

Karapakkam



DN
DEVINARAYAN

Windmere

Karapakkam





ECO FRIENDLY LIVING SPACES

Set amidst the serene backwaters in Karappakam and close to the IT majors on the OMR, this project combines eco friendly solutions with value enrichment in residential spaces. Windmere, comprising premium 2 BHK and 3 BHK apartments, is equipped with facilities like auto door elevators for each block, secure access control, 24 hour security and 24/7 power back-up. The environment friendly features include rain water harvesting etc.,.

PROJECT DETAILS

PHASE - I
2 BLOCKS,
10 APARTMENTS

PLOT 1 SIZE RANGE
1270 - 1965 sq.ft.

PLOT 2 SIZE RANGE
1281-1292 sq.ft.

2 BHK
& 3 BHK

NO. OF FLOORS
STILT + 2 FLOORS

FACILITIES & AMENITIES



Covered Car park
for Each Apartment



24/7
Power Backup



Video Door
Phone Control
Access



Beautifully
Landscaped
Nucleus Gardens

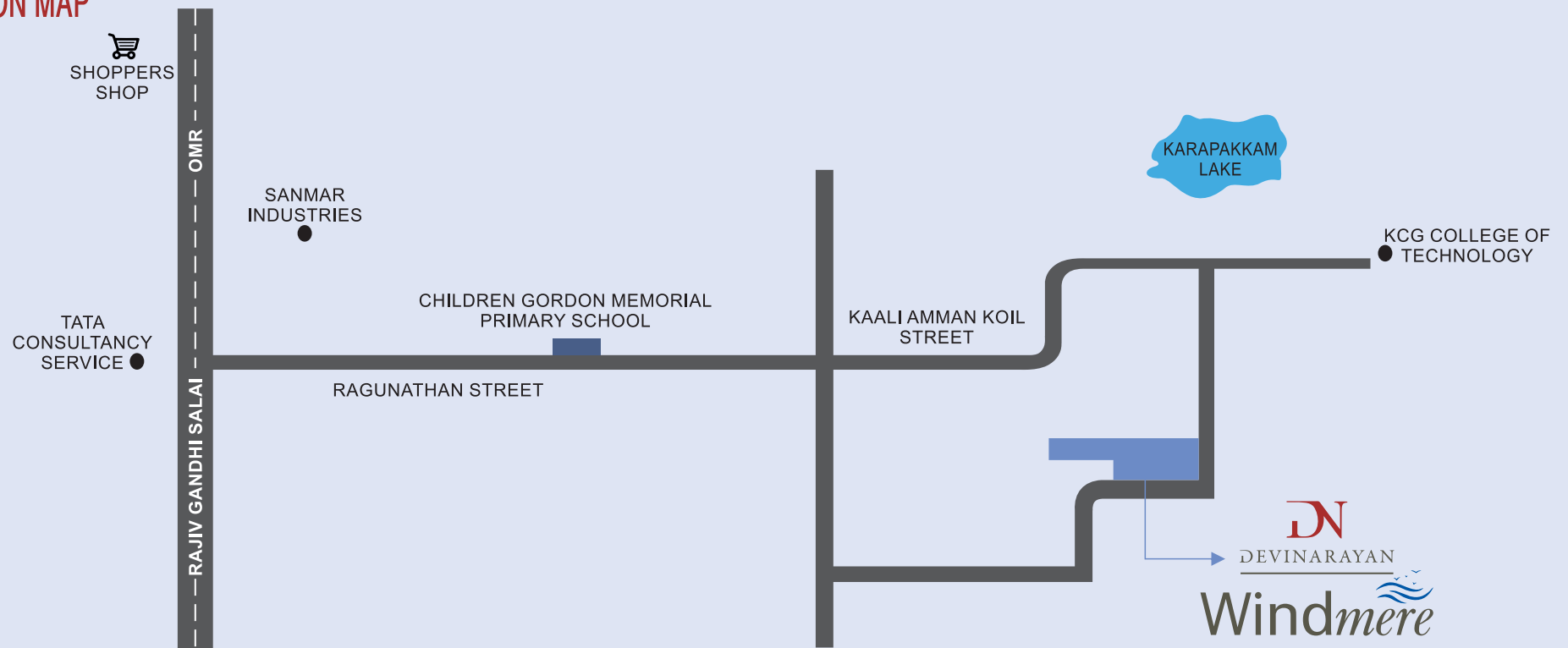


Rainwater
Harvesting



Auto Door
Elevator for
Each Block

LOCATION MAP



Location: Thendral Nagar, First Street, Karapakkam, Chennai

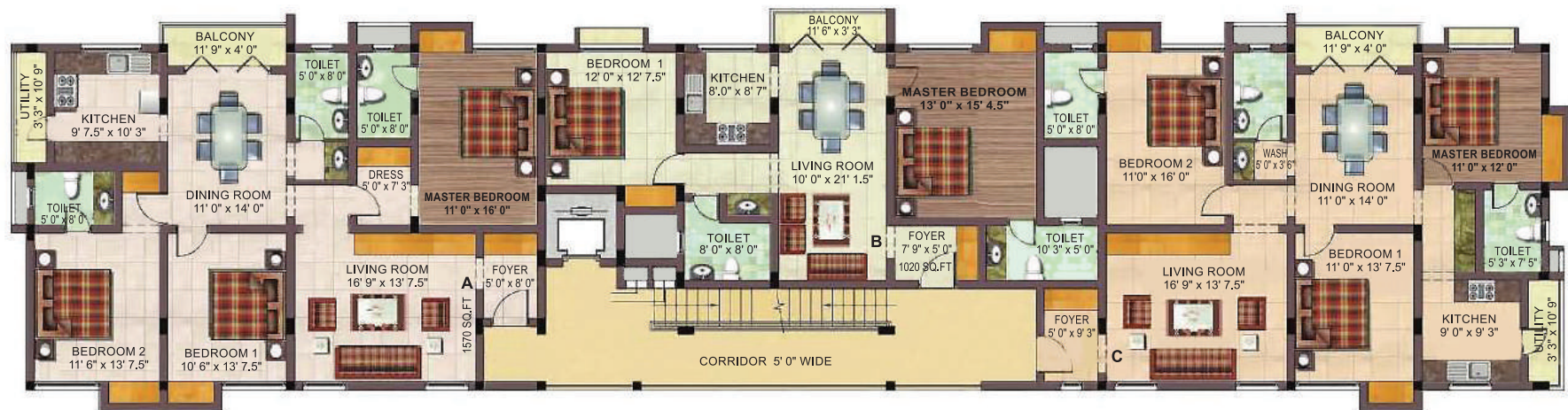


PROJECT ADDRESS

Thendral Nagar,
First Street, Karappakkam,
Chennai

Plot 1
Site Cum Stilt
Floor Plan

ORIENTATION



PROJECT ADDRESS

Thendral Nagar,
First Street, Karappakkam,
Chennai

Plot 1
Typical
Floor Plan

ORIENTATION



Devinarayan Housing & Property Developments Pvt. Ltd.

Devinarayan's MGN Splendour, 3rd Floor
21/1, Co-Operative Colony, (off) Chamiers Road, Teynampet, Chennai-18
Tel - 044 24351798 / 24341578
E: Marketing@devinarayan.com, W : www.devinarayan.com



Carpet Area	1344 sq.ft.
Plinth Area	1572 sq.ft.
Common Area	393 sq.ft.
Saleable Area	1965 sq.ft.

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Plot 1
1-A, 2-A
Floor Plan

ORIENTATION



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Carpet Area	877 sq.ft.
Plinth Area	1016 sq.ft.
Common Area	254 sq.ft.
Saleable Area	1270 sq.ft.

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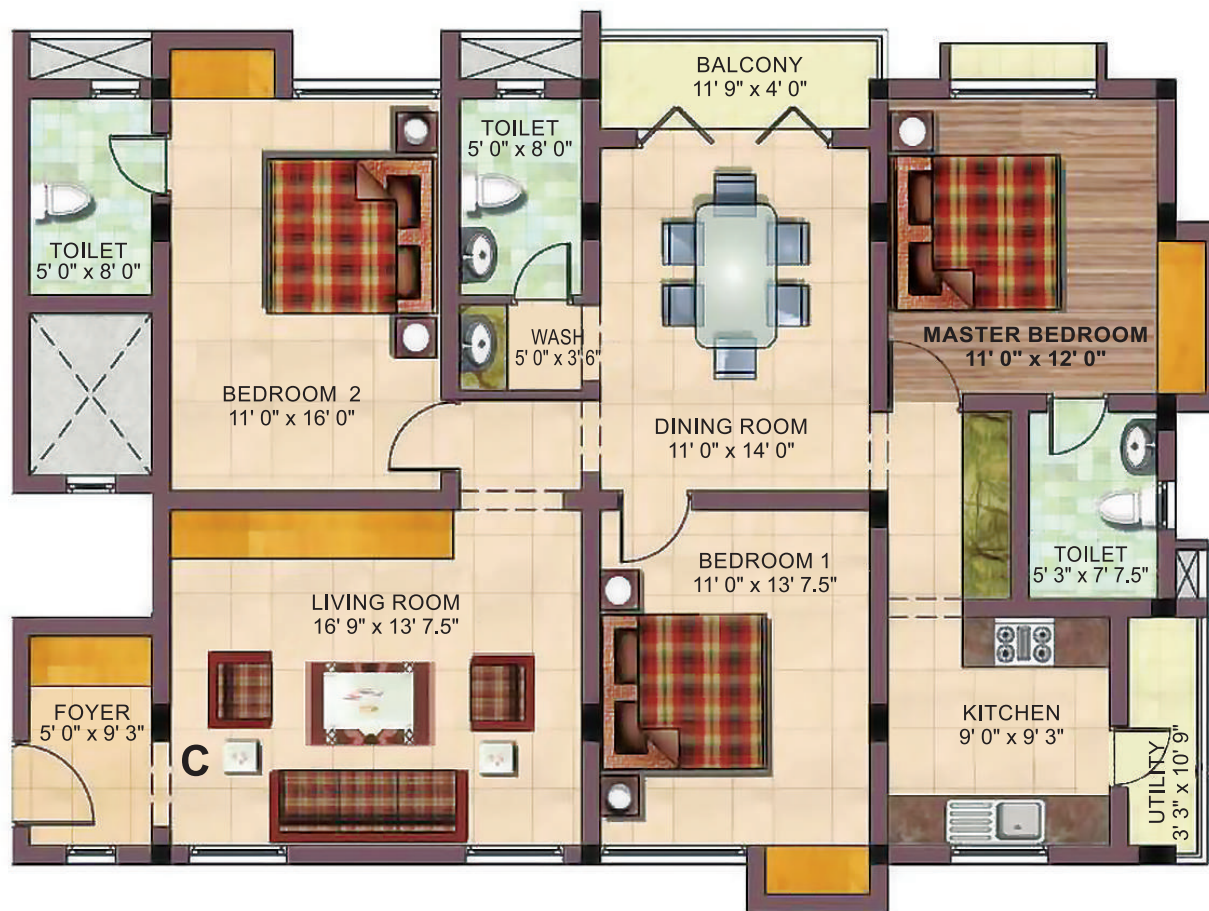
Plot 1
1-B, 2-B
Floor Plan

ORIENTATION



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Carpet Area	1294 sq.ft.
Plinth Area	1516 sq.ft.
Common Area	379 sq.ft.
Saleable Area	1894 sq.ft.

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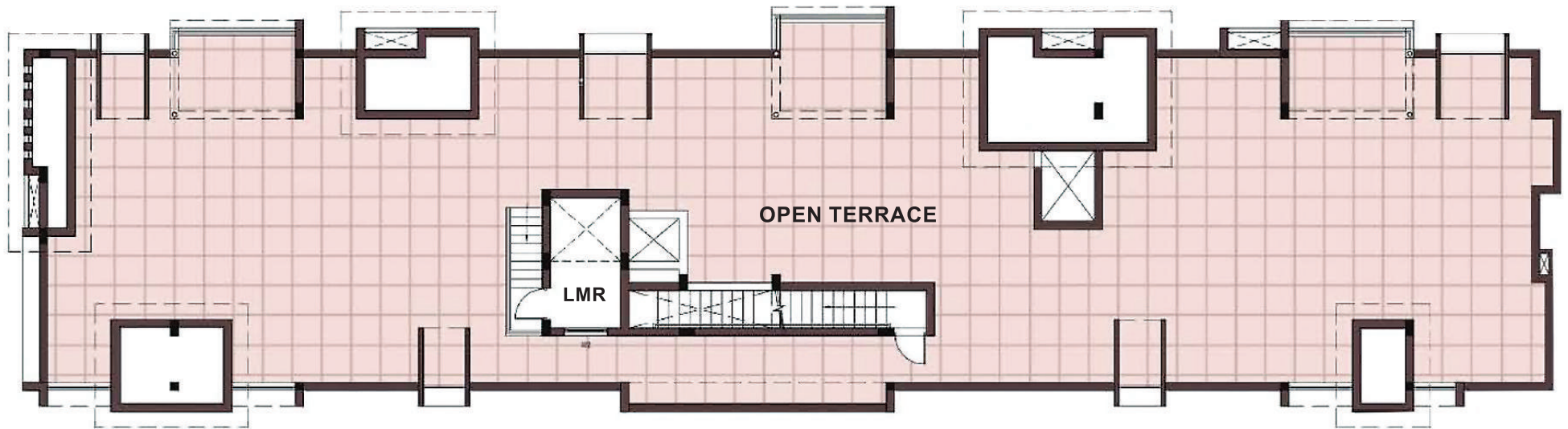
Plot 1
1-C, 2-C
Floor Plan

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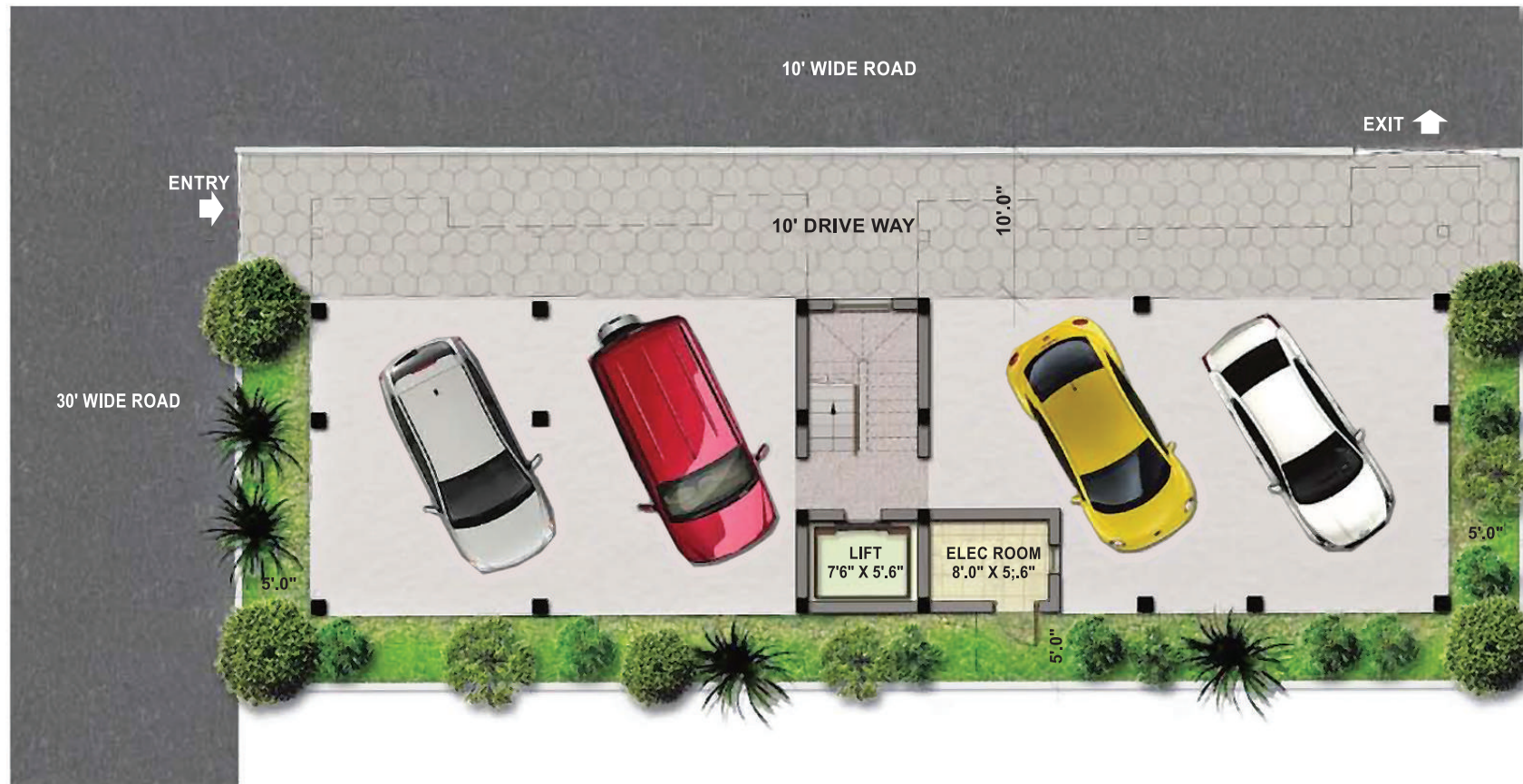
Terrace
Floor Plan

ORIENTATION



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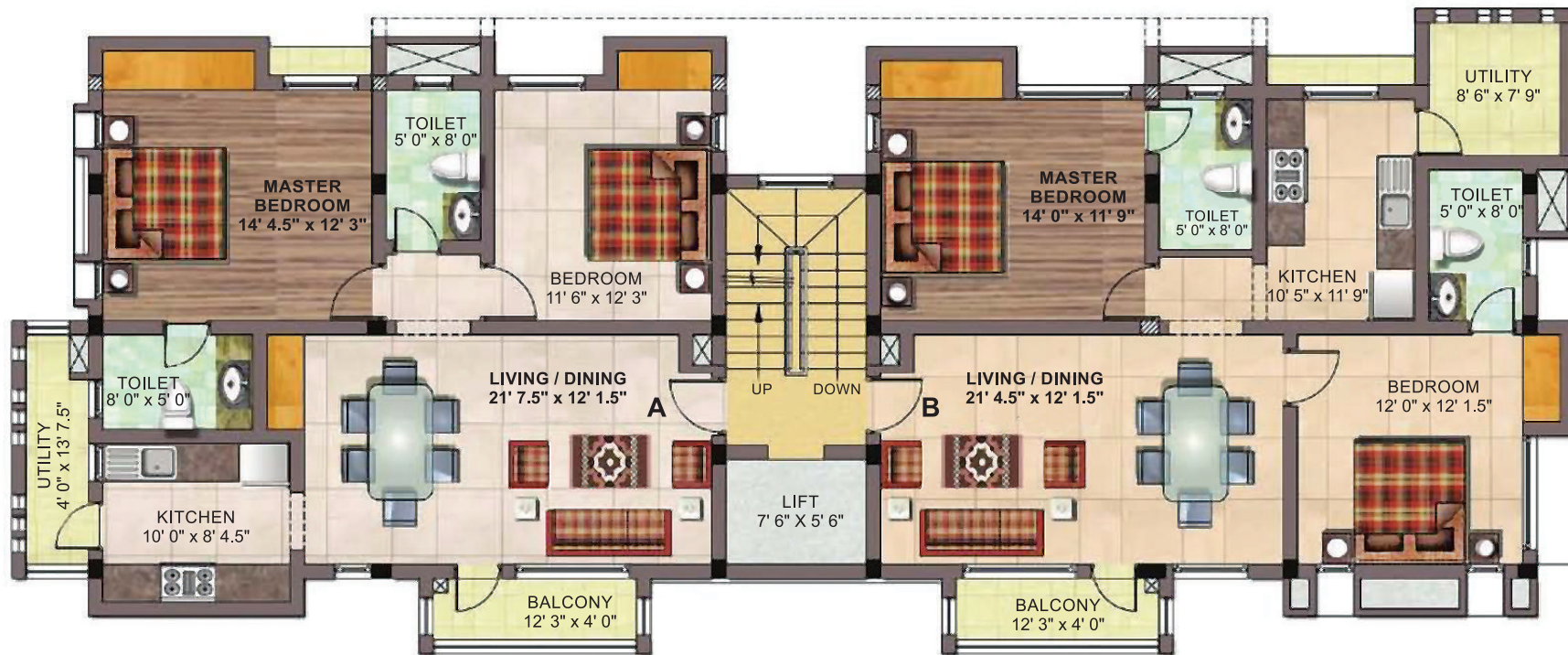
Plot 2
Site Cum Still
Floor Plan

ORIENTATION



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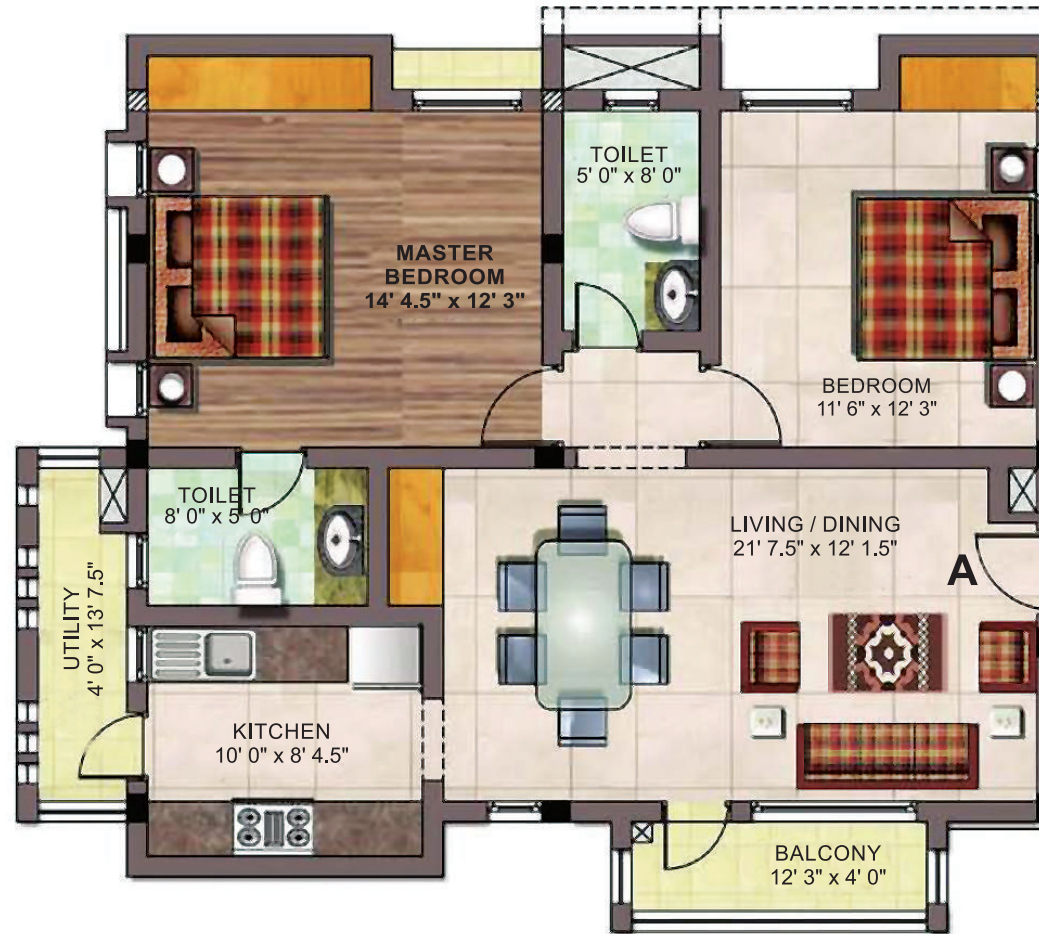
Plot 2
 Typical
 Floor Plan

ORIENTATION



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Carpet Area	884 sq.ft.
Plinth Area	1057 sq.ft.
Common Area	224 sq.ft.
Saleable Area	1281 sq.ft.

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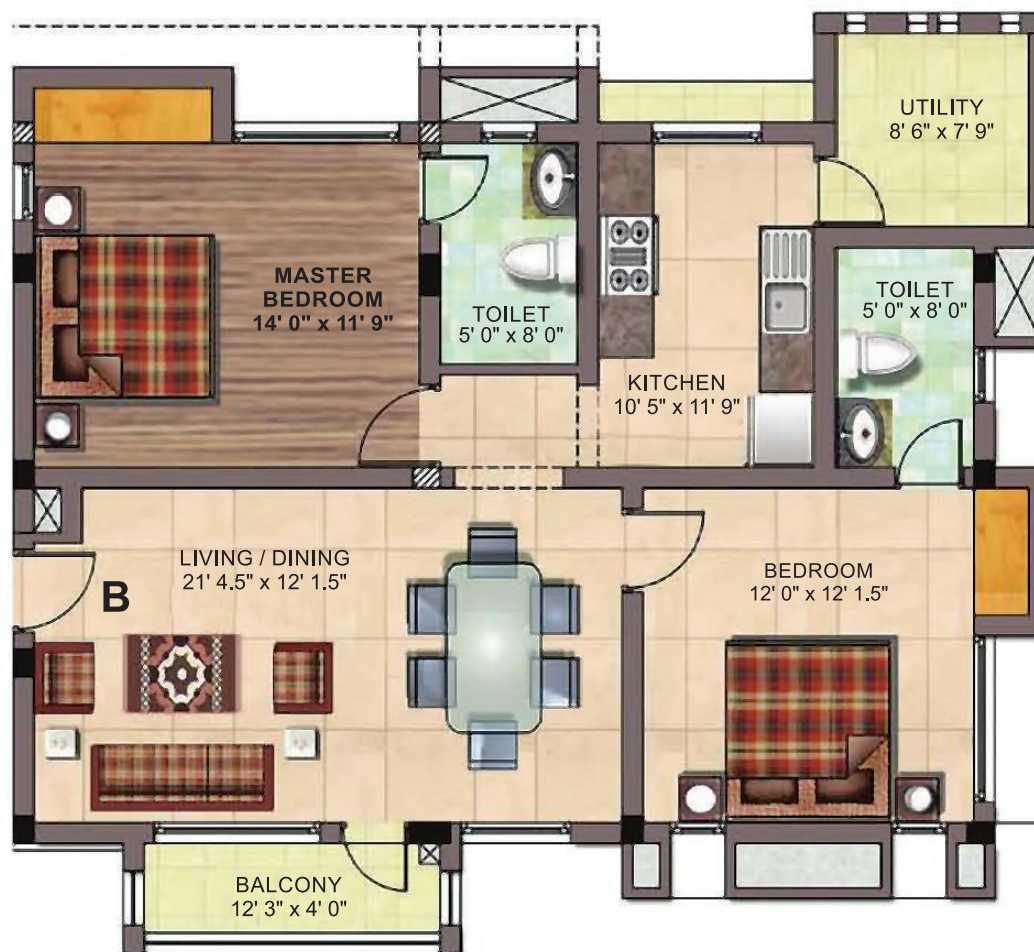
Plot 2
1-A, 2-A
Floor Plan

ORIENTATION



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Carpet Area	880 sq.ft.
Plinth Area	1066 sq.ft.
Common Area	226 sq.ft.
Saleable Area	1292 sq.ft.

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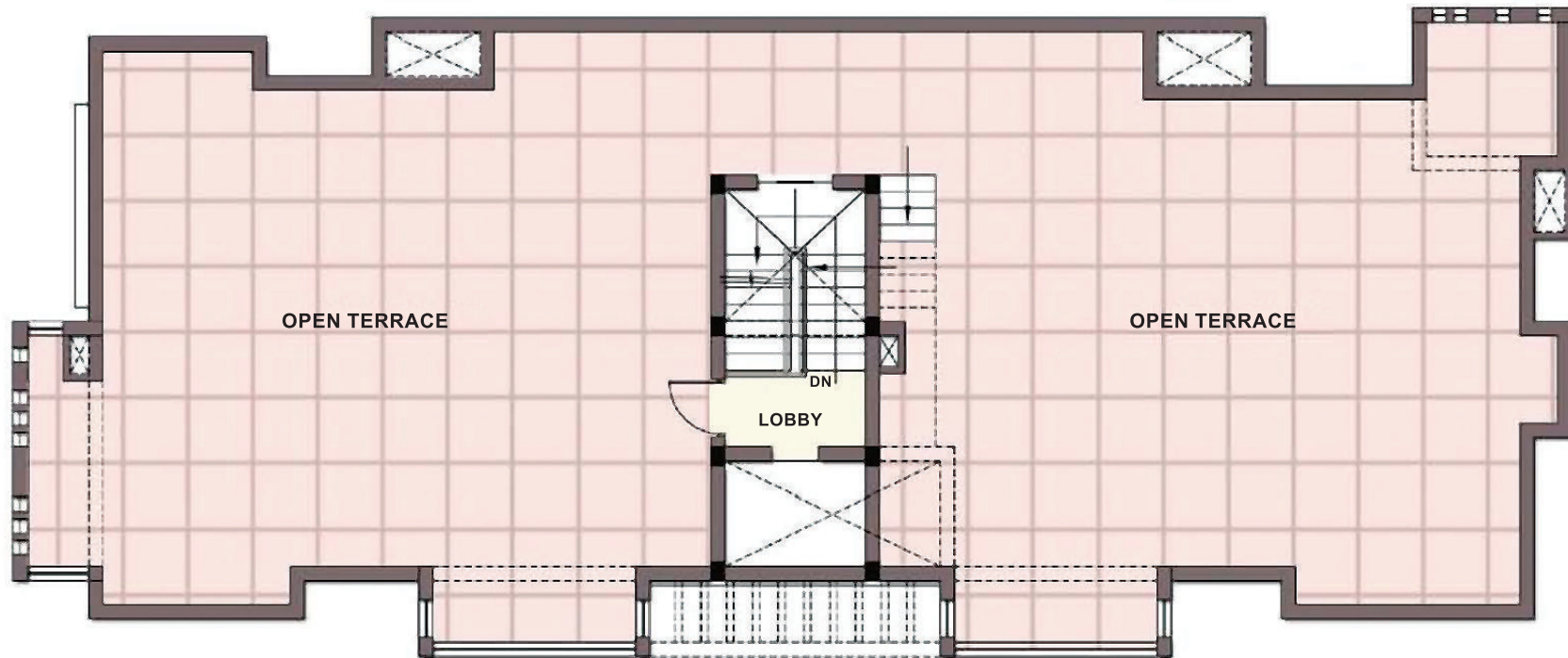
Plot 2
 1-B, 2-B
 Floor Plan

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Terrace
Floor Plan

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SPECIFICATION

Structure

- Isolated RCC Footings complying with seismic zone 3.
- RCC frame structure with brickwork / block partitions. The height of each floor shall be 10' to top slab.(3.05 mts)

Flooring & Tilling

- **Car park Area:** Grano Flooring with grooves.
- Foyer, Living/dining, common area, Bedrooms, Kitchen & Utility- Verified Tile flooring.
- **All Toilets:** Design tile concept with anti-skid ceramic tiles.
- **Balconies:** Rustic anti-skid tiles with MS railings.
- **Service Area:** 3 '0" ht dado tiles on all sides.
- **Kitchen counter top:** Black granite counter with dado above counter upto 2'0" ht.

Sanitary & Plumbing

- **Sanitary fittings:** EWC wall-hung of Roca / Jaquar Hindware or equivalent brand.
- **Concealed Cistern:** Dual Flush wall mounted concealed cistern of Jaquar or equivalent make.
- **Faucets:** All Faucets shall be single lever brass CP, Jaquar or equivalent make.
- **Plumbing:** All water supply lines shall be CPVC pipes. Drainage lines and storm water drain pipes shall be in PVC.
- Wall mounted Faucet would be provided and 1 no SS sink with drain board of Nirali or equivalent would be provided.

Doors & Windows

- **Window Shutters:** UPVC / Aluminium openable / Sliding windows with plain glass.
- **Main door:** Teak wood Frame and shutter with Handle set single cylinder lockset of Yale or equivalent and brass hardware.
- **Internal doors:** Country wood frame with flush door shutters with cylindrical locks of Dorset / Yale / Godrej or equivalent make and aluminium hardware.

Electrical

- Concealed copper wiring of Power flex or equivalent make with modular plate switches, centralized cabling system for centralized DTH and Telephones.
- Wiring shall be done for lighting, 6Amps, 16 Amps and AC points in the apartments.
- **Switches:** All switches shall be Anchor /MK or equivalent make & sockets with isolators.
- MCB's & ELCB mounted on individual distribution boxes for each apartment
- **Generator:** Power backup will be provided for all common services and all points inside apartment except 15 amps and AC
- Common area and external light fittings would be provided.

Wall Ceiling and Joinery Treatment

- OBD paint for ceiling.
- Internal walls & ceiling will be plastered smooth - Putty finish and plastic emulsion over primer.
- External walls and stilt floor columns and walls - Weather coat emulsion over primer / Texture finish.
- **Joinery:** All Internal doors enamel paint over primer.
- **Main door:** Melamine finish on both sides.
- **Internal Grills & Balcony Railing:** Enamel paint over 1 coat zinc chromate primer.

Elevator/s

- **Automatic Elevators:** 6 passenger capacity 1 no for each block.

Automation

- Water level Controller - treated water sump to OHT.

Landscaping

- Adequate nucleus landscape shall be provided.
- Interlock Pavers to be laid in driveways



Devinarayan Housing & Property Developments Pvt. Lt

Registered Office

Devinarayan Group,

No.2, Link Street, Kottur gardens, Chennai - 600 085. **E.mail:** enquiry@devinarayan.com

Corporate Office

Devinarayan's MGN Splendour,

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Email: marketing@devinarayan.com / crm@devinarayan.com

www.devinarayan.com



Disclaimer: The features and amenities shown are illustrative in nature and not a legal offering and is subject to modification at the sole discretion of the Developer. Linear measurement and area shown may be reckoned in metric system by conversion as follows: 1 meter = 3.2808 Feet, 1 sq.ft. In compliance with weights and measurements act.