



Day View

Share new joys. Live your passion.
Your new life begins at groovy woodz.



Night View



MASTER PLAN



DTCP Approved No: 28/2012

Life Style Amenities



Swimming Pool



Club house



Indoor Games



Gym



Landscaping



Meditation Room



Convenio Store



Saloon / Parlor

- Adequate water supply
- Rain water harvesting
- Landscaped Garden
- Voice data & video connectivity
- Storm water drains
- Overhead water tank with capacity of underground sump size.
- Wide arterial roads
- Sewage treatment plant
- Ultra modern club house with swimming pool, gymnasium, multipurpose hall & more.

Specifications

Sub Structure : Pile, Pile Cap, Plinth Beam Columns.

Super Structure: R.C.C. Columns Roof Beams Clear 10'0" from FFL to ceiling Top Roofing by R.C.C.

Basement : 2'6" From EGL Filling with Soil other than Beach Sand.

Walls : All outer walls are with Solid Blocks 8" thickness. All Inner walls are at 4" in Solid Blocks.

Doors : Main entrance door will be of an excellent first quality teak wood frame with panel doors. Bedroom will flush doors embedded with teak wood design beadings frame with panelled skin shutters of door. Bathrooms will be Laminated Flush doors.

Painting : Ceiling - Plastic Emulsion
Walls Inner - Plastic Emulsion with double coats of putty work
Walls Outer - Exterior Emulsion Enamel
Painting for Back
Grills - Enamel Painting
Other Wood Work - As per Recommendation.

Flooring : Hall - Full body vitrified
Bed Room - Marbonite
Master Bed Room - Full body vitrified
Kitchen Platform - Granite with SS Sink

Wall Tiling : For All Baths upto 7' ht - 12" x 18" Tiles
Flooring for All Bths - 12" x 12" Antiskid Tiles
For Kitchen platform - Galaxy Block Granite
Bath Room Counters - Block Granite

Plumbing : All plumbing lines are pressure tested. All water supply lines are of CPVC / GI of reputed make. Sewer lines will be made of PVC

Electrical : Piping - ISI Conduits
Wires - ISI Branded Wires will be used
Distribution - 3 Phase 3DB
Air Conditioner - All Bed Rooms (Provision)
Water Heater - In all Bathroom (Provision)

Pest Control : All structural members which has contact between earth will be protect from termites and other insects all wooden members also will be given anti-termite treatment.





Groovy Woodz - Price List

S.No	Type	VILLA NO	Plot Area (Sq.ft)	Format	Super built up area (Sq.ft)	All Inclusive Sale Price (AISP) @ Rs.5299/- Per Sq.ft.	Total Sale Price (TSP)	Service Tax (ST) @ 3.71% on TSP	Total Registration charges
1	A	6	2543	3 BHK	3469	5299	18382231	681981	508600
2	A	7	1500	3 BHK	2354	5299	12473846	462780	300000
3	B	8	1879	4 BHK	2791	5299	14789509	548691	375800
4	B	9	1949	4 BHK	2832	5299	15006768	556751	389800
5	B	10	2024	4 BHK	2949	5299	15626751	579753	404800
6	B	11	2101	4 BHK	3030	5299	16055970	595677	420200
7	B	13	2201	4 BHK	3240	5299	17168760	636961	440200
8	B	14	2223	4 BHK	3276	5299	17359524	644038	444600
9	B	15	2239	4 BHK	3314	5299	17560886	651509	447800
10	B	16	2273	4 BHK	3341	5299	17703959	656817	454600
11	B	17	2301	4 BHK	3299	5299	17481401	648560	460200
12	B	18	2331	4 BHK	3447	5299	18265653	677656	466200
13	B	20	2441	4 BHK	3570	5299	18917430	701837	488200
14	B	22	1800	4 BHK	2779	5299	14725921	546332	360000
15	B	29	1800	4 BHK	2910	5299	15420090	572085	360000
16	B	30	1800	4 BHK	2867	5299	15192233	563632	360000
17	B	31	1800	4 BHK	2832	5299	15006768	556751	360000
18	B	32	1800	4 BHK	2799	5299	14831901	550264	360000
19	B	33	1800	4 BHK	2789	5299	14778911	548298	360000
20	B	34	1800	4 BHK	2789	5299	14778911	548298	360000
21	B	35	1800	4 BHK	2789	5299	14778911	548298	360000
22	B	36	1800	4 BHK	2791	5299	14789509	548691	360000
23	B	37	1800	4 BHK	2842	5299	15059758	558717	360000
24	B	38	1800	4 BHK	2886	5299	15292914	567367	360000
25	B	39	1800	4 BHK	2956	5299	15663844	581129	360000
26	B	40	1800	4 BHK	3017	5299	15987083	593121	360000
27	B	41	1834	4 BHK	2800	5299	14837200	550460	366800
28	B	42	1860	4 BHK	2895	5299	15340605	569136	372000
29	A	43	1500	3 BHK	2402	5299	12728198	472216	300000
30	B	55	1800	4 BHK	2779	5299	14725921	546332	360000
31	B	56	1800	4 BHK	2779	5299	14725921	546332	360000
32	B	57	1800	4 BHK	2779	5299	14725921	546338	360000
33	B	58	1800	4 BHK	2779	5299	14725921	546332	360000
34	B	77	2027	4 BHK	2899	5299	15361801	569929	405400
35	B	78	2058	4 BHK	3007	5299	15934093	591155	411600
36	B	86	2027	4 BHK	2897	5299	15351203	569530	405400
37	B	87	2018	4 BHK	2846	5299	15080954	559503	403600
38	A	91	1760	3 BHK	2544	5299	13480656	500132	352000
39	B	93	1800	4 BHK	2713	5299	14376187	533357	360000
40	B	94	1800	4 BHK	2713	5299	14376187	533357	360000

VAT 1% Extra



Shri Janani Homes (P) Ltd.



VIP Housing and Properties



Groovy Woodz - Area Statement

S.NO	Plot No.	Villa No.	Plot Area		Saleable Area
			In Site	Approved	
1	6	6	2543	2543	3469
2	7	7	1500	1500	2354
3	8	8	1879	1879	2791
4	9	9	1949	1949	2832
5	10	10	2024	2024	2949
6	11	11	2101	2101	3030
7	13	13	2201	2201	3240
8	14	14	2223	2223	3276
9	15	15	2239	2239	3314
10	16	16	2273	2273	3341
11	17	17	2301	2301	3299
12	18	18	2331	2331	3447
13	20	20	2441	2441	3570
14	22	22	1800	1800	2779
15	29	29	1948	1800	2910
16	30	30	1923	1800	2867
17	31	31	1895	1800	2832
18	32	32	1870	1800	2799
19	33	33	1840	1800	2789
20	34	34	1840	1800	2789
21	35	35	1840	1800	2789
22	36	36	1851	1800	2791
23	37	37	1883	1800	2842
24	38	38	1927	1800	2886
25	39	39	1978	1800	2956
26	40	40	2023	1800	3017
27	41	41	1834	1834	2800
28	42	42	1867	1860	2895
29	43	43	1500	1500	2402
30	55	55	1800	1800	2779
31	56	56	1800	1800	2779
32	57	57	1800	1800	2779
33	58	58	1800	1800	2779
34	75,76,77	77	2027	2027	2899
35	78,79,80	78	2058	2058	3007
36	84,85,86	86	2027	2027	2897
37	87,88,89	87	2018	2018	2846
38	90,91,92	91	1760	1760	2544
39	S1-A	93	1881	1800	2713
40	S1-B	94	2004	1800	2713