



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

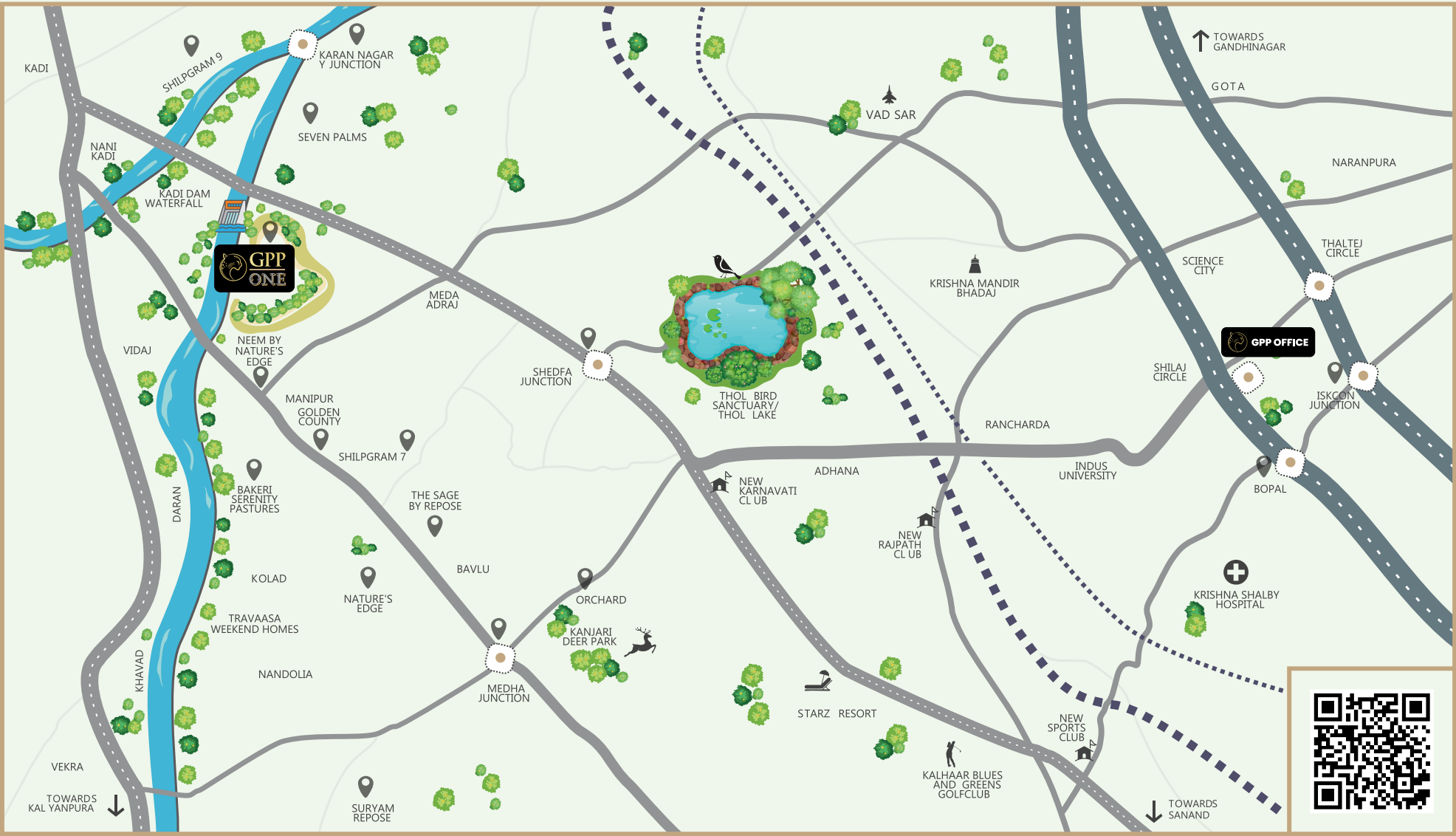
GPP ONE, driven by passion, is a distinctive community blending nature enthusiast with luxury connoisseurs. Beyond typical gated communities, it embodies mindfulness, abundance, sophistication, aesthetics, and sustainability. Spanning nearly **76,000 sq. yds.**, GPP ONE is a premier plotted development 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.

**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 - 76,088 SQ.YDS.

PLOTTING - 52,158.32 SQ.YDS. - 68.55%

ROADS & C.O.P AREA - 23,929.68 SQ.YDS. - 31.45%









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





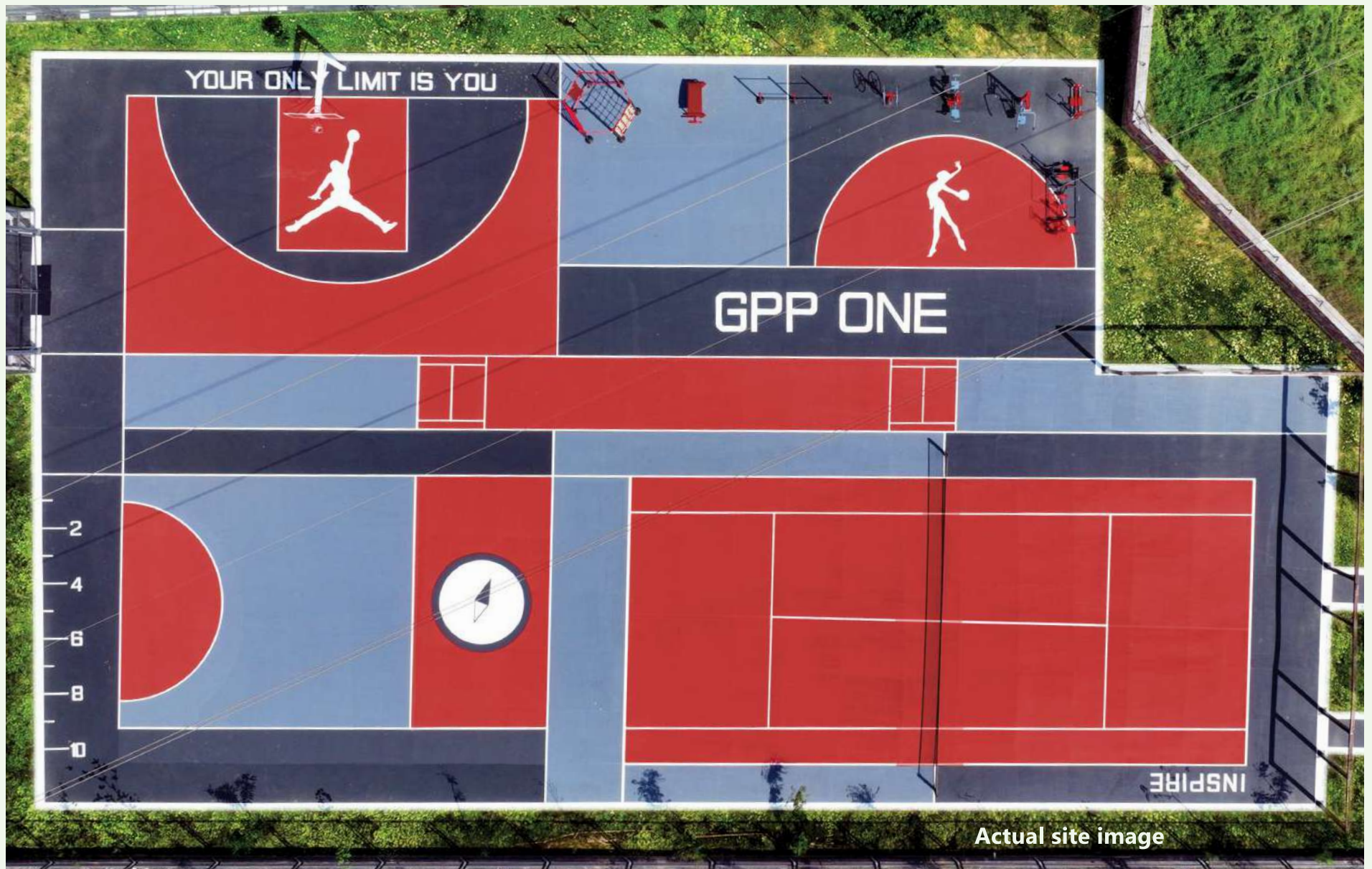


Earthship



RECREATIONAL FEATURES

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

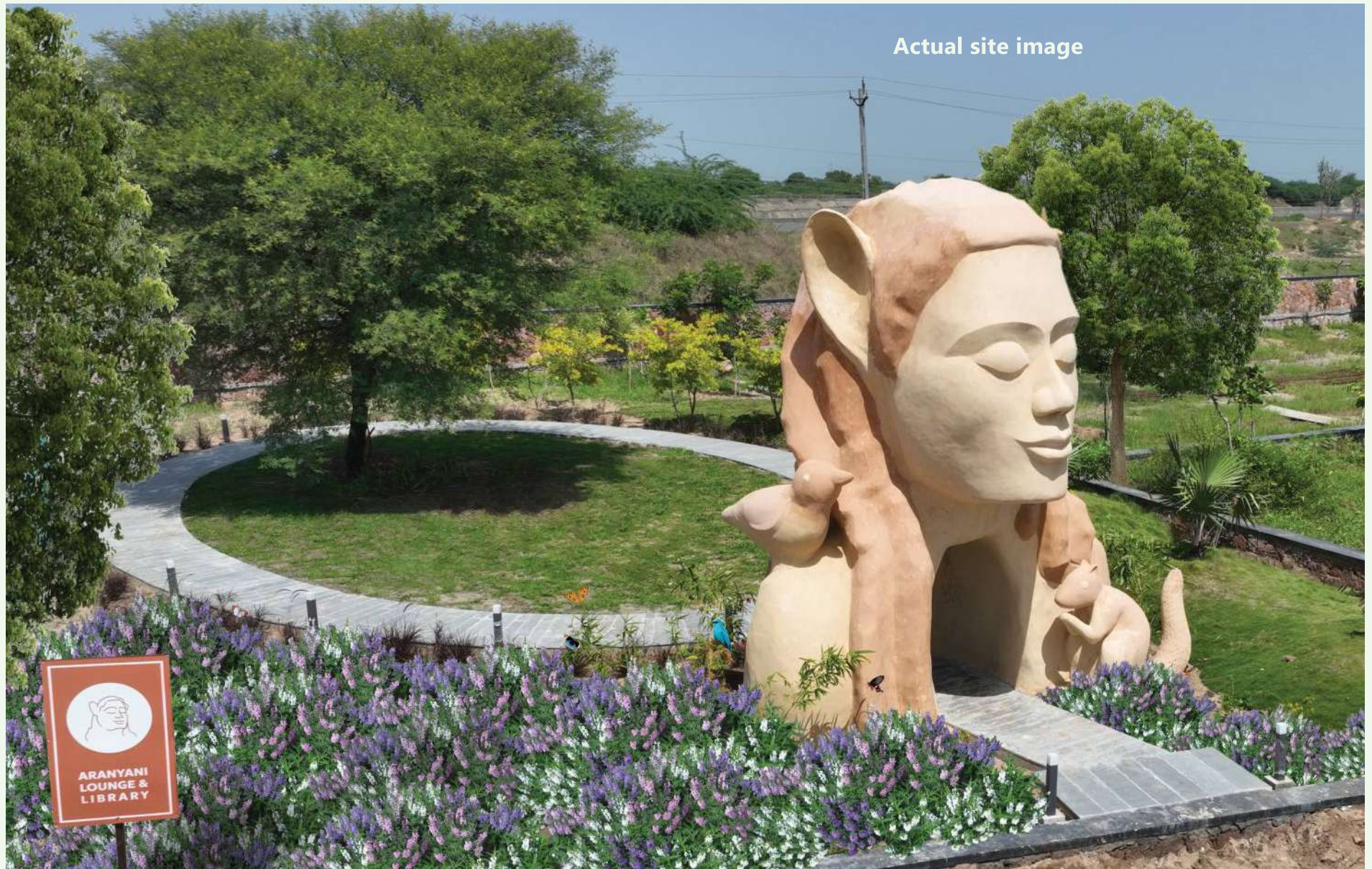


Actual site image



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





NATURE VILLAS

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



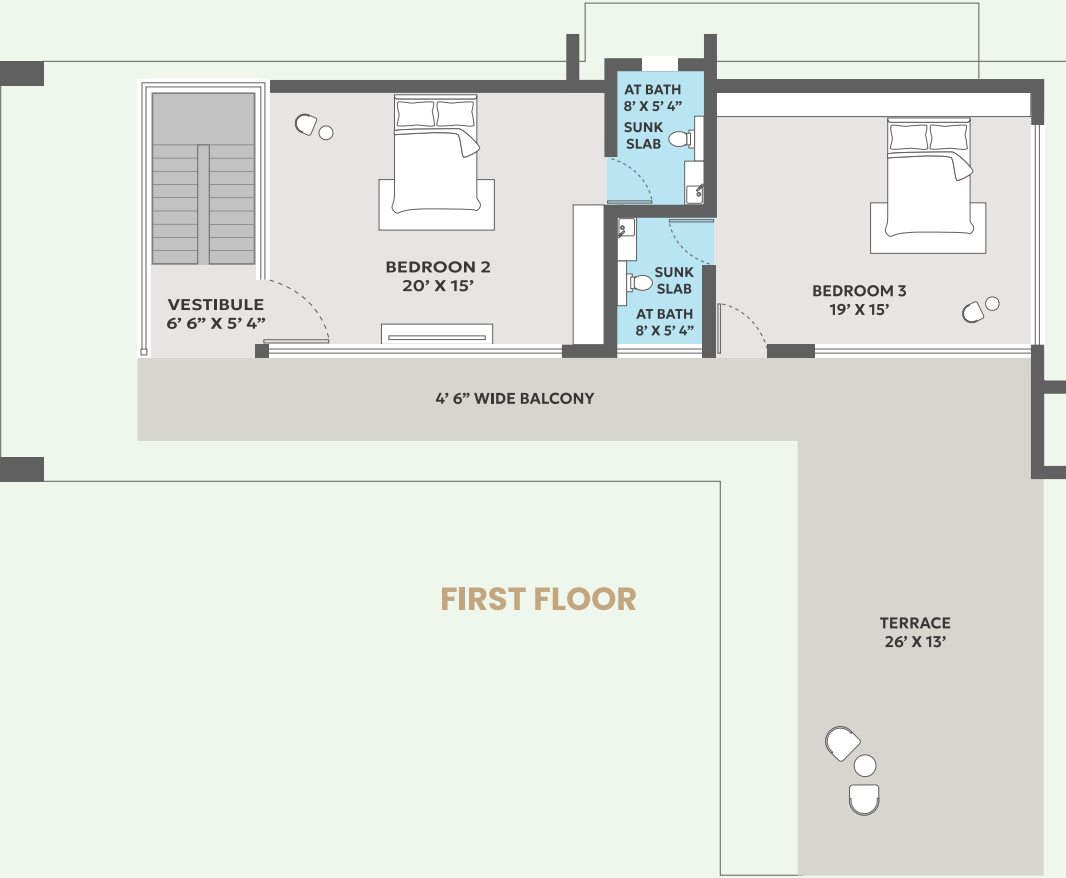
**Glasshouses That
Redefine Comfort Zone**





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



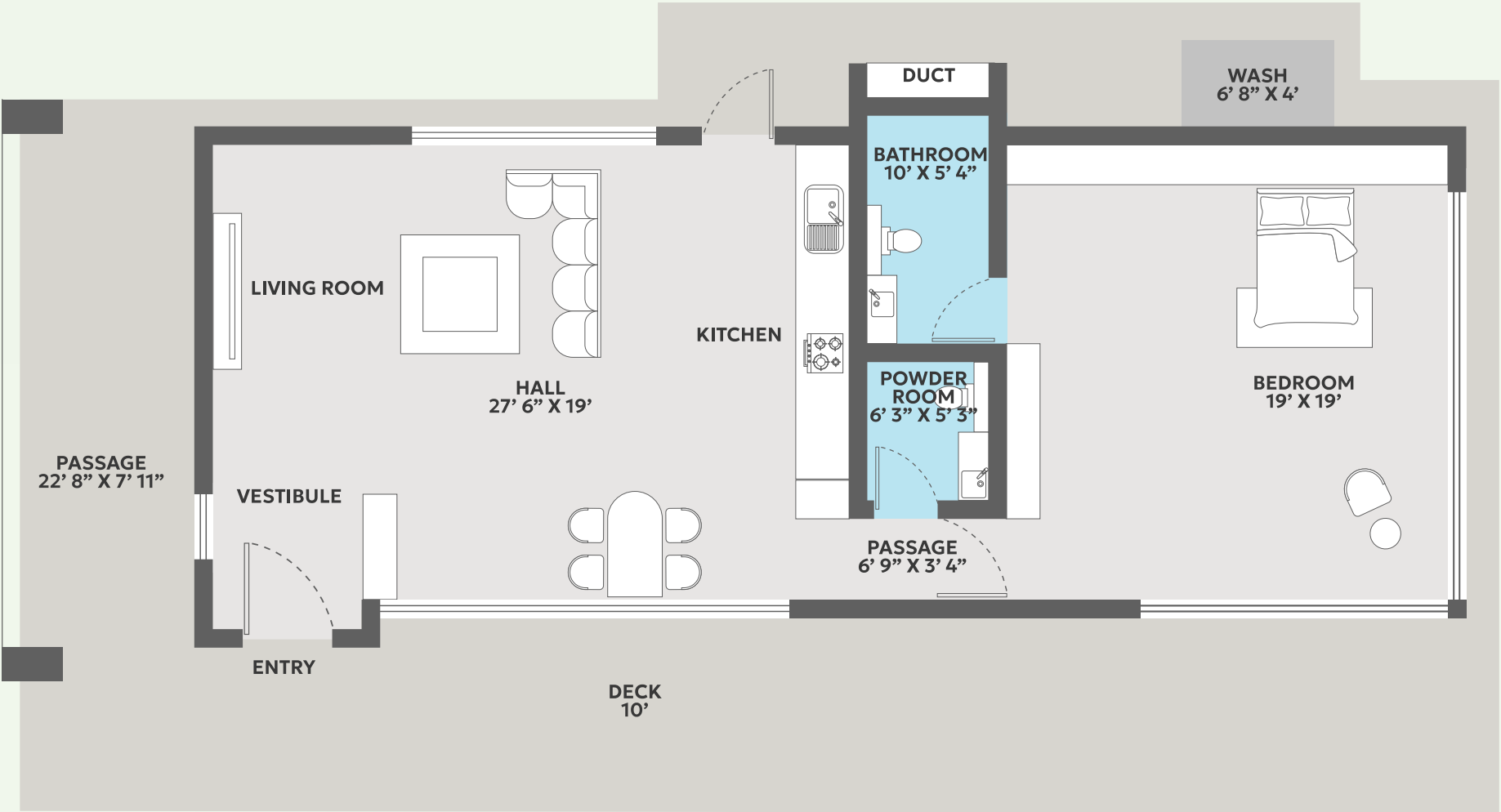




CLASSIC VILLA

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

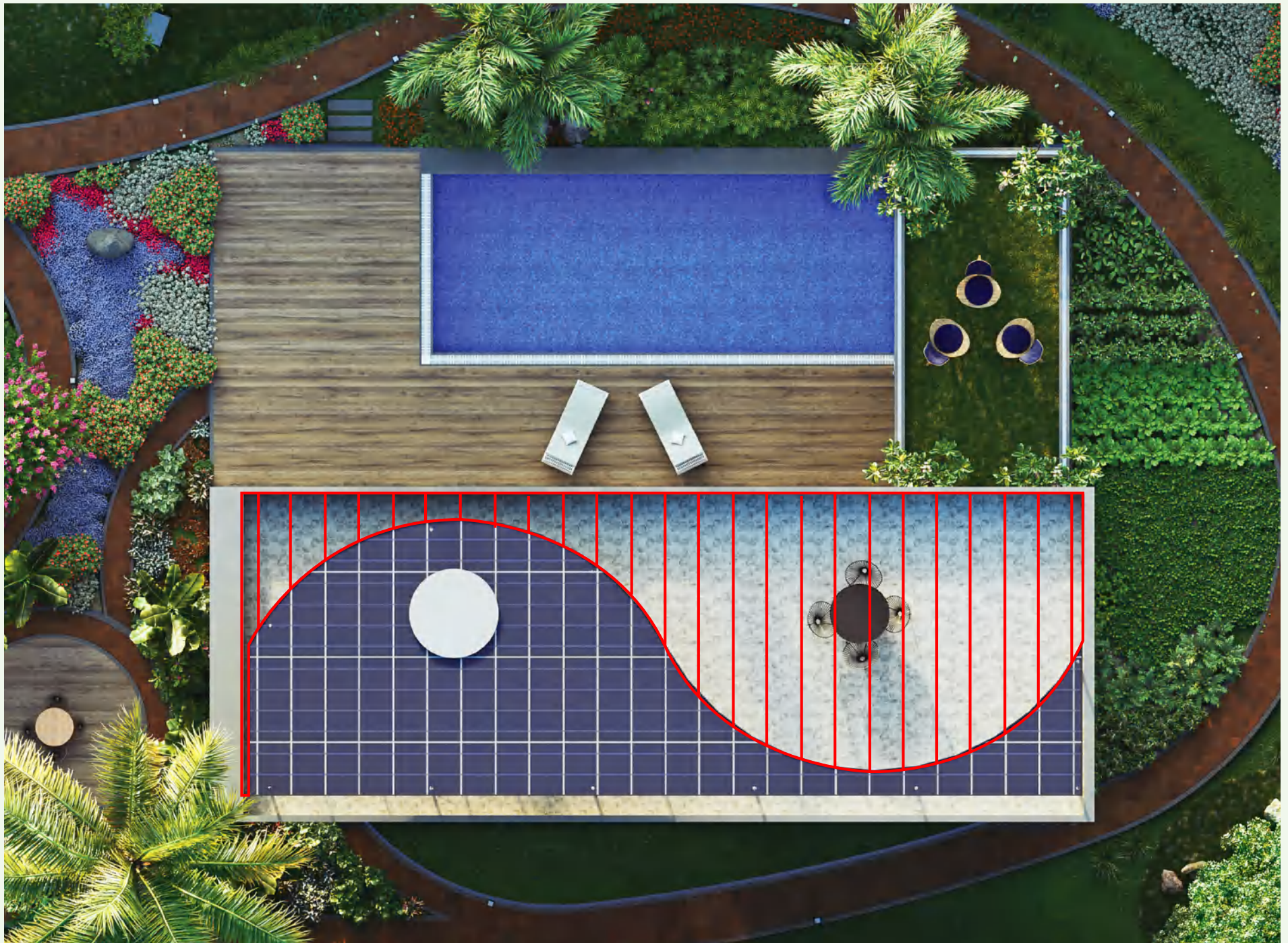
Area/Dimension : 8 kW standard, extendable up to 16 kW

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



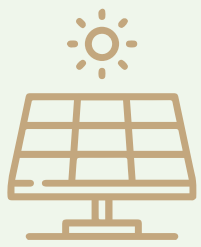
**Planning as per the direction of
the Wind and the Sun**



**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**



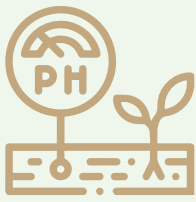
**100% Solar-powered
community**



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



Green vs Grey ratio of 9:1



**Commitment to maintain
chemical-free soil**

A photograph of a woman with dark hair holding a young girl in a garden. The girl is reaching up to touch a hanging plant with small yellow flowers. The woman is looking up at the girl with a smile. The background is a lush green garden with many plants and flowers.

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

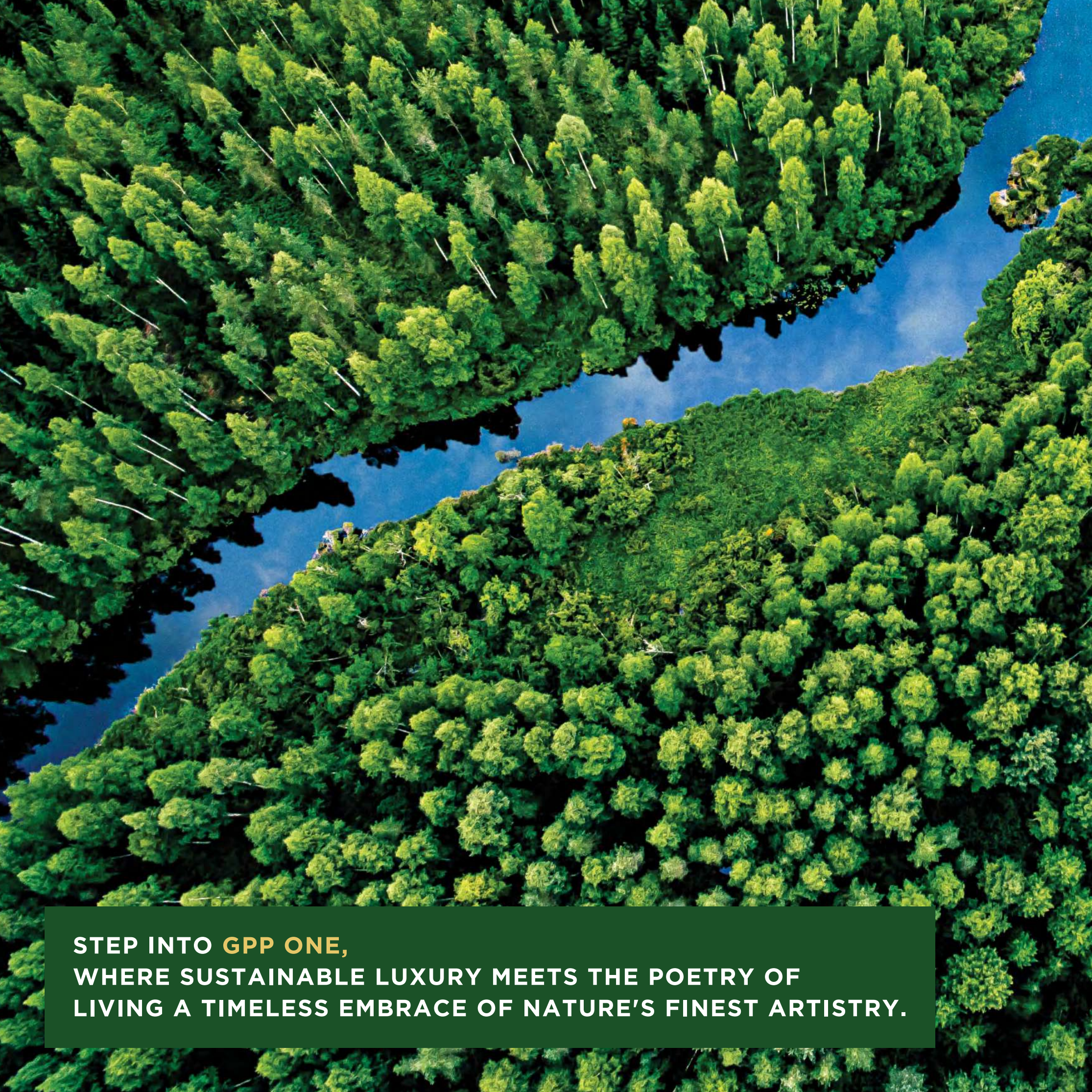
HERBS

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 showing a dense, vibrant green forest. A winding river or stream flows through the center of the forest, reflecting the sky. The trees are tall and closely packed, creating a textured canopy of various shades of green. The river's path is irregular, meandering between the forested land.

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.

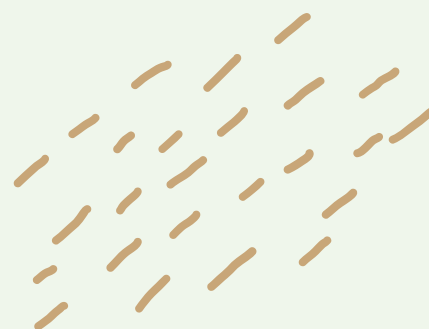


Eco friendly Materials

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.



+91 93888 88826



contact@greenpanther.in



www.greenpanther.in

