

Sky & Earth Both are yours . . .



Perspective View of 4 BHK Duplexes

VIJAYA **Greens**

at Hurlung, Jamshedpur.

**A Residential Project by
M/s. Green Bhoomi Homes (A unit of Vijaya Homes Group.)**

JHARERA/PROJECT/41/2022
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About Us...

THE GROUP – VIJAYA HOMES

Vijaya Homes Group has been in the business of providing affordable & comfortable homes to the people since Vijaya Dashmi 1988. Vijaya Homes provides high quality planning and construction to its customers. Value addition commensurate with price has been the underlying philosophy of Vijaya Homes. The Management team of Vijaya Homes consists of senior persons having long & wide experience mixed with the young & dynamic professionals. Vijaya Homes is today known for its customer friendliness and honest commitments. The Group is constantly incorporating changes demanded by the time. Vijaya Homes keeps on innovating newer ideas to make living better. So far the group has successfully completed the following projects in Jamshedpur :-

- Vijaya's Heritage, Kadma
- Vijaya's Shatabdee, Sonari
- Vijaya Homes, Sonari
- Vijaya's Green Earth, Mango
- Ankur, Sonari
- Shivam, Sonari
- Vijaya's Golden Town, Sonari
- Various Projects at Vijaya Gardens Area, Baridih
- The BIZTON Hotel, Golmuri.

THE PROJECT – VIJAYA GREENS

Vijaya Greens, a Residential Project consisting of 3/4 BHK Parking + 2 Storied Buildings/Duplexes situated at Hurlung near Vijaya Gardens Area, Baridih, Jamshedpur being developed by M/s.Green Bhoomi Homes.

The selling plans for the Parking + 2 Storied Buildings/Duplexes which are available for booking are given in the following pages.

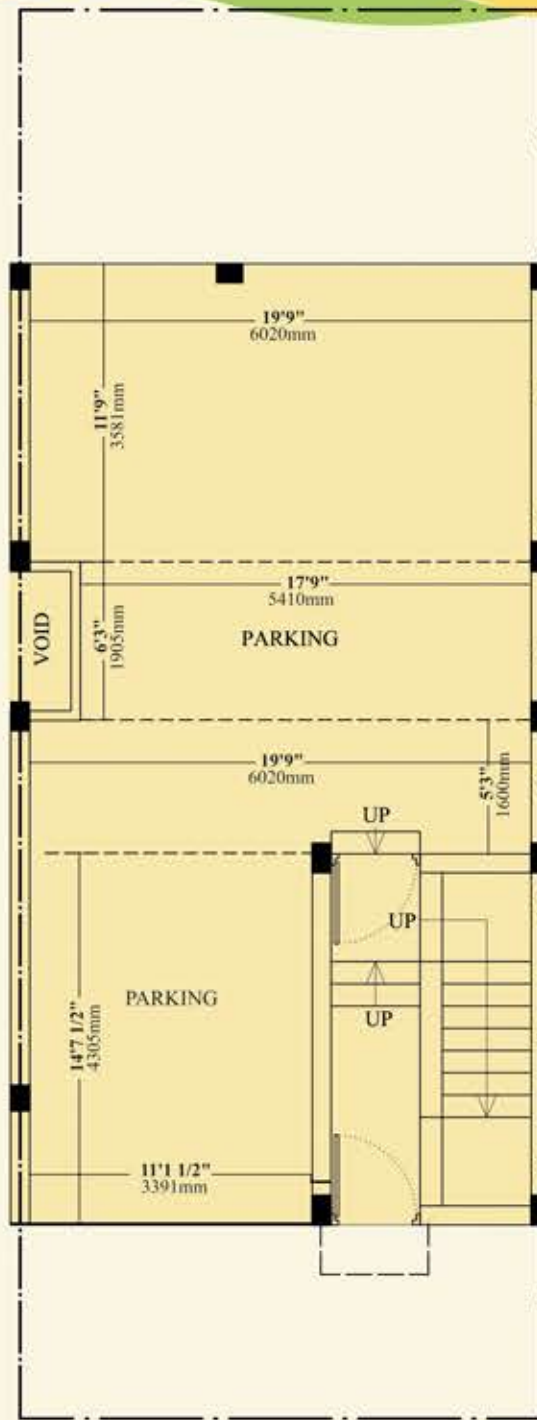
Vijaya Greens is located in Hurlung which is a very fast developing area and enjoys close proximity to schools, hospitals, markets, commercial areas, banks, clubs (such as Golmuri Club which has a golf course also, Tube Makers Club, Telco Club) etc.

Vijaya Greens is planned & being constructed under the guidance of highly qualified & experienced Consultants from various fields like Architecture, Structural, Electrical, P.H etc. apart from the in-house team of Quality Conscious & Highly Efficient Engineers who are continuously implementing innovative ideas and working with a vision to turn your DREAM HOME in to a REALITY.

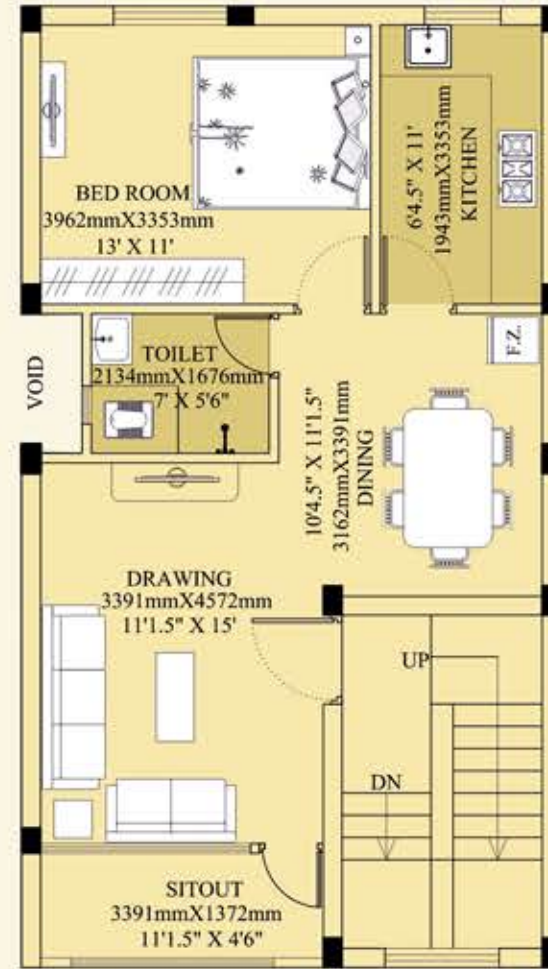
ARCHITECTS & CONSULTANTS OF THE GROUP



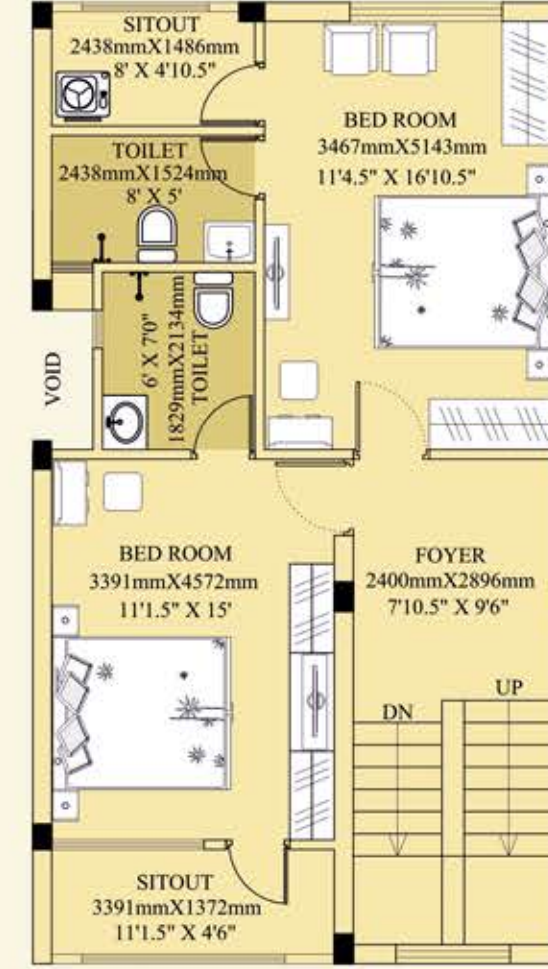
- M/s. Aakriti Architects Jamshedpur
- M/s. Scon Pvt. Ltd. Patna
- M/s. Chowdhury & Associates Kolkata
- M/s. Environmental Planner Patna
- M/s. Worldnet Communications Jamshedpur
- M/s. B. K. Nath & Associates Kolkata
- M/s. Baidyanath Foundation Consultants Pvt. Ltd. Patna
- M/s. Anmoul Informatics Pvt. Ltd. Jamshedpur
- M/s. Food Service Design India Delhi
- M/s. Incubis Consultants India Pvt. Ltd. Delhi
- M/s. AMP Infra Services Jaipur



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

VIJAYA Greens

FLOOR PLAN
2 SIDE OPEN (3 BHK)
PARKING + 2 STORIED BUILDING / DUPLEX

Space Dimensions (3 BHK 2 side open)		
Particulars	Dimensions (in Mtrs.)	Area (Sq.Mtr)
Bedroom 1 FF	3.96 X 3.35	13.27
Bedroom 2 SF	3.47 X 5.14	17.84
Bedroom 3 SF	3.39 X 4.57	15.49
Sitout 1 FF	3.39 X 1.37	4.64
Sitout 2 SF	3.39 X 1.37	4.64
Sitout 3 SF	2.44 X 1.49	3.64
Dining FF	3.16 X 3.39	10.71
Drawing FF	3.39 X 4.57	15.49
(Less) overlapping area	-0.53 X 1.60	-0.85
Kitchen FF	1.94 X 3.35	6.50
Toilet 1 FF	2.13 X 1.68	3.58
Toilet 2 SF	2.44 X 1.52	3.71
Toilet 3 SF	1.83 X 2.13	3.90
Foyer SF	2.40 X 2.90	6.96
Carpet Area		109.52
Exclusive Sitout area		12.92
Area due to plaster		4.17
Carpet area excluding exclusive sitout & plaster area		92.43
Area under internal walls		2.57
Carpet area excluding sitout including internal walls (RERA Area)		95.00
Carpet area including sitout including internal wall		107.92
Area under external walls		10.95
Area due to plaster		4.17
Area of staircase within the building		28.80
GF Parking areas including walls		61.51
Built up area within the duplex		213.35
Share in common area		3.11
Super Built up area		216.46
Land area within the compound of the building / duplex		As given in the price list

1178.88 Sq.ft.

139.07 Sq.ft.

44.89 Sq.ft.

994.92 Sq.ft.

27.66 Sq.ft.

1022.58 Sq.ft.

1161.65 Sq.ft.

117.82 Sq.ft.

44.89 Sq.ft.

310.00 Sq.ft.

662.09 Sq.ft.

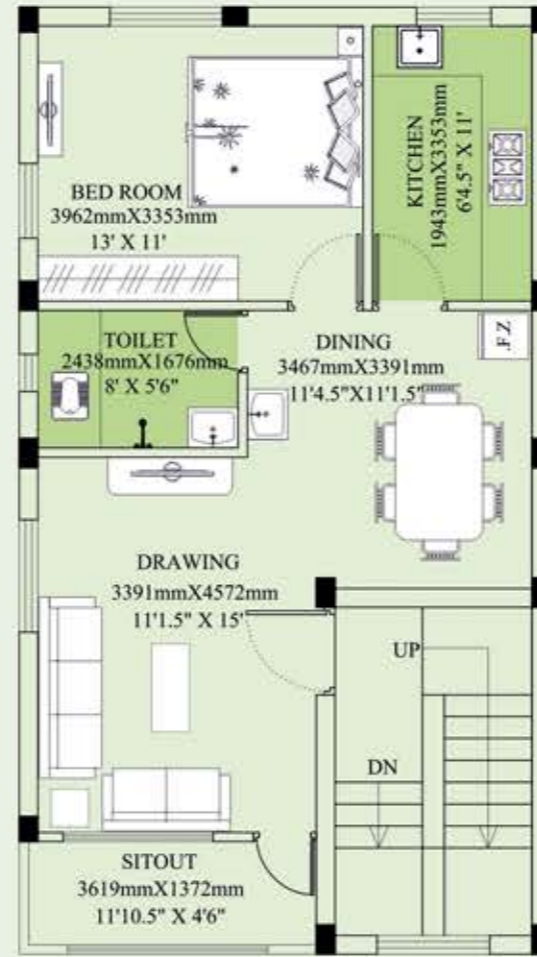
2296.45 Sq.ft.

33.55 Sq.ft.

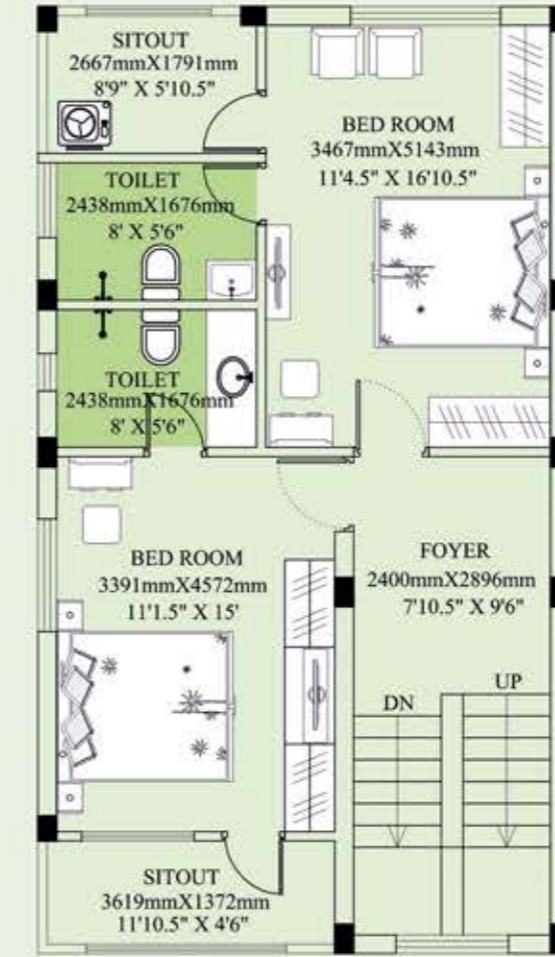
2330.00 Sq.ft.



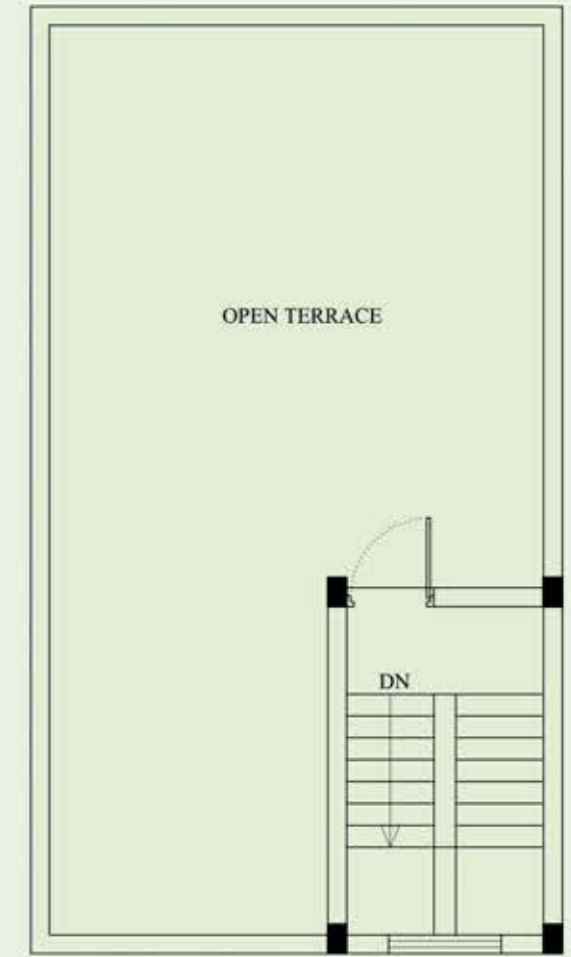
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

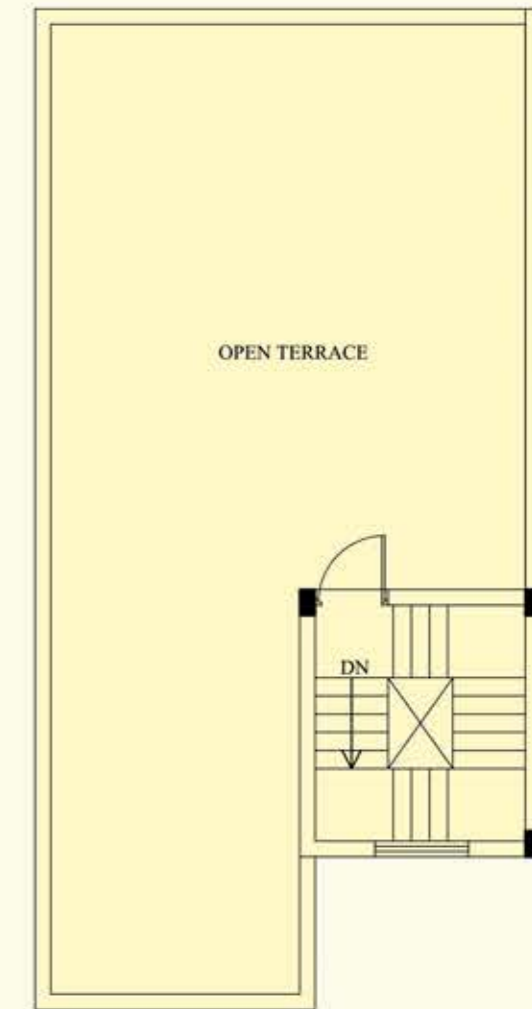
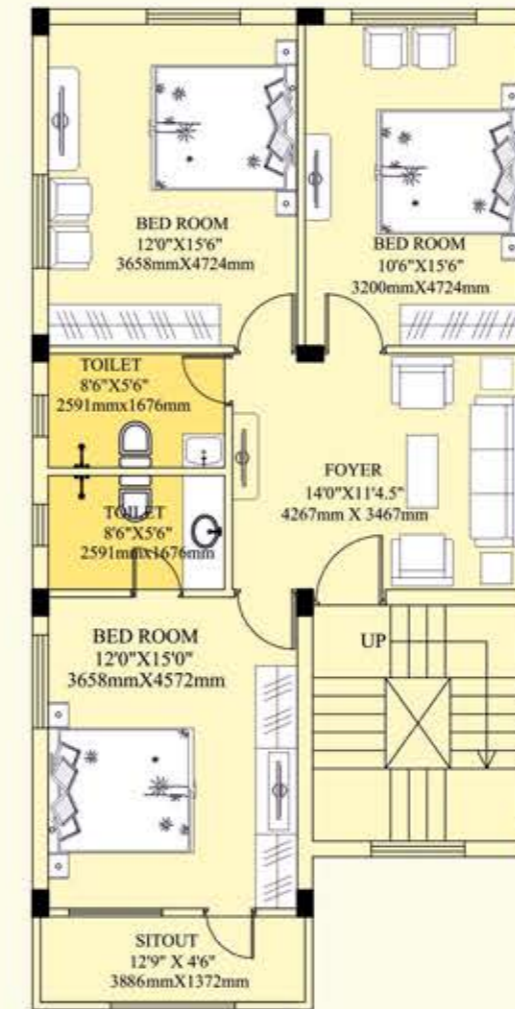
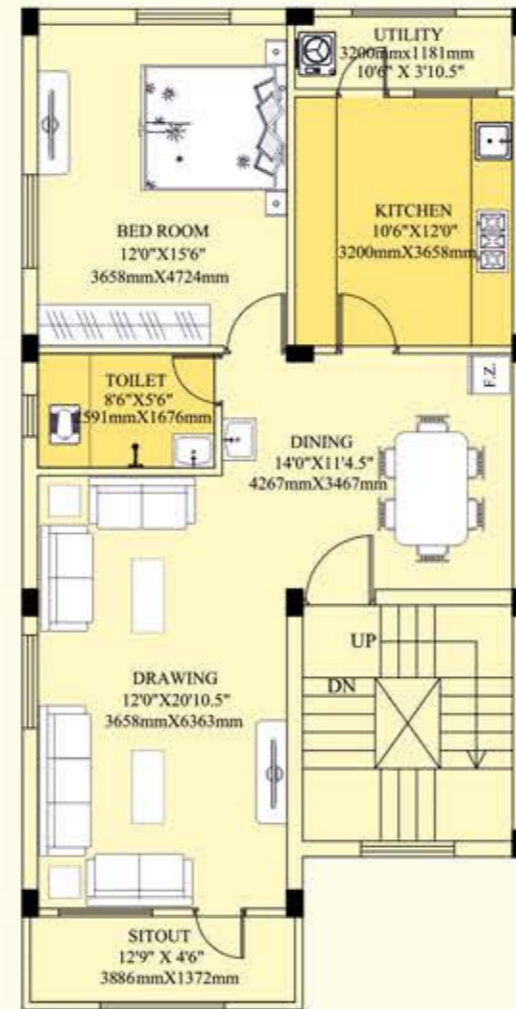
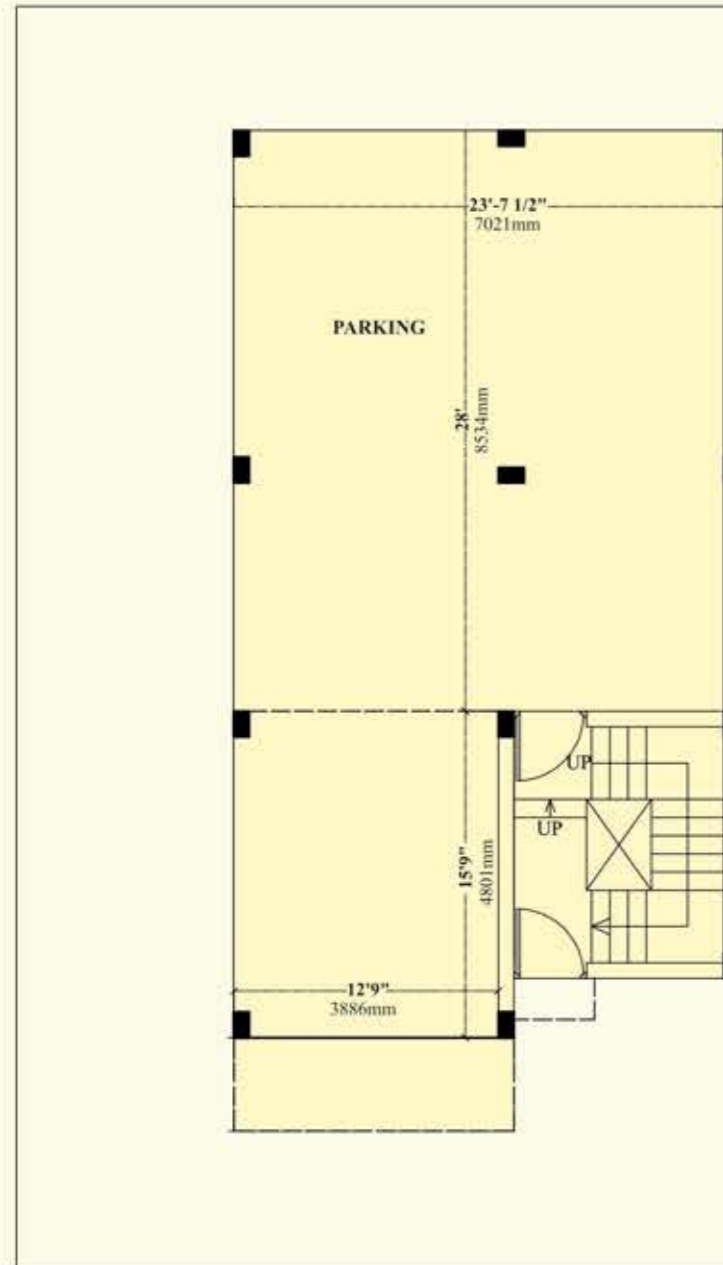


TERRACE FLOOR PLAN

VIJAYA
Greens
FLOOR PLAN
3 SIDE OPEN (3 BHK)
PARKING + 2 STORIED BUILDING / DUPLEX

Space Dimensions (3 BHK 3 side open)			
Particulars	Dimensions (in Mtrs.)		Area (Sq.Mtr)
Bedroom 1 FF	3.96	X 3.35	13.27
Bedroom 2 SF	3.47	X 5.14	17.83
Bedroom 3 SF	3.39	X 4.57	15.49
Sitout 1 FF	3.62	X 1.37	4.96
Sitout 2 SF	2.67	X 1.79	4.78
Sitout 3 SF	3.62	X 1.37	4.96
Dining FF	3.47	X 3.39	11.76
Drawing FF	3.39	X 4.57	15.49
(Less) overlapping area	-0.84	X 1.60	-1.34
Kitchen FF	1.94	X 3.35	6.50
Toilet 1 FF	2.44	X 1.68	4.10
Toilet 2 SF	2.44	X 1.68	4.10
Toilet 3 SF	2.44	X 1.68	4.10
Foyer SF	2.40	X 2.90	6.96
Carpet Area			112.96
Exclusive Sitout area			14.70
Area due to plaster			4.19
Carpet area excluding exclusive sitout & plaster area			94.07
Area under internal walls			2.93
Carpet area excluding sitout including internal walls (RERA Area)			97.00
Carpet area including sitout including internal wall			111.70
Area under external walls			11.81
Area due to plaster			4.19
Area of staircase within the building			28.80
GF Parking areas including walls			63.85
Built up area within the duplex			220.35
Share in common area			3.27
Super Built up area			223.62
Land area within the compound of the building / duplex			As given in the price list

1215.91 Sq.ft.
158.23 Sq.ft.
45.10 Sq.ft.
1012.58 Sq.ft.
31.53 Sq.ft.
1044.11 Sq.ft.
1202.34 Sq.ft.
127.12 Sq.ft.
45.10 Sq.ft.
310.00 Sq.ft.
687.28 Sq.ft.
2371.84 Sq.ft.
35.16 Sq.ft.
2407.00 Sq.ft.



GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

TERRACE FLOOR PLAN

VIJAYA Greens

FLOOR PLAN
3 SIDE OPEN (4 BHK)
PARKING + 2 STORIED BUILDING / DUPLEX

Space Dimensions (4 BHK 3 side open)			
Particulars	Dimensions (in Mtrs.)	Area (Sq.Mtr)	
Bedroom 1 FF	3.66 X 4.72	17.28	
Bedroom 2 SF	3.66 X 4.57	16.73	
Bedroom 3 SF	3.66 X 4.72	17.28	
Bedroom 4 SF	3.20 X 4.72	15.10	
Sitout 1 FF	3.89 X 1.37	5.33	
Sitout 2 SF	3.89 X 1.37	5.33	
Utility	3.20 X 1.18	3.78	
Dining FF	4.27 X 3.47	14.82	
Drawing FF	3.66 X 6.36	23.28	
(Less) overlapping area	-0.96 X 1.68	-1.61	
Kitchen FF	3.20 X 3.66	11.71	
Toilet 1 FF	2.59 X 1.68	4.35	
Toilet 2 SF	2.59 X 1.68	4.35	
Toilet 3 SF	2.59 X 1.68	4.35	
Foyer SF	4.27 X 3.47	14.82	
Carpet Area		156.90	1688.87 Sq.ft.
Exclusive Sitout area		14.44	155.43 Sq.ft.
Area due to plaster		5.28	56.83 Sq.ft.
Carpet area excluding exclusive sitout & plaster area		137.18	1476.61 Sq.ft.
Area under internal walls		3.82	41.11 Sq.ft.
Carpet area excluding sitout including internal walls (RERA Area)		141.00	1517.72 Sq.ft.
Carpet area including sitout including internal wall		155.44	1673.15 Sq.ft.
Area under external walls		18.59	200.10 Sq.ft.
Area due to plaster		5.28	56.83 Sq.ft.
Area of staircase within the building		32.17	346.28 Sq.ft.
GF Parking areas including walls		84.05	904.71 Sq.ft.
Built up area within the duplex		295.53	3181.07 Sq.ft.
Share in common area		4.36	46.93 Sq.ft.
Super Built up area		299.89	3228.00 Sq.ft.
Land area within the compound of the building / duplex			As given in the price list

SPECIFICATIONS



- Structure** : R.C.C. Frame Structure
- Walls & finishing** : External brick walls will be 9 inches (230mm) thick (without considering plaster thickness) and internal brick walls will be 4.5 inches (115mm) thick (without considering plaster thickness). External walls outer plastered surface shall have one coat of cement paint & two coats of external paint of reputed brand. External walls inner plastered surface, internal walls & ceiling plastered surface shall have P.O.P. with two coats of Primer.
- Doors** : Main door frame with shutter shall be of teak/ other wood with PU polish. Rest door shutters shall be of 32 mm thick commercial flush door finished with synthetic enamel paint on a coat of primer & frames will be of folded steel / wood section. Mortise Lock and Safety chain on Main door only will be provided.
- Windows** : Aluminium windows with M.S. Grill.
- Floorings** : Vitrified Tiles flooring in all covered areas (Except Toilets, staircase & parking under the stilts) inside the Unit will be provided. Flooring of Toilets with ceramic floor tiles & dado of toilets will be upto door height with ceramic wall tiles. Flooring of staircase will be Indian granite. Floor of parking under the stilts will be PCC.
- Kitchen** : Cooking platform top will be finished with Indian Granite & dado of platform will be finished with ceramic wall tiles up to 2 feet (600 mm) approx. from cooking platform & rest walls of kitchen will be finished with ceramic wall tiles up to 4 feet (1200 mm) approx. from the floor. One kitchen stainless steel sink (without drain board) will be provided. Modular Kitchen (Bottom Unit only) will be provided. One Chimney also will be provided in the Kitchen.
- Toilets Fittings** : Jaquar / Kohler / Grohe or other equivalent brand C.P fittings will be provided for taps, showers, health faucets etc. Pipe & Pipe fittings will be of P.V.C. or G.I. materials. One mirror & one towel hanger in each toilet shall also be provided. The I.W.C./E.W.C. & Basin will be of white vitreous china sanitary ware. Cistern will be of PVC.
- Hot & Cold Water Provision for Washing Machine/ Water Purifier** : Hot & Cold water provision will be made in Toilets & Kitchen with Solar heating Provision system. Provision for Washing Machine and Water Purifier will be done as per availability of space (equipments not included)
- Electrical Fittings** : All rooms will have concealed wiring of copper conductors of standard make. One Fan / Exhaust Fan & One Tube Light in Drawing – Dining Hall, all Bedrooms, Kitchen, Toilets & Sitouts will be provided.
- Electricity** : Electric supply shall be taken from a suitable & available source. All Units will have individual meters or sub-meters. An extra cost will be charged for the electricity connection, from the source upto the individual meter.
- Provision for Cable T.V.:** Cable T.V. point (not a connection) will be provided.
- Water** : Water Supply will be from suitable and available source at an extra cost.
- Provision for Telephone:** Telephone point (not a connection) will be provided in all bed rooms & Drawing / Dining Hall.
- Generator** : A standby Generator will be installed to run the water supply system and common lights. Units will also be connected with the standby Generator with restricted load of 2000 watts (approx)
- Video Door Phone** : One Video Door Phone will be provided in each Unit.
- Intercom** : Intercom connection will be provided in the unit for communication within the unit.
- CCTV** : CCTV for common driveway within the project will be provided.
- STP** : Waste water treatment & recycling system with dual plumbing
- Other** : In addition to the above, other specifications, facilities, amenities etc., may be provided for the unit and the same shall be at extra cost.

Note : 1) All specifications, sizes, areas and layouts etc. are subject to variations, additions, alterations and modifications as may be decided by the Promoter or the architect of the promoter or by Competent Authority.

2) Accessories, Cabinets, Furniture & Fittings etc as shown in the selling plans / brochures are purely indicative and are not part of the specifications. The Applicant(s) agrees and acknowledges that in the sample Unit, all accessories, cabinets, furniture & fittings, items, electronic goods, amenities etc., provided are only for the purpose of show casing the Unit and are not part of specifications, other than as expressly agreed by the promoter as per general specifications mentioned above.



Improved specifications on complementary basis for Vijaya Greens

1. *External walls outer plastered surface, shall have one coat of texture finish followed by two coats of external paint. External walls inner plastered surface, internal walls & ceilings plastered surface shall have putty with two coats of primer instead of P.O.P. with 2 coats of Primer, except ceiling above " False Ceiling"*
2. *The Ground floor Main door frame with shutter shall be of Teak/other wood with P.U polish as mentioned in the Application Form. Rest door frames will be of teak/other wood and shutters shall be of 32 mm thick commercial flush door finished with both side laminates. Safety chain, mortise lock and door closer (on Ground Floor main door only) will also be provided. The Ground Floor Main door lock will be capable of being openable remotely from first and second floor, with Video Door Phone.*
3. *Vitrified tiles flooring (1200 mm x 600 mm i.e. 4' x 2') in all covered areas (except Toilets, staircase & parking under the stilts) inside the Unit will be provided.*
4. *Anodized /powder coated aluminium windows with 5 mm clear (float) glass and M.S. Grill shall be provided.*
5. *False Ceiling in All Bed Rooms and Drawing Dining Halls shall be provided.*
6. *In addition to P.C.C the floor of parking under the stilts will be finished with Kota stone with granite border.*
7. *Modular Kitchen (Top and bottom unit) both will be provided as per our design instead of bottom unit only as mentioned in the application form.*
8. *Cistern will be of PVC in case of I.W.C and E.W.C will be with Built in Ceramic cistern.*
9. *Waste water treatment and recycling system with dual plumbing will be provided.*
10. *Fancy light fittings will also be provided in addition to tube lights in Drawing / Dining Hall and Bed Rooms. Electric Vehicle charging point & light points in parking under the stilts will also be provided.*
11. *Hot & Cold water provision will be made in Toilets & Kitchen with Geyser in addition to Solar Water Heating System. Single lever diverter for shower mixer and single liver mixer for Wash Basins shall be provided in all the Toilets.*

Brands used for “VIJAYA GREENS”

(Rera Regd. No.: JHARERA/PROJECT/11/2022,
Rera website: jharera.jharkhand.gov.in)

**A Residential Project by
GREEN BHOOMI HOMES**
(A unit of Vijaya Homes Group)



PRODUCTS	BRANDS
<i>Steel</i>	<i>Tiscon of Tata Steel</i>
<i>Cement</i>	<i>Ultratech / ACC / Nuvoco / Equivalent</i>
<i>Paints (External)</i>	<i>ICI Dulux Texture and external paint (Weathershield Elastomeric) / Equivalent</i>
<i>Aluminium Window (Powder Coated)</i>	<i>Jindal / Hindalco / Equivalent Sections</i>
<i>Tiles (Flooring & Wall)</i>	<i>Somany / RAK / Equivalent</i>
<i>Cables & Wires</i>	<i>KEI / Unistar / Finolex / Equivalent</i>
<i>False Ceiling</i>	<i>KNAUF / Saint-Gobain Gyproc / Equivalent</i>
<i>C.P. Fittings</i>	<i>Jaquar / Grohe / Kohler / Equivalent</i>
<i>Sanitaryware</i>	<i>Jaquar / Grohe / Kohler / Parryware / Equivalent</i>
<i>Modular Switches & Sockets</i>	<i>L & T / Havells / Anchor / Gold Medal / Equivalent</i>
<i>Geyser</i>	<i>Usha / Jaquar / Equivalent</i>
<i>Fan / Exhaust Fan</i>	<i>Usha / Orient / Crompton / Equivalent</i>
<i>LED Tube Lights</i>	<i>Philips / Havells / Equivalent</i>
<i>Chimney</i>	<i>Kutchina / Faber / Elica / Equivalent</i>
<i>Main Door Lock</i>	<i>Yale / Secureye / Equivalent</i>
<i>Door Fittings</i>	<i>Godrej / Helix / Dorset / Equivalent</i>
<i>Modular Kitchen fittings</i>	<i>Hafele / Hettich Fittings / Equivalent</i>



Perspective View of 3 BHK Duplexe



VIJAYA Greens

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**A Residential Project by
M/s. Green Bhoomi Homes (A unit of Vijaya Homes Group)**

The brochure is purely conceptual and by no means constitutes a legal document. The furnitures, fixtures, fittings etc. as shown in the brochure are not part of the specifications, unless otherwise mentioned. The developers reserve the right to change the plans, specifications or features, without prior notice or obligations. The dimensions as given in the brochure are without considering the thickness of Plaster, Painting, Skirting etc. on the bare brick wall and without considering the sitout railing or the area under the projections of the columns.

The perspective picture of the duplexes, the background, paint etc. etc. are for illustration purpose only. Actual appearance of the duplexes may vary.

The Disclosure as required by Jharkhand Apartment Act is available at the office of the promoter.