



~ A NEW STANDARD OF LIVING ~

CLOSE TO DECATHLON, MOGAPPAIR

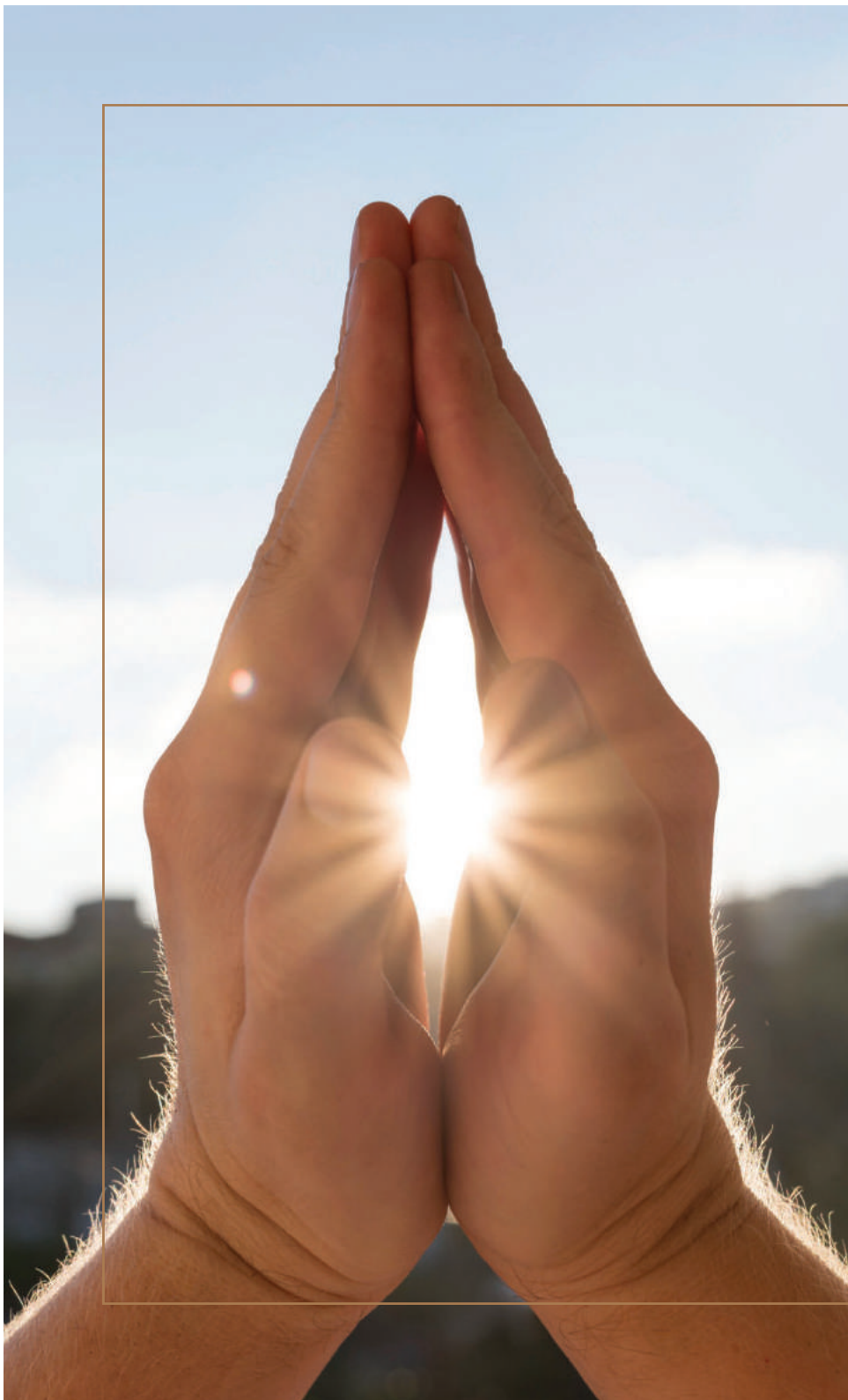


Logo

Ayana 95, the project's name, holds a profound significance reflected in its logo's three key elements. "Ayana" represents the chosen location, embodying a sense of place and belonging. "95" signifies the Pincode, symbolizing the project's rootedness in the community it serves. The inclusion of the Lotus Flower, the supreme source of creation, peace, and prosperity, underscores the project's commitment to nurturing an environment of abundance and harmony.

The logo's primary color, blue, evokes a sense of professionalism, trustworthiness, and knowledge, establishing Ayana 95 as a reliable and informed entity. Complementing this, the secondary color, dark gold or faun brown, exudes class, elegance, and success, reinforcing the project's aspiration for excellence.

Collectively, Ayana 95's name and logo encapsulate its essence—an inspired fusion of location, community, creation, and success—while its colors evoke a sense of trust, sophistication, and prosperity.



Ayana Story

Ayana95 has been meticulously crafted to bestow upon families with children a world of lavish amenities and exquisitely crafted homes, all at affordable prices. Our ingenious planning extends not only to the residences but also to the sprawling open spaces, ensuring an enchanting experience for all. To cater to the diverse needs and financial capabilities of our esteemed customers, Ayana95 presents a captivating array of nearly 26 distinct layout designs, each a masterpiece in its own right.

Our unwavering dedication lies in fashioning living spaces that transcend the ordinary, reaching new pinnacles of excellence. With painstaking precision, we handpick pre-planned development zones in carefully chosen locations, undergoing a rigorous selection procedure that guarantees only the most promising prospects become part of the Ayana95 legacy.

At the heart of our vision is an architectural marvel, where smart modernity dances harmoniously with unrivaled design ingenuity. Every facet of Ayana95 is a testament to our commitment to elevating industry standards, as we push the boundaries of what a dream home can be.

Prepare to be captivated by a symphony of opulence and refinement, as Ayana95 unveils a world where luxury and affordability converge. Immerse yourself in the unparalleled quality and attention to detail that defines our every endeavor. With Ayana95, embark on a journey where your desires and aspirations find their perfect abode, where your vision of an idyllic home becomes a tangible reality.



Artistic Impression



Ayana95 is designed to give families with children opulent amenities and affordably priced, high-quality residences. We have thoughtfully planned the residences and open spaces to guarantee these. To match the budgets of prospective customers, Ayana 95 offers close to 26 different layout designs. We are committed to developing top-notch living spaces that are meticulously prepared after a rigorous selection procedure from pre-planned development zones in particular locations. With smart modern architecture, exceptional design, and unsurpassed quality, Ayana95 is ready to advance toward offering higher industry standards.



The Project

Ayana95 was created to offer a homey, warm lifestyle that is both opulent and secure. The project's full footprint covers 2.3 Acres. A total of 185 apartments, ranging from 1, 1.5, 2, 2.5, and 3 BHK homes of 632 sq. ft. to 1679 sq. ft., are housed in 5 towers. Every apartment is planned to have Smart Home features, providing comfort and elegance in the heart of the city. You can enjoy a comfortable yet ultra-modern lifestyle thanks to the carefully considered architecture and design. The secure gated community with 24 hour surveillance will lay you at rest while you and your families enjoy the delectable landscaping designs across the property, well lit open spaces and more.

The site also promises an environmentally friendly approach to modern living with the site surrounded by luscious green landscapes and vegetation, enriching the air with every breath. Ayana95 makes for a great residential spot at Mogappair giving you the advantage of the city and the crisp, fresh air all at once.





Artistic Impression



Location Map

Map not to scale



Location

In one of Chennai's burgeoning residential neighbourhoods called West Mogappair lies the opulent residential complex known as Ayana95. The property is situated in a desirable area with a tranquil environment that puts the city's hustle and bustle at bay while providing you with a comfortable and relaxing stay. The Vanagaram-Ambattur Main Road provides simple access to the location. The location is close to prestigious educational institutions like MVM, Velammal, UCCK, and Green Valley. Ayana95 is only ten minutes away from other higher education institutions like Panimalar College, Mar Gregorious College and Apollo College of Nursing. Additionally, there are renowned hospitals nearby, making it the perfect location for families seeking a cosy, secure, and established community. With minimal traffic, safe and well built roads, the commute to Ayana 95 is hassle-free, making it a great investment opportunity with high appreciation value in a short period.

CONNECTIVITY

Maduravoyal Junction – 2.4 Km
Ambattur – 5.1 Km
Padi – 5.4 Km
Porur – 6 Km
Koyambedu – 7.5 Km
Anna Nagar – 8.2 Km
Avadi – 10 Km
Poonamallee – 11.3 Km

SCHOOLS

Sri Chaitanya School, Ayanambakkam – 1Km
Velammal Vidyalaya, Ayanambakkam – 1.3Km
The Schram Academy, Mogappair – 1.3Km
Kinder Joy International Pre School, Nolambur – 2 Km
DAV, Mogappair – 3.6Km
SBOA, Anna Nagar – 5Km

COLLEGES

Dr.MGR University – 4.3 Km
S.A. Engineering College – 8.1 Km

IT PARKS

Nucleus IT PARK & AMBIT IT PARK – 1.8 Km

COMMUTE

Nolambur Bus Stand – 1.8 Km
Koyambedu Metro Station – 5.1 Km
Thirumangalam Metro Station – 6.2 Km
Ambattur Railway Station – 6.5 Km
Chennai International Airport – 20.5 Km

ENTERTAINMENT

AGS Cinemas – 4.2 Km
VR Mall – 6.0 Km
Nexus Vijaya Mall – 10.4 Km

HOSPITALS & CLINICS

New Life Hospital – 1.4 km
Apollo Hospital – 2 km
Sri Balaji Hospital, Mogappair West – 2.2Km
Madras Medical Mission, Mogappair – 3.9 Km
Sundaram Medical Foundation, Anna Nagar – 6.2 km
Ramachandra Hospital, Porur – 6.8 Km



Scan me
For Directions



Project Overview

Total Land Area	- 2.32 Acres
No. of Towers	- 5 Towers (A - E)
No. of Apartments	- 185
Types of Apartments	- 1, 1.5, 2, 2.5 & 3 BHK
Area Sizes	- 632 sq. ft - 1679 sq. ft

Artistic Impression

Highlights

2,68,000 sq. ft Built-up Area

5000 sq. ft Clubhouse

10208 sq. ft of Landscaping

9000 sq. ft Podium Landscape @ First Floor



The Ayana Advantage

Ayana95 brings you an experience of a thriving apartment community giving you and your family a delightful comfort & luxury stay. we have crafted the entire project to cater the demands of today's home buyer.



Artistic Impression



 **Community Gathering**

Artistic Impression



 **Outdoor Gym**

Artistic Impression



 **Thaatha Paati Park**

Artistic Impression



 **Gathering Plaza**

Artistic Impression



 Living

Artistic Impression



 Bed Room

Artistic Impression



 Dining

Artistic Impression



 Balcony Podium

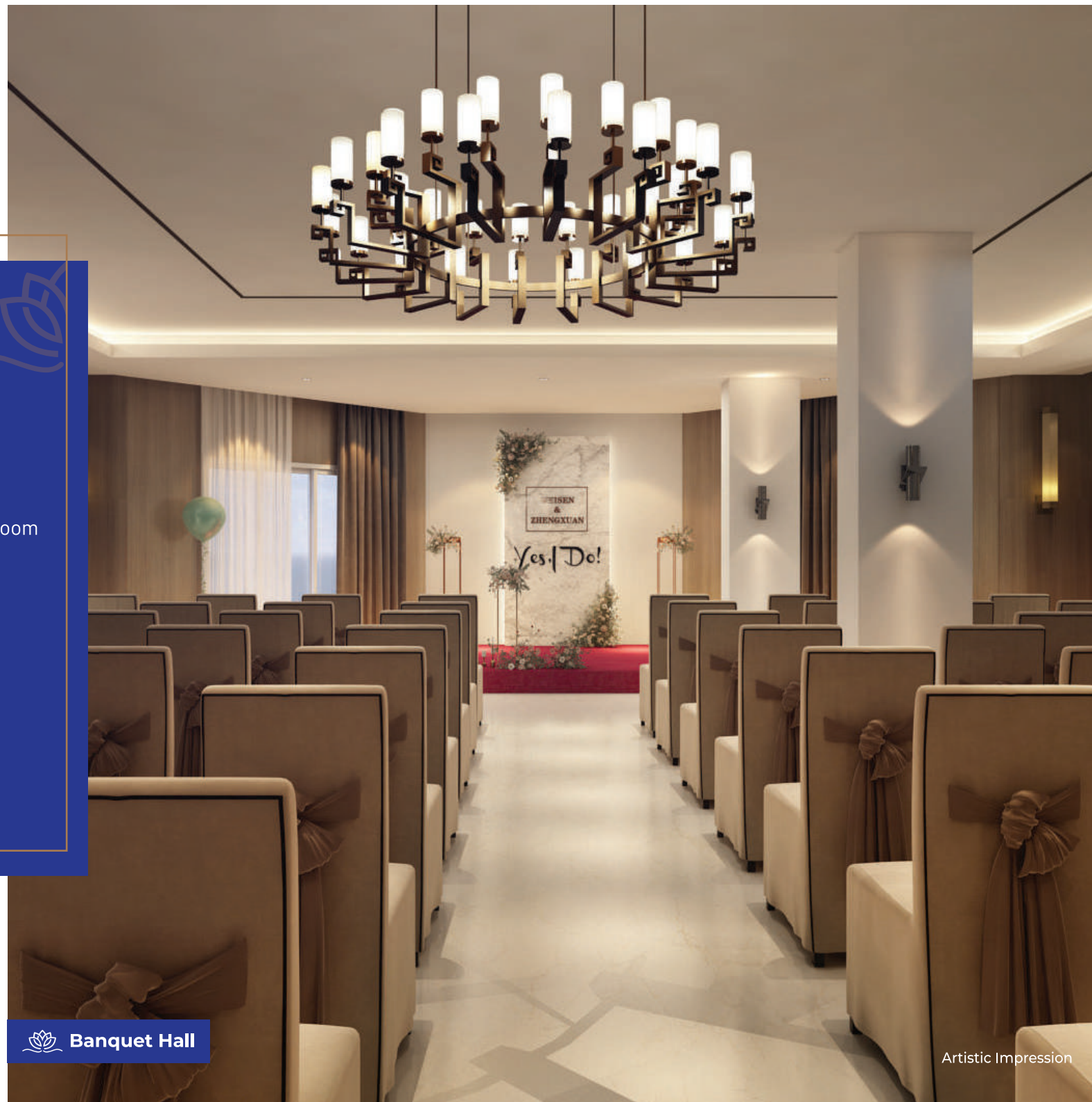
Artistic Impression

Club House

- Table Tennis
- Pool Table
- Cards
- Carrom
- Yoga/Aerobics/Exercise/Activity room
- Indoor kids play area
- Gym
- Banquet Hall
- Pre-function
- Pantry
- Guest rooms
- Toilets



Banquet Hall



Artistic Impression



 Gym

Artistic Impression



 Yoga / Activity Room

Artistic Impression

Podium @ First Floor Level

Jogging / Walking / Bicycle track

Mini Basket Ball court

Badminton court / Multipurpose court

Meditation zone

Outdoor reading area

Performance area

Outdoor gym

Kids play area

Toddlers play area

Thaatha Paati Park

Infinity walk



Walking Track

Artistic Impression



Mini Basket Ball Court

Artistic Impression



Performance Area

Artistic Impression

Outdoor Zone

- Thaatha Paati Park
- Kids play area
- Outdoor Gym
- Garden - Community gathering
- Pet Zone
- Flower Bed
- Avenue Trees





 Kids Play Area

Artistic Impression

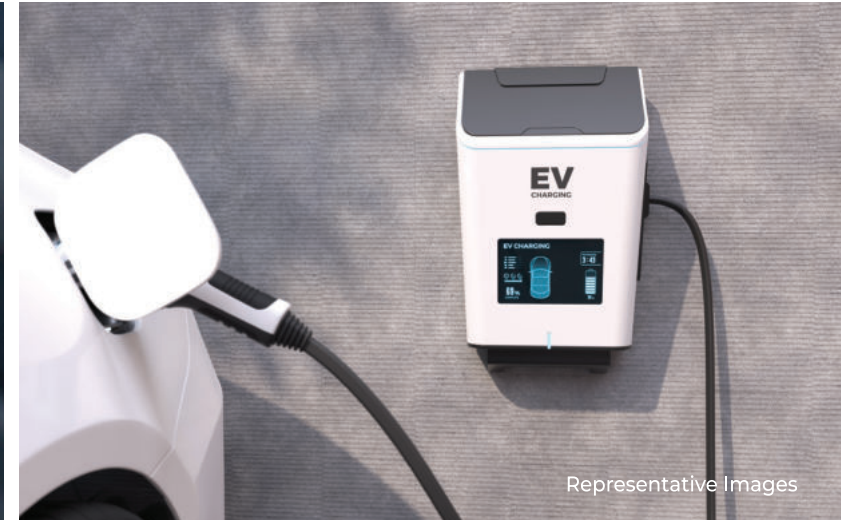


 Gathering Plaza

Artistic Impression

Amenities @ Stilt

- ATM Provision
- Clinic Provision
- Creche Provision
- Supermarket Provision
- Reading area
- Association room
- Drivers Rest room
- E-Charging points



Representative Images



Representative Images



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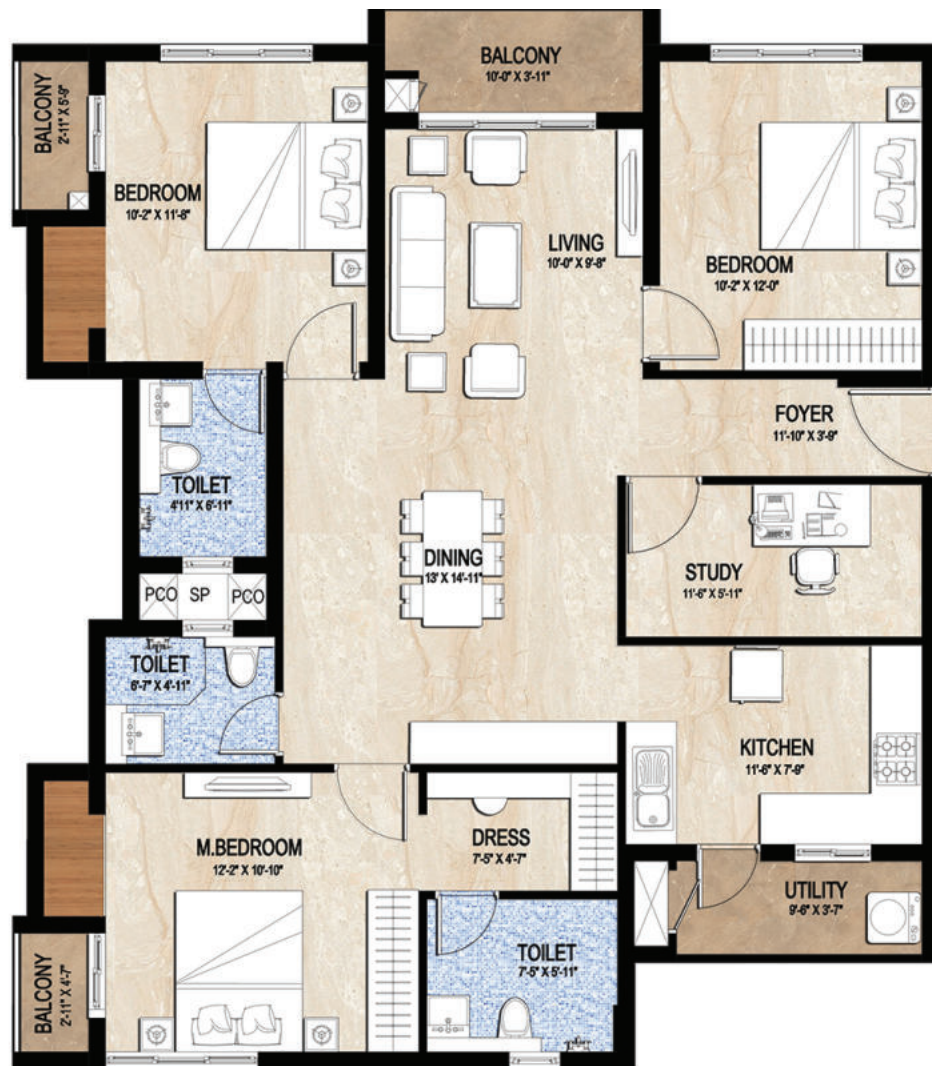
Floor Plans



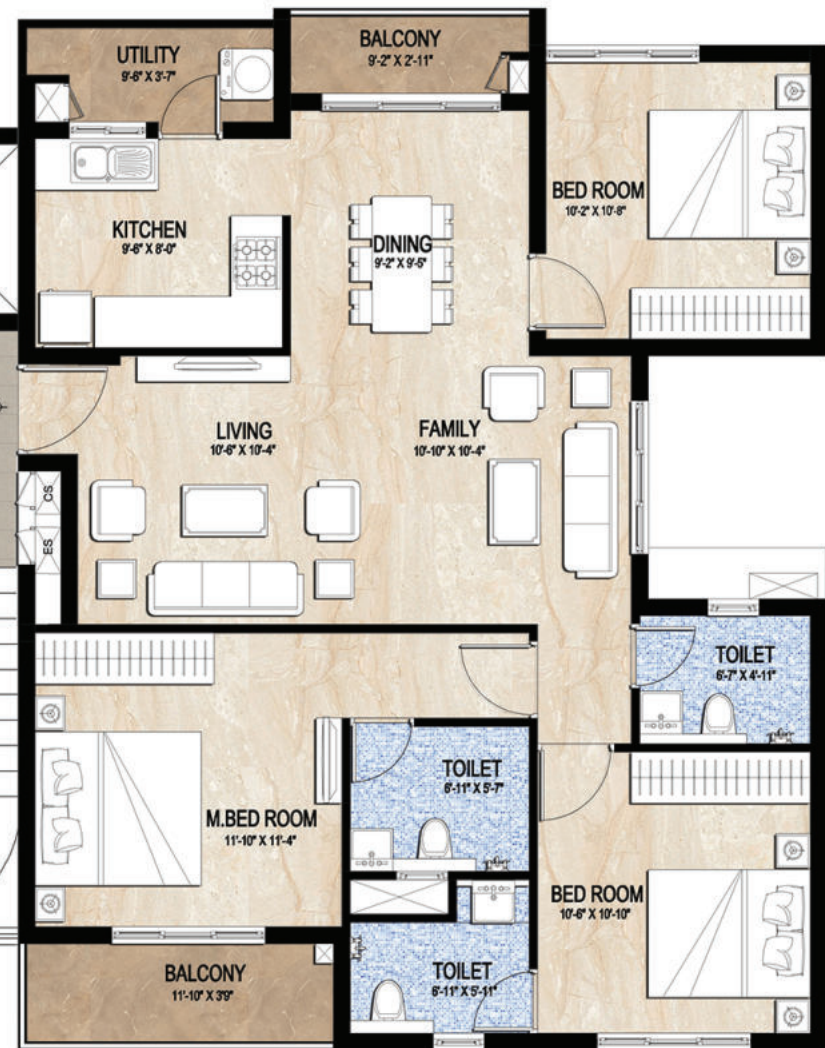
Master Plan

- 1 Mini Basket Ball
 - 2 Multi Purpose Court
 - 3 Outdoor Gym
 - 4 Infinity Walk
 - 5 Kids Play Area
 - 6 Toddlers Play Area
 - 7 Senior Citizen Zone
 - 8 Seating Area
 - 9 Performance Area
 - 10 Stage
 - 11 Flower Bed
 - 12 Thaatha Paati Park
 - 13 Community Gathering Plaza
 - 14 Pet Zone
- Marketing Office

Artistic Impression



101 - 501
(1679 sq. ft)



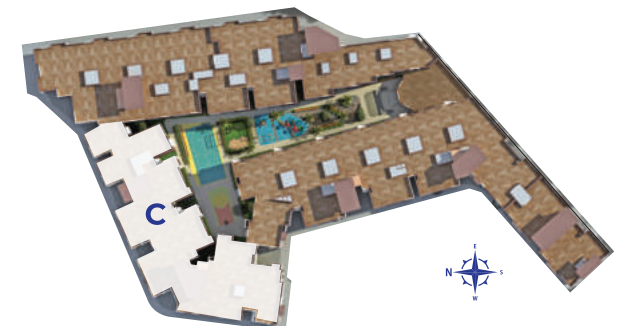
102 - 502
(1475 sq. ft)





2 ND - 5 TH FLOOR PLAN
BLOCK B





104 - 504
(1534 sq. ft)

105 - 505 (1258 sq. ft)

106 - 506 (1258 sq. ft)

107 - 507 (1258 sq. ft)

103 - 503
(788 sq. ft)

108 - 508
(638 sq. ft)

101 - 501,
102 - 502
(665 sq. ft)

109 - 509 (780 sq. ft)

110 - 510 (643 sq. ft)







Promoter

The promoter of **AYANA95** is **NatureResidences Development Private Ltd.**, a real estate firm supported by **ArisUniterm RE Solutions P Ltd.**

A group of seasoned real estate experts with more than 100 years of combined experience founded ArisUniterm RE Solutions Pvt Ltd., an end-to-end real estate solution provider with its headquarters in Bangalore. A revolutionary concept called ArisUniterm provides real estate developers with thorough operational solutions that let them finish projects earlier or on time. ArisUniterm provides an end-to-end solution to Ayana 95 through strategic investments, joint ventures, and/or alliances, including working capital financing, prompt approvals, a highly effective sales force, the provision of high-quality building materials, and management of the entire approval and construction process.





Specifications

STRUCTURE

- **Foundation:** Earthquake resistant RCC framed structure in accordance with IS 456:2000, 1893:2002
- **Masonry:** External and Internal partition walls with good quality cement blocks/clay bricks. 200 mm for external walls & 100 mm for internal walls.
- **Floor to Floor Height:** 3000mm.
- **ATT:** Anti-Termite treatment will be done.

FLOORING

- Living, Dining, Kitchen and all Bedrooms: 600 x 600mm vitrified tiles of reputed make Toilets, Utility & Balconies: 300 x 300mm anti-skid ceramic tile flooring of reputed make

WALL DADO

- **Kitchen:** Glazed ceramic tile dado height of 600mm above the platform for kitchen and black polished granite platform fitted with stainless steel sink

KITCHEN

Electrical point for Chimney & water purifier. Provision for water supply & drain point for washing machine in utility.

TOILET FITTINGS

- Ceiling – Grid type false ceiling.
- Floor mounted sanitary ware of Hind ware or equivalent make. All CP fittings & accessories of Jaquar-or equivalent make. Exhaust & Geyser points in all toilets. Hot & Cold water supply in bath area. STP treated water for flushing & Landscape.

DOORS & WINDOWS

- **Main Door:** Engineered frame with flush shutter, finished with a Laminate of reputed make and, fixed with ss finish mongery of reputed make
- **Internal Doors:** Engineered frame with flush shutter, finished with paint of reputed make and fixed with aluminium powder coated mongery of reputed make
- **Toilet Doors:** Engineered frame with flush shutter, finished with paint one and fixed with aluminum powder mongery of reputed make
- **Windows:** UPVC sliding windows with toughened glass and without grills.
- **Ventilators:** UPVC ventilators with glass louvers/operable shutters.

IRON MONGERY & HARDWARE

Balconies & Staircase : MS railing



Specifications

ELECTRICAL

- FRLS wiring with PVC insulated copper wires.
- Modular switches and sockets of reputed make.
- 1 no of miniature circuit breaker (MCB) for each circuit provided at main distribution box in every flat.
- Electrical point's provision for split AC units in all Bedrooms.
- TV, Data & Telephone provisions in Living & Master Bedroom.
- 100% Power backup for common amenities such as lifts, water pump, STP & selective common area lighting.
- Backup power for lights & fans and one 6A socket.

COMMON FEATURES

- Passenger lifts of standard make Johnson/Kone or equivalent brand.
- Dual Plumbing system.
- Switches & Sockets: Modular box & modular switches & Universal sockets of Anchor / Schneider/ ABB / equivalent
- MS doors for shafts
- 500 KVA Transformer
- 110 KLD STP
- Safety: CCTV surveillance cameras in the periphery of the building in the critical locations.
- Covered Car Parking in Basement & stilt.



Disclaimer

1. All statements, pictures, models, drawings, illustrations, photographs and other renderings are artistic representations only and may vary in actual construction. All information, plans and specifications provided in the brochure, and other promotional materials would be subject to change by the builder. The Builder shall not be responsible for any representation made by its agents or Consultants in respect of any feature or specification of the building complex. The terms of duly executed Sale and construction Agreement shall be final and would be binding on all parties.
2. All plans are approved by CMDA and RERA. The Promoter has applied to CMDA for a revised plan to add one more floor to the project. The brochure and all marketing materials are prepared based on the plan already submitted to CMDA




Ayana95



Site Address:

Mel Ayanambakkam, Ambattur Industrial Estate, Chennai - 600095

Ph: 044 - 4011 4079 | www.ayana95.in

RERA No. : TN/02/Building/0202/2023 dated 12/05/2023

Project approved by



Promoted by

NatureResidences Development Private Limited

The workvilla, Kamala arcade, Thousand Lights, Anna salai, Chennai - 600006