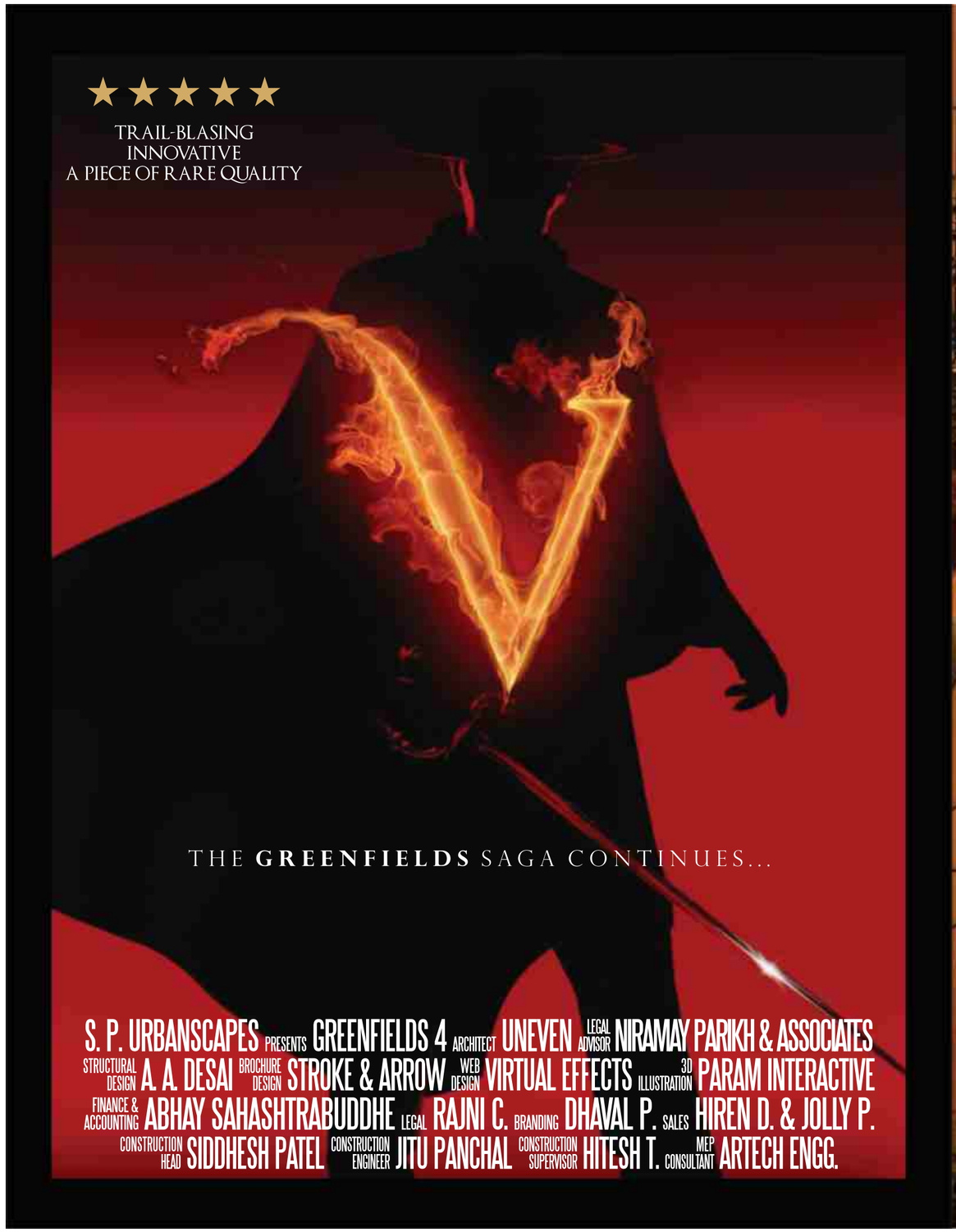

TRAIL-BLASING
INNOVATIVE
A PIECE OF RARE QUALITY
THE GREENFIELDS SAGA CONTINUES...
S. P. URBANSCAPES PRESENTS GREENFIELDS 4
ARCHITECT UNEVEN
LEGAL ADVISOR NIRAMAY PARIKH & ASSOCIATES
STRUCTURAL DESIGN A. A. DESAI
BROCHURE DESIGN STROKE & ARROW
WEB DESIGN VIRTUAL EFFECTS
3D ILLUSTRATION PARAM INTERACTIVE
FINANCE & ACCOUNTING ABHAY SAHASHTRABUDDHE
LEGAL RAJNI C.
BRANDING DHAVAL P.
SALES HIREN D. & JOLLY P.
CONSTRUCTION HEAD SIDDHESH PATEL
CONSTRUCTION ENGINEER JITU PANCHAL
CONSTRUCTION SUPERVISOR HITESH T.
MEP CONSULTANT ARTECH ENGG.

BRING
BACK
the
ROMANCE
greenfields 4

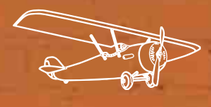
Everyone yearns for a break. It is an accepted fact that the only way to beat routine and recharge yourself is to take a vacation.

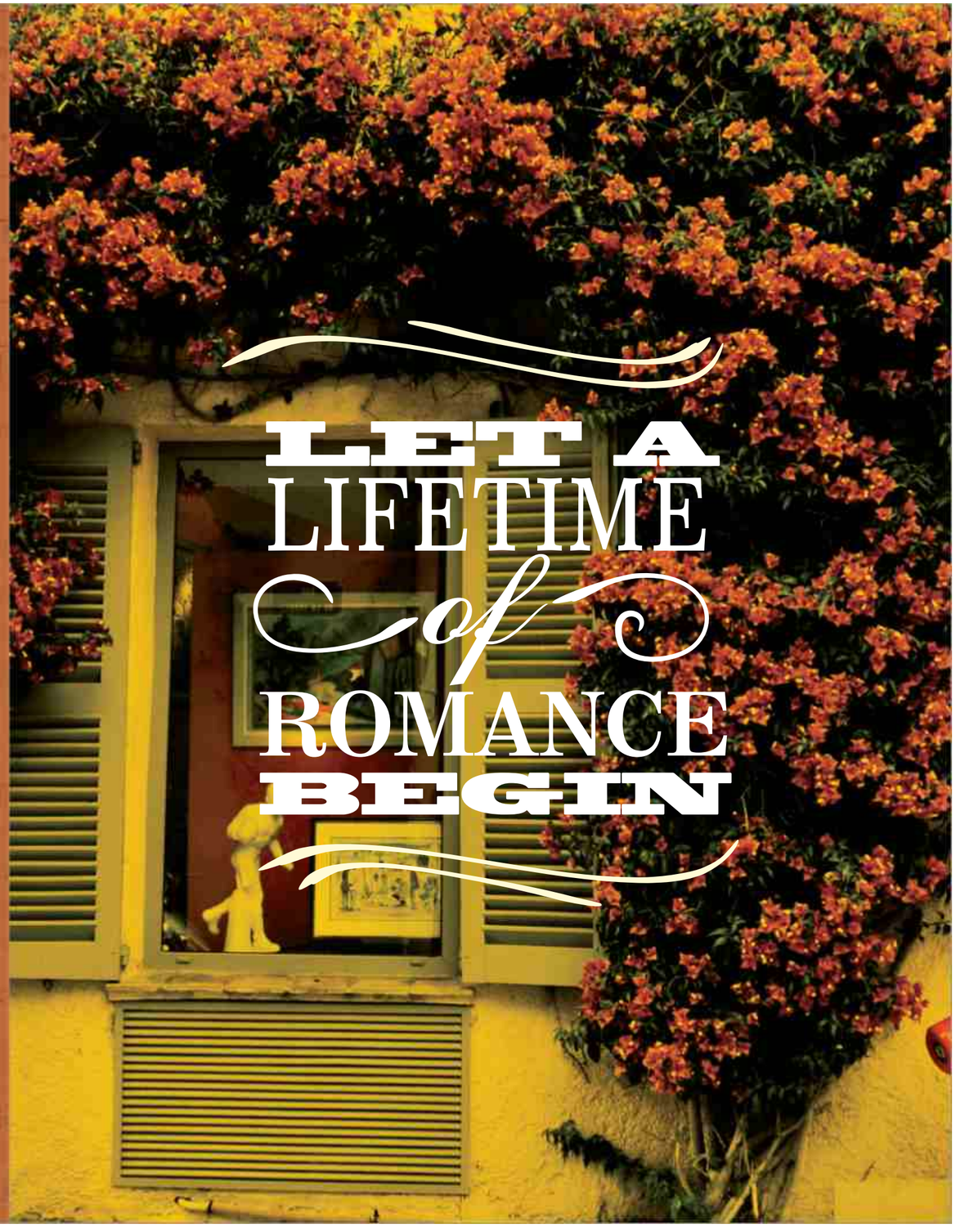
Getting away is not easy, and not possible very frequently with smart phones, smarter bosses or customers, steep deadlines and a fast pace of life...

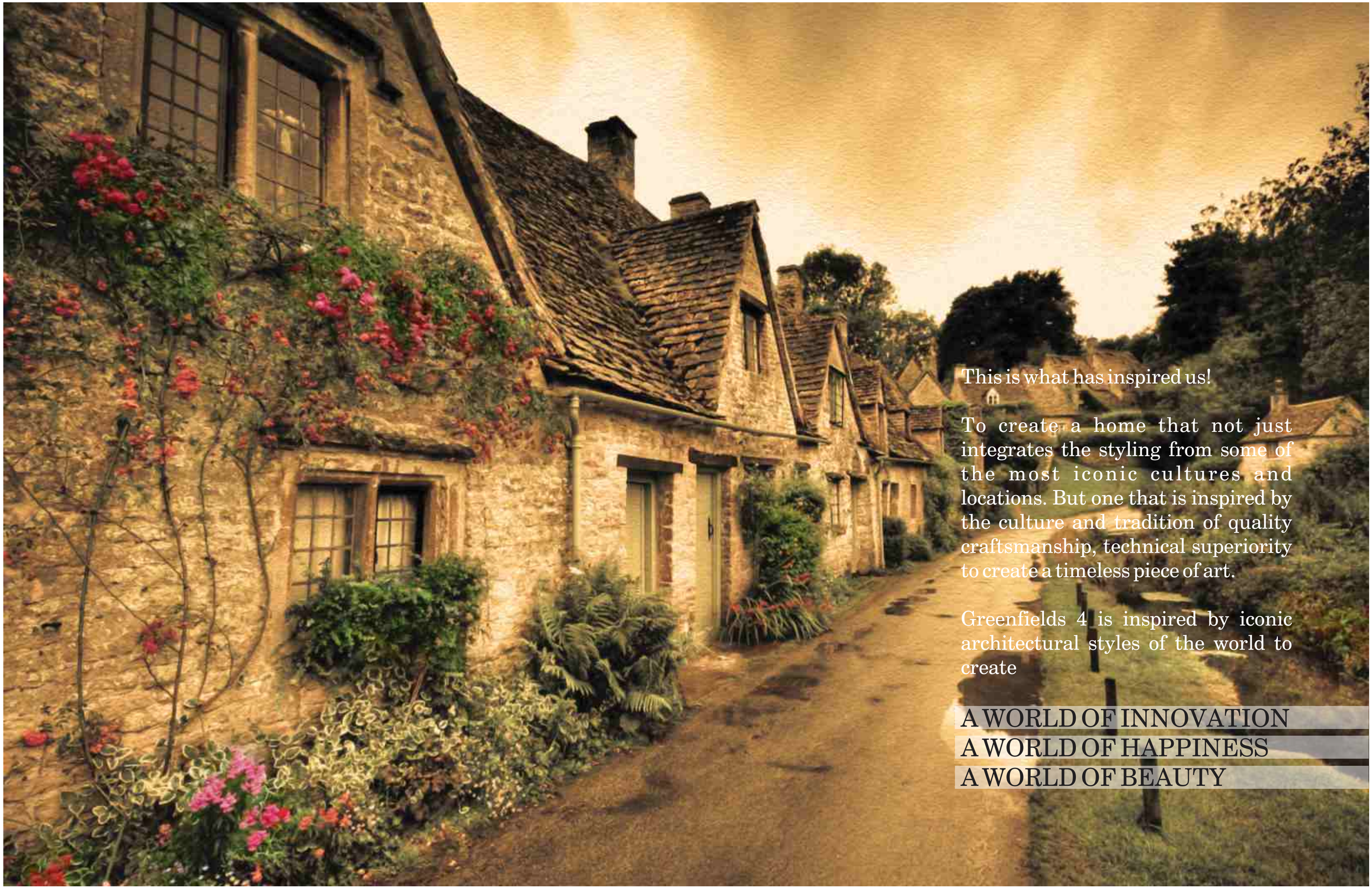
Imagine yourself in a holiday setting, 365 days a year. Imagine enjoying the inspired homes, the vivid styling and most importantly, enjoying it forever!

We often choose a vacation spot for it's natural beauty, it's monuments or the peace that it offers. It could be going to Venice in France, to the beautiful countryside of Italy or even our own God's Own Country-Kerala.

From Yash Chopra to the new age film makers, Europe has had a special attraction. The settings have been of Europe, yet the traditions and values have been Indian. A perfect mix!







This is what has inspired us!

To create a home that not just integrates the styling from some of the most iconic cultures and locations. But one that is inspired by the culture and tradition of quality craftsmanship, technical superiority to create a timeless piece of art.

Greenfields 4 is inspired by iconic architectural styles of the world to create

A WORLD OF INNOVATION
A WORLD OF HAPPINESS
A WORLD OF BEAUTY

INSPIRATION
TYMPANUM

“In architecture, a tympanum is the semi-circular or triangular decorative wall surface over an entrance. It often contains a sculpture or other imagery or ornaments.

A distinct style which can be recognised across Europe, although the most spectacular sculptural projects are concentrated in South-Western France, Northern Spain and Italy.”

THE ELEMENT THAT ATTRACTS THE EYE THE FEATURE THAT BEHOLDS YOUR ATTENTION

At your home in Greenfields 4, this element is the first seen by anyone who visits. Right from the enterance gate to your villa, it’s unmistakable appearance charms you. It lets you know you have arrived at a home that evokes the stately nature of it’s resident and that of his and her tastes in life.

Royal, Majestic, Bold...Just the way you wish to live your life!

DRIVE PAST
THE MAJESTIC
ENTRANCE
INTO A DREAM WORLD

THE OVERFLOWING OF COLOURS. THE SPREAD OF HAPPINESS. A STRIKING THOUGHT, ONE THAT IS 'A JOY FOREVER'!

Witness the use of the 'Juliet Balcony', often used in Shakespearian plays at your villa in Greenfields 4. A balcony with a flower bed that does not protrude much out of the building and is usually part of an upper floor.

With flowers blooming in vivid and mystical colours, they spread joy to the whole campus. The moment you stand in front of your villa, you are welcomed by the myriad colours.

INSPIRATION

Juliet Balcony

"A balcony (from Italian: balcone, scaffold) is a platform projecting from the wall of a building, supported by columns or console brackets, and enclosed with a balustrade, usually above the ground floor."

THE RICH TEXTURES
THE INTIMATE DETAILING

INSPIRATION

Blue Window Frames

“It is impossible to ignore. Nearly every window shutter in the south of France-spanning from east to west-is painted a très particular blue. As it turns out, the blue is so memorable and specific because it comes from a one-and-only source, a very particular plant: **woad**.

The blue is unmistakable. Strangely, it manages to be milky, thick and luminous, all at once. It is its own kind of blue….. a pastel blue. It is ancient. Familiar.”

THE COLOUR THAT CHARMS YOU, REMINDS YOU OF THE VALLEYS OF EUROPE TIME & AGAIN!

The striking blue window frames are a unique element at your villa at Greenfields 4. It adds to the entire European feel to the villa, and is a refreshingly different hue from the rest of the construction that we see usually.

Let the blue take away the blues from your life, and give a refreshing tug of joy each time you see it!

A PEEP INTO A
LIFESTYLE
INSPIRED BY
THE BEST
IN THE WORLD

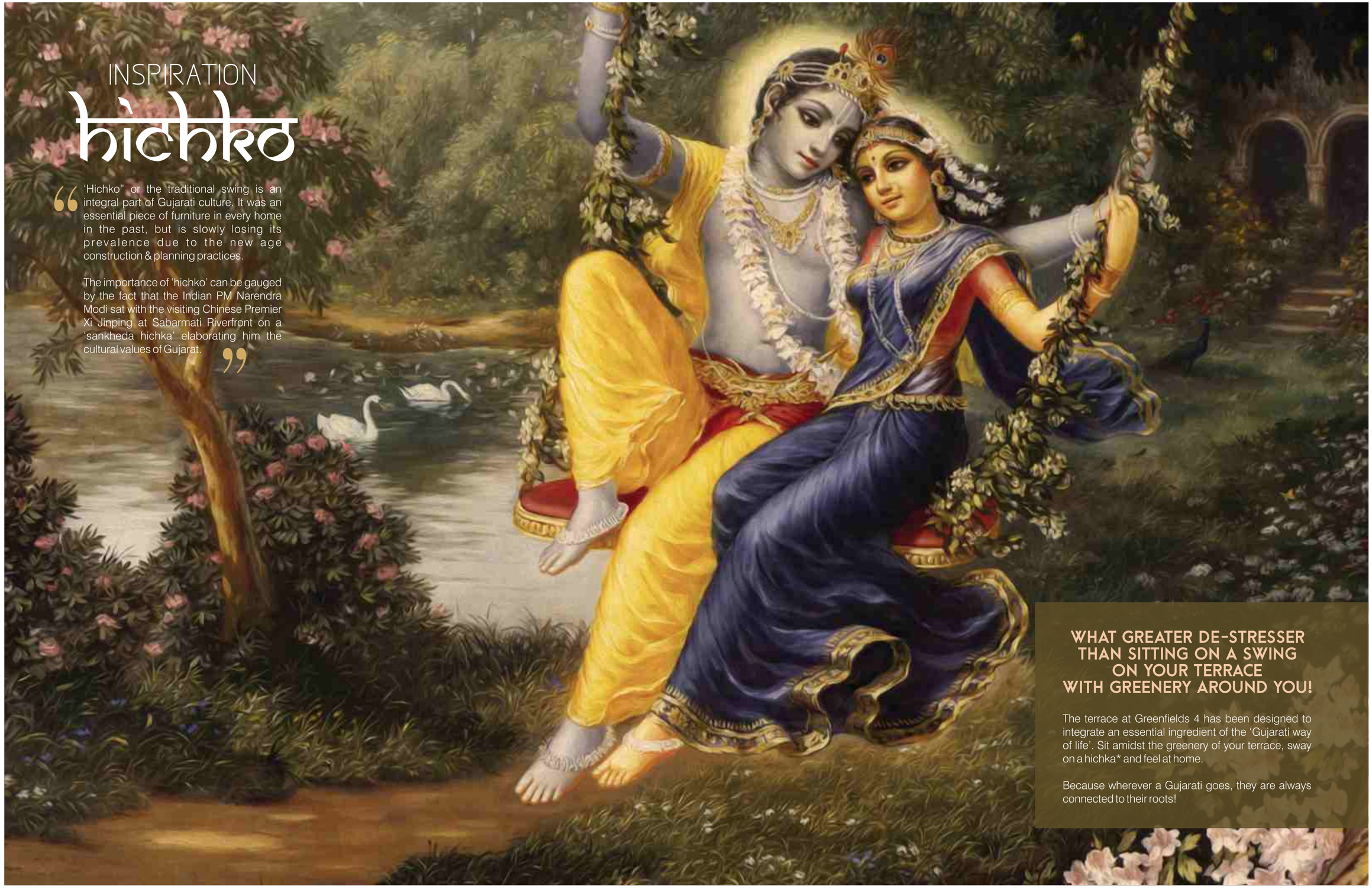
THE SLOPING ROOF ADDS A MAJESTIC TOUCH TO YOUR HOME, & THE POINTED TOP ADDS THE INDIAN TOUCH!

A touch of temple architecture, together with tiled gabled roof adds a distinct character to your villa at Greenfields 4. Akin to the roof patterns seen abundantly in Kerala, it transports you to a distant, magical world.

INSPIRATION MUKHAPPU

"The gabled roof and ceiling works are the prime feature of the Kerala style of architecture . It witnesses an interesting merging of different cultural influences i.e. Dutch, Portuguese, French & Dravidian architecture."

THIS SHALL BE
YOUR NEW HOME



INSPIRATION

hichko

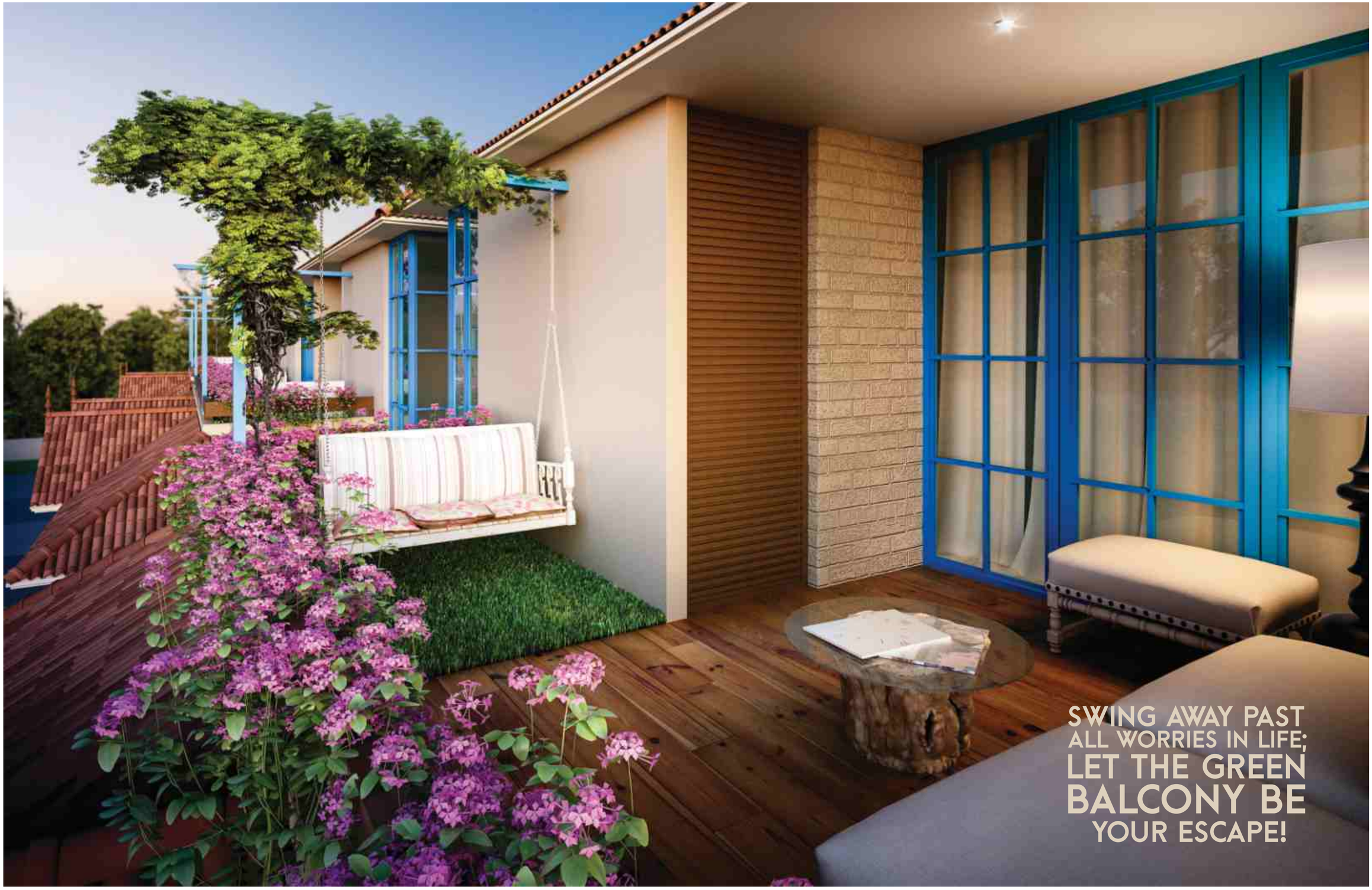
“‘Hichko” or the traditional swing is an integral part of Gujarati culture. It was an essential piece of furniture in every home in the past, but is slowly losing its prevalence due to the new age construction & planning practices.

The importance of ‘hichko’ can be gauged by the fact that the Indian PM Narendra Modi sat with the visiting Chinese Premier Xi Jinping at Sabarmati Riverfront on a ‘sankheda hichka’ elaborating him the cultural values of Gujarat.”

WHAT GREATER DE-STRESSER THAN SITTING ON A SWING ON YOUR TERRACE WITH GREENERY AROUND YOU!

The terrace at Greenfields 4 has been designed to integrate an essential ingredient of the ‘Gujarati way of life’. Sit amidst the greenery of your terrace, sway on a hichka* and feel at home.

Because wherever a Gujarati goes, they are always connected to their roots!


SWING AWAY PAST
ALL WORRIES IN LIFE;
LET THE GREEN
BALCONY BE
YOUR ESCAPE!

Your home is your passion, your love. It is an extension of what you are, and what you would like your world to be.

It speaks volumes about your state of mind, your preferences and your character. Defining you, the villa at Greenfields 4 brings with it a romantic feel, delicate detailing, deft craftsmanship to create a home that is unique in all respects.

Let a lifetime of romance begin!

IN THE TWILIGHT
YOUR HOME SHINES BRIGHTLY;
GLAMOUROUS
MAGICAL DIVINE!

IMMACULATE CRAFTSMANSHIP DETAILED FINISHING TO CREATE A DREAM ABODE!

At Greenfields, a team of engineers, technocrats and highly creative & talented consultants get together to create magic with each of our projects.

The best of materials, stringent quality checks, usage of premium brands, in-house testing are few of the many differentiators.

Greenfields 4 is a step ahead in our quest to create a living space and a campus that is truly remarkable. Every nook and corner spells detailing and careful finishing.

Because our underlining philosophy is to create a home that wow's you to the core. Something that is timeless and one that doesn't compromise. After all it will be your family that shall be residing, and you shall spare no efforts to create a comfortable and complete abode for them!

FINISHING & CRAFTSMANSHIP ARE NOT MERE JARGONS FOR US

A DETAILED, CONSTANT EFFORT GOES BEHIND IT TO ACHIEVE IT!

At Greenfields, quality finish comes with a rigorous checking at each level.

The whole construction team has been divided into smaller departments like woodwork, flooring, plumbing, plastering & wall finishing etc. A detailed checklist is utilized by each of the team to check if that task has been executed as per planned.

In total each home at Greenfields goes though a quality check on over

150 PARAMETERS

thus ensuring a flawless product. Each Time. Everytime Time!

FOR US QUALITY MEANS GOING BACK TO THE

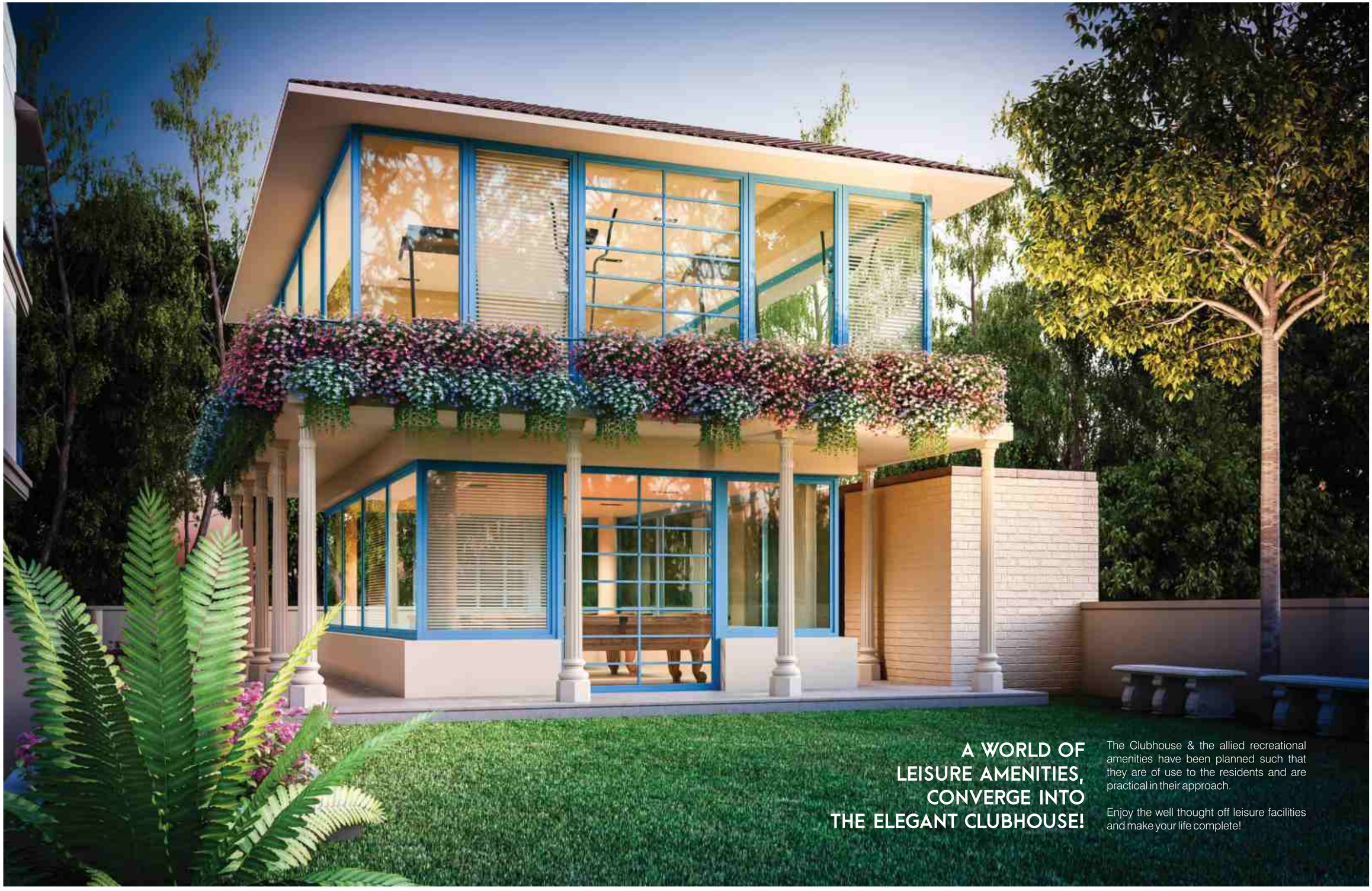
LABORATORY

At Greenfields 4 we are committed to provide the best quality construction and finish. To ensure quality we use all branded products. Apart from using branded materials, we also have an in-house testing laboratory to check for the quality, strength and any other relevant parameter.

So you can be assured that the material used in building your home is up to the quality standards, consistent, ensuring a robust and long lasting construction.

This is yet another indication of our commitment towards maintaining quality.

AN
INVITATION
TO
LIVE A FULLER,
COMPLETE
life



A WORLD OF LEISURE AMENITIES, CONVERGE INTO THE ELEGANT CLUBHOUSE!

The Clubhouse & the allied recreational amenities have been planned such that they are of use to the residents and are practical in their approach.

Enjoy the well thought off leisure facilities and make your life complete!

AN ONE HOUR
WORKOUT IS
4% OF YOUR DAY.
NO EXCUSES.
FULLY EQUIPPED AC GYMNESIUM / HEALTH CLUB

Let the children PLAY
stomp in PUDDLES climb trees
Dig in the DIRT go on a
bug hunt make MUD PIES
ROLL DOWN a HILL build
a cubby make a Daisy chain
create a garden for fairies
PLAYING
OUTSIDE
MAKES
CHILDREN
smarter
healthier
happier
LARGE LANDSCAPED GARDEN | CHILDREN'S PLAY AREA | SENIOR CITIZENS SITOUT
"THE MORE THEY RUN, AND SHOUT,
AND TOSS THEIR ARMS,
THE MORE HEALTHFUL IS THE PLAY."
- CHARLOTTE MASON

SWIMMING
REGULARLY
CAN HELP DECREASE
DEPRESSION & ANXIETY,
IMPROVES STRESS MANAGEMENT
& IMPROVE OVERALL
MOOD STATE
SWIMMING POOL WITH DECK & SEATING

YOGA ZONE | INDOOR GAME ROOM | MULTI-PURPOSE ROOM

TOWARDS BUILDING A COMMUNITY LIFE

At Greenfields 4 it is our passion to create happy, cohesive communities, and not just built a living space.

That is why once the project is complete a system would be devised so that important festivals are celebrated together, to improve relationships and a spirit of brotherhood in the campus.

All the festivals that we celebrate have some profound meaning in it and they have some pragmatic purpose also. This activity shall help keep alive the older traditions and provide entertainment to the residents.

The second floor of your villa with the attached terrace is one of the highlights at Greenfields 4.

It has numerous possibilities for being utilized. We do not stop at merely creating a room...we go a step further. In the following 5 pages, we have created 5 different themes in which this floor can be transformed.

Choose the theme which suits your tastes and interest, and we can help you transform the 2nd floor to your preferences. Turning this floor into a space that you always dreamt of possessing!

My Home my way

CONCEPT 1

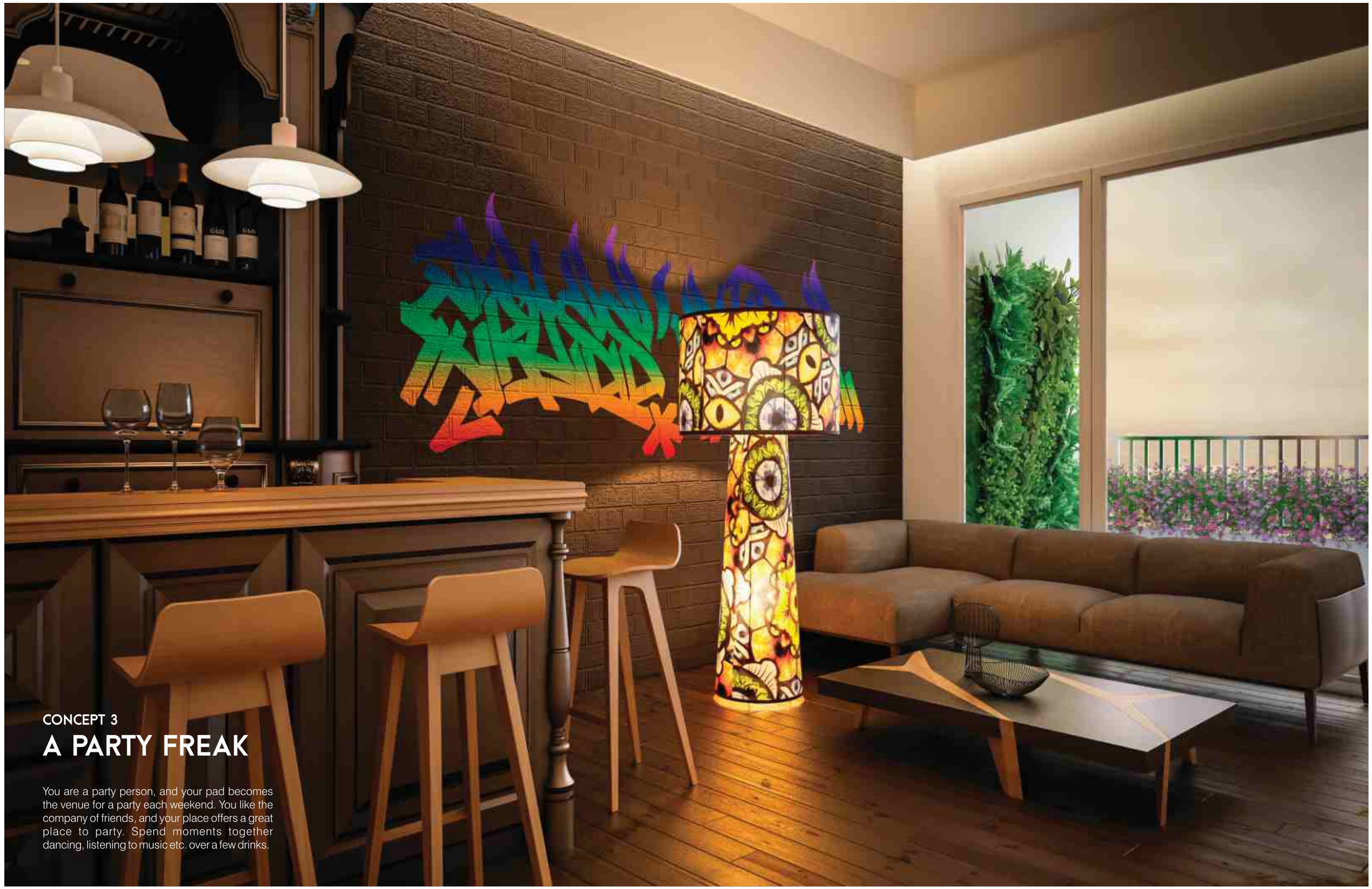
JACUZZI IN YOUR HOME

You need a gym with all the paraphernalia right at your home. You like to pump iron, exercise with a vengeance and then pamper your body with a dip in your Jacuzzi. It's the beginning of a healthy, fit family!

CONCEPT 2

A LIBRARY / STUDIO LOVER

You are a person who likes to indulge in creative pursuits. You like your own company and your solitude. Be it with the canvas, with a musical instrument, with books or creative writing.



CONCEPT 3

A PARTY FREAK

You are a party person, and your pad becomes the venue for a party each weekend. You like the company of friends, and your place offers a great place to party. Spend moments together dancing, listening to music etc. over a few drinks.

CONCEPT 4

A MOVIE MANIAC

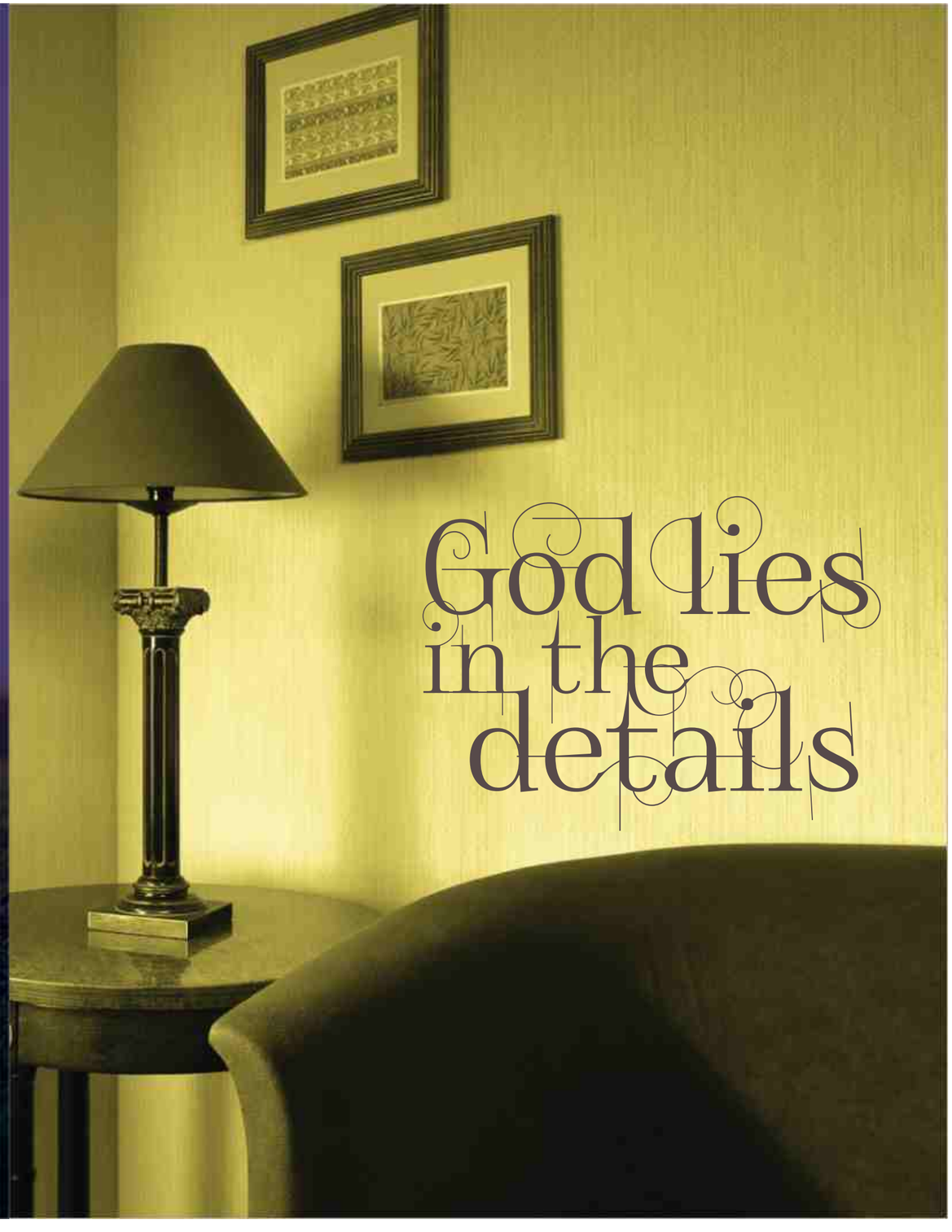
Your hunger for movies is insatiable. It helps you de-stress, be with yourself and feel complete. Nothing satisfies you more than watching a great movie alone or with family/ friends. You want a real movie-going experience with a professional quality projection, acoustics and comfy chairs to sink into.

So... turn it on!

Every thing on this planet is composed of five basic elements or the "panchamahabhutas".

Greenfield 5 *comes with the same five basic elements, but crafted creatively for a unique, valuable piece of real estate.*

Launching Soon!



PERFECT PLANNING FOR A PERFECT BEGINNING

The villas at Greenfields 4 have been carefully designed and skillfully crafted to create a great living space, with flawless finish, for a comfortable life.

Planning have been done such that the spaces are used optimally. Well defined with no wastage, so you get to use all the area you are buying.

All Villas have sufficient natural lighting and aeration. Every small detail has been planned so that your life at Greenfields 4 is blissful.

The smallest of detailing is integrated in the planning.

Vastu Compliant
Care is taken that most important elements of vastu are integrated into the planning, so as to infuse positive energy into your homes.

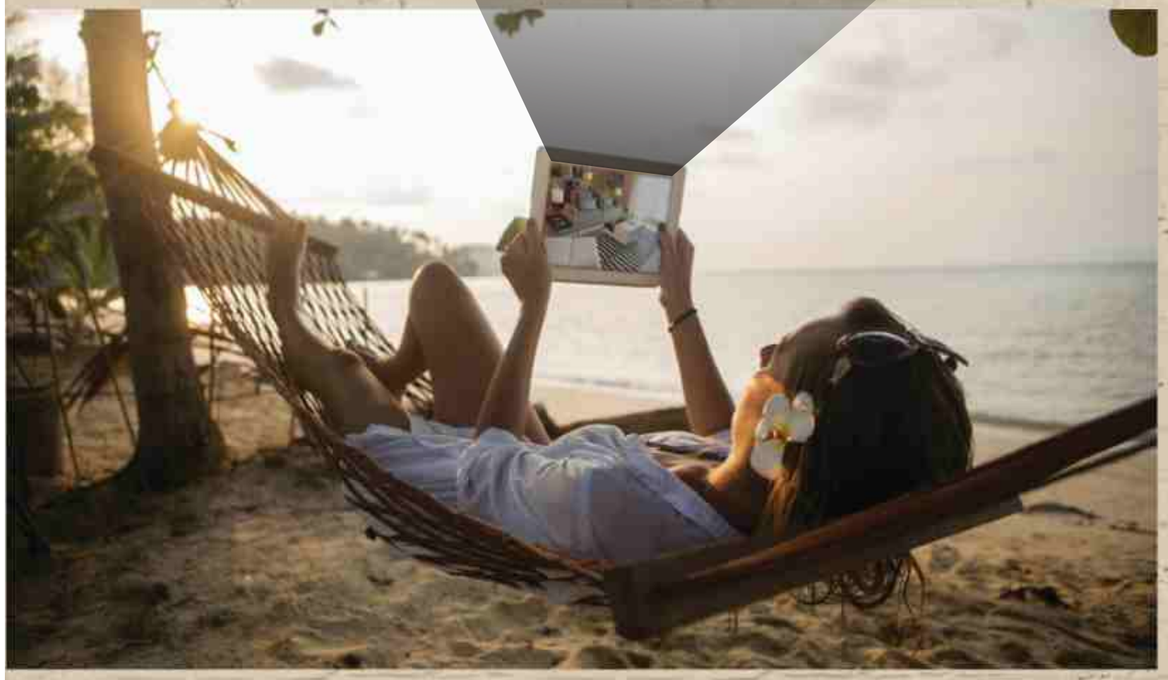
Equipment
Comprehensive maintenance contracts with vendors of generators and pumps ensure timely service and backup for critical equipment.

Amenities
The maintenance plan includes upkeep of all recreational spaces and amenities including the garden, gymnasium and play area.

Maintenance Costs
A non-refundable Maintenance Fee is collected from every homeowner at the time of purchase towards subscription for the maintenance plan. The interest of this corpus fund, apart from a nominal monthly maintenance fees from each member is used to fund the maintenance activities.

Security:
Comprehensive Security all across the campus through: CCTV enabled security with 24 hours recording + simultaneous internet broadcast to keep watch on Parked Vehicles, Playing Kids & Security Guard.

The live feed of your home through the CCTV camera allows you to keep a watch on your home from your holiday destination, your workplace or just about anywhere



At Greenfields we are committed to offer

A BRANDED HOME

At Greenfields 4 we offer a home which is best in quality. And what better way to define quality than to use some of the most well known and respected brands in the construction industry.

When you buy a Branded Home at Greenfields 4, you are assured of its quality from A to Z. Be it the materials that you can see, or the one's you can't...right from steel, cement, pipes to bath fittings, tiles, doors and windows.

Disclaimer: Uncertain availability conditions may lead to use of similar quality or better brands.

EXTRA FEATURES

- Concrete internal road with street lights
- Designer Compound wall to compliment the project theme
- Impressive Society main entrance
- Underground cabling for a wire-free look
- Single Gated Community 24x7 Security with CCTV surveillance
- R.O. System for each bungalow
- Bore-well water supply
- Name plate to maintain the uniformity of the project

VALUE ADDITIONS
INTERIORS

What we offer is a well planned living space which is your house, but when you plan to shift over you need to turn it into your home.

A bare villa at Greenfileds 4 is just the beginning. It needs to be crafted into your personal space, with customization and interior design as per your tastes and your lifestyle needs.

GREENFIELDS 4 OFFERS YOU AN OPTION TO HAVE YOUR VILLA FULLY FURNISHED BY US, BEFORE YOU MOVE IN. CHECK UP WITH US FOR EXCITING OFFERS.

Our role at Greenfields does not stop merely at building your villa, it can (if you wish) extend further. We shall be working on a sample furnished villa which shall showcase a few of our ideas.

It shall include creation of storage spaces, value additions in bathrooms and kitchen, soft and hard furnishings all across the villa, or even a theme based transformation of the entire villa.

The options are endless, and we are eager to hear from you what you dream of. Who knows, we might be able to turn your dreams to reality!

CUSTOMIZE YOUR HOME... YOUR WAY

At Greenfields 4 we understand your desire to create a picture perfect home, your need to add elements of richness which are not a part of the standard offering. For those who want something more...we offer value added packages, which allow you to customize without taking the hassle of having to do it yourself, saving on time, money as well as getting a better finish.

Item	Bath Fittings	Electric Switches	Wooden Flooring	Plumbing & Sanitaryware	R. O. Plant	Video Door Phone	Kitchen Sink	Kitchen Platform Stone	Mosquito Nets in Windows
Standard	Aquel	Panasonic Roma Modular, White	No	Solo	Premium Quality	4" Screen B/W	Premium Quality of Image Brand	Granite	No
Luxurious	Jaquar	Panasonic Viola	Yes, in Master Bedroom	Jaquar	AquaGuard Brand/Other	Color LED Screen 5"	Nirali / Elica	Corian	Yes

Flooring options

Item	Living Room	Master Bedroom	Kitchen	Guest Bedroom
Standard	1200 mm x 600mm	600 mm x 600mm	600 mm x 600mm	600 mm x 600mm
Luxurious	800mm x 800mm or Wooden Flooring	1200mm x 600mm or Wooden Flooring	1200mm x 600mm	1200mm x 600mm

1200 x 600 mm Vitrified Tiles of Italian Marble pattern | 600 x 600 mm Plain Ivory

Plenty of Options to Choose from For Every Category. Please check our website for Customization Offers.

You can choose to upgrade / install any of following Items (at an extra cost)

- Home Theater
- Furniture (as done in Sample Bungalow)
- Chimney in Kitchen
- Hob in Kitchen
- Wooden Floorings
- Cabinets in Kitchen
- Roca Bath fittings
- Shutter in Kitchen Lofts
- Wardrobes in bedroom
- Color LED Commax Video Door Phone
- Body Shower Jets in Bathrooms
- Kitchen Sink of Nirali / Elica Brand
- PoP false ceilings
- R.O. Plant of Aqua Guard
- Air Conditioners

SPECIFICATIONS:

Structure:
All RCC & Brick Masonry works as per structural engineer's design

Wall Finish:
Inside smooth plaster with Birla Putty Finish & Outside surface to be painted with weather-resistance paint

Flooring:
Vitrified flooring in all rooms

Doors:
Decorative main door with good quality fittings & all internal doors of quality water-proof flush doors

Windows:
Aluminum windows with safety grills

Kitchen:
Granite platform with SS sink, Ceramic / vitrified tiles dado up to lintel level

Terrace:
Open terrace finished with water proofing

Toilets:
Designer Bathrooms Tiles with premium fittings & vessels, glazed tiles dado up to lintel level

Electrification:
Concealed copper wiring of approved quality with sufficient electrical points as per architect's plan

Plumbing:
Concealed plumbing with standard quality of fittings

LAYOUT PLAN

18 M WIDE ROAD
7.50 M WIDE ROAD
Entrance Gate
CLUB HOUSE
SWIMMING POOL
25
24
26
23
27
22
28
21
29
20
30
19
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32
31
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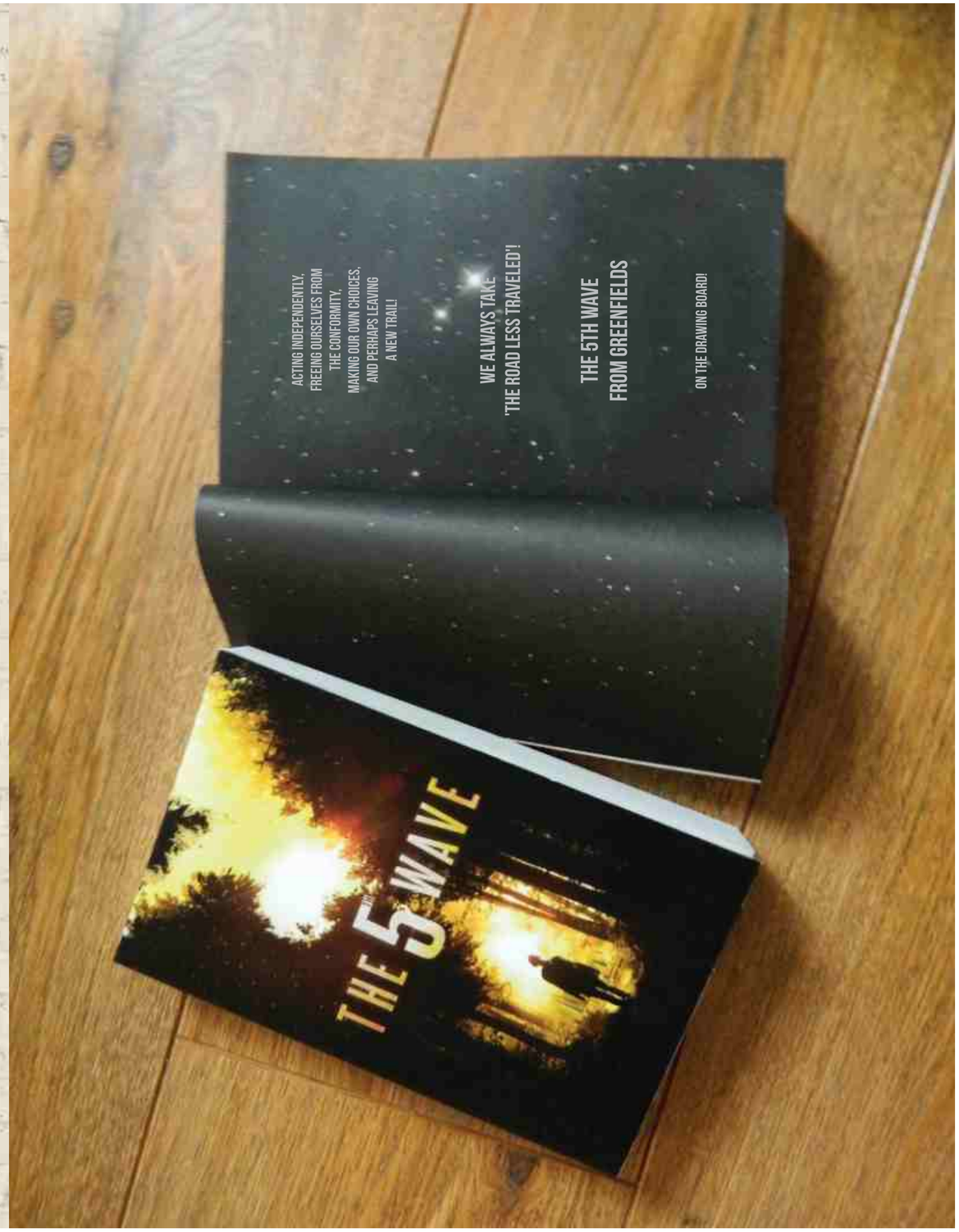
06

GROUND FLOOR

SBA: **1800** Sq.Ft.

FIRST FLOOR

SECOND FLOOR



"I had seen a great many flats before I came to Greenfields. I was instantly impressed by the warmth and eagerness of their services. Their principle of providing maximum value for money also attracted me. And their faultless maintenance of my apartment has convinced me that I have made an excellent choice. Thank you Greenfields!!"

Dhrumil Panchal
(Operations Manager, Reliance Industries)

"I surveyed many projects, but Greenfields was the only developer who provided a printed price list. Other builders first give a higher price and so we have to negotiate, but at Greenfields everything is transparent and the Price was already reasonable, thus there was no need to negotiate. At Greenfields every client is equal & important; and that is the best thing about them."

Manisha Patel
(Business Owner, Canada)

"We have bought a flat with Fortune Lifespaces in their Greenfields 2 project, we were quite impressed with their sales and after sales services. Also their market knowledge and insights provided during the whole dealing was very professional as well as personal at the same time. Kalpenbhai has been always approachable and useful during sales and after sales process. We wish him and Fortune Group all the best for their future endeavors"

Darpan J. Lala
(Deputy General Manager HR, Accenture, Pune)

"To buy a flat the first requirement is trust. I finalized and made payment through phone. What further should I say about Fortune Greenfields. Go ahead and book your dream flat."

Harish Nagpal
(Principal Consultant, iGATE Solutions)

"It's a great life at Greenfields. I was ecstatic to see that whatever I had seen in the Greenfields brochures has been converted in concrete, No gimmicks! They have kept their commitments."

Ronni Patel
(Automobile Engineer, London)

"Reputed schools, resources and malls are located very close by...a great location for my child to grow. Thank you Greenfields."

Manoj Pillai
(Senior Chemical Engineer, GNFC)

"Being a Businessman, my hectic schedule leaves me without any energy at the end of the day. But coming back to my apartment is an invigorating experience. Great neighbours. Actually it's like staying in a landmark. Great going Greenfields!"

Rishi Agrawal
(Fashion Designer, Hotliers)

"What I would like to appreciate about Greenfields is that there is 24x 7 security with high resolution cameras on both sides of the society which takes care of security all the time and they deliver whatever they promised. In fact, it exceeded my expectations."

Kalpesh Patel
(Automobile Engineer, London)

"We chose Fortune Greenfields as a Project because of the ideal combination of space, location, budget and the futuristic design prospect it offered. This coupled with timeliness of delivery, quality construction and a healthy and like-minded cosmopolitan neighbourhood - only added to the value. The final choice was firmed up as my son fell in love with the place right away!!!"

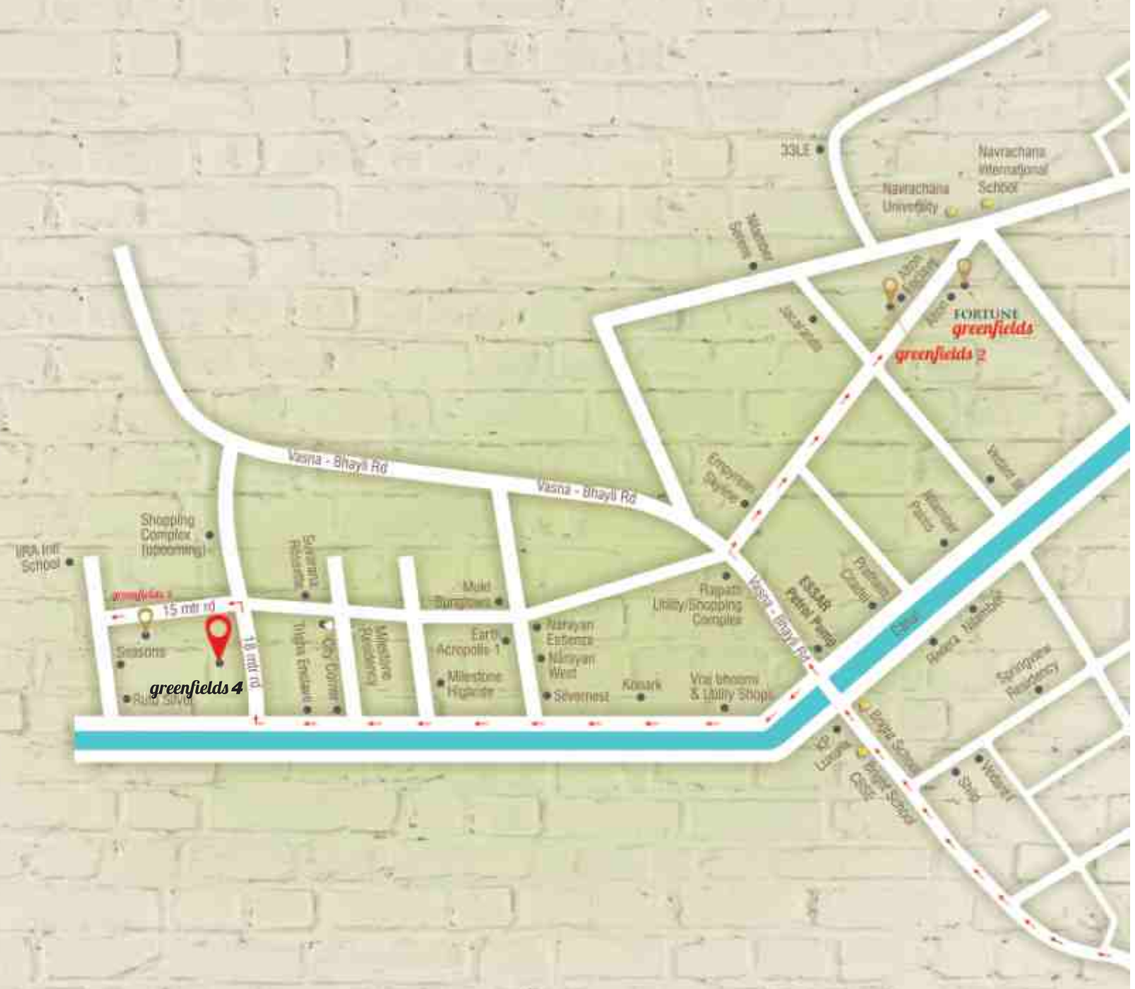
Sumit M. Dargan
(Principal, Middle School, Pathway World School, Gurgaon)

"Even after possession, Greenfields looked after the maintenance for one whole year, unlike others who are even difficult to reach. As they are using all the branded materials, so everything comes under warranty and guaranty. Even if we had any minor problems at Greenfields, they were very negligible and were solved within two working days."

Tushar K. Bose
(Manager, BPCL, Mumbai)

DISTANCE
FROM MAJOR UTILITIES

0.5 km : iiRA International School
0.5 km : "Waves" Party Plot & Club (with swimming pool, Tennis etc. facilities)
1.0 km : Petrol Pump
1.0 km : Medical Store
1.0 km : Banks & ATMs
1.0 km : Rickshaw Stand
1.5 km : Bright Day School
2.0 km : Sant Kabir School
2.0 km : Grocery & Utilities Shopping (Oxypark)
2.0 km : Navrachana International School
2.6 km : Pizza Restaurants
3.75 km : D'Mart Shopping Mall
3.75 km : Subway Restaurant
4.9 km : McDonalds
4.9 km : Manisha Chowkdi , Old Padra Road
6.4 km : Inox Multiplex
8.7 km : Railways Station
8.9 km : State Transport Bus Stand
12.9 km : Airport



UPCOMING UTILITIES WITHIN 0.5 KMs OF GREENFIELDS 4
Multiplex, Pizza Restaurant, Banks & ATMs, Medical Store, Shopping Mall

Payment Schedule:
Booking Amount **20%** | Plinth Level **25%** | 1st Slab **15%** | 2nd Slab **15%** | 3rd Slab **15%** | Plaster Level **05%** | Flooring **05%**

Terms & Conditions:
• Booking of Unit shall be confirmed only after 20% payment. • Rs 51,000 Offer is only taken as Token and remaining payment must be made within 1 month. • Possession will be given after one month of settlements of all accounts & subject to status of construction. • Each purchaser will bear municipal taxes from the date of sale deed. • Cheque bounce incidents / Continuous default in payments leads to cancellation. • In case of cancellation the booking amounts will be refunded only after booking of same flat and after deducting Rs. 25,000/- . • The developers will not be responsible in case of delay in water supply, electricity connection, drainage works by authority. • All members must essentially be the part of the society formed by the association of members & shall abide by the society by laws. • Developers shall have all rights to change , raise the scheme or any details herein and any revision will binding to all. • Change in elevation of any kind is not permitted. • The following shall be charged Extra: 1) Stamp Duty & Registration Charges. 2) Service Tax, VAT, any such additional Govt. Taxes. 3) Maintenance Deposit. 4) Electrical deposit and meter charges. • Internal Changes would be permitted with prior permission only. Changes which do not affect the structural design shall only be permitted. • No elevational changes shall be permitted. • 3D views are for general idea only, actual product may differ. • Changes in planning, amenities, facilities and maintainance charges shall be binding to all members. • The outdoor units of AC shall be placed only in the designated place as per architect's plan. • Any balance FSI at present or in future shall be availed by the developer and no member would claim any right for the same. Rights of Terrace & Terrace Garden would be with developers only. Terrace Garden is a Free Service provided by developers. • This brochure is for information purpose only. It does not form a part of agreement or any legal document. The developer retains the right to alter the specifications without consent of the member. • 'Hinchko' & other accessories are not part of standard offering.