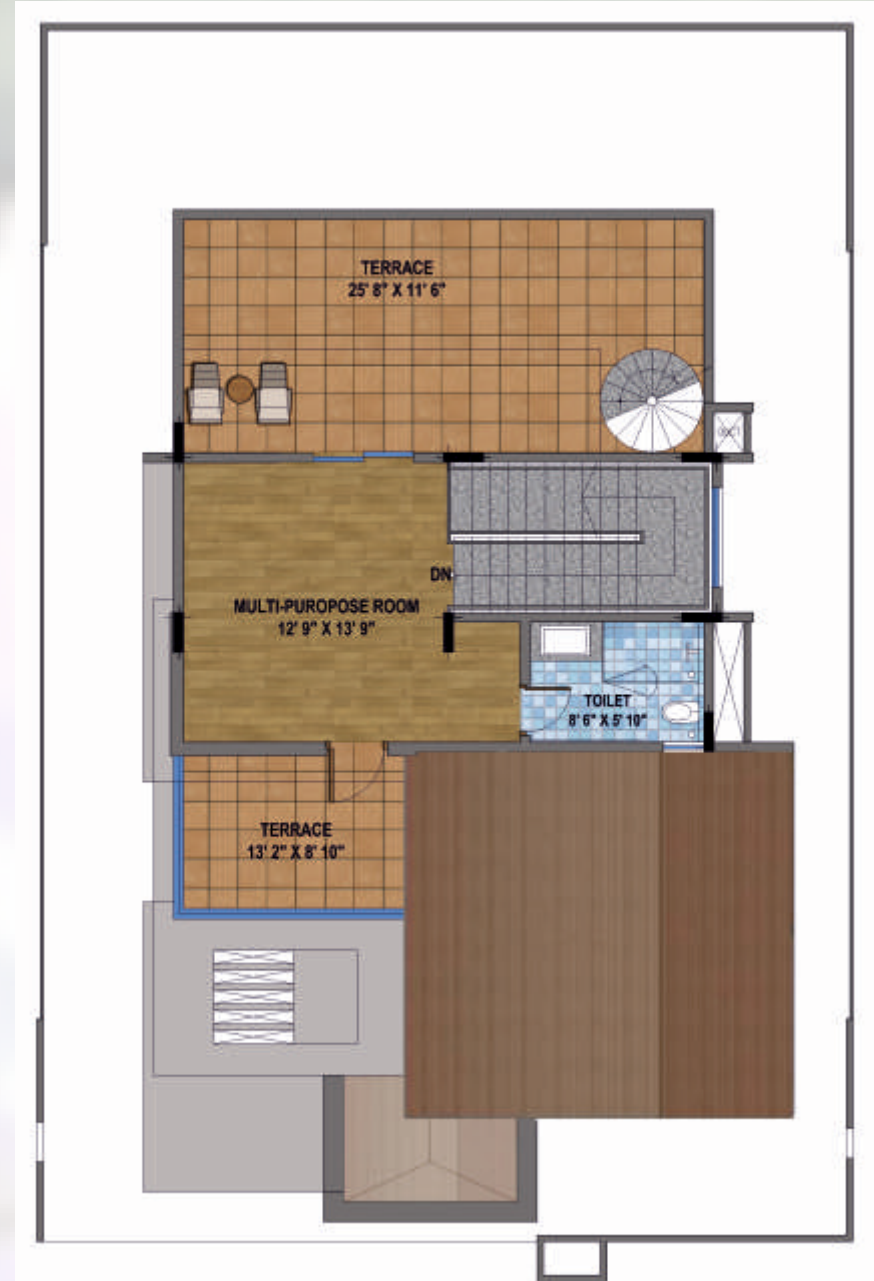
Plot Area	:	2400 Sft
Built up Area		
Ground Floor	:	1186 Sft
First Floor	:	1174 Sft
Second Floor	:	397 Sft
Total BUA	:	2757 Sft

Ground Floor Plan

Floor Plans



First Floor Plan



Second Floor Plan

Green Province East Facing 40x75



Plot Area	:	3000 Sft
Built up Area		
Ground Floor	:	1627 Sft
First Floor	:	1404 Sft
Second Floor	:	815 Sft
Total BUA	:	3846 Sft



Ground Floor Plan

Floor Plans



First Floor Plan



Second Floor Plan

Green Province West Facing 40x75



Plot Area	:	3000 Sft
Built up Area		
Ground Floor	:	1504 Sft
First Floor	:	1368 Sft
Second Floor	:	436 Sft
Total BUA	:	3309 Sft



Ground Floor Plan

Floor Plans



First Floor Plan



Second Floor Plan

Green Province East Facing 50x80



Plot Area	:	4000 Sft
Built up Area		
Ground Floor	:	2211 Sft
First Floor	:	1728 Sft
Second Floor	:	1022 Sft
Total BUA	:	4961 Sft



Ground Floor Plan

Floor Plans



First Floor Plan



Second Floor Plan

Green Province West Facing 50x80



Plot Area	:	4000 Sft
Built up Area		
Ground Floor	:	2012 Sft
First Floor	:	1806 Sft
Second Floor	:	574 Sft
Total BUA	:	4391 Sft



Ground Floor Plan

Floor Plans



First Floor Plan



Second Floor Plan



LOOK AROUND THE
Green Province



NCC URBAN



THE DEVELOPER & ITS GROWING TRUST



5200+
Happy Customers

8.7 million sft
built-up area delivered

5.3 million Sft.
Under Construction

Set to deliver 8.5 million sft.
of built up area

NCC Urban

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(SUBSIDIARY OF NCC LTD.)

AN ISO 9001, ISO 14001, OHSAS 18001 Company

CIN: U45200TG2005PLC048375

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Hyderabad – 500 081

Member
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Hyderabad - Bangalore - Chennai - Kochi - Guntur - Ranchi

www.nccurban.com

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