

Where Aspirations... Actualise.

Green Gates
SHAKTHI NAGAR | MANGALORE

A PANCHMAL PROPERTIES VENTURE



Panchmal Properties

Quality meets Perfection.

Panchmal Properties is led by Mr P. Laxman Shenoy who is also the Managing Director of Panchmal Plastics which has been a household name since 1974 (founded by visionary late Shri P. V. Shenoy). He brings in an experience of 20 years in delivering excellence. His mantra has been consistency in track performance, dedication to quality and offering value to customer's investments. He carries this belief system into Panchmal Properties where his goal is to design, develop and construct superior quality homes at surprisingly affordable rates and therefore the slogan – Quality meets Perfection.

Panchmal Properties aims to see satisfied customers living happily with their dreams fulfilled and to achieve this it has a team of professionals with 145 years of collective experience driving Panchmal in the pursuit of excellence. We look forward to create uniquely elevating experiences by placing customer priorities on a pedestal.



Green Gates

SHAKTI NAGAR | MANGALORE

GREEN GATES is a secure, gated, residential project spread across 3.44 acres with 65% reserved for open green space in the heart of Mangalore city. Four residential apartment blocks totalling 272 apartments with attention to details, aesthetically designed landscape and a choice of 1BHK, 2BHK and 3BHK homes surrounded by distant hills covered with greenery and vast expanse of the blue sky which makes living a pleasure. It is an exclusive offering to the global Indian where international lifestyle and luxury is experienced at affordable prices.

GREEN GATES is your one choice to own a property at one of the fastest growing and enterprising locations in Mangalore.

*A place we can
finally call as Home*



EXCLUSIVE FOR NRIS

Standing atop the verdant Mangalore Hills, adjacent to the Mangalore Internet City, **Green Gates** is a gated community that provides affordable luxurious lifestyle to the Global Indian.

Property Management Services: Enjoy the returns on your property, with complete peace of mind, Repairs & Maintenance, Utility Bill Payments, Rent Collection and more...





CENTER OF GOLDEN AGE

At GREEN GATES, there will be special care for Senior Citizens, with amenities to make their life easy and safe. Some of the facilities are: Prayer Hall, Meditation Room, Concierge Services, Chauffeur Driven Vehicle, Stretcher Lift, Nurses and Driver's stay facility.

- A regular medical checkup to all residents.
- Periodical get-together, excursions and senior citizen sports meet.

Green Gates
SHAKTHI NAGAR | MANGALORE

*A truly global lifestyle,
back home in Mangalore...*



COMMERCIAL COMPLEX



- Multi Cuisine Restaurant with Convertible Party Hall
- Doctor's Clinic with paediatrician, general practitioner, gynaecologist & cardiologist on 24 Hrs call, Super speciality lab, 24 Hrs pharmacy
- Supermarket with all necessities
- Dry Cleaning & laundry
- Unisex Saloon
- ATM



SPORTS COMPLEX



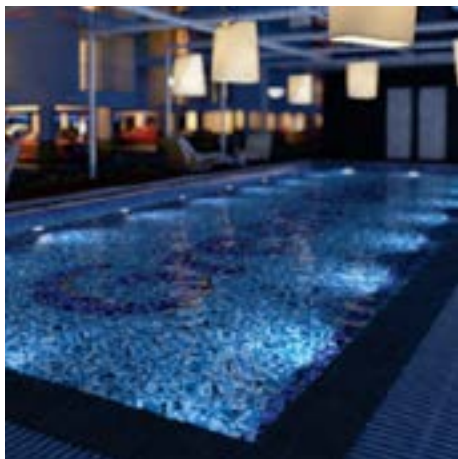
- First of its kind, Indoor state-of-the-art sports complex along with a clubhouse.
- Fully equipped gymnasium
- Swimming pool with separate showers and changing rooms for men & women
- International standard synthetic floor badminton court
- Mini-theatre with HD projection screen, comfortable seating & surround sound
- Snooker/Pool/Billiards table
- Table Tennis
- Carrom, Chess, Foosball
- Library



LANDSCAPE



- Designer landscaping with exquisite green areas for recreation & relaxation.
- Contemporary art & sculptures aesthetically placed.
- Garden with open lawn and Gazebo.
- Park benches and rejuvenating centre.
- Garden lighting with motion sensors.
- Boulevard lined with exotic palm trees
- Children's play area
- Vector repellent plants like Marigold, Catnip etc.



Features

- Individual power back-up generators for each block.
- 100% power backup in 6 seconds.
- Central CCTV & surveillance system.
- Electronic Access control system for individual blocks.
- High speed internet & Cable TV provision.
- Reticulated gas connection.
- Fully covered truss roof.
- Interconnected Intercom system connecting all apartments & the security.
- Firefighting and Public addressing system..
- Rain water harvesting.
- STP (Sewage treatment plant).
- Water Treatment plant.
- Visitors Car parks.
- Entrance Plaza with security kiosk.
- Chauffeur driven vehicle service for senior citizen.
- Nurses and Driver's stay facility.
- Enhanced features like emergency call button in all Blocks.

Special Features

- 65% of open green land provided for green belt and healthy atmosphere.
- Ozone Purification plant is installed in swimming pool.
- Sunken free bathroom floors with German Technology sewage installations.
- Pressure Regulating Assembly is incorporated to maintain uniform water pressure in all plumbing installation.
- A high quality of water treatment plant is installed to achieve 6.5 to 8.5 pH purity.
- Geriatric Services, Part Time Cooks facility available on call.
- Free Membership for all residents in Clubhouse.
- Legal Assistance and Documentation Guide.

Living & Kitchen

- Superior quality vitrified tiles 2'x 4' flooring and skirting.
- Plastic emulsion paint for wall and ceiling.
- 3" Granite champering skirting provided on vertical shape below the glazed tile to avoid dirt accumulation in corners.

Bedrooms

- Superior quality vitrified/ ceramic tile flooring and skirting for all Bed rooms-(wood finished design.)
- Plastic emulsion paint for walls and ceiling.
- Night foot lamps in all Bed Rooms.

Balconies/ utilities

- Superior quality anti skid ceramic tile flooring and skirting.
- Mild Steel handrail.
- Plastic emulsion paint for ceiling.

Staircase (Fire Exit Staircase)

- Concrete treads & risers.
- Texture Paint for walls.
- Granite steps and risers.
- 4'- 6" wide steps as per fire dept norms.

Electrical

- Concealed PVC conduit with copper wiring Finolex or equivalent.
- Modular switches- Legrand / Havels / Panasonic.

Doors & Windows

- Teak wood frame and Panel Door Shutter for Main Door.
- Flush Door Shutter with Skin for all Internal Doors.
- FRP Door for all Bathrooms.
- High quality aluminium window and sliding doors.

Bathroom / Rest Rooms

- RAK or equivalent anti skid ceramic tile flooring.
- Johnson or equivalent ceramic wall tiles up to ceiling.
- High quality bolts & hinges for all doors.
- Aluminium windows made from specially designed and manufactured sections.
- Superior quality branded bathroom fittings – Jaquar or equivalent.
- Branded UPVC & CPVC pipes and fittings.
- Provision for hot water heater /geyser.
- Solar water Heater system.

Common Areas

- Granite flooring & skirting or designed ceramic flooring.
- Texture Paint for walls.
- Plastic emulsion for ceiling.
- Concrete parapet / Mild steel handrail.

Lifts

- Total 2 no of elevators (1 No. of Stretcher Lift or 15 Passengers) of reputed make each in all blocks.
- All lifts are high speed (1.75 M/S to 2.25 M/S).
- All lifts are attached with ARD.
- All lifts are on collective Basis Operation.

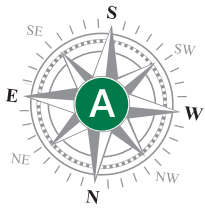
Structure

- Basement + Ground + 9 storied RCC structure.
- Laterite masonry for external walls and solid blocks masonry for internal walls.

Car Parking

- Covered car parks in basement and ground level.
- Visitors car parks on ground level and basement levels.

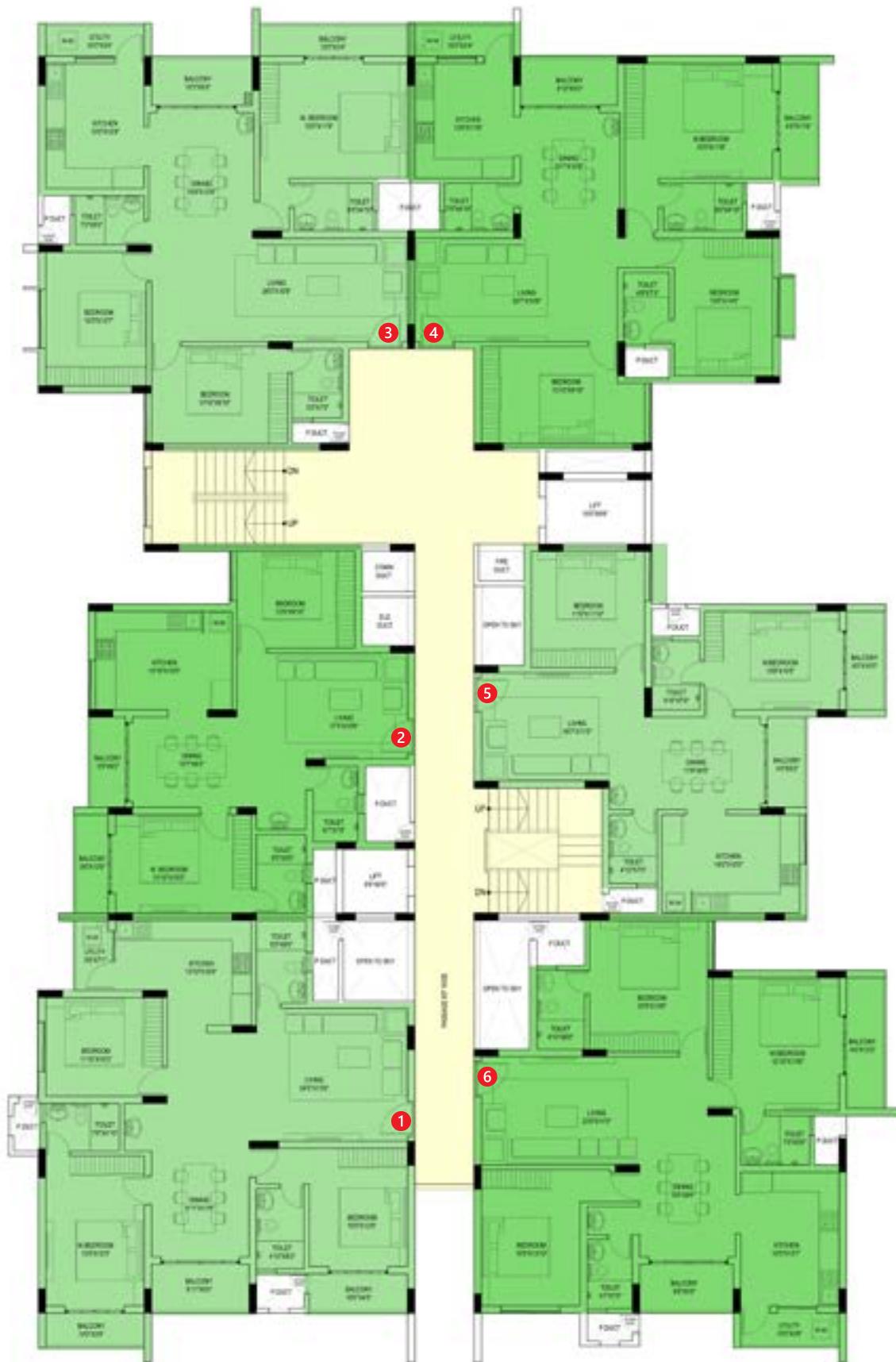
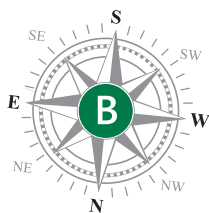
BLOCK - A



TYPICAL FLOOR PLAN - BLOCK A

- | | | | |
|---------------------|---------------------|---------------------|---------------------|
| ① 3BHK, 1800.00 SFT | ③ 2BHK, 1325.00 SFT | ⑤ 2BHK, 1335.00 SFT | ⑦ 2BHK, 1285.00 SFT |
| ② 2BHK, 1320.00 SFT | ④ 2BHK, 1340.00 SFT | ⑥ 2BHK, 1285.00 SFT | ⑧ 3BHK, 1690.00 SFT |

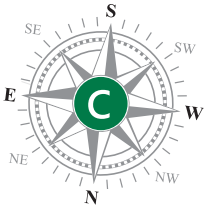
BLOCK - B



TYPICAL FLOOR PLAN - BLOCK B

- 1 3BHK, 1965.00 SFT
- 3 3BHK, 1945.00 SFT
- 5 2BHK, 1380.00 SFT
- 2 2BHK, 1370.00 SFT
- 4 3BHK, 1890.00 SFT
- 6 3BHK, 1950.00 SFT

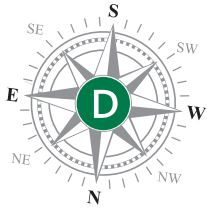
BLOCK - C



TYPICAL FLOOR PLAN - BLOCK C

- | | | | |
|----------------------------|----------------------------|----------------------------|----------------------------|
| 1 3BHK, 1620.00 SFT | 3 2BHK, 1290.00 SFT | 5 3BHK, 1590.00 SFT | 7 2BHK, 1280.00 SFT |
| 2 1BHK, 820.00 SFT | 4 3BHK, 1625.00 SFT | 6 2BHK, 1275.00 SFT | 8 3BHK, 1690.00 SFT |

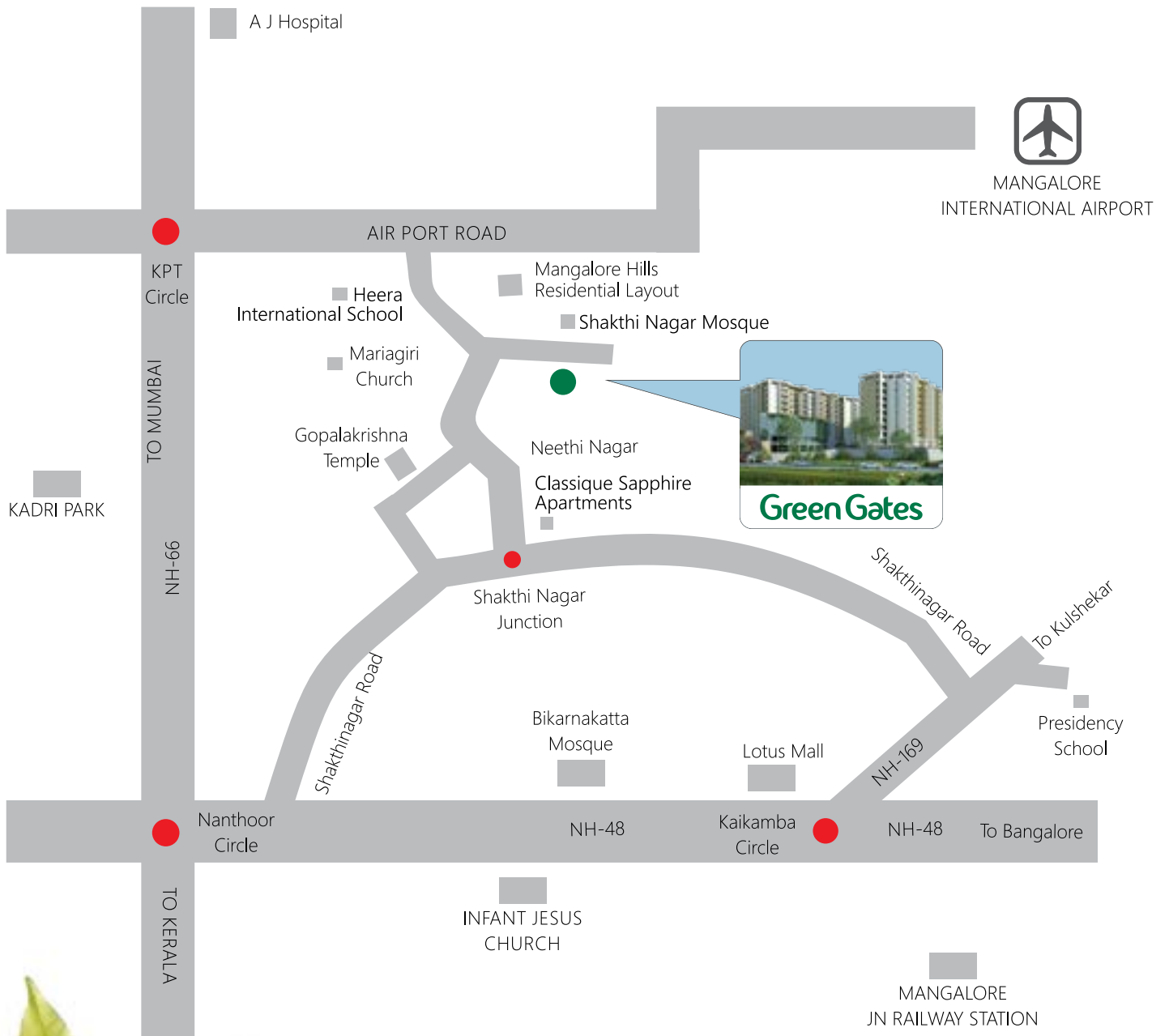
BLOCK - D



TYPICAL FLOOR PLAN - BLOCK D

- ❶ 2BHK, 1170.00 SFT
- ❸ 2BHK, 1200.00 SFT
- ❺ 2BHK, 1140.00 SFT
- ❷ 1BHK, 625.00 SFT
- ❹ 2BHK, 1165.00 SFT
- ❻ 2BHK, 1180.00 SFT

LOCATION MAP



Proximity

Places of Worship	2 mins
Presidency School	9 mins
International Airport	15 mins
Railway Station	15 mins
A J Hospital	12 mins
Lotus Mall	10 mins
Kadri park	10 mins





MANGALORE HILLS - MANGALORE INTERNET CITY

A 75 - acre development with 35 acres of residential & 40 acres earmarked for an IT park, this project is on the verge of making a huge impact on employment opportunities in Mangalore & surrounding regions

“ We at Panchmal Properties are more than just builders, we partner with our customers to create the best housing solutions. ”

Matching innovation with
Dedication

Green Gates

SHAKTHI NAGAR | MANGALORE

**A TRULY GLOBAL LIFESTYLE
BACK HOME IN MANGALORE**



Exclusive For NRI | Center Of Golden Age | Commercial Complex | Sports Complex

Developers and Promoters



Panchmal Properties

Quality meets Perfection.

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neotech
constructions

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Architects, Project Management Consultants, Contractors

PROJECT APPROVED

