

Homes, not Houses ...

PACE
BUILDERS

PACE ANUSA


CELEBRATING
25
YEARS OF EXCELLENCE

Homes, not Houses ...

PACE BUILDERS

- **We would like to introduce ourselves as a reputed Builder in Chennai, India.**
- Incorporated in the year 1995, M/s. Pace Builders (Madras) Private Limited, is a Chennai based property developer promoted by experienced Engineers and equipped with the required manpower and sophisticated equipment to construct state of the art modern structures.
- The Company has a background of 20 lakhs Sq.ft. already handed over and 40 lakhs Sq.ft. in the pipe line.
- Our procedural steps from the stage of planning to completion are designed in a perfect and systematic mode and i is followed strictly by all sections of our staff.
- Our progressive course of action begins, continues and concludes with formal practice but exceptional care.

WHY PACE BUILDERS

- Every step of authentication from the corporate bureau to local bodies.
- Beyond the normal practice with forethought and future sensing.
- Acquirement of superlative quality materials from brick to tiles and from sanitary to electrical components. Highly capable work process like plumbing, electrical fittings, carpentry work, weathering course, outsourcing, plastering, tiling and painting.
- A step ahead in every aspect: Modular switches, Finolex cables, Beton Tiles, Teak wood, PVC pipes and TMT bars are used. Thermal (puff) weathering, Percolation pits – Rain Water Harvesting, Earthquake resistance construction up to Richter scale are other such value additions.

Proximity

- Within the limit of Corporation of Tambaram
- On highway with 800 ft. frontage
- 2 minutes to Tambaram Railway Station
- 5 minutes to new bus terminus at Tambaram
- Next to San acadamy
- 10 mins to Chennai international airport
- 2 mins to lords international campus
- 4 mins to Annai arul hospital
- 2 mins to Deebam AND Hindu mission hospital
- 7 mins to Rela hospital
- 7 mins to Saravana stores,pothyes and chennai silks.
- 3 mins to kishkinta.
- 7 mins to vandalur zoo.
- 8 MINS TO VIT ENGINEERING COLLEGE
- 5 MINS TO SAI RAM ENGINEERING COLLEGE
- 8 MINS TO VEL'S INSTITUTE
- 8 MINS TO TAGORE MEDICAL COLLEGE
- 12 MIN TO SRM ENGINEERING AND MEDICAL COLLEGE
- 20 MINS TO MAHINDRA WORLD CITY

Ready to Occupy

- LOCATION : Tambaram West, on Maduravoyal Bypass Service Road.
- TYPE : 2 & 3 Bhk Apartments 800 sq.ft frontage
- 296 well planned affordable housing spread across 4 acres with Stilt + 4 floors in 4 blocks
- Close to major Schools , Hospitals & Theme parks
- Lush green hill view

Premium specification

- Vitrified tiles
- Teak wood joineries
- Sanitary & cp fittings
- Modular switches
- Dadoing upto ceiling heights

bird's eye view



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elevation

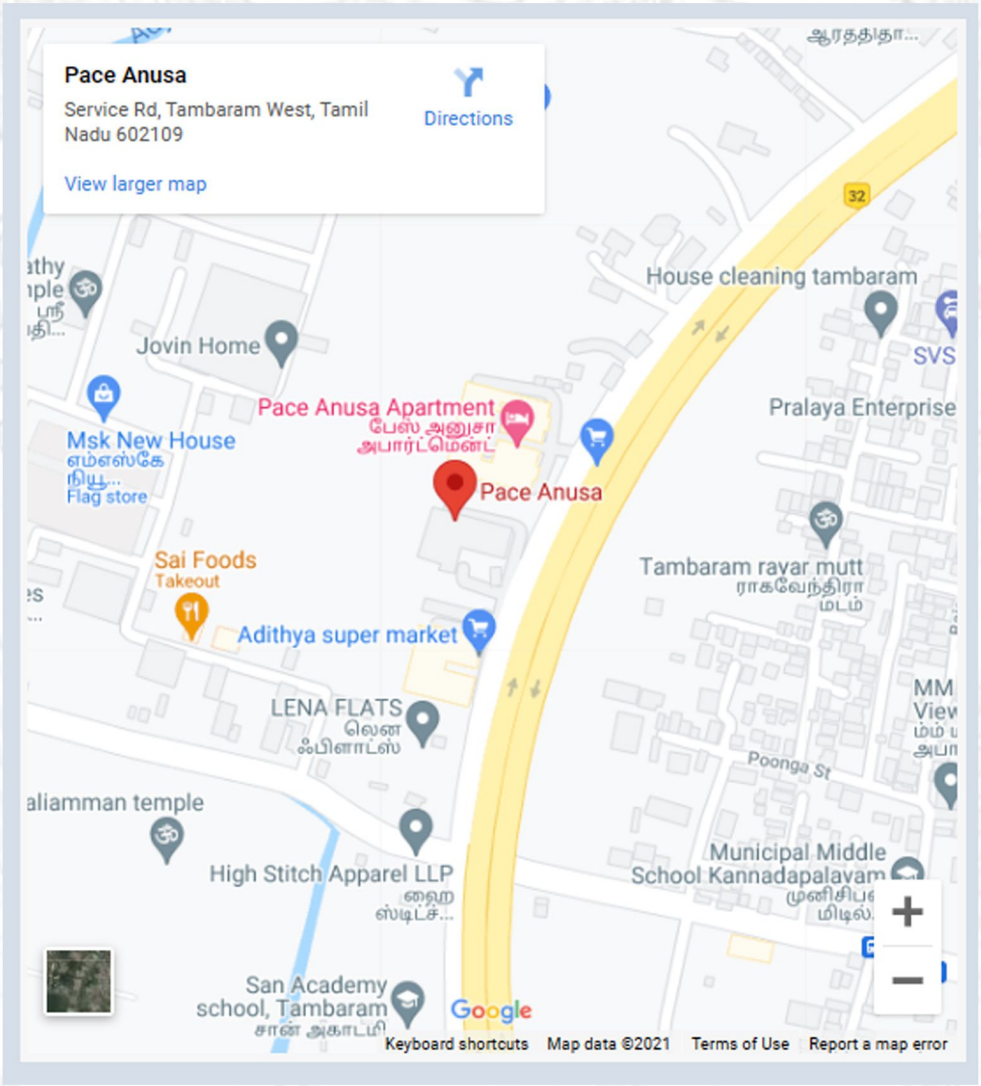


Site plan

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Map



Amenities

- Multi purpose hall with dining and kitchen
- Gym - men
- Gym - women
- Childrens play area
- Power Back-up for commen area.
- Cricket net
- Shuttle court
- Indoor games
- Aerobic centre - men
- Aerobic centre - women
- Yoga and meditation hall
- Provision for beauty parlour -men
- Provision for beauty parlour -women
- Provision for library
- Provision for clinic and pharmacy
- Provision for Super market
- Provision for Laundry

unit no	floor	Area	bhk	facing	uds
fo-22	4	1239	3	W	563





BLOCK -1

unit no	floor	Area	bhk	facing	uds
fo-2	4	1166	3	N	529

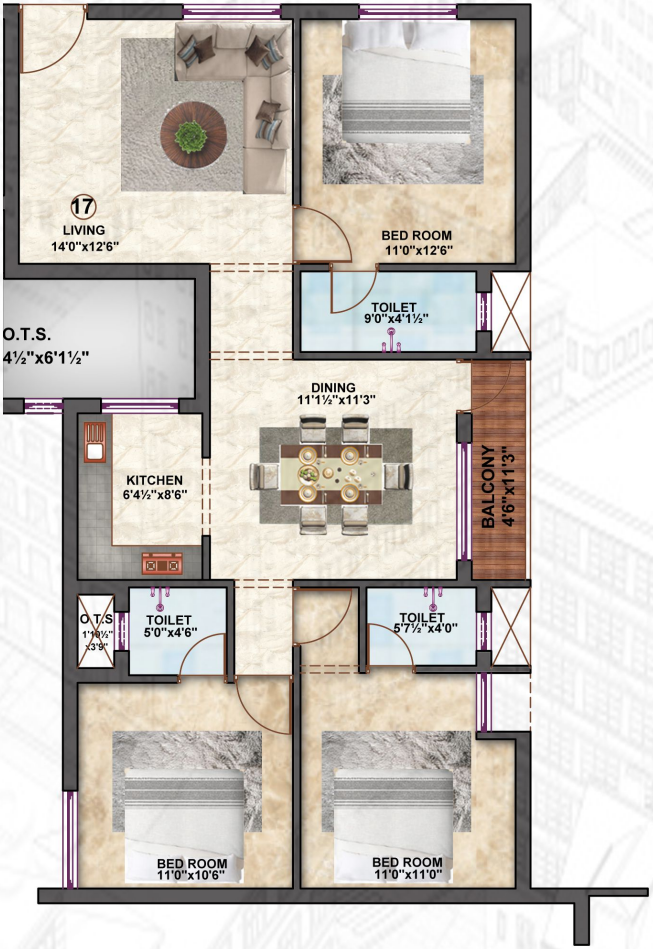




BLOCK -1

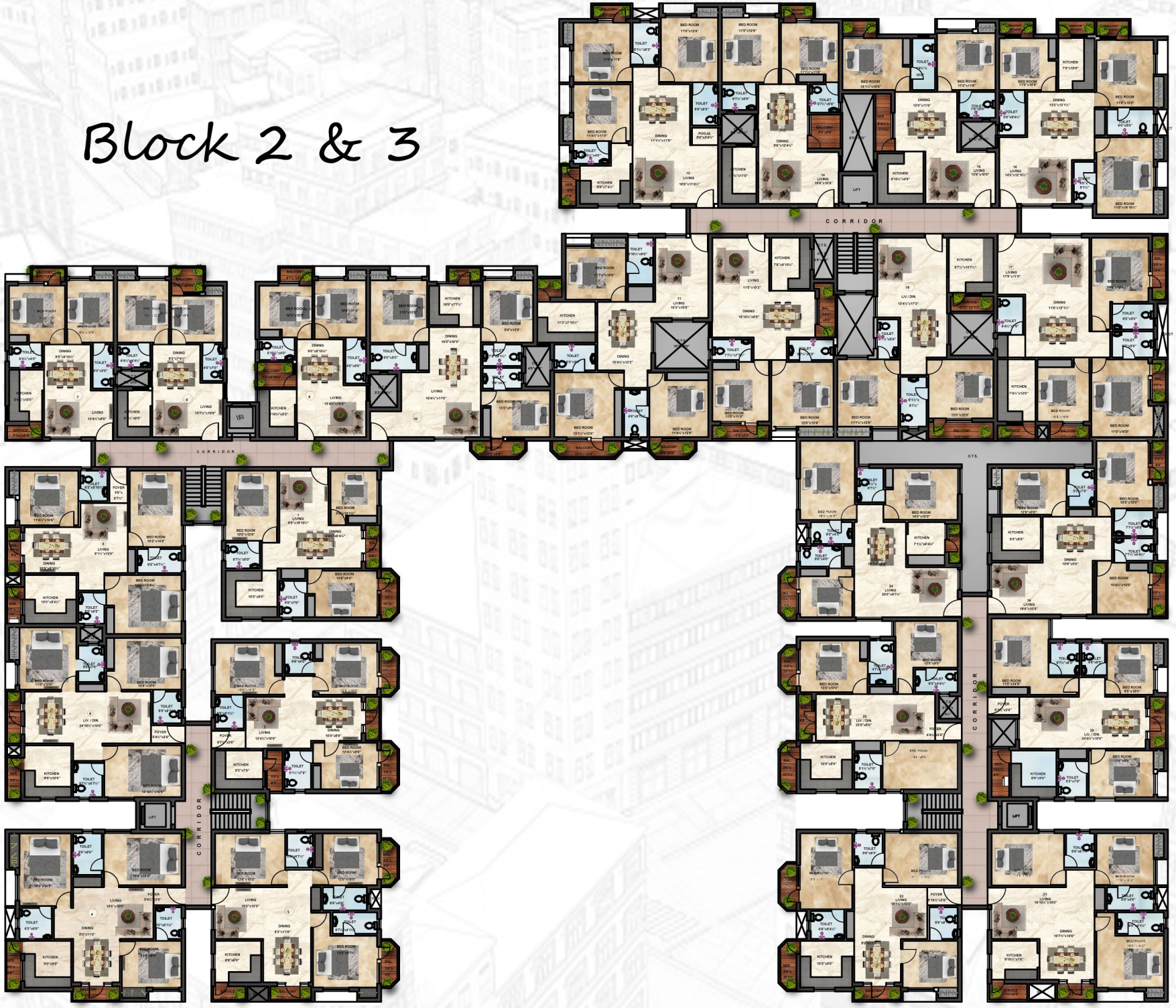
unit no	floor	Area	bhk	facing	uds
fo-17	4	1261	3	W	573





BLOCK -1

Block 2 & 3



AREA STATEMENT	
FLAT 1	1138
FLAT 2	1246
FLAT 3	1357
FLAT 4	1343
FLAT 5	1351
FLAT 6	1310
FLAT 7	845
FLAT 8	834
FLAT 9	869
FLAT 10	1319
FLAT 11	1480
FLAT 12	1122
FLAT 13	1423
FLAT 14	1050
FLAT 15	1074
FLAT 16	1422
FLAT 17	1561
FLAT 18	1176
FLAT 19	1297
FLAT 20	1334
FLAT 21	1355
FLAT 22	1309
FLAT 23	1265
FLAT 24	1253

Homes, not Houses ...

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PROJECT : PACE ANUSA
PROJECT AT : TAMBARAM WEST CHENNAI
BLOCK : II & III

TYPICAL FLOOR PLAN
(FIRST TO FOURTH FLOOR)

W
S N
E

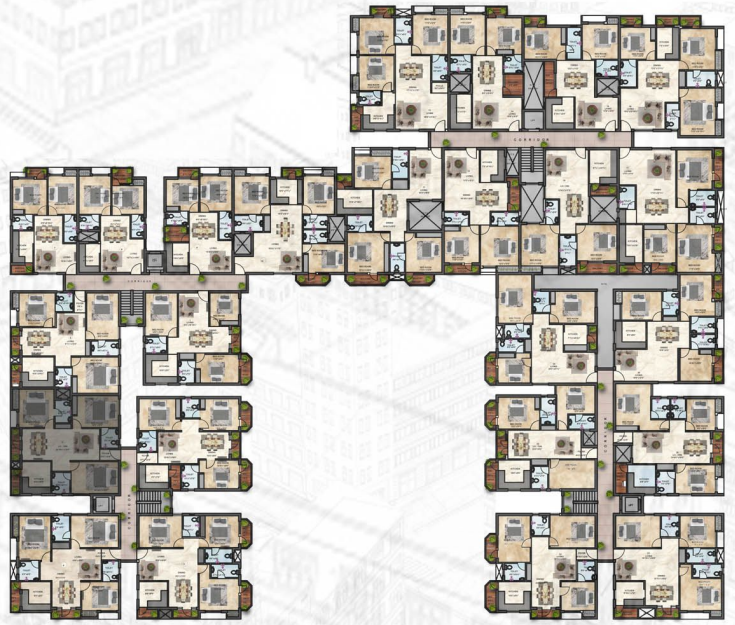
unit no	floor	Area(sq.ft)	BHK	FACING	U.D.S
2	1,2,3,4	1246	3	S	539.30





unit no	floor	Area(sq.ft)	BHK	FACING	U.D.S
5	4	1351	3	N	584.75

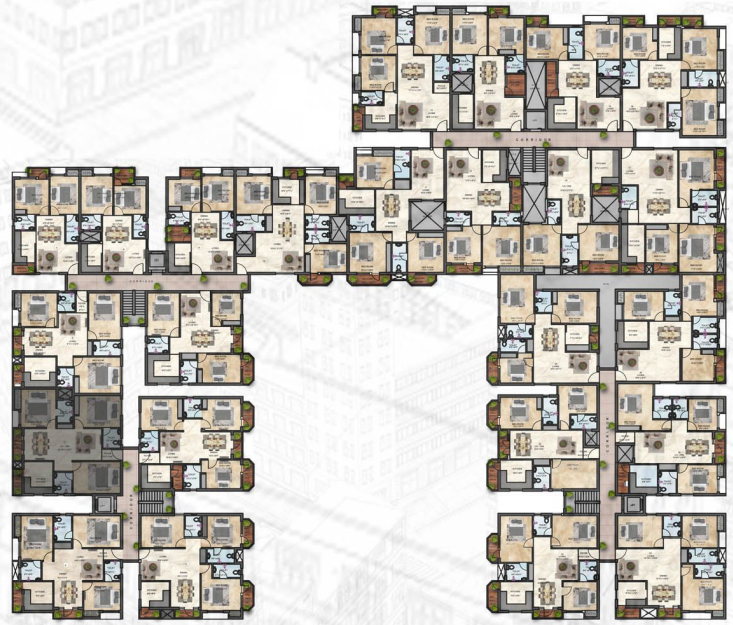




block 2 and 3

unit no	floor	Area(sq.ft)	BHK	FACING	U.D.S
6	3,4	1310	3	W	567.

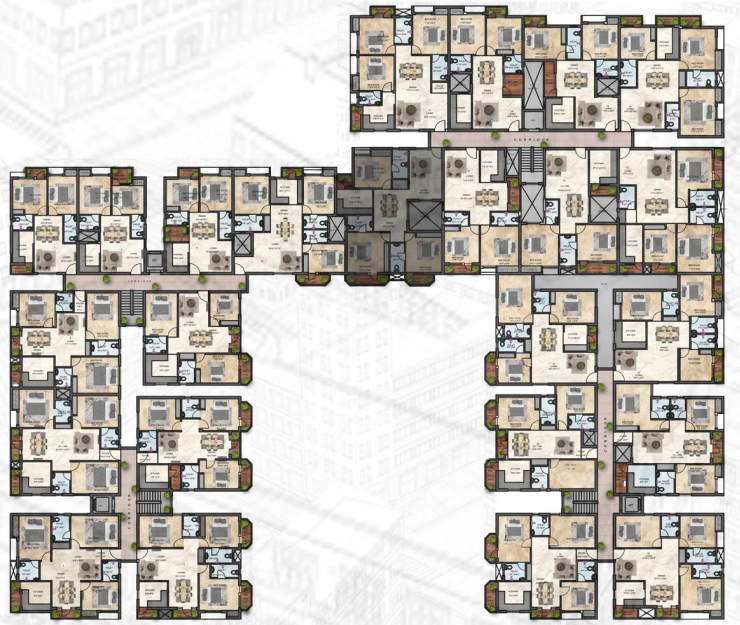




block 2 and 3

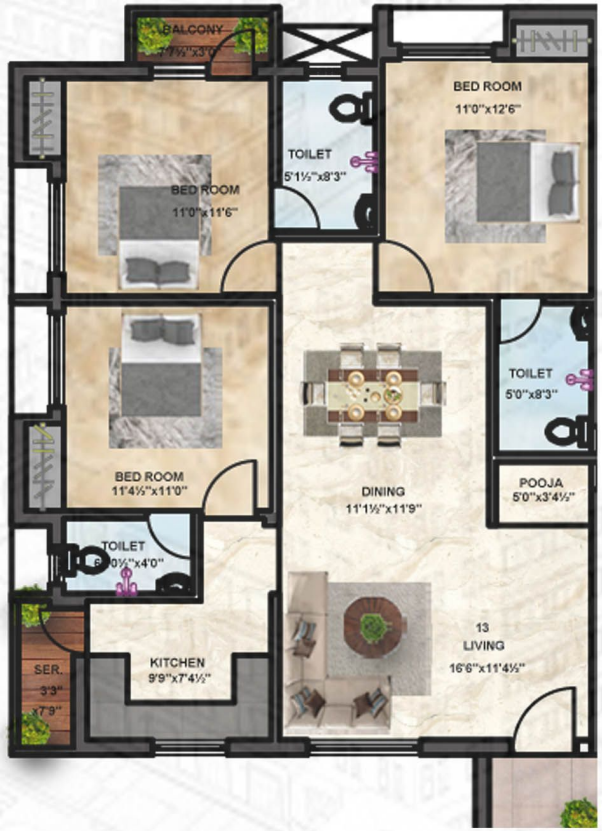
unit no	floor	Area(sq.ft)	BHK	FACING	U.D.S
11	4	1480	3	W	640.58

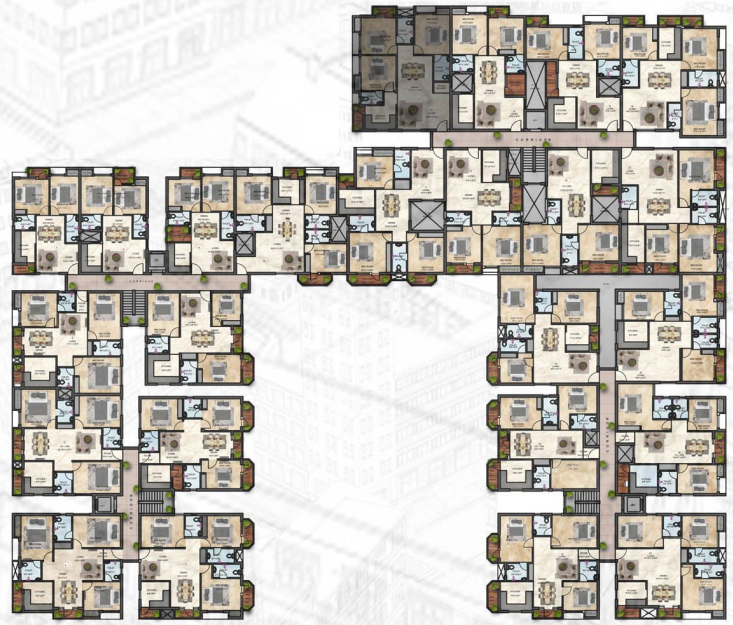




block 2 and 3

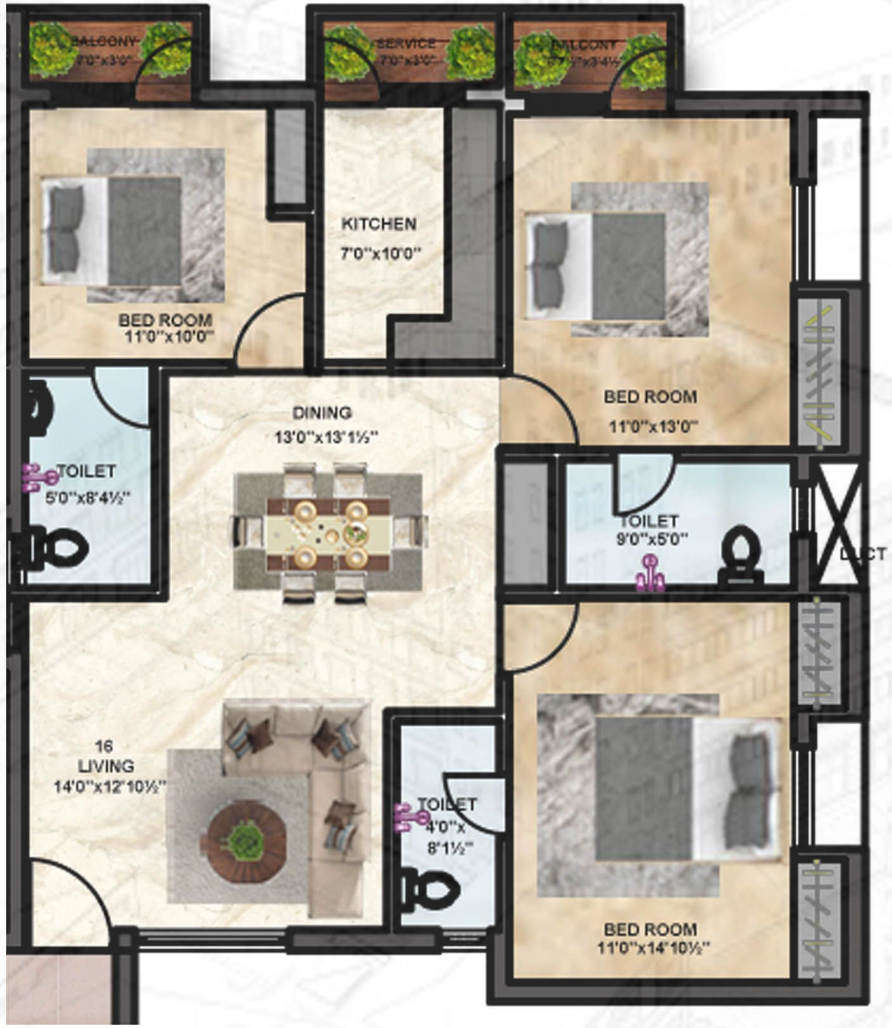
unit no	floor	Area(sq.ft)	BHK	FACING	U.D.S
13	1,3,4	1423	3	E	615.91

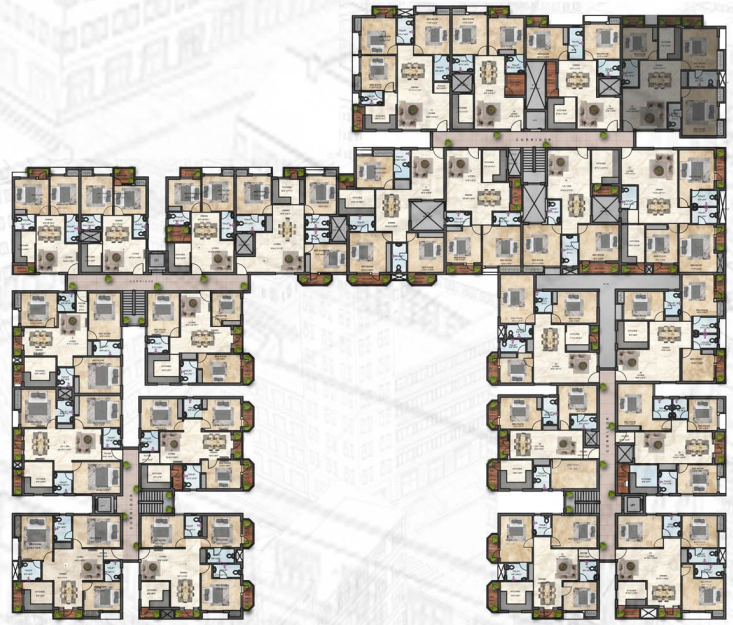




block 2 and 3

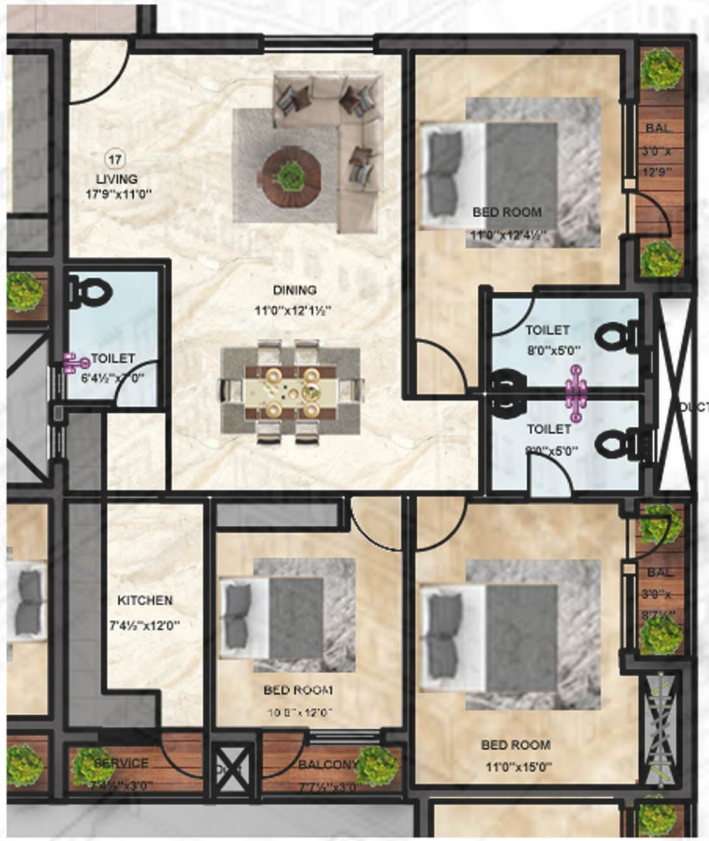
unit no	floor	Area(sq.ft)	BHK	FACING	U.D.S
16	1,2,3,4	1422	3	E	615.48

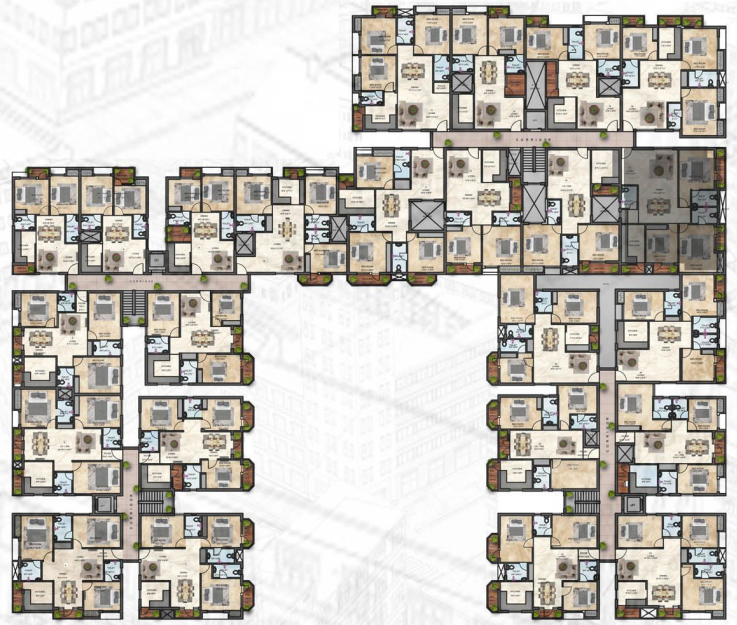




block 2 and 3

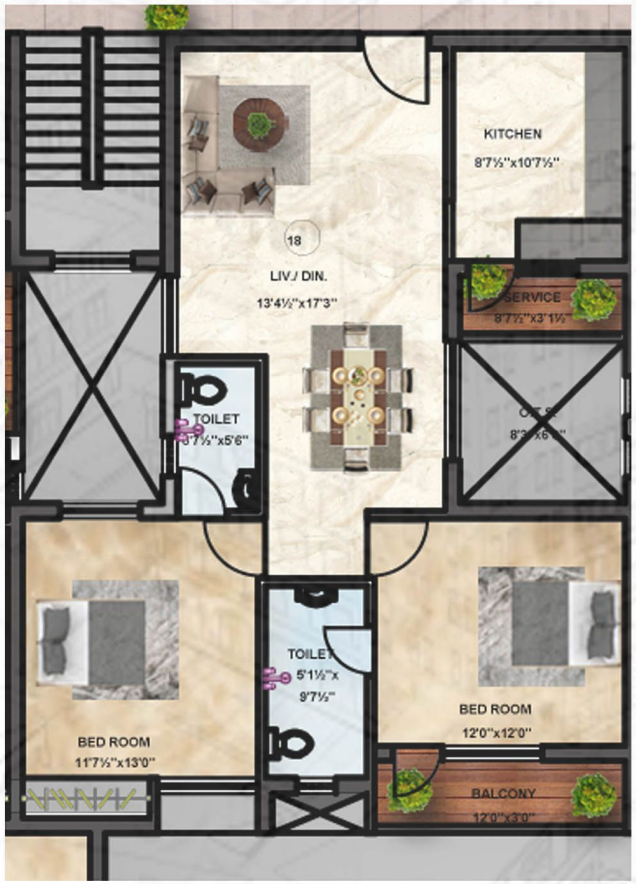
unit no	floor	Area(sq.ft)	BHK	FACING	U.D.S
17	1,2,3,4	1561	3	W	675.64

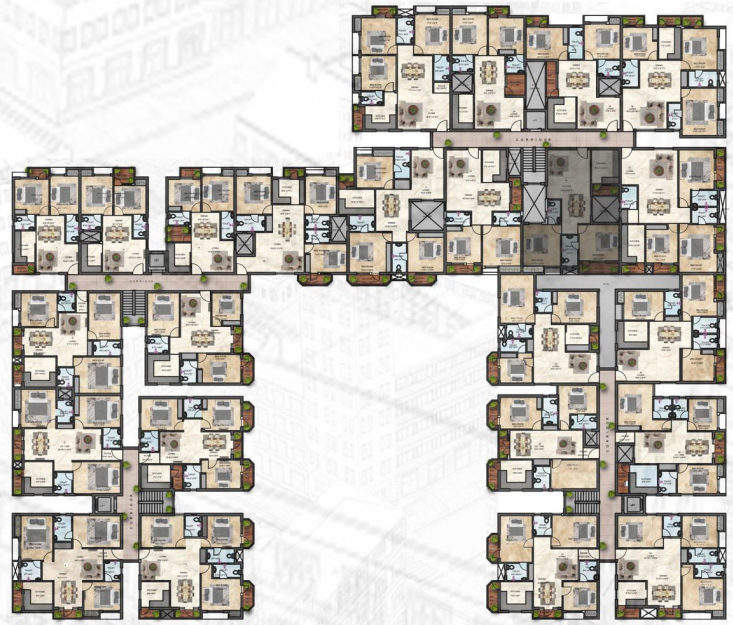




block 2 and 3

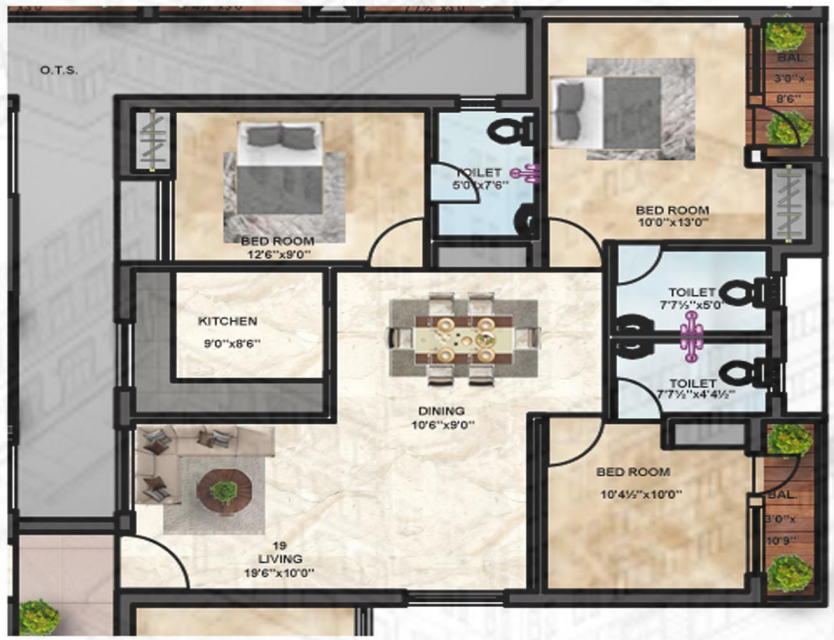
unit no	floor	Area(sq.ft)	BHK	FACING	U.D.S
18	1,2,3,4	1176	2	W	509

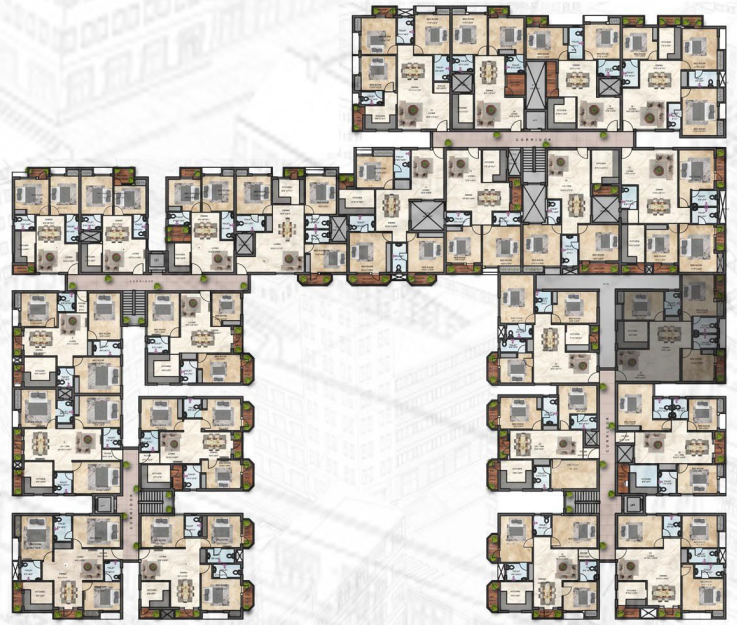




block 2 and 3

unit no	floor	Area(sq.ft)	BHK	FACING	U.D.S
19	3,4	1297	3	S	561.3

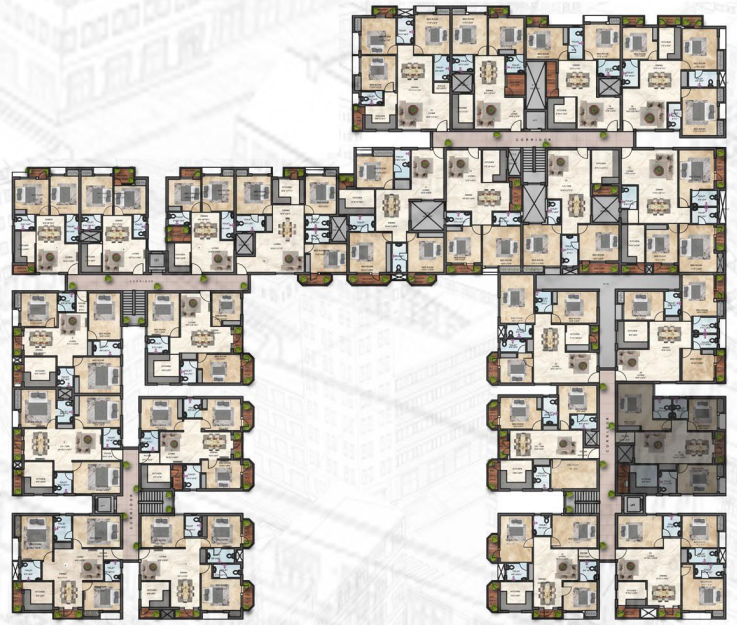




block 2 and 3

unit no	floor	Area(sq.ft)	BHK	FACING	U.D.S
20	1,3,4	1334	3	S	577.39

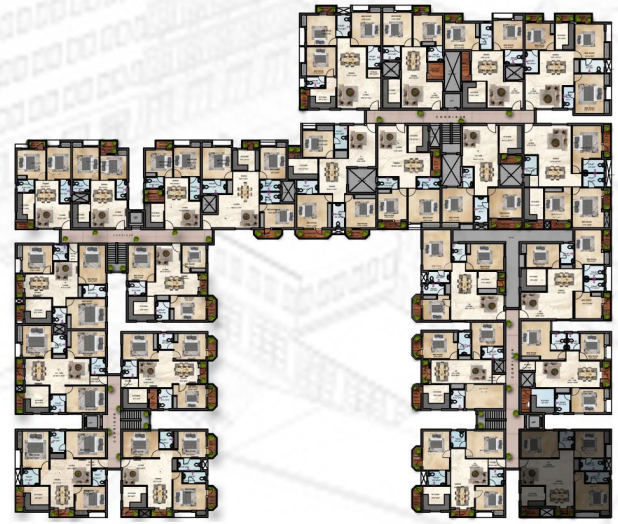




block 2 and 3

unit no	floor	Area(sq.ft)	BHK	FACING	U.D.S
21	1,4	1355	3	S	586.48

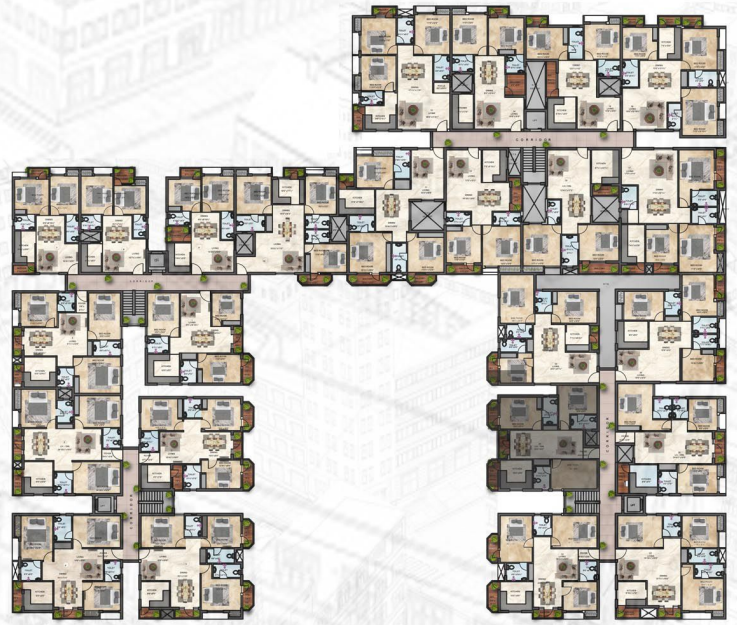




block 2 and 3

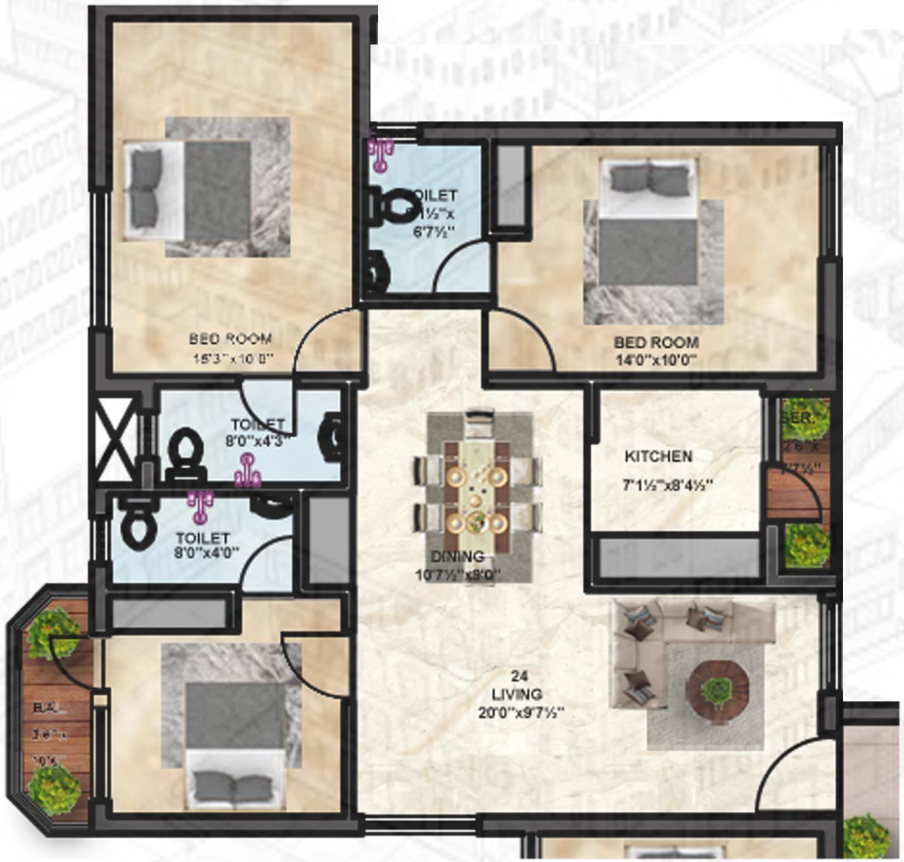
unit no	floor	Area(sq.ft)	BHK	FACING	U.D.S
23	3,4	1265	3	N	547.53

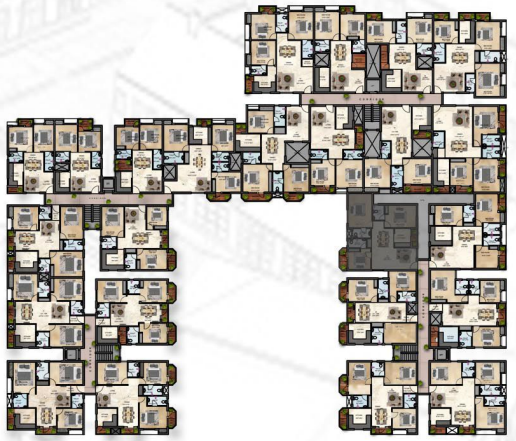




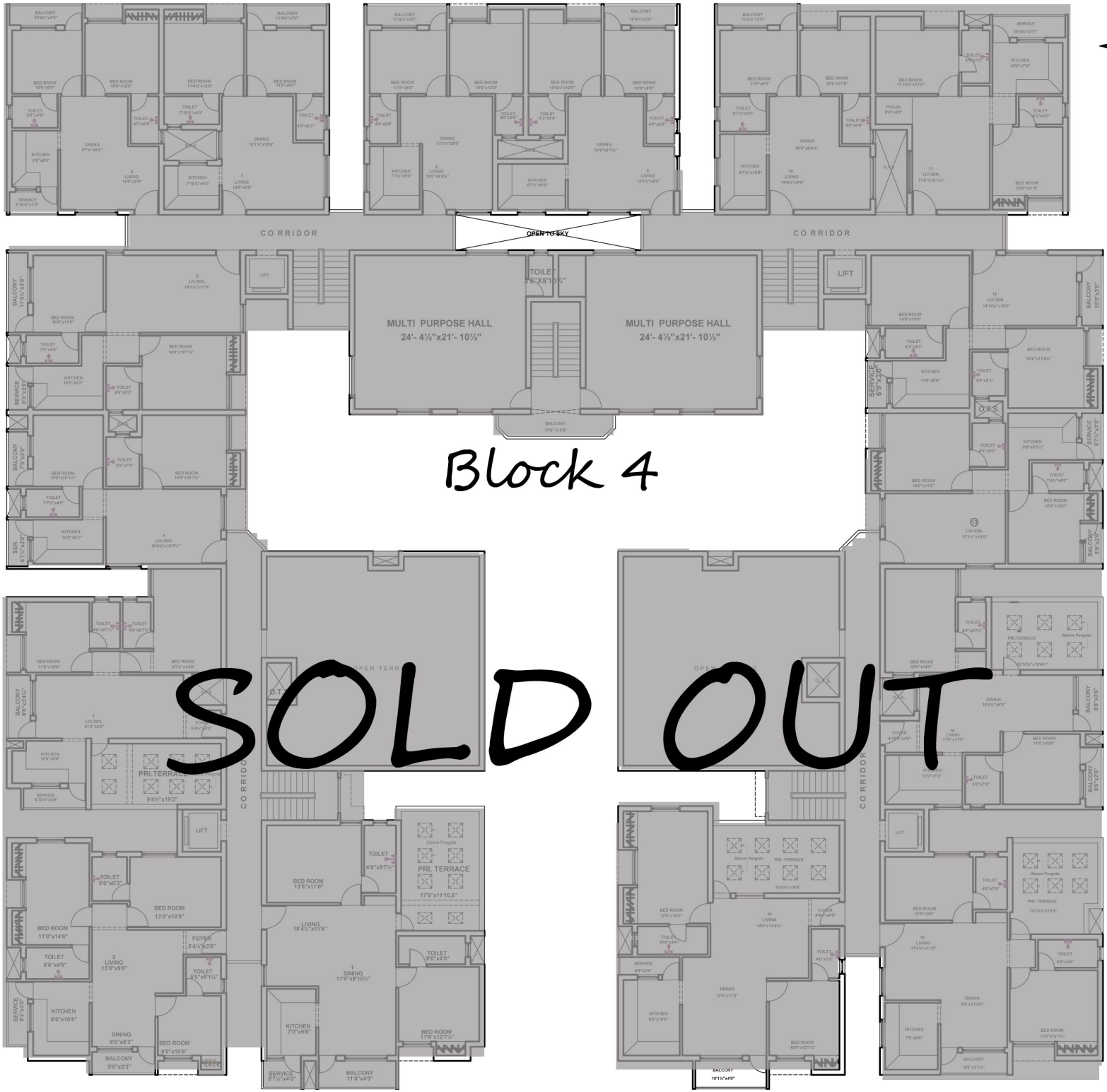
block 2 and 3

unit no	floor	Area(sq.ft)	BHK	FACING	U.D.S
24	4	1265	3	N	547.53





BLOCK 2 AND 3



AREA STATEMENT	
FLAT 1	1150 + 214
FLAT 2	1174
FLAT 3	941 + 169
FLAT 4	834
FLAT 5	937
FLAT 6	795
FLAT 7	818
FLAT 8	774
FLAT 9	812
FLAT 10	803
FLAT 11	880
FLAT 12	910
FLAT 13	866
FLAT 14	942 + 196
FLAT 15	971 + 192
FLAT 16	1193 + 179

PROJECT : PACE ANUSA
TAMBARAM WEST
CHENNAI

BLOCK : IV
FOURTH FLOOR PLAN

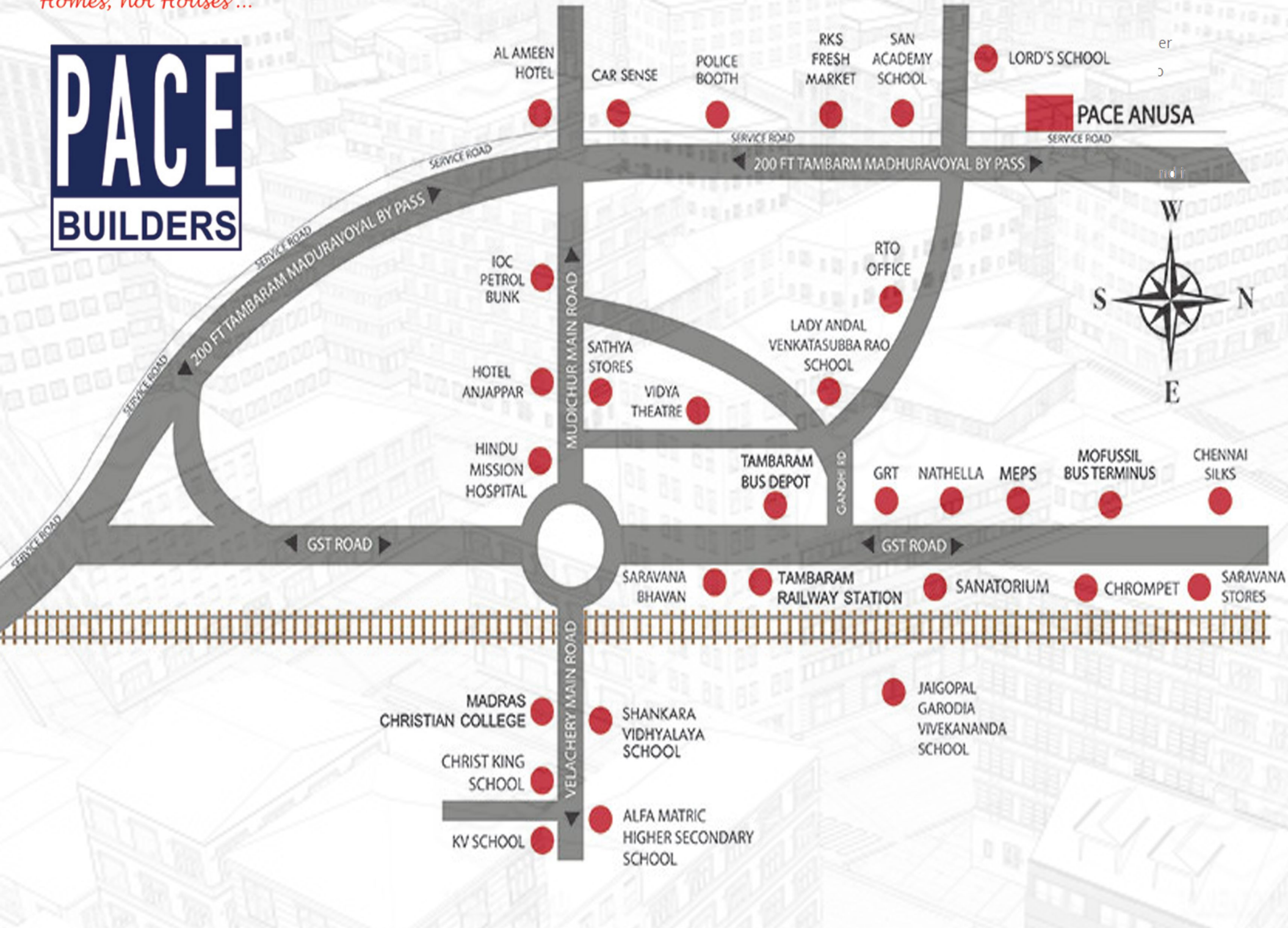
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MOBILE : 98410 12174.
98410 08489.

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WWW.PACE-BUILDERS.COM

Other Going Projects

PACE AAGAM
PACE PARK LANE
PACE SUNSHINE
PACE PRANA
PACE ADARSA

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PACE ANUSA - Costworksheet **@ Rs.4295 /- + Charges**

Homes, not Houses ...

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ANUSA - Block - I

S.No	Area (Sq.ft)	Sq.ft Charges	EB Charges	Assessment charges	Impact Charges	Total Value
1	896	39,48,320.00	1,25,000.00	50,000.00	45000	41,68,320.00
3	1166	53,07,970.00	1,25,000.00	50,000.00	60000	55,42,970.00
4	1239	56,21,505.00	1,25,000.00	50,000.00	60000	58,56,505.00
5	1261	57,15,995.00	1,25,000.00	50,000.00	60000	59,50,995.00

ANUSA-Block II & III

S.No	Area (Sq.ft)	Sq.ft Charges	EB Charges	Assessment charges	Maintenance	Impact Charges	Total Value
1	1176	53,50,920.00	1,25,000.00	50,000.00	28,224.00	60000	56,14,144.00
2	1246	56,51,570.00	1,25,000.00	50,000.00	29,904.00	60000	59,16,474.00
3	1253	56,81,635.00	1,25,000.00	50,000.00	30,072.00	60000	59,46,707.00
4	1265	57,33,175.00	1,25,000.00	50,000.00	30,360.00	60000	59,98,535.00
5	1297	58,70,615.00	1,25,000.00	50,000.00	31,128.00	60000	61,36,743.00
6	1310	59,26,450.00	1,25,000.00	50,000.00	31,440.00	60000	61,92,890.00
7	1334	60,29,530.00	1,25,000.00	50,000.00	32,016.00	60000	62,96,546.00
8	1351	61,02,545.00	1,25,000.00	50,000.00	32,424.00	60000	63,69,969.00
9	1355	61,19,725.00	1,25,000.00	50,000.00	32,520.00	60000	63,87,245.00
10	1422	64,07,490.00	1,25,000.00	50,000.00	34,128.00	65000	66,81,618.00
11	1423	64,11,785.00	1,25,000.00	50,000.00	34,152.00	65000	66,85,937.00
12	1480	66,56,600.00	1,25,000.00	50,000.00	35,520.00	65000	69,32,120.00
13	1561	70,04,495.00	1,25,000.00	50,000.00	37,464.00	65000	72,81,959.00

*** Inclusive of Covered Carparking**

*** Registration Charges Extra**