TRINITY

PREMIUM RESIDENTIAL APARTMENTS

MANAPAKKAM

VICEROY
FOUNDATIONS

ABOUT US

We at VICEROY FOUNDATIONS have built our structures on un-deterred pillars of Efficient Design, Quality Construction and Timely Delivery. Our efficient processes, transparency in transactions and adherence to regulatory codes have transpired into goodwill and trust that we hold.

VICEROY FOUNDATIONS, we are into the mission of creating places and homes for people to live in. We are a highly popular and distinguished player among real estate developers, land promoters and builders in Chennai. Convenient real estate communities and comfortable independent houses are the true hallmarks of modern civilization. Our business is to fulfill the most basic requirement of your life in a sophisticated way, thereby giving way to the flourishing of ultra modern civilization.



"EXPERIENCE LUXURY LIVING"

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STILT FLOOR PLAN





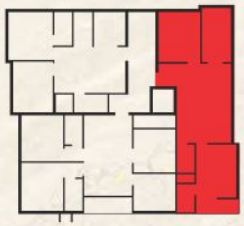
TYPICAL FLOOR PLAN





FLOOR PLAN

UNIT-A



A



CARPET AREA	708
PLINTH AREA	805
SALEABLE AREA	981
UDS	430



FLOOR PLAN

UNIT-B



B

CARPET AREA	810
PLINTH AREA	897
SALEABLE AREA	1098
UDS	473



FLOOR PLAN

UNIT-C



C

CARPET AREA	602
PLINTH AREA	688
SALEABLE AREA	837
UDS	368





AMENITIES

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CAR PARKING

ONE DESIGNATED COVERED CAR PARKING FOR EACH APARTMENT IN THE STILT FLOOR

COMMON TOILET / CHANGE ROOM FOR DRIVERS

POWER BACKUP

BACKUP WILL BE PROVIDED FOR COMMON AREA LIGHTING. AND ALL APARTMENTS WILL BE POWER BACKED FOR BASIC LIGHTS AND REFRIGERATION POINT

SAFETY & SECURITY

CCTV CAMERA SURVEILLANCE OF COMMON AREAS

VIDEO DOOR PHONE

RAINWATER HARVESTING

UNDERGROUND RAINWATER HARVESTING SUMP

LIFT

6 PAX LIFT- JOHNSON OR EQUIVALENT MAKE

SEWAGE

UNDERGROUND SEPTIC TANK

PROVISION FOR OUTLETS TO STORM DRAIN AND CORPORATION SEWERAGE

WATER SUPPLY

UNDERGROUND WATER STORAGE SUMP

OVERHEAD TANK WITH WATER SUPPLY CONNECTIONS TO EACH APARTMENT

LOCATION

Over the last couple of years, real estate in Manapakkam has witnessed a paradigm shift with increased physical infrastructure and connectivity to other prominent locations of Chennai. At the heart of large commercial developments of Chennai, Manapakkam has emerged as a most preferred location for end-users and investors both alike





"PRIME LOCATION
PRIME ADVANTAGE"

LOCATION ADVANTAGE

IT PARKS

DLF Cybercity	2 Mins
Commerzone	10 Mins
RMZ Software Park	10 Mins
L&T Infotech	2 Mins
Thamarai Tech Park	15 Mins
Olympia Tech Park	15 Mins

SCHOOLS

Omega International School	2 Mins
Sri Chaitanya	5 Mins
Vels Global School	10 Mins
Pon Vidhyashram	21 Mins
Chaitanya Techno School	15 Mins

TRANSPORTATION HUBS

Upcoming Manapakkam Metro	5 Mins
Alandur Metro	15 Mins
Chennai Central	45 Mins
International Airport	20 Mins
C.M.B.T	25 Mins

HOSPITALS

Kedar Hospital	5 Mins
SRMC	20 Mins
MIOT International	5 Mins
Kauvery	20 Mins

IMPORTANT HUBS

Chennai Trade Centre	7 Mins
Saravana Stores	22 Mins
Urban Square	15 Mins
Forum Vijaya Mall	20 Mins
Phonix Mall	30 Mins


Your Pleasent
ABODE





PROJECT HIGHLIGHTS

- Location Just Behind DLF
- Red Brick Structure
- Covered Carparking
- Power Backup
- Zero Deviation
- Premium Specification



STRUCTURE

- Seismic Zone III Complaint Structure
- RCC structure with brick masonry

PLASTERING

- Internal walls will be smoothly plastered with putty finish
- External walls will be finished with neat cement plaster

FLOORING

- Superior quality vitrified 2x2 joint-free floor tiles for Living Dining / Bedrooms/ Kitchen
- Anti-skid ceramic floor tiles for Bathrooms / Balcony / Service

VERANDAH

- Granite/Vitrified tiles in the lobby area and staircase
- Fancy car park tiles in the stilt / Car parking area / setbacks

PAINT & POLISHING

- Internal walls will be painted with two coats of emulsion paint
- External walls will be coated with white cement and weatherproof emulsion paint
- Enamel painting for MS Grills shall be provided

TOILETS

- Designer ceramic tile wall cladding in all bathrooms upto 7 Feet height
- Water proofing with chemical treatment for all bathrooms
- Western style wall mounted/Floor Mounted closet of Parryware / Hindware / equivalent make
- Wash basins of Parryware / Hindware / equivalent make
- Chromium plated CP fittings and health faucets of Parryware /Hindware equivalent make
- Toilet ventilators in fixed translucent glass with provision for exhaust fan
- Provision for water geyser in all Bathrooms

DOORS & WINDOWS

- Teak wood door frame with panel door or equivalent for the main door
- Hardwood door frame with flush shutters for other doors
- UPVC windows with plain glass Wherever applicable
- UPVC windows with translucent glass in toilets

KITCHEN

- Granite platform with stainless steel sink
- Ceramic wall tile cladding upto 2 ft above Granite Platform

ELECTRICALS

- Concealed fire resistant / insulated multi strand copper wiresin PVC conduits
- Miniature circuit breaker (MCB) in every apartment
- Modular switches of Anchor Roma / equivalent make Tpoint, set-top box point and telephone point where applicable
- Provision for Split AC points all bedrooms

SERVICE AREA

- Provision for electrical and plumbing points for washing machine & wash area

PLUMBING

- All plumbing lines will be pressure Tested
- Water supply lines will be CPVC of Aashirwad / Astral / equivalent make
- Sewer lines will be PVC of Aashirwad / Astral / equivalent Make

SPECIFICATIONS

LOCATION MAP



VICEROY
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