



A project by

*Tetra Grand*

CONSTRUCTIONS

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

Made  
to add life  
to moments

TETRAGRAND'S **GREEN**  
**ESSENCE**  
CONNECTING TO NATURE



2 & 3  
BHK

LUXURY APARTMENTS  
@ 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.

TETRAGRAND'S  
**ESSENCE** GREEN  
CONNECTING TO NATURE

40  
FLATS

4  
FLOORS + BASEMENT





NORTH-FACING  
FLAT NO. 1  
3 BHK (1650 SFT.)

TETRAGRAND'S  
**GREEN ESSENCE**  
CONNECTING TO NATURE

3D VIEWS



EAST-FACING  
FLAT NO. 6  
3 BHK (1685 SFT.)



EAST-FACING  
FLAT NO. 7  
2 BHK (1235 SFT.)



Live life to  
the utmost

Tetragrand's Green Essence is much more than you would expect it to be, with a set of amenities that allow you to live life in the most contemporary of ways. It's quite the community designed to make life exciting. It's probably what you desired in this side of town.



NORTH-FACING  
FLAT NO. 2  
2 BHK (1180 SFT.)



NORTH-FACING  
FLAT NO. 5  
3 BHK (1635 SFT.)



WEST-FACING  
FLAT NO. 8  
2 BHK (1220 SFT.)



WEST-FACING  
FLAT NO. 10  
3 BHK (1580 SFT.)

# Abundant homes to pick from

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

Area Statement

Flat No.	1	2	3	4	5	6	7	8	9	10
Type	3 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	2 BHK	2 BHK	3 BHK
Facing	North	North	North	North	North	East	East	West	East	West
Carpet Area	1044	769	769	769	1079	1086	773	761	788	1074
Wall Area	61	54	54	54	62	63	54	50	53	64
Balcony & Wash Area	182	98	98	98	136	168	138	142	138	95
Builtup Area	1287	921	921	921	1277	1317	965	953	979	1233
Common Area	363	258	258	258	357	369	270	266	274	345
Super Builtup Area	1650	1180	1180	1180	1635	1685	1235	1220	1250	1580



ROAD



TETRAGRAND'S  
**GREEN ESSENCE**  
 CONNECTING TO NATURE

**STRUCTURE**  
 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.



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

**INTERCOM**  
 Amongst all flats and security cabin.

**AMENITIES**

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



**FEATURES**

- Video Surveillance
- Intercom
- 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



**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.



TETRAGRAND'S  
**ESSENCE**  
CONNECTING TO NATURE

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)

## COMPLETED PROJECTS



Green Aspire



Green Avenue



Green Elegance



Green Elite



Green Apple



Green Admire



Green Planet



Promoters

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Structural Consultants



Architectural Consultants

