

CHANDANA TOWER

LUXURIES
APARTMENTS



Builder Profile

Overview

With over three decades of experience in the construction and real estate industry, our builder has successfully handed over more than **50** projects in and around Chennai, including prominent areas such as K.K Nagar, Ramapuram, Nesapakkam, Mugalivakkam, and Manapakkam. Our extensive expertise in the industry ensures that we maintain the highest quality standards as described by the authorities.

Key Points

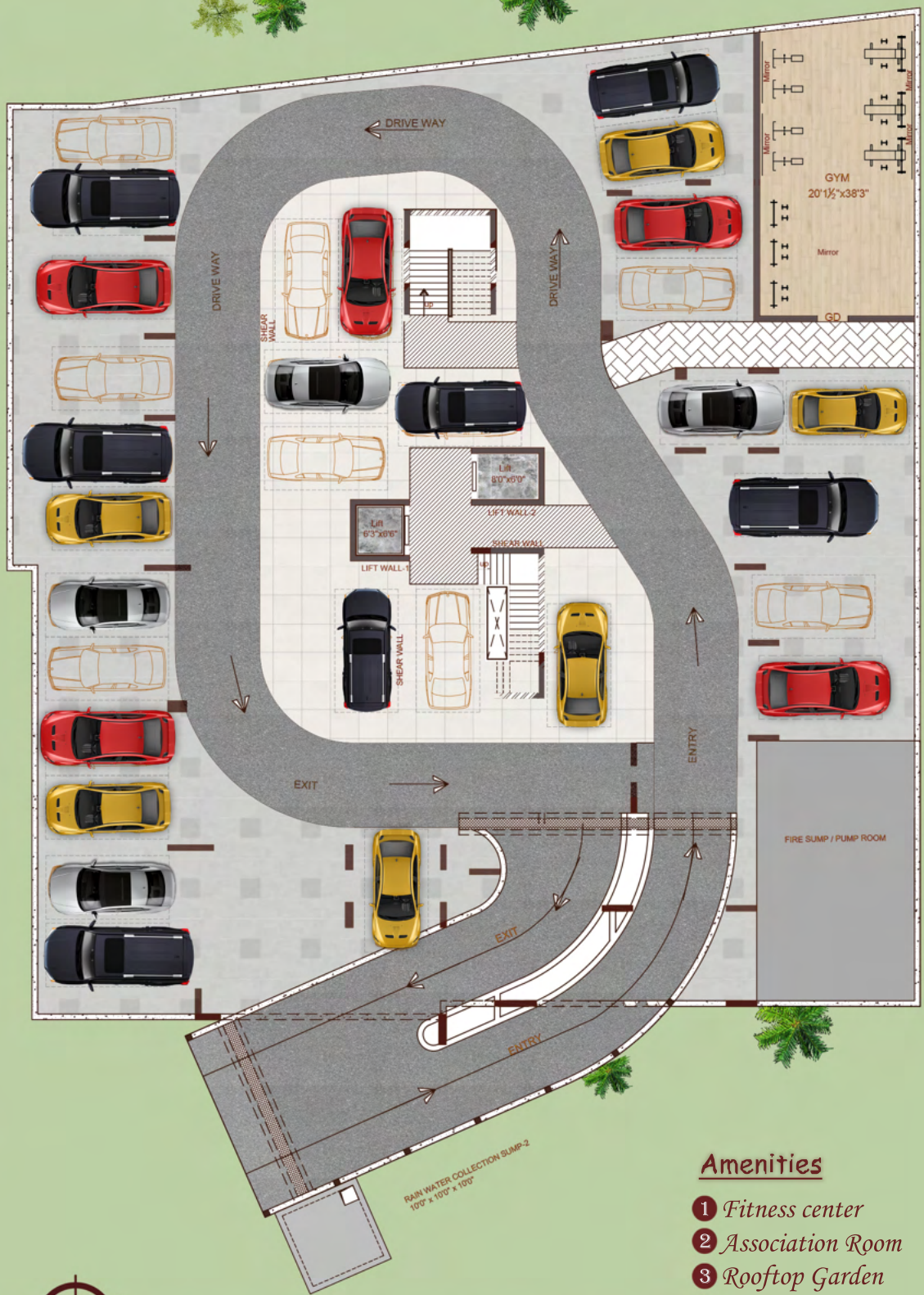
- 1.Handover** Proven track record of completing projects on time and handing them over to clients.
- 2.Quality** Commitment to maintaining high-quality standards in every aspect of construction.
- 3.Paper Works** Efficient and through management of all necessary documentation and paperwork.
- 4.Location** Strategic selection of project locations to maximize value for clients.
- 5.Flexibility** Adaptable and flexible in all terms of contracts to meet client needs.

CHANDANA
TOWER

PREMIUM
APARTMENT

AT KORATTUR





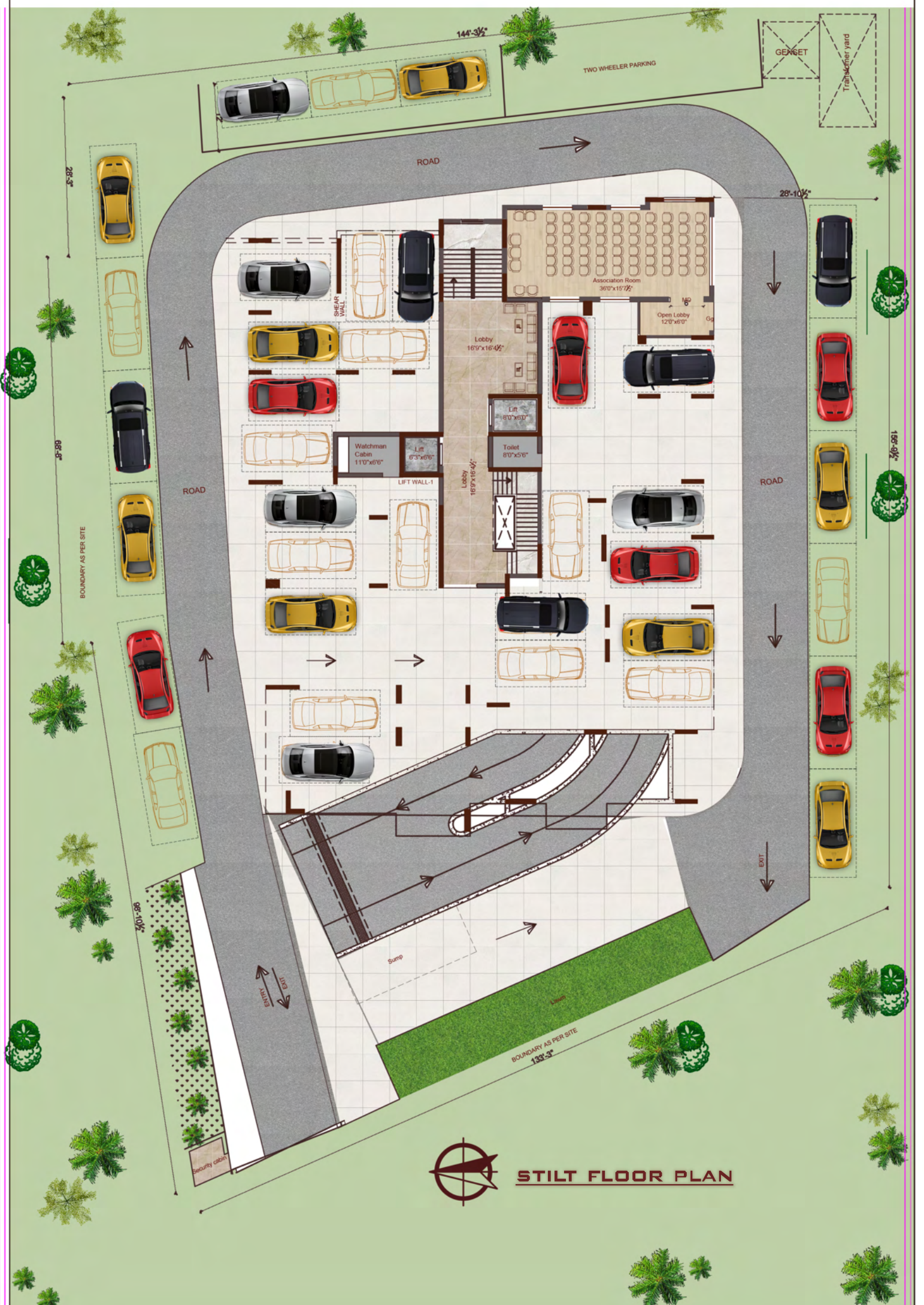
BOUNDARY AS PER SITE



BASEMENT FLOOR PLAN

Amenities

- ① Fitness center
- ② Association Room
- ③ Rooftop Garden
- ④ 24/7 Security Surveillance
- ⑤ Parking Facility (Covered & underground)
- ⑥ Watchman Cabin
- ⑦ Walking track
- ⑧ Outdoor lawn Pathway



STILT FLOOR PLAN



OPEN TERRACE @ FIRST FLOOR LEVEL

TYPICAL FLOOR PLAN
FIRST, SECOND, THIRD, FOURTH, FIFTH, SIXTH,
SEVENTH, EIGHTH, NINETH AND TENTH FLOOR





ELEVANTH FLOOR PLAN





**3BHK-3T
TYPE A
1651 SQ.FT**

**Carpet Area - 1118
Super Built up Area - 1651 sq.ft**



**3BHK-3T
TYPE B
1617 SQ.FT**

**Carpet Area - 1102
Super Built up Area - 1617sq.ft**





**2BHK-2T
TYPE C
1137 SQ.FT**

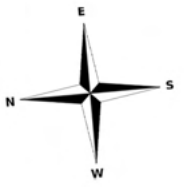
*Carpet Area - 770
Super Built up Area - 1137 sq.ft*



**2BHK-2T
TYPE D
1235 SQ.FT**

*Carpet Area - 840
Super Built up Area - 1235 sq.ft*





**3BHK-3T
TYPE E
1544 SQ.FT**

*Carpet Area - 1056
Super Built up Area - 1544 sq.ft*



**2BHK-2T
TYPE F
1179 SQ.FT**

*Carpet Area - 797
Super Built up Area - 1179 sq.ft*



AMENITIES



Roof Top Garden



EV Charger



Multipurpose Hall



GYM



Walking Track



Kids Play Area

SPECIFICATION

structure

Floors	:Basement+Stilt + 11 floors
Structure System	:RCC Framed Structure
Masonry	:Solid Blocks finished with cement plastering
Termite Treatment	:Anti-Termite treatment (ATT) will be done

floor finishes

Living & Dining	:Double Charged premium vitrified tiles (4' x 2')
Bedroom & Kitchen	:Double Charged vitrified tiles (2'x2')
Bathroom	:Anti-skid Ceramic Tile
Staircase	:Granite Flooring
Outdoors	:Anti-skid Ceramic Outdoor Tile

wall & ceiling finishes

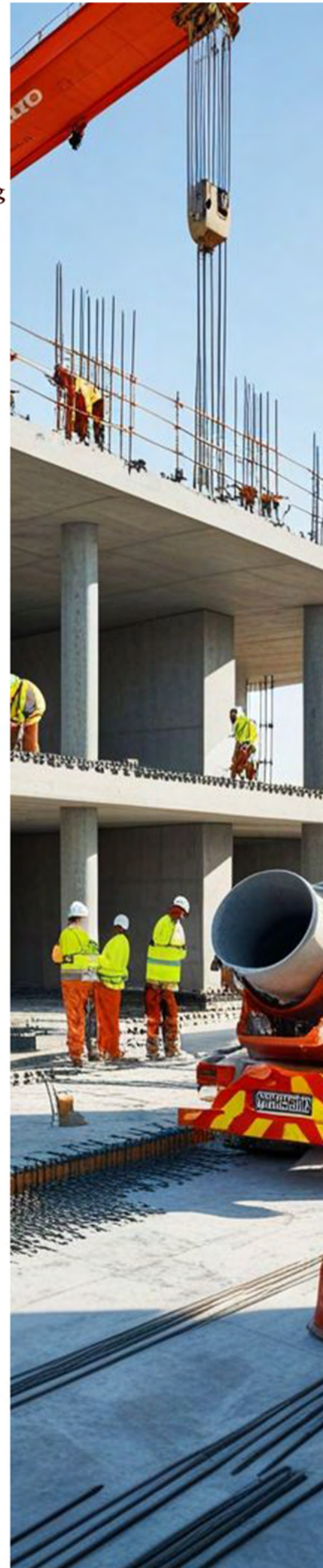
Internal walls & Ceilings	:~2 coats of putty -1 coat of primer -2 coats of premium emulsion paint
Exterior walls	:~1 coat of primer -2 coats of weatherproof external emulsion paint
Bathroom	:Wall tile upto 7' height:above 7' height ~2 coated of putty,1 coat of primer & 2 coats of premium emulsion paint
Grills/Railings	:~Protective Zinc Chromite primer -Finished with enamel paint

kitchen/utility

Electrical Provision	:For Chimney and Water Purifier
Sink Faucet	:Jaquar (or) equivalent ~Cold Water Only
Sink	:2 Nos Single bowl stainless steel sink

Bathrooms

Sanitary Fixtures	:Kohler or Equivalent
CP Fittings	:Kohler or Equivalent
Pipelines	:~ Hot & Cold Water: Concealed ~CPVC ~ Other Plumbing: UPVC ~ Underground Drainage: PVC
Exhaust Fan	: Provisioned in all bathrooms
Geyser	: Provisioned for both electrical & plumbing requirements



SPECIFICATION

Window & Ventilation

Windows	:UPVC windows with plain glass & mS safety grill
French Doors	:UPVC Frame with toughened glass & grills
Ventilators	:UPVC frame with fixed/adjustable louvered or openable shutter for ODU access

Doors

Main Door	:7' Hight Teak wood door with frame
Bedroom Doors	:7' Hight Teak frame, with laminated Shutter
Bathroom Doors	:7' Hight Teak wood frame with waterproof shutter

Electrical Fixtures & Fittings

Power supply	:3-Phase Power supply
Safty Devices	:ELCB (Earth Leakage Circuit Breaker)
Cables/Wires	:Orbit/Kundan
Switches & Sockets	:Anchor roma or euivalent
AC points	:Living, all bedrooms
DTH/TV points	:Living, all bedrooms

Common Features

Lift	•Passenger lift (6 passengers) •stretcher lift
Solar Power Backup	:100 % power backup for common area
Power Backup (Flats)	:Upto 5 amps
Intercom point	:Provision will be provided in the living
CCTV	:Provided all Common Area
EV Charger	:Provision Available in Car Parking
Security	:Security Booth will be provided at the entrance
Lobby & Corridor	:Grand lobby provided all floor with Granite flooring



Key Map



Scan for Site



Location Advantages

Hospitals

- ★ RPS Hospital - 800m
- ★ Praja Hospital - 850m
- ★ Chakra Hospital - 1.5 km
- ★ Prasanth Hospital - 3 km

Schools

- ★ Velammal School - 3 Km
- ★ Darwin Public School - 1.3 Km
- ★ Padmashree School - 2 km
- ★ Cambridge - 2 Km
- ★ Godson CBSE - 2.2 Km

Colleges

- ★ St. Antony's Arts & Science - 1.4 Km
- ★ Amet City College - 1.5 Km
- ★ Soka Arts & Science - 1.6 Km
- ★ Velammal Engg - 3.1 Km

IT Companies

- ★ Altecz - 300m
- ★ Tensketch 300m
- ★ Aroopa - 1.1 km
- ★ TIS solutions 1.2 Km

Trasnports

- ★ Puthagaram Bus - 1.5 Km
- ★ Chennai Bypass - 2 km
- ★ Srinivasa Nagar
Metro - 2.6 Km
- ★ Villivakkam Railway
Station - 3.2 Km

Our Commitment

We are dedicated to delivering excellence in every project we undertake, ensuring client satisfaction through our unwavering commitment to quality, timeliness, and flexibility. Our extensive experience and strategic project locations make us a trusted partner in the construction and real estate industry...



SCAN FOR SITE LOCATION

Its main attraction is its location in most affordable and fast growing area;
This is our prestigious project which will reveal a new **lifestyle** and **comfort** !



TN/29/Building/0535/2024



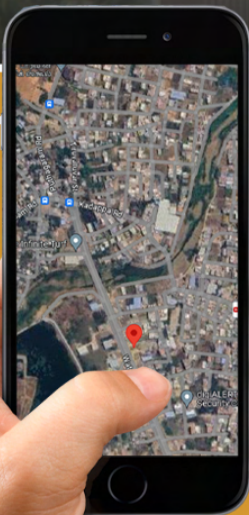
CHANDANA TOWER

LUXURY LIVING

LUXURIOUS 2 & 3 BHK HIGH RISE APTS

Location. Community. Quality Living. It Starts Here!

SUPREME RESIDENCES FOR A MODERN LIFESTYLE !



Site Address

📍 Chandana Tower
Water canal road, Korattur,
Chennai-600078

☎ +91 9026 500 600

Office Address



📍 No:Ap-95, 1 st street,
1 st sector, KK nagar,
chennai 600078

✉ Builttechassociates
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