



BANYAN HOUSE

MKN ROAD, ALANDUR.



**Appaswamy
Real Estates**





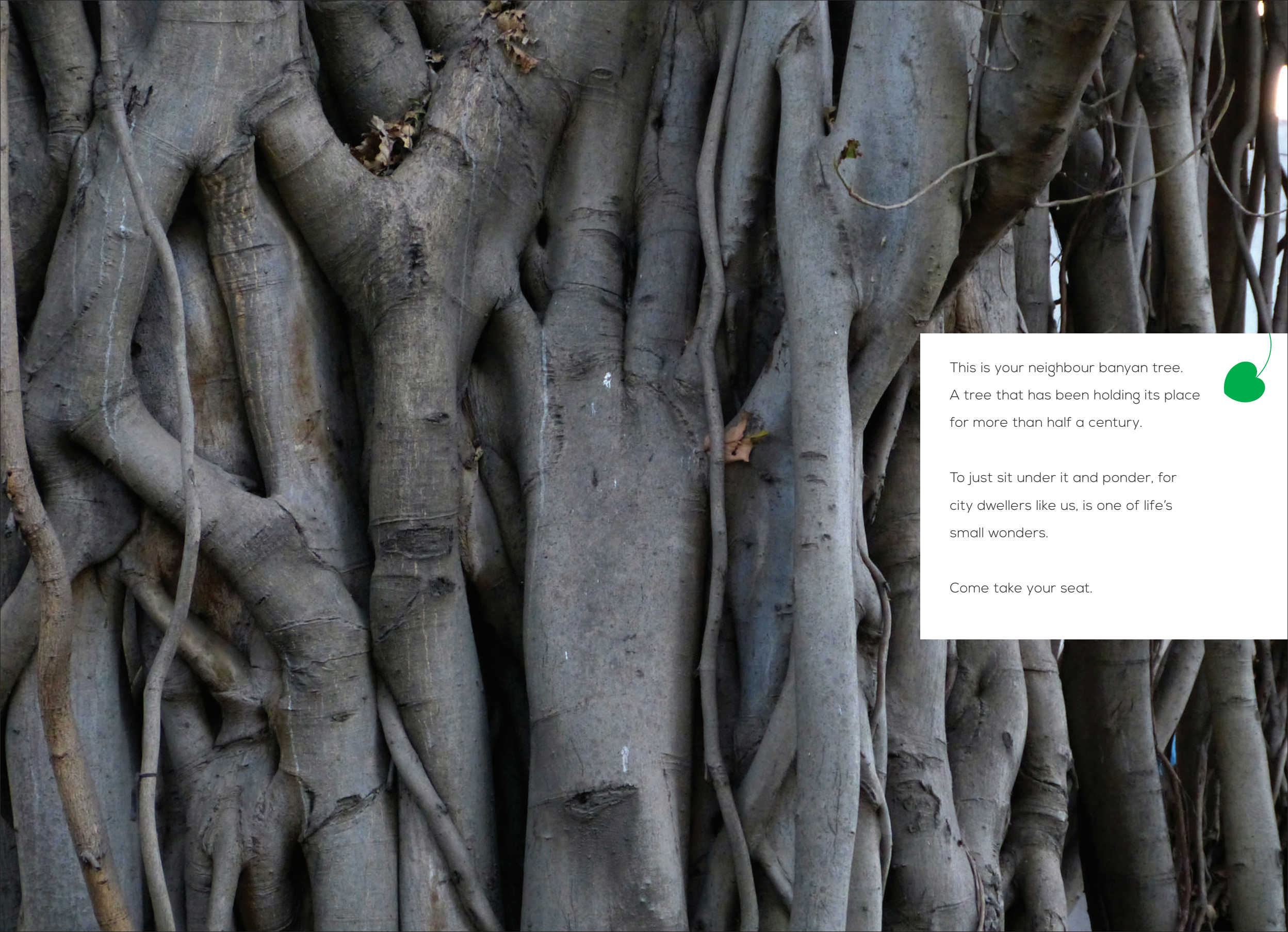
Alandur was once a dense grove filled with banyan trees. Today it has transformed into a beautiful, quiet residential neighbourhood, with only a few trees still standing to tell their tales. And one of them is your neighbour.

Presenting Banyan House.

An exclusive world beautifully blended with nature, where you will spend your everyday among the chirping birds and the falling leaves. Come, experience a perfect union of nature and architecture.

The following pages will take you through various apartments in detail. Pick one today. And let your life thrive.





This is your neighbour banyan tree.
A tree that has been holding its place
for more than half a century.



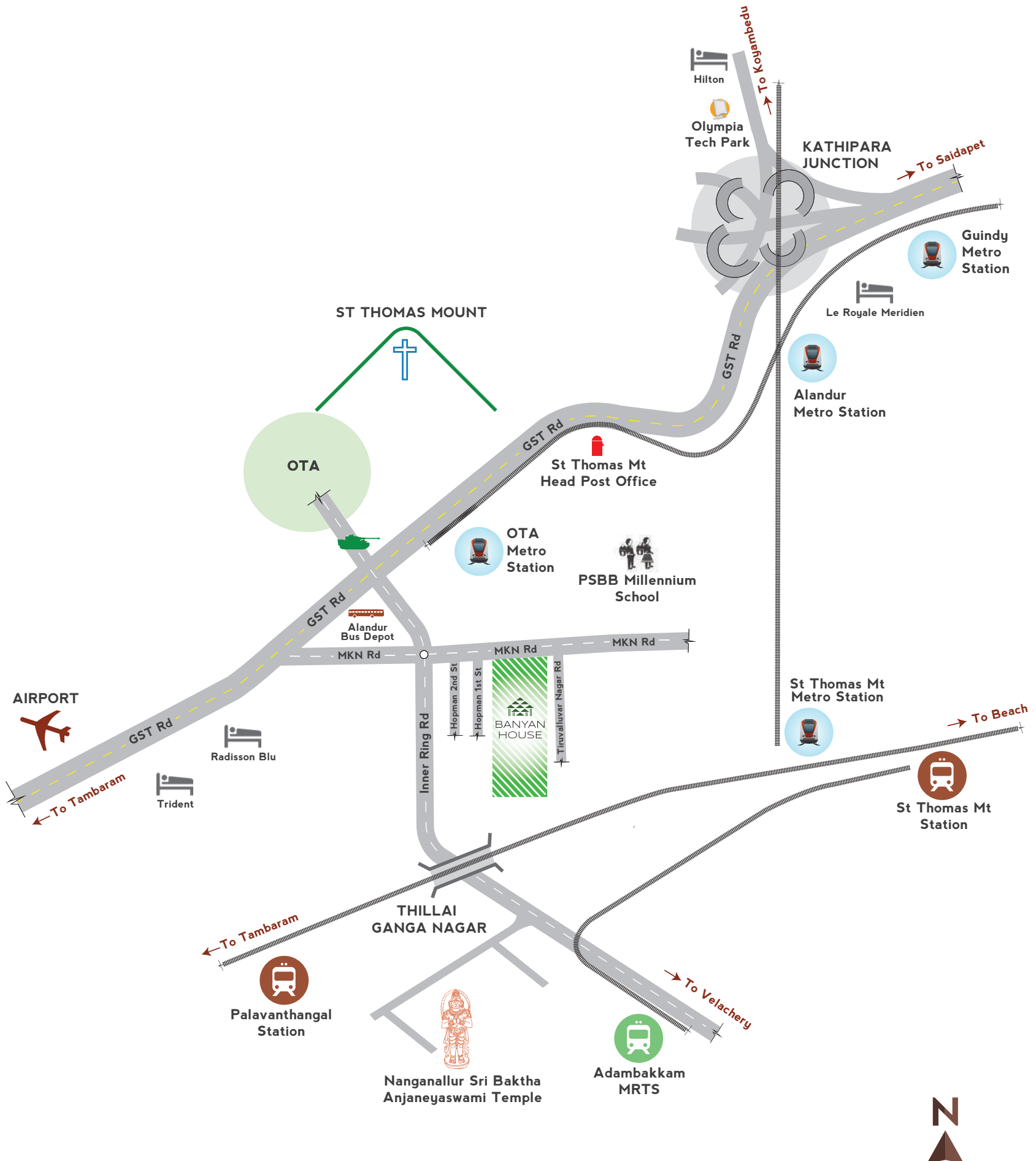
To just sit under it and ponder, for
city dwellers like us, is one of life's
small wonders.

Come take your seat.

OVERVIEW

ADDRESS :	471, MKN Road, Alandur, Chennai.
LOCATION :	Alandur (Above Thillai Ganga Nagar Subway)
TYPE OF PROPERTY :	Residential
TYPE OF FLATS :	1 BHK, 2 BHK, 3 BHK, 3.5BHK & 4 BHK
NO OF BLOCKS :	4
NO OF FLOORS :	Block 1 (Club House) - Ground + 2 Floors Block 2 - Basement + Stilt + 7 Floors Block 3 - Basement + Stilt + 9 Floors Block 4 - Stilt + 6 Floors
NO OF FLATS :	170 1 BHK - 36 2 BHK - 52 3 BHK - 50 3.5 BHK - 18 4 BHK - 14
APARTMENT RANGE :	1 BHK : 613 Sq ft - 623 Sq ft. 2 BHK : 1190 Sq ft - 1268 Sq ft 3 BHK : 1640 Sq ft - 1752 Sq ft 3.5 BHK : 1893 Sq ft 4 BHK : 2263 Sq ft.
CAR PARKING :	Basement & Stilt

LOCATION



SPECIFICATIONS

FLOORING

Living + Dining + Bedrooms + Kitchen :	Vitrified tiles
Balcony + Bathroom :	Anti-skid tiles
Bathroom Wall Tiles :	Up to false-ceiling height
Main Entrance Lobbies & Upper Lobbies :	Vitrified / Granite / Natural Stone

WALL FINISH

Exterior :	Weather-proof emulsion
Interior :	Quality emulsion

BATHROOM

Shower Partition :	Master bed bathroom
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SANITARY WARE

Hindware or equivalent

KITCHEN

Granite Platform with double S.S. Sink

WINDOWS

UPVC windows

DOORS

Hardcore flush door

MAIN DOOR

Hardcore flush door with teak wood frame

LOCKS

Godrej or equivalent pin locks in main door

ELECTRICAL

Bedrooms :	3 phase electricity with individual meters Branded switches 2-way switches for light and fan in all bedrooms Siemens or equivalent ELCB tripper
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FEATURES

~ CLUB HOUSE

Swimming pool

Air-conditioned fitness centre

Indoor games

Party hall

Mini theatre

~ Children's play area

~ Reticulated gas

~ Water treatment plant

~ Lifts with ARD & V-3F

~ Fire alarm & wet riser system

~ Security cabins

~ Rain water harvesting

~ Sewage treatment plant

~ 1000 watts power back-up for each unit

~ 100% back-up power for common areas, lifts and pumps

~ Toilet for drivers / domestic helps in all blocks

~ Landscaped garden with water bodies

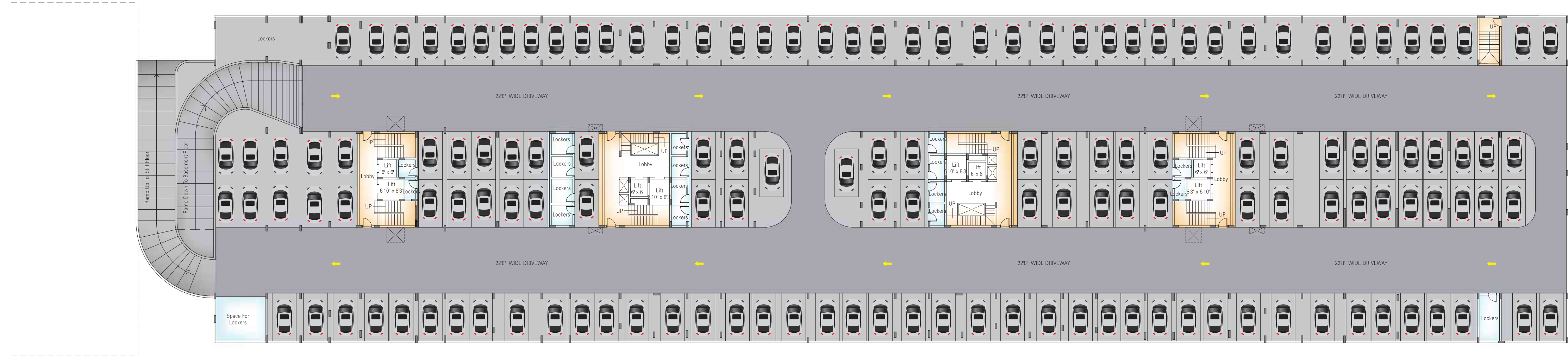
~ Video security phone & intercom

~ Access controlled doors with CCTV cameras at vantage points

~ Water meter

~ Locker room

BASEMENT CAR PARKING
B1 | B2 | B3



Car parks are indicative and are subject to change.

SITE / STILT FLOOR PLAN

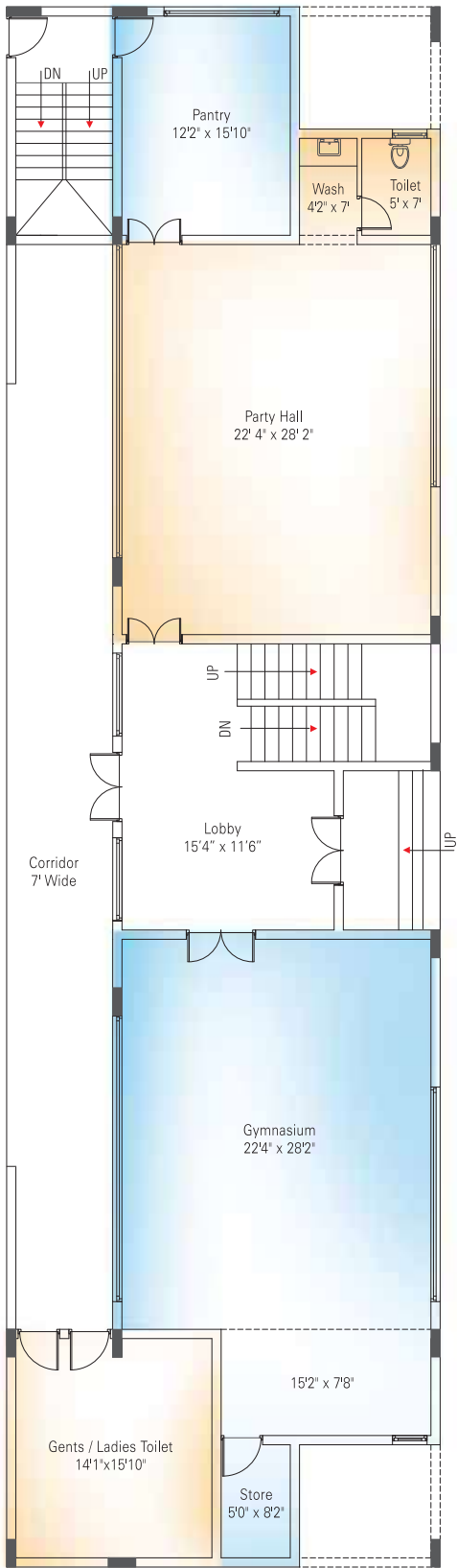


SITE TYPICAL FLOOR PLAN

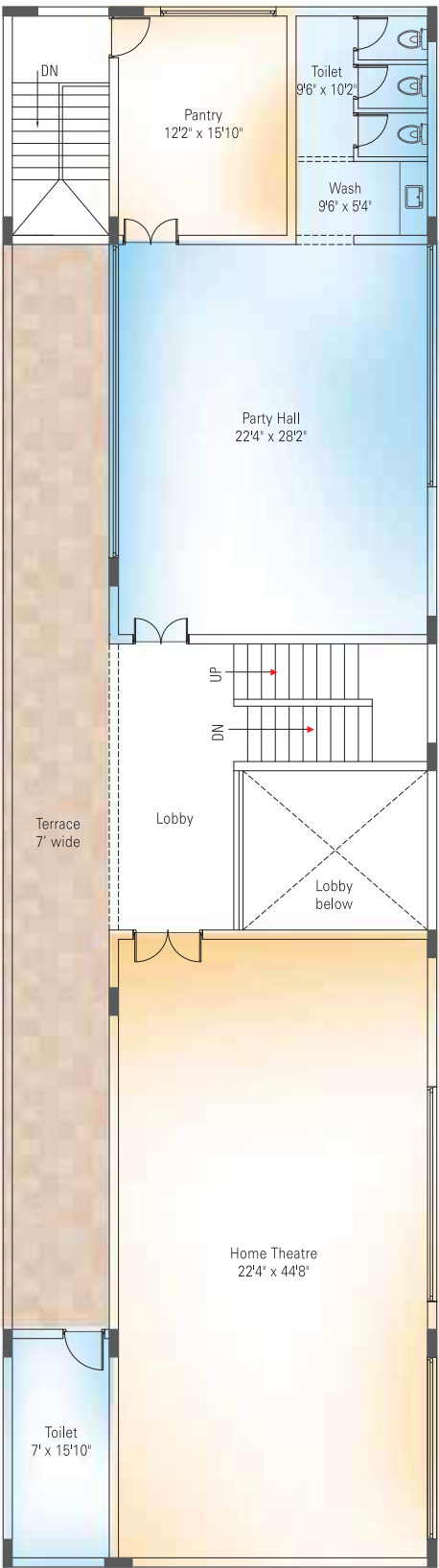


BLOCK
1

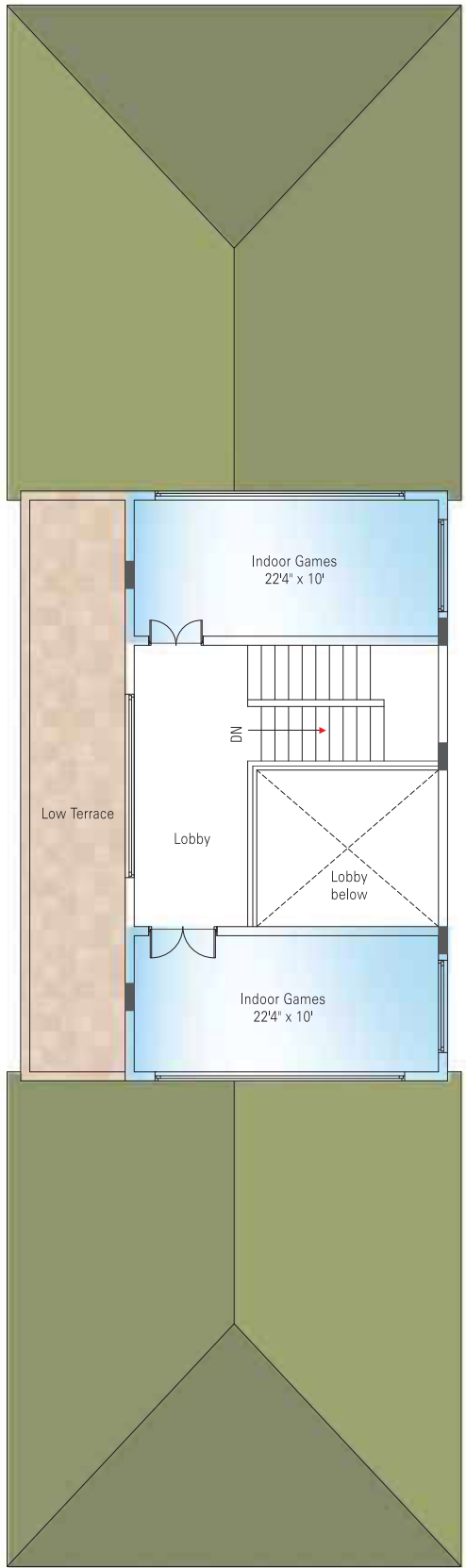
CLUBHOUSE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

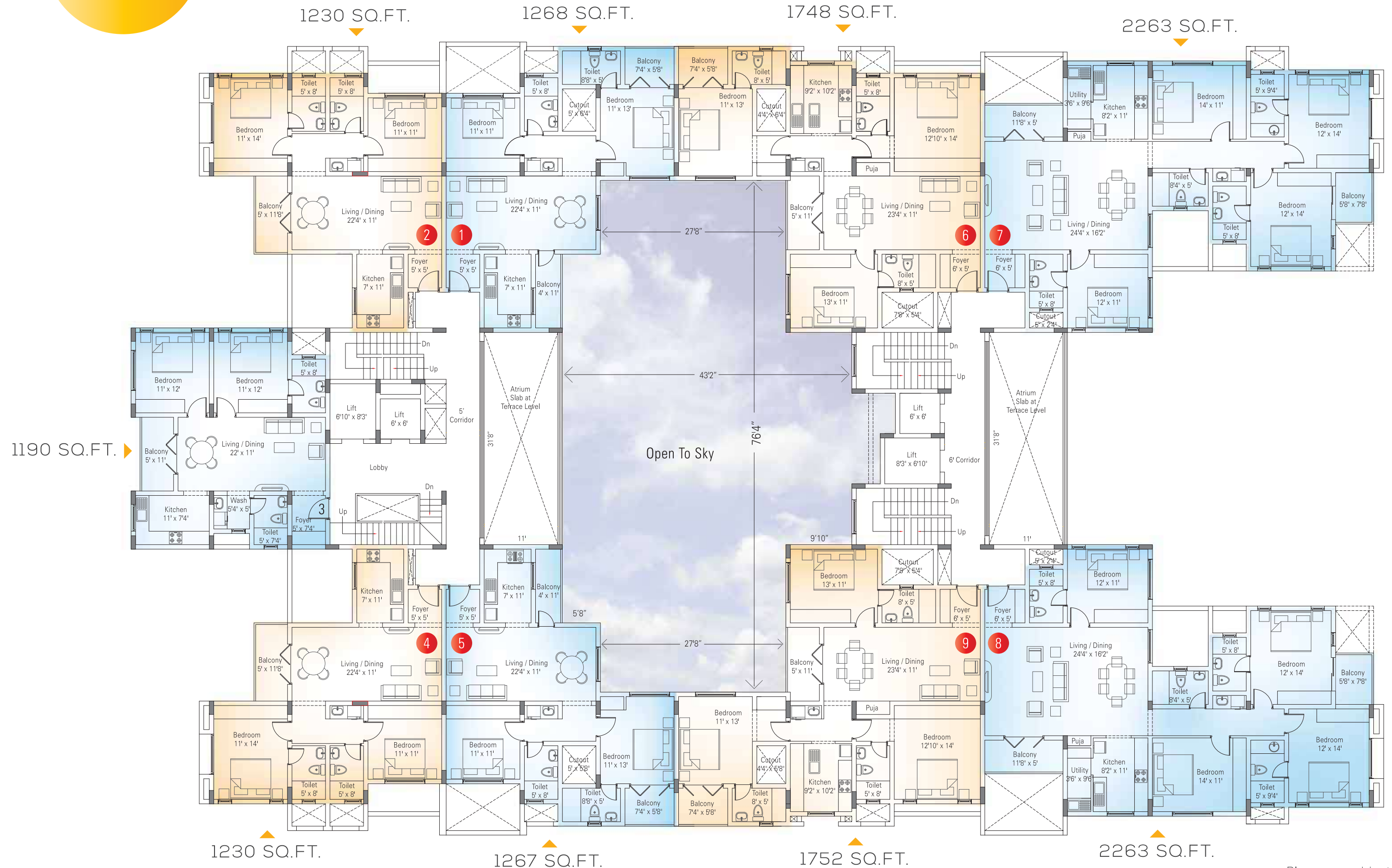
BLOCK 2

FLOOR 1



BLOCK 2

FLOOR 2



BLOCK 2

FLOOR 3



BLOCK 2

FLOOR 4



BLOCK 2

FLOOR 5



BLOCK 2

FLOOR 6



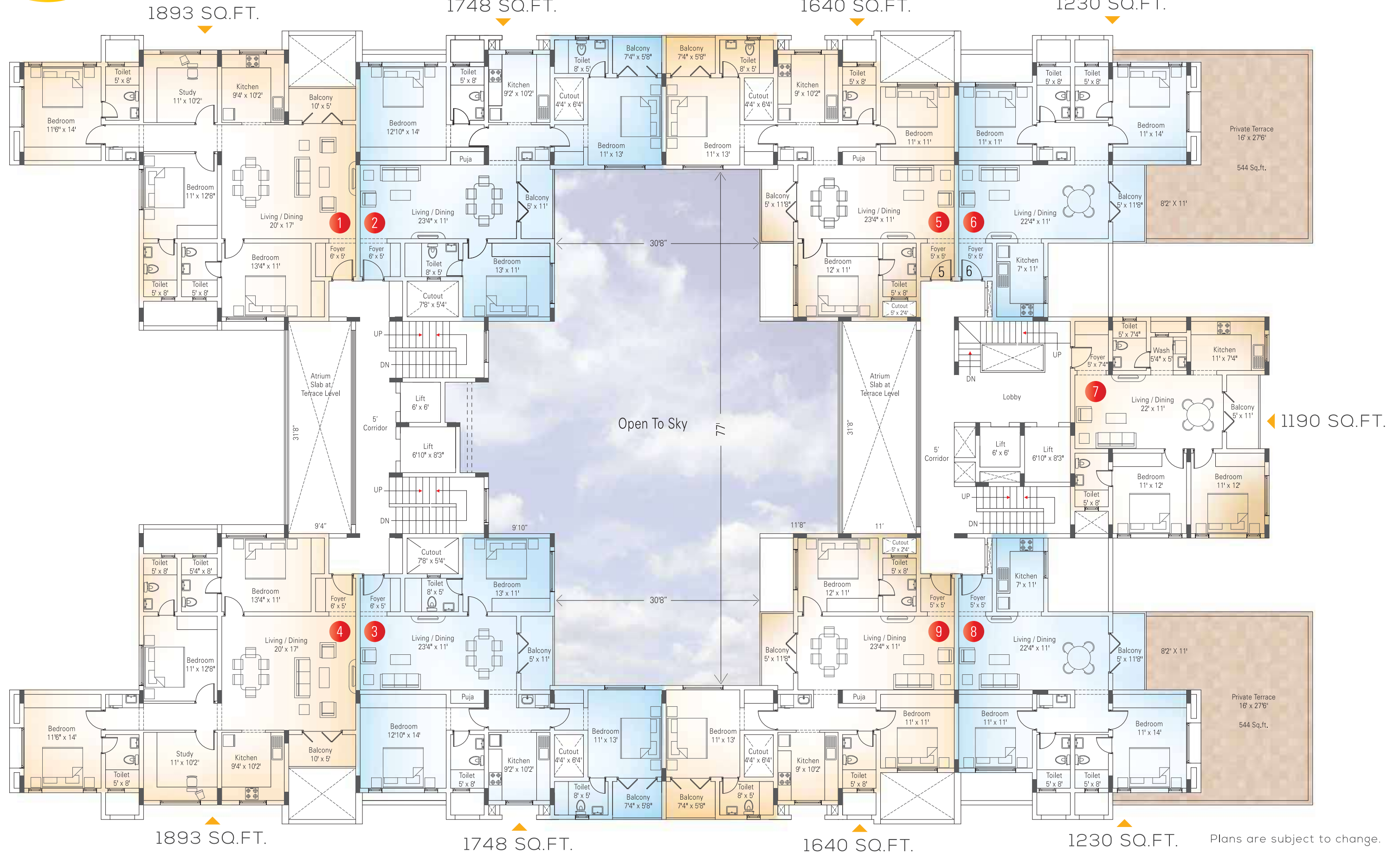
BLOCK 2

FLOOR 7



Plans are subject to change.

FLOOR 1



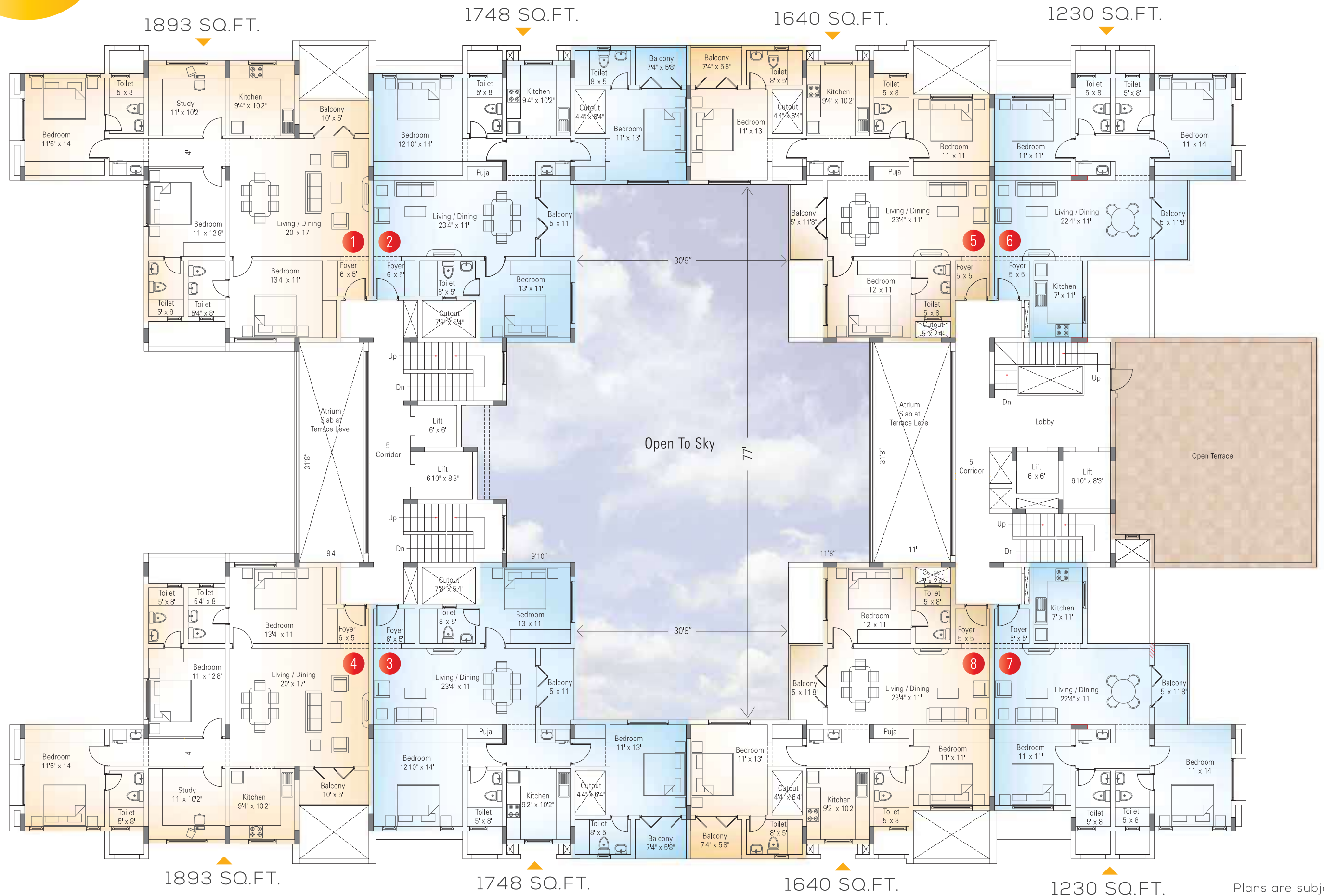
Plans are subject to change.

► N



BLOCK 3

FLOOR 4



Plans are subject to change.

BLOCK 3

FLOOR 5



► N



BLOCK 4

FLOOR 1



FLOOR 2 TO 6 (TYPICAL)

