ARUN HOMES

WESTIN ENCLAVE

Where Elegance Meets Timeless Living

TRUST | VALUE | QUALITY | ELITE | SECURE

PLOT NOS. 26, 27 & 28 SRIRAM NAGAR MAIN ROAD, NOLAMBUR, MOGAPPAIR WEST, CHENNAI - 600 095.

An Icon of Refined Living

Westin Enclave is a boutique residential landmark thoughtfully crafted for those who appreciate privacy, elegance, and intelligent design.

With only **15 *exclusive luxury residences,*** this *Stilt + 5 Floors* apartment offers a seamless blend of contemporary architecture, *comfort, and refined functionality.*

Every element is meticulously planned to maximize natural light, cross ventilation, and spatial efficiency — *creating homes that feel open, serene,* **and timeless.**

Strategically located in the prime neighborhood of **Nolambur,** Westin Enclave *ensures excellent connectivity* while *preserving a peaceful and premium residential ambience.*

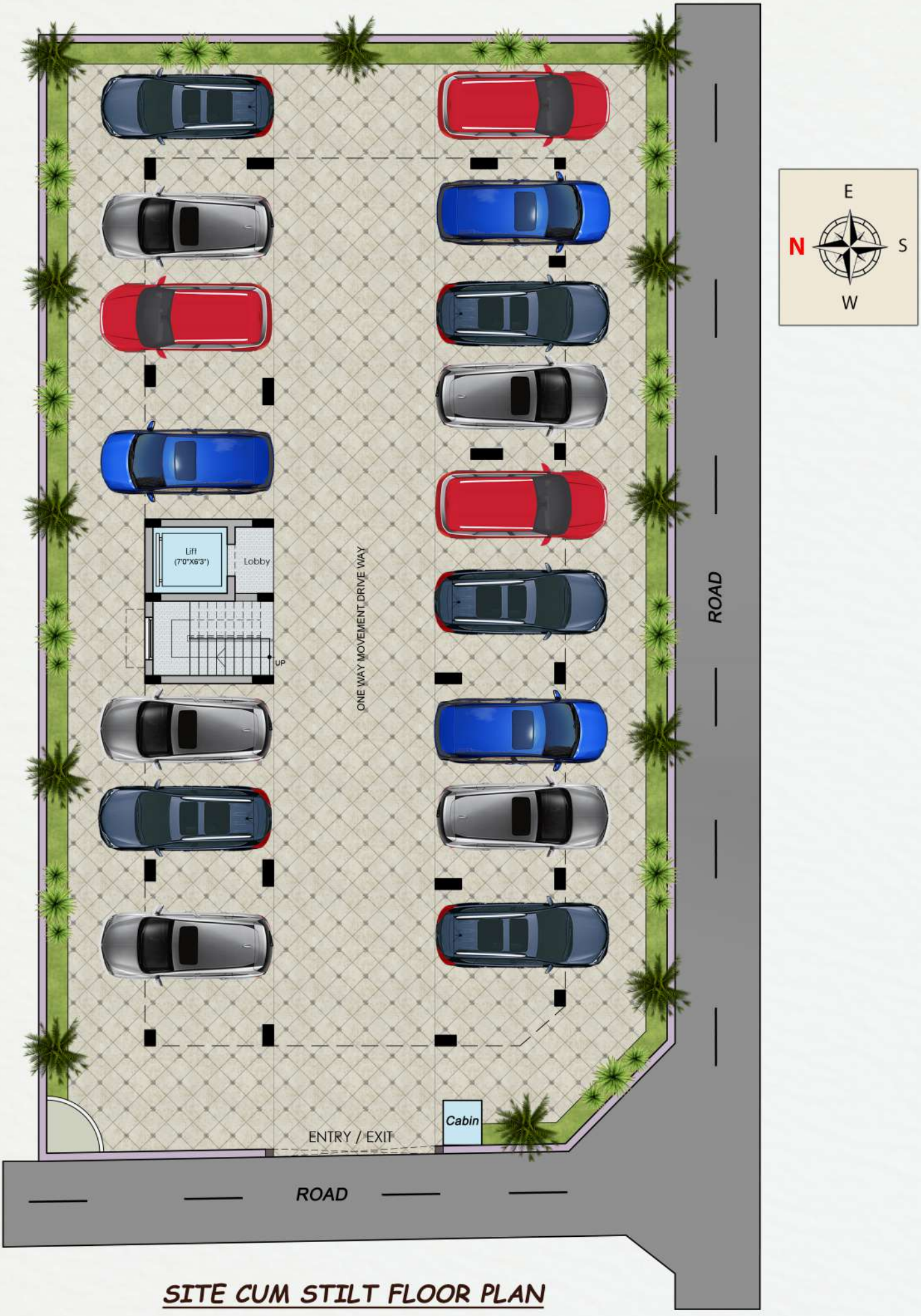


15 EXCLUSIVE LUXURY RESIDENCES · STILT + 5 FLOORS · PREMIUM RESIDENTIAL APARTMENT

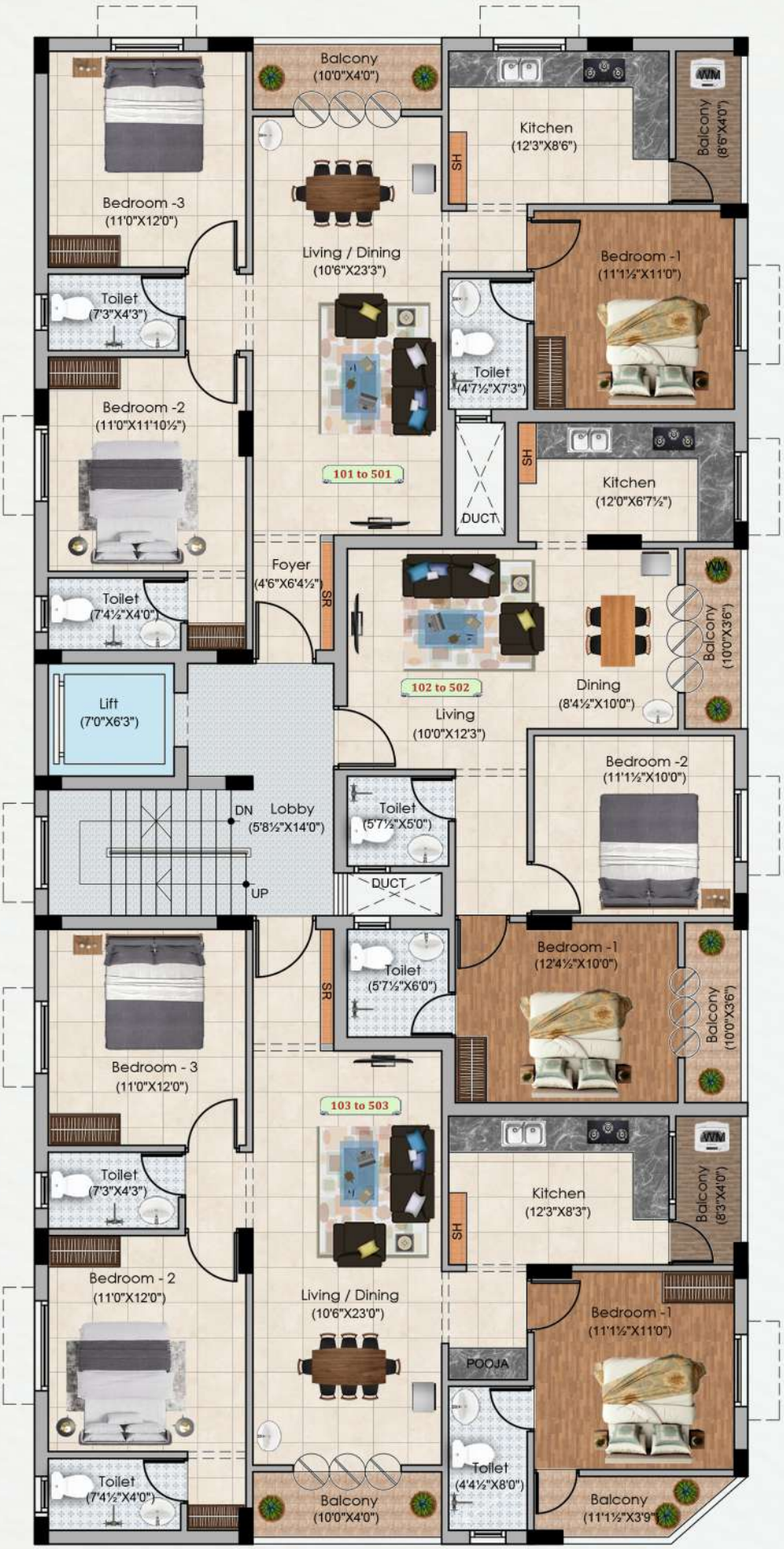
Crafted for Elevated Living.

WESTIN ENCLAVE





SITE CUM STILT FLOOR PLAN



TYPICAL FLOOR PLAN

(First to Fifth Floor)

SPECIFICATIONS

STRUCTURE:

* *RCC framed structure designed as per structural standards.*
* *Earthquake-resistant construction methodology.*
* *High-quality TMT (Fe 550) reinforcement steel.*
* *Wire-cut Red Bricks used for brickwork in C. M. 1: 5 for 9" Thick wall, and in C. M.1: 3 for 4 ½" thick wall.*
* *OPC 53 for RCC and PPC 43 grade cement for other works and ready-mix concrete will be used in foundation & roof slab concrete work*

FLOORING:

* *All rooms shall have 4'-0"x 2'-0" tiles flooring and skirting from Kajaria / Somany (Rs.80 Per sq.ft).*
* *Balcony and Service Area shall be provided with Anti-Skit Tile Flooring (Rs.60 Per sq.ft).*
* *Glazed tiles shall be provided in toilet walls concept design up-to roof height and flooring shall be provided Anti-Skid tiles. (Rs.60 Per sq.ft).*
* *Glazed tiles shall be provided on kitchen wall up-to height of 2'0" from the Kitchen platform (Rs.60 Per sq.ft).*
* *Staircase shall be finished with Granite Steps with SS hand rails.*
* *Heat Resistant Tiles for the Terrace of make Insulla/ Equivalent.*

DOORS & WINDOWS :

* *Main door shall be in First Quality Teak Wood with frame and varnished shutter Including safety grill gate. Magic Eye on Front Doors.*
* *All door frames shall be made out of African Teak Wood.*
* *All internal doors shall be provided Water Proof –Moulded Flush doors.*
* *All Hardware will be Stainless steel.*
* *Windows shall be provided with UPVC with plain glass / Glazed Shutters.*
* *In toilets Fixed Lowered Ventilators shall be provided. Provision for Exhaust fan along with wiring will be provided in all bathrooms.*

KITCHEN:

* *Kitchen platform shall be polished in Black Galaxy Granite Slab with Stainless Steel Sink (Niralli/Equivalent).*
* *Provision for RO Unit.*

PAINTING:

* *Internal surface shall be finished with two coats of putty with Royal Emulsion Paint - Asian or Nippon brands only.*
* *External surface will be Texture, Exterior primer and two coats of Apex grade emulsion of Asian/Equivalent.*

LOFTS:

* *Sufficient Concrete lofts shall be provided in kitchen and bedrooms. Sufficient Cup-boards shall be provided in bedroom, kitchen, dining, wherever possible.*

LIFT:

* *8 Passengers Lift shall be provided of the brand–Johnson Lift.*

SANITARY WARE & PLUMBING:

* *CPVC for concealed line, and UPVC open pipeline for fresh water and PVC pipeline for sanitary and Kitchen of make Finolex / Ashirwad / Astral / Equivalent.*
* *Wall mounted closet with concealed tank of Jaquar/Equivalent.*
* *Taps and fittings will be CP of make Jaquar/Equivalent.*
* *Hot & cold water mixer provision.*

WATER SUPPLY:

* *One Sump will be provided for Metro Water (15,000 litres).*
* *An Over Head Tank of sufficient capacity to store Bore Water - 5000 Litres and Metro Water - 3000 Litres in separate compartments shall also be provided.*
* *Automatic water level controller will be provided for metro water pump 8" dia Bore well as per the water level in the area will be provided.*

ELECTRICAL:

* *All wiring are Concealed suitable for 3-Phase supply. A/C wiring provision in Hall and Bedrooms.*
* *All wiring shall have Finolex or Orbit copper conductor and adequate routing for lighting and power loads as per ISI standard.*
* *Separate energy meter shall be given to each apartment in meter room located at ground floor. Independent DB with circuit Breakers and RCCB shall be provided.*
* *Common services shall have separate meter.*
* *15-A plug shall be provided in kitchen for Mixie, Grinder, Microwave oven, Dishwasher and Aquaguard.*
* *ORBIT / Q-Flex / Equivalent & Legrand / Equivalent Modular switches will be provided.*
* *Motor-Automatic Switches for both bores (Both Bore and Metro water) with censor-Overflow.*

PEST CONTROL:

* *Anti termite pest control treatment will be done at footing, around plinth beam, Brickwork and paving block laying stages.*

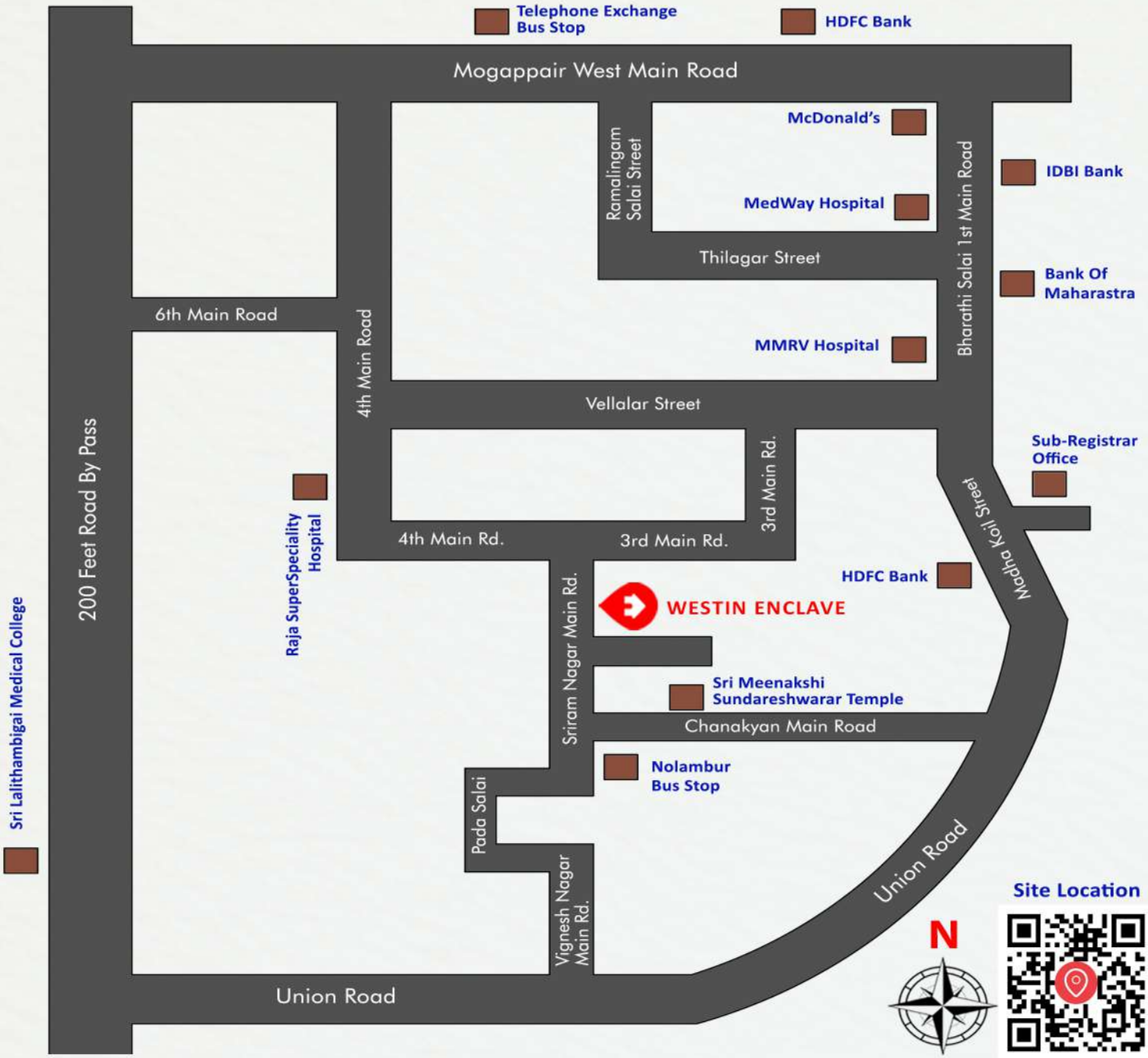
GENERATORS:

* *Generator (KIRLOSKAR) will be provided to support Lift, Common lights, Pumps and Only Light & fan points and one 56 Amps point in the bed room & 16 Amps point for Fridge in kitchen to the inside the flat.*

COMMON AMENITIES

* *CCTV Provision*
* *Piped gas with cylinder storage room SS Staircase railing*
* *Balcony hand rail with SS & toughened glass*
* *Seperate Servant Room & Toilet in GF*
* *Landscape*
* *Granite for steps and Landing in Common staircase*
* *Compound wall 5' ht with necessary gate provision at front side*
* *Name board*
* *Pressure booster pump*
* *Electrical vehicle charger in car park area*
* *Elegant Elevation features*
* *Seating arrangement at terrace and car park*

LOCATION MAP



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COST SHEET

Flat No's	Flat Area in Sq.ft	UDS	Flat cost (RS.12000 Per Sq.ft)	TNEB Charges & Connections	CMWSSB Charges & Connections	Infrastructure & Development Charges @ 250 Per Sq.ft	Power Backup Generator	Tolat Cost
101-501	1391.00	460.36	16692000.00	200000	300000	347750	150000	17689750.00
102-502	973.00	322.00	11676000.00	200000	300000	243250	150000	12569250.00
103-503	1443.00	477.64	17316000.00	200000	300000	360750	150000	18326750.00

Note : Govt. Charges born by Buyers

* Registration Charges
* GST

WESTIN ENCLAVE

Premium Residential Apartment

Developed By

ARUN HOMES

SITE ADDRESS

Plot Nos. 26, 27 & 28
Sriram Nagar Main Road
Nolambur, Mogappair West – 6000 095

OFFICE ADDRESS

No.29, Subramaniapuram 2nd Street
Kolathur, Chennai – 600 099

SALES ENQUIRIES

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