S&P

New Haven

RIBBON WALK



VIBRANT LUXURY. PRISTINE NATURE.

S&P

ASPIRATIONAL SPACES

New Identity New Outlook

S&P Foundation is a distinguished name in Chennai's real estate landscape, committed to delivering exceptional customer value and innovation. Since its inception in 2004, S&P has crafted homes where beauty meets luxury, from handcrafted villas to stylish apartments and thoughtfully designed residential layouts.

With over 3 million sq.ft. developed across 3000+ residential units and 3.5 million sq.ft. of ongoing developments, S&P has earned the trust of both domestic and global customers. Impressive commercial developments, hosting renowned blue-chip companies, further enhance S&P's market credibility.

S&P's projects embody elegance, efficiency, and meticulous attention to detail, consistently exceeding expectations. Dedicated to setting new benchmarks for quality and customer satisfaction, S&P continues to shape the future of real estate.



S&P

New Haven

RIBBON WALK

New possibilities, new memories, and a brand-new chapter of luxury living– all start here at S&P New Haven Ribbon Walk.

Crafted for those who seek inspiring beauty, perfect work-life balance and urbane grandeur, S&P New Haven Ribbon Walk is an entrancing residential marvel that stands majestically on the Vandalur-Kelambakkam High Road.

Choose from 2 & 3 BHK premium apartments and 5 BHK signature penthouses, each crafted to offer panoramic views of the Karanai Forest and Mambakkam Lake, creating a rare harmony between modern living and natural splendour.

Seamlessly connected, yet peacefully tucked away, S&P New Haven Ribbon Walk prides itself on a location that aligns with your aspirations & exceeds your expectations. It is where tranquillity meets the pulse of the city, right in the lap of nature.

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New Haven
RIBBON WALK



New
View of
Luxury

WING - 2
TYPICAL FLOOR PLAN





FLAT NO
2C104 - 2C1604
SALEABLE AREA
1062 SQ.FT.

FLAT NO
2C101 - 2C1601
SALEABLE AREA
1202 SQ.FT.

FLAT NO : 2B104 - 2B1604
SALEABLE AREA : 1619 SQ.FT.

FLAT NO : 2B101 - 2B1601
SALEABLE AREA:1659 SQ.FT.

FLAT NO
2A104 - 2A1604
SALEABLE AREA
1204 SQ.FT.

FLAT NO
2A101 - 2A1601
SALEABLE AREA
1062 SQ.FT.

FLAT NO
2C103 - 2C1603
SALEABLE AREA
1050 SQ.FT.

FLAT NO
2A102 - 2A1602
SALEABLE AREA
1053 SQ.FT.

FLAT NO : 2C102 - 2C1602
SALEABLE AREA : 1499 SQ.FT.

FLAT NO : 2B103 - 2B1603
SALEABLE AREA :1523 SQ.FT.

FLAT NO : 2B102 - 2B1602
SALEABLE AREA : 1490 SQ.FT.

FLAT NO : 2A103 - 2A1603
SALEABLE AREA :1500 SQ.FT.



WING - 2A CORE
TYPICAL FLOOR PLAN

FLAT NO : 2A101 - 2A1601
TYPE : 2 BHK
SALEABLE AREA : 1062 SQ.FT.
RERA CARPET AREA : 663 SQ.FT.

FLAT NO : 2A102 - 2A1602
TYPE : 2 BHK
SALEABLE AREA : 1053 SQ.FT.
RERA CARPET AREA : 638 SQ.FT.



FLAT NO : 2A104 - 2A1604
TYPE : 2 BHK
SALEABLE AREA : 1204 SQ.FT.
RERA CARPET AREA : 758 SQ.FT.

FLAT NO : 2A103 - 2A1603
TYPE : 3 BHK
SALEABLE AREA : 1500 SQ.FT.
RERA CARPET AREA : 922 SQ.FT.



WING - 2A
2A101 - 2A1601





FLAT NO : 2A101 - 2A1601
TYPE : 2 BHK
SALEABLE AREA : 1062 SQ.FT.
RERA CARPET AREA : 663 SQ.FT.

WING - 2A
2A102 - 2A1602





FLAT NO : 2A102 - 2A1602
TYPE : 2 BHK
SALEABLE AREA : 1053 SQ.FT.
RERA CARPET AREA : 638 SQ.FT.

WING - 2A
2A103 - 2A1603







FLAT NO : 2A103 - 2A1603
TYPE : 3 BHK
SALEABLE AREA : 1500 SQ.FT.
RERA CARPET AREA : 922 SQ.FT.

WING - 2A
2A104 - 2A1604







FLAT NO : 2A104 - 2A1604
TYPE : 2 BHK
SALEABLE AREA : 1204 SQ.FT.
RERA CARPET AREA : 758 SQ.FT.

WING - 2B CORE
TYPICAL FLOOR PLAN

FLAT NO : 2B101 - 2B1601
TYPE : 3 BHK
SALEABLE AREA : 1659 SQ.FT.
RERA CARPET AREA : 1032 SQ.FT.

FLAT NO : 2B102 - 2B1602
TYPE : 3 BHK
SALEABLE AREA : 1490 SQ.FT.
RERA CARPET AREA : 912 SQ.FT.





FLAT NO : 2B104 - 2B1604
TYPE : 3 BHK
SALEABLE AREA : 1619 SQ.FT.
RERA CARPET AREA : 1006 SQ.FT.

FLAT NO : 2B103 - 2B1603
TYPE : 3 BHK
SALEABLE AREA : 1523 SQ.FT.
RERA CARPET AREA : 932 SQ.FT.



WING - 2B
2B101 - 2B1601







FLAT NO : 2B101 - 2B1601
TYPE : 3 BHK
SALEABLE AREA : 1659 SQ.FT.
RERA CARPET AREA : 1032 SQ.FT.

WING - 2B
2B102 - 2B1602







FLAT NO : 2B102 - 2B1602
TYPE : 3 BHK
SALEABLE AREA : 1490 SQ.FT.
RERA CARPET AREA : 912 SQ.FT.

WING - 2B
2B103 - 2B1603







FLAT NO : 2B103 - 2B1603
TYPE : 3 BHK
SALEABLE AREA : 1523 SQ.FT.
RERA CARPET AREA : 932 SQ.FT.

WING - 2B
2B104 - 2B1604







FLAT NO : 2B104 - 2B1604
TYPE : 3 BHK
SALEABLE AREA : 1619 SQ.FT.
RERA CARPET AREA : 1006 SQ.FT.

WING - 2C CORE
TYPICAL FLOOR PLAN

FLAT NO : 2C101 - 2C1601
TYPE : 2 BHK
SALEABLE AREA : 1202 SQ.FT.
RERA CARPET AREA : 713 SQ.FT.

FLAT NO : 2C102 - 2C1602
TYPE : 3 BHK
SALEABLE AREA : 1499 SQ.FT.
RERA CARPET AREA : 923 SQ.FT.





FLAT NO : 2C104 - 2C1604
TYPE : 2 BHK
SALEABLE AREA : 1062 SQ.FT.
RERA CARPET AREA : 663 SQ.FT.

FLAT NO : 2C103 - 2C1603
TYPE : 2 BHK
SALEABLE AREA : 1050 SQ.FT.
RERA CARPET AREA : 649 SQ.FT.



WING - 2C
2C101 - 2C1601







FLAT NO : 2C101 - 2C1601
TYPE : 2 BHK
SALEABLE AREA : 1202 SQ.FT.
RERA CARPET AREA : 713 SQ.FT.

WING - 2C
2C102 - 2C1602







FLAT NO : 2C102 - 2C1602
TYPE : 3 BHK
SALEABLE AREA : 1499 SQ.FT.
RERA CARPET AREA : 923 SQ.FT.

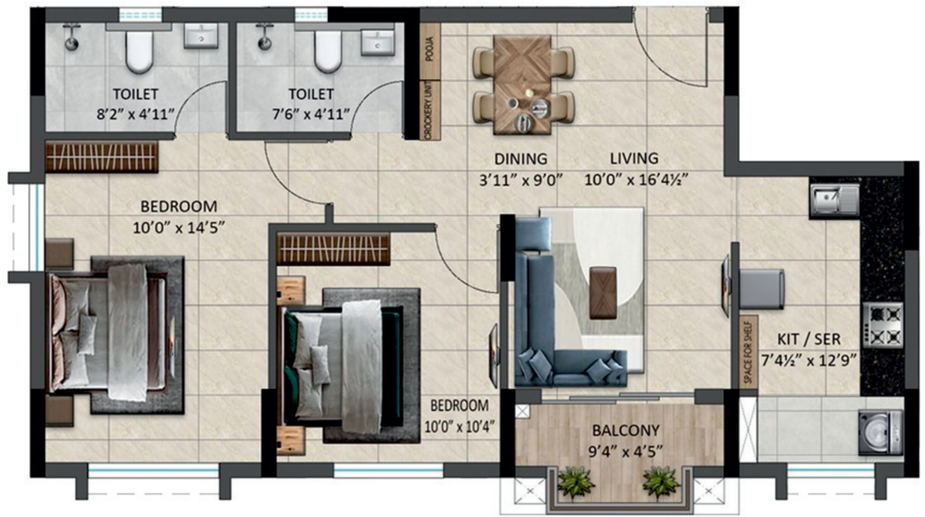
WING - 2C
2C103 - 2C1603





FLAT NO : 2C103 - 2C1603
TYPE : 2 BHK
SALEABLE AREA : 1050 SQ.FT.
RERA CARPET AREA : 649 SQ.FT.

WING - 2C
2C104 - 2C1604





FLAT NO : 2C104 - 2C1604
TYPE : 2 BHK
SALEABLE AREA : 1062 SQ.FT.
RERA CARPET AREA : 663 SQ.FT.

WING - 7
TYPICAL FLOOR PLAN





FLAT NO : 7C204 - 7C1604
SALEABLE AREA : 1617 SQ.FT.

FLAT NO : 7C201 - 7C1601
SALEABLE AREA : 1652 SQ.FT.

FLAT NO : 7B204 - 7B1604
SALEABLE AREA :1477 SQ.FT.

FLAT NO : 7B201 - 7B1601
SALEABLE AREA : 1526 SQ.FT.

FLAT NO : 7A204 - 7A1604
SALEABLE AREA : 1616 SQ.FT.

FLAT NO : 7A201 - 7A1601
SALEABLE AREA : 1662 SQ.FT.



FLAT NO : 7C203 - 7C1603
SALEABLE AREA : 1652 SQ.FT.

FLAT NO : 7C202 - 7C1602
SALEABLE AREA : 1477 SQ.FT.

FLAT NO : 7B203 - 7B1603
SALEABLE AREA : 1651 SQ.FT.

FLAT NO : 7B202 - 7B1602
SALEABLE AREA : 1617 SQ.FT.

FLAT NO : 7A203 - 7A1603
SALEABLE AREA : 1527 SQ.FT.

FLAT NO : 7A202 - 7A1602
SALEABLE AREA : 1487 SQ.FT.



WING - 7A CORE
TYPICAL FLOOR PLAN

FLAT NO : 7A204 - 7A1604
TYPE : 3 BHK
SALEABLE AREA : 1616 SQ.FT.
RERA CARPET AREA : 1003 SQ.FT.

FLAT NO : 7A201 - 7A1601
TYPE : 3 BHK
SALEABLE AREA : 1662 SQ.FT.
RERA CARPET AREA : 1002 SQ.FT.





FLAT NO : 7A203 - 7A1603
TYPE : 3 BHK
SALEABLE AREA : 1527 SQ.FT.
RERA CARPET AREA : 937 SQ.FT.

FLAT NO : 7A202 - 7A1602
TYPE : 3 BHK
SALEABLE AREA : 1487 SQ.FT.
RERA CARPET AREA : 910 SQ.FT.



WING - 7A
7A201 - 7A1601

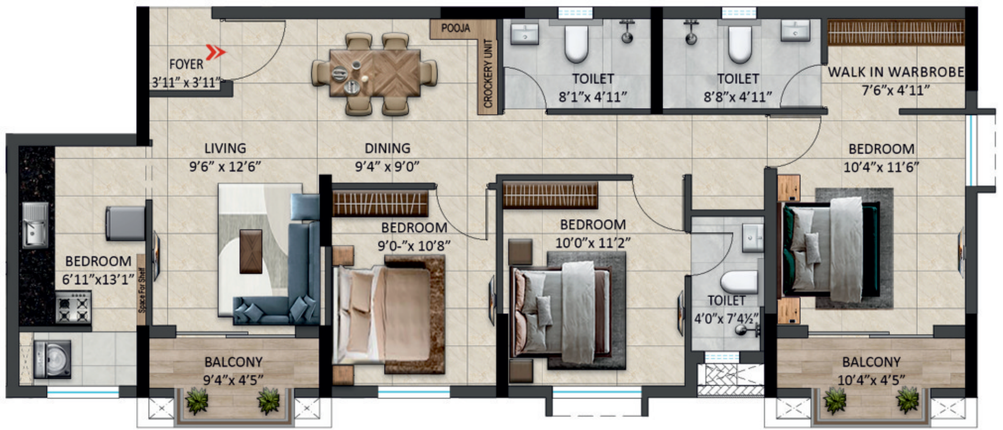




FLAT NO : 7A201 - 7A1601
TYPE : 3 BHK
SALEABLE AREA : 1662 SQ.FT.
RERA CARPET AREA : 1002 SQ.FT.



WING - 7A
7A202 - 7A1602





FLAT NO : 7A202 - 7A1602
TYPE : 3 BHK
SALEABLE AREA : 1487 SQ.FT.
RERA CARPET AREA : 910 SQ.FT.



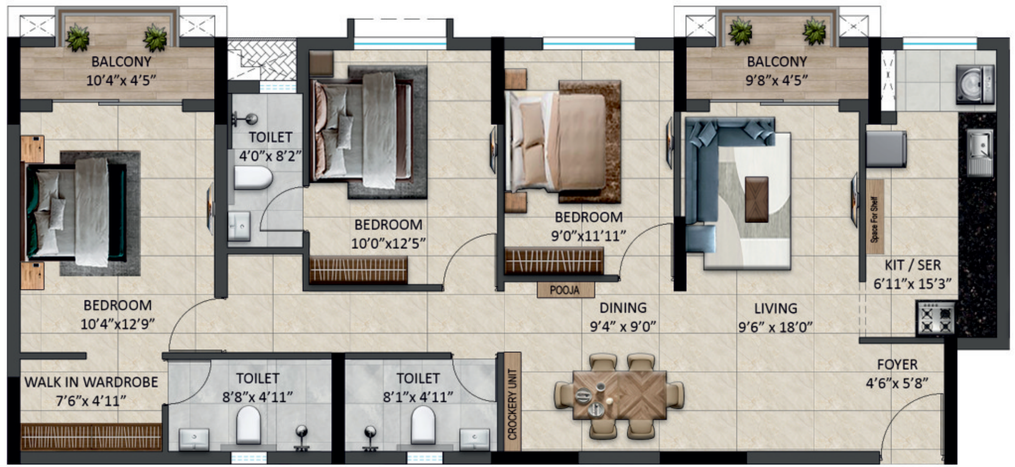
WING - 7A
7A203 - 7A1603



FLAT NO : 7A203 - 7A1603
TYPE : 3 BHK
SALEABLE AREA : 1527 SQ.FT.
RERA CARPET AREA : 937 SQ.FT.



WING - 7A
7A204 - 7A1604



FLAT NO : 7A204 - 7A1604
TYPE : 3 BHK
SALEABLE AREA : 1616 SQ.FT.
RERA CARPET AREA : 1003 SQ.FT.



WING - 7B CORE
TYPICAL FLOOR PLAN

FLAT NO : 7B204 - 7B1604
TYPE : 3 BHK
SALEABLE AREA : 1477 SQ.FT.
RERA CARPET AREA : 910 SQ.FT.

FLAT NO : 7B 201 - 7B1601
TYPE : 3 BHK
SALEABLE AREA : 1526 SQ.FT.
RERA CARPET AREA : 935 SQ.FT.



FLAT NO : 7B203 - 7B1603
TYPE : 3 BHK
SALEABLE AREA : 1651 SQ.FT.
RERA CARPET AREA : 1002 SQ.FT.

FLAT NO : 7B202 -7B1602
TYPE : 3 BHK
SALEABLE AREA : 1617 SQ.FT.
RERA CARPET AREA : 1004 SQ.FT.



WING - 7B
7B201 - 7B1601



FLAT NO : 7B201 - 7B1601
TYPE : 3 BHK
SALEABLE AREA : 1526 SQ.FT.
RERA CARPET AREA : 935 SQ.FT.



WING - 7B
7B202 - 7B1602



FLAT NO : 7B202 - 7B1602
TYPE : 3 BHK
SALEABLE AREA : 1617 SQ.FT.
RERA CARPET AREA : 1004 SQ.FT.



WING - 7B
7B203 - 7B1603



FLAT NO : 7B203 - 7B1603
TYPE : 3 BHK
SALEABLE AREA : 1651 SQ.FT.
RERA CARPET AREA : 1002 SQ.FT.



WING - 7B
7B204 - 7B1604



FLAT NO : 7B204 - 7B1604
TYPE : 3 BHK
SALEABLE AREA : 1477 SQ.FT.
RERA CARPET AREA : 910 SQ.FT.



WING - 7C CORE
TYPICAL FLOOR PLAN

FLAT NO : 7C204 - 7C1604
TYPE : 3 BHK
SALEABLE AREA : 1617 SQ.FT.
RERA CARPET AREA : 1004 SQ.FT.

FLAT NO : 7C201 - 7C1601
TYPE : 3 BHK
SALEABLE AREA : 1652 SQ.FT.
RERA CARPET AREA : 1000 SQ.FT.



FLAT NO : 7C203 - 7C1603
TYPE : 3 BHK
SALEABLE AREA : 1528 SQ.FT.
RERA CARPET AREA : 936 SQ.FT.

FLAT NO : 7C202 - 7C1602
TYPE : 3 BHK
SALEABLE AREA : 1477 SQ.FT.
RERA CARPET AREA : 910 SQ.FT.



WING - 7C
7C201 - 7C1601



FLAT NO : 7C201 - 7C1601
TYPE : 3 BHK
SALEABLE AREA : 1652 SQ.FT.
RERA CARPET AREA : 1000 SQ.FT.



WING - 7C
7C202 - 7C1602



FLAT NO : 7C202 - 7C1602
TYPE : 3 BHK
SALEABLE AREA : 1477 SQ.FT.
RERA CARPET AREA : 910 SQ.FT.



WING - 7C
7C203 - 7C1603



FLAT NO : 7C203 - 7C1603
TYPE : 3 BHK
SALEABLE AREA : 1526 SQ.FT.
RERA CARPET AREA : 936 SQ.FT.



WING - 7C
7C204 - 7C1604



FLAT NO : 7C204 - 7C1604
TYPE : 3 BHK
SALEABLE AREA : 1617 SQ.FT.
RERA CARPET AREA : 1004 SQ.FT.



NEW-AGE SPECIFICATIONS

STRUCTURE

- RCC framed structure

BLOCKWORK

- Autoclaved Aerated Concrete (AAC) Block

JOINERY

- Main Door : Teak wood frame with architrave and threshold, fitted with PU finished teak veneered flush shutter.
- Bedroom Door : Hard wood frame fitted with pre-laminated flush shutter.
- Toilet Door : Hard wood frame fitted with pre-laminated flush shutter.
- Balcony Door : uPVC frame with clear glass
- Window : uPVC frame with clear glass
- Ventilator : uPVC frame with frosted glass

FLOOR FINISH

- Living / Dining / Bedroom / Kitchen : 1200 x 600mm vitrified tiles
- Toilet : 600 x 600mm anti-skid ceramic tiles
- Service : 600 x 600mm anti-skid ceramic tiles
- Balcony : 1200 x 200mm anti-skid ceramic tiles
- Car park : Granolithic floor finish for stilt and basement parking
- Staircase : Granite finish upto 1st floor and ceramic tile for all other floors
- Entrance lobby at Stilt / Ground floor : Granite
- Corridor and Lift lobby at all other floors : 600 x 600mm vitrified tiles

WALL / CEILING FINISH

- Toilet Wall : 1200 x 600mm ceramic tile upto ceiling height
- Kitchen Dado : 600 x 300mm ceramic tile upto 2' height from countertop
- Internal Walls : Gypsum plaster finish with emulsion paint Asian / Dulux or equivalent
- External Walls : Combination of texture paint and weather shield paint Asian / Dulux or equivalent as per architect's elevation detail
- Ceiling : Putty finish with emulsion paint Asian / Dulux or equivalent

HANDRAIL

- Staircase : Mild steel handrail
- Balcony : Toughened glass with aluminium powder-coated railing system
- Window : Half height Mild steel grill

LOFT & KITCHEN

- Loft : Provision in kitchen and master bedroom
- Kitchen Platform : Full body vitrified marbonite countertop
- Kitchen Sink : Stainless steel sink with drain board, Nirali or equivalent

SECURITY FEATURES

- Main Door : Digital lock - Yale or equivalent, Door viewer and Door security Chain
- Bedroom Door : Godrej lock or equivalent

PLUMBING

- Sanitaryware : Wall-hung water closet with dual flush concealed cistern; 2-way concealed diverter with spout and overhead shower, American Standard or Roca or equivalent
- CP Fittings : American Standard or Roca or equivalent

ELECTRICAL

- Internal Wiring : Flame retardant low smoke wires
- Switches & Sockets : Anchor Roma / Siemens or equivalent
- MCBDB : Havells / Anchor Panasonic or equivalent
- Provision for AC in living and all bedrooms
- Provision for geyser in all toilets
- Provision for exhaust in all toilets
- Provision for chimney exhaust in kitchen
- DG Power Back up for fans, lights, 5amp power sockets limited to 600W for 2 BHK & 800W for 3 BHK

GENERAL

- STP and WTP of suitable capacity shall be provided
- Lifts : Johnson or Kone or equivalent









New Levels of Indulgence

Clubhouse Amenities

- Swimming pool & kids' pool
- Poolside deck for leisure and relaxation
- Meditation lounge for moments of inner peace
- Modern gymnasium with sauna and steam
- Library with curated reading spaces
- Business centre for focused productivity
- Well-equipped indoor games room
- Multipurpose hall for private gatherings
- Day care services for young families
- Mini Theatre for a blockbuster cinematic experience

Outdoor Amenities

- Grand, stepped entry that welcomes with grace
- Landscaped jogging track through nature
- Children's play area & themed tot lots
- Sandpit play zones for imaginative fun
- Shaded seating nooks & pergola lounges
- Amphitheatre for community gatherings
- Outdoor lawn for celebrations
- Basketball half-court & tennis court
- Dedicated skating rink for young explorers







S&P
ASPIRATIONAL SPACES

Site Address: Vandalur-Kelambakkam Road, Next to VIT, Mambakkam - 600 127.

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Sudhama Commercial Building, Vijayaraghava Road, T. Nagar, Chennai - 600 017.

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RERA : TN/35/Building/0161/2025 dated 30.04.2025| www.rera.tn.gov.in

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