



More Than a Home – A Heritage

LUXURY VILLAS
MAPPEDU, EAST TAMBARAM



• **VILLA 1 - PLOT NO - A1** •

BHK	VILLA AREA	LAND AREA	FACING
3 BHK	1609 Sq.Ft	966 Sq.Ft	NORTH

2D FLOOR PLAN



Ground Floor



First Floor



Terrace Floor

3D FLOOR PLAN

Ground Floor



First Floor





VILLA 2 - PLOT NO - A2

BHK	VILLA AREA	LAND AREA	FACING
2 BHK	1080 Sq.Ft	1138 Sq.Ft	EAST

2D FLOOR PLAN



Ground Floor



Terrace Floor

3D FLOOR PLAN





VILLA 3 - PLOT NO - A3

BHK	VILLA AREA	LAND AREA	FACING
3 BHK	1431 Sq.Ft	1498 Sq.Ft	NORTH

2D FLOOR PLAN



Ground Floor



Terrace Floor

3D FLOOR PLAN





VILLA 4 - PLOT NO - A4

BHK	VILLA AREA	LAND AREA	FACING
3 BHK	1241 Sq.Ft	1320 Sq.Ft	EAST

2D FLOOR PLAN



Ground Floor



Terrace Floor

3D FLOOR PLAN



SPECIFICATIONS

1. GENERAL AMENITIES

- Fully covered, independent car parking.
- Fully Framed Structure with Architect and Structural Designed Building base on soil test report.
- Clear Titled Approved Plan.
- Bore-Well (6" Bore) with Submergible motors, As per Geologist report.
- Metro Water Connections. (if applicable)
- Three Phase E.B. Connection.
- U.G. Sump (R.C.C.wall) with separate provision for Motor.
- Damp proofing.
- Water proofing.
- Anti - Pest Control.
- Common E.B. Connection.
- Build as per vaastu.
- Finance can be arranged from reputed Housing Finance Companies like HDFC, SBI Bank, etc.
- Strict Supervision with Qualified and Experienced Engineers.
- Provision for U.P.S.
- Rain water harvesting.
- Over head tank for Bore - well water.
- Over head tank for Corporation water.
- External Landscape with paver blocks or Grano Flooring as architect designed.

2. FRAME STRUCTURE

- R.C.C. framed Structure on Columns beams and slabs supported on independent foundation.
- Structural designing done by well experienced structural consultant as per soil test report.

3. SUPER STRUCTURE

- 9" Brickworks - 1:5 ratios Cement Mortar with 1st quality table molded bricks used for external walls.
- 4 1/2" walls - 1:3 ratios Cement Mortar with 8mm rods or 42 "Steel plate every 3 layers of bricks for partition walls.

4. LIVING/DINING

- French window. Electrical points
- T.V. point 5AMPS - 1no
- Telephone point 5AMPS - 1no.
- Mobile Charge point.
- Emergency lamp power point.
- D B box with circuit breakers and 3 phase changeover switches.
- Light point (3.nos), 1 Point 2WAY SWITCH
- Fan point (2 nos)
- Iron box power point provision 15AMPS - 1no.
- Fridge power point provision 15AMPS - 1no.
- Chandelier light point.
- Calling Bell provision.

5. MASTER BEDROOM

- R.C.C Loft 2'0" depth. Electrical points.
- Split A.C. provision.
- Mobile charger power point provision. 5AMPS - 1no.
- Foot lamp.
- One tube light point with 2way control.
- One fancy light point.
- Fan point with 2 way control.

6. KITCHEN

- Black Granite slab with beeding
- One metro water and one bore water tap provision.
- Wall tiles-Glassed tile with border up to 4'6" above the platform (Rs.40/-per sqft)
- Electrical points.
- One light points.
- One fan points.
- One Exhaust fan provision.
- 15AMPS power point (3nos).
- 5AMPS power point (2nos)
- One water Purifier point 5AMPS - 1no.

7. TOILETS

- Geyser power point 15AMPS 1no.
- Parryware Wash basin
- Single Bedroom - Parryware IWC Orrisapan
- Double Bedroom - Attached Toilet-Parryware Cascade model floor-mounted (White colour), Common Toilet-IWC.
- Walls Glassed tiles upto 7" height from floor level
- Rs.40/-per Sqft).
- Health faucet.
- Exhaust fan provision & Ventilator with louver glasses. PVC Door
- Flooring - Anti-skid tiles.(12"x12") (Rs.40/-per Sqft). Chromium plated (Tap) fittings jaquar.

8. DOORS & WINDOWS

- Main door - Teak wood frame with panel designed doors.
- Main door - Eye viewer, Brass tower bolt, Bullet lock (Godrej locks), safety chain, door magnet, modular handle.
- Bedroom doors-Teak wood frame with designed door (both side enamel paint)
- Toilet door - Teak wood frame with water proof door.
- Teak wood frame with shutter pinned glass

9. FLOORING

- Verified Tiles (2' x 2') for all rooms (Rs.60/per sqft) Skirting for 4"

10. PAINTING

- Interior wall and ceiling fully 2 coat of putty one coat of primer with 2 coats Premium Emulsion Painting.



LOCATION ADVANTAGES

SCHOOLS & COLLEGES :

- 1km from zion international public school
- 1km from iq buds international play school
- 1.5km from shree niketan patasala cbse school
- 2.5km from fiitjee global school
- 3km from mount carmel metriculation school
- 2km from gkm college of engineering& technology
- 2.5km from bharath university
- 4km from annai veilakannis college of engineering

TRANSPORTATION :

- Walkable distance from venkampakam main road
- 900 meters from mappedu junction road (100feet road)
- 4km from perukalathur bus stand
- 6km from tambaram railway station& bus stand
- 6km from kilambakkam bus stand

TEMPLES :

- 1km from nithya surabi santhana mazhai sai baba temple
- 3km from sri lakshmi kuberar temple
- 3km from sri muthalamman temple
- 4km from csi church
- 4km from karumaraiaamman temple
- 4.5km from sri dheenupuriwarar temple

HOSPITALS :

- 2km from bhararth hospital
- 2.5km from bs hospital
- 3km from sudar hospital
- 3km from bethesda hospital and child care centre
- 4km from vani hospital
- 5km from new life hospital

BANKS & PETROL BUNK:

- 2km from sbi bank
- 3km from hdfc bank
- 4km from karur vysya bank
- 4km from indian bank
- 2.5km bharath petrol bunk
- 4km from indian oil petrol bunk

REGISTERED OFFICE

No.4/49 PILLAIYAR KOIL STREET
C. PALLAVARAM CHENNAI-600043.

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Disclaimer:

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