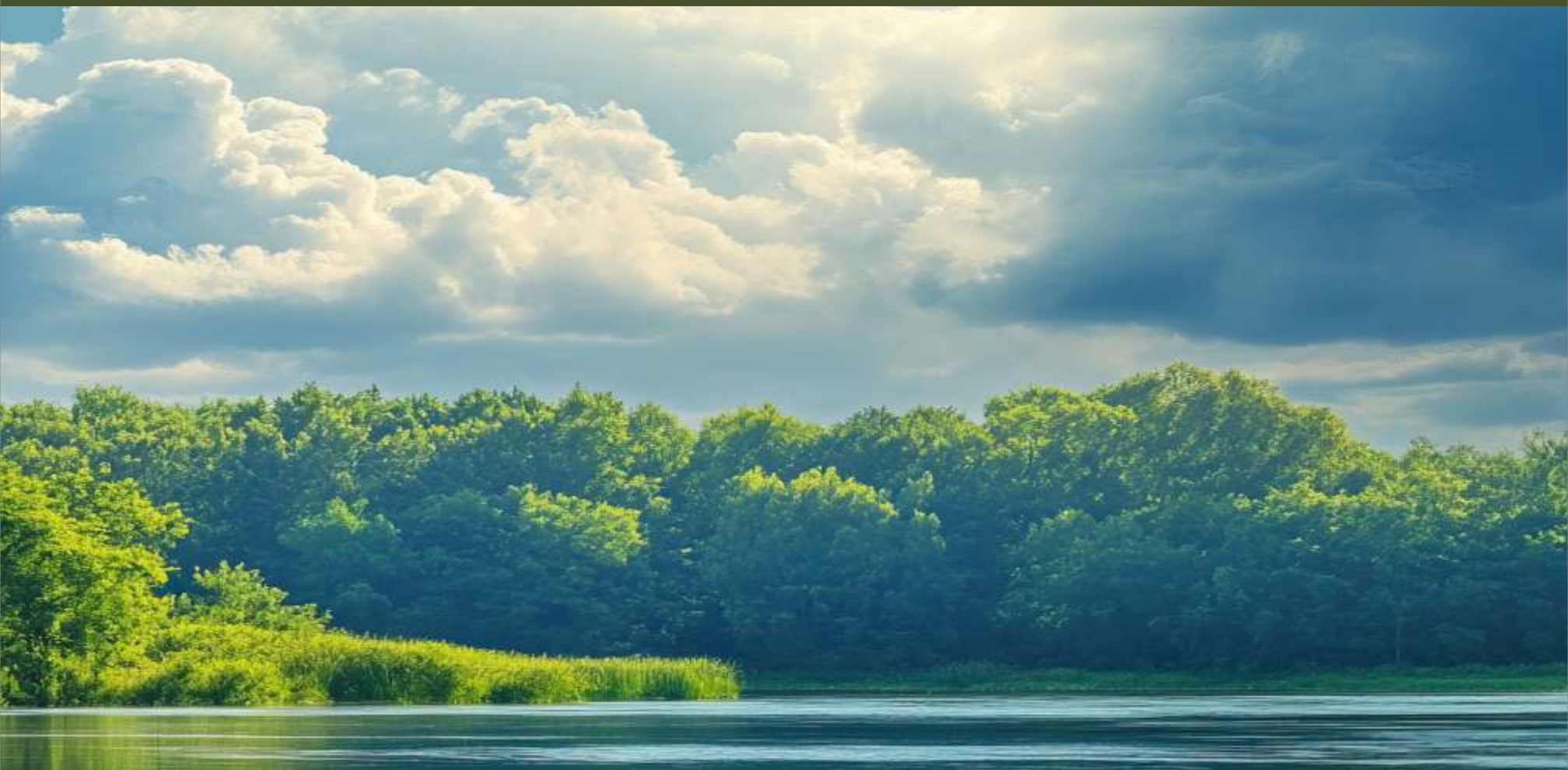


LIVE THE
STILLNESS.

LOVE THE
CONVENIENCE.



A HOME THAT
SPEAKS YOUR
LANGUAGE
SPACE,
STILLNESS,
& YOU.



WHO WE ARE

At Bora Housing, we believe a home is more than just bricks and mortar, it is the foundation of comfort, identity, and long-term value. With a deep-rooted commitment to thoughtful planning, functional design and quality execution, we create living spaces that are smart, sustainable and soulful.

Our projects are defined by:

Intelligent use of space - Zero dead zones, purposeful areas.

Independent ownership - Land and home belong to you.

Superior construction standards - No compromises, only trust.

Boutique communities - Fewer units, more privacy, better living.

With each development, we seek to raise the bar not just in what we build, but in how we make people feel at home.



SHAPING DREAMS

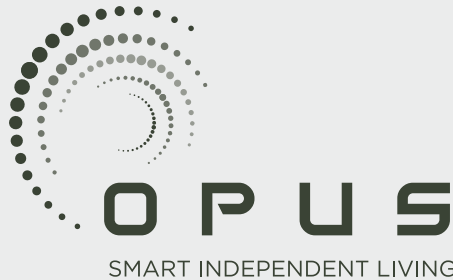
7.9 Million sq.ft of plotted development delivered | 9+ projects completed
2.5 Lakh sq.ft. construction completed | 1000+ happy customers



BEGIN LIFE ON
YOUR TERMS
BY THE LAKE
IN PRIVACY.



SERENITY, SERVED WITH A VIEW



BORA OPUS is more than a home, it's a return to what truly matters. Set just minutes from the shoreline and nestled by the serene Padur Lake, this boutique enclave of smart villas is designed for those who value independence, harmony and elegance. It's where morning light filters into spacious rooms, cool lake breezes dance through thoughtfully ventilated homes and the deck and terrace offer uninterrupted views of the tranquil waters, a daily reminder of peace, beauty and balance.



DTCP APPROVED

Nine Homes - 6 Premium Villas & 3 Elegant Row Houses

Luxury Villas & Row houses - Smart Private Zero-waste Design.

Located at - Jasraj Nagar, Pudupakkam - Off OMR, Behind Siruseri, Chennai - 600 130

FEATURES



G+1 Structure
no common area



100% Vastu
compliant



Potable
water



0%
Zero
dead space



Covered
car parks



EV charging
point



Ample cross
ventilation



Lake view from
deck & terrace



Landscaped
greens



Pet friendly
homes

SMART INDEPENDENT LIVING



Independent
land ownership



Compound
wall with gate



Bio-septic
waste system



3 Phase connection
and power backup

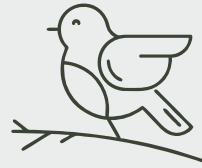


CCTV
camera



Bore-well, sump
& overhead tank

TOP REASONS TO CHOOSE BORA OPUS



- **Abundant Potable Ground water** – A rare and vital resource, readily available on site.
- **Surrounded by Reputed Educational Institutions** – Velammal, Gateway International, Chettinad, KFI, Kids Central, PSBB, Vijay Vidhyashram, Hindustan International school, Shraddha Academy.
- **Proximity to Top-Tier Healthcare** – Just minutes from Chettinad Health City and Supreme hospital.
- **5 Minutes from Siruseri SIPCOT IT Park** – A major tech corridor housing global enterprises.
- **Close to Leading Companies** – TCS, Hexaware, Atos, Cognizant, Steria, Sify, Adani Data Center and more.
- **Premium Specifications and Intelligent Design** – Zero dead space, vastu-compliant, pet-friendly, and EV charging point.
- **Upcoming Metro Station Nearby** – Enhancing future connectivity and capital value.
- **Access to Over 2.5 Lakh Working Professionals** – Ensuring high rental yield and solid investment return.
- **Excellent Connectivity** – Seamlessly connected to OMR, ECR & Vandalur-Kelambakkam Road.
- **Naturally Elevated Land** – Safe from water logging and flooding.

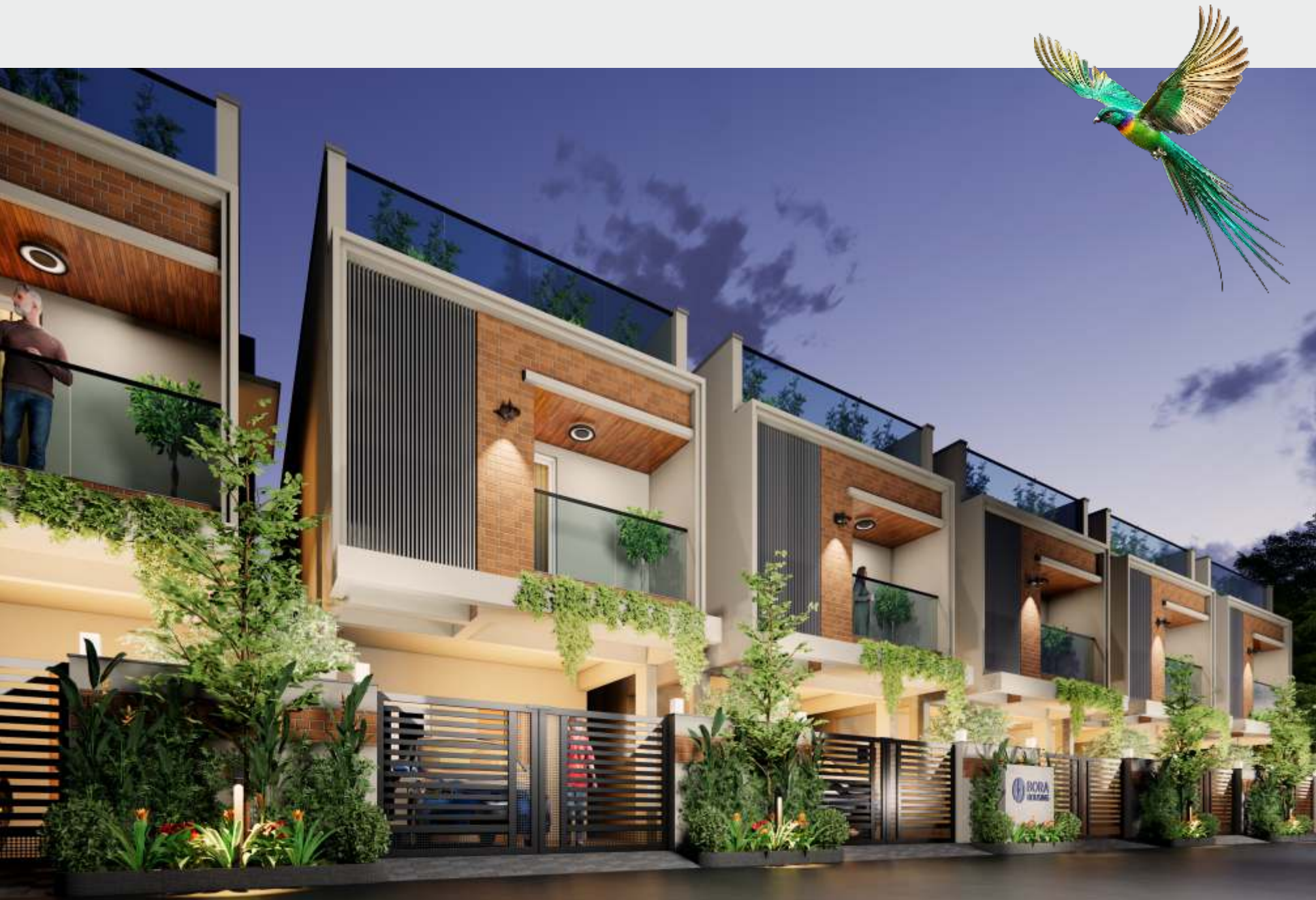


FROM YOUR
PRIVATE DECK
THE SILENT
LAKE WHISPERS.



From the elegant deck with lake views, to the ample cross ventilation that fills your space with sunlight and breeze this is a home that listens, responds & embraces.

**Every east facing 3BHK VILLA is 100% Vastu compliant with large bed rooms,
2 family living and 2 covered car parking.**



VILLA FLOOR PLAN

LAND SIZE
1200 SQFT

VILLA SIZE
2075 SQFT

GROUND
FLOOR PLAN



3BHK + 2 FAMILY LIVING

FIRST
FLOOR PLAN



OPEN TERRACE



OPEN TERRACE



OPUS

SMART INDEPENDENT LIVING

OWN THE HOME.
OWN THE LAND.
OWN YOUR RHYTHM.

At OPUS, you don't share
walls, spaces or
compromises. Your home
is truly yours from the
compound wall to the land
below it.

This is independence in its
purest form self-sufficient,
future-ready and secure.

TERRACE

FLOOR PLAN



A LIVING
EXPERIENCE
YOU CAN FEEL IN
THE SILENCE.



BORA OPUS is a limited-edition collection of just 9 homes, thoughtfully designed with 100% carpet area no corridors, no wasted corners just pure, livable space.

EVERY ROW-HOUSE is designed to feel like it was made just for you.



ROW HOUSE
GROUND FLOOR PLANS



SIZES	HOUSE AREA	LAND AREA
132 A	1493 Sq.Ft	827 Sq.Ft
132 B	1586 Sq.Ft	746 Sq.Ft
132 C	1493 Sq.Ft	827 Sq.Ft

ROW HOUSE
FIRST FLOOR PLANS



PREMIUM SPECIFICATIONS

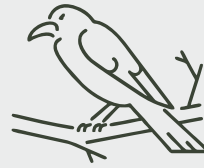
FOUNDATION:	R.C.C Column Framed structures with isolated footings and tie beams. (Steel - Fe550 TMT bars and cement would be Portland cement).
SUPERSTRUCTURE:	R.C.C framed structure with beams and slabs.
WALLS:	All peripheral walls of the building are 8” thick brick walls and partition walls are 4” thickness using aerocon blocks.
PLASTERING:	All internal plastering are smooth sponge finish and External Plastering shall be rough finish.
FLOORING:	Living room, Dining, Bedrooms and lounge area will have Vitrified flooring of 4’ x 2’ size with matching skirting of 4” ht.
TOILETS:	Toilet will have ceramic tiles flooring of 12” x 12” size tiles or 2’ x 2’ and ceramic dadoing with 12” x12” tiles up to 7 feet height. Tiles sizes subject to architect design specification.
MAIN DOOR:	Main Door with teak wood frame section and Solid wood door, finished with varnish.
DOORS:	All doors will be ABS hard core doors with sunmica and ABS door frames
WINDOWS:	All the window frames and Shutters will be of UPVC and all the windows will have M.S.Grills as per Architect design.
KITCHEN:	Black granite counter with stainless steel sink with drain board. Printed tiles dado of 12” x 12”size above the kitchen counter up to a height of 2’0” will be provided.
ELECTRICAL:	a. Three phase connection will be provided for each house. Main board will be fixed with Mini Circuit Breakers (MCBs) and with the main switch connected to consumption meter as per TNEB regulations. All wires would be of Finolex, Havells, Orbit or other ISI brands. b. Copper wires will be concealed in PVC conduits connected to quality brand Modular switches and socket (MDS Legrand / MK Brand or its equivalent). c. Living Room / Dining will be provided with two wall light points, one fan points, three 5 Amp sockets, 1 AC Point and provision for telephone and Cable TV. d. All Bed Rooms will be provided with one 5 Amp plug socket, one fan point, one tube light point, one wall light point and 2 plug points near the bed and one Air Conditioner point.





	e. Kitchen will be provided with two 5 amp sockets, one tube light Point, one exhaust fan point, one 15 amp socket point. f. Wash area will be provided with one light point and one 15 amp point for washing machine. g. All toilets cum bathrooms will be provided with one light point, one mirror light point, one 15 amp socket for geyser and one 5 amp point. h. Balcony will be provided with one light point. i. Telephone points with cable will be provided in the living and Master bedroom. j. One 15 amps point in terrace, 1 light point in terrace. k. One 15 amps point in car park and 1 light point in car park area.
PLUMBING:	All the plumbing lines will be of medium gauge CPVC Pipe (internally) & P.V.C pipes (externally).
SANITARY FITTINGS:	All the sanitary fittings such as EWC, Wash basin, will be white color Porcelain Roca/ Kerovit/ Parry ware. All soil lines will be of PVC and centre lines of CPVC.
TOILET FIXTURES:	All the taps and other fittings will be chromium plated. Roca / Parry ware/ Kerovit make or equivalent.
PAINTING:	Plastic Emulsion Paints for Interior and emulsion paints for exterior.
WATER SUPPLY:	Independent bore well and 1 HP motor pump. RCC sump of 1000 litres capacity. 1000 litres Sintex overhead water tank.
SEPTIC TANK:	FRP - Bio Septic Tank to be provided of suitable capacity.
COMPOUND WALL:	Compound wall of 5 feet height compound wall on all sides of the plot except car park which would be provided with gate of 4/5 feet height gate made of tubular column framed steel structure, subject to architect specification
POWER BACKUP:	Inverter Backup.
STAIR CASE:	Black Granite Flooring with SS railing for staircase.
BALCONY:	SS railing with toughened glass as per architect specification.
TERRACE:	SS railing with toughened glass as per architect specification.
LANDSCAPING:	Landscaping as per architect design.

LOCATION ADVANTAGE



- **Surrounded by top schools like** - Hiranandani Upscale School, Gateway International, Velammal Vidyashram, PSBB, Chettinad, KFI, Kids Central, Vijay Vidhyashram, Hindustan International school.
- **Close to reputed colleges like** - Shiv Nadar university, VIT Chennai, Chettinad medical college, Hindustan university, Tagore medical college, Sathyabama University, Vidyapeetham and more.
- **Surrounded by major hospitals** - Chettinad Health City, Global hospitals.
- **3.5 km from Siruseri SIPCOT IT Park** - Home to TCS, CTS and Capgemini.
- **15 mins to ECR & Kovalam Beach** - perfect weekend retreats.
- **10 mins from Kelambakkam** - Vandalur Road - with fast access to OMR & GST RD.
- **Entertainment zones** - 10 mins drive to Marina mall and Vivira mall. Surrounded by over 20,000+ Homes making it a HOT location for residential habitation.



OPUS

SMART INDEPENDENT LIVING



CONNECTED TO
EVERYTHING.
SURROUNDED
BY CALM.

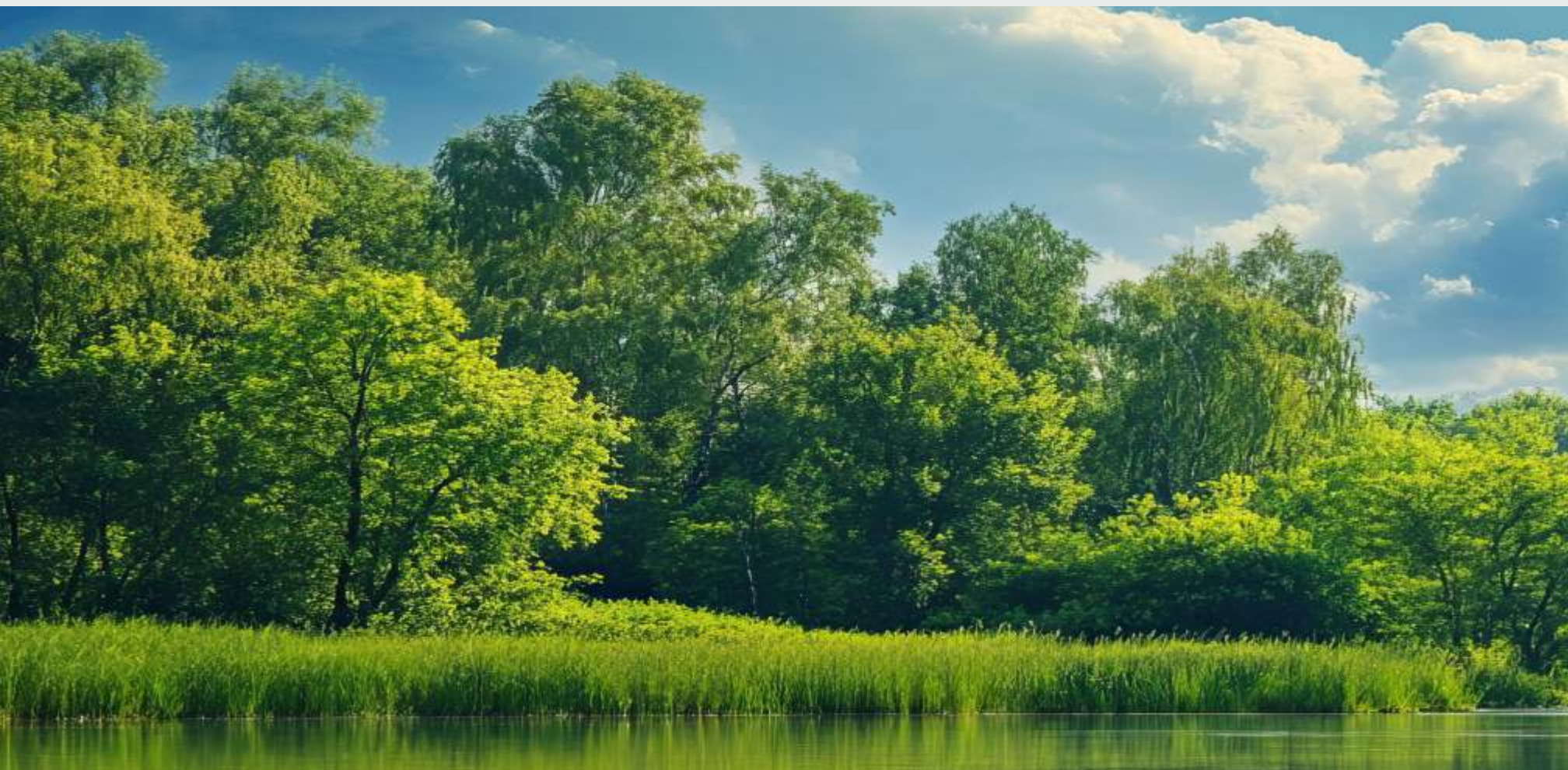


SCAN THIS
QR CODE
TO REACH
OPUS



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www.borahousing.com | email: sales@borahousing.com



To know more call: **+91 96770 77988**

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