

RERA NO. PRM/KA/RERA/1251/309/PR/110823/006142

Made to add life to moments





2 & 3 @ CHOKKANAHALLI, BANGALORE



# Feel welcomed every single day

Homes and communities you'll come across many, but when you feel belonged and awaited is when you call a place, home. Quite the kind of feeling this place will bestow you with. With several apartments, here's a residential property that's poised to be home to innumerable families. When you are enveloped lovingly by folks like you, it's quite natural that a place feels warm and complete for life. Explore the community we just introduced you to. We call it Tetragrand's Green Essence, where you'll feel welcomed, every day.



40 FLATS

4
FLOORS + BASEMENT







3D VIEWS

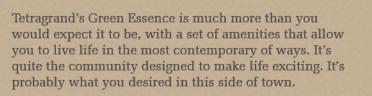






FLAT NO. 1

Live life to the utmost













Tetragrand's Green Essence brings to you homes in several dimensions with 10 apartments on each floor of the four-storied community it has been architected to be. Depending on the family size and budget, one is free to pick their kind of home.



### TYPICAL FLOOR PLAN





ROAD





### **AMENITIES**

- Children's Play Area Indoor Games
- Gymnasium
- Snooker Room
- Yoga / Meditation Room
- Multipurpose Hall
- Swimming Pool
- Senior Citizens Area

# FEATURES

- Video Surveillance
- Solar-heated Water
- Power Back-up
- Softener for Borewell
- Individual Flats
- Excellent Ventilation
- Design as per Vaasthu

- Strategic Location
- 24 x 7 Security
- 24-hour Water Supply
- Ample Car Parking
- Premium Quality Construction
- Lift
- Rain Water Harvesting







R.C.C. framed structure with M-25 & 20 Grade concrete, Fe 500 Grade TMT steel.

**ELECTRICALS** 

Concealed copper wiring of Anchor or Havel's make with branded modular switches or equivalent.

PLUMBING

Ashirwad / Astral Flow Guard CPVC Plumbing System.

WALLS

External walls with 6" solid cement blocks. Internal walls with 4" solid cement blocks.

**PAINTING** 

Interior: Plastic emulsion over putty for internal walls, polish for main door, enamel paint for other doors and steel grills. Exterior: Acrylic emulsion paint. Textured / cladding surfaces in selective places.

LIFT

Automatic 6-passenger lifts of Kone or reputed make.

PLASTERING

External walls with double-coat sponge finish. Internal walls smoothly plastered with lime rendering.

DOORS & WINDOWS

Teakwood door frame for main door and designer moulded BST shutters with brass fittings.

All internal doors in sal wood frames with designer moulded skin shutters with powder-coated aluminum fittings. Windows: UPVC powder-coated 3-track windows with safety grills and mosquito mesh.

SPECIFICATIONS

COMMUNICATION

Individual telephone and TV points in living rooms and all bedrooms.

INTERCOM Amongst all flats and security cabin.

**KITCHEN** 

Kitchen platform with 20 MM granite top and stainless steel sink. Glazed tiles dado up to 2' height above platform.

**FLOORING** 

24" X 24" vitrified tiles with 4" skirting of reputed brand for hall, dining, kitchen and bedrooms. 12"x12" ceramic tile flooring for balconies and utility.

WATER SUPPLY Adequate usage water supply

through borewell treated with water Softener. BWSSB / Cauvery water (drinking water) connection in kitchen only (subject to availability in the area).

GENERATOR

Standby generator for lifts, motor pumps and common areas with 1 K.V.A. back-up for each flat.

COMMON AREAS

Granite flooring for common areas and staircase. M.S railings for staircase.







# Creating homes where there's progress

Tetragrand's Green Essence is a creation of "Tetragrand Constructions", a real estate entity that is aspiring to create a niche for itself in classy and affordable housing. As a philosophy, we make homes in locations that are potentially the fastest growing. Come experience the kind of life we bring to you.



## LOCATION MAP (Not to scale)

### White Pearl Yelahanka Junction Convention Centre Kogilu Main Road BELLAHALLI ELAHANKA Seshadripuran First Grade College The Leela Palace The Galleria Mall CMA PALACE Convention & Wedding Hall THIRUMENAHALLI Allalasandra Lake KNS Institute Of Technology Samprasiddhi Sports Estadio Jakkur Lake EBISU NR Windgates PPS ŠKODA ESSENCE VIBGY OR School Road VIBGYOR High School JAKKURU Bangalore Sofia Public Government Flying Training School KV Jairam Road Rashtrotthana Vidya Kendra Prolife Multi-Speciality Hospital Rachenahalli Lake Aster (CMI Hospital (1) Esteem Mall Hebbal Lake Nagavara Lake Elements Malle BWSSB Water m Hebbal Police Station Bangalore Baptist Hospital HEBBAL SCAN FOR LOCATION **NAGAWARA**

## COMPLETED PROJECTS



Green Aspire



Green Avenue Green Elegance



Green Apple

Green Elite





Green Admire

Green Planet



Green Aspire Apartment, B Block, Flat No:006, Ground Floor, Chokkanahalli, Bangalore-560064

Mobile: 9900 198 549, 9848 188 229

email: tetragrand@gmail.com www.tetragrand.com

#### Structural Consultants



S-104 Athreya, NV Reddy Layout Battarahalli, Bengaluru

