



RERA ID: TN/29/BUILDING/0252/2025



# BLUCON Sunrise



**BLOCK B**

**BLOCK A**

 **High UDS of over 53%**

Own more than just a flat — enjoy a valuable share of the land beneath your home.



## **Blucon Sunrise**

✓ **Located within city limits**

**Stay close to schools, hospitals, and key city hubs without compromising on peace and comfort.**

✨ **Spacious 2 & 3 BHK Apartments**

**Every home is thoughtfully designed with smart layouts, premium finishes, and natural light.**

📍 **Your perfect home begins here.**

**Located in the calm, well-connected Sri Krishna Nagar, Alapakkam, Madhuravoyal.**

## MASTER PLAN

BLOCK A

BLOCK B



BLU CON  Sunrise



## STILIT FLOOR PLAN



## TYPICAL 1<sup>ST</sup>, 2<sup>ND</sup> & 3<sup>RD</sup> FLOOR PLAN



## BLOCK A

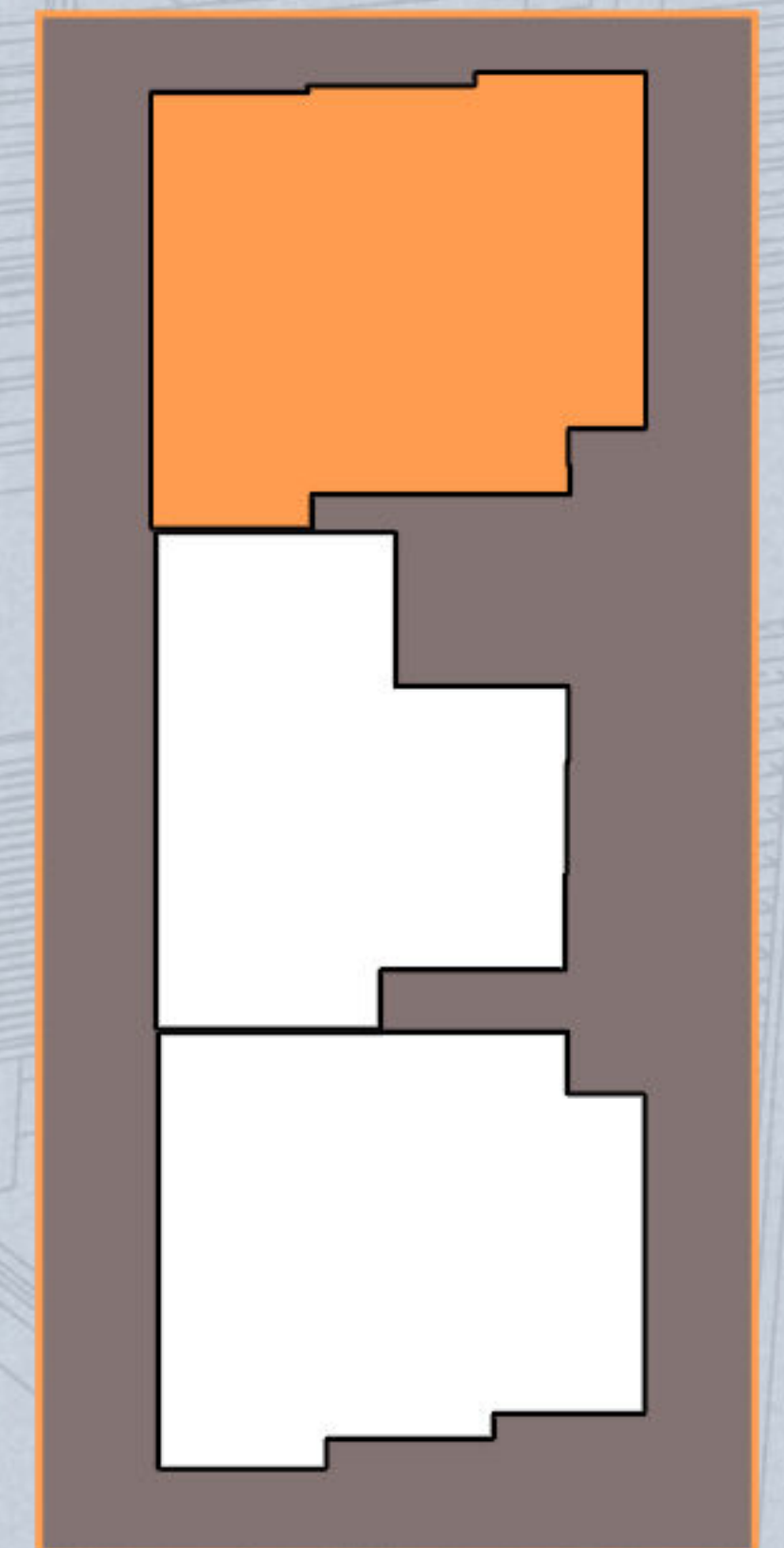
### BLOCK A - AREA STATEMENT

| FLOOR  | FLAT NO | TYPE    | AREA (SQ.FT) | UDS (SQ.FT) | FACING |
|--------|---------|---------|--------------|-------------|--------|
| FIRST  | A 101   | 3 BHK   | 1382         | 740         | EAST   |
| FIRST  | A 102   | 2 BHK   | 1127         | 604         |        |
| FIRST  | A 103   | 2.5 BHK | 1325         | 710         |        |
| SECOND | A 201   | 3 BHK   | 1382         | 740         |        |
| SECOND | A 202   | 2 BHK   | 1127         | 604         |        |
| SECOND | A 203   | 2.5 BHK | 1325         | 710         |        |
| THIRD  | A 301   | 3 BHK   | 1382         | 740         |        |
| THIRD  | A 302   | 2 BHK   | 1127         | 604         |        |
| THIRD  | A 303   | 2.5 BHK | 1325         | 710         |        |





**BLOCK A**

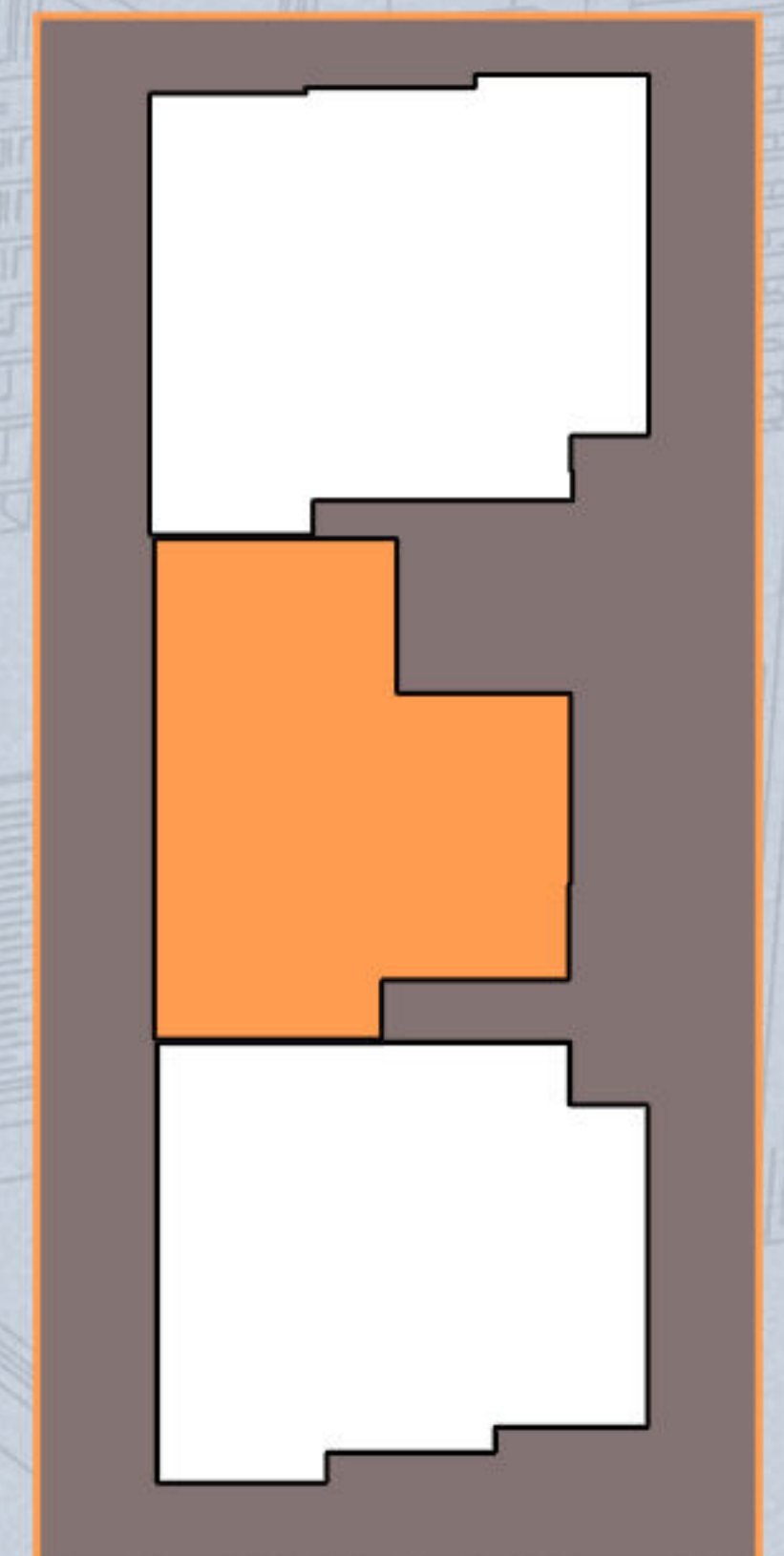


**BLOCK A - AREA STATEMENT**

| FLOOR  | FLAT NO | TYPE  | AREA (SQ.FT) | UDS (SQ.FT) |
|--------|---------|-------|--------------|-------------|
| FIRST  | A 101   | 3 BHK | 1382         | 740         |
| SECOND | A 201   | 3 BHK | 1382         | 740         |
| THIRD  | A 301   | 3 BHK | 1382         | 740         |



**BLOCK A**

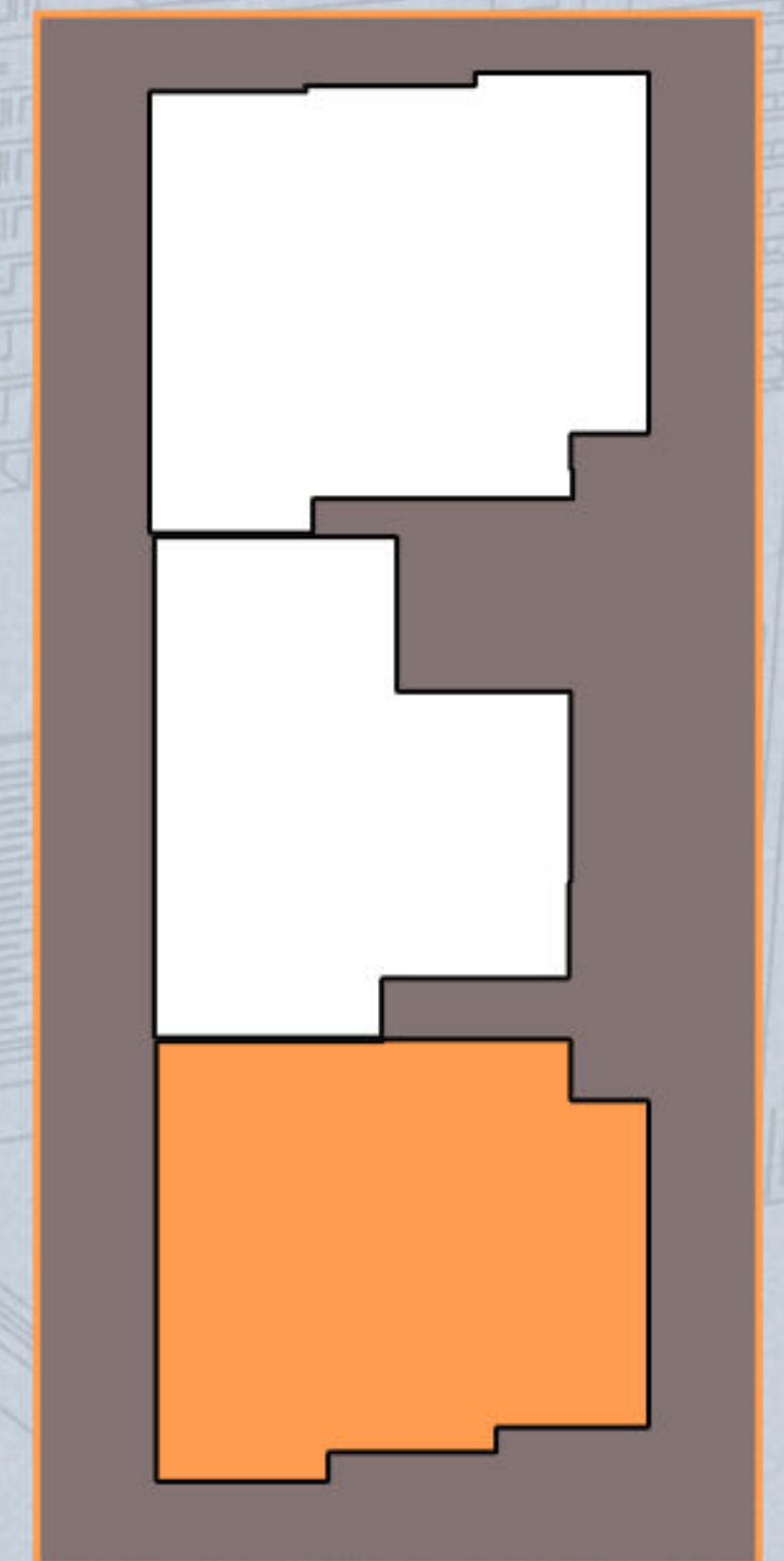


**BLOCK A - AREA STATEMENT**

| FLOOR  | FLAT NO | TYPE  | AREA (SQ.FT) | UDS (SQ.FT) |
|--------|---------|-------|--------------|-------------|
| FIRST  | A 102   | 2 BHK | 1127         | 604         |
| SECOND | A 202   | 2 BHK | 1127         | 604         |
| THIRD  | A 302   | 2 BHK | 1127         | 604         |



BLOCK A



BLOCK A - AREA STATEMENT

| FLOOR  | FLAT NO | TYPE    | AREA (SQ.FT) | UDS (SQ.FT) |
|--------|---------|---------|--------------|-------------|
| FIRST  | A 103   | 2.5 BHK | 1325         | 710         |
| SECOND | A 203   | 2.5 BHK | 1325         | 710         |
| THIRD  | A 303   | 2.5 BHK | 1325         | 710         |

# BLUCON Sunrise



LIVING ROOM

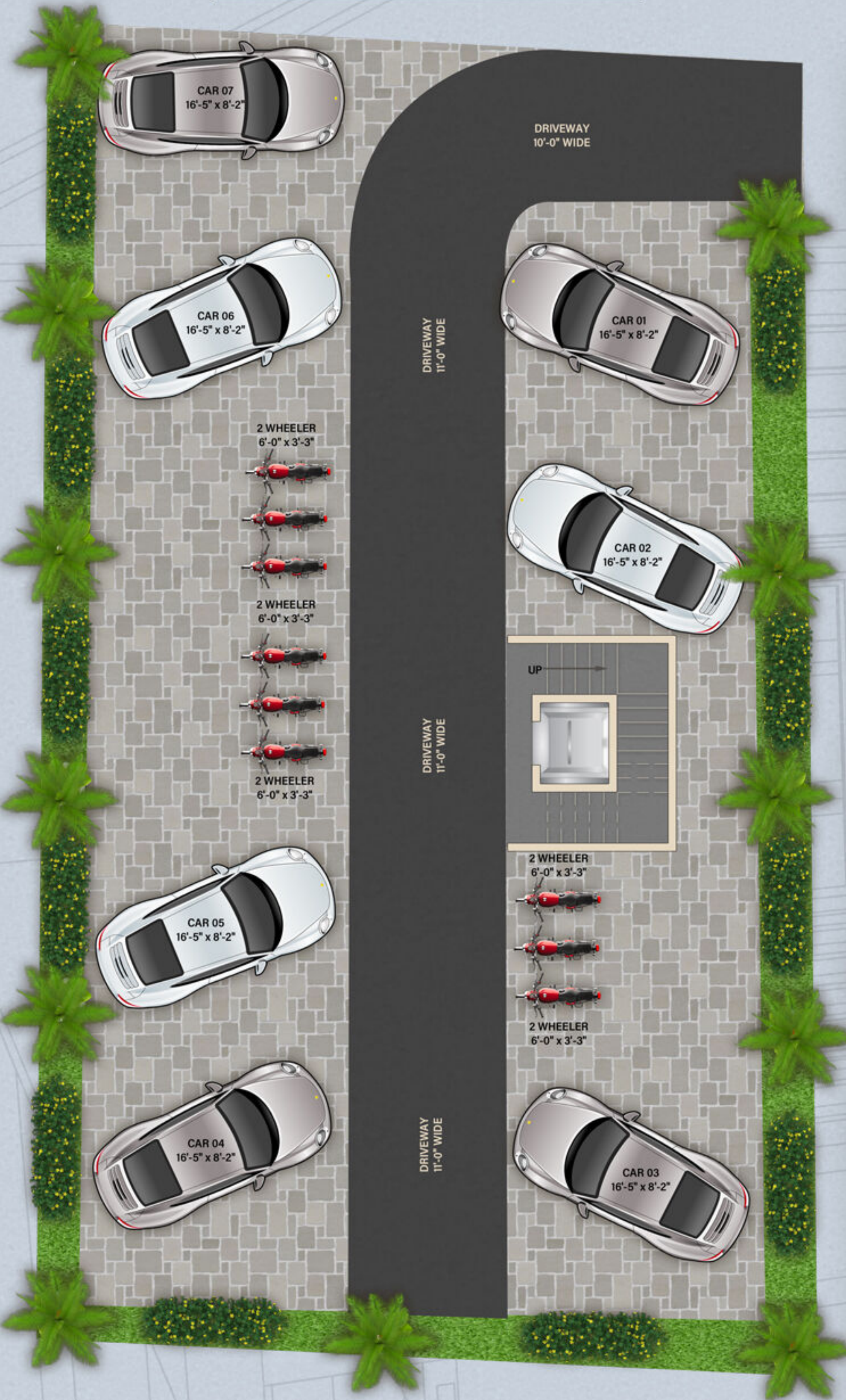


BED ROOM

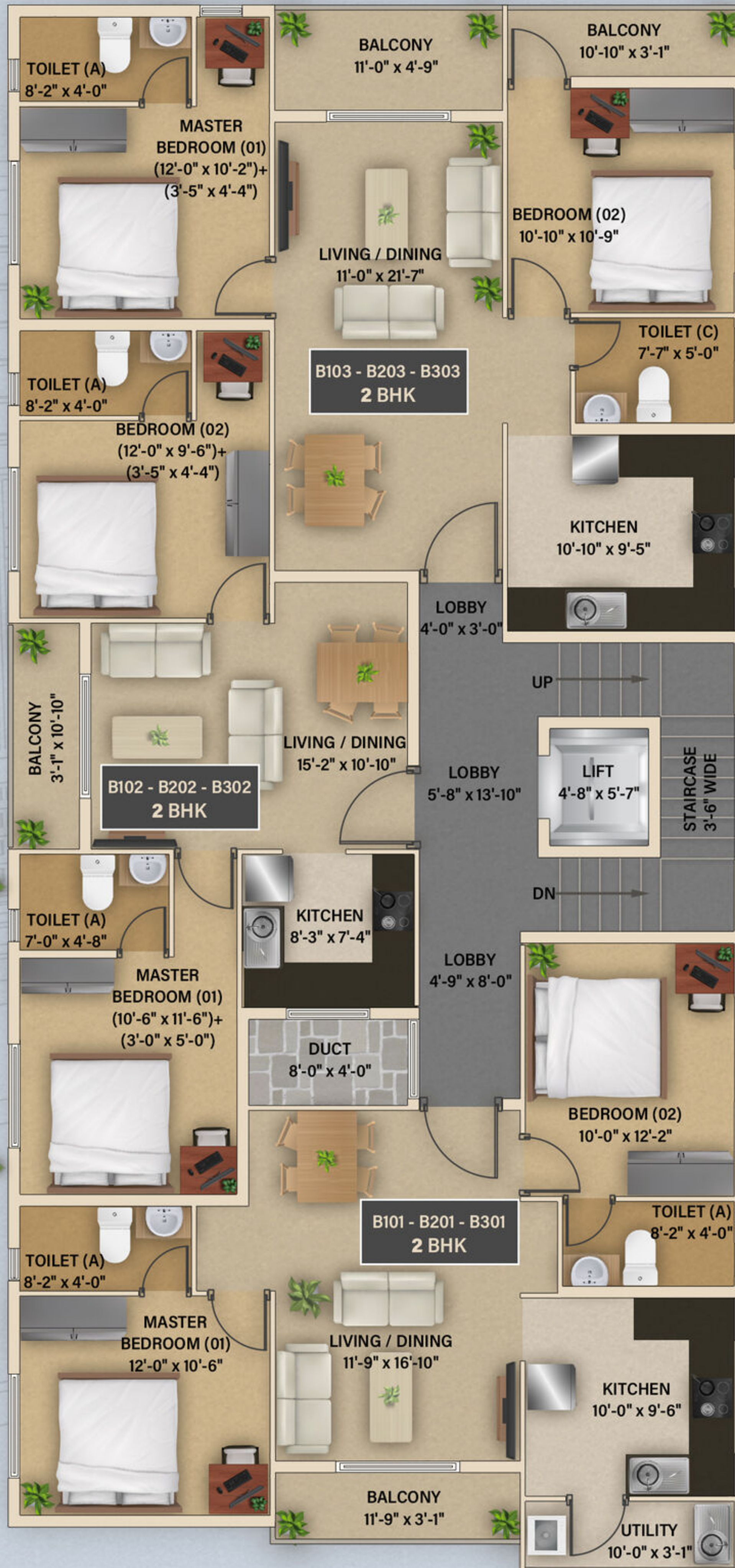


KITCHEN ROOM

## STILIT FLOOR PLAN



## TYPICAL 1<sup>ST</sup>, 2<sup>ND</sup> & 3<sup>RD</sup> FLOOR PLAN



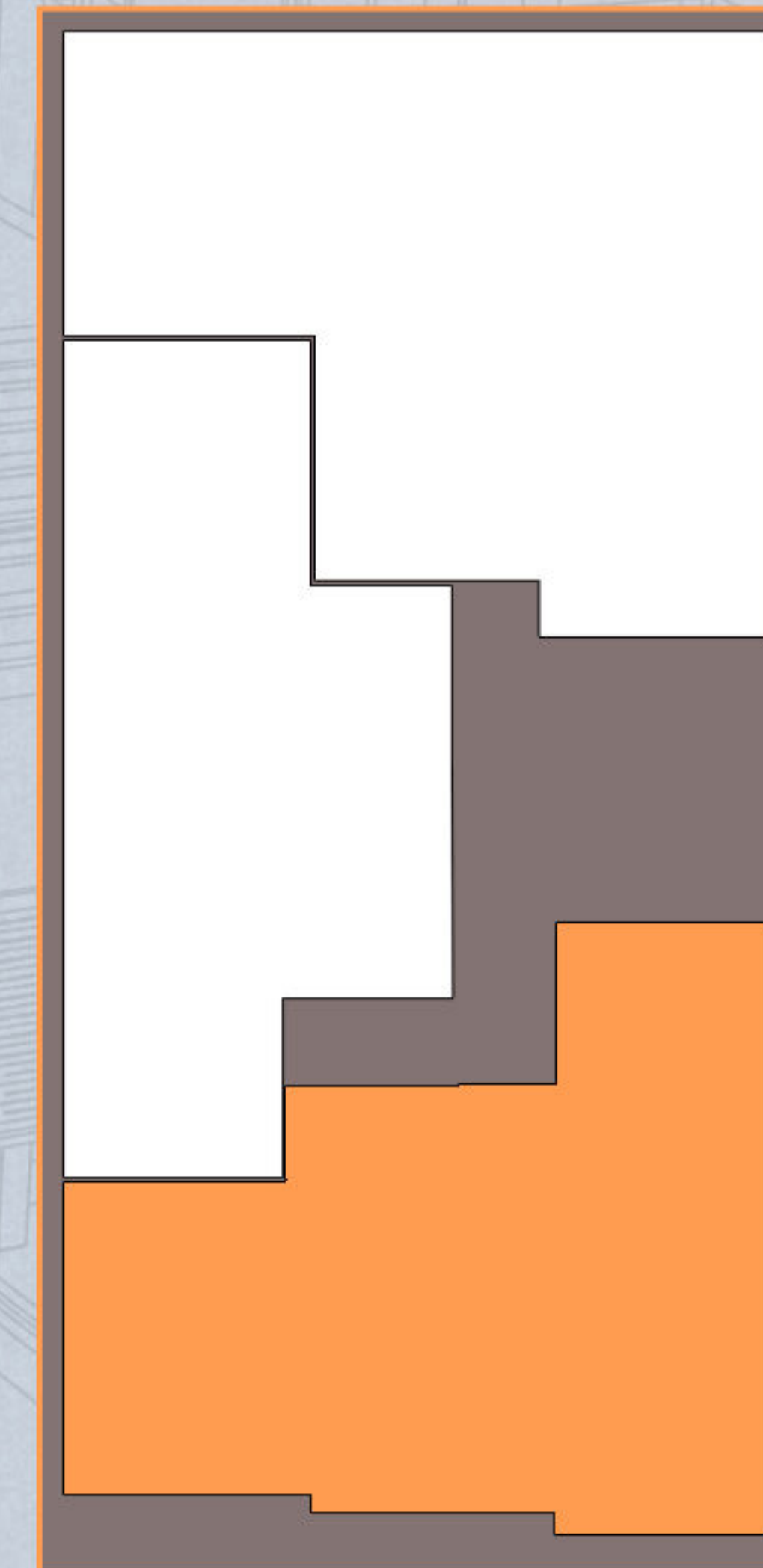
## BLOCK B

## BLOCK B - AREA STATEMENT

| BLOCK B - AREA STATEMENT |         |       |              |             |
|--------------------------|---------|-------|--------------|-------------|
| FLOOR                    | FLAT NO | TYPE  | AREA (SQ.FT) | UDS (SQ.FT) |
| FIRST                    | B 101   | 2 BHK | 998          | 447         |
| FIRST                    | B 102   | 2 BHK | 840          | 376         |
| FIRST                    | B 103   | 2 BHK | 1130         | 447         |
| SECOND                   | B 201   | 2 BHK | 998          | 447         |
| SECOND                   | B 202   | 2 BHK | 840          | 376         |
| SECOND                   | B 203   | 2 BHK | 1130         | 447         |
| THIRD                    | B 301   | 2 BHK | 998          | 447         |
| THIRD                    | B 302   | 2 BHK | 840          | 376         |
| THIRD                    | B 303   | 2 BHK | 1130         | 447         |



BLOCK B



BLOCK B - AREA STATEMENT

| FLOOR  | FLAT NO | TYPE  | AREA (SQ.FT) | UDS (SQ.FT) |
|--------|---------|-------|--------------|-------------|
| FIRST  | B 101   | 2 BHK | 998          | 447         |
| SECOND | B 201   | 2 BHK | 998          | 447         |
| THIRD  | B 301   | 2 BHK | 998          | 447         |

**BLOCK B**

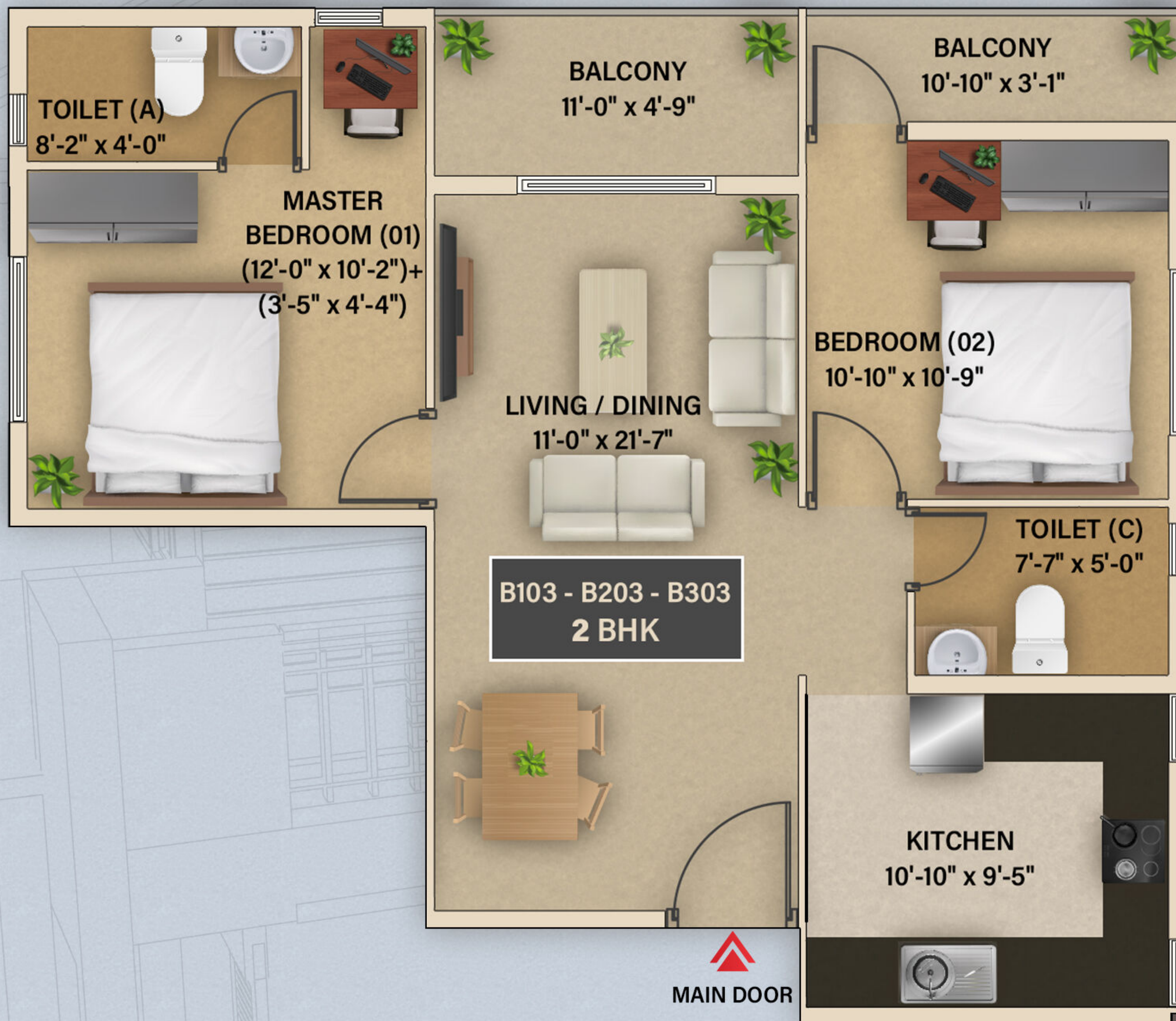


← MAIN DOOR



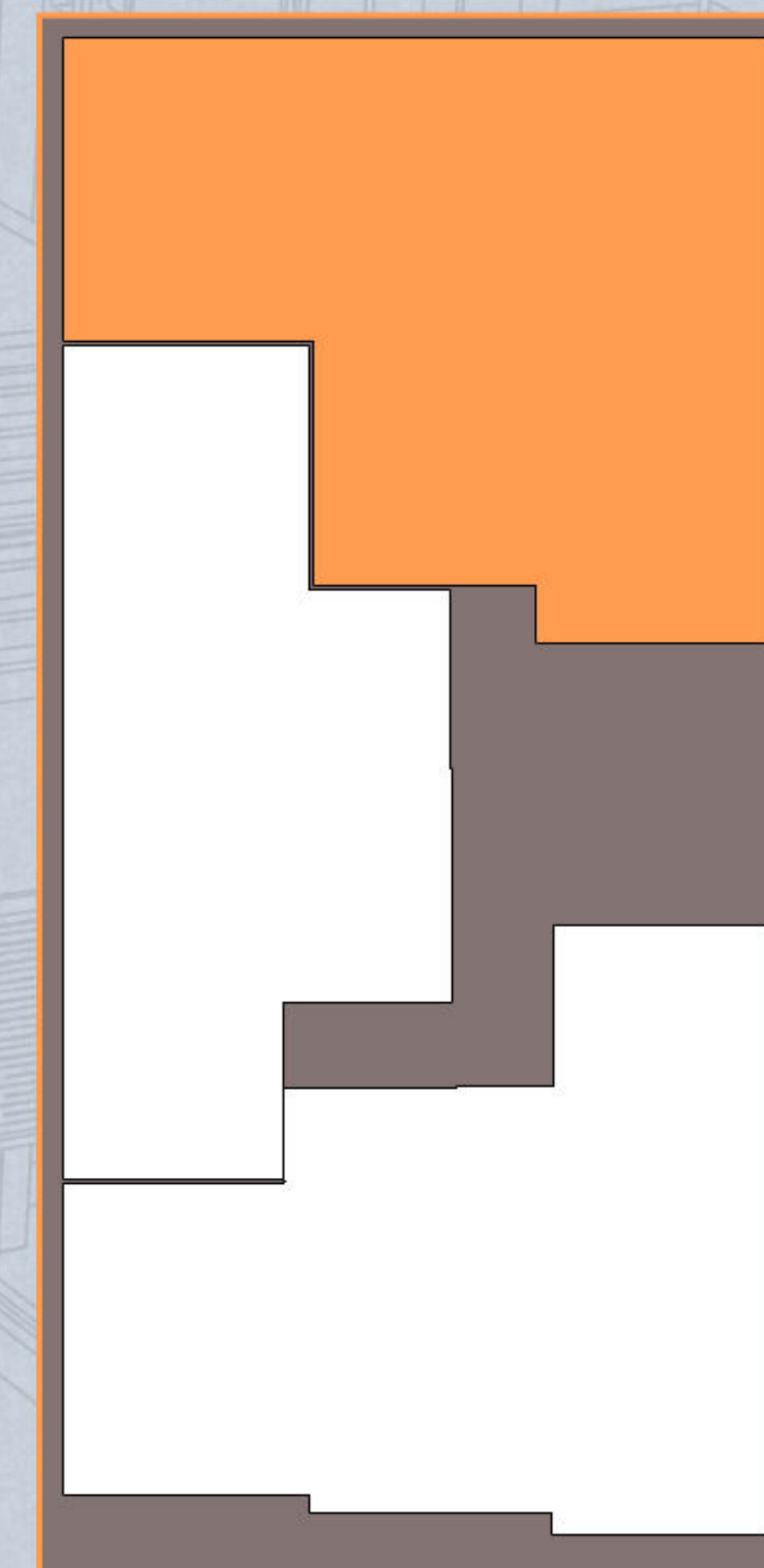
**BLOCK B - AREA STATEMENT**

| FLOOR  | FLAT NO | TYPE  | AREA (SQ.FT) | UDS (SQ.FT) |
|--------|---------|-------|--------------|-------------|
| FIRST  | B 102   | 2 BHK | 840          | 376         |
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**BLOCK B**



**BLOCK B - AREA STATEMENT**

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|--------|---------|-------|--------------|-------------|
| FIRST  | B 103   | 2 BHK | 1130         | 447         |
| SECOND | B 203   | 2 BHK | 1130         | 447         |
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## SPECIFICATION

| Category                       | Item                                                    | Specification                                                                                                                                                                                                           |
|--------------------------------|---------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Structure                      | Framed Structure<br>Walls                               | RCC Framed Structure<br>AAC blocks used for External/Internal walls                                                                                                                                                     |
| Flooring & Tiling              | Living, Dining, Bedrooms<br>Toilets, Balconies, Utility | 600MM x 600MM Double charge vitrified tiles<br>Antiskid ceramic tiles with spacers                                                                                                                                      |
| Doors, Windows                 | Main Door<br>Windows/French Doors                       | Frame of good quality Engineered wood and designer hardware of YALE or equivalent make.<br>UPVC French doors with sliding shutter                                                                                       |
| Painting Finishes              | Internal Walls<br>External Walls                        | 2 coats of smooth putty, 1 coat of primer and 2 coats of Tractor emulsion paint of ASIAN or Equivalent make<br>Texture, 1 coat of primer and 2 coats of weatherproof Tractor emulsion paint of ASIAN or Equivalent make |
| Electrical Fixtures / Fittings | Power Supply<br>Switches<br>Cables & Wiring             | Three-phase power supply with concealed wiring will be provided<br>V-Guard or equivalent make<br>V-Guard or equivalent make                                                                                             |
| Plumbing & Sanitary            | Sanitary Ware<br>Pipelines                              | Ceramic of superior brands like JAQUAR or equivalent<br>CPVC pipelines/ PVC Soil waste lines/ Sewage pipelines and Rainwater lines of a quality ISI brands like SENTINI or Equivalent                                   |

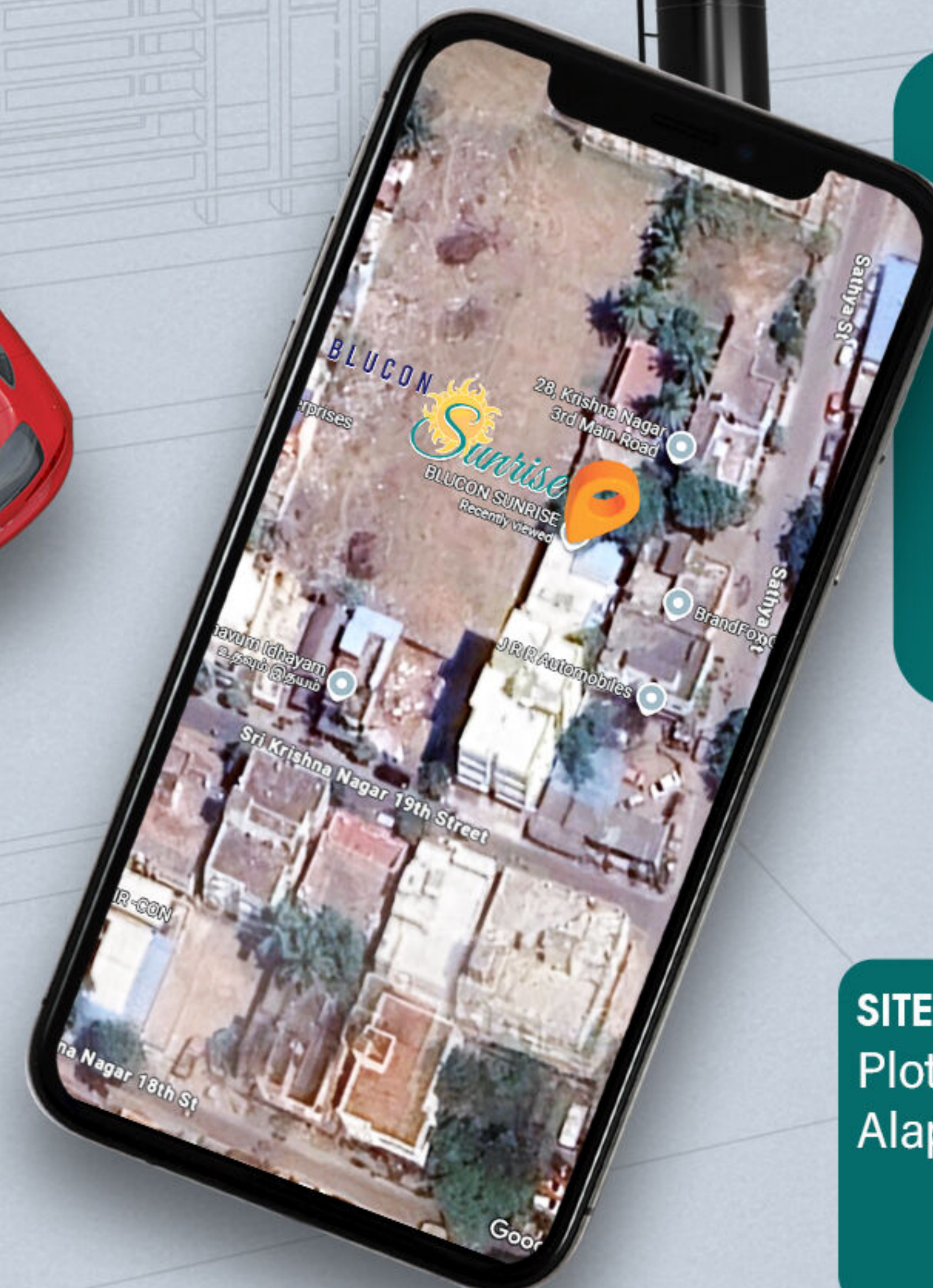
## LOCATION HIGHLIGHTS

| Category    | Destination                                                                    | Distance (km) | Travel Time (Min) |
|-------------|--------------------------------------------------------------------------------|---------------|-------------------|
| Bus Stops   | Local MTC Bus Stops (Maduravoyal)                                              | 0.1           | 1                 |
| Bus Termini | M.G.R. Koyambedu Bus Terminus (CMBT)                                           | 4             | 10                |
| Schools     | Velammal Vidyalaya, Alapakkam                                                  | 0.6           | 4                 |
| Schools     | The Schram Academy, Maduravoyal                                                | 1.6           | 8                 |
| Schools     | Pon Vidyashram Group of Senior Secondary Schools, Porur                        | 2.5           | 10                |
| IT Offices  | RMZ Software Park Pvt Ltd., One Paramount, Porur                               | 4.3           | 10                |
| IT Offices  | Commerzone, Porur, Chennai                                                     | 4.3           | 10                |
| IT Offices  | DLF Cyber City Chennai, Manapakkam                                             | 5             | 12                |
| IT Offices  | L&T Infotech, Manapakkam                                                       | 5.3           | 12                |
| Malls       | Nexus Vijaya Mall, Vadapalani                                                  | 5             | 12                |
| Malls       | V R Mall, Anna Nagar                                                           | 6             | 15                |
| Malls       | Chandra Metro Mall, Virugambakkam                                              | 7             | 18                |
| Malls       | Ampa Skyone Mall, Aminjikarai                                                  | 9             | 20                |
| Metro       | Valsaravakkam Metro Station (Upcoming - Phase 2, Orange Line):                 | 3.5           | 9                 |
| Metro       | Koyambedu Metro Station (Green Line)                                           | 4             | 10                |
| Metro       | Vadapalani Metro Station (Green Line)                                          | 5             | 12                |
| Metro       | Porur Junction Metro Station (Upcoming - Phase 2)                              | 5             | 12                |
| Colleges    | Dr. M.G.R. Educational And Research Institute (Deemed University), Maduravoyal | 2.5           | 8                 |
| Colleges    | Thai Moogambigai Dental College & Hospital, Mogappair West                     | 3             | 10                |
| Colleges    | S.R.M. Easwari Engineering College, Ramapuram                                  | 4             | 13                |
| Colleges    | Ramachandra Medical College and Research Institute, Porur                      | 5             | 15                |





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**SITE  
LOCATION MAP  
QR CODE**



**SITE ADDRESS**

Plot No 30 & 35, 20<sup>th</sup> Street, Sri Krishna Nagar,  
Alapakkam, Maduravoyal, Chennai - 600 095



# BLUCON

**BLUCON**  
SUPERSTRUCTURES

**BLUCON**  
SPACES

**MEENAKSHI**  
SUPERSTRUCTURES

## GET IN TOUCH

Flat No. - 112, 1<sup>st</sup> Floor, Block -1  
Blucon Sunshine Apartments  
Gerugambakkam main Road  
Gerugambakkam, Chennai - 600122

**+91 87544 88883**  
[Info@blucon.co.in](mailto:Info@blucon.co.in)