

EARTHCON
concerned living

Earthcon Developers Pvt. Ltd.
Corporate Office : B-11, Sector-1, Noida 201 301, U.P.
P : 0120 - 4773400-21 | F : 0120 - 4773401
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Renew Your Spirit



RAJPUR GREENS

*Welcome to
Rajpur Greens*





ESCAPE TO THE NATURE



Imagine a home surrounded by orchards & gardens, mountain peaks, valleys, lake, and rich vegetation. Located amidst gorgeously green lap of mother nature on Rajpur Road - Dehradun.

Welcome to Rajpur Greens.

Rajpur Greens offers you luxury apartments which have been designed to cater to unique tastes. So that, you enjoy the beauty of nature, fragrance of flowers, aroma of earth, the humming baritone of birds, the stunning sunrise & sunset, the spectacular rain, vast green turf, wide-trunk trees and a home filled with ultra modern luxury.





YOUR LIFESTYLE EDGE



The clear and simple architecture of the apartments allows the green landscape to dominate the surroundings. Big outdoor spaces will give the people the possibility to enjoy the nature to the maximum.

The organization of the apartments are very particular, bedrooms have a comfortable size to give maximum flexibility while the living room is big enough for reverberating pleasure.





YOUR INNER SPACE

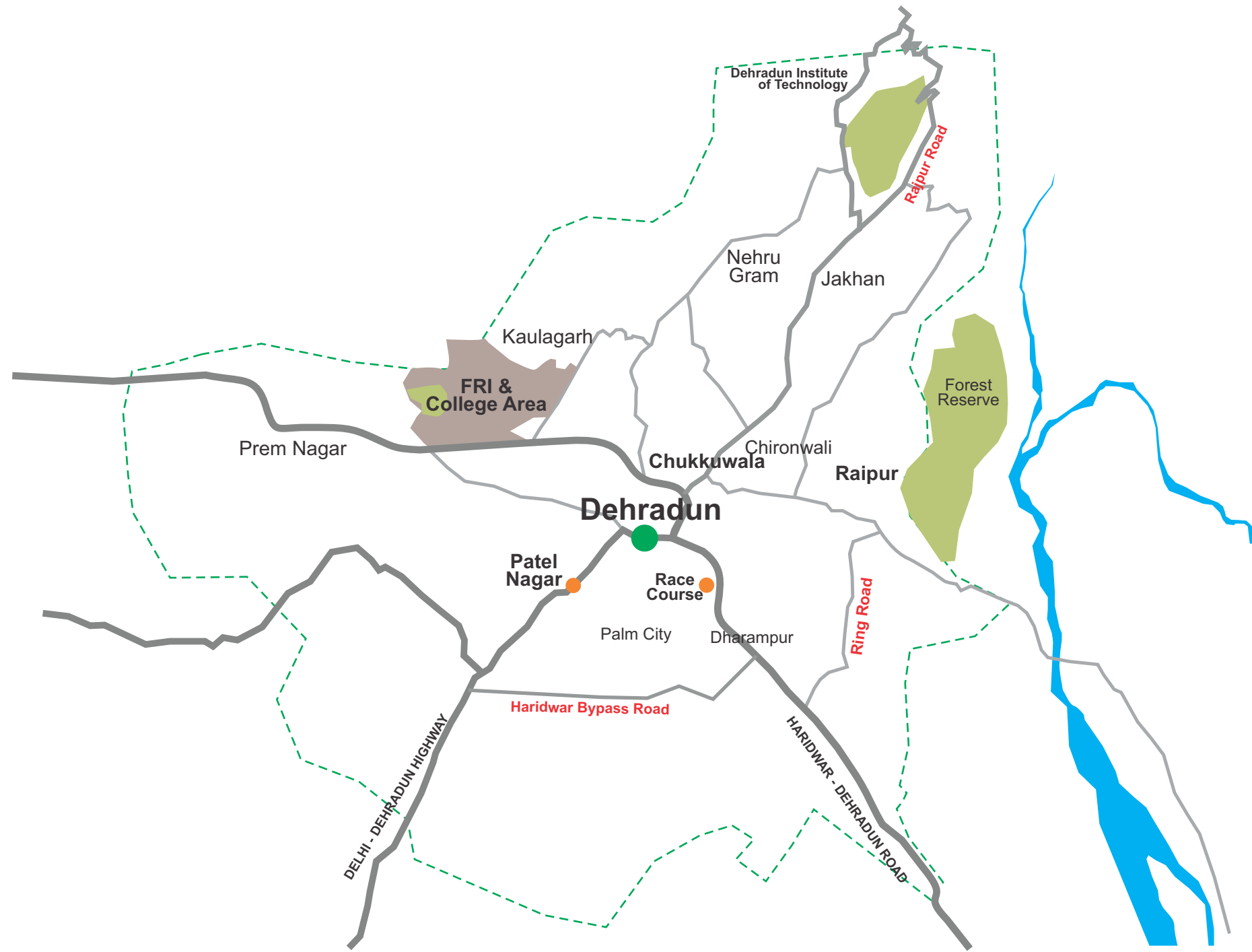


Intriguingly, all of our bedrooms are individually styled, each apartment is a heavenly abode, interrupted only by natural light and air, and opens up to the panoramic & serene views of the city.

As you set your feet inside one, you will realize that it is indeed a perfect blend of comfort and luxury. Utmost care has been taken to make the best use of the available space.



RAJPUR GREENS



LOCATION MAP



A symbol of modern day town planning, Raipur Greens is Located amidst gorgeously green lap of mother nature on Rajpur Road - Dehradun, thereby enjoying good connectivity and location advantage with respect to the city master plan.

Prime Locations Nearby - Old Mussoorie Road, Ghanta Ghar, Sai Temple & GRD Girls Hostel.

SPECIFICATION

STRUCTURE	: Earthquake Resistant RCC Frame Structure as per Seismic zone-5
FLOORING	: Wooden flooring in Master Bedroom/ Vitrified Tiles in other Bedrooms / Drawing / Dining / all stairs and corridors with Marble / Granite Stone flooring.
TILES	: Anti-skid Tiles in Bathroom & Balconies.
EXTERIOR	: Permanent finish/ texture paint.
KITCHEN	: Slabs are well-finished Granite Stone with Stainless Steel Sink and Drain board. Glazed Tiles Dado on wall upto 2 ft. over counters.
BATHROOM	: Equipped with Parryware / Hindware / Cera or Equivalent, Wash Basins and WCS. Chrome plated tap fitting of Marc, Cera or Equivalent. Chrome plated tap fitting of Marc, Cera or Equivalent.
DOORS	: All Door frames in Marandi Wood with Skin Moulded Flush Doors & Window frames and shutters in Aluminium.
PAINTING	: Oil Bound Distemper in entire flat.
POP	: POP Punning & Cornices in entire flat.
ELECTRICAL	: Electrical (Copper) Wiring as per ISI code with modular switches. Circuits with MCBs of approved make. T.V and Telephone Points in every room.
SECURITY	: Round the clock security system.



RAJPUR GREENS



LEAF - I

PAYMENT PLANS Rajpur Greens -Rajpur Road (Dehradun)

PLAN (A) (A) Constriction Link Plan

At the Time of Booking	10%
Within 45 Days of Booking	10% (Minus Booking Amount)
On Commencement of Construction	10%
On Casting of Ground Floor Slab	10%
On Casting of Third Floor Slab	10%
On Casting of Sixth Floor Slab	10%
On Completion of Brickwork	10%
On Completion of Inner Plaster	10%
On Completion of Outer Plaster	10%
At the Time of Starting of Paint & Polish	5%
On Offer of Possession	5% + other charges

PLAN (B) (B) Flexi Plan

At the Time of Booking	10%
Within 45 Days of Booking	30%
On Commencement of Construction	10%
On Casting of Third Floor Slab	09%
On Casting of Final Slab	09%
On Completion of Brickwork	09% + Additional Parking (if applicable)
On Completion of Inner Plaster	09%
On Completion of Outer Plaster	09%
On Offer of Possession	5% + other charges

PLAN (C) (C) Down Payment Plan

At the Time of Booking	10%
Within 30 Days of Booking	09% + Additional Parking (if applicable)
On Offer of Possession	Other Charges

LEAF - II

PRICE LIST Rajpur Greens -Rajpur Road (Dehradun)

3 Bedroom + 4 TOI + Servant Room (Area - 1920 (Sq. Ft.) Basic rate - 5000/- psf

PLAN	D.P.	FLEXI	CLP
Area (Sq. Ft.)	1920	1920	1920
Basic Price	4500/-	4750/-	5000/-
Total Price	86,40,000/-	91,20,000/-	96,00,000/-

3 Bedroom + 4 TOI + Servant Room (Area - 1910 (Sq. Ft.) Basic rate - 5000/- psf

PLAN	D.P.	FLEXI	CLP
Area (Sq. Ft.)	1900	1900	1900
Basic Price	4500/-	4750/-	5000/-
Total Price	85,50,000/-	90,25,000/-	95,00,000/-

3 Bedroom + 3 TOI (Area - 1815 (Sq. Ft.) Basic rate - 5000/- psf

PLAN	D.P.	FLEXI	CLP
Area (Sq. Ft.)	1815	1815	1815
Basic Price	4500/-	4750/-	5000/-
Total Price	81,67,500/-	86,21,250/-	90,75,000/-

3 Bedroom + 3 TOI (Area - 1795 (Sq. Ft.) Basic rate - 5000/- psf

PLAN	D.P.	FLEXI	CLP
Area (Sq. Ft.)	1795	1795	1795
Basic Price	4500/-	4750/-	5000/-
Total Price	80,77,500/-	85,26,250/-	89,75,000/-

PLC (Location) Corner = Rs. 100/- psf

- * Club Membership - Rs. 75,000/-
- * IFMS - Rs. 50/- Sq. Ft.
- * EEC - Rs. 25/- Sq. Ft.
- * 3 KVA Mandatory for 3BHK @ 15K/KVA
- * Inaugural Discount of Rs. 500/- Sq. ft for first 15 Flats

Car Parking

Covered Parking (Mandatory)	1,50,000/-
Additional Covered Parking	2,00,000/-

LEAF - III

FLOOR PLAN

3 BHK + 4 TOI + SERVANT ROOM UNIT PLAN - 1920 SQ. FT.



COVERED AREA - 1475.12 SQ. FT.

LEAF - IV

FLOOR PLAN

3 BHK + 4 TOI + SERVANT ROOM UNIT PLAN - 1910 SQ. FT.



COVERED AREA - 1461.72 SQ. FT.

LEAF - V

FLOOR PLAN

3 BHK + 3 TOI UNIT PLAN - 1815 SQ. FT.



COVERED AREA - 1393.55 SQ. FT.

LEAF - VI

FLOOR PLAN

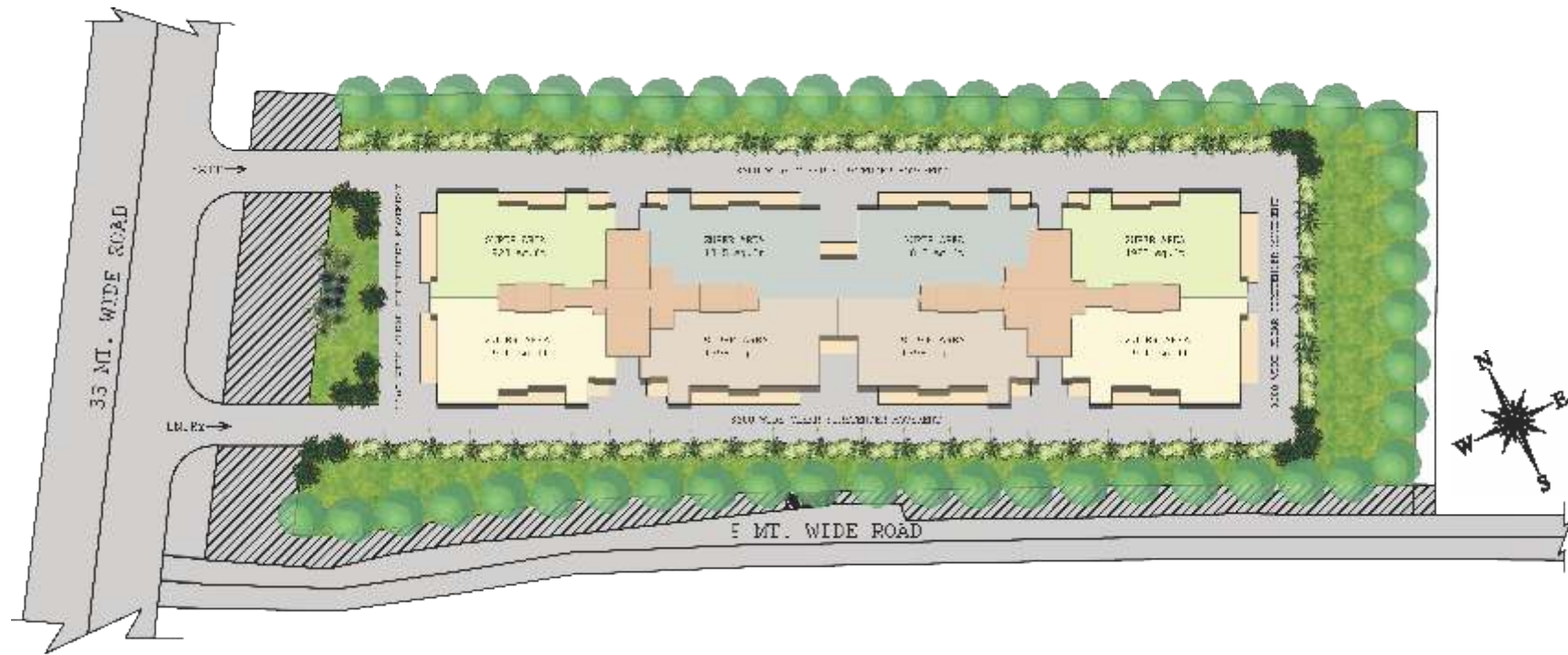
3 BHK + 3 TOI UNIT PLAN - 1795 SQ. FT.



COVERED AREA - 1380.15 SQ. FT.

LEAF - VII

MASTER PLAN



Total Plot Area	414748.37 sq. ft.
Perm. Road Widening Area	5912.73 sq. ft.
Plot Area after Road Widening	35835.64 sq. ft.
Perm. ground Coverage @ 35%	12542.47 sq. ft.
Achieved ground Coverage @ 30.61%	10970.77 sq. ft.
Perm. F.A.R. @ 1.8	64504.152 sq. ft.
Compensatory 50% Road Widening F.A.R.	2958.365 sq. ft.
Total Perm. F.A.R.	67460.517 sq. ft.
Typical Floor Plate F.A.R. Area	10901.12x6 = 65406.72 sq. ft. (Bal. F.A.R. = 5053.797 sq. ft.)
Balance F.A.R.	2053 sq. ft. used for club at Stilt area.