



NEXT TO THE TEMPLE
NEXT LEVEL LIFE IRUNTHA...
NALLADHEY NADAKKUM

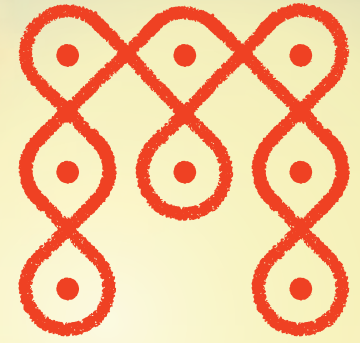
— PRESENTING —

CODENAME MANGALAM

2 & 3 BHK Apartments

Opposite the Mangadu Sri Kamakshi Amman temple.

Welcome to a home where every day will be a blessing. That's Mangalam from Shriram Properties located just 10 minutes from Porur. Give your life the perfect setting to unfold – a sprawling residence of well-planned homes set amidst landscaped walkways, gardens and lawns. With 25+ amenities and a rooftop pool to savour every moment of it.



CODENAME
Mangalam



Super Proximity & Semma Connectivity Iruntha Nalladhey Nadakkum!



Life At Mangalam, Mangadu.



MAP NOT TO SCALE



Schools, Colleges IT Parks & Unga Jobs Pakkathile Iruntha Nalladhey Nadakkum!

Everywhere you turn you'll have IT parks, industrial estates and other massive workplaces to choose from. And Mangalam is right adjacent to the Vellamal Public school, with 10 other schools, colleges and hospitals in the immediate vicinity. Stay closer to the things that really matter.



Life At Mangalam, Mangadu.



MAP NOT TO SCALE



75% open space kooda 100% peace vantha Nallatheyy Nadakkum!

It isn't an apartment you're buying, but a meticulously planned living zone - from the green walkways and verdant yoga lawn to the aroma garden, pet garden and palm court. A feast for the eye with 75% open space to fill up on new energy and of course, fresh air.



Life At Mangalam, Mangadu.



ARTISTIC IMPRESSION



Minimum wall sharing & better floor planning serntha

Nalladhey Nadakkum!

Every inch of these living spaces have been put together to bring you added value. Minimum wall sharing ensures your privacy and peace of mind. Apartments are well-designed with better floor planning and zero space wastage to make for a comfortable haven.



Life At Mangalam, Mangadu.



ARTISTIC IMPRESSION



Mangalamana life, vanthachu!



25+ lifestyle amenities



Dedicated clubhouse spanning 20,000 sq.ft.



Rooftop Swimming Pool



Near Mangadu Kamakshi Amman Temple



75% OpenSpace



Few mins away from upcoming Metro



10 Mins from Porur



Close Proximity To L&T, DLF IT Park, RMZ Tech Park & Olympia Tech Park



Life At Mangalam, Mangadu.



ARTISTIC IMPRESSION



Clubhouse With Sports Facilities AthukumMele Swimming Pool Iruntha Nalladhey Nadakkum!

To help you unwind, there's a 20,000 sq. ft. clubhouse with multipurpose hall, badminton courts and a well-appointed indoor sports arena. There's also a library with reading rooms for hours of peace and quiet. To top it all, a rooftop swimming pool where you can take a dip with the setting sun or under a starry sky.



Life At Mangalam, Mangadu.



ARTISTIC IMPRESSION



Fitness And Sports Kaikortha Nalladhey Nadakkum!

Indulge in your favourite activity – catch up with practice at the Cricket nets or add a game of tennis to your routine. We also have a great jogging track, besides an air conditioned gym so you can choose how you stay fit. Sports fans, you'll love it here.



Life At Mangalam, Mangadu.





All The Time Kids Happy-a irruntha Nalladhey Nadakkum!

Give your child years packed with wonder and fun – we've built it all in, with play zones for children of every age group. From a kids' adventure zone to outdoor chess. From skating and cycling to various indoor and outdoor sports to train in, as they get older. And besides, there's just oodles of space to run around in.



Life At Mangalam, Mangadu.





Super Market Koode Child Care Kidacha Nalladhey Nadakkum!

Revel in the convenience of not having to leave your home for everyday needs... from a crèche where you can safely leave your kids while you're at work to a super Market where you can get your daily needs - it's all been provided for. You'll find the grocer, florist, pharmacy, ATM, clinic and more before you find the out gate.



Life At Mangalam, Mangadu.





Good Rentals With Great Appreciation Vantha Nalladhey Nadakkum!

Thanks to its ideal location and connectivity, your apartment at Mangalam will be perfect for own use or rentals, what with all the offices and It parks in the vicinity. Besides of course, garnering rapid appreciation – prices in Mangadu have soared consistently. So you will be making an investment that is already a winner.



Life At Mangalam, Mangadu.



MASTER PLAN



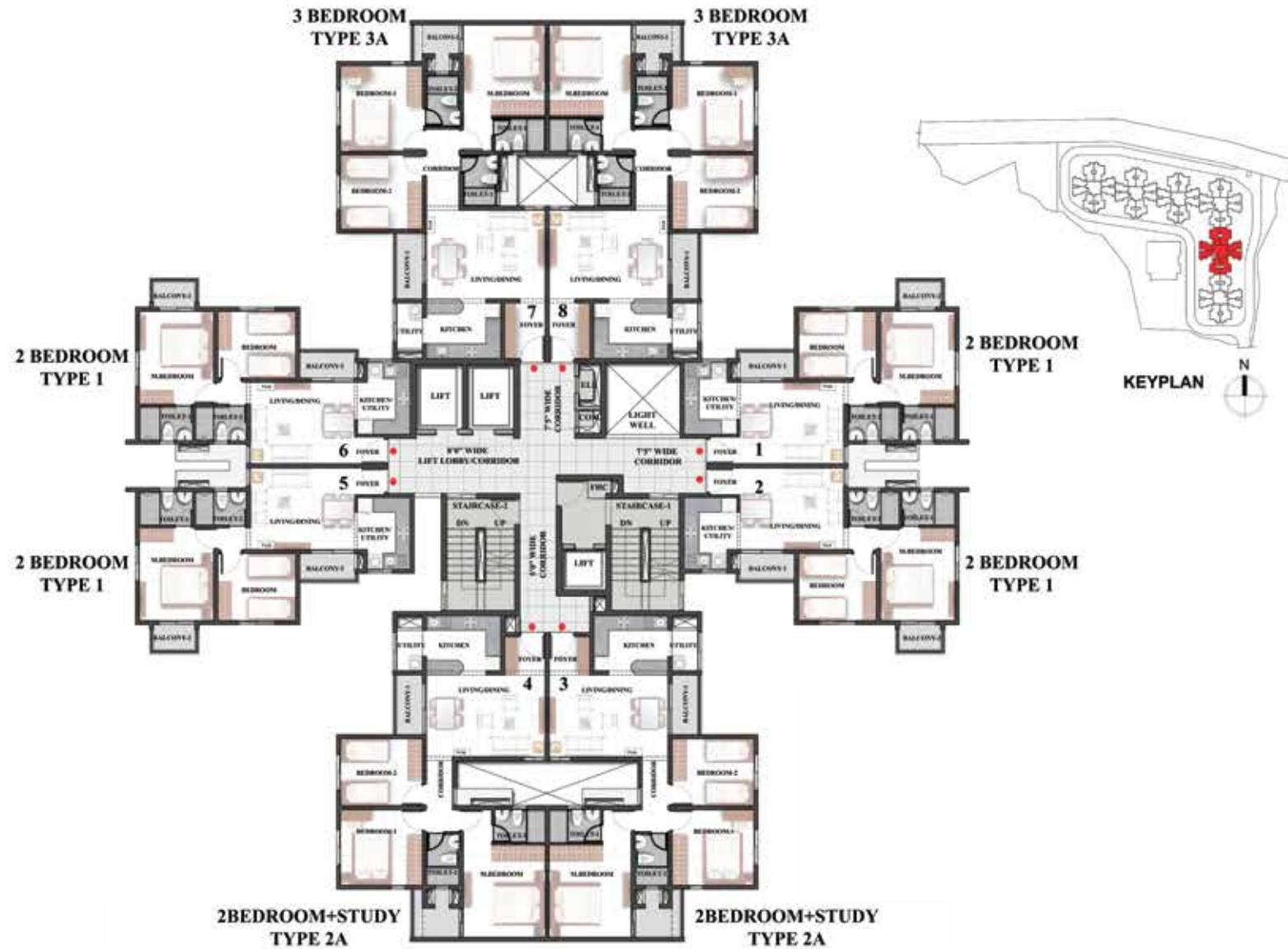
LEGEND:

- 1. PARCEL 1 ENTRY
- 2. VISITOR'S PARKING
- 3. SPECIAL PAVING
- 4. HAMMOCKS IN EXOTIC PALM GARDEN
- 5. TODDLER'S PLAYGROUND AND COLORFUL GARDEN
- 6. CHESS COURT
- 7. FEATURE WALL
- 8. IXORA GARDEN
- 9. GINGER GARDEN
- 10. HIBICUS GARDEN
- 11. HELICONIA GARDEN
- 12. FLORA SQUARE
- 13. BUTTERFLY GARDEN
- 14. AROMA GARDEN
- 15. SWIMMING POOL
- 16. PALM COURT
- 17. MULTI PURPOSE PLAZA
- 18. TODDLER'S PLAYGROUND AND COLORFUL GARDEN
- 19. PRACTICE CRICKET PITCH
- 20. MULTIPURPOSE LAWN
- 21. ELDERS SEATING
- 22. REFLEXOLOGY PATH

SERVICE STATION

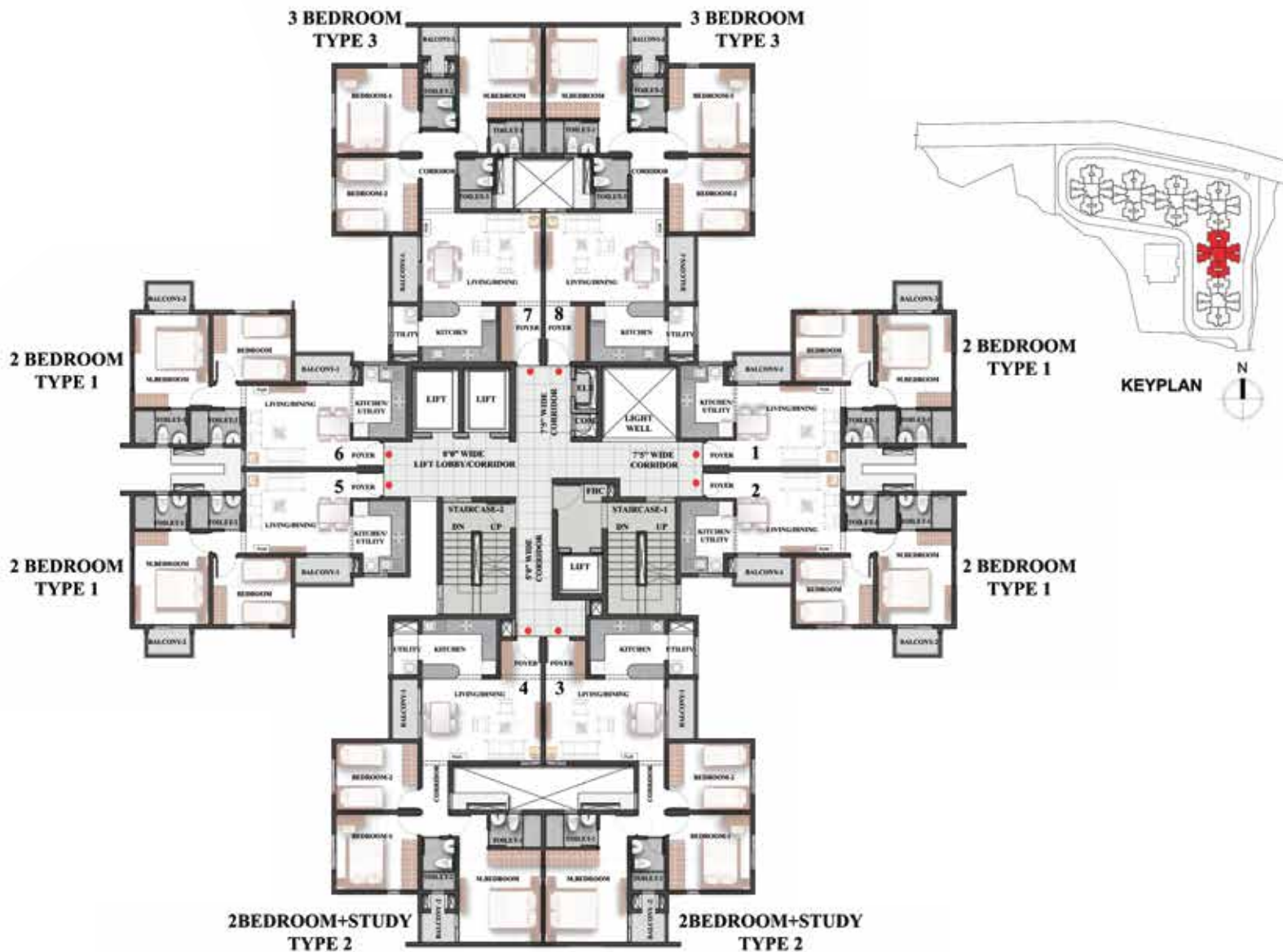
- A. UG SUMP
- B. D.G. / EB / TEL YARD
- C. GAS BANK
- D. TRANSFORMER YARD
- E. STP YARD
- F. DG YARD
- G. OWC

TOWER - 3A CLUSTER (TYP 3_6_9_12_15 & 18 FLR)

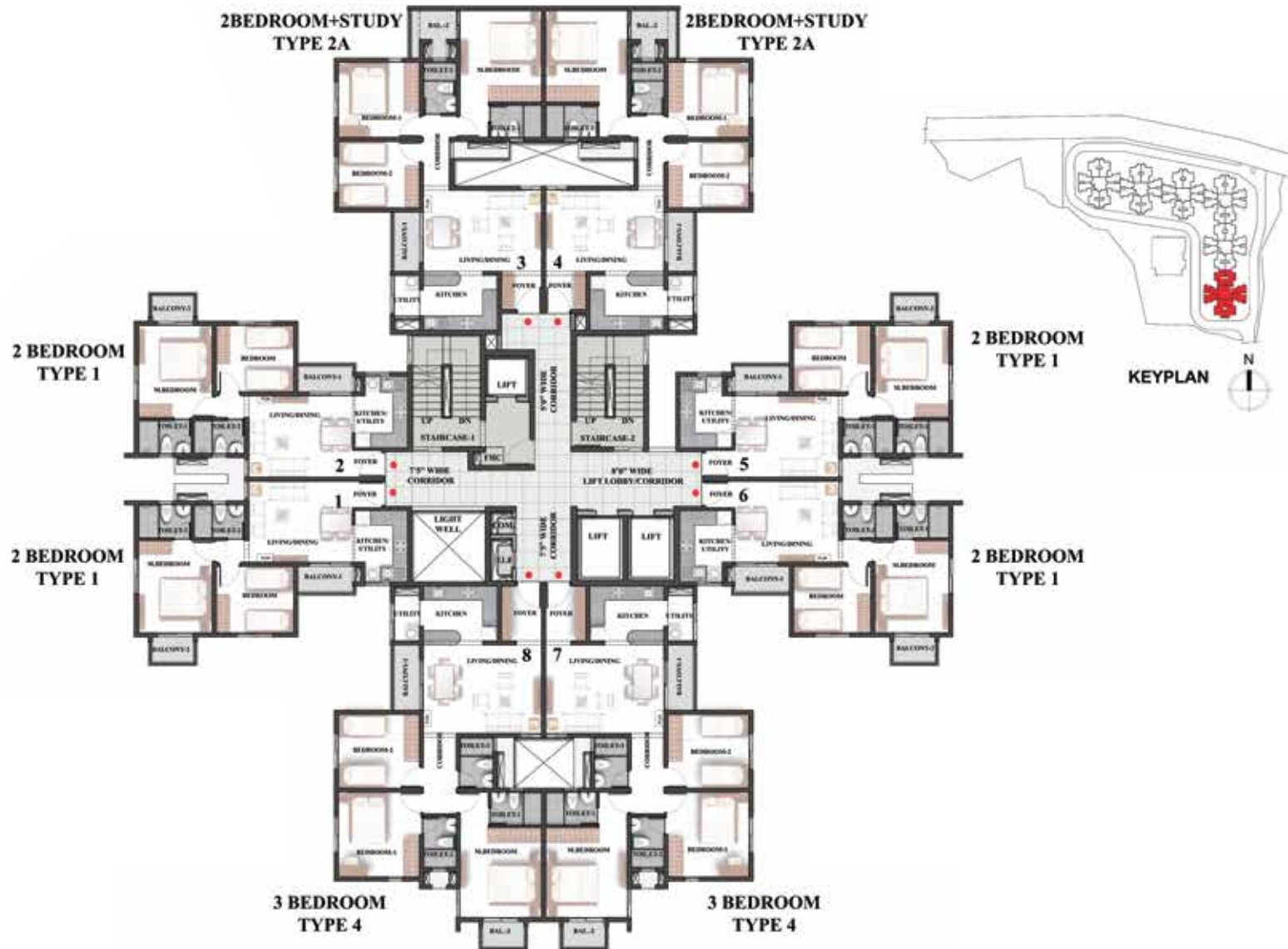


TOWER - 3A CLUSTER

(TYP 4_5_7_8_10_11_13_14_16_17 & 19 FLR)

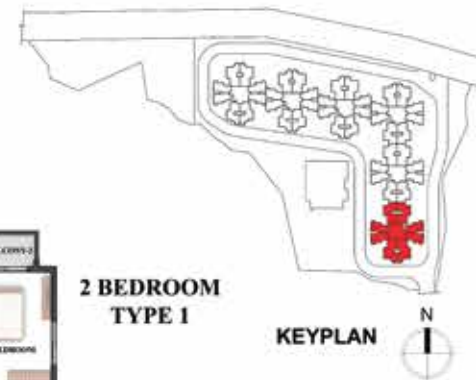
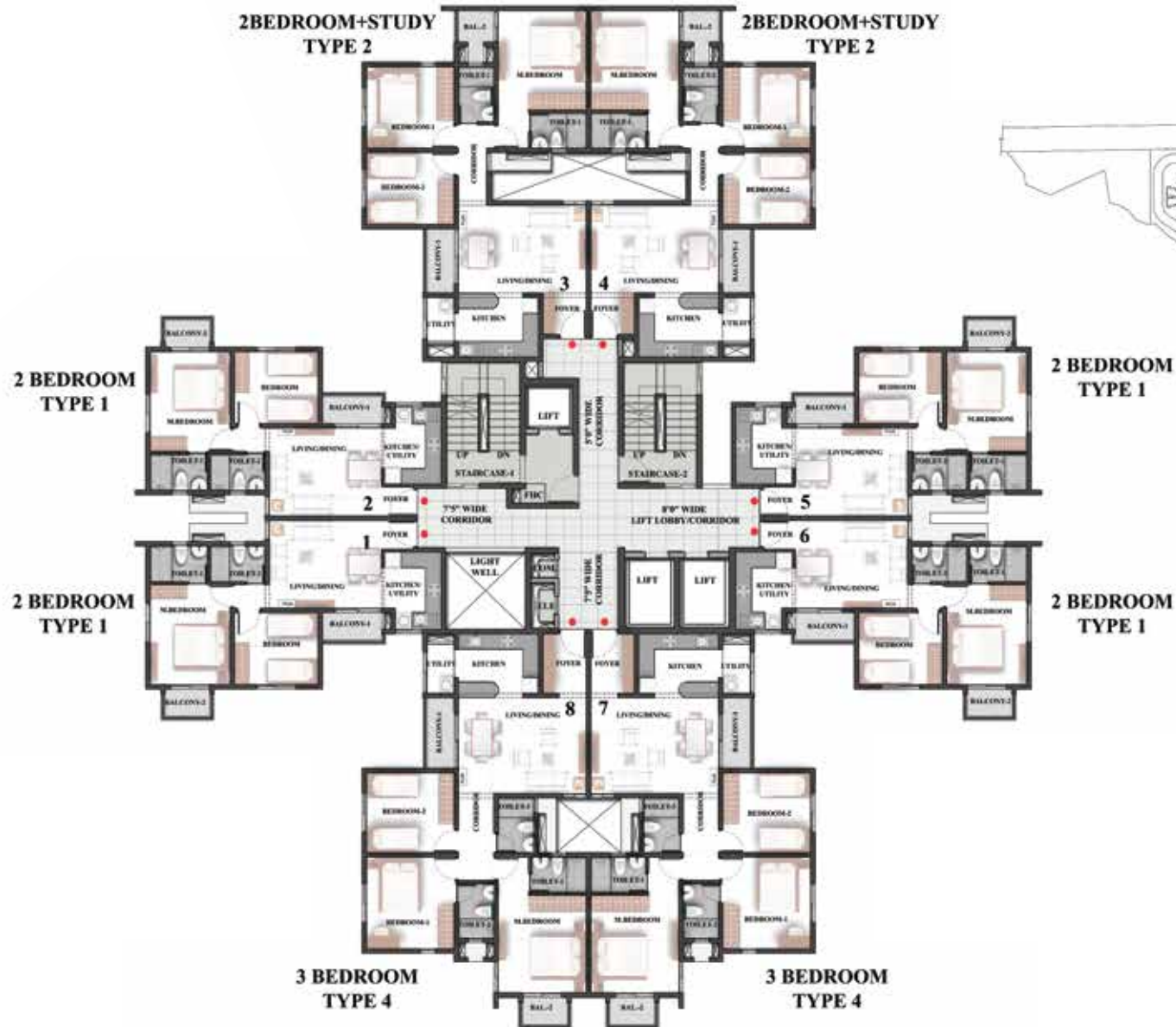


TOWER - 3B CLUSTER (TYP 3_6_9_12_15 & 18 FLR)

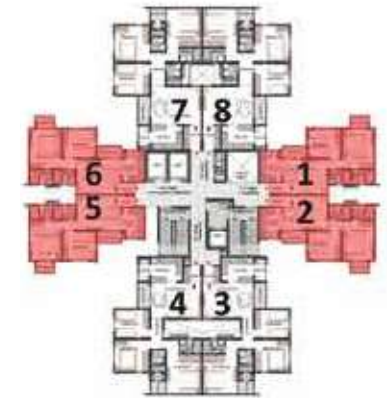


TOWER - 3B CLUSTER

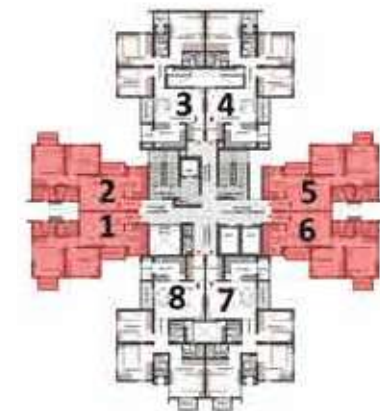
(TYP 4_5_7_8_10_11_13_14_16_17 & 19 FLR)



2 BEDROOM TYPE 1



TOWER-3A

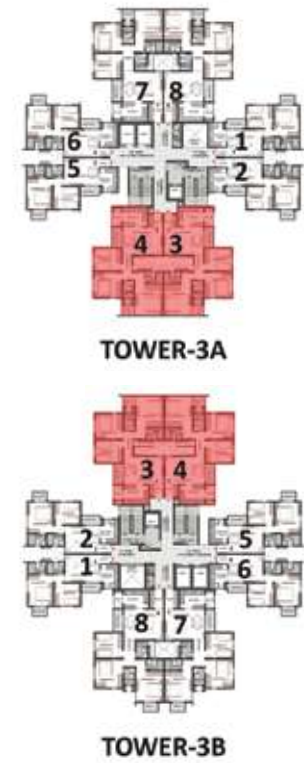


TOWER-3B



CARPET AREA : 51.514 Sq.mt (554.492 sqft)
BALCONY AREA : 5.146 Sq.mt (55.391 sqft)
SUPER BUILT UP AREA : 75.919 Sq. mt (817.189 sqft)

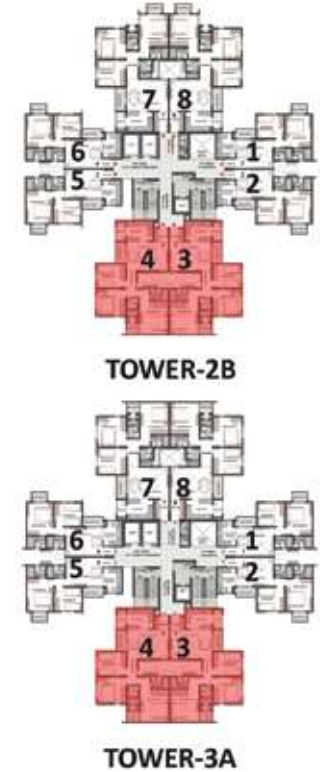
2 BEDROOM + STUDY - TYPE 2



CARPET AREA : 74.367 Sq.mt (800.479 sqft)
BALCONY AREA : 5.217 Sq.mt (56.155 sqft)
SUPER BUILT UP AREA : 107.525 Sq. mt (1157.386 sqft)



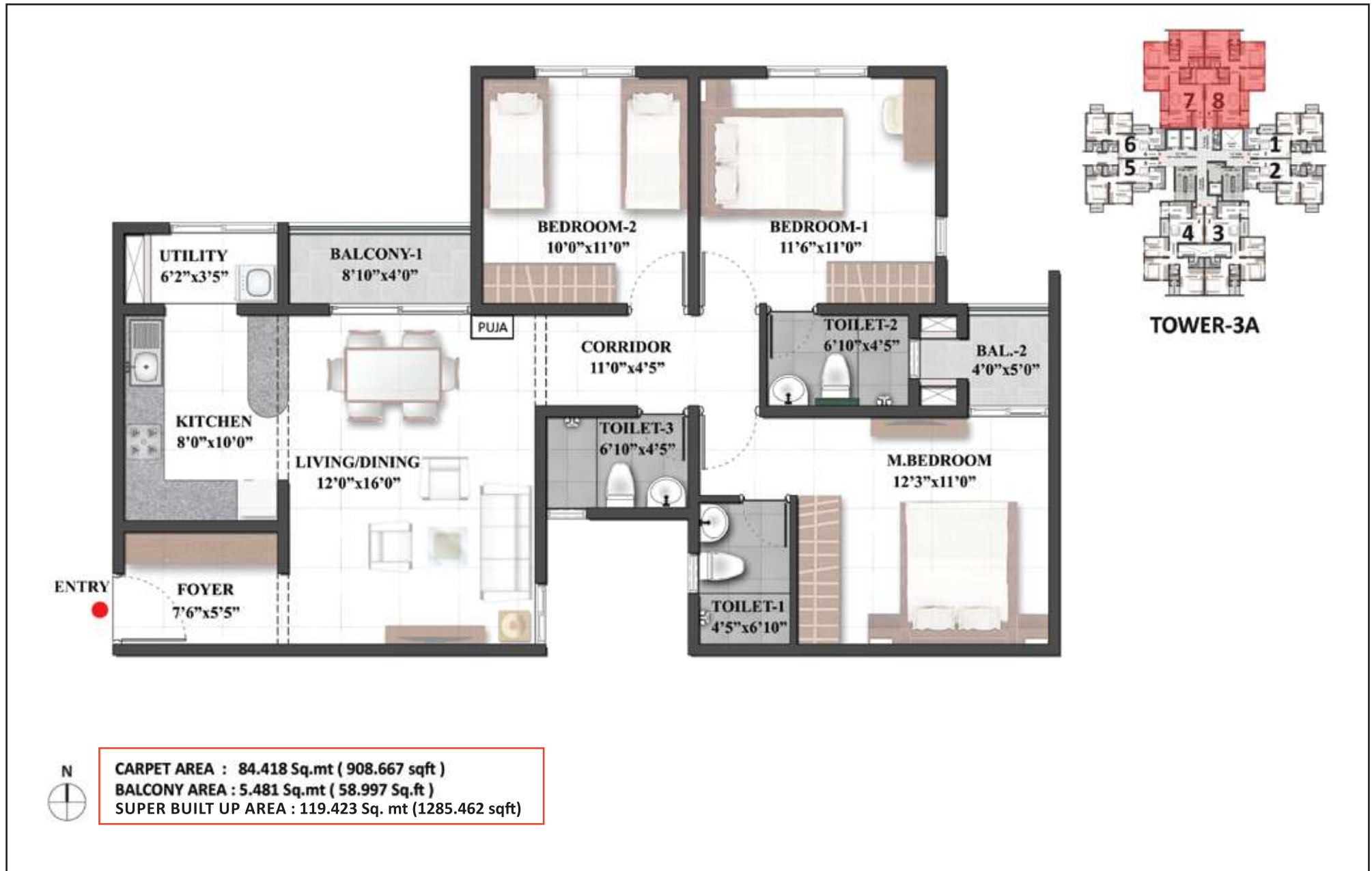
2 BEDROOM + STUDY - TYPE 2A



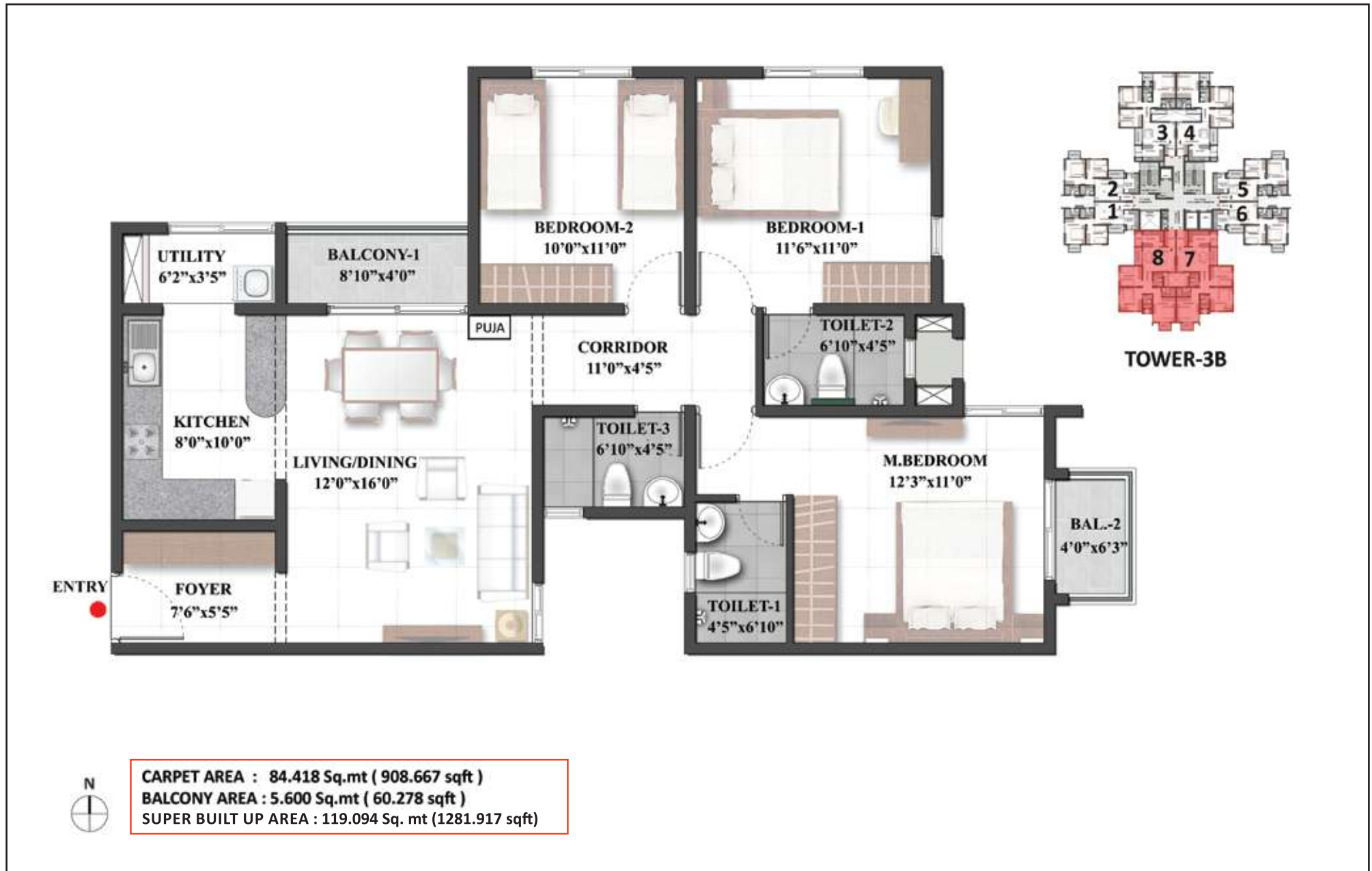
CARPET AREA : 74.367 Sq.mt (800.479 sqft)
BALCONY AREA : 5.217 Sq.mt (56.155 sqft)
OPEN TERRACE AREA : 0.967 Sq.mt (10.408 sqft)
SUPER BUILT UP AREA : 108.801 Sq. mt (1171.122 sqft)



3 BEDROOM TYPE 3



3 BEDROOM TYPE 4



SPECIFICATIONS

STRUCTURE

Earthquake Resistant Structure (Seismic Zone III Compliant)
RCC walls & Slabs

PLASTERING

Internal walls smoothly finished with 2 coats of wall care putty

PAINTING & POLISHING

Interior walls & ceiling finished with acrylic emulsion paint
Exterior walls finished with textured / exterior grade paint.
Enamel paint on railings

FLOORING

Vitrified Tile flooring (2' * 2') for Living, Dining, kitchen, Foyer & bed rooms
Anti-skid ceramic tiles in Balcony & utility

KITCHEN

- Kitchen Counter on brackets – 40mm thick polished black granite
- Sink: SS Single bowl sink with drainboard
- Provision for water purifier/Aqua guard
- Provision for washing machine in utility
- Ceramic tile dado up to 2ft above Kitchen counter only

TOILETS

- Anti – skid ceramic tile flooring & ceramic tiles dado in all toilets upto false ceiling level.
- Sanitary ware (wash basin & EWC) in all toilets of CERA /HINDWARE / Parry ware /jaquar or equivalent make.
- Hot/Cold shower wall mixer & other CP Fixtures of Kohler/Roca Parry ware/jaquar or equivalent
- Provision for geyser with hot water connection in all toilets

SPECIFICATIONS

DOORS

- Main Door: Teak wood frame with teak veneer flush door shutter with pigmented PU polish.
- Internal Doors: Skin Mould shutter with pigmented PU Paint finish with Achitrave.

WINDOW

UPVC sliding windows with bug mesh.
Living/Master bedroom balconies with UPVC sliding door cum window with provision for a fly mesh panel.

COMMON AREAS

- Elegant double height Ground Floor Entrance Lobbies to all towers with granite flooring & wall treatment in texture paint finish.
- Upper Floor common lobbies flooring in vitrified tiles & granite band around lift jambs.
- Staircase tread/risers finished in Tile, Walls finished with OBD

ELECTRICAL/TELECOM

- EB Power provision: As per TNEB Norms
- TV points in Living & Bed Room
- Fire resistant wires of reputed make
- Modular switches of Anchor or equivalent make
- Provision for telephone/broadband point in living room
- Provisions for split A/C in Living/Dining, All bed rooms & Study room

BACK-UP GENERATOR

100% DG back up for lights in common areas, Lifts, water supply systems, fire fighting systems, and other essential utilities.
1.0 KW for all units

LIFTS

Reputed brand high speed lifts provided with 100% DG Power back up

FIRE SAFETY

All apartments will have automated sprinkler system Fire hydrant (FHR) in each tower at every floor

SPECIFICATIONS

WATER SUPPLY

Water treatment plant for domestic water supply.

ENVIRONMENT CONSERVATION

- Sewage treatment plant of adequate capacity provided.
- Treated water recycled for flushing & landscaping
- OWC - Organic Waste Converter of adequate capacity provided
- Rain water harvesting & Ground water recharging pits provided.
- Part provision of solar powered lights for landscape/external
- Roof top solar panels

CCTV

CCTV provision in Lobby, Basements, Common Areas, Lift, Clubhouse entrance & External Road

— SHRIRAM PROPERTIES —
A SEAL OF TRUST!

**40-YEAR LEGACY
OF EXCELLENCE.**

**PART OF THE FINANCIAL CONGLOMERATE
THE SHRIRAM GROUP**

**22,000+
HAPPY FAMILIES**

PUBLIC LISTED COMPANY

**PRIVATE EQUITY INVESTMENT
BY GLOBAL PLAYERS MITSUBISHI, TPG KOTAK, WALTON
STREET CAPITAL, STARWOOD CAPITAL AND TATA CAPITAL**

ACROSS  LOCATIONS

BENGALURU | CHENNAI | COIMBATORE | VISAKHAPATNAM | KOLKATA



CODENAME
Mangalam



Site address: 14, Thangappapuram, Perumadunallur, Nellikuppam Main Road, Guduvanchery, Tamil Nadu 603 202
Office address: Shriram Properties Private Limited, Lakshmi Neela Rite Choice Chamber, No.9 1st floor, Bazullah Road, T.Nagar, Chennai-600 017.
www.shriramproperties.com/mangalam



This phase of the project is registered as "Divine City Phase-2" | CMDA – Planning Permit No. 11181 in File No. C3(S)/4665/2017, dated 09/12/2017.
Mangadu Town Panchayat - Building License/Approval No. 138/2017-18, dated 10/01/2018. This Project is promoted by M/s. Cybercity Builders & Developers (P) Ltd.

TN/01/BUILDING/0105/2019; www.rera.tn.gov.in

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