



I+R Construction

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**Green**  
avenue  
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Welcome to the World of Contemporary Living



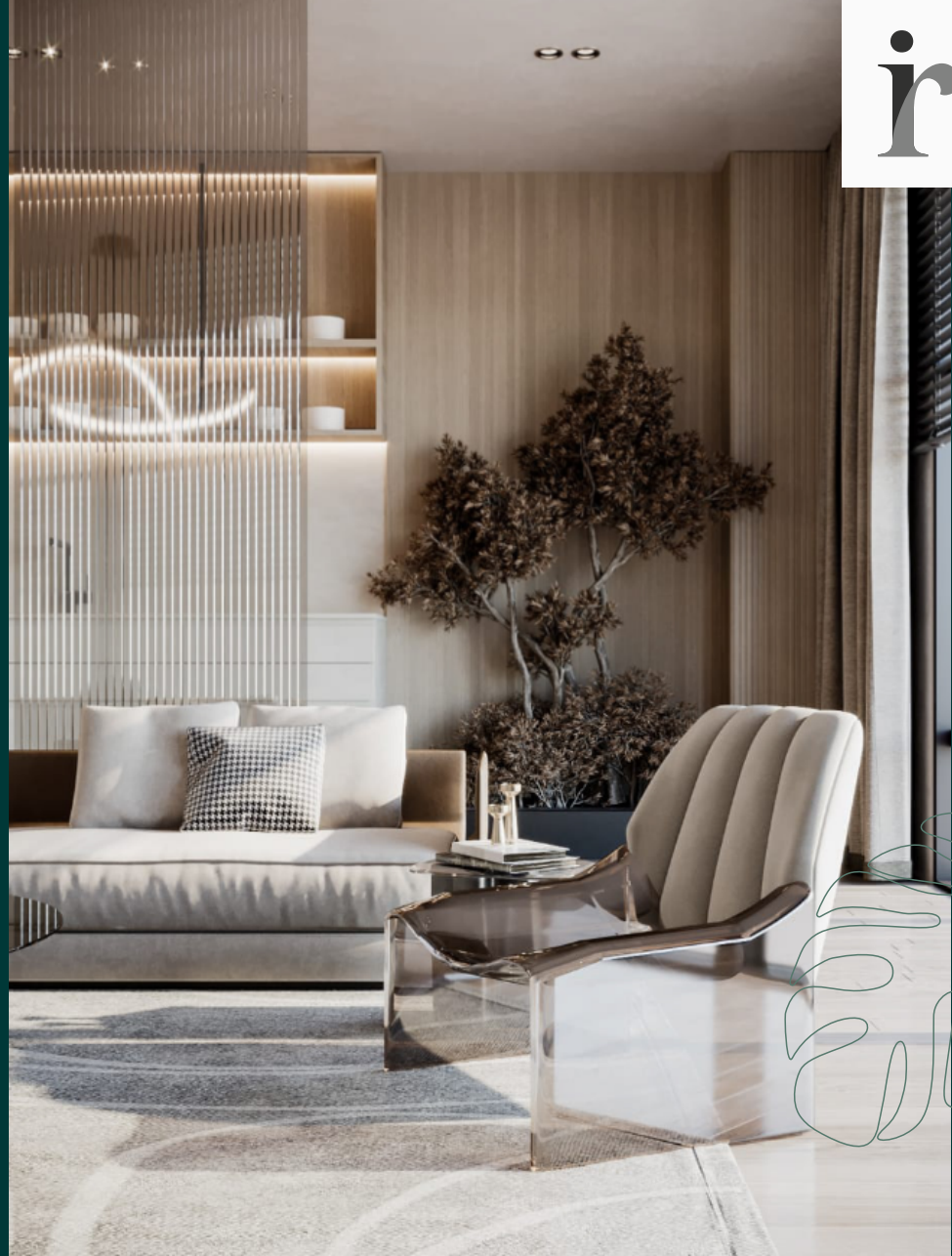


# A Statement TO LEAD YOUR WAY OF LIFE.

Green Avenue is located in one of the Prime areas of Kolhapur City paving easy accessibility to various landmarks such as Tarabai Park, Kolhapur Bus Terminus, etc.

Green Avenue offers high end finishes and facilities that will allow residents to experience life at it's fullest.

Green Avenue is a Premium Residential project offering an Apartment per Floor with combination of 4BHK and 3BHK+Office that will proffer an epitome of luxury to lead your way of life.





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# Understated Luxury

Every apartment of Green Avenue is designed for an unmatched user experience with spacious rooms filled with natural light and ventilation.

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# Contemporary Living

At Green Avenue, Immerse yourself in a symphony of senses,  
feel the pulse of the city in tandem with the pleasure of living  
above the skyline.





# Your New Address is Here!



Scan For Location

C. S. No.484/C/8, E Ward, Ghatage Colony,  
Lisha Hotel Road, Near Pulse Hospital,  
Kolhapur - 416005.



Green Avenue, Kolhapur  
A project by I+R Construction

# Option A

**4 BHK Unit**

Unit No. 101, 301, 501, 701

TYPE	RERA CARPET AREA	BALCONY AREA	TOTAL AREA	SALEABLE AREA 35% LOADING	SALEABLE AREA ( SQ FT)
4BHK	162.97	18.71	181.68	245.27	2640.06
TOTAL	162.97	18.71	181.68	245.27	2640.06





Master - Bedroom

Main Entrance

Toilet

Bedroom

Toilet

Toilet

Bedroom

Bedroom

Living Room

Kitchen

# Option A

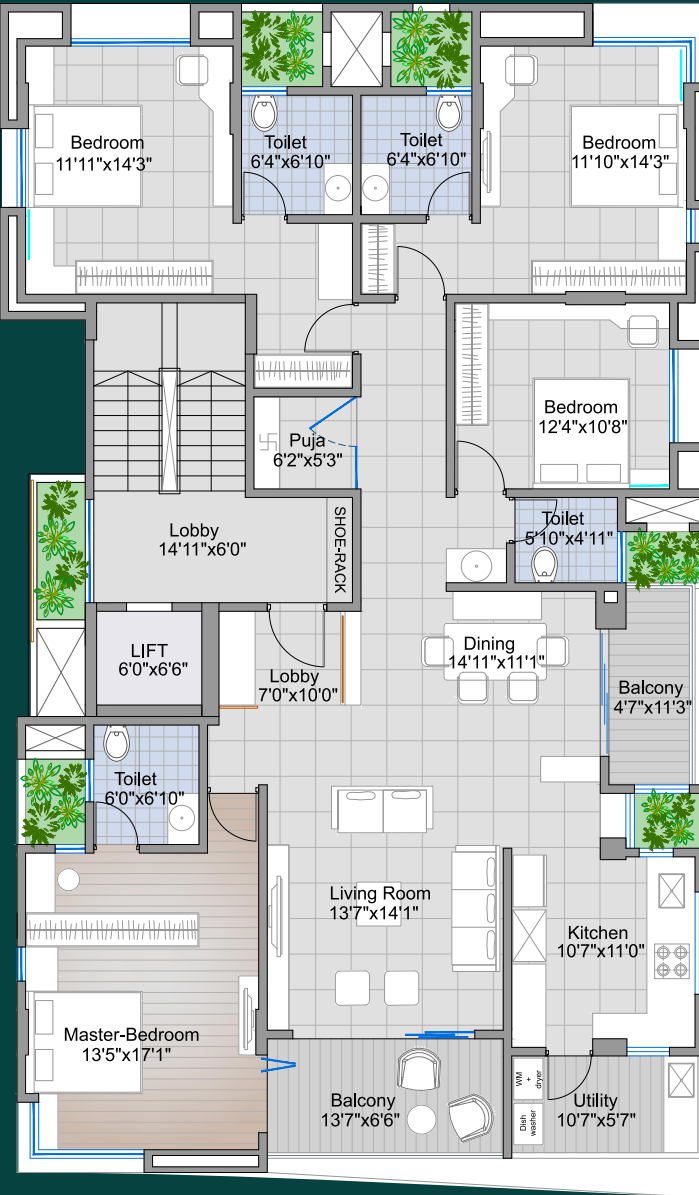
## 4 BHK Unit

Green Avenue, Kolhapur  
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# Option B

4 BHK Unit

Unit No. 201, 401, 601



TYPE	RERA CARPET AREA	BALCONY AREA	TOTAL AREA	SALEABLE AREA 35% LOADING	SALEABLE AREA ( SQ FT)
4BHK	162.97	18.71	181.68	245.27	2640.06
TOTAL	162.97	18.71	181.68	245.27	2640.06



Master - Bedroom

Main Entrance

Bedroom

Toilet

Toilet

Toilet

Bedroom

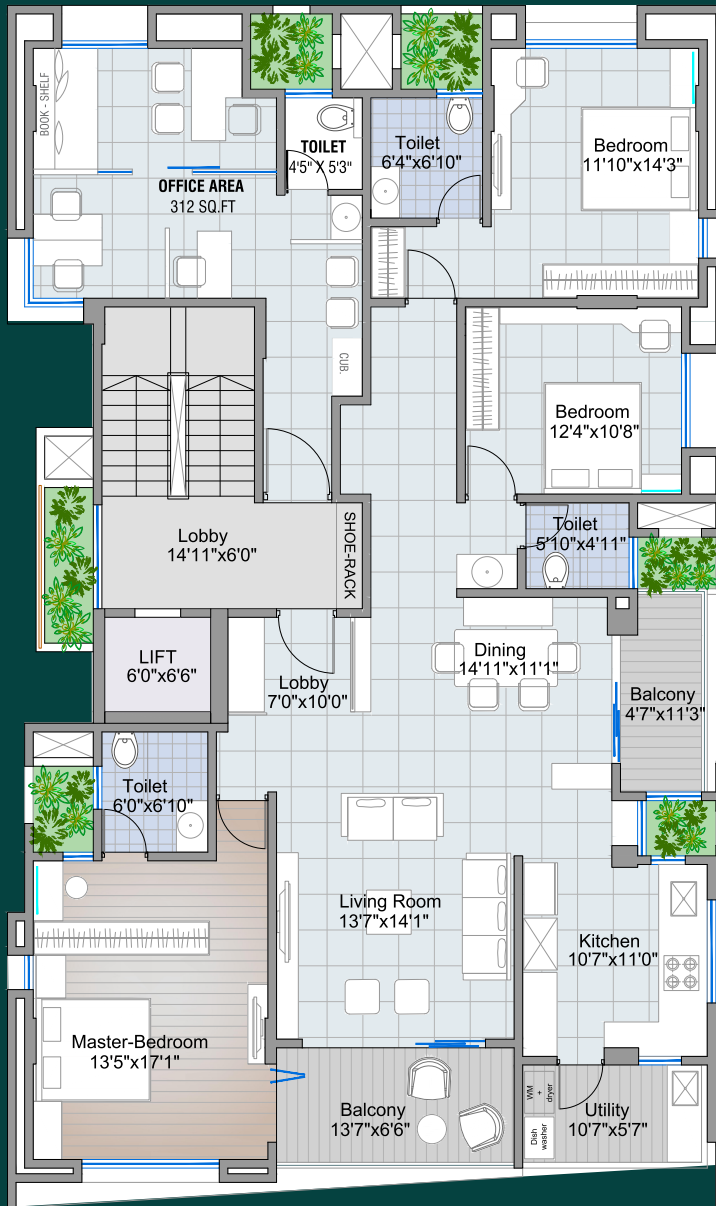
Living Room

Bedroom

Kitchen

# Option B

4 BHK Unit



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# Option C

3 BHK + Office Unit

Custom Option as per Client Requirement



# Option C

3 BHK + Office Unit

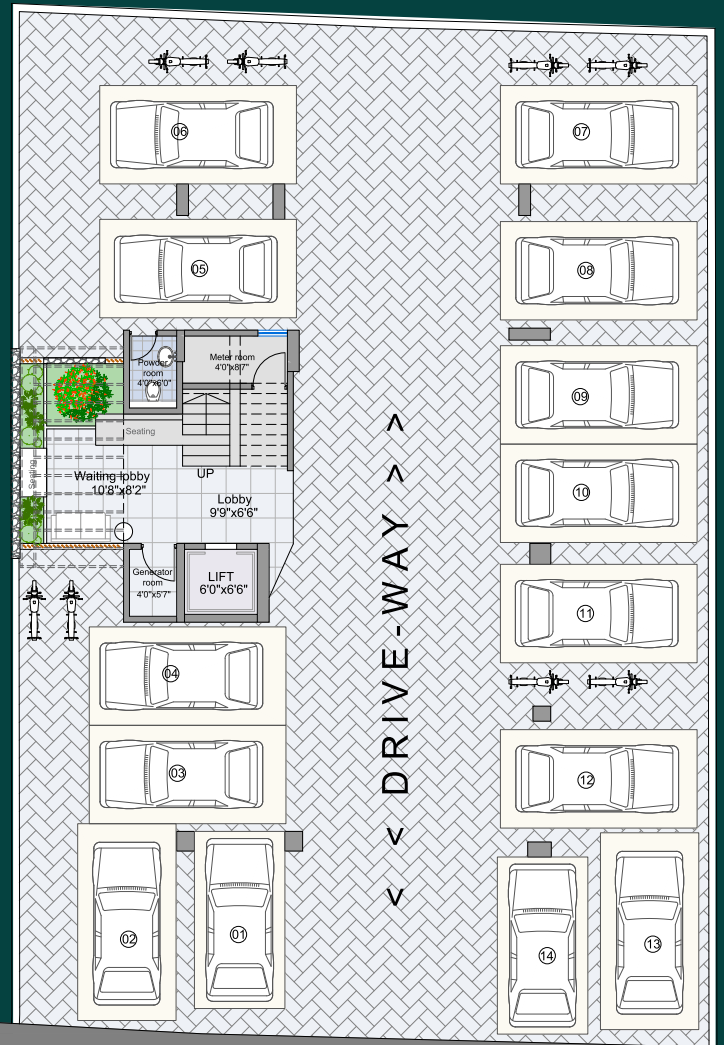
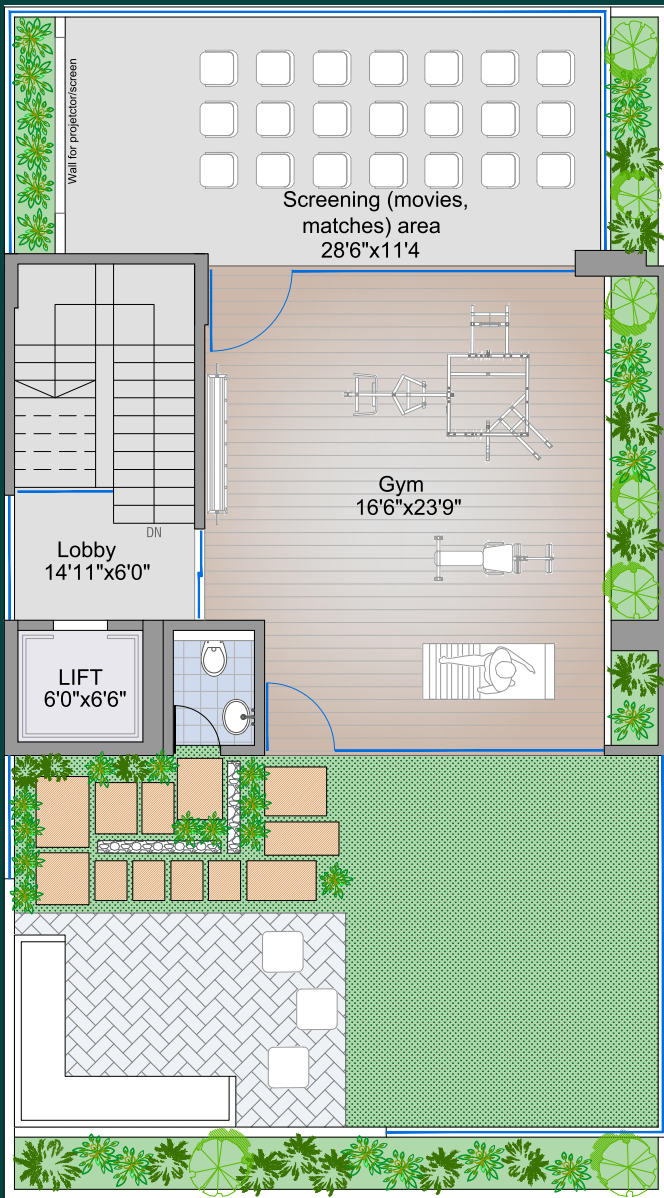
# Option D

## 3 BHK + 1 Bedroom

Custom Option as per Client Requirement

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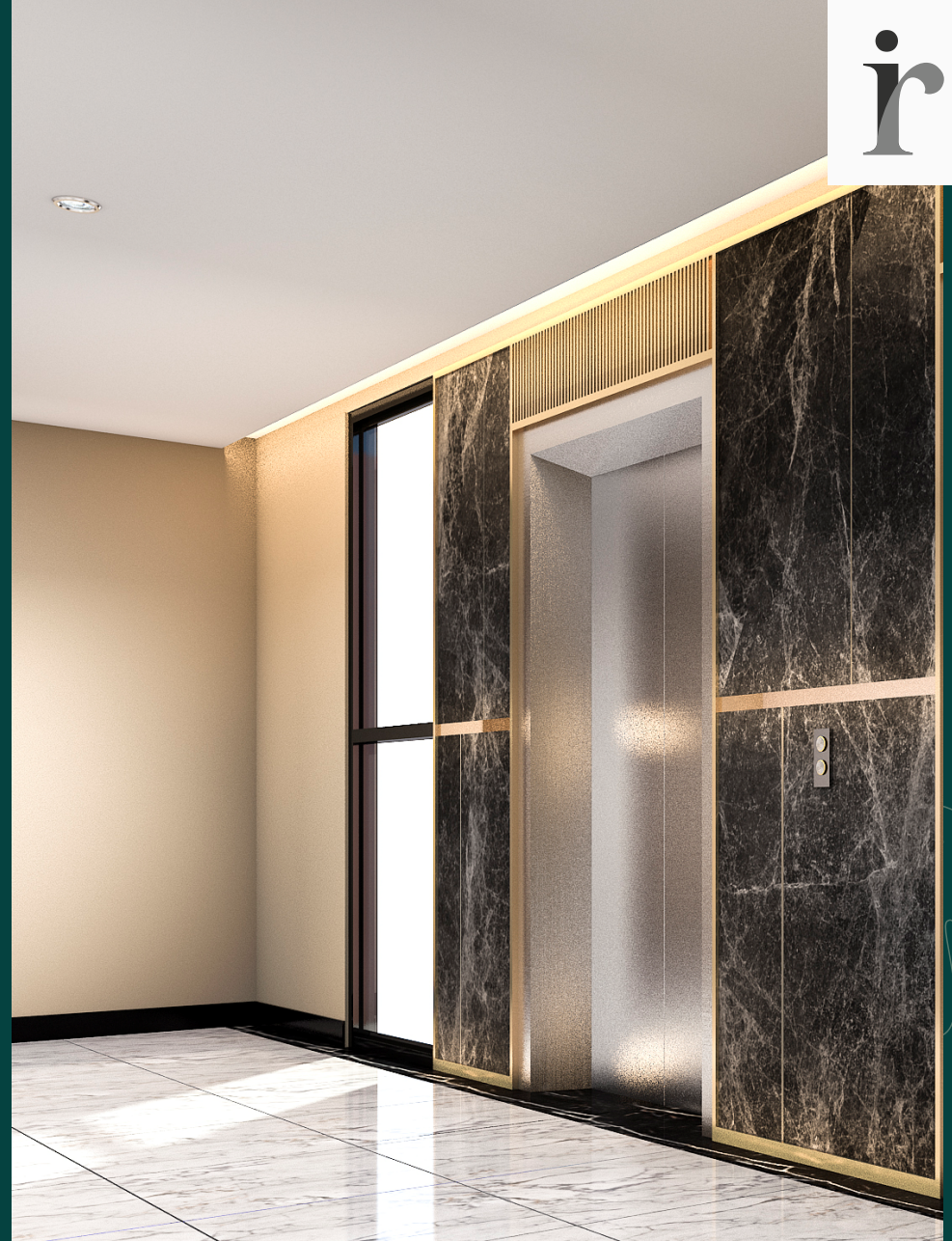


Terrace & Parking  
Floor Plans

# Amenities

## Common Amenities | 20+ Key Amenities

1. Appealing External Elevation of Building.
2. Gated Entry.
3. Entrance Lobby with Italian Marble.
4. CCTV Surveillance system.
5. Solar Net Metering for Common Electrification.
6. Intercom facility from Entrance Lobby to each flat.
7. Video Door Phone.
8. Common Toilet for Servant & Driver.
9. DG Power back up for Lift & common lights.
10. Rainwater Harvesting.
11. Meter Room Provision.
12. Internal Trimix Concrete Roads.
13. Entrance gate with Society name display.
14. 8 Passenger Lift (OTIS / Johnsons / Omega or equivalent).
15. Name Plate Display.
16. Letter Box for Each Flat Owner.
17. Under Ground and Overhead Water Tank provision.
18. Auto level Gauge for Water Tank.
19. Two & Four Wheeler Parking For Each Flat.
20. Developed Entrance Lobby with Toilet.
21. Terrace small Gym and screening area with Toilet.





# SPECIFICATIONS

## About Superstructure -

1. R.C.C. framed earthquake resistant structure.
2. All Walls of 6" Thick Burnt Bricks.
3. Internal Single Coat Plaster with POP finish.
4. External Plaster Double Coat in Cement sand finish.
5. POP finishing to ceiling.

## Kitchen -

1. Granite Kitchen Platform with Steel Sink.
2. Kitchen Dado Tiles up to Lintel Level, Size 12" X 24" (7'Height).
3. Power Point Provision on Kitchen Top.
4. Water Purifier Electric Point near Sink.
5. Exhaust Fan for Kitchen Area.

## Flooring -

1. Vitrified Tiles (32" x 32"/ 24"x 48") with skirting (Nitco, Kajaria, Italo or equivalent).
2. Antiskid Flooring for Bathroom, Balcony and Terrace of size 12"x 12"/ 16"x16".





#### Door & Window –

1. Entrance Door Plywood Frame with both side Laminated Door.
2. Internal Doors With mica finish.
3. U PVC windows with mosquito net.
4. Powder coated Aluminum sliding door for Terrace / Balcony.
5. Aluminum Louvered windows in bath & WC.
6. FRP door for Bathroom.
7. Granite Window Sill (Bottom only).

#### Bathroom –

1. Wall Hung W. C. (Jaquar / Cera or Similar).
2. Single lever diverter in all bathrooms. (Jaquar Series / Parryware or Similar).
3. Provision for Geyser.
4. Antiskid Flooring.
5. Dado tiles up to Lintel Level (7” Height) and Exhaust Fan.

#### Utility –

1. Antiskid Flooring with dado up to sill level.
2. Provision of Electric Point for Washing Machine and Dish Washer.

#### Painting –

1. Internal wall putty finish with emulsion paint.
2. External Apex or equivalent Paint (Water resistance, anti-fungal, emulsion).

#### Electrification –

1. Modular Switches (Polycab, Legrand / Vinay or equivalent) and Concealed electrical wiring with MCB.
2. Two way switch in master bedroom with foot lamp.
3. A. C. Point Provision.
4. Provision for TV, Telephone in living room and all bed rooms.
5. Cables – Polycab / Finolex / Kia or equivalent.





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# Green avenue

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For Sales and Bookings please contact us on :

9823178079 / 9822680855

Or email us at :

[rightangle\\_const@yahoo.co.in](mailto:rightangle_const@yahoo.co.in)

#### Team I+R

Mr. Atul Powar  
(The Ideal Construction)

Mr. Shridhar Kulkarni  
(Right Angle Constructions)

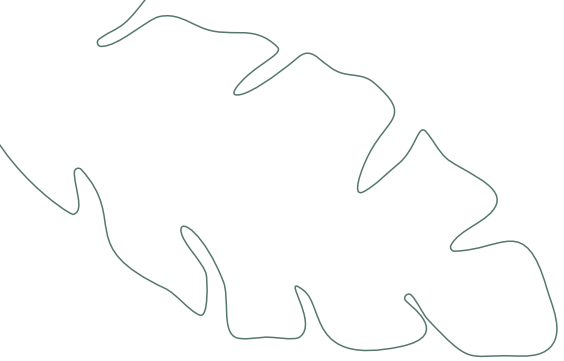
#### Architects

Vision Associates, Kolhapur

#### Structural Consultants

Ar. A.B. Kulkarni & Associates

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