



GRANDEUR BUNGALOWS

Nr. POONAMALLEE



3-5 BHK VILLA

₹ **75L**
Onwards

Outsmarting the Market,
Not Outpricing It.

Why MANJU GROUPS?

“ Manju Groups has been bringing the best innovations around the globe to change the way we live. Our mission is to design landmarks that are founded on a foundation of trust that spans more than two decades, meet the greatest international standards, and perfectly encapsulate our society's ideals. Driven by our mission of "Building a Better Life," we go above and beyond to construct the best developments on the planet.

”



300+
Projects

35000+
Happy Customers

30 Million Sq.Ft
Developed & Delivered



**THE BREEZE OF Nr. POONAMALLEE CARRIES
THE FRAGRANCE OF TOMORROW'S PROSPERITY.**

WHY Nr. POONAMALLEE is Worth Every Rupee

Beyond Luxury: The Data That Makes the Decision Easy

FACTOR	KEY DATA	VALUE TO BUYER
Connectivity	NH - 48, Outer Ring Road, Upcoming Metro, 25-acre Bus Terminal	Fast Commute, Strong Resale
Price Growth	300% RISE IN 10 YRS, 15–25% MORE BY 2025	Proven high appreciation
Urban Plan	311-Acres CMDA Satellite Township, Integrated with 1650 Acres government land pooling scheme, similar to Anna Nagar preplanned township, ensuring organized infrastructure and planned growth.	Assured long-term growth
Job Hubs	Near SIPCOT, Porur IT belt, Poonamallee industries	Strong rental & resale demand
Lifestyle	Premium gated Bungalows, green & secure	Luxury + exclusivity
Education/Health	Hospitals & Top schools - A key educational hub with numerous reputed institutions nearby.	Family-ready infrastructure
Charm	Surrounded by malls, entertainment zones, healthcare facilities, Heritage temples & serene environment	Emotional + market value
Investment	₹1Cr+ in growth-rich zone	High ROI + premium living

Recognized by the Nation's Most Trusted News Sources

In the Spotlight: Nr. Poonamallee Rise

"CMDA's blueprint places Nr.Poonamallee at the heart of Chennai's future satellite city network, driving urban growth and infrastructure upgrades."

The Times of India

"Large-scale land pooling and township projects are reshaping Nr.Poonamallee into a high-value, self-sustaining urban hub."

The New Indian Express

"Property values in Nr.Poonamallee have surged over 300% in a decade, with analysts predicting further double-digit growth in the near term."

The Economic Times

"Nr.Poonamallee strategic location between Chennai's industrial and IT belts positions it as a long-term hotspot for premium residential demand."

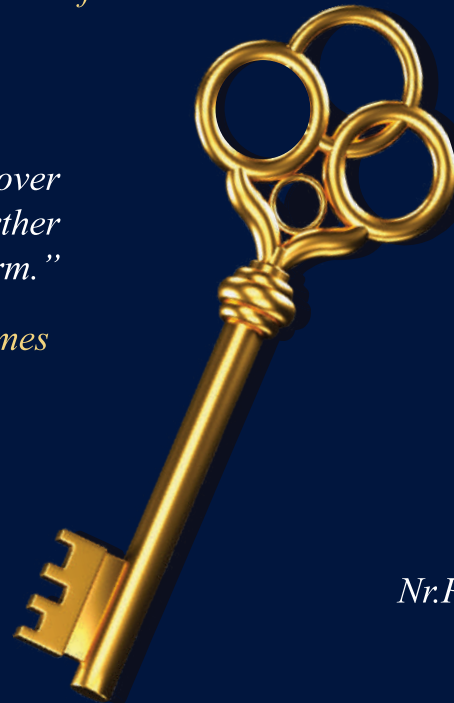
The Hindu

"With Metro Phase-2 and a 25-acre modern bus terminal in development, Nr.Poonamallee is emerging as a transit-rich investment corridor."

The Hindu BusinessLine

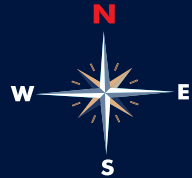
"West Chennai's property boom is led by Nr.Poonamallee, where planned infrastructure is set to outpace many established suburbs."

The Hindu BusinessLine





GRANDEUR BUNGALOWS NR. POONAMALLEE



MASTER PLAN

60 FEET WIDE ROAD



AREA STATEMENT

PL.NO.	EXTENT	BUILDUP AREA	BHK	PL.NO.	EXTENT	BUILDUP AREA	BHK	PL.NO.	EXTENT	BUILDUP AREA	BHK	PL.NO.	EXTENT	BUILDUP AREA	BHK
3	834 SQ.FT.	2553	5	23	822 SQ.FT.	2553	5	43	885 SQ.FT.	2399	4	63	913 SQ.FT.	2750	5
4	834 SQ.FT.	2553	5	24	822 SQ.FT.	2275	4	44	874 SQ.FT.	2399	4	64	914 SQ.FT.	2750	5
5	834 SQ.FT.	2553	5	25	834 SQ.FT.	2275	4	45	877 SQ.FT.	2750	5	65	915 SQ.FT.	2750	5
6	834 SQ.FT.	2553	5	26	834 SQ.FT.	2275	4	46	890 SQ.FT.	2750	5	68	674 SQ.FT.	1481	3
7	834 SQ.FT.	2553	5	27	834 SQ.FT.	2275	4	47	892 SQ.FT.	2750	5	69	687 SQ.FT.	1481	3
8	834 SQ.FT.	2553	5	28	834 SQ.FT.	2275	4	48	893 SQ.FT.	2750	5	70	573 SQ.FT.	1481	3
9	834 SQ.FT.	2553	5	29	834 SQ.FT.	2275	4	49	894 SQ.FT.	2750	5	71	574 SQ.FT.	1481	3
10	834 SQ.FT.	2553	5	30	834 SQ.FT.	2275	4	50	895 SQ.FT.	2750	5	72	576 SQ.FT.	1481	3
11	822 SQ.FT.	2553	5	31	834 SQ.FT.	2275	4	51	896 SQ.FT.	2750	5	73	578 SQ.FT.	1481	3
12	822 SQ.FT.	2553	5	32	834 SQ.FT.	2275	4	52	898 SQ.FT.	2750	5	74	579 SQ.FT.	1481	3
13	834 SQ.FT.	2553	5	33	822 SQ.FT.	2275	4	53	899 SQ.FT.	2750	5	75	581 SQ.FT.	1481	3
14	834 SQ.FT.	2553	5	34	1012 SQ.FT.	2553	5	54	901 SQ.FT.	2750	5	76	583 SQ.FT.	1481	3
15	834 SQ.FT.	2553	5	35	863 SQ.FT.	2399	4	55	902 SQ.FT.	2750	5	77	584 SQ.FT.	1481	3
16	834 SQ.FT.	2553	5	36	876 SQ.FT.	2399	4	56	891 SQ.FT.	2750	5	78	587 SQ.FT.	1481	3
17	834 SQ.FT.	2553	5	37	878 SQ.FT.	2399	4	57	893 SQ.FT.	2750	5	79	587 SQ.FT.	1481	3
18	834 SQ.FT.	2553	5	38	879 SQ.FT.	2399	4	58	906 SQ.FT.	2750	5				
19	834 SQ.FT.	2553	5	39	880 SQ.FT.	2399	4	59	907 SQ.FT.	2750	5				
20	834 SQ.FT.	2553	5	40	882 SQ.FT.	2399	4	60	910 SQ.FT.	2750	5				
21	834 SQ.FT.	2553	5	41	883 SQ.FT.	2399	4	61	911 SQ.FT.	2750	5				
22	834 SQ.FT.	2553	5	42	884 SQ.FT.	2399	4	62	912 SQ.FT.	2750	5				



CMDA NO.
PPD/LO/0129/2025



RERA Appl No.
TNRERA/2/LO/3060/2025

Act fast
LUXURY-X
is the crowd-pulled chapter of a bestseller.

A Location in Demand
&
A Layout with Vision.

Our pricing is realistic,
not inflated, and designed to
give you the best value.



**Children's Arena
(Kids Play Area)**

.....



**Urban Greens
(Park for Adults)**

.....



**Serenity Park
(Senior Citizen Park)**

.....



**Essential Utilities
(Uninterrupted Power
& Water Supply)**

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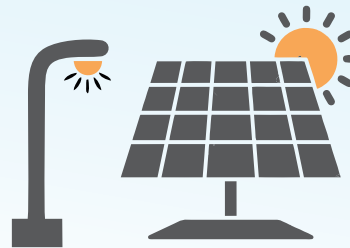
**Grand Avenues
(Wide Blacktop Roads)**

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**Concealed Utility Pathways
(Under Ground EB Line)**

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**Radiance by the Sun
(SOLAR Street Light)**

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**Surveillance 24/7
(CCTV Monitoring)**

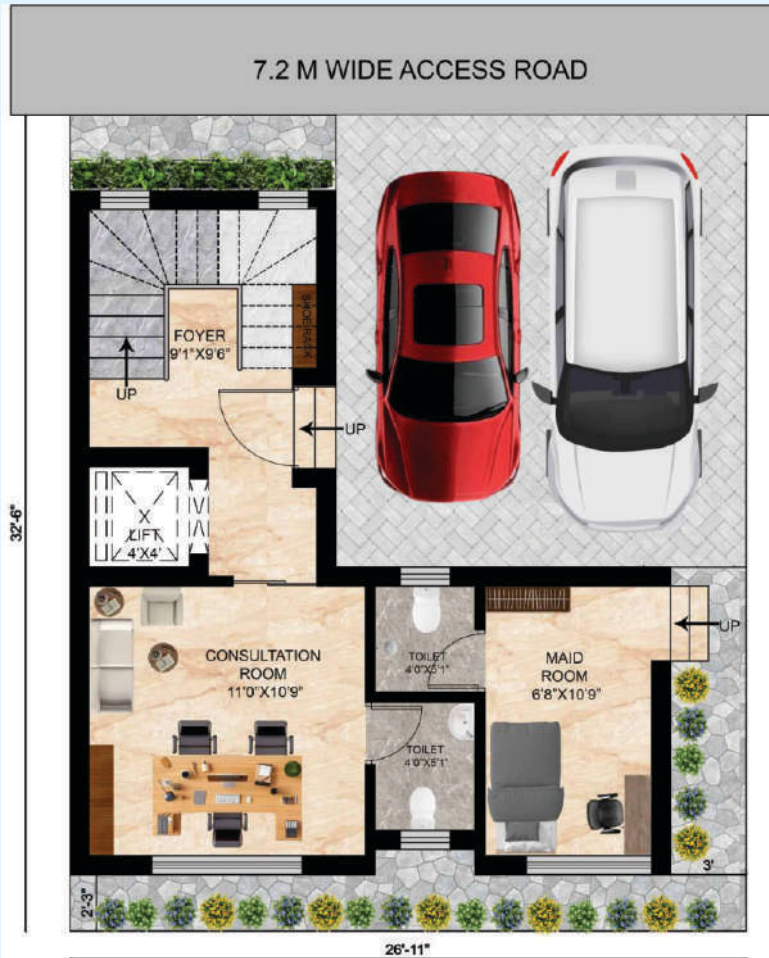
Every delay today writes tomorrow's "if only".
The finest seats in fortune's theatre are taken first.



A home here isn't built;
it's composed like a symphony.

NORTH FACING 5 BHK VILLA

GROUND FLOOR PLAN



FIRST FLOOR PLAN



OPTION-2



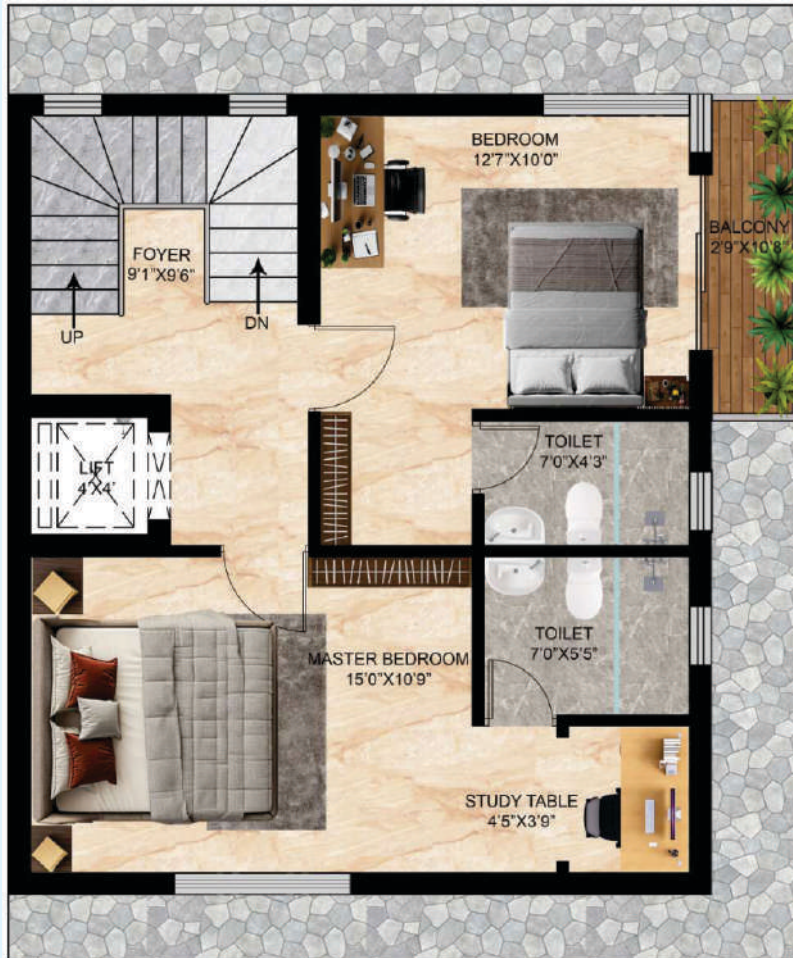
Ground Floor : 647 Sq.ft
First Floor : 705 Sq.ft

BUILDUP AREA

2750 Sq.Ft

NORTH FACING 5 BHK VILLA

SECOND FLOOR PLAN



THIRD FLOOR PLAN



Second Floor : 685 Sq.ft
Third Floor : 713 Sq.ft

BUILDUP AREA

2750 Sq.Ft

NORTH FACING 4 BHK VILLA

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Ground Floor : 773 Sq.ft
First Floor : 722 Sq.ft

BUILDUP AREA

2399 Sq.Ft

NORTH FACING 4 BHK VILLA

SECOND FLOOR PLAN



THIRD FLOOR PLAN



Second Floor : 904 Sq.ft

BUILDUP AREA

2399 Sq.Ft

NORTH FACING 3 BHK VILLA

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Ground Floor : 459 Sq.ft
First Floor : 492 Sq.ft

BUILDUP AREA

1481 Sq.Ft

NORTH FACING 3 BHK VILLA

SECOND FLOOR PLAN



Second Floor : 530 Sq.ft

BUILDUP AREA

1481 Sq.Ft

SOUTH FACING 5 BHK VILLA

GROUND FLOOR PLAN



FIRST FLOOR PLAN



OPTION-2



Ground Floor : 617 Sq.ft
First Floor : 637Sq.ft

BUILDUP AREA

2553 Sq.Ft

SOUTH FACING 5 BHK VILLA

SECOND FLOOR PLAN



THIRD FLOOR PLAN



Second Floor : 637 Sq.ft
Third Floor : 662 Sq.ft

BUILDUP AREA

2553 Sq.Ft

SOUTH FACING 4 BHK VILLA

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Ground Floor : 725 Sq.ft
First Floor : 678 Sq.ft

BUILDUP AREA

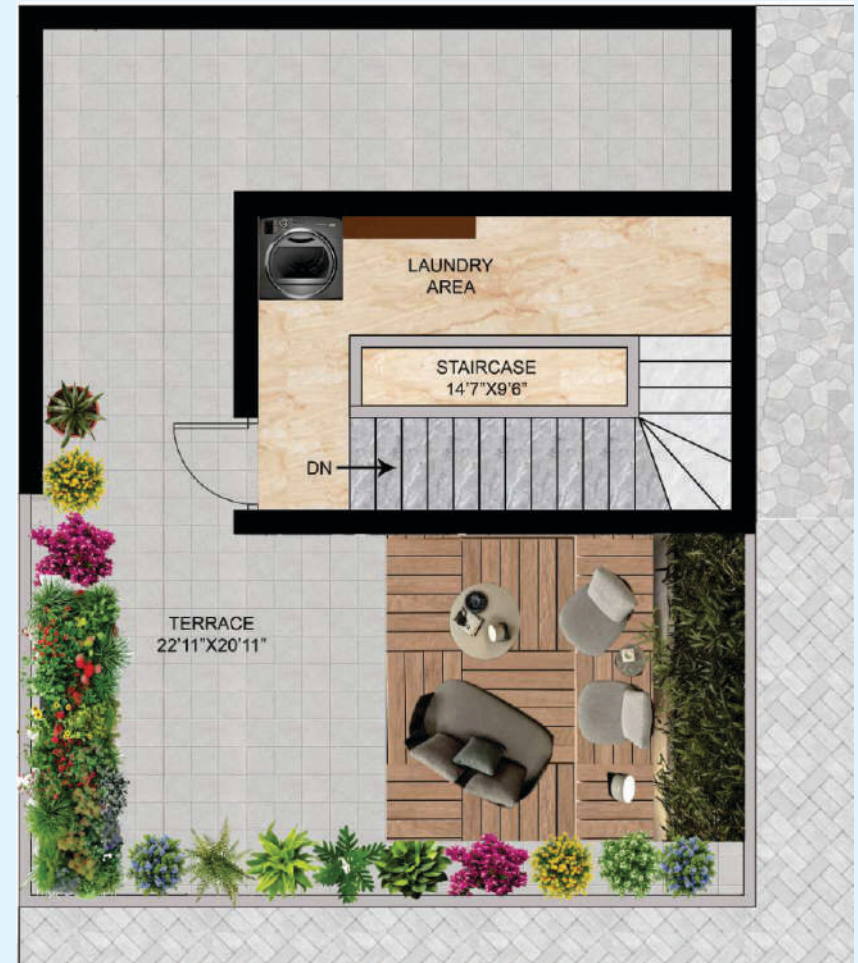
2275 Sq.Ft

SOUTH FACING 4 BHK VILLA

SECOND FLOOR PLAN



THIRD FLOOR PLAN



Second Floor : 872 Sq.ft

BUILDUP AREA

2275 Sq.Ft

SPECIFICATIONS FOR RESIDENTIAL BUILDING

STRUCTURE:

- Seismic Zone III compliant RCC framed structure •
- Walls will be of Red Bricks and plastered on both sides •



WALL TILES:

- Toilets** - Premium tiles up to RoofLevel •
- Kitchen** - Designer tiles DADO up to RoofLevel over the counter •
- Utility** - Designer tiles DADO up to 3 feet height •
- Balcony** -Designer tiles as per architect's design intent •



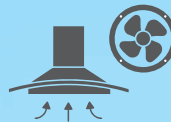
WINDOWS & VENTILATORS:

- UPVC windows with Mosquito Net and MS Solid Grill with Enamel •
- Finish with 32mm thick one side teak veneer WPVC Doors •



KITCHEN:

- Granite counter top and sink with drain board. •
- Provision for RO point, exhaust fan and chimney points. •



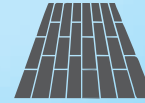
ELECTRICAL:

- Wires – Finolex •
- Modular switches (Havells / GM) •
- MCB and RCCB(Legrand Brand) •
- Television point provision in Living and Bedrooms •
- Telephone point provision in Living, Bedrooms, Kitchen & Parking with EPABX system •
- AC Points Provision in Living & Bedrooms •
- Kitchen - Power sockets for chimney, refrigerator, microwave oven, mixer & grinder. •
- Invertor - Lights & fans wiring in all rooms •
- 3 phase electricity supply - Panel Board with UG Cable. •



FLOORING:

- Living, Bedroom, Kitchen & Dining** –Premium vitrified tiles •
- Staircase** - Granite •
- Toilets/Utility/Balcony/ Common Area** - Anti-skid tiles as per architect's design intent •



DOORS:

- Main Door** –8' Height Engineered door frame with 45mm thick teak wood veneer shutter or Modular Door Shutters, polished on both sides, with Automatic smart door Lock System. •
- Bedroom Door** –7' Height Engineered door frame with 32mm thick modular door shutter, polished on both sides •
- Toilet Door** - Engineered door frame with 32mm thick WPVC Doors •



RAILING:

- Staircase & Balconies: Internal staircase railing will be of Stainless Steel •
- Balcony railing will be of SS with Glass partition. •



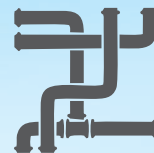
PAINTING:

- INTERNAL WALLS AND CEILING** - Two coats of putty, one coat primer and two coats of emulsion paint (Asian / Nippon / JSW) •
- EXTERIOR WALLS** - Finished with 1 coat of primer & 2 coats of exterior Emulsion paint with colour as per architect design intent •



SANITARY & PLUMBING (JAQUAR / PARRYWARE)

- Wall-hung EWC with concealed cistern •
- Premium white table top wash basins in dining area •
- Premium Faucets and CP fixtures in toilets and kitchen •
- Provision for geyser and exhaust fan in all toilets •
- Washing machine provision in Utility / Terrace •
- Water supply and drainage lines in premium UPVC /CPVC pipes from Ashirvad brand •
- Shower - single lever diverter with Spout & Overhead Shower, •
- Wet Area -Fixed Toughened glass partition (Master Bedroom) •



SPECIFICATIONS FOR RESIDENTIAL BUILDING



WATER SUPPLY:

- **Triple Layer water tank** -2000 lit. capacity for 5 & 4 BHK; 1500 lit. Capacity for 3 BHK (Sintex/Ashirvad)
- **Bore well** – 100' to 200' feet depth with a suitable pump with AMC Switches,
- **Rainwater harvesting system** implemented to recharge ground water levels



SEWAGE LINE:

- Septic tank and soak pit shall be provided as per design requirements (RCC or Brickwork)



AMENITIES:

- **Video calling door bell** of reputed make provided for each unit
- 24-hour security with **CCTV surveillance** for entrance arch, internal roads, park area etc...
- **Intercom facility** connecting all villas to the central security station
- **Entrance Arch** – Access controlled boom barrier for Entry & Exit point with a dedicated **security room**
- **Solar Lights** for all Roads
- **Voice & Data** Connection system wiring & Router will be provided for all the villas (prepaid Plan)
- **Power Backup** - 125 KVA Diesel Generator to connect 1 light and 1 fan in living, dining and all bedrooms with a load limiter of 1 KVA for all Villas
- **Park:**
 - 1) **Covered Children's Play area** with Play things (Slider, Duck swing rider, seesaw & spring rider, Merry go round).
 - 2) **Adult Play area** 25'x50' Multipurpose Turf (Tennis, Badminton & volley ball).
 - 3) **Senior Citizen** – Walking Track, RCC Bench, Outdoor Basic GYM Equipments etc.
- **Landscape** Suitable landscape at appropriate places in the project as per intent
- **Compoundwall** – A Compound wall is provided around the entire Site Boundary.





“ What feels like a balcony today,
Becomes a lifetime of sunsets tomorrow.

Coffee cools, seasons change,
but the view from your home stays eternal. ”



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