



Touch the Earth

Something cool
is coming!



Villas | Apartments
Just off Shollinganallur

www.myproptree.com

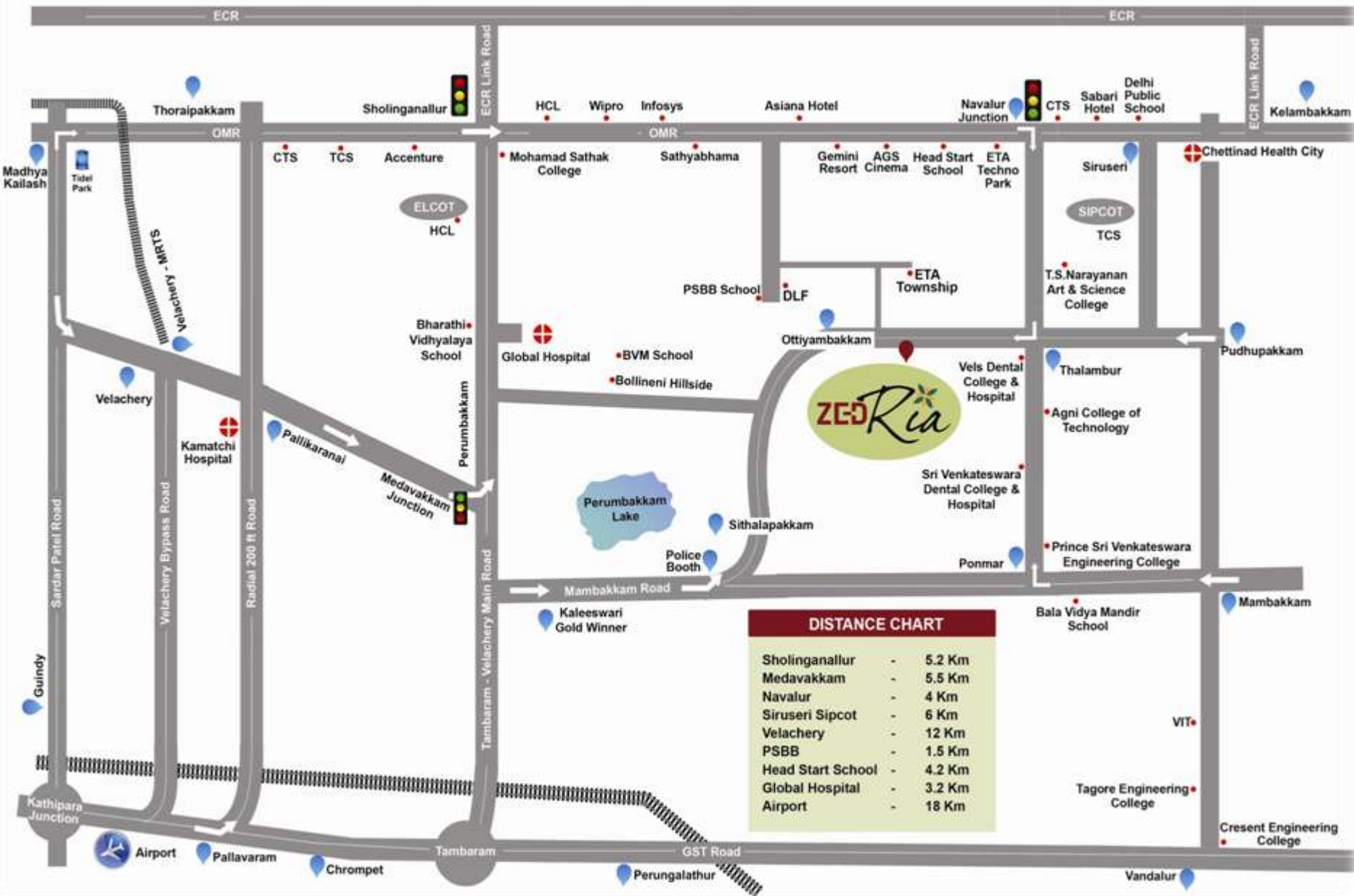
ZED Ria – Executive Summary

- Located within 10 minutes driving distance from Sholinganallur, ZED Ria is well connected in all directions to both **OMR, Perumbakkam and Medavakkam** .
- ZED Ria will be a **Platinum-Certified “Green Campus”** consisting of luxury independent villas, spacious 3-BHK high-end apartments and value for money 2-BHK apartments spread over 12.76 acres
- ZED Ria will be a Eco-friendly township designed to maximize the usage of **solar, wind and water** available in the site for the benefit of its occupants directly resulting in savings up to 50% on their current water and electricity consumption
- ZED Ria will also include a **16,000 sq.ft** commercial complex which will house a super market, bank & ATM and business center
- ZED Ria will also be home to an **elementary school of international standards** within its premises
- Every ZED Ria home will come along with a **set of ZED accessories** which includes solar-powered air-conditioners, solar water heater, low energy home appliances such as refrigerator, microwave, ceiling fans etc.
- ZED Ria will have all modern lifestyle facilities and amenities such as world class club house, swimming pool, landscaped gardens, children’s play area, sports and recreational facilities

**Homes
that are**



ZED Ria - Location Map



ZED Ria - Lay Out

High Rise
Apartments

Club House
&
Swimming Pool

Low Rise
Apartments

Commercial
Space

OSR
Gardens

Villas

Phase 2



ZED Ria - Aerial View



ZED Ria – Phase I

- Location : Ottiyapakkam (Off OMR)
- Typology : Individual Villas
- Type of Units : 3 & 4 BHK
- No. of Units : 45 units in Phase 1
- Area : 1597sft & 1824sft
- Completion : Aug 2014

East Facing villa - Elevation



ZED Ria - Ground Floor Plan



ZED

RIA EAST - GROUND FLOOR

ZED Ria – First Floor Plan



RIA

EAST - FIRST FLOOR

Nearby Projects

- **Malles Altius, Perumbakkam**
- **Embassy Residency**
- **India Bulls – Greens Chennai**
- **Stepstone Atchuta**
- **Color Homes - Color Fields**
- **Color Homes – Elite Enclave**
- **Nahar Sugam**
- **RC Blossoms**
- **Solaray, Perumbakkam**
- **Malles Arcadia**
- **KG Builders – Wind Chimes**
- **Plaza Builders – Pristine Acres**
- **Plaza Builders - Verdant Acres**
- **Bollineni Hillside**
- **Arihant Heirloom**
- **Jains Spring Meadows**
- **Casa Grande Pavilion**
- **Nest Swank**
- **Yuga Homes**
- **Isha Mia Villas**

BCIL ZED Completed Projects



Completed Project – ZED Earth(Bangalore)



Completed Project – ZED Collective(Bangalore)



World Class Amenities & Facilities

- Primary School and Crèche
- Senior Citizen Park
- Toddler's Park
- Cricket Nets
- Basketball Rink
- Jogging Track
- Swimming Pool
- Toddler's Pool
- Children's Play Area
- Gym – General
- Special Ladies Gym
- Badminton Courts – 2 nos.
- Club House
- Guest rooms in club house
- Landscaped Parks
- Meditation Park
- Zen Gardens
- Unisex Saloon
- Super Market
- Laundromat
- Bank & ATM
- Coffee Shop
- Telephone Junction
- Tennis Court
- Urban Farming Area
- Fish Pond
- Esplanade / Promenade along canal

ZED - Club House



ZED – Swimming Pool



ZED – Landscaped Gardens



ZED – “Biowall”



ZED – Kid's Play Area



Specification

STRUCTURE

- Frame structure with Engineered masonry. The height of each floor shall be 2.85m from slab to slab.
- All concrete work in Ready mix Concrete (RMC) of a minimum strength of M15.
- Internal Masonry: Best quality Engineered Block masonry with thermal efficient plastering
- External Masonry: Best quality Engineered Block masonry with Cement plastering.

PAINT

- All internal surfaces finished with low VOC paint.
- Exteriors finished with Cement plastering and Non toxic, low VOC paint.
- Lush Green Landscape and Breathable Bio-wall parallel to the longer face of the building for privacy and natural cool air circulation inside the villa.
- Steel railings and grills will be coated with synthetic enamel paint over Red Oxide primer.

Specification

FLOORING

- Living, Dining & Bedrooms: Vitrified Tiles / Wood rustic Ceramic flooring or micro tiles
- Utility & Balcony Areas: Sira Granite flooring or ceramic tile flooring.
- Bathrooms/Powder Room: Granite Flooring and Granite Dadoing upto 7'
- Kitchen & Service Area: Ceramic flooring, Counters in Black Granite
- Stairs: Wooden treads supported on MS Stringer beam. Contemporary and sleek railing with MS
- Terrace: Superior quality tile flooring; Plaster finish with weather proof exterior emulsion

SANITARY & PLUMBING

- Water Closets: All bathrooms provided with western-style, porcelain WC by HINDWARE*.
- Cisterns: Hindware* water-saving, dual-flush concealed cistern with a wall plate will be provided in the Master and Children's bathrooms, Flush valves of Hindware* make shall be provided in other bathrooms.

Specification

SANITARY & PLUMBING:

- Health Faucets: Health faucets of Hindware* make shall be provided in all bathrooms.
- Wash Basins: All bathrooms will have porcelain wash basins of Hindware* make. All wash basins will be provided with a 32mm CP waste coupling and bottle-trap.
- Kitchen Sink: Single bowl Stainless steel sink of Nirali* make with drainboard.
- Overhead Showers: The All bathroom will have overhead showers by Hindware*
- Faucets: All bathrooms will have CP faucets by Hindware*. Showers and wash basins in the bathrooms and the kitchen sink will have hot water connections.
- Bathroom Accessories: Towel rings, towel racks, soap dishes and toilet paper holders by Hindware* will be provided in the bathrooms.
- PVC pipes shall be used for water supply and drainage lines and Sewage lines.

Specification

ELECTRICAL

- Wiring: Havells* wiring will be used throughout with concealed 19mm PVC conduits of 2mm thickness. 15A power points will be provided with 3/20 copper wiring of 660/440 V – adequate for all equipment of capacity upto 3KW. 5A power points will have wiring of 3/22 rating-adequate for wet grinders, mixers, shavers, refrigerators, washing machines and other equipment of capacity upto 1100W.
- Earthing: 1/18 copper wire will be used for earthing (loop system).
- One Earth Leakage Circuit Breaker and MCB will be provided in each apartment.
- A lightning arrester and earth pits will be provided with separate earth points for elevators*.
- Switches: All switches shall be of Schneider/Crabtree* make.
- Lighting: CFL bulbs will be provided in all the areas and energy efficient
- Havells fans will be provided in all the bedrooms and living area

Specification

DOORS & WINDOWS

- Frames: All door and window frames shall be in hardwood/Fenesta .
- Window Shutters: Window shutters shall be in hardwood,
- Door Shutters: All door shutters shall be in solid core flush (block board) shutters provided with wood veneer,
- Finish: Internal door shutters and frames will be provided with a Matte finish paint while window shutters exposed to the elements shall be provided with External Paint.
- Hardware: All hardware shall be in brush finished stainless steel. All internal doors shall have a Mortise or tubular / cylindrical lock.
- Hinges: All openable windows shall be provided with I-Max* hinges that allow a window to stay open in any position.
- Door Stoppers: Magnetic / concealed door stoppers shall be provided for main door and bedroom door.

Specification

ZED Signature Elements:

- Solar Thermal: Solar hot water system-200Ltrs will be provided on the terrace by Emmvee /Tata BP Solar*
- Rain Water management: Geological study will be done and Rain water harvesting mechanism will be provided in such a way that campus is water positive.
- HVAC: Energy efficient ZED Air conditioners will be provided in all the bedrooms in which R410 refrigerant will be used.
- Smoke & LPG gas Detector: Smoke detectors shall be provided in the kitchen, LPG gas detector will also be provided in the kitchen area
- Centralized water supply and sewage connection for villas
- Solar PV panels of 1.5kw will be provided with 2kw of invertor and 12V 150AH 2nos of southern batteries will be provided.
- Main Door Lock: A bio-metric, proximity card based or sensor based door lock will be provided that lets you control the front door
- Geyser: All the Bathroom room will have a geyser of 600w

For bookings contact

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