



GREEN  
PANTHER  
PROPERTIES®

ONE



INSPIRING NATURE LIVING



**What would you call a home that promises a  
GREEN EMBRACE OF SUSTAINABILITY,  
where each stone laid tells STORIES OF INDULGENCES,  
and every window frames a view of NATURE'S POETRY?  
We call it GPP ONE!**



# GPP ONE

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GPP ONE, driven by passion, is a distinctive community blending nature enthusiast with luxury connoisseurs. Beyond typical gated communities, it embodies mindfulness, abundance, sophistication, aesthetics, and sustainability. Spanning nearly **76,000 sq. yds.**, GPP ONE is a premier plotted development near Ahmedabad, offering exclusive large plots paired with bespoke villas and unique landscaping within architectural and landscaping standards. The community is surrounded in lush flora along the entire expanse, setting it apart. What distinguishes **GPP ONE is its unwavering eco-consciousness**, promoting a luxurious lifestyle harmonized with nature.

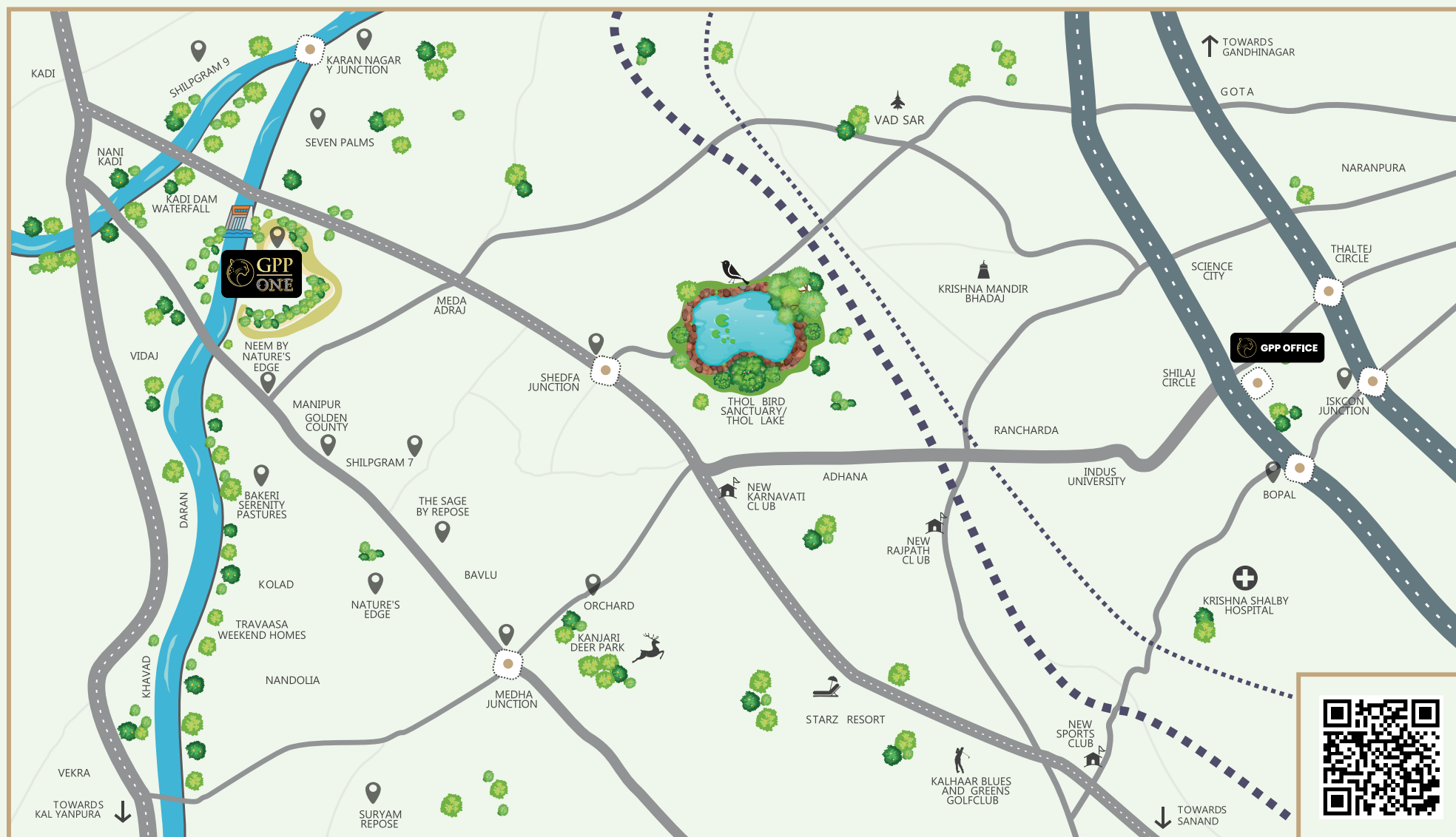
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**An abode where the Sun, Wind, Trees, &  
'Life' are ONE with Nature!**

# AN UNMATCHED LOCATION



- 3 mins. from Kadi Dam Waterfall
- 10 mins. from Kadi
- 15 mins. from Thol Lake & Bird Sanctuary
- 15 mins. from Kanjari Deer Park
- 20 mins. from New Rajpath & New Karnavati Club
- 35 mins. from Shilaj Circle
- Secluded yet accessible enough to be served by Zomato, Swiggy & other delivery services



Disclaimer: This map is not to scale.

Scan QR Code to view location on google map



# CANAL, LAKE, & FOREST UNITE AT GPP ONE

- Surrounded by a natural lake and water bodies on three sides and dense greenery on fourth
- Half kilometer frontage of 70-meter-wide Narmada Canal
- Enchanting lake-facing Nature Villas
- A 9:1 Green to Grey Ratio ensuring a unique, sustainable ecosystem
- Peaceful locale with a like-minded community that values sustainable eco-friendly practices

## AREA STATEMENT

SITE AREA - 76,118 SQ.YDS.

PLOTTING - 52,253 SQ.YDS. - 68.65%

Road and C.O.P. Area - 23,865 SQ.YDS. - 31.35%







GREEN  
FANTASY  
ESTATE  
ONE



# SUSTAINABILITY FEATURES

- Solar Panels at Project and Villa levels
- Rain and Surface Water Harvesting
- Percolation Wells at strategic locations
- Use of Sustainable Materials
- Green Building Practices
- Sustainable Design
- Water tank to supply water through gravity without electricity





# CLUBHOUSE

- Lake-facing Swimming Pool
- Indoor games such as Table Tennis, Snooker, etc.
- TV Lounge
- Conference/Meeting Room
- Juice Bar
- Common Lawn





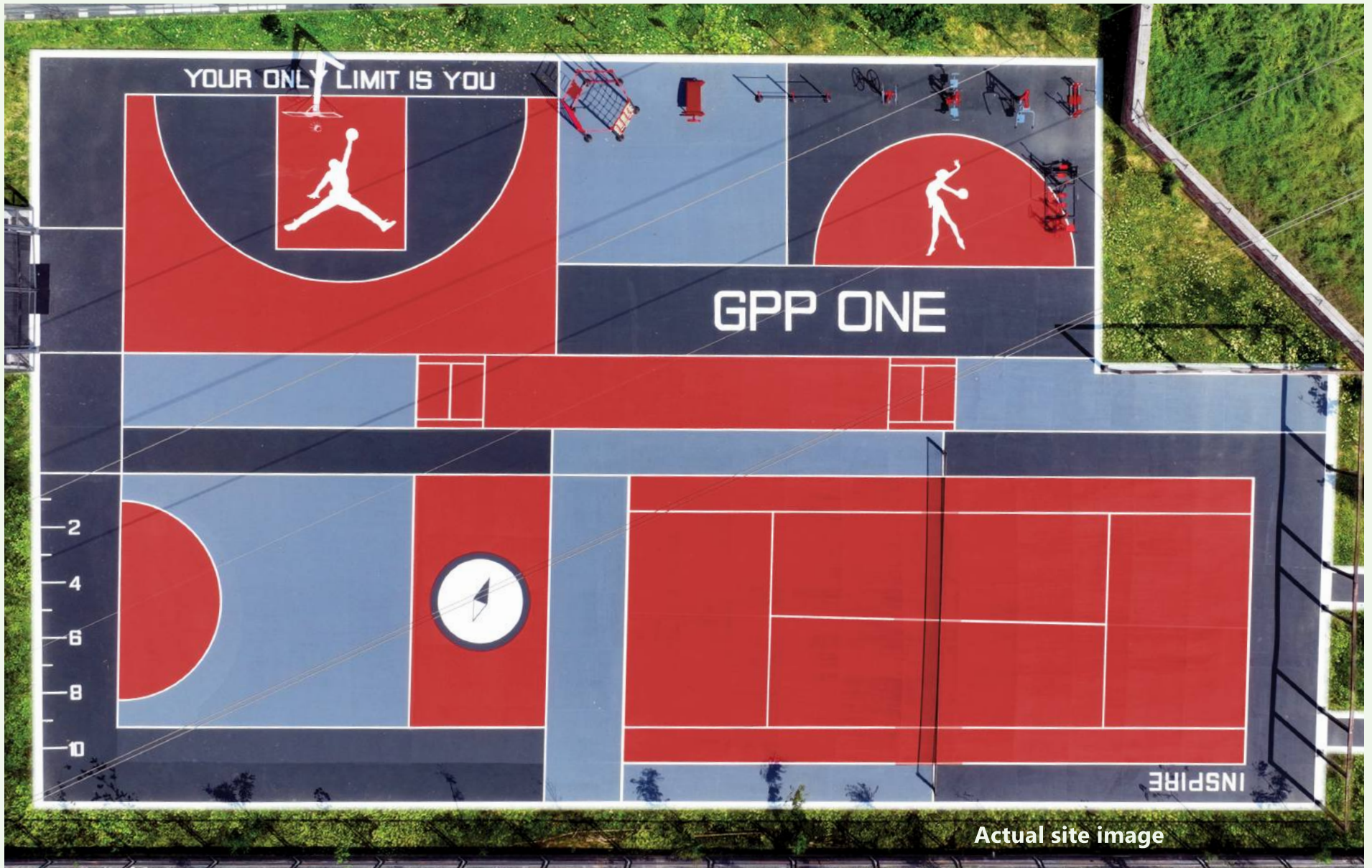


Earthship



# RECREATIONAL FEATURES

- Multisport Court
- Outdoor Gym
- Yoga Deck
- Cycling & Walking Tracks - Wheelchair Friendly

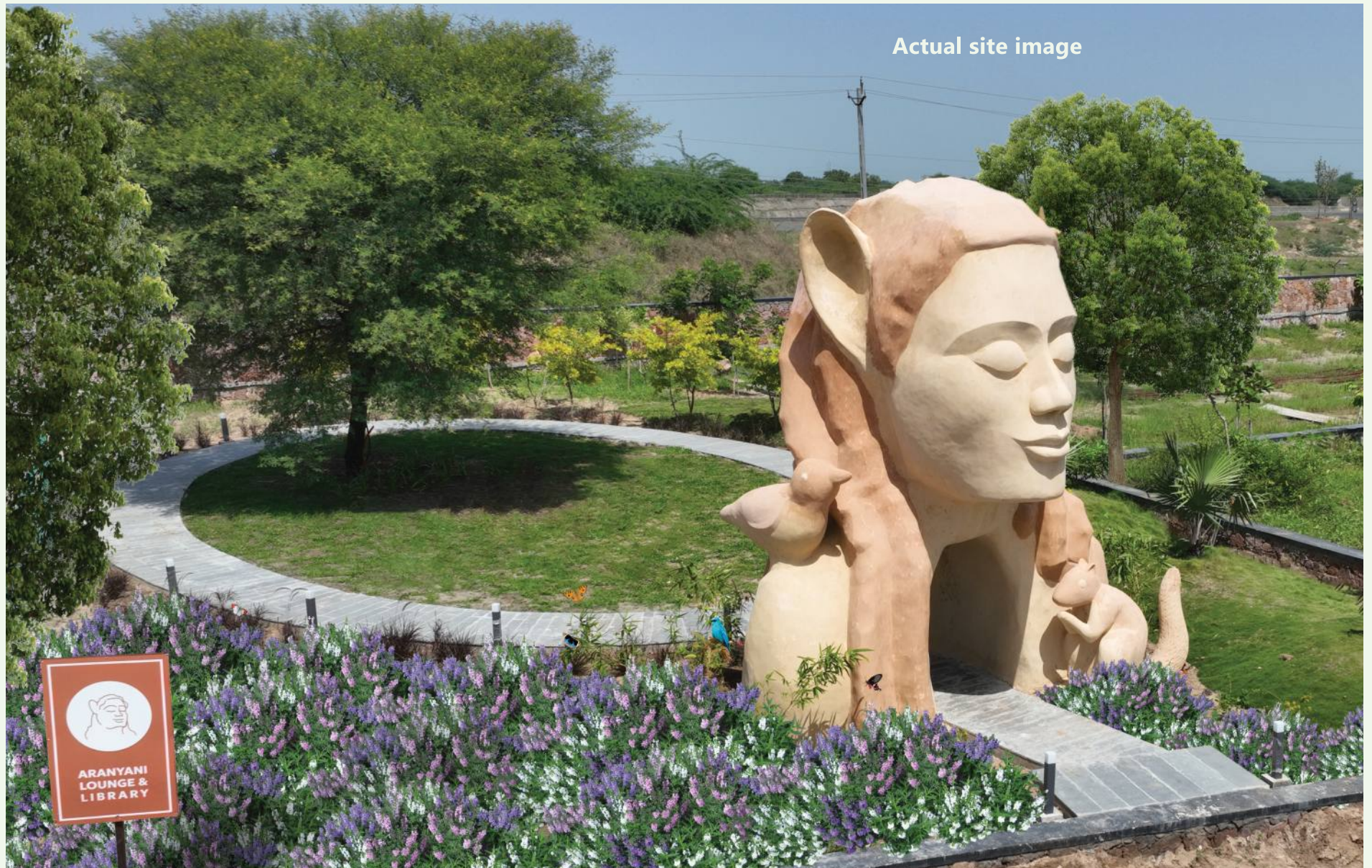


Actual site image



# NATURE & LEISURELY FEATURES

- Butterfly Park
- Biodiversity Dome
- Aroma, Native flowers & Herb gardens
- Nature Trails
- Fruit Orchard
- Fish Pond
- Tea Lounge
- Amphitheatre
- Waterside Deck
- Skywalk
- Overhead Water Tank & Viewing Deck







## Other Features

- Centralised Water Softener
- 12m wide RCC Main Road
- Stone Compound Wall
- 24X7 Security & Surveillance





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# **NATURE VILLAS**

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**A canvas of average 2,000 square yards to  
craft your indulgence**



**Glasshouses That  
Redefine Comfort Zone**

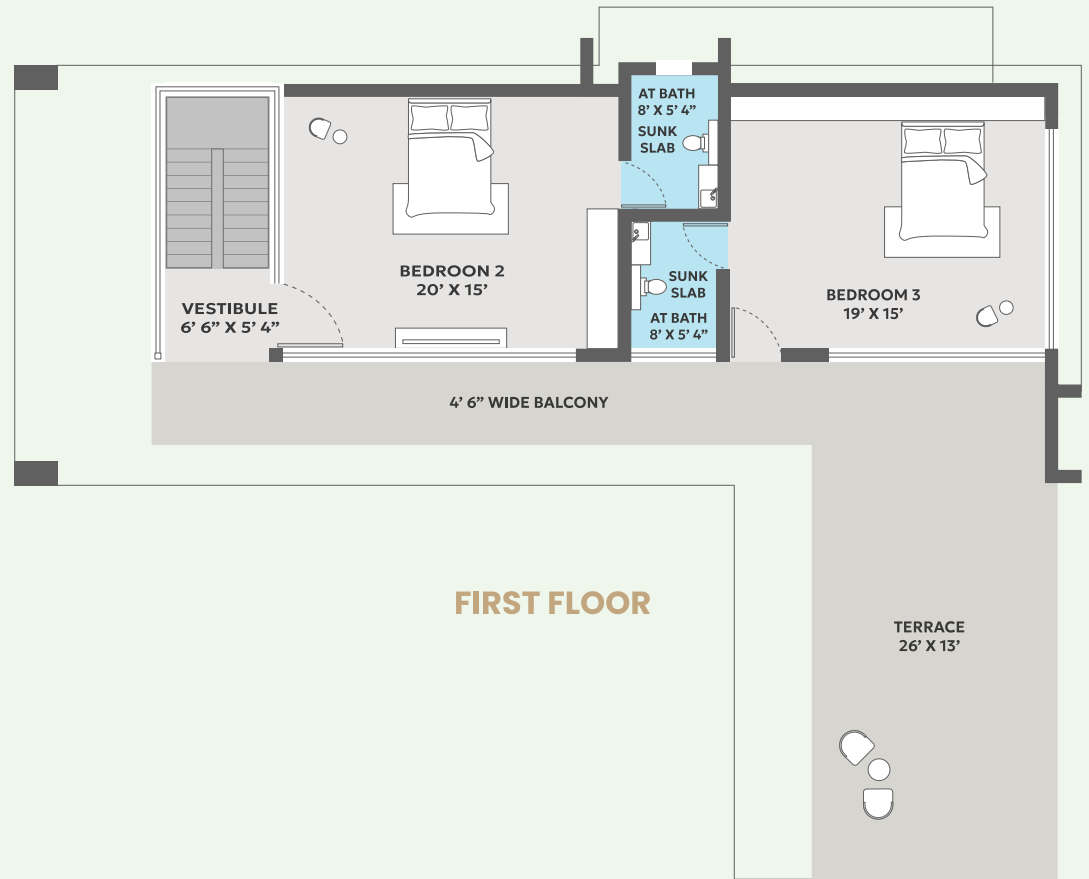




# PREMIUM VILLA 3 BHK

## AREA

490 sq. yd. (approx. 30% SBU)







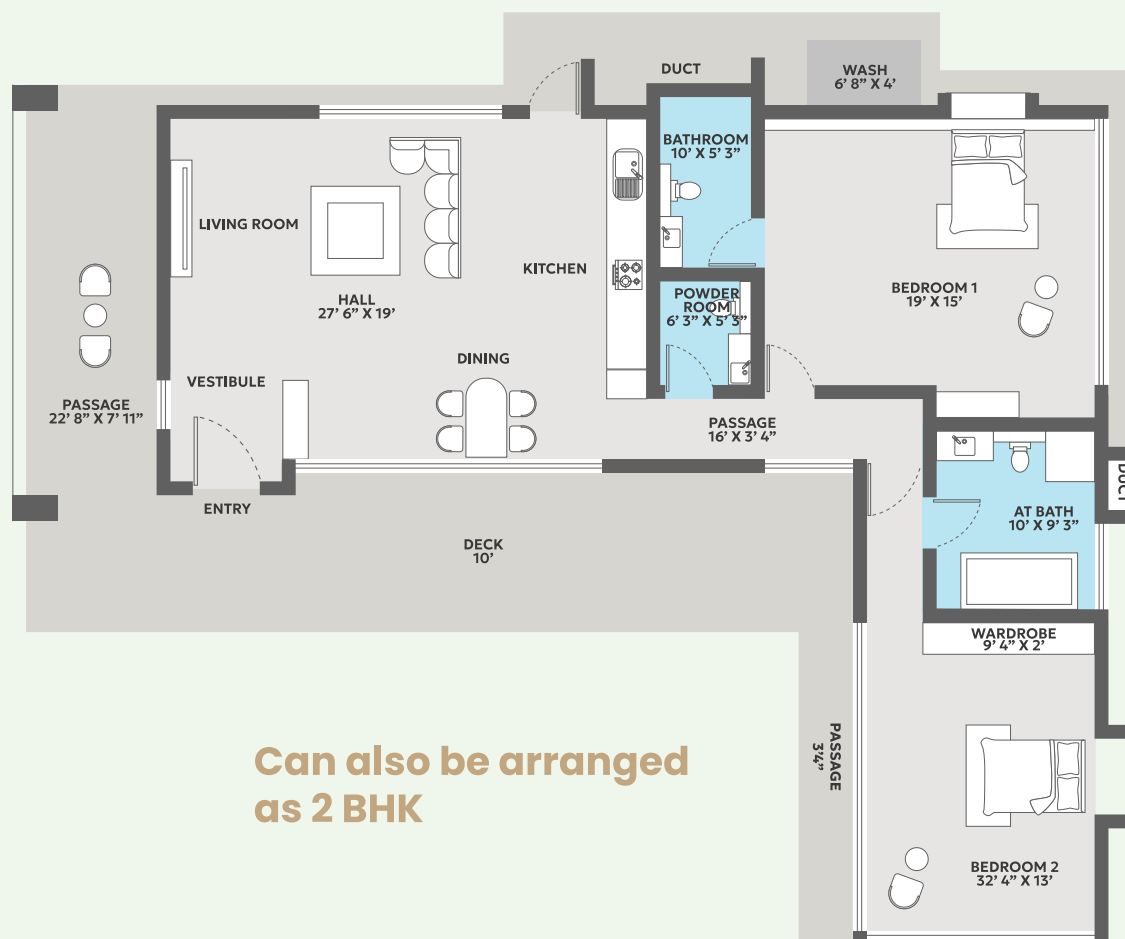
# ELITE VILLA

## AREA

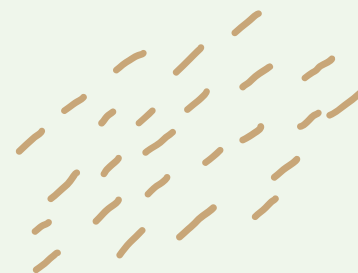
311 sq. yd. (approx. 30% SBU)



1 BHK



Can also be arranged  
as 2 BHK



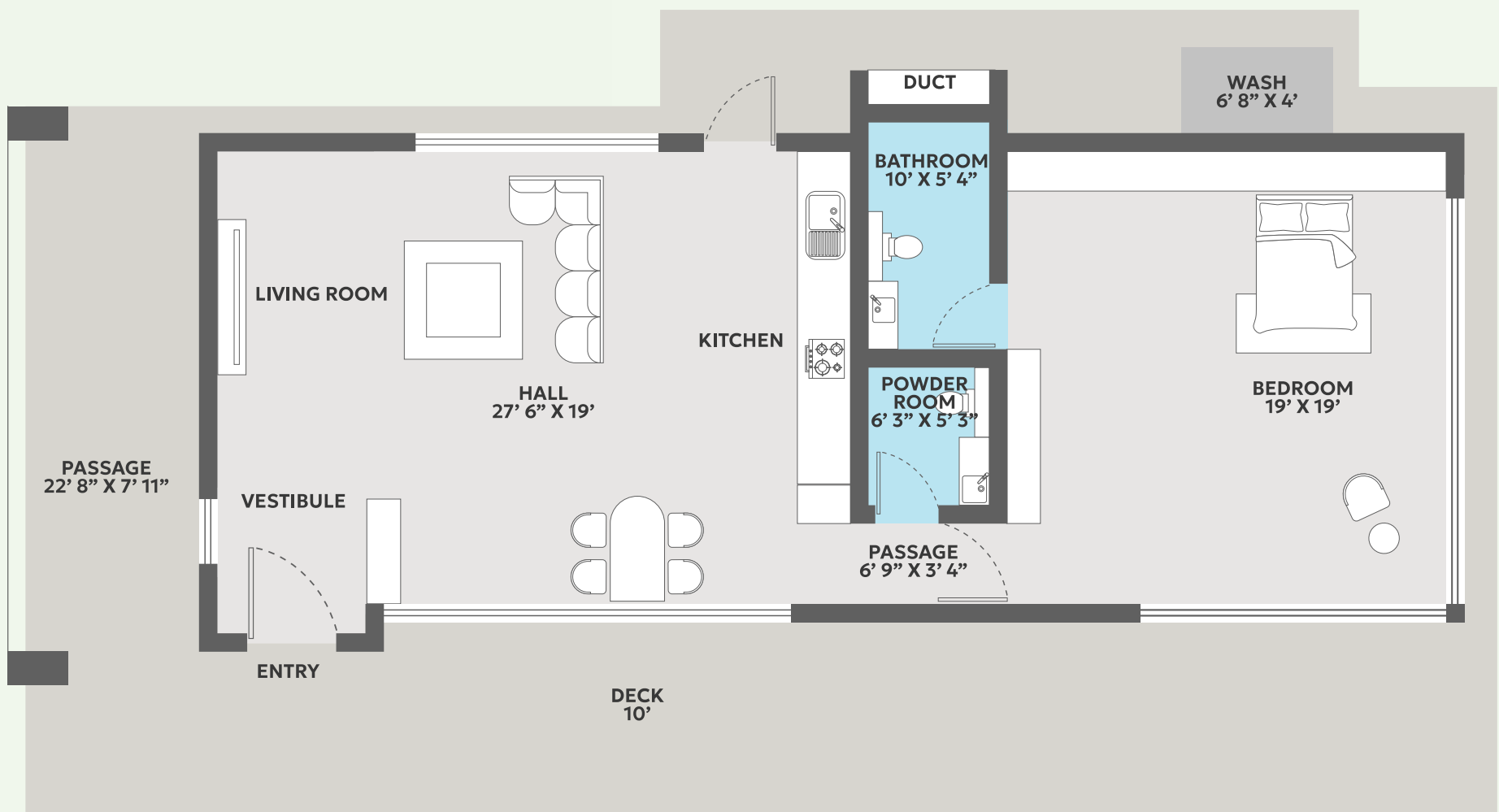




# CLASSIC VILLA

AREA  
254 sq. yd. (approx. 30% SBU)

## 1 BHK







# VILLA CONSTRUCTION BARE-SHELL

## Structure

- Grade slab for damp proofing and structural safety
- RCC frame structure
- Earthquake-resistant structural design
- RCC top slab with filler material and 3 m floor height
- 230 mm masonry with AAC blocks and double-coat plaster finish
- Exposed steel columns
- MS staircase
- Waterproofing on all terraces, and bathrooms
- Anti-termite treatment in the foundation and plinth
- Good, exterior grade paint with plaster texture

## Electrification

- Basic light and fan points
- 8 KW Solar photo voltaic panels
- 3 phase MCB + ELCB provided for each villa

## Plumbing

- Concealed UPVC and CPVC plumbing drainage lines
- Provision for NT with protective anti-pest cowls in all bathrooms



# VILLA CONSTRUCTION PLUG AND PLAY

## Flooring & Dado – Stonework: Door Window Sill & Jambs

- Drawing, dining, and bedrooms: Designer vitrified tiles (Johnson or equivalent)
- **Bathrooms:** Anti-skid vitrified tiles for flooring and ceramic tiles for dado
- **Kitchen:** Designer vitrified tiles. Dado up till slab height. Premium quality granite platform with moulded edges.
- High-quality durable stone shelves in the store area
- Balcony & Wash Area: Outdoor vitrified tiles

## Sanitaryware & Fittings

- **Water Closet:** Ivory, western-style, porcelain EWC with concealed dual flush tank, SS health faucet with a spout
- **Wash Basin:** Table-top ivory porcelain wash basin with stainless steel faucet
- **Shower:** Wall-hung, chrome-plated, SS module with hot and cold-water diverter
- **Hot Water:** Provisioning of electric geyser points
- **Sink:** Superior quality SS sink and drain board with faucet

## Wooden Doors (Frames & Shutters)

- **Entrance:** Hardwood frames with premium polished Teak wood door shutters
- **Bedroom:** Hardwood frames with premium painted flush door shutters
- **Bathrooms:** Stone jamb profile frames along with premium flush door shutters
- **Hardware:** Superior-quality, brushed finish stainless steel handles, hinges and locks

## Glass Doors & Windows

- **Glass Frames:** Aluminium domal casement door and window system with silicon coating
- **Glass:** Low emittance, Sun resistant, and noise-canceling sliding glass

## Electrification

- Fire retardant, ISI-rated insulated copper wires
- Conduit provision for inverter stabiliser
- Ample electric points with premium modular switches and sockets

## Paint

- Internal double-coat putty finish with good-quality paint

## Connectivity

- Provision for conduits for DTH/Broadband, and smart home features





## PLOT LANDSCAPING

- Garden with Native Plantation
- Fruit Orchard
- Waterbody
- Lawn
- Walkway
- 2 Car Parking with EV Charging Points
- Metal Gate & Fencing
- Provision for Landscape Lighting
- Provision for irrigation
- Soak pit and septic tank + STP Aerated Wetland

## ADD-ON FEATURES

- Swimming Pool
- Servant's Quarter
- Tunnel House
- Cabana
- Extended Solar Panels
- Digital Lock
- Poly-net House for Food Growing
- Campfire Sit-out Area



# SWIMMING POOL

**Dimension** : 4m x 10m x 1m depth

**Foundation** : PCC base

**Structure** : RCC tank and grade slab for deck

**Flooring** : Glass mosaic tiles for the pool. Vitrified tiles for the deck

**Electricals** : Underwater lights, surface-mounted filtration

**Finishes** : PVC drain cover



# CABANA SPECS

**Dimension** : 4.5 x 3.5 m

**Foundation** : Load bearing walls with RCC grade slab

**Structure** : MS columns & MS frame for Roof

**Flooring** : Kota stone flooring with epoxy grout

**Walls/Partitions** : 1m wide free standing brick partition

**Roof** : Cement sheet with Shingles

**Electricals** : Wall & Ceiling light points with ample charging sockets

**Finishes** : High quality paint





# TUNNEL HOUSE

**Area/Dimension :** 1.2m x 2.4m (floor area)

**Foundation :** PCC base

**Structure :** RCC hume pipe 2.1m dia x 2.4m length

**Flooring :** IPS, waterproofing & Kota stone bands flooring

**Walls/Partitions :** RCC pardi on one end. MS frame & door with SHERA board exterior

**Electricals :** 5A & 15A plugs, Exhaust & AC point

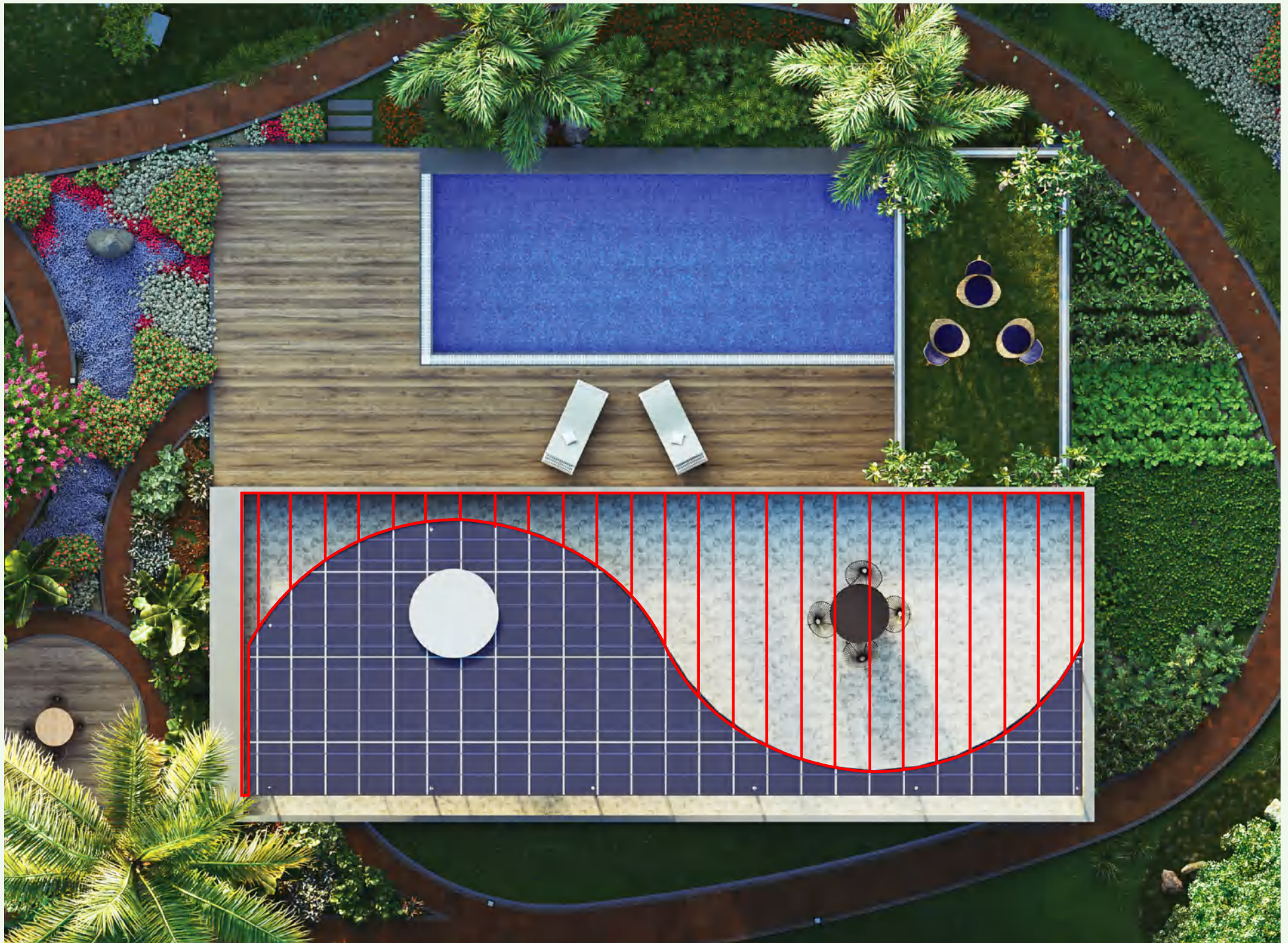
**Finishes :** Waterproof plaster & paint



# EXTENDED SOLAR PANELS



- Area/Dimension** : 8 kW standard, extendable up to 16 kW
- Foundation** : RCC base
- Structure** : 50x50 mm MS pipes
- Electricals** : Required meters and concealed cabling through duct
- Finishes** : Paint finish for MS structure





# POLY-NET HOUSE

**Area/Dimension** : 120 sq. m

**Foundation** : Compressed earth footing

**Structure** : Aluminium pipes

**Flooring** : Synthetic mulching

**Walls/Partitions** : Aluminium frame and door for entry. Poly-net skin

**Roof** : Poly-net

**Electricals** : Fan and exhausts, light points



# SERVANT'S QUARTER

**Area/Dimension** : 3.5m x 3m x 3m height

**Foundation** : RCC foundation

**Structure** : Load-bearing brick masonry with RCC lintel and slab

**Flooring** : Kota stone

**Walls/partitions** : Brick masonry and wooden flush doors.  
Aluminum windows

**Roof** : RCC slab

**Electricals** : Light points, fan, 5A, and 15A points

**Finishes** : Putty and paint finish the interior.  
Sand-faced plaster and paint exterior





# CAMPFIRE SIT-OUT

**Area/Dimension** : Sunken fire pit

**Foundation** : 3m x 3m

**Dimension** : 0.6 m wide seat, 0.45 m height with backrest

**Seating Dimension** : Required meters and concealed cabling through duct

**Foundation** : PCC base

**Structure** : Brickwork & plaster

**Flooring** : PCC base with water-proofing & Kota stone flooring

**Lighting** : Provision for footlights & power-point

**Finishes** : Waterproof plaster & texture paint



# LANDSCAPING SPECIFICATION



## **PLOT:**

Walkway

Waterbody

Plantation of native herbs and flowers

Fruit orchards

Private lawn

Lawn mound

Parking

Metal gate

Laser-cut nameplate

Letterbox

Soak pit & Septic tank

Provisions for Bollard lights, Spotlights, & hanging lights

Provisions for irrigation for trees





## LIVING ROOM



**Interior is not part of our scope.**





## BEDROOM



**Interior is not part of our scope.**



# AHMEDABAD'S FIRST & ONLY WEEKEND VILLA PROJECT WITH IGBC PLATINUM RATING (PRE-CERTIFIED)



Confederation of Indian Industry

## Indian Green Building Council (IGBC)

*hereby precertifies*

### **GPP ONE**

**Shiyapur, Mehsana, Gujarat**

(IGBC Registration No. GH220181)

*The project has demonstrated intent to design and build  
high performance building in accordance with*

**IGBC Green Homes Rating System**

**Precertified Platinum**

**July 2023**

*(Precertification is valid for 3 years, renewed based on six monthly progress updates till certification)*

**Sharukh Mistry**  
Chair, IGBC Green Homes

**Gurmit Singh Arora**  
Chairman, IGBC

**K S Venkatagiri**  
Executive Director, CII-Godrej GBC



# OUR COMMITMENT TO ECO-FRIENDLY LIVING



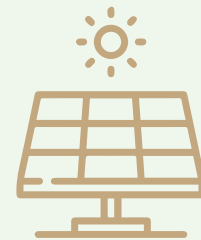
**Planning as per the direction of the Wind and the Sun**



**A pristine locale that's surrounded by water bodies on 3 sides and a dense forest on 1 side**



**Rainwater harvesting with recharge wells every 60 meters**



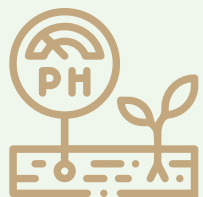
**100% Solar-powered community**



**Highest locally sourced, eco-friendly materials used**



**Green vs Grey ratio of 9:1**



**Commitment to maintain chemical-free soil**



**BE A**

**PART OF**

**THE LIMITED**

**EDITION**

**COMMUNITY**





# NOBODY PAYS FOR ELECTRICITY & WATER AT GPP ONE

GPP One is a beacon of sustainability, harnessing renewable energy to power standard amenities. Our extensive investment in solar plants guarantees a lifelong power supply, including high-pressure water and rooftop panels for each villa. We've meticulously planned for cloudy days. We aim to drastically reduce carbon emissions and achieve self-sufficiency in power, providing residents with free electricity.

In our commitment to sustainability, GPP One not only extracts water responsibly but also replenishes it through a network of percolation wells. Rainwater harvesting from common areas further bolsters our efforts. The centralized water management system eliminates the need for individual borewells, saving residents the usual expenses associated with installation, tanks, and pumps. A towering 24-meter overhead tank, powered by solar energy ensures every villa enjoys pressurized water without additional costs. At GPP One, water is always free.



## Community Powered by Solar Energy

Self-sustaining Power Generation at Community and Villa Level

Reduced Carbon Footprint



## Centralised Borewell

24-meter Tall Overhead Tank

Rainwater Harvesting

Pressure Pumps Powered by Solar Energy

24 X 7 X 365 Water Supply



**IT'S VERDANT, AND  
NOT JUST GREEN.**



# NATURE'S SYMPHONY TAKES THE CENTER STAGE AT GPP ONE

Native plants are the guardians of local ecosystems. We aim to specially allocate sacred spaces where native flora is cultivated. Native flora is resilient and low-maintenance, and herbs maintain soil quality. They are perfect habitat for birds, bees and many plants – thus preserving many species of flora and fauna.

- GPP ONE is no ordinary community; it's a lush haven, not just for looks but to combat the summer heat.
- Sustainability drives our choice of hardy, water-efficient native plants, fostering biodiversity.
- Fruit trees are in the mix, offering organic treats for the community's future.
- Continuous growth is our ritual; each monsoon sees the addition of diverse flora in plots and common spaces.
- The dense vegetation would serve as an attraction for birds like Flamingos, Sarus Crane, Pelicans, Bar-headed Goose, Egrets, and Herons, among many.

**Here's a small list of trees and plants we plan to grow in your plot and in community spaces.**

## MEDICINAL TREES

Salvadora Persica (Piludi)  
Putranjiva  
Neem  
Mahua  
Acacia Catechu  
Bael (Bili Patra)  
Ailanthus Excelsa  
Moringa Oleifera (Drumstick)  
Albizia Lebbeck (Siris)  
Pongamia Pinnata  
Kailashpati  
Bombax Ceiba  
Acacia Leucophloea  
Melia Azedarach (Bakain)  
Kadi Patta  
Reetha

## TREES FOR BIODIVERSITY

Mimusops Elengi (Maulsari)  
Peltophorum  
Amaltas  
Albizia Saman  
Ficus Religiosa (Peepal)  
Mysore Fig Tree  
Kadam  
Terminalia Arjuna  
Terminalia Catappa  
Terminalia Mantaly  
Dalbergia Sissoo  
Butea Monosperma  
Acacia Tortilis

## FRUIT TREES

Mango  
Chikoo  
Pomegranate (Anar)  
Coconut  
Tamarind  
Guava  
Jamun  
Sitafal  
Amla  
Papaya  
Lemon  
Banana  
Mulberry  
Ber  
Star Fruit  
Wood Apple (Kotha)  
Jungle Jalebi

## FLOWERING TREES

Cordia Sebestena  
Gulmohar  
Spathodea  
Tabebuia Rosea  
Tabebuia Argentea  
Lagerstroemia Speciosa  
Bottlebrush  
Erythrina Indica  
Bauhinia  
Ceiba Speciosa (Silk Floss Tree)  
Jacaranda

## FRAGRANT TREES

Alstonia Scholaris (Saptaparnii)  
Millingtonia Hortensis (Akash Neem)  
Parijat  
Champa  
Sita Ashok

## GRASSES

Gajraj (Elephant) Grass  
Fountain Grass  
Ghoda Grass  
Green Cane Bamboo  
Golden Bamboo

## TROPICAL PLANTS

Areca Palm  
Rhapis Excelsa  
Chamaedorea Palm  
Buddha Belly Bamboo  
Dieffenbachia  
Aglaonema  
Calathea  
Spider Lily  
Swamp Lily  
Peace Lily

## HERBS

Tulsi  
Aloe Vera  
Ajwain  
Lemon Grass

## FLOWERING SHRUBS AND CREEPERS

Bougainvillea  
Gultora  
Ixora  
Tecoma Gaudi Chaudi  
Tecoma Capensis  
Stachytarpheta Indica  
Plumbago Capensis  
Raat Rani  
Jasmine  
Hibiscus  
Thevetia  
Nerium

**PLANT CARE IS INCLUDED IN THE MAINTENANCE PACKAGE**

An aerial photograph of a lush, dense green forest. A winding blue river flows through the center of the forest, creating a natural path. The trees are vibrant green, and the water is a deep, clear blue. The overall scene is serene and natural.

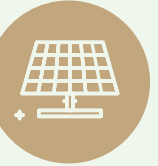
**STEP INTO GPP ONE,  
WHERE SUSTAINABLE LUXURY MEETS THE POETRY OF  
LIVING A TIMELESS EMBRACE OF NATURE'S FINEST ARTISTRY.**



GREEN  
PANTHER  
PROPERTIES®



# SUSTAINABILITY PRINCIPLES OF GPP



## Solar Energy

GPP prioritizes solar energy, utilizing it for self-sustainability, marking development with solar panels, and reducing carbon footprint through clean electricity generation.



## Water Harvesting

Emphasizing water conservation, our designs prioritize water harvesting and groundwater replenishment. We actively reduce water footprints in the development of our properties.



## Growing Food

Modern food production harms health. Cultivating a personal garden at GPP ensures clean, organic produce, benefiting body and mind. GPP projects support fruit orchards, kitchen gardens, and organic farming.



## Native Plantation

GPP cultivates resilient native plants in sacred spaces, fostering soil quality, supporting natural processes, and preserving local ecosystems and diverse flora and fauna.



## Sustainable Designs

Designs prioritize sustainable living, aligning with sun path, wind directions, and light conditions. This harmony with climate reduces energy consumption, promoting a pleasant living environment and lowering our carbon footprint.

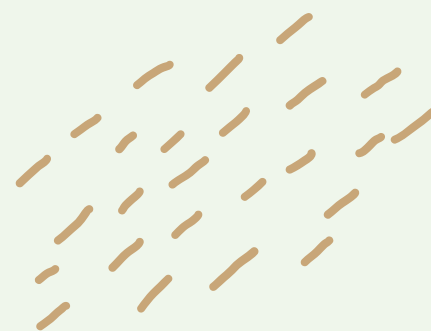


## Eco friendly Materials

Our construction materials and furnishings prioritize eco-friendly choices to minimize toxins harmful to health. We use locally sourced materials to reduce our carbon footprint, supporting sustainable construction and living.



This brochure is a preliminary information book **about GPP ONE**, which is rigorously progressing in the planning stage. The book aims to share an early look and feel of the project and allied features to enable you to visualise the project. You are requested to note that the information contained herein is subject to change.





# GREEN PANTHER PROPERTIES®

## Ahmedabad Office:

Rao Corporate House, In front of Health One Hospital,  
Near Shilaj Circle, Shilaj, Ahmedabad – 380 059.

## GPP ONE Site:

on Narmada Main Canal, Near Kadi Dam,  
Shiyapura, Kadi, Mehsana – 382 721.



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