



Arc Developers

Elite Chambers, No.78, Greams Road,
Thousand Light, Chennai - 600 006.

📞 73737 97926
✉ sales@arcdevelopers.in
🌐 www.arcdevelopers.in

Project Approved by:



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an oasis in the heart of the city

The Company

Over the last 3 decades, Arc Developers team has an excellent exposure in Civil and construction domain and has been Delivering happiness to countless prestigious clients. It's forte is its ability to deliver uncompromised quality & timely execution of the projects, stringent adherence to specifications and impeccable services to its clients through its construction entity

With enviable credibility in the construction domain, Arc Developers is now competently venturing in to real estate development with the same commitment and inspiration.

Mission

To be recognized as a provider of quality homes at an affordable cost while involved in the preservation of the environment and natural ecosystem, thereby delivering energy efficient, self-sustaining value homes to every segment of society.

Vision

To be a qualitative and quantitative player in the housing and infrastructure sector while creating a significant change in the way the industry operates by deploying modern and rapid construction technology that delivers world class dwellings in large volumes across India, by the year 2025



The Project



Advantage

1

Unique Designed dwelling units with 3 side Ventilation

2

Heart of the City: surrounded by Star Hotels, Reputed Schools, Colleges, MNC's & Commercial Establishments

3

Better connectivity to all parts of the city. Surrounded by all social Infrastructure

4

Possession: 15 months from the date of launch

5

Project by ARC Developers: who has more than 3 Decades of Experience and Expertise in civil Engineering domain.

6



7



RERA NoTN/29/BUILDING/0238/2021

The Palm is born out of our desire to provide a luxury home with unbelievable comfort right in an elite residential locality. Every amenity has been crafted with extreme attention to give our customers the highest standard lifestyle.

The Palm is situated at the heart of the city at Nungambakkam, near the prestigious Kothari Road and surrounded by MNC commercial establishments, high profile government offices, foreign consulates, Highly reputed schools and colleges, shopping malls, star hotels and cultural centres, which makes Nungambakkam as one of the most sought after residential area in Chennai. This area is also well connected to the other parts of the city both by Rail and Bus routes.



Airport - 14.4 km



Taj Hotel - 1.5 km



Good Shepherd School - 2.3 km



Don Bosco School - 3.2 km



Church Park School - 4.4 km



Loyola College - 0.8 km



WCC - 2.8 km



MOP Vaishnav - 2.7 km



American Consulate - 3.1 km



Express Avenue - 4.3 km



Gemini Fly over - 3.1 km





Luxurious
home space
at the heart
of the city...

Set foot into intelligently designed
and aesthetic living spaces that will
brighten the way you live.



Stilt Plan

Ground Floor

Children Play Area
Association Room
Lobby
Car Parking
Security Room



Typical Floor

Five Floor

A (1, 2, 3, 4 & 5) - 1340 Sq.ft - 3 BHK
B (1, 2, 3, 4 & 5) - 866 Sq.ft - 2 BHK
C (1, 2, 3, 4 & 5) - 1392 Sq.ft - 3 BHK



Typical Floor

Unit A

(1, 2, 3, 4 & 5)

1340 Sq.ft – 3 BHK
(90.11 Sq.m)



Typical Floor

Unit B

(1, 2, 3, 4 & 5)

866 Sq.ft – 2 BHK
(60.97 Sq.m)



Typical Floor

Unit C

(1, 2, 3, 4 & 5)

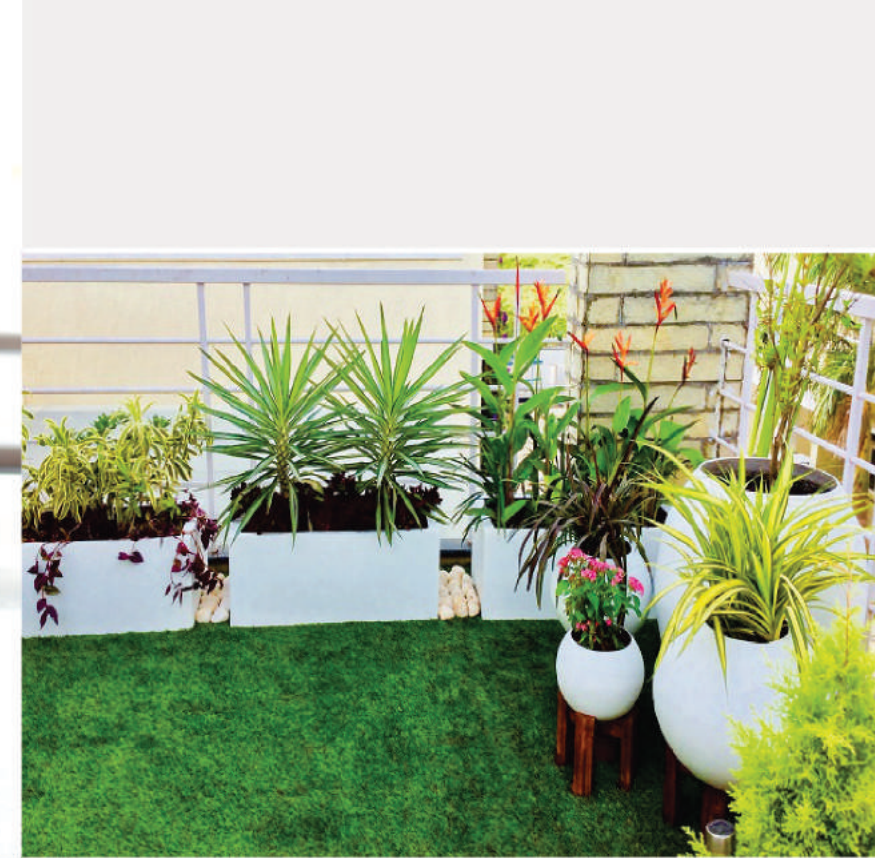
1392 Sq.ft – 3 BHK
(94.49 Sq.m)



Lifestyle Amenities

- Lift
- CCTV
- Intercom
- 24x7 security
- Terrace Garden
- Closed Car parking
- Vastu Compliant
- Solar Power
- Power back up
- Landscaped Garden
- Gym / Meditation hall
- Well Ventilated
- Rain Water Harvesting
- Exquisite Lobby in stilt floor
- Access Control
- Entry - At Lobby

Relax & Rewind



Eco-balance



Convenience

Our Assurance

Environmental Responsibility

Our projects reflect our commitment to being eco-friendly through water recycling, rainwater harvesting, energy efficient design (to maximise natural light and air), usage of green materials and wood-alternatives (where possible) and planting trees.

Quality

Thorough soil test, water-table analysis, maximum flood-level checks, rain water harvesting and recharging methods, our constant research helps us bring the latest products and technology to construction. A multi-point quality check for all materials ensures lasting value in all our projects. Every project is also designed to meet the BIS code norms for earthquake residence.

Innovation

Our buildings are specially elevated to prevent flooding and carefully designed to maximize ventilation and natural lighting, thereby conserving energy. Our special crystalline water-proofing integrates with concrete surfaces, and guarantees protection against leakage. After all, it's the small things that make a real difference.

Specification



- Structure**
 - ♦ RCC Frame structure
 - ♦ Block wall with plastering
- Wall Finish**
 - ♦ Putty with 2 coats of interior emulsion for internal.
 - ♦ Weather proof exterior paint.
- Flooring**
 - ♦ Anti skid tiles – Balcony and Toilets
 - ♦ Vitrified tiles – Living / Dining / Bedrooms / Kitchen
- Wall dadoing**
 - ♦ Bathroom - Wall tiles up to ceiling / false ceiling
- Kitchen**
 - ♦ Designer tiles Dado up to 2 feet height above platform
 - ♦ Granite platforms with SS sink



- Joineries**
 - ♦ Doors- Teakwood frame with teak veneer panelled shutters for Main door
 - ♦ Seasoned wood frames with solid wood panelled doors for internal rooms.



- Water supply & Sanitation**
 - ♦ UPVC / CPVC pipelines for water supply, rain water, sanitary, waste water and drainage lines.
 - ♦ Branded Chromium Plated Brass taps in kitchens and bathrooms
 - ♦ Branded Sanitary fittings in bathroom
 - ♦ Wash basin in toilet and dining area
 - ♦ General - Anti termite treatment



- Electrical & Power Supply**
 - ♦ Wiring - concealed wiring with finolex or equivalent brand
 - ♦ Switches- MK or Equivalent
 - ♦ Power points- Adequate power points for light, fan and plug points
 - ♦ Air-condition power provision in all bed rooms.
 - ♦ TV & Telephone/Intercom provision in living
 - ♦ Provision of Power Points for washing machine at balcony & water heater in toilets.



- Others**
 - ♦ Staircase- SS railings as per architect's design
 - ♦ Balcony - SS Handrails as per architect's design

- Lifts**
 - ♦ Accord or Equivalent 6 Passenger Lift – ISI brand



Locations Map



Site Address:

2nd Street,
Jayalakshmiapuram,
Nungambakkam,
Chennai-600 034



Not to Scale