




SAMEERA
Haven Crest



10
MILLION
SQ.FT. SOLD

40+
YEARS OF
EXCELLENCE

20+
ONGOING
PROJECTS

ABOUT SAMEERA

GOOD COMPANIONS. GREAT ENTERPRISES

DERIVED FROM THE SANSKRIT WORD FOR "A GOOD COMPANION," SAMEERA WAS FOUNDED IN 1982 WITH A SIMPLE VISION: TO BUILD A COMPANY ROOTED IN TRUST, ETHICS, AND ENDURING RELATIONSHIPS. TODAY, SAMEERA STANDS TALL AS ONE OF INDIA'S LEADING BUSINESS GROUPS WITH A PRESENCE ACROSS LAND BANKING, REAL ESTATE, WAREHOUSING, EDUCATION, HOSPITALITY, TRANSPORTATION.

BACKED BY A VISIONARY LEADERSHIP AND A WORKFORCE OF ACHIEVERS, SAMEERA THRIVES ON ETHICAL PRACTICES AND A TRANSPARENT WORK CULTURE. AS A PEOPLE-CENTRIC GROUP, WE REMAIN COMMITTED TO BUILDING A WORLD WHERE LIFE AND WORK ARE LIVED TO THE FULLEST.



ENTRANCE ARCH

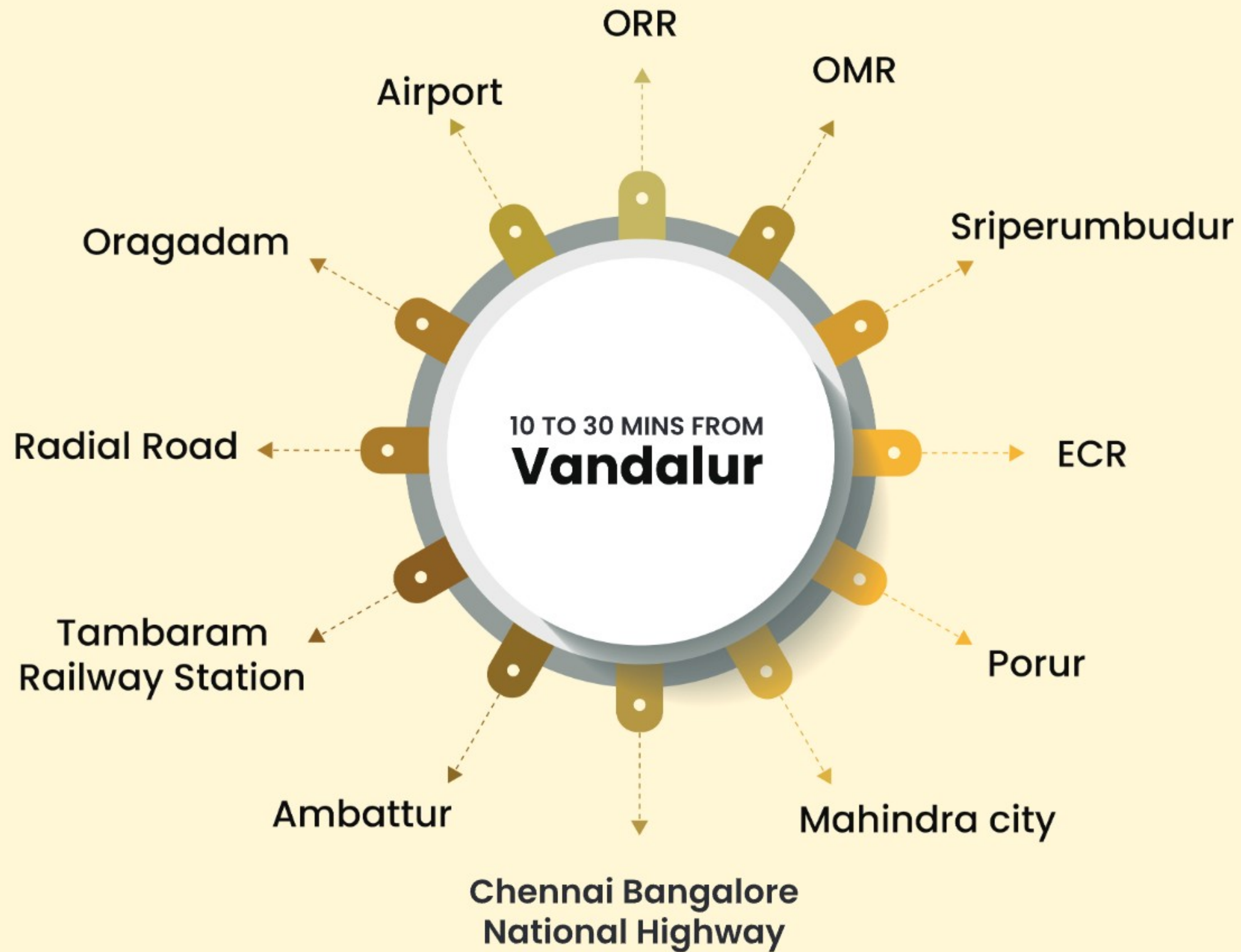
CLUB
HOUSE

SAMEERA HAVEN CREST

 **SAMEERA**
FUTURE IS HERE







- 8 Minutes From Kilambakkam Bus Terminus
- Upcoming Kilambakkam Metro Station

LOCATION ADVANTAGES



TRANSPORTATION

- | | |
|---------------------------------|-----------|
| ▪ Vandalur Bus Stand | - 6 Kms |
| ▪ Outer Ring Road | - 6.5 Kms |
| ▪ Camp Road Junction, Selaiyur | - 6.5 kms |
| ▪ Kilambakkam New Bus Stand | - 7 kms |
| ▪ Vandalur Railway Station | - 7.5 kms |
| ▪ Tambaram Railway Station | - 9 kms |
| ▪ Chennai International Airport | - 15 kms |

IT COMPANIES

- | | |
|-------------------------------------|-----------|
| ▪ Zoho Corporation Krisp IT Park | - 5 kms |
| ▪ Shriram IT Gateway | - 8.5 kms |
| ▪ Hinduja Tech | - 9 kms |
| ▪ Mobius | - 9 kms |
| ▪ Tambaram MEPZ SEZ | - 12 kms |
| ▪ Zoho Corporation Estancia IT Park | - 13 kms |
| ▪ Siruseri SIPCOT IT Park | - 16 kms |
| ▪ Mahindra World City | - 24 kms |

SCHOOLS & COLLEGES

- | | |
|--|-----------|
| ▪ FIITJEE Global School: Located in our township | |
| ▪ Shree Niketan Schools | - 1.4 kms |
| ▪ Tagore Engineering College | - 1.5 kms |
| ▪ Tagore Medical College & Hospital | - 2 kms |
| ▪ Zion International Public School | - 2.3 kms |
| ▪ Ramanujar Engineering College | - 2.7 kms |
| ▪ Velammal New Gen School | - 5 kms |
| ▪ VIT University | - 5 kms |
| ▪ Bharath University | - 5.3 kms |
| ▪ Crescent Engineering College | - 6 kms |

HOSPITALS

- | | |
|---|-----------|
| ▪ Tagore Medical College & Hospital | - 2 kms |
| ▪ Kathir Memorial Hospital | - 3 kms |
| ▪ Bhaarath Medical College and Hospital | - 5.5 kms |
| ▪ Hindu Mission Hospital | - 10 kms |
| ▪ Gleneagle Hospital | - 14 kms |
| ▪ Tambaram Govt. Hospital | - 11 kms |

NIGHT VIEW



DAY VIEW



VILLA ELEVATION

INDULGE IN A WORLD OF UNPARALLELED SOPHISTICATION

Sameera Haven Crest Offers a Luxurious Living Experience In East Tambaram, South Chennai. Spread Across 7.27 Acres, It Features 207 Elegantly Crafted British-Styled 3 BHK Villas With G+1 Floors. The Community Boasts a 15,000 Sq.ft. British-themed Clubhouse. Sameera Haven crest is a statement of our commitment to quality, luxury, and sustainability, providing a living experience that is unmatched. It's a Blend Of Luxury, Nature, and Connectivity.

SALIENT FEATURES

- 207 British-Styled 3 BHK Villas Across 7.27 Acres, South Chennai.
- G+1 Floor Design With Gardening on the terrace for Each Villa.
- 15,000 Sq.ft. British-Themed Clubhouse With 50+ Indoor/Outdoor Amenities (Gym, AV Room, Kids' Play Area, Indoor Games, Aromatic Garden, Projector Wall, Poolside Lounge, BBQ Corner, Etc.).
- 40,000 Sq.ft. Of Greenery For Light and Ventilation.
- 100% Vaastu-compliant Homes With Zero Space Wastage.
- 24x7 Security With CCTV Surveillance at Key Points.
- Surrounded By Top Schools, Colleges, and Hospitals.
- Grand 40 Ft. road with Majestic Archway Entrance.



STREET VIEW



AERIAL VIEW



CLUB HOUSE



SWIMMING POOL



RECEPTION LOUNGE



MEDITATION CORNER



DAYCARE CENTRE



PARTY HALL WITH PANTRY



COFFEE SHOP





AMENITIES



CLUB HOUSE

1. RECEPTION LOUNGE
2. PARTY HALL WITH PANTRY
3. DAYCARE CENTRE
4. GYM
5. YOGA ROOM
6. ASSOCIATION ROOM
7. COFFEE SHOP
8. ADVENTURE ROCK CLIMBING
9. MEDITATION CORNER
10. GUEST ROOM

INDOOR SPORTS

11. CHESS
12. CARROM BOARD
13. TABLE TENNIS
14. FOOSBALL
15. COLOUR BALL PIT
16. LEGO AREA

17. HOOLA HOOPING
18. DARTS
19. FUN WITH ARCHERY
20. SPOT JOGGING
21. TRAMPOLINING

OUTDOOR SPORTS

22. CRICKET
23. FOOTBALL
24. BASKETBALL

OUTDOOR AMENITIES

25. OUTDOOR CAFE
26. KIDS PLAY AREA - TOT LOT
27. SEESAW
28. OUTDOOR PARTY LAWN
29. DANCE FLOOR
30. BARBECUE CORNER
31. OPEN AIR THEATRE



- 32. SPECTATOR STAND
- 33. FLOOR GAMES
- 34. SENIOR CITIZEN CORNER
- 35. JOGGING TRACK
- 36. YOGA PAVILION
- 37. CYCLING TRACK
- 38. PET CORNER
- 39. HAMMOCK ZONE
- 40. REFLEXOLOGY ZONE
- 41. BOOM BARRIER
- 42. PROJECTOR WALL
- 43. GOLF LAWN
- 44. TREE COURT
- 45. HOBBY CORNER
- 46. SANDPIT
- 47. PET WASHING STATION
- 48. CAMP FIRE ZONE
- 49. AROMATIC GARDEN

SWIMMING POOL

- 50. KIDS POOL
- 51. IN-POOL DAY BEDS
- 52. POOLSIDE LOUNGE
- 53. REFRESHMENT COUNTER

FACILITIES

- 54. CAR WASH BAY
- 55. CAR CHARGING BAY
- 56. AIR FILLING STATION

KIDS PLAY AREA



CAMP FIRE ZONE



GYM



GOLF LAWN



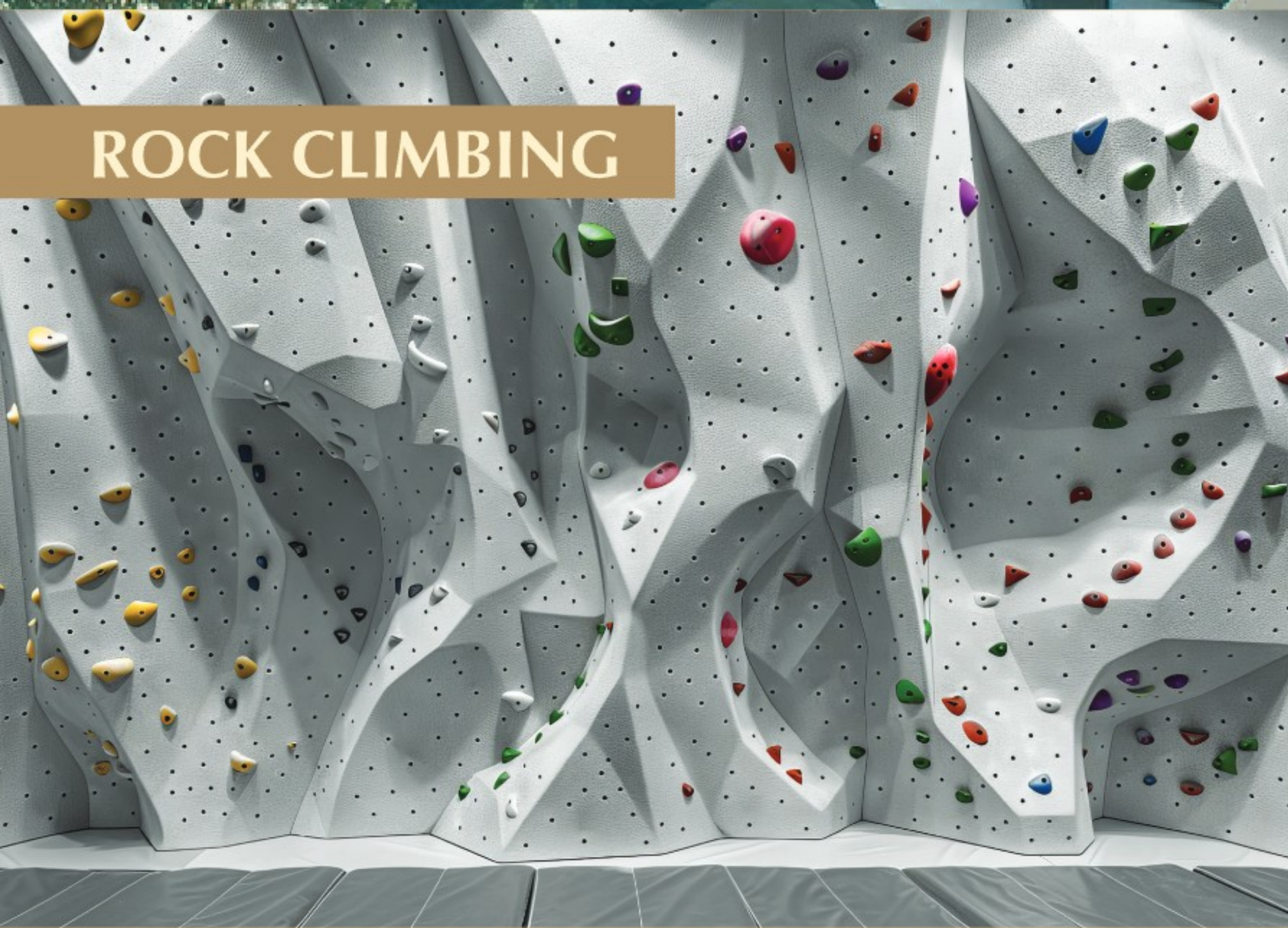
SENIOR CITIZEN CORNER



POOLSIDE LOUNGE



INDOOR SPORTS



ROCK CLIMBING



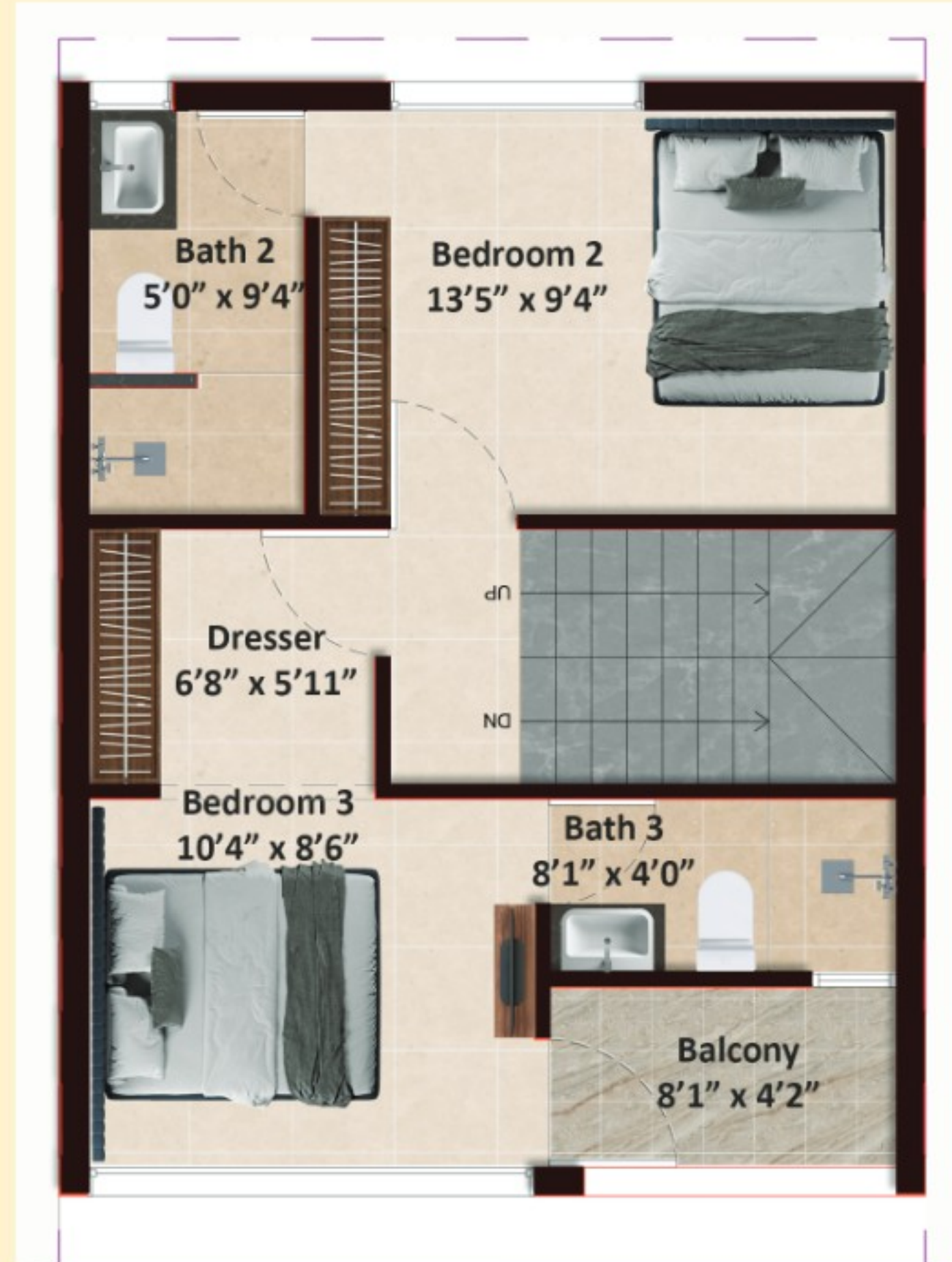
VILLA PLAN



3BHK - NORTH FACING VILLA



GROUND FLOOR



FIRST FLOOR PLAN



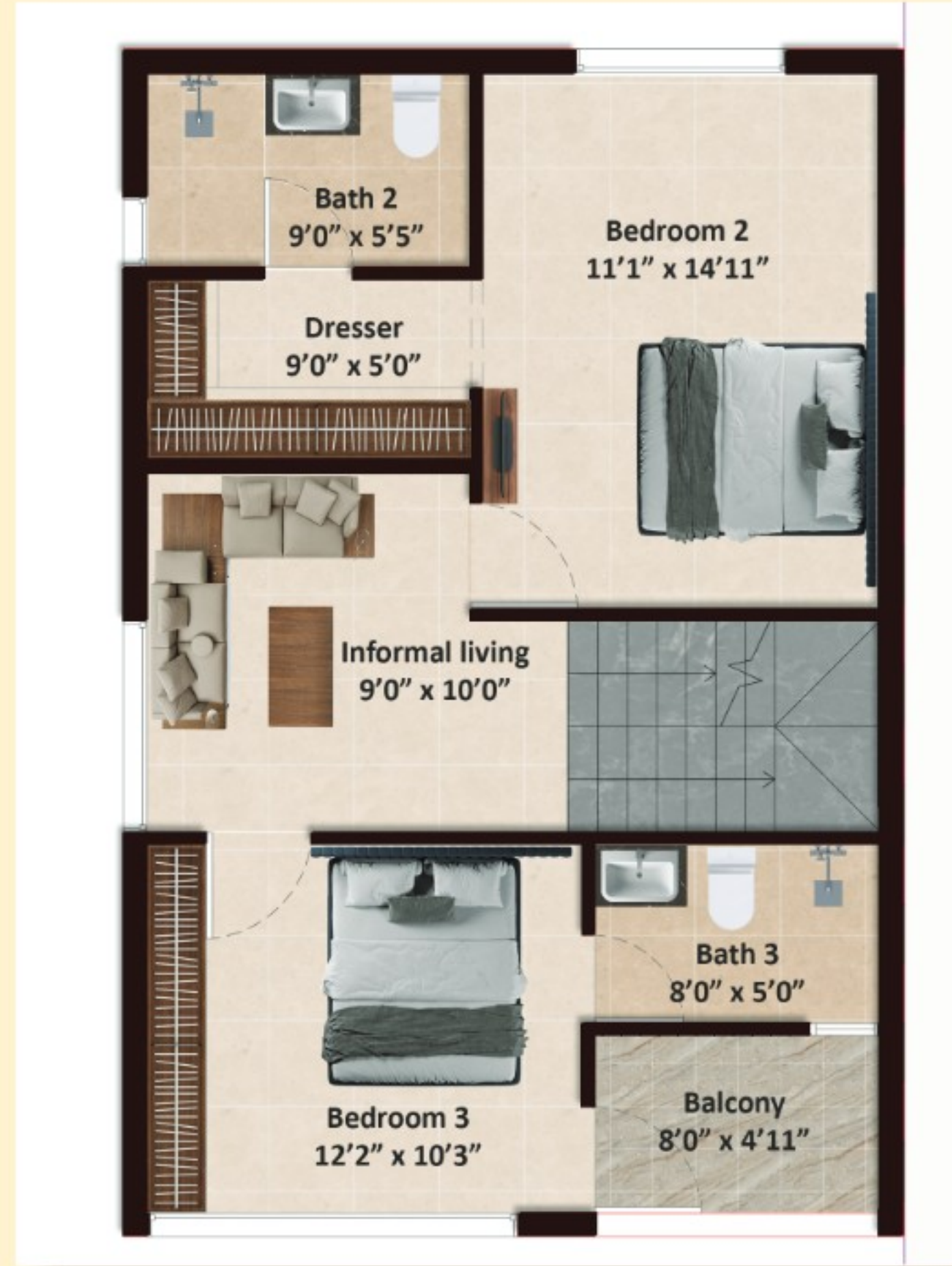
TERRACE FLOOR

LAND AREA	TOTAL BUILT-UP AREA
600 SQFT	1146 SQFT

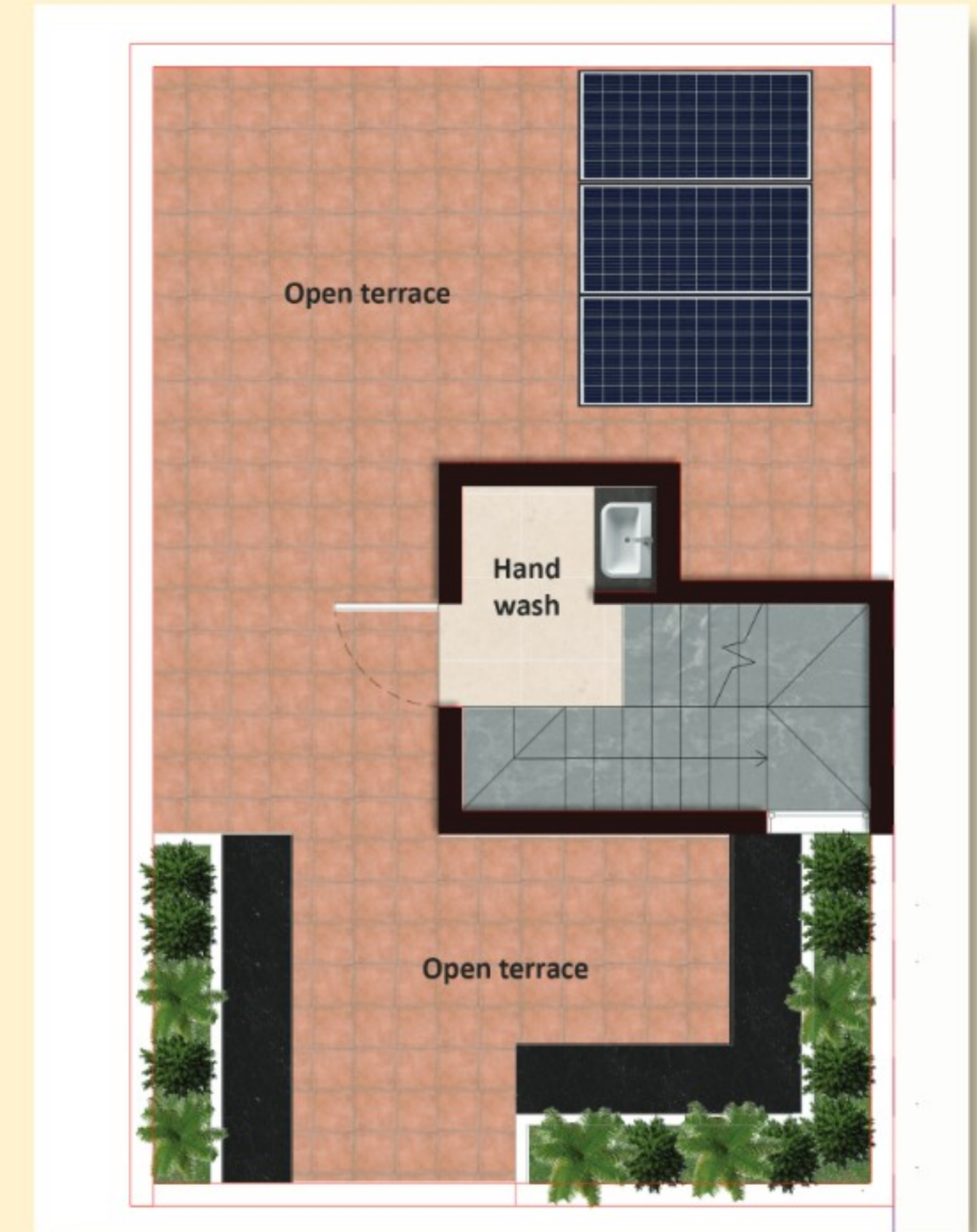
3BHK - NORTH FACING VILLA



GROUND FLOOR



FIRST FLOOR PLAN



TERRACE FLOOR

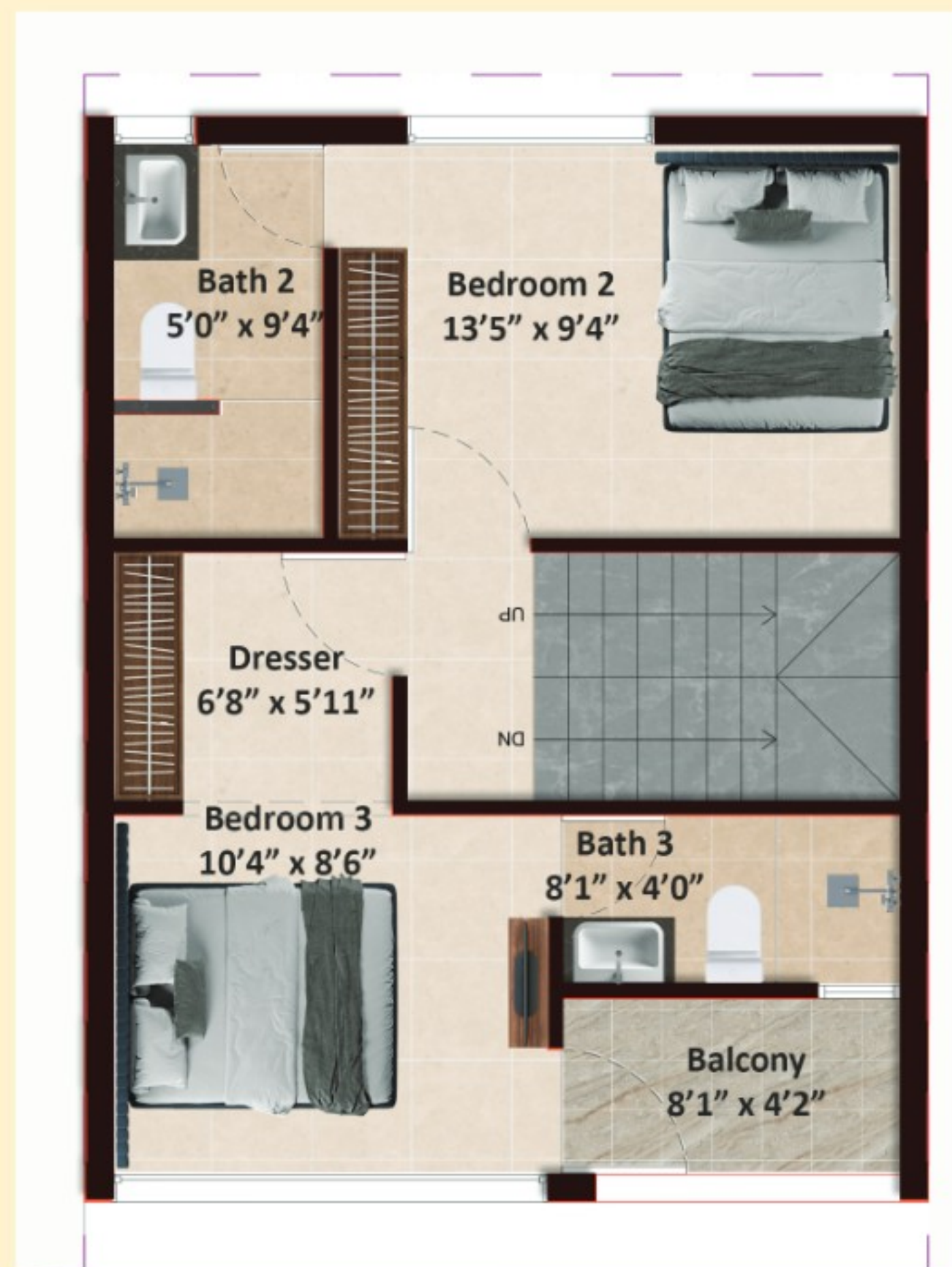
LAND AREA	TOTAL BUILT-UP AREA
1000 SQFT	1627 SQFT



3BHK - SOUTH FACING VILLA



GROUND FLOOR



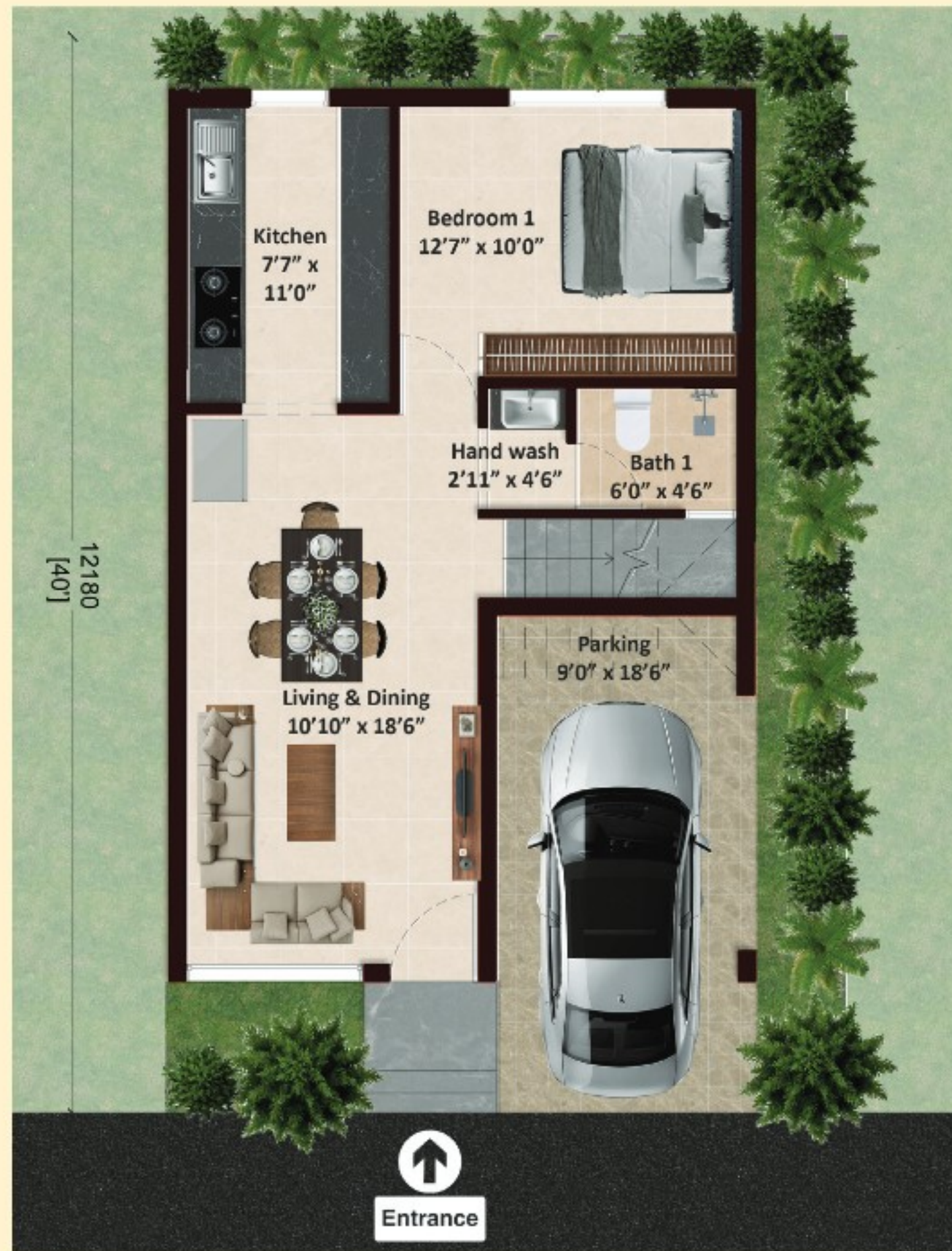
FIRST FLOOR PLAN



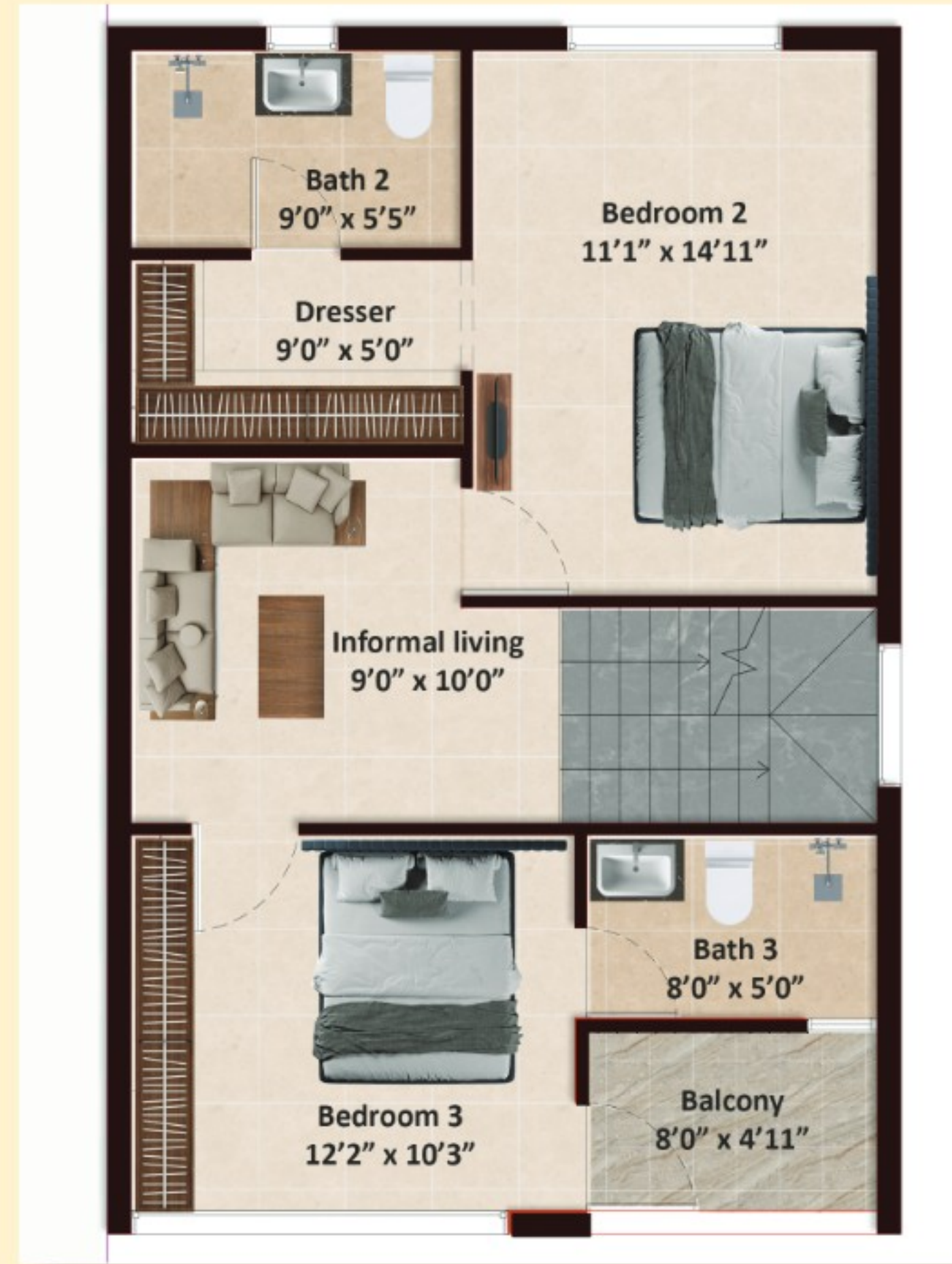
TERRACE FLOOR

LAND AREA	TOTAL BUILT-UP AREA
600 SQFT	1146 SQFT

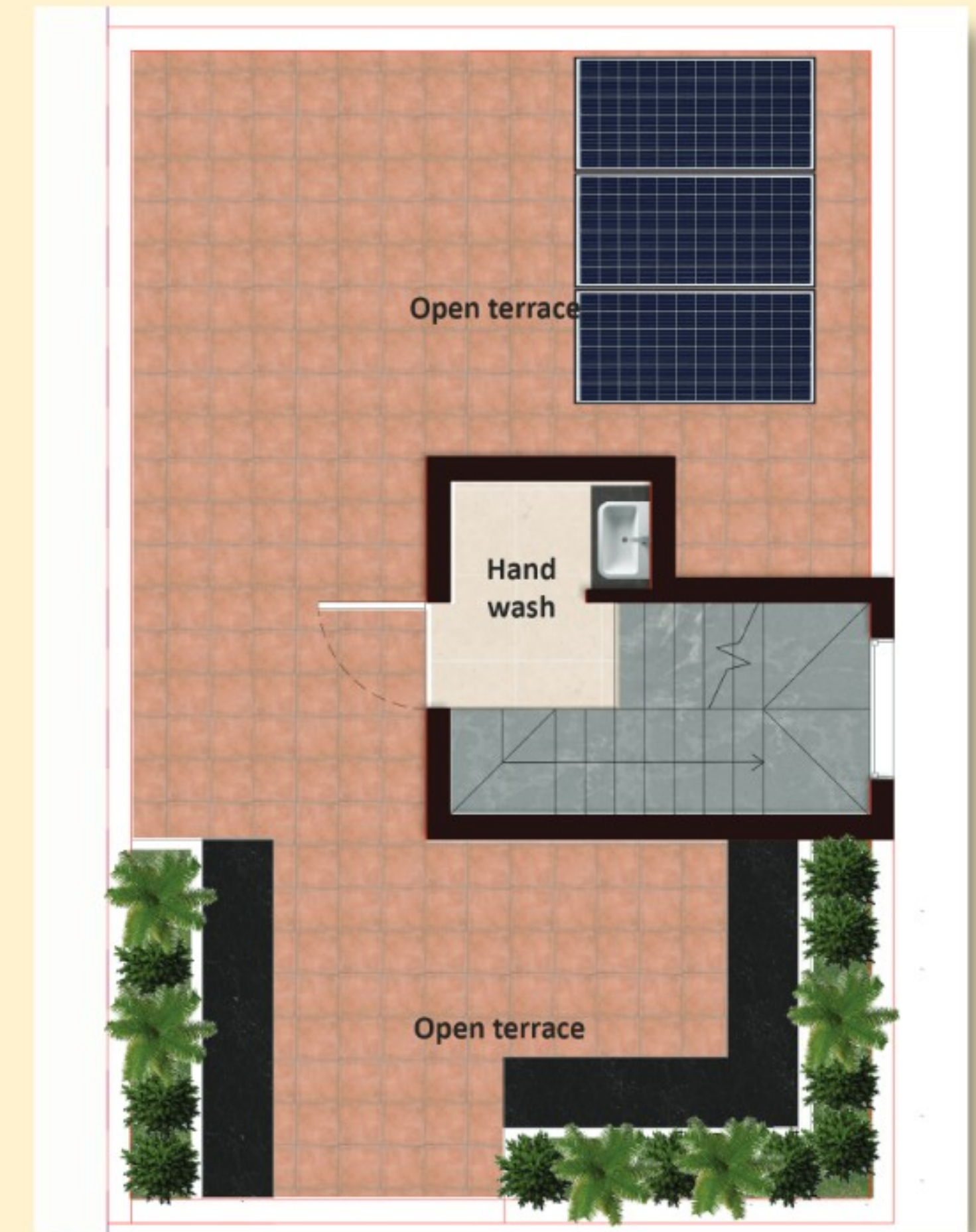
3BHK - SOUTH FACING VILLA



GROUND FLOOR



FIRST FLOOR PLAN



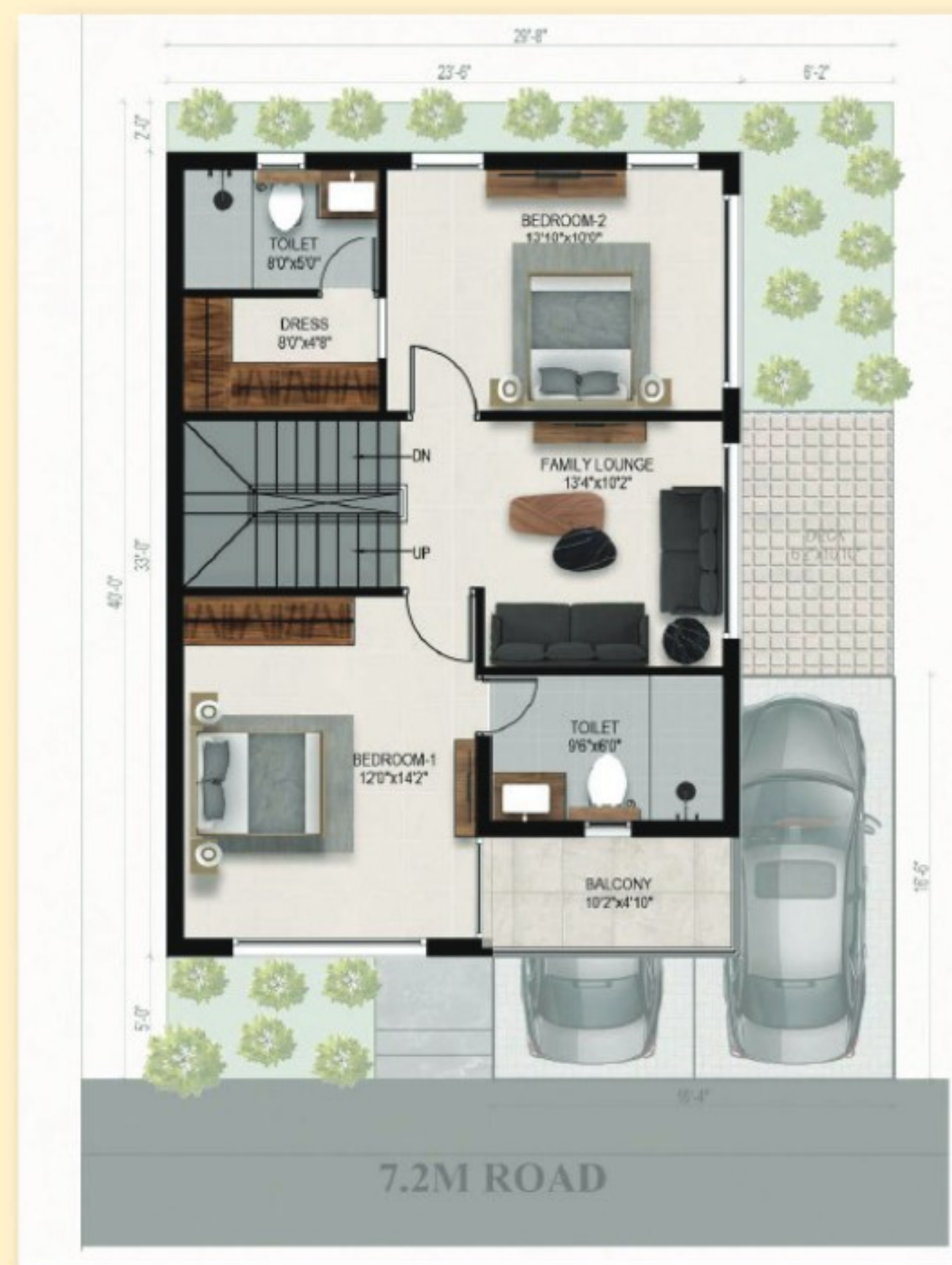
TERRACE FLOOR

LAND AREA	TOTAL BUILT-UP AREA
1000 SQFT	1627 SQFT

3BHK - SOUTH FACING VILLA - PLOT 12



GROUND FLOOR



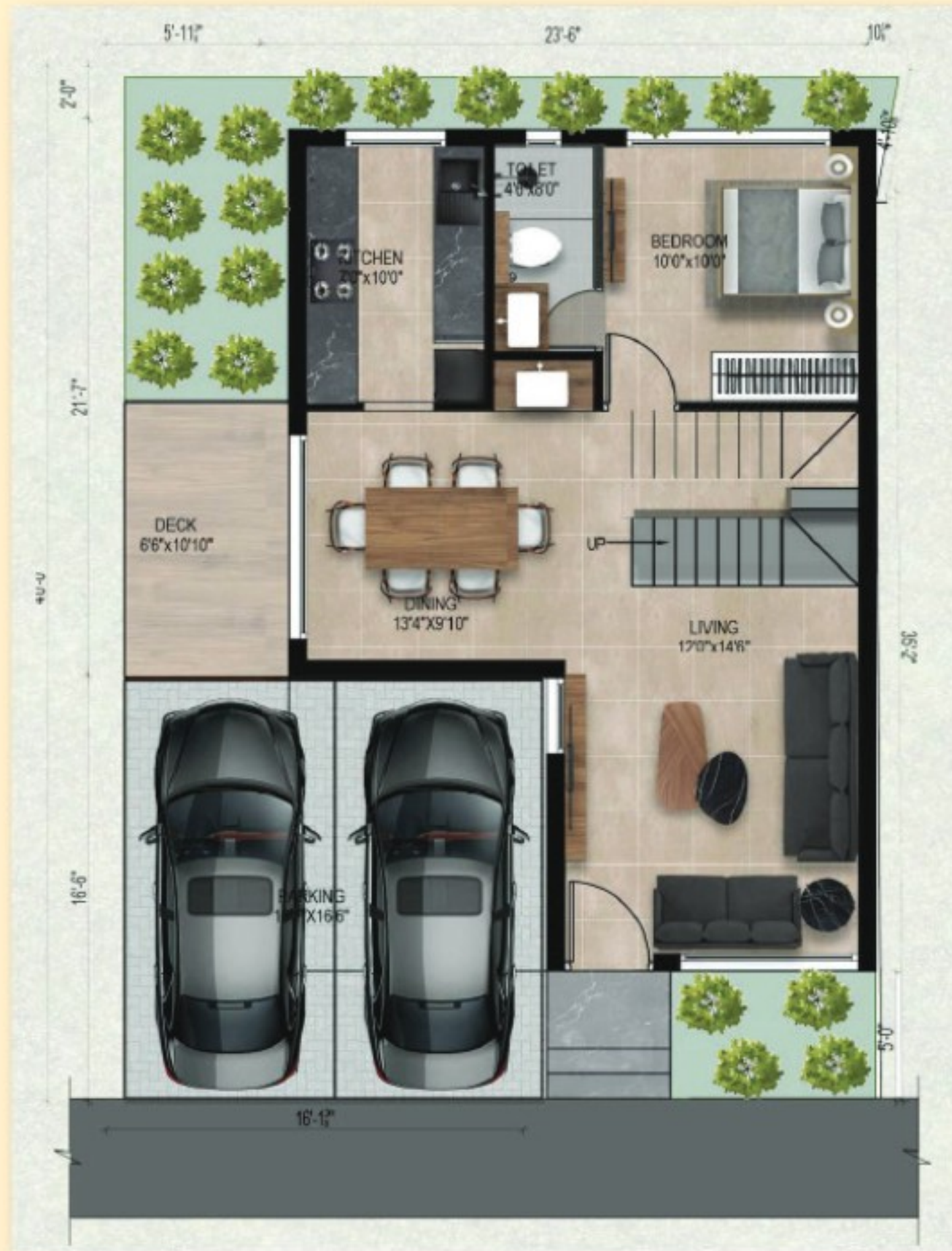
FIRST FLOOR PLAN



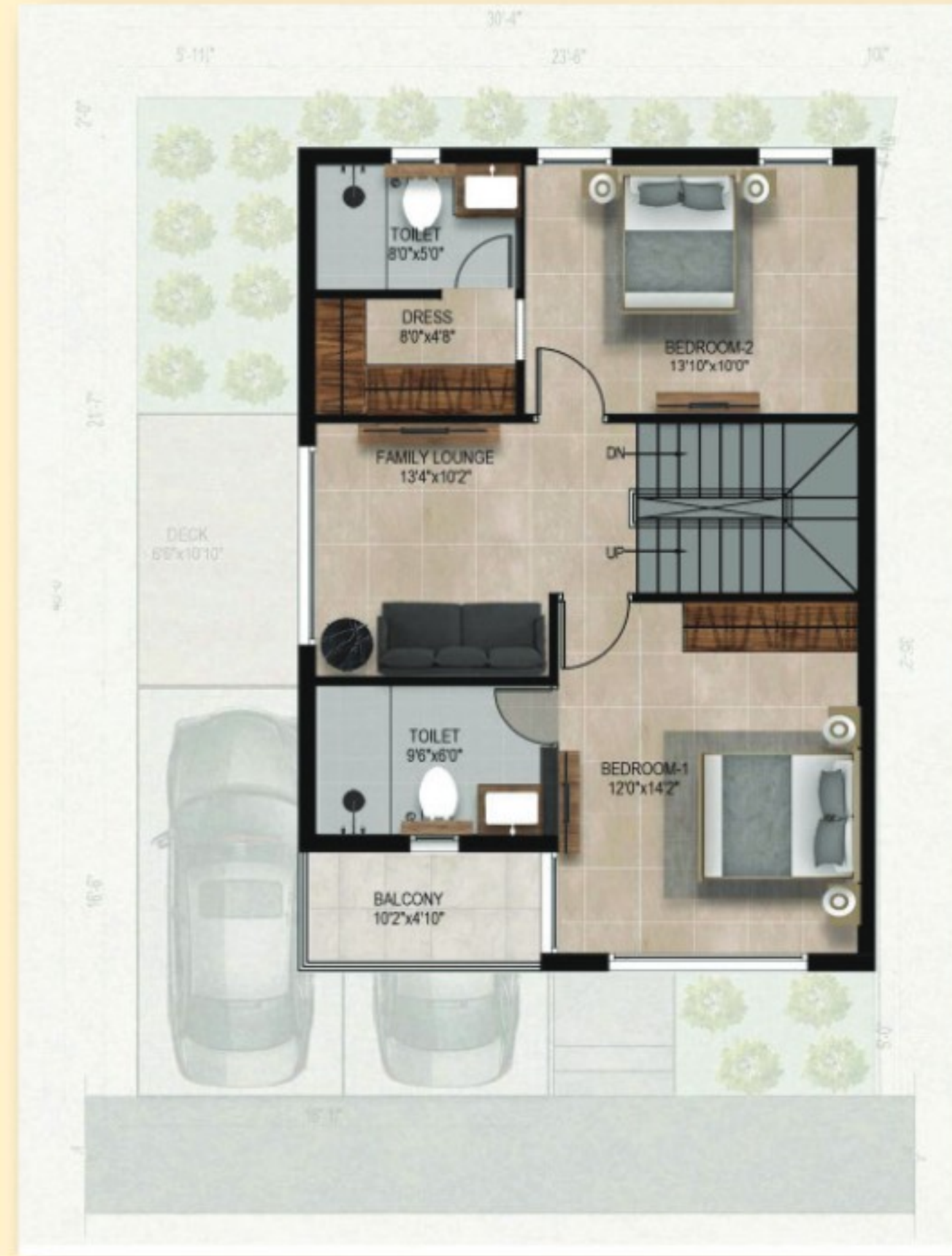
TERRACE FLOOR

LAND AREA	TOTAL BUILT-UP AREA
1186.8 SQFT	1656 SQFT

3BHK - NORTH FACING VILLA - PLOT 13



GROUND FLOOR



FIRST FLOOR PLAN



TERRACE FLOOR

LAND AREA	TOTAL BUILT-UP AREA
1186.8 SQFT	1660 SQFT

3BHK - EAST FACING VILLA - PLOT 23



GROUND FLOOR



FIRST FLOOR PLAN



TERRACE FLOOR

LAND AREA	TOTAL BUILT-UP AREA
1511 SQFT	2349 SQFT

3BHK - EAST FACING VILLA - PLOT 24



GROUND FLOOR



FIRST FLOOR PLAN



TERRACE FLOOR

LAND AREA	TOTAL BUILT-UP AREA
1463 SQFT	2235 SQFT

3BHK - EAST FACING VILLA - PLOT 25



GROUND FLOOR



FIRST FLOOR PLAN



TERRACE FLOOR

LAND AREA	TOTAL BUILT-UP AREA
1373.6 SQFT	2114 SQFT

3BHK - SOUTH FACING VILLA - PLOT 35



GROUND FLOOR



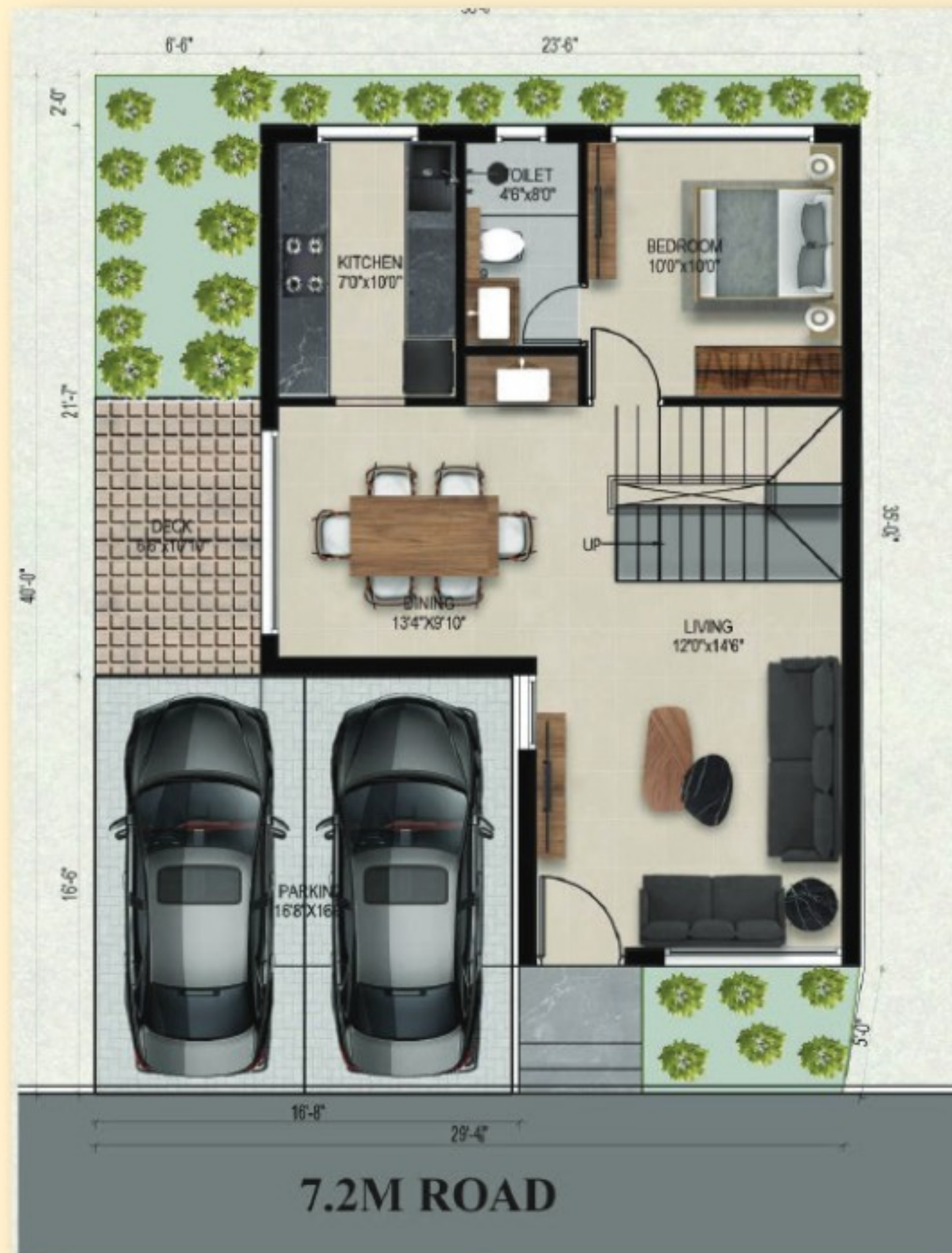
FIRST FLOOR PLAN



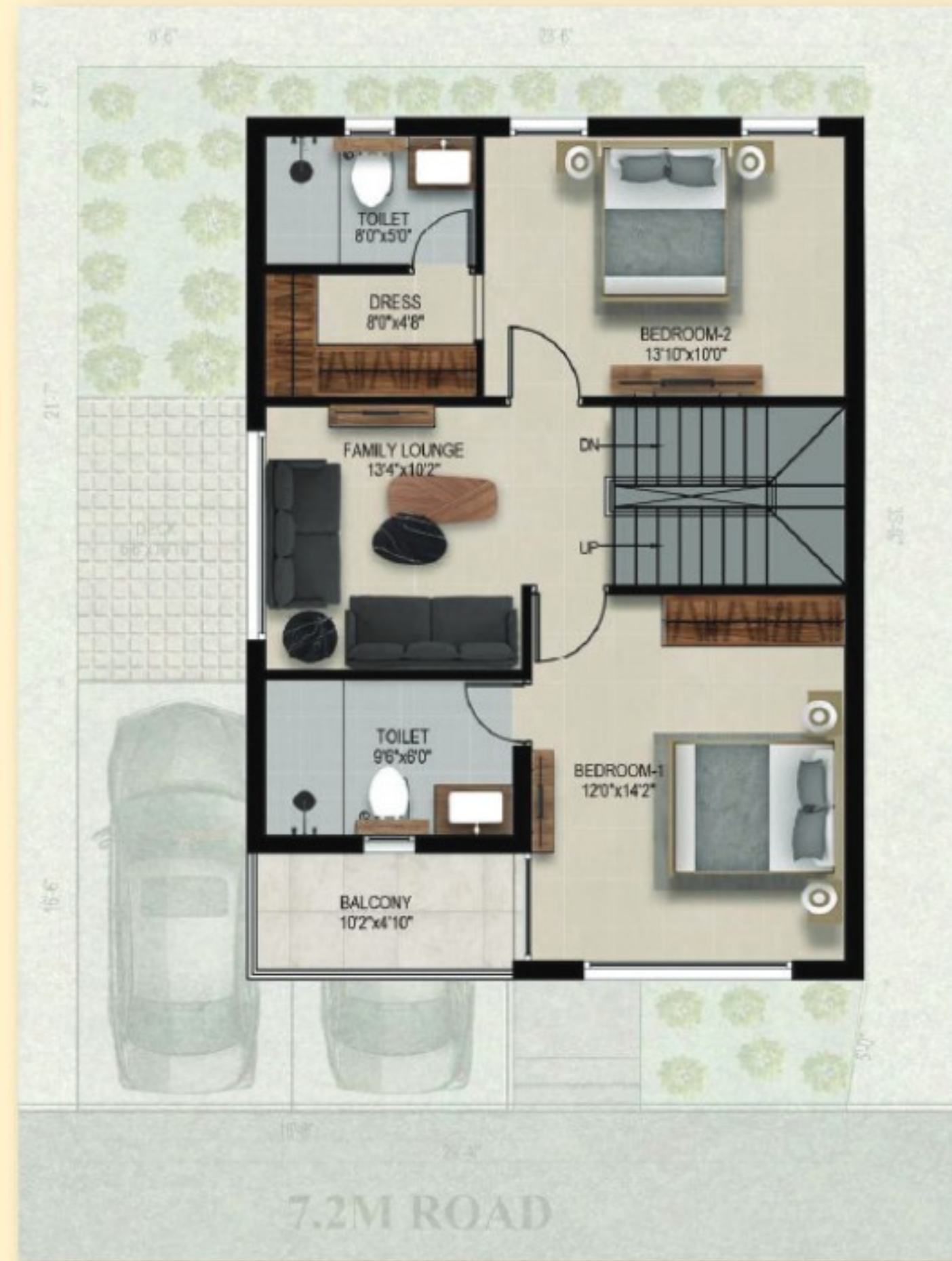
TERRACE FLOOR

LAND AREA	TOTAL BUILT-UP AREA
1326.6 SQFT	1789.5 SQFT

3BHK - SOUTH FACING VILLA - PLOT 36



GROUND FLOOR



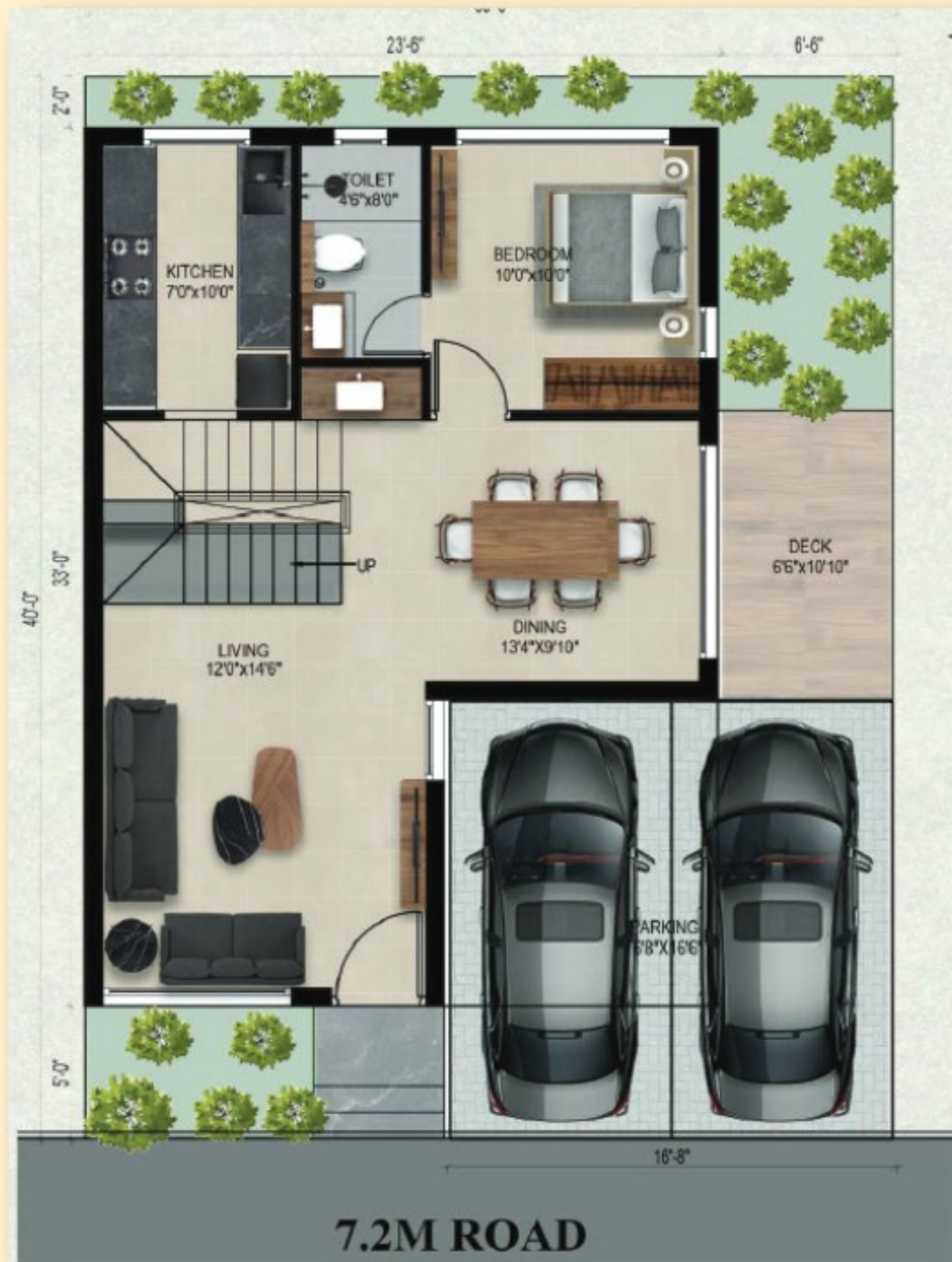
FIRST FLOOR PLAN



TERRACE FLOOR

LAND AREA	TOTAL BUILT-UP AREA
1200 SQFT	1754 SQFT

3BHK - SOUTH FACING VILLA - PLOT 58



GROUND FLOOR



FIRST FLOOR PLAN



TERRACE FLOOR

LAND AREA	TOTAL BUILT-UP AREA
1200 SQFT	1754 SQFT

3BHK - SOUTH FACING VILLA - PLOT 72 TO 79



GROUND FLOOR



FIRST FLOOR PLAN

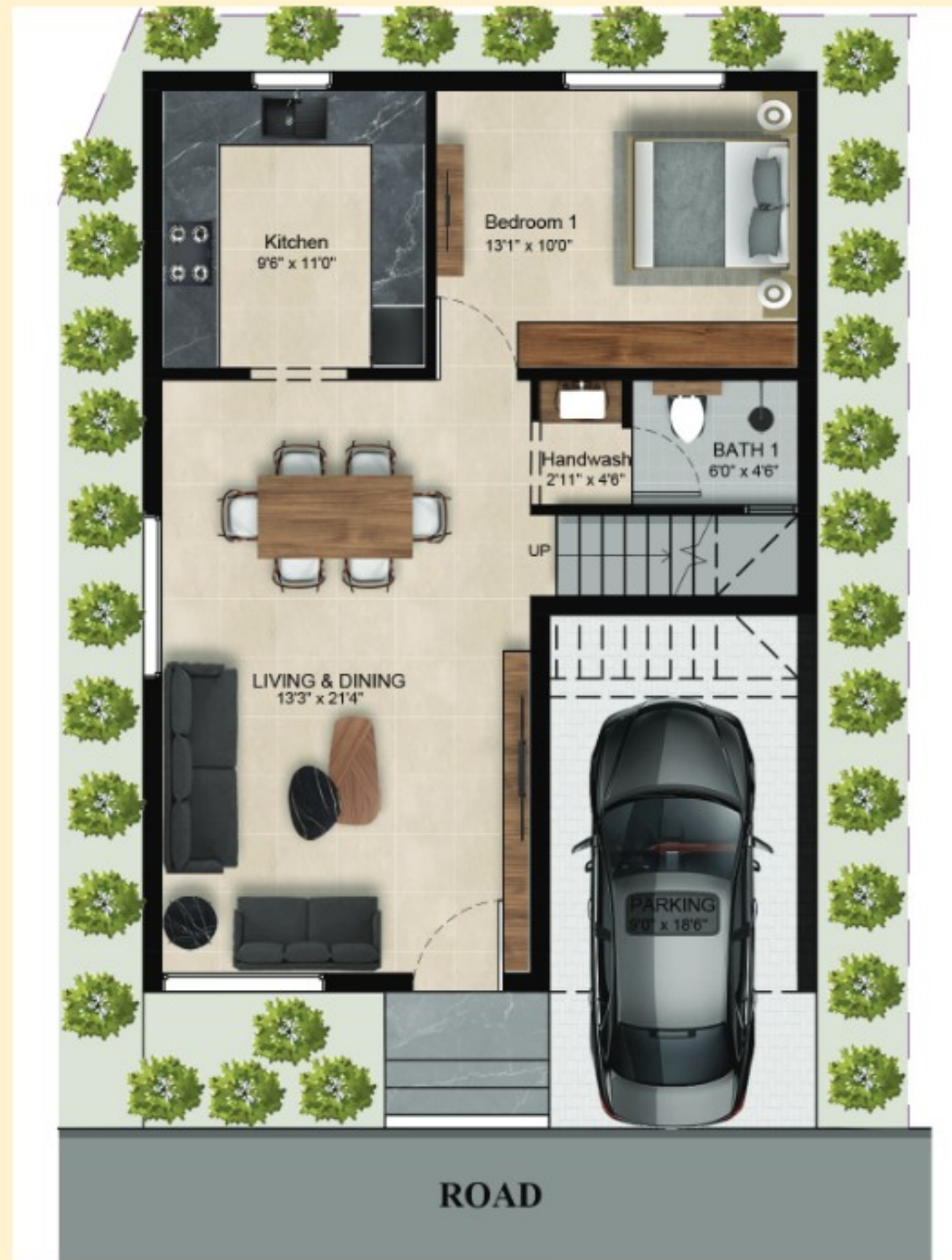


TERRACE FLOOR

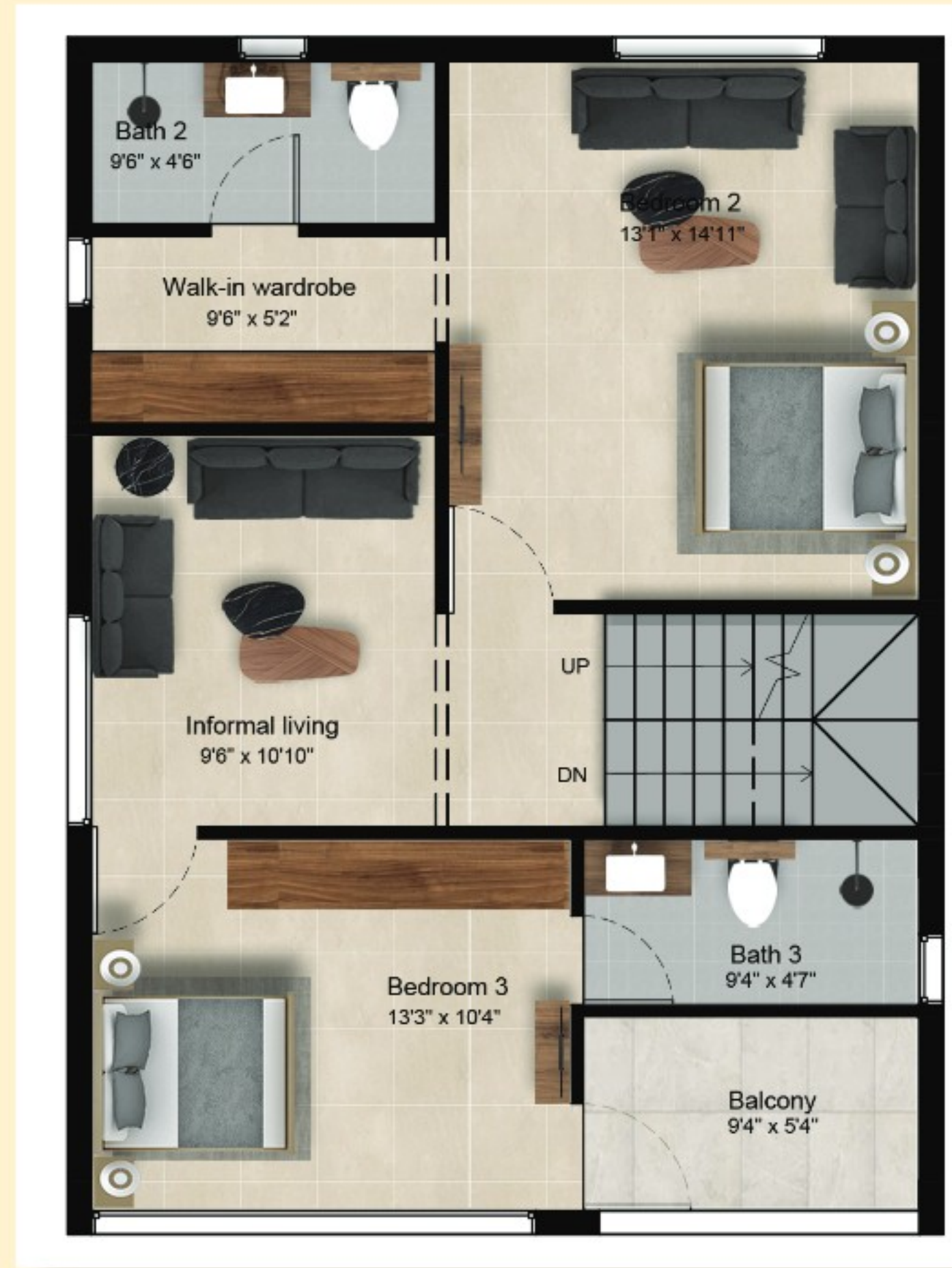
LAND AREA	TOTAL BUILT-UP AREA
1250 SQFT	1981 SQFT



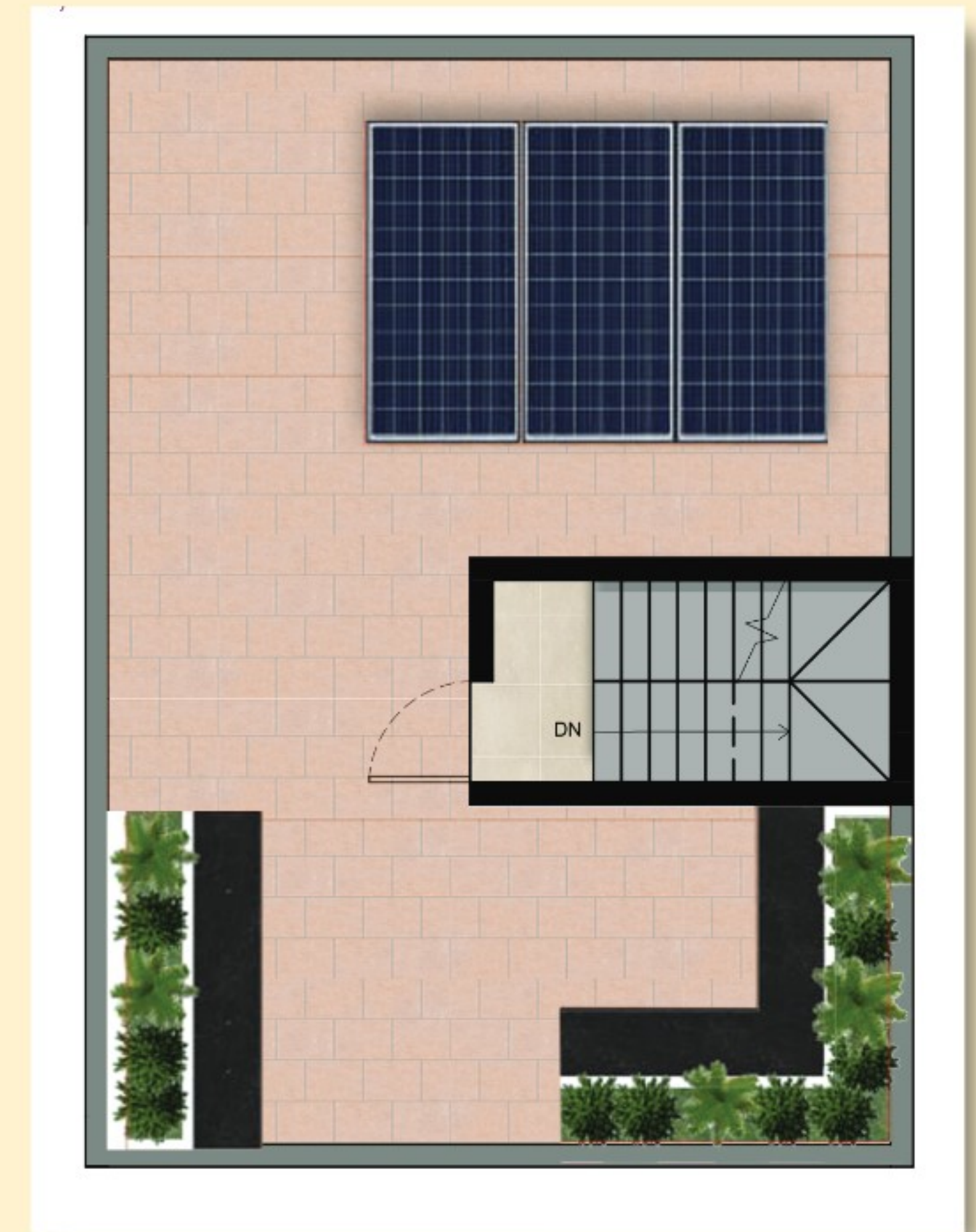
3BHK - NORTH FACING VILLA - PLOT 84



GROUND FLOOR



FIRST FLOOR PLAN



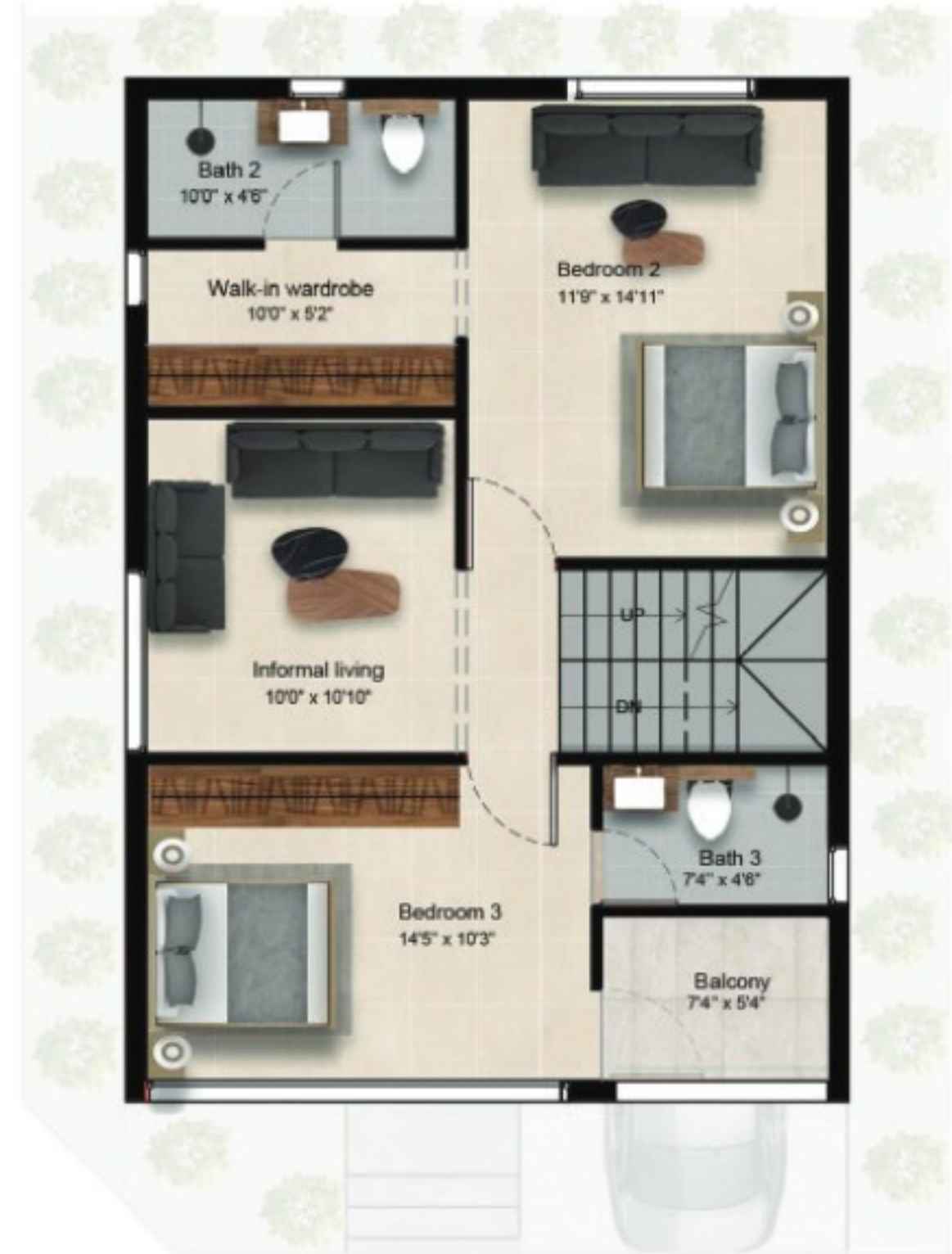
TERRACE FLOOR

LAND AREA	TOTAL BUILT-UP AREA
1120 SQFT	1771 SQFT

3BHK - SOUTH FACING VILLA - PLOT 95



GROUND FLOOR



FIRST FLOOR PLAN



TERRACE FLOOR

LAND AREA	TOTAL BUILT-UP AREA
1186 SQFT	1720 SQFT

3BHK - NORTH FACING VILLA - PLOT 109



GROUND FLOOR



FIRST FLOOR PLAN



TERRACE FLOOR

LAND AREA	TOTAL BUILT-UP AREA
987.50 SQFT	1620 SQFT

3BHK - EAST FACING VILLA - PLOT 112



GROUND FLOOR



FIRST FLOOR PLAN



TERRACE FLOOR

LAND AREA	TOTAL BUILT-UP AREA
1187.5 SQFT	1735 SQFT

3BHK - NORTH FACING VILLA - PLOT 113



GROUND FLOOR



FIRST FLOOR PLAN



TERRACE FLOOR

LAND AREA	TOTAL BUILT-UP AREA
1118 SQFT	1714 SQFT

3BHK - SOUTH FACING VILLA - PLOT 216 -218



GROUND FLOOR



FIRST FLOOR PLAN



TERRACE FLOOR

LAND AREA	TOTAL BUILT-UP AREA
766.4 SQFT	1361.3 SQFT

2BHK - NORTH FACING VILLA



GROUND FLOOR



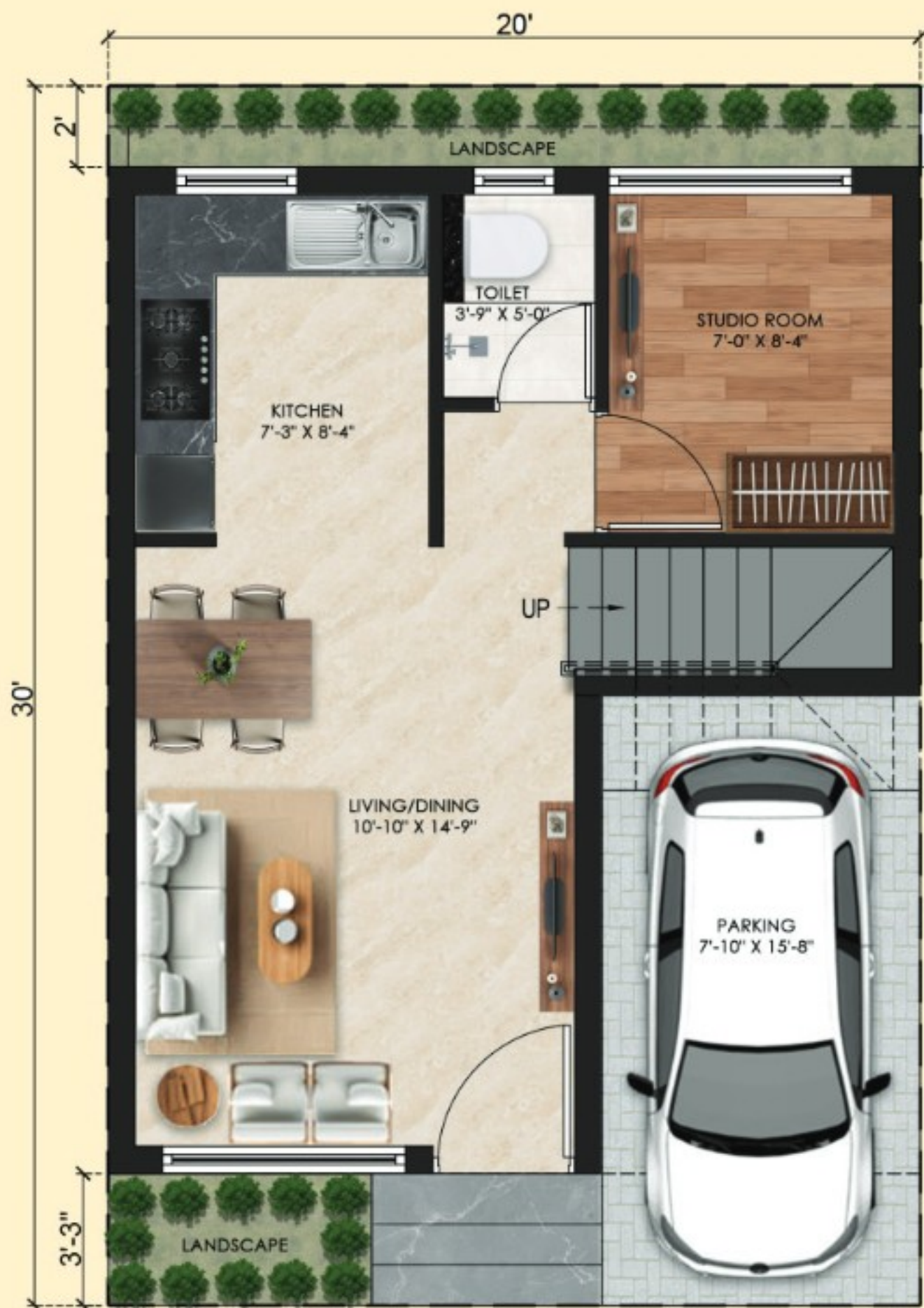
FIRST FLOOR PLAN



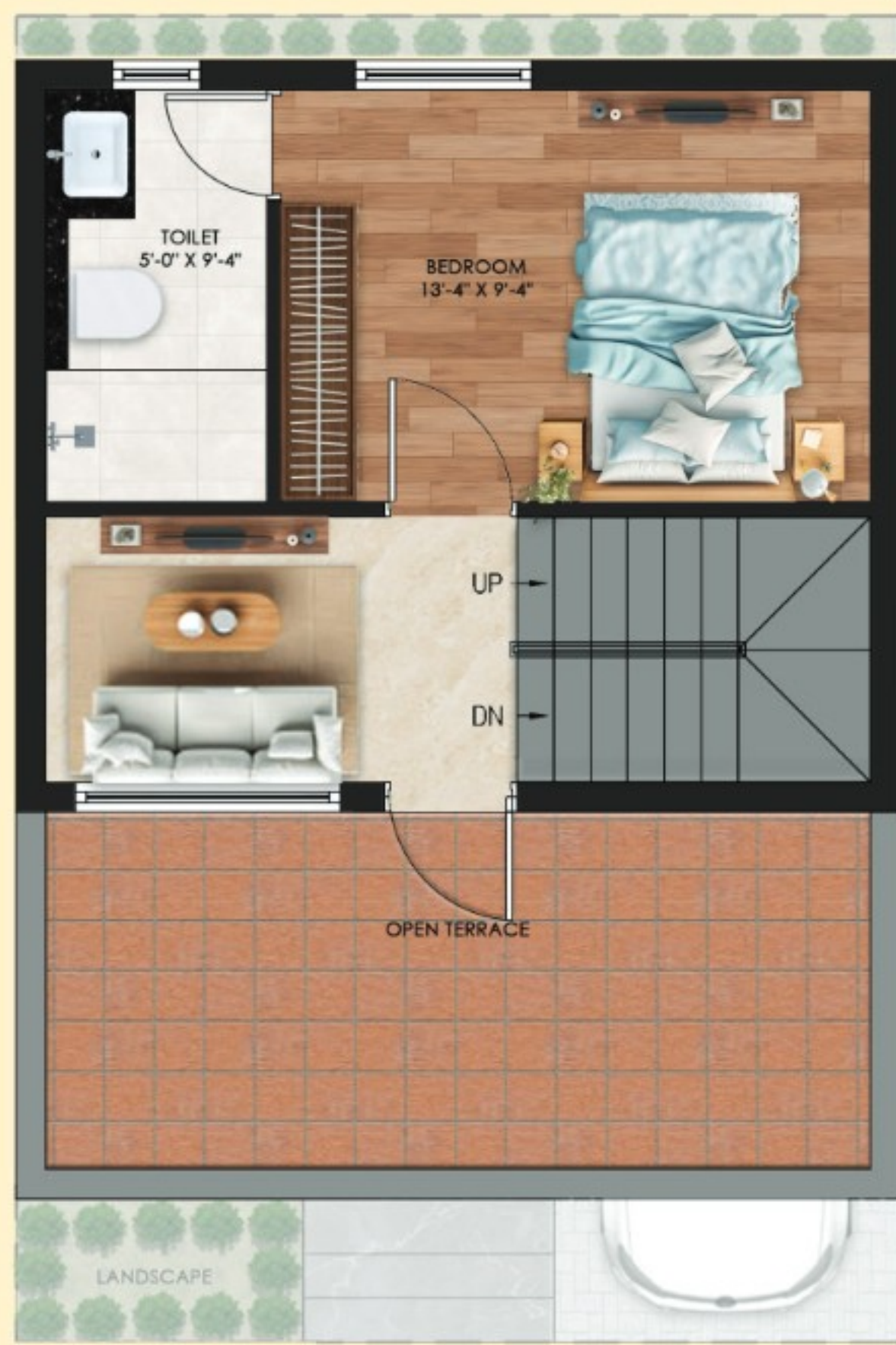
TERRACE FLOOR

LAND AREA	TOTAL BUILT-UP AREA
600 SQFT	932 SQFT

2 BHK - SOUTH FACING VILLA



GROUND FLOOR



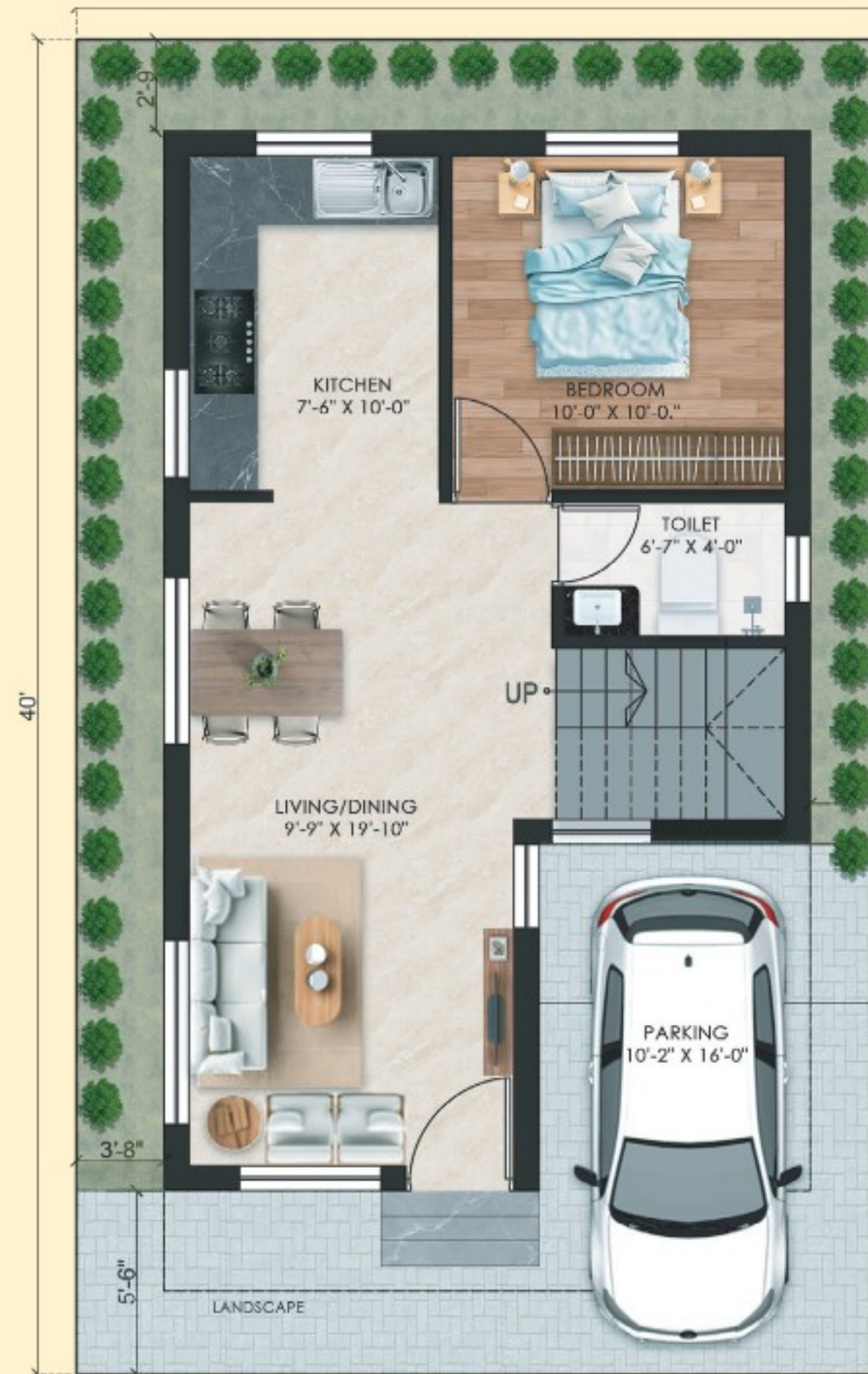
FIRST FLOOR PLAN



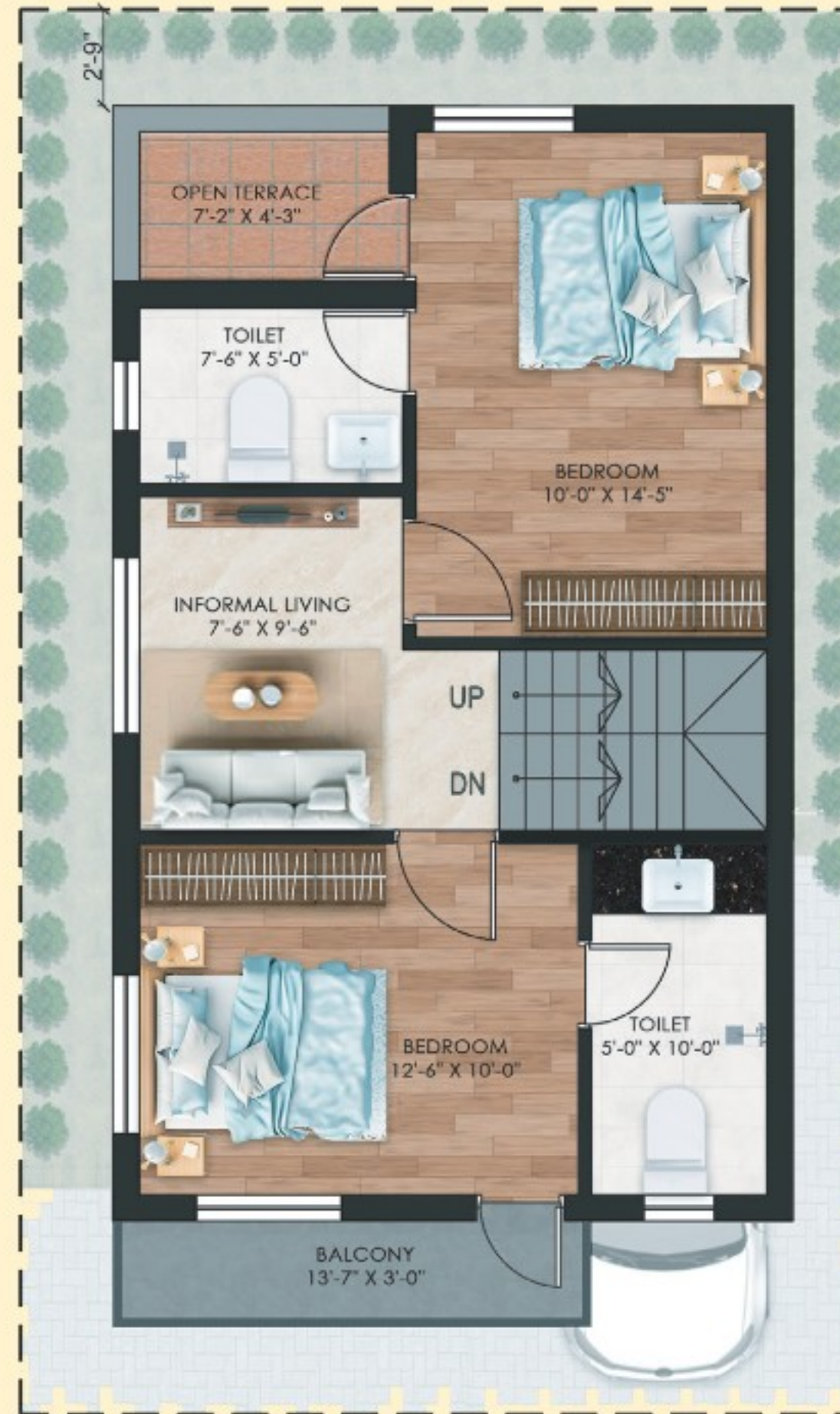
TERRACE FLOOR

LAND AREA	TOTAL BUILT-UP AREA
600 SQ.FT	932 SQ.FT

3BHK - NORTH FACING VILLA



GROUND FLOOR



FIRST FLOOR PLAN



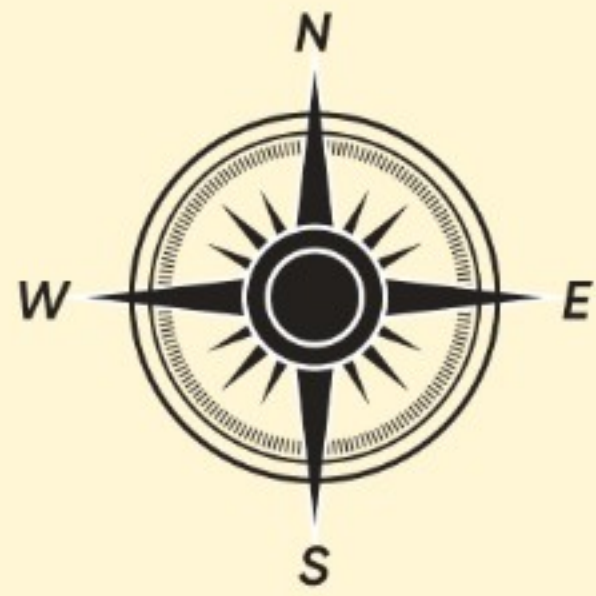
TERRACE FLOOR

LAND AREA	TOTAL BUILT-UP AREA
1000 SQFT	1322 SQFT

ACTUAL MODEL HOUSE



MAPPEDU



SECOND
ENTRANCE

VENGAMBAKKAM CAMP ROAD

MAIN
ENTRANCE

SITE
OFFICE



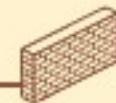
VILLA SPECIFICATIONS

STRUCTURE



Structural System	: RCC framed structure designed as per structural design
Masonry	: 200 mm for external walls & 100 mm for internal walls using AAC block
Floor to Floor height (incl. slab)	: Will be maintained at 3050 mm
ATT	: Anti-termite treatment will be done
Basement	: All stage basement height will be 1.06m from road level.

PAINTING WALL FINISH



Internal walls	: Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion
Ceiling	: Finished with 2 coats of putty, 1 coat of primer & 2 coats of Tractor emulsion
Exterior walls	: Exterior faces of the building finished with 1 coat of primer & 2 coats of exterior emulsion paint with color as per architect's design

FLOOR AND WALL TILES



Living, lounge, dining, bedrooms & kitchen	: Vitrified tiles of size 600x1200 mm / 600x600 mm
Bathroom	: Anti-skid ceramic tiles of size 300x300 mm : Ceramic tile up to 2150 mm height of size 300x600 mm
Kitchen	: Ceramic wall tile of size 300x600mm for a height of 600 mm above the counter top finished level

Open deck / Utility	: Vitrified tiles (matt) of size 600x600 mm
Terrace	: Pressed cool roof tiles finish
Open terrace (first floor)	: Vitrified tiles (matt) of size 600x600 mm
Car parking	: Kota / Outdoor tile
Foyer & steps	: Granite flooring

KITCHEN & DINING



Kitchen	: Platform will be finished with granite slab of 600 mm wide at height of 850 mm from the finished floor level
Electrical point	: For chimney & water purifier
CP fitting	: American Standard / Kohler / Jaquar equivalent will be provided
Sink	: Stainless steel sink with drain board



ELECTRICAL POINTS & PLUMBING POINTS

Power Supply	: 3 Phase power supply connection
Solar	: 3 kw solar panel in terrace
Safety device	: MCB & ELCB (Earth leakage Circuit breaker)
Switches & sockets	: Modular box & modular switches & sockets of Schneider / Legrand / equivalent
Wires	: Flame Retardant Low Smoke (FRLS) copper wire of a IS-certified brand Polycab / Finolex / equivalent
TV	: Point in Living & any one bedroom and provision in other bedrooms & lounge
Outdoor socket	: 6 amp outdoor socket in balcony
BBQ Point	: 16 amp outdoor socket for BBQ in terrace
Data	Provision point in living and any one Bedroom and provision in home theatre
USB point	: Point in living & bed 1
Foot lamp	: Foot lamp in all bedrooms
Tap	: Provided in the outdoor utility
Split-air conditioner	Power Point will be provided in living/dining, lounge, home theatre & all bedrooms
Motion sensor light	: Provided in all bathrooms
Geyser	: Geyser point will be provided in all bathrooms
Villa back-up	: Inverter provision for all room fan and light points

JOINERY

DOORS

Main door	: Wide & fancy teak wood door of size 1050x2400 mm frame & shutters of wood finish polish
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	: Ironmongery like lock of Yale / equivalent, tower bolts, door viewer, safety latch & magnetic catcher
Bedroom doors	: Good quality door frame with double side laminate finish door of size 900 x 2100 mm : Ironmongeries like door lock of Dorma / equivalent, tower bolt & magnetic catcher
Bathroom doors	: Good quality door frame with waterproof wpc (wood plastic composite) laminate finish door of size 750 x 2100 mm : Ironmongeries like thumb turn lock of Dorma / equivalent, door bush & tower bolt
Terrace doors	: Good quality door frame with FRP (fiber reinforced polymer) shutters of size 900x2100 mm : Ironmongeries like thumb turn lock of Dorma / equivalent & tower bolt
Utility doors	: Good quality door frame with FRP (fiber reinforced polymer) shutter of size 750 x 2100 mm : Ironmongeries like thumb turn lock of Dorma / equivalent without key & tower bolt

WINDOWS

Windows	: uPVC windows with sliding shutter with see-through plain glass and MS grill / railing based on architect design intent
French doors	: uPVC sliding door with toughened glass
Ventilators	: uPVC fixed frame with pinhead glass

BATHROOMS



- Sanitary fixture** : American Standard / Kohler / Jaquar / Equivalent
- CP fittings** : American Standard / Kohler / Jaquar / Equivalent
- Master Bathrooms** : Wall mounted WC with cistern, health faucet, single lever diverter with rainshower & counter wash basin with polished granite top with 2' trench drain
- Other Bathrooms** : Wall mounted WC with cistern, health faucet, single lever diverter with overhead shower & counter wash basin with polished granite top

STAIRCASE



- Flooring** : Granite flooring for staircase
- Handrail** : SS handrail as per architect's design

BALCONY / PRIVATE OPEN TERRACE



- Handrail** : MS handrail as per architect's design

OUTDOOR FEATURES



- Water storage** : Centralized UG sump with WTP (min. requirement as per water test report) with 1000 liter capacity overhead tank
- Rain water harvesting** : Rain water harvesting site
- Sewage** : Individual Septic tank 6000 litres capacity
- Common Back-up** : 100% power backup for common amenities such as clubhouse, WTP & selective common area lighting
- Safety** : CCTV surveillance cameras will be provided all-round the layout at pivotal locations in the ground
- Compound wall** : Site perimeter fenced by compound wall with entry gates as per landscape design intent
- Security** : A security booth will be provided at the entrance, facilitated with the MyGate app & with boom barrier
- Landscape** : Suitable landscape at appropriate places in the project
- Driveways** : Convex mirror for safe turning in driveway in/out
- Internal Roads** : Concrete/Paver/bitumen road finish made as per architect's design



Payment schedule

Agreement Within 10 Days From Booking	10%
On Commencement Of Foundation	25%
On Commencement Of Ground Floor Roof	20%
On Commencement Of First Floor Roof	20%
Completion Of Flooring Respective Unit	20%
Handing Over	5%

AWARDS AND RECOGNITION



2021
FICCI AWARDS
BEST GATED COMMUNITY
PLOTTED DEVELOPMENT – FOR NVT



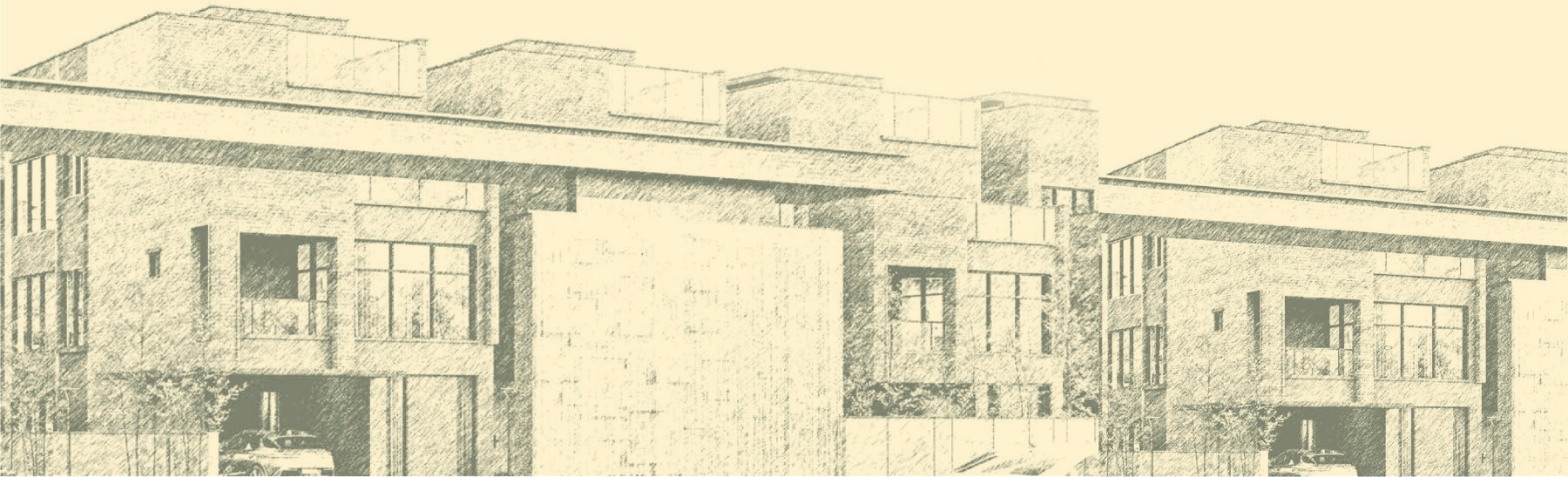
2022
BEST PLOTTED
DEVELOPER OF THE
YEAR 2021



2022
BEST ENTERPRISING
CEO OF THE YEAR – 2022



2024
TIMES BUSINESS AWARD
ENTERPRISING YOUNG
CEO OF THE YEAR





Refer a Plot, Earn a Lot!
Spread The Word
And Unlock Rewards!

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Successful Booking



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NUNGAMBAKKAM, CHENNAI, TAMIL NADU 600034, INDIA.

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SHENOY NAGAR EAST, TAMIL NADU 600030, INDIA.

www.sameeragroups.com
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RERA :TN/35/LAYOUT/0396/2024

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