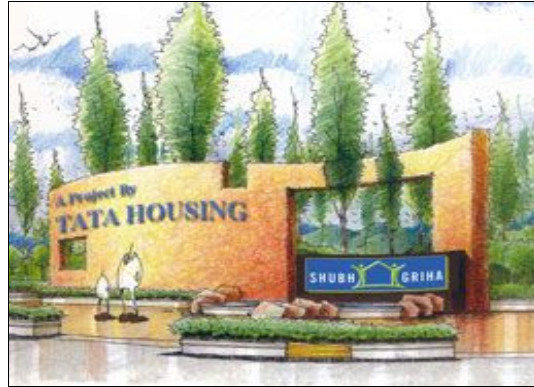


Tata Nano Housing – Shubh Griha



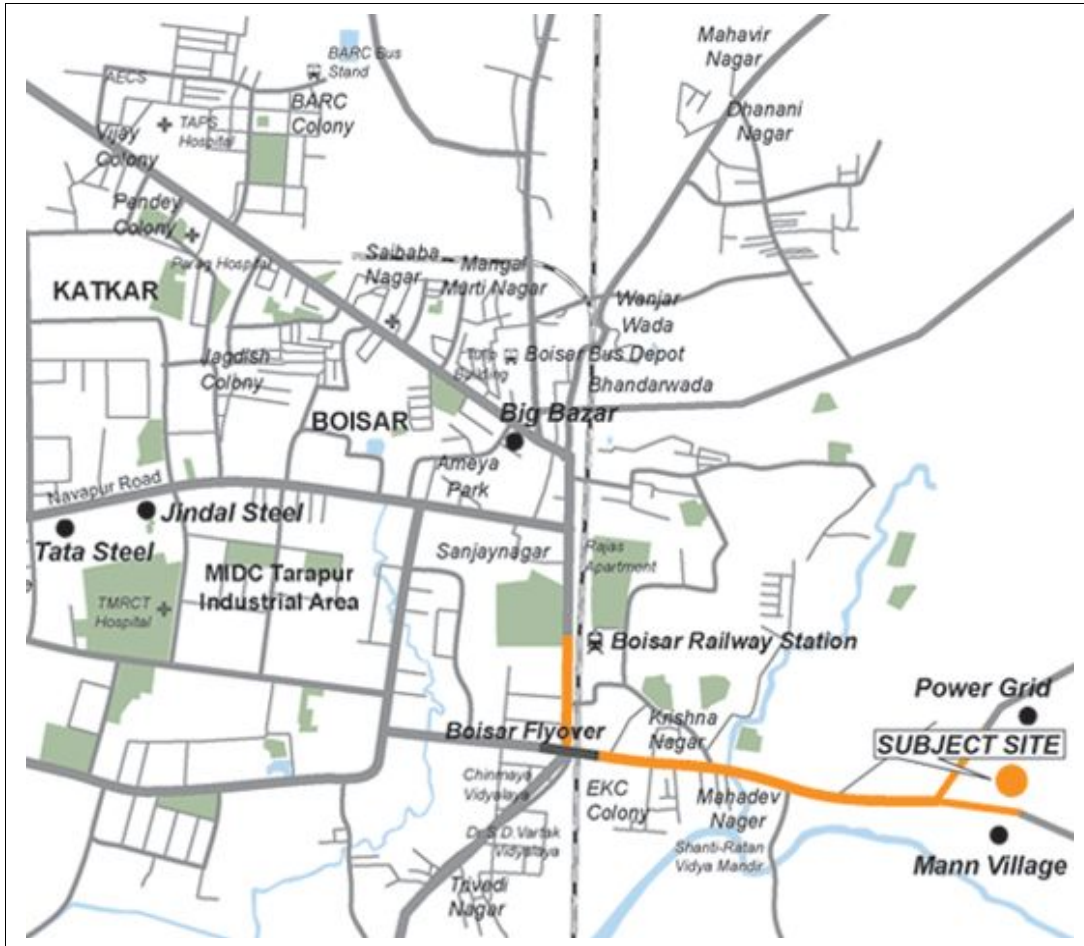
The Tata group which recently launched the low-cost car, Nano, has entered the low-cost housing segment to target industrial workers and other low-wage earners. Around 48 per cent people in the lower segment are currently staying in a rented accommodation and there is a lot of migrant population in industrial belts in cities and hence the company is aiming at a Nano house, which will cost anywhere between Rs 3.9 lakh and Rs 6.7 lakh (excluding stamp duty). The project will be constructed under the guidance of Indian Green Building Council (IGBC). Booking of the flat will be done through State Bank of India. The company has plans to launch couple of more such projects in Bangalore and the National capital region (NCR) in current fiscal.

Project Location:

Shubh Griha is located near Tarapur industrial area, (MIDC) Boisar, District Thane, Mumbai. Boisar lies at the north side of Virar at a distance of 45 kms on the Western Railway line of Mumbai.



Location map:



Shuttle trains and long distance trains have a scheduled stop at the Boisar railway station. By Road, Boisar can be reached via the National Highway NH-8, 22 kilometres off from Chilhar Phata. There are state transport buses from Palghar, Thane, Bhivandi and Wada. Proposed site is easily accessible from Boisar Railway station (around 3 kms) and NHB Ground. Bus service is also available to the railway station and MIDC area.

Also with plans for extension of the local train network from Virar upto Dahanu, the connectivity of Boisar to Western suburbs would improve significantly.

Project Details:

The project is spread across 67 acres wherein Tata Housing plans to build around 3000 units, 1000 of which would form part of Phase I. The booking amount for each flat will be Rs.10,000/-. All the construction will be of G+2 buildings as governed by development regulations for Bois-ar. Total proposed built up area is 1.97 million sq. ft. which will comprise of 1RK, 1BHK, 1.5 BHK, 2 BHK and row houses.

PROJECT PLAN			
	1 RK Small	1 RK Large	1 BHK
Saleable area (sq ft)	283	360	465
Loading	29%	28%	25%
Carpet Area (sq ft)	218	281	373
No of Units	108	474	660

(For detailed plan please refer annexure I)

In phase I, only 1RK and 1 BHK are being constructed which comprise of around 30% of total proposed construction area. Minimum capital value per unit is Rs. 3.90 Lacs and maximum capital value is around Rs. 6.74 lacs. The cost is exclusive of electricity meter charges, water meter charges and other deposits which are chargeable at actuals. The construction activity has not yet commenced however the phase I is expected to be completed by May 2011.

Project Amenities:

The project, apart from hospital and school, features the below mentioned amenities:

- Community hall
- Playground
- Green landscaped seating area
- Shopping markets
- Jogging tracks
- Parking spaces
- Rainwater harvesting
- Medicinal plantation
- Bus Stop with bus service to Boisar Railway Station and MIDC area

Internal Amenities:

Living Rooms

- 2' * 2' ceramic/porcelain tile flooring
- Oil bound distemper on internal walls
- Sliding plain aluminium windows
- Finish flush door for main entrance

Bedroom

- 2' * 2' ceramic tile flooring
- Solid core flush door
- Rooms to have overhead storage space

Kitchen

- Ceramic tile flooring
- Granite/Marble platform with stainless steel sink
- 2' high ceramic tile dado above kitchen platform
- Overhead storage space

Bathroom/Toilets

- Separate bathroom and toilet
- Anti-skid ceramic tile flooring
- Ceramic tile dado up to door height
- Concealed plumbing with Premium quality fittings
- Commode with flush

Electrical Fittings

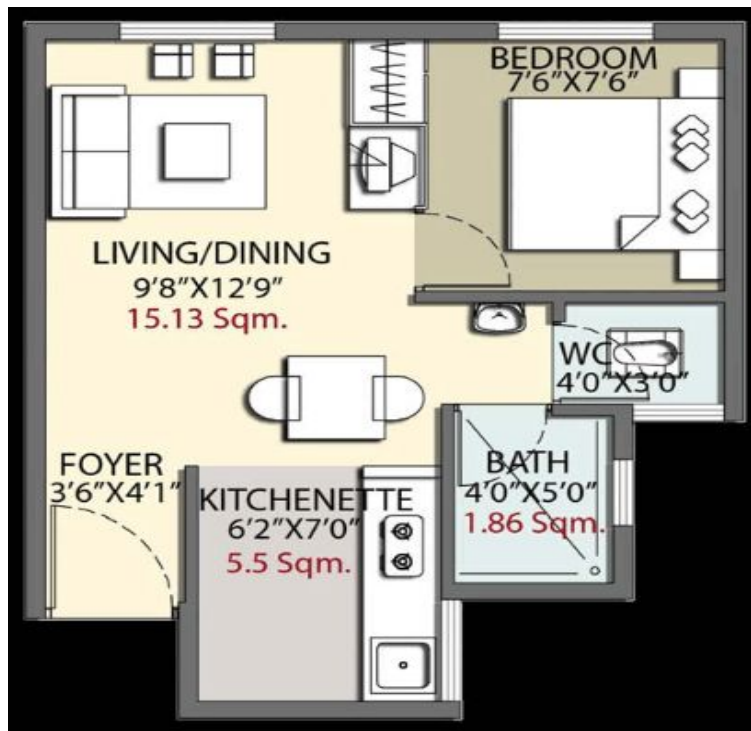
- Sufficient point in all rooms
- Cable TV & telephone points in the living room
- Concealed electrical wiring

ANNEXURE I

1RK (Small) plan: Saleable area 283 sq. ft.



1 RK Large Plan: Saleable area 360 sq. ft.



1 BHK Saleable area: 465 sq. ft.



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