

**PROJECT BY :**

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**ARCHITECTS :**

Soares and Associates (Building)  
G-1 Vikas Building, Near Pharmacy College  
18th June road, Panjim, Goa - 403 001.

Prabhugaonkar & Associates (Landscape)  
Trupti, near Sai Services, near Bank of Maharashtra  
Patrakar nagar, Alto Porvorim Goa - 403 521

**ENVIRONMENTAL SERVICES :**

Aditya Environment Services Pvt. Ltd.  
107, hiren light industrial estate, mogul lane  
mahim- Mumbai - 16

**FIRE AND PLUMBING CONSULTANTS :**

Joshi Engineering Consultancy  
520, 5th floor citi-center, patto-plaza  
Panaji, Goa-403 001.

**ARCHATIVE 3D DESIGNS :**

Prashant Tari : 99754 80507  
Suryauday Building, Groud Floor  
Opp. Mall de Goa, Porvorim-Goa.

**CONSULTING CIVIL ENGINEERS :**

A, Olavo Carvalho, A7,  
2nd Floor antonetter mansion  
Vardevalaulikar road, Margao, Goa-403 601.

**ELECTRICAL CONSULTANT :**

ICS Engineers  
S-49, Second Floor, Ponda Commerce Centre,  
Tisk-Ponda-Goa.

**BRANDING & DESIGNING :**

M Green Designing Solutions  
Cell : +91 99000 46713

**SITE ADDRESS**

# Survey 209/1-A, Main Lane 8, Behind Gulmohar Society,  
Khadpabandh, Ponda, GOA.

Registration No.: PRGO04180084

Note : All illustration are artist impressions only and doesnt have any resemblance to actual offerings by the company.  
All landscaping features are subjected to local authorities approval. The information contained in the brochure is subject  
to change as may be required by the authorities or the company cannot form part of an offer or contract. All measurements  
are approximate. While every reasonable care is taken in providing this information, the developers cannot be held  
responsible for any inaccuracy.



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Homes you've always Dreamed of...



We begin our journey with an engineering work shop, catering to transport and fabrication industry in the year 1975. We created our repute in the field of building of steel truck bodies in and around Goa. We also catered many industries including giant players like MRF for engineering and Fabrication jobs.

As a part of business expansion, we ventured into steel trading in the year 1988 by name of **Mahalaxmi steels and hardware**. We have been serving construction, shipbuilding and mining industry for the last 30 years and have created huge client base all over Goa. We are authorized dealers of Tata Tiscon, SAIL and many more. We were recognised as one of the leading and trustworthy suppliers of steel in Goa for retail as well as large infra projects.

Now we are venturing into construction industry with an aim to provide homes which are the perfect balance between style and substance. Building of spacious apartments and environment friendly housing complexes across Goa and also to provide high standard of living at affordable price. Your functional needs within the homes are effectively taken care of while ensuring that the complexes are sustainable and environment friendly. The homes are spacious and extremely well ventilated.

smart + architecture =



Homes you've always Dreamed of...

We believe there is more to architecture than buildings. It is thoughtful design of spaces.

Everywhere around us, we see structures embodying thought. Some thoughts stand tall and take our breath away, some cradle us in a familiar air of comfort, while others simply make life more convenient.

At Enchanting Greens thought is the soul of design, ushering you into a new realm of architecture.

Or as we call it, smart architecture.

The unique structure of **Enchanting Greens** is the perfect example of how form and function complement each other to accommodate all the necessities of modern living, while ensuring the efficient use of space.

design + efficiency =  
**smart**  
architecture



'If it doesn't enhance human life in some way, then it may as well not exist'.

Every living space at **Enchanting Greens** has been thoughtfully planned to make you instantly fall in love with the space and elevate the quality of your life.

These smartly laid out homes, together with the unique structure of the building, ensure an abundance of natural light and ventilation.

light + air =  
smart  
architecture



Different people have different tastes, but one thing is certain. At **Enchanting Greens** you will have room for a healthy lifestyle. Equipped with a spacious kitchen and ample storage spaces, it has all the ingredients to enable a wholesome and happy lifestyle.

modern + spacious =  
smart  
architecture



There is no greater joy in life than relaxing in the most comforting space of your home. At Enchanting Greens master bedroom has been designed to bring about an atmosphere of ease and relaxation.

The ample light add up to create a personal space that strikes the perfect balance between warmth and privacy.

warmth + privacy =  
smart  
architecture



Growing up has to be the best years of a child's life. The cheerful and well desgin open spaces at **Enchanting Greens** provide a colourful and vibrant environment, that encourage children to discover, learn and enjoy the joys of childhood.

fun+learning=  
smart  
architecture





Relaxation and recreation are luxuries available to everyone at **Enchanting Greens**. With a range of lifestyle amenities, everyone in the family has options to unwind and rejuvenate.

relaxation + recreation =  
smart  
architecture



Brands associated to make  
Your home a safe and luxurious  
Place to stay

safe + luxurious =  
smart  
architecture

#### STRUCTURE :

1. Tata Tiscon
2. Ultratech Concrete
3. Ultratech Cement
4. Dalmia Cements
5. Rmc India (prism Cement)
6. Tata Wiron
7. Popular Concrete AAC Division

#### TILES :

1. AGL Tiles
2. Somany
3. Johnson Tiles

#### SANITARY AND CP FITTINGS :

1. Ess Ess
2. Asian Paints Bathrooms
3. Hindware
4. Geberit
5. Franke Kitchen Sinks

#### ELECTRIC FITINGS :

1. Anchor By Panasonic

#### WATER PROOFING :

1. Chowgule Construction Chemicals
2. Sika

#### OTHERS :

1. Tata Pravesh Doors
2. Gyproc Elite 90 By Saint Gobain
3. Schindler Lifts





Fire Alarm Systems



Swimming Pool



Children's Play Area



Car Parking



Hybrid Heat Pump



24 x 7 Security



Green Areas



Sewage Treatment Plant  
(As per Govt. Approvals)



CCTV



Club House

## PROJECT HIGHLIGHTS

- Project located centrally within the Ponda municipal limits
- Gated complex with security
- Swimming Pool
- Children's Play Area
- Professionally landscaped greens areas with amphitheater
- Extra large apartments
- Dedicated covered car park for every apartment
- Sewage treatment plant
- Rain water harvesting plant
- Backup generators for lifts and common areas
- Centralized water heating system
- Automated elevators with power backup
- Firefighting system as per national building code for entire project
- Fire alarm systems



## LOCATION MAP

Enchanting greens is secluded from crowds, traffic and noise of city and yet has easy access to Ponda market, shops, banks and other services. The project is located centrally and within Ponda municipal limits. There are excellent schools and educational institutions in the vicinity. With ongoing highway developments project Ponda becomes best investment opportunity in real estate connecting major cities with 4 and 6 lane highway.

## The Project is located in Ponda municipal limits with most of colleges and temples around

- |   |  |
|---|--|
| - Ponda Bus Stand - 0.8km (2min.)         | - Shantadurga Devasthan (Kavlem) - 2.8km (7min.) |
| - Almeida High School - 0.8km (2min.)     | - Mangueshi Temple - 8.9km (15min.)              |
| - Goa Engineering College - 3.5km (8min.) | - Nageshi Temple - 2.6km (7min.)                 |
| - Pharmacy College - 3.5km (8min.)        | - Ramnathi Temple - 3.5km (8min.)                |
| - Airport (Dabolim) - 31 km (40min.)      | - Kamakshi Temple ( Shiroda) - 13km (20min.)     |
| - Margao Railway Station - 20km (30min.)  | - Mahalaxmi Temple (Bandora) - 2.9km (7min.)     |
| - Margao - 18km (25min.)                  | - Ponda Market - 1.2km (4min.)                   |
| - Panaji - 29km (35min.)                  | - Mahalsa Devasthan (Mardol) - 7.8 (12min.)      |

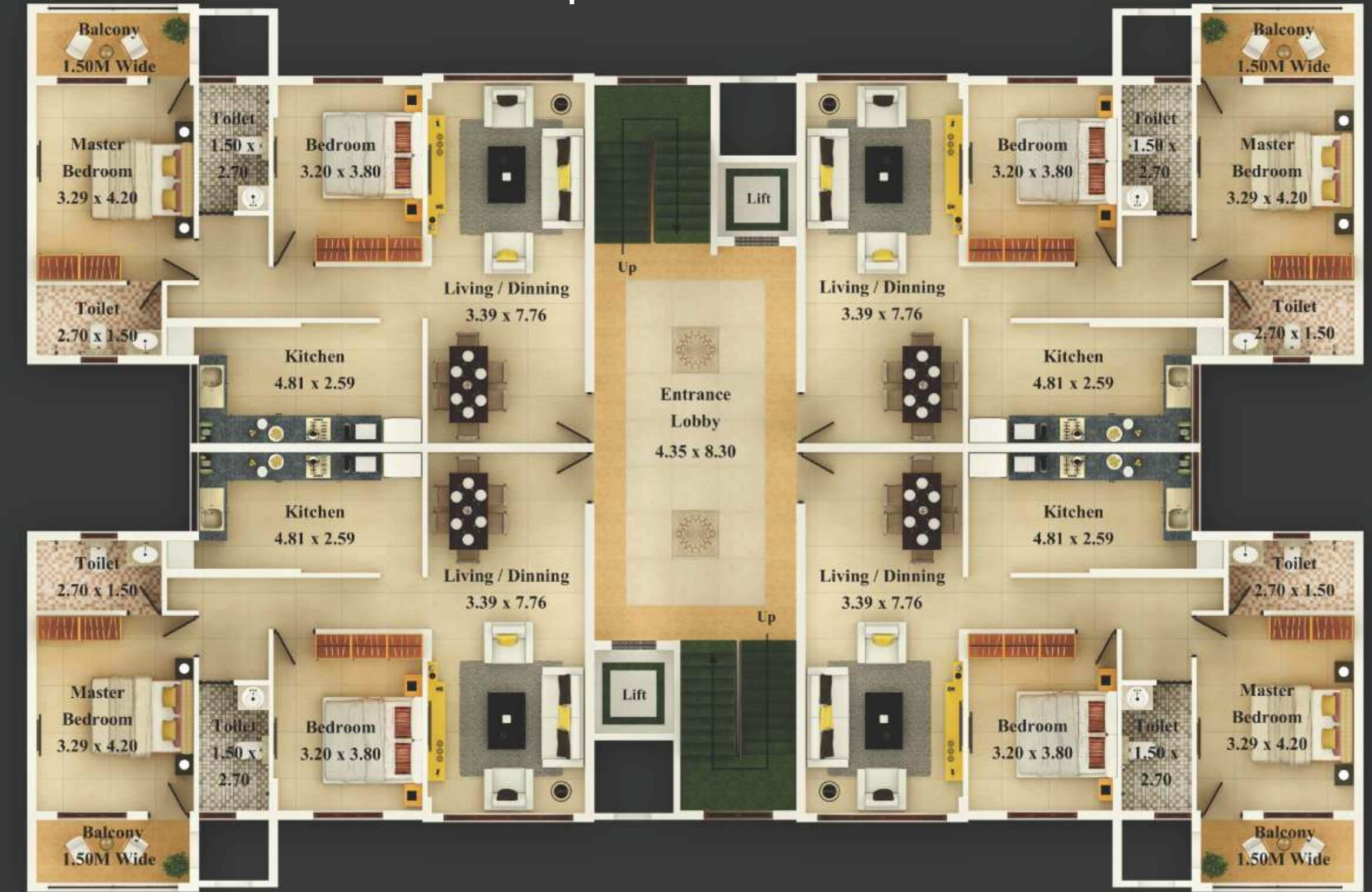


# Isometric View 2BHK



2 Bedroom Apartment  
1243 - 1256 SQ.FT.

# 2BHK Floor plan



## SPECIFICATION :

- 1) **STRUCTURE** : The Structure shall be basement, stilt plus five floors with RCC frames as per designs approved by the authorities.
- 2) **WALLS** : The external walls shall be of 20 cms. AAC(Autoclaved Aerated Concrete) blocks and internal wall of 10 cm.
- 3) **FLOORING** :
  - a) Living room, Dining room, Bedrooms, – Double Charge Vitrified tiles of Somany or equivalent brands.
  - b) Kitchen, Balconies –Anti Skid matt Tiles Finish.
  - c) Bathroom – Anti – skid matt tiles.
  - d) Wall tiling in Bathrooms –Ceramic Wall Tiles upto slab level.
- 4) **FITTINGS** :
  - a) Sanitary Fittings – Hindware, Cera or equivalent brands.
  - b) Bath Fittings – Asian paints (Ess Ess) or equivalent brands.
  - c) Electrical Fittings – Anchor or equivalent brands.
  - d) Wiring : FRLS Anchor or equivalent brands.
- 5) **FINISHES** : **A- INTERNAL FINISHS** : Walls finished with Gyproc plaster or POP(Plaster of Paris) & Single Coat Primer.  
**B- EXTERNAL FINISHES** : Finished with Premium Paints.
- 6) **DOORS** :
  - a) Entrance Door – TATA Pravesh doors wood finish/wooden doors
  - b) Internal Doors – TATA Pravesh doors Steel finish / Solid Colour Finish.
- 7) **WINDOWS** : Powder Aluminium sliding windows with 4 mm Glass.Toilet window will be adjustable louvers with 4 mm frosted glass.
- 8) **ELECTRICAL INSTALLATION** : 3 phase electrical connection with premium quality concealed wiring and modular switches of Anchor Urban or equivalent brand. The installation shall be in concealed wiring as follows:
  - i) **Bedroom** : All bedrooms will have 2 light points, 1 fan point, 1 telephone point, 1 Television point, 1 AC point and 3 5AMP points.
  - ii) **Living/Dining** : 5 light points, 2 fan points, 1 T. V. point, 3 5AMP points, 1 telephone point, 1 bell point.
  - iii) **Kitchen** : 2 light points, 1 15AMP points, 3 5 AMP points, 1 washing machine point, 1 fan point, 1 5 AMP plug point for exhaust.
  - iv) **Toilet** : 2 light points, 5amp plug point for exhaust.
- 9) **WATER TANK** : A common sump tank with common electric pump and a common overhead tank will be provided.
- 10) **AMENITIES** : i) 24 hour security, ii) Secured gated complex with a compound wall, iii) internal Driveway, iv) Stilt & Underground car park, v) Lifts in every Block & provision for 2nd vi) Generator power back up for lift, vii)Landscape Garden viii)Swimming Pool subject to government approvals and viii) Central Water heating System,ix) Fire Fighting System.
- 11) **KITCHEN PLATFORM** : of 3 mts length will be provided and 2 feet width with kitchen dado upto 0.70m height including kitchen sink.





Homes you've always Dreamed of...

At enchanting greens, a home is about the perfect balance between style and substance. The proposed homes are spacious well ventilated, extremely well lit and furnished with some of the leading lifestyle and home decor brands. These homes permit maximum natural light and proper ventilation and make intelligent use of energy and resources, the project is environment friendly with rain water harvesting, sewage treatment plant and hybrid solar heat pump. So you can proudly call it

**A GREEN HOME.**