



Madipakkam



Kamalam Builders (P) Ltd
Delivering Quality & Trust





About Us

Kamalam Builders Pvt Ltd, an experienced construction company located in Chennai. We started our operations in the year 2000 and since then, we have delivered several successful projects in Chennai. We intend to be the best builder in Chennai providing high quality and comfortable housing for our customers. We focus on meeting your complete requirement, including architecture, design, construction as well as maintenance of your project. As a customer, we understand you have trusted us with your hard earned money, so we take great care in designing/constructing your property as per your taste and preferences. We provide high value for your money.

200+ Satisfied Clients | 50+ Projects
2M+ Sq.ft work Completed
25+ years of Experience





About Vintage

Classic Premium Apartment in a
Peaceful Location

Stilt +3 Floors | 8 Homes
At Madipakkam

2 BHK | 3 BHK

1117 Sq.Ft - 1820 Sq.Ft





Stilt Floor Plan



Unit No	Apartment	Saleable Area	Entrance Facing
A	3 BHK & 2 TOILETS	1383 Sq.Ft	WEST
B	2 BHK & 2 TOILETS	1119 Sq.Ft	EAST
C	2 BHK & 2 TOILETS	1117 Sq.Ft	EAST



First & Second Floor Plan



Unit No	Apartment	Saleable Area	Entrance Facing
A	3 BHK & 3 TOILETS	1820 Sq.Ft	EAST
B	3 BHK & 3 TOILETS	1799 Sq.Ft	EAST

Third Floor Plan



Terrace Floor Plan



Area Statement

Apartment No	BHK	Apartment Area in S.Ft	UDS Area in S.Ft	Entrance Facing
First Floor				
1A	3 BHK	1383	520	West
1B	2 BHK	1119	421	East
1C	2 BHK	1117	420	East
Second Floor				
2A	3 BHK	1383	520	West
2B	2 BHK	1119	421	East
2C	2 BHK	1117	420	East
Third Floor				
3A	3 BHK	1820	684	East
3B	3 BHK	1799	676	East

- 1 Car Parking for each Apartment
- Project Approved by Corporation of chennai
- Rera Not Required and fulfils all conditions placed by the state regulatory body.
- Home Loans Approved by HDFC Bank | ICICI Bank | Union Bank Of India

Specifications

Unique Amenities thoughtfully curated for you

- Uncomparable Quality ever in Madipakkam
- **Vaasthu Compliance & Most Thoughtfully designed homes**
- Secured Exquisite Entrance Lobby
- **Uninterrupted Power Supply - Common Inverter back up points**
- **Inbuilt RO purifier for drinking water**
- **Green Cover Environment Lush Landscape by Architect**
- **Drivers and Servants Restroom**
- 6 passenger Johnson / Kone Lifts
- **EV charging points provision in parking area**
- **Sky Garden with Landscaped Terrace**
- **Techno-Modern concepts – Earthquakes resistant structure, soil exploration**
- Heat Proofing- Energy saving non-conductors on Terrace
- Pest Control measures in all stages
- Rainwater harvesting
- Terrace waterproofed with a layer of pressed Kerala Tiles/ Thermatek tiles.
- Staircase with SS handrails from S-Rail

Test Analysis

- Soil Investigation is done to determine the STP Value for the proposed construction. Foundation and structure design is derived based on the soil Test Report
- Water diviners are used to determine the location of bore & Water Test Analysis is done to determine the TDS (Total Dissolvable Solids)

Foundation

- Earthquake resistant R.C.C. structure with suitable foundations based on the geotechnical investigation report
- Anti-Termite treatment is undergone from foundation stage
- Basement height from existing road level shall be 2'6" feet





Super Structure

- R.C.C. framed structure with RCC columns, beams and slabs as per structural analysis
- Walls using Wire Cut Bricks / Aerocon Blocks

Doors & Windows

- Main door – Teak wood frame & shutters with natural walnut veneered solid panel shutter
- Internal doors – Doors with laminate finish
- Toilet door – Water proof doors with Laminate finish
- UPVC windows from EITI / SAINT GOBAIN
- MS grills in all windows
- Locks SS make Yale / door set / godrej

Plumbing

- Plumbing pipes with suitable UPVC, CPVC & PVC lines. Finolex / Ashirvad

Sanitary & CP Fittings

- All toilets shall have concealed wall mounted closets - Jaquar / Kohler.
- Divertors in all toilets - Jaquar / Kohler.
- Shower, shower arm, spout, health faucet - Jaquar / Kohler.
- White wash basin and tap - Jaquar / Kohler.

Electrical

- 3 phase electricity supply with independent meters
- Fire resistant wires from Anchor/ Orbit / Legrand
- Split A/C points for Living, Dining & all bedrooms
- Modular switches and sockets of Anchor / Legrand
- Earth leakage circuit breaker to prevent from shock
- TV, points in all bedrooms
- 2-way switches for all bedrooms
- Provision for exhaust fan in all bathrooms

Kitchen

- 20mm Black Granite countertop with SS sink – Frankie
- CP fittings JAQUAR / KOHLER.
- Provision for exhaust fan, Refrigerator & Adequate power point for Appliances
- 2ft x 1ft Digital tiles on the wall 2' above the countertop

Painting & Finishing

- Internal walls and ceiling shall be with 2 coats of BIRLA wall care putty. One coat of primer, two coats of premium emulsion - Asian / Dulux
- M.S. Grills shall be painted with one coat of zinc chromate primer to prevent rust and finished with two coats of synthetic enamel paint from - Asian / Dulux
- External walls shall be of one coat of exterior primer & two coats of weather shield Apex Asian / Dulux



Flooring & Wall Tiles

- 4ft x 2ft vitrified tiles with 4” skirting Living, Dining & Bedroom Somany / RAK / Kajaria
- Bathrooms shall have First quality wall tiles of 2ft * 1ft Somany / RAK / Kajaria
- Non-slippery tiles for Bathroom Flooring with spacer and epoxy grout

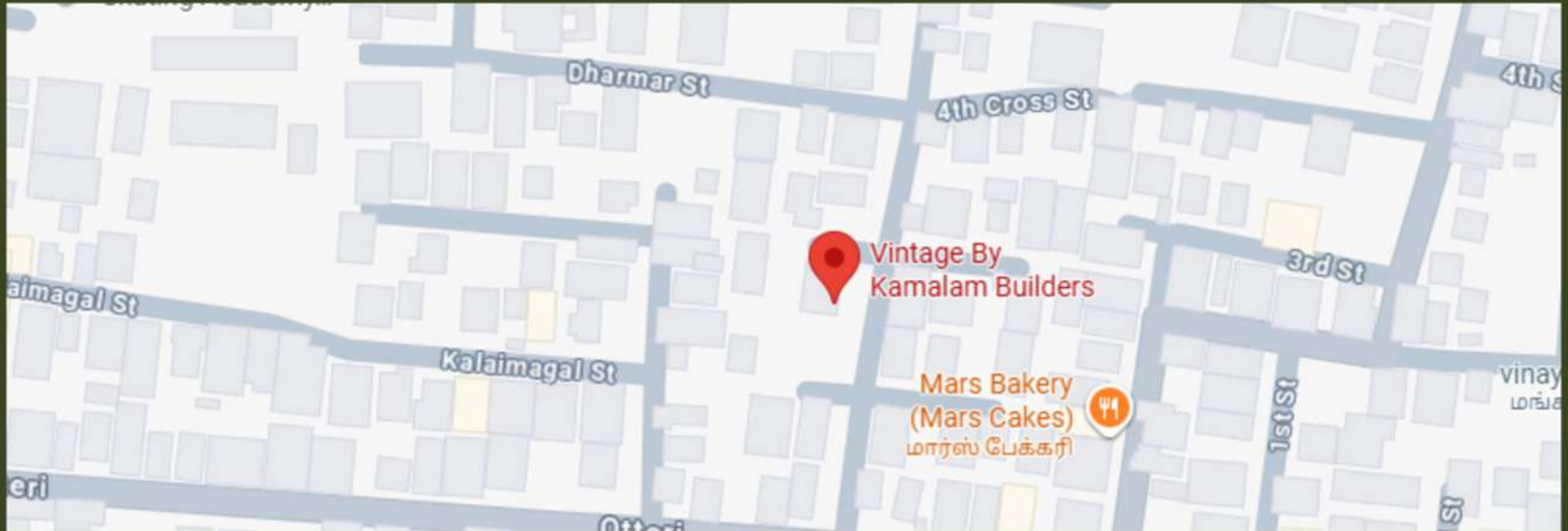
Note :

Immense care has been taken in providing the information, the above specification / equivalent are subject to change as may be required by developer or architect for a betterment. The change of specifications would be equivalent or of a higher standards.

Payment Schedule

- | | |
|---|-----|
| • Initial Payment | 10% |
| • On Agreement within 15days from initial payment | 10% |
| • On completion of Foundation | 20% |
| • On completion of Ground Floor Roof Slab | 15% |
| • On completion of First Floor Roof Slab | 15% |
| • On completion of Second Floor Roof Slab | 10% |
| • On completion of Third Floor Roof Slab | 10% |
| • On Completion of Brickwork in the Respective Flat | 5% |
| • On Handing over | 5% |

Project Location



Visit Location

3rd STREET , MURUGAPPA NAGAR
MAIN ROAD,MADIPAKKAM,
CHENNAI - 600091



Scan QR Code to visit
Vintage

Key Locations (As per Google Maps):

- Kumaran Theatre -4 mins
- Sri Sudha mahal -5 mins
- Phoenix Market city -14 mins
- Sri Bhaktha Anjanayar temple -5 mins
- Airport -18 mins
- Puzhuthivakkam Lake -5 mins
- Vels University -15 mins



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