



ANKUR
ARALIAS
3 & 4 BHK ARBOREAL RESIDENCES

📍 "ANKUR ARALIAS"
Plot no. PP6, TNHB Main Road,
Neighbourhood Scheme Phase-III,
TNHB Block No.6, Sholinganallur, Chennai-600119

☎ +91 - 8190944444, 8190933333

🌐 www.ankurfoundations.com

📍 **Registered Office:**
Ankur Foundations Pvt. Ltd.
#25, Barnaby Road, Kilpauk,
Chennai - 600 010.

☎ (044) 26481092 , 26411093

✉ sales@ankurfoundations.com

QR Code for Location



design:ankur@98402010





ANKUR

LAYING THE GROUND FOR A BRIGHTER TOMORROW

Ankur Foundations Private Ltd. is a Chennai based Real Estate Development Company with over 4 decades of experience and trust.

Over the years, we have completed high quality residential and commercial projects amounting to construction of over 3.5 million sq. ft. in prime locations. From elegant designs to impeccable construction, we create spaces that inspire and delight.

Quality you can trust. Spaces you'll love!



Majestic

Serene

Verdant

Expansive

Rare



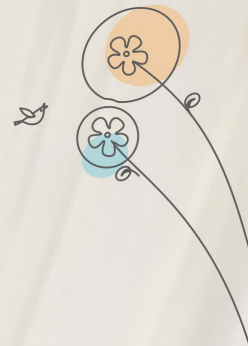
Majestic

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Welcome to "Ankur Arealias", a life of bliss amongst the luxury of trees.

It is time to trade the life in mundane greys for one surrounded by luscious greens. At "Ankur Arealias", we have woven nature into our design so that you can enjoy the best of both worlds, city convenience with a touch of forest-like tranquility. Our lavish 3 & 4 BHK apartments, premium amenities and stunning campus, are all crafted to enhance your arboreal living experience.

Come, discover a lifestyle where every day is a breath of fresh air.



ESCAPE THE CITY, INSIDE THE CITY

Step into a serene oasis nestled within the bustling city. Our campus is a perfect blend of landscaped community spaces, perfectly planned to foster relaxation and connection. From peaceful gardens to vibrant play areas, there's something for everyone. Our world-class amenities, coupled with thoughtful value-additions, are sure to bring a smile to your face. And with ample parking, you can enjoy the convenience of hassle-free living.





AMENITIES

Ground Floor

- Double-height lounge
- Reception area
- Waiting area

1st Floor

- Association room
- Office room
- Storage cupboards

2nd Floor

- Double-height Multipurpose hall - AC

2.5 Floor (Mid Landing)

- Party terrace / Space for Yoga & Meditation
- Outdoor giant garden chess

4th Floor

Double-height Kids play area

- Seating area
- Sandpit with slide
- Climbing wall

6th Floor

Double height Indoor games area with storage

- Ice hockey
- Fuss ball
- Board games (Chess & Carrom board)
- Table tennis
- VR gaming zone

Terrace Area

- Swimming Pool / Deck Area / Terrace Garden Seating

8th Floor

Double-height Senior citizens lounge / Planters

- Outdoor gym
- Verticle press
- Stepper
- Elliptical cross trainer
- Pendulum ABS & DIP station
- Reflexology Path

10th Floor

AC Gym (Regular & Interactive)

- Multi-Gym
- Treadmills
- Cycle
- Elliptical machine
- Weights with rack
- Mirror panel wall
- Wall for Interactive Gym



GAME ROOM



GYM



KIDS PLAY AREA

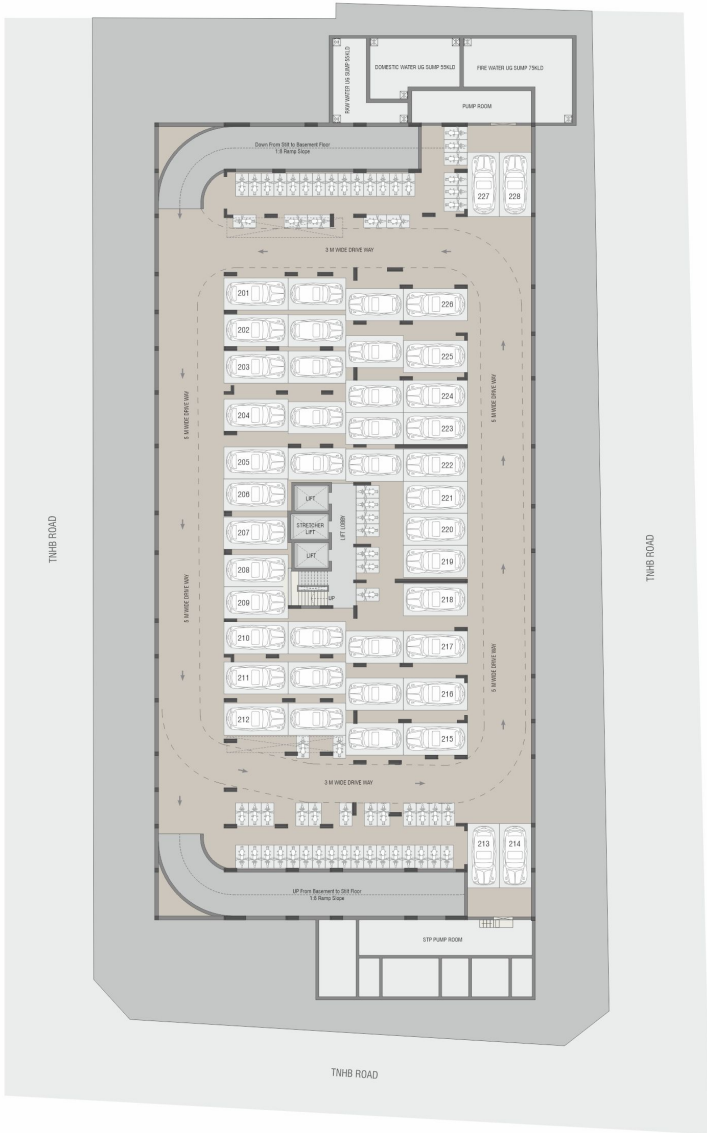


SENIOR CITIZEN AREA

Basement Floor

Layout Plan

The Tandem Parking spaces depicted in the drawings provided are indicative and meant solely to illustrate the bigger size of parking space available



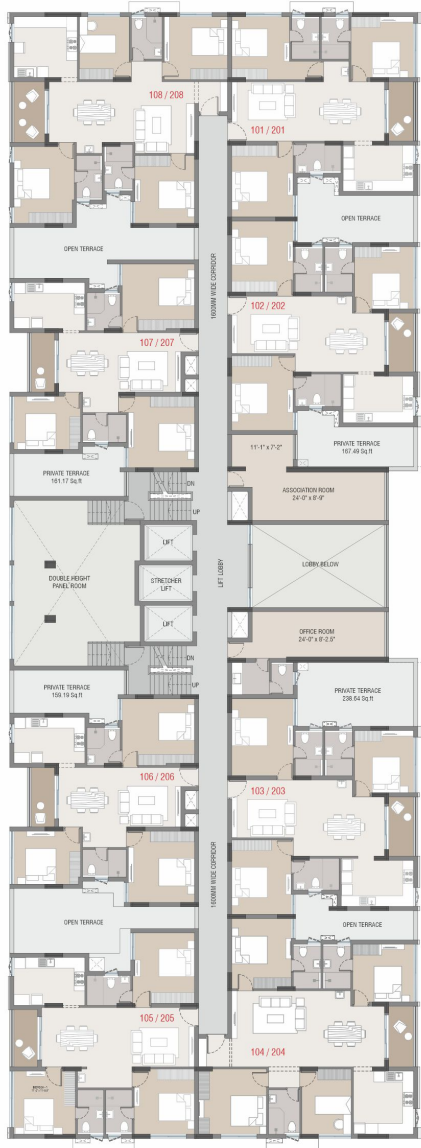
Site with Stilt Floor

Layout Plan

The Tandem Parking spaces depicted in the drawings provided are indicative and meant solely to illustrate the bigger size of parking space available



1st & 2nd Floor Typical Layout Floor Plan



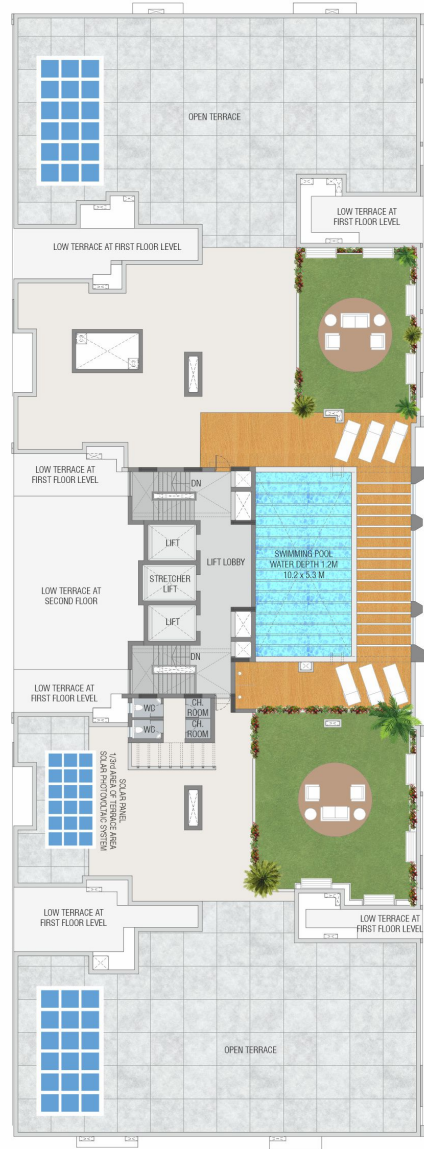
3rd, 5th, 6th, 7th, 8th, 9th & 11th Typical Layout Floor Plan



4th & 10th Typical Layout Floor Plan



Terrace Floor Plan



FOYER AREA



BEDROOM - 01



LIVING ROOM



BED ROOM-02



STUDY BED ROOM



BALCONY



DINING AREA



KITCHEN



FLAT 1

Typical Floor Plan

3 BHK / 3 T

Saleable Area: 1520.00 sq.ft.

Plinth Area: (Includes Balcony & Walls) 1164.00 sq.ft.

RERA Carpet Area: 999.00 sq.ft.



FLAT 2

Typical Floor Plan

3 BHK / 3 T

Saleable Area: 1566.00 sq.ft.

Plinth Area: (Includes Balcony & Walls) 1199.00 sq.ft.

RERA Carpet Area: 1027.00 sq.ft.



FLAT 2A

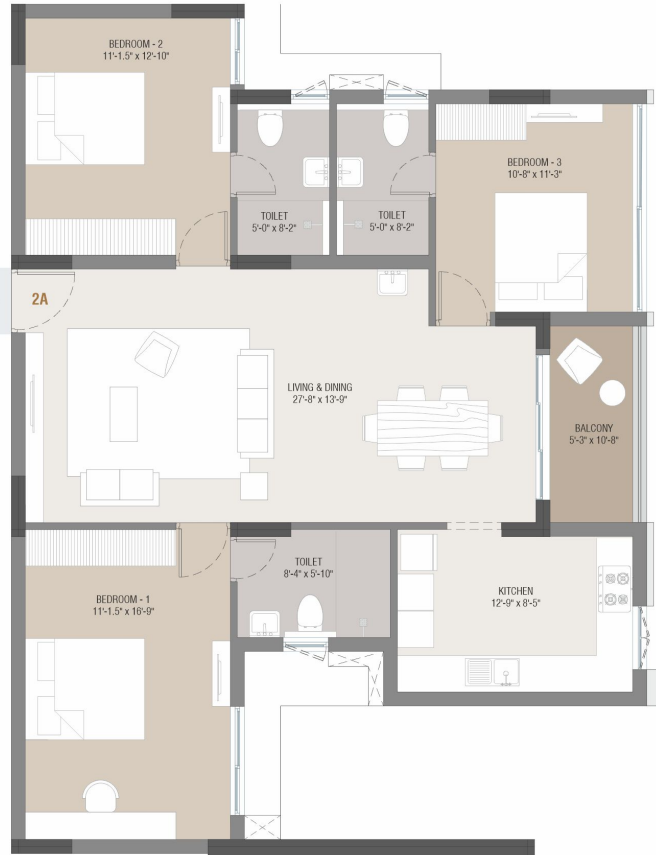
Typical Floor Plan

3 BHK / 3 T

Saleable Area: 1675.00 sq.ft.

Plinth Area: (Includes Balcony & Walls) 1282.00 sq.ft.

RERA Carpet Area: 1100.00 sq.ft.



FLAT 3

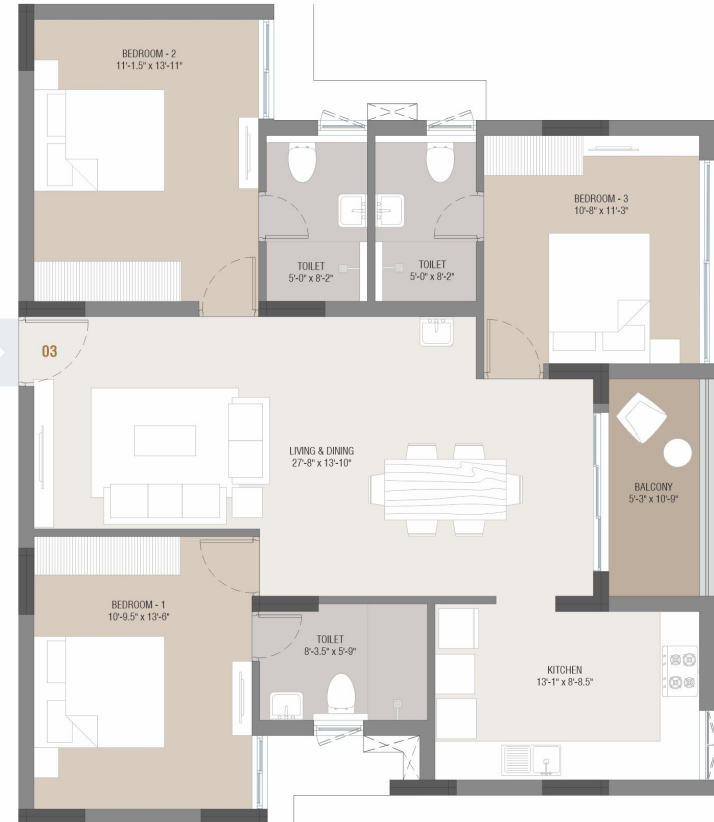
Typical Floor Plan

3 BHK / 3 T

Saleable Area: 1586.00 sq.ft.

Plinth Area: (Includes Balcony & Walls) 1214.00 sq.ft.

RERA Carpet Area: 1038.00 sq.ft.



FLAT 3A

Typical Floor Plan

3 BHK / 3 T

Saleable Area: 1695.00 sq.ft.

Plinth Area: (Includes Balcony & Walls) 1298.00 sq.ft.

RERA Carpet Area: 1111.00 sq.ft.



FLAT 4

Typical Floor Plan

4 BHK / 3 T

Saleable Area: 1824.00 sq.ft.

Plinth Area: (Includes Balcony & Walls) 1396.00 sq.ft.

RERA Carpet Area: 1222.00 sq.ft.



FLAT 5

Typical Floor Plan

3 BHK / 3 T

Saleable Area: 1529.00 sq.ft.

Plinth Area: (Includes Balcony & Walls) 1170.00 sq.ft.

RERA Carpet Area: 1005.00 sq.ft.



FLAT 6

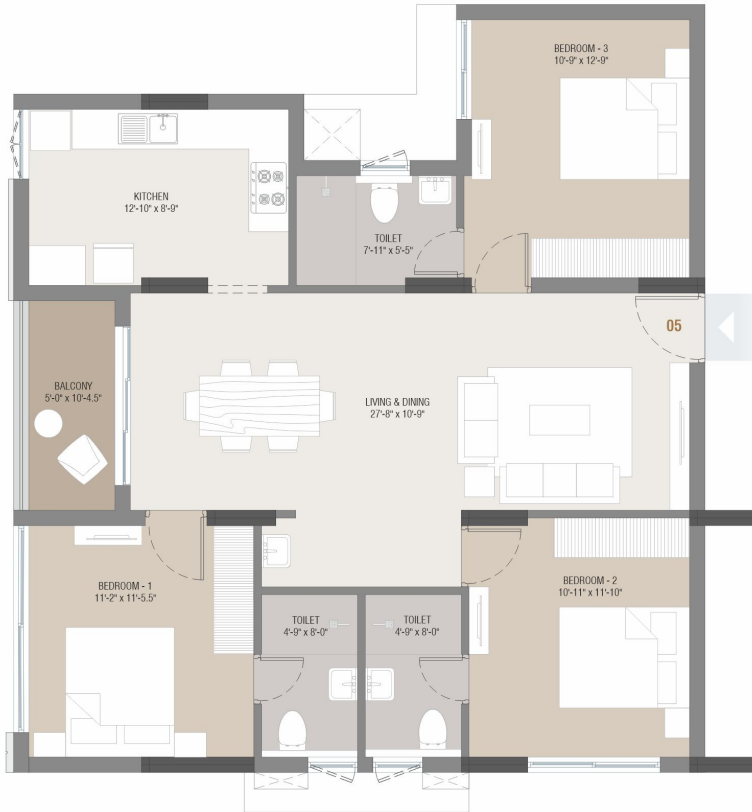
Typical Floor Plan

3 BHK / 2 T

Saleable Area: 1450.00 sq.ft.

Plinth Area: (Includes Balcony & Walls) 1110.00 sq.ft.

RERA Carpet Area: 929.00 sq.ft.



FLAT 7

Typical Floor Plan

3 BHK / 2 T

Saleable Area: 1452.00 sq.ft.

Plinth Area: (Includes Balcony & Walls) 1112.00 sq.ft.

RERA Carpet Area: 929.00 sq.ft.



FLAT 8

Typical Floor Plan

4 BHK / 3 T

Saleable Area: 1815.00 sq.ft.

Plinth Area: (Includes Balcony & Walls) 1389.00 sq.ft.

RERA Carpet Area: 1191.00 sq.ft.



Specifications

Structure

Structural System: RCC frame structure.
Seismic Resistant Structure - Zone III

Masonry: 230mm for external walls & 110mm for internal walls.

Floor Finish

Main Flooring: Marble finish premium vitrified tiles with Italian Marble design in living, dining, kitchen & all bedrooms

Bathroom: Anti-skid tiles as per architect design.

Balcony: Anti-skid tiles as per architect's design.

Joinery

Main door: 8' (h) Engineered frames and doors with Lock and tower bolt.

Bedroom doors: 7' Engineered door with Lock and tower bolt.

Bathroom doors: 7' Water resistant Engineered door with Keyless Lock and baby latch.

Hardwares: Premium chrome finished hardwares of reputed brands for all doors.

Wall Finish

Internal walls: Finished with 2 coats of Putty, 1 coat of Primer & 2 coats of Emulsion Paint.

Ceiling: Finished with 2 coats of Putty, 1 coat of Primer and 2 coats of Paint.

External walls: finished with Exterior Primer & 2 coats of Exterior Emulsion Paint of reputed brand.

Toilets: Ceramic tiles till the false ceiling level.

Outdoor Features

Water storage: UG Sump for borewell water will be provided as per specifications given by Plumbing Consultants as per site requirement.

Rain water harvesting: as per norms.

STP: Sewage Treatment Plant as per specification by the authorities.

Security: booth will be provided in the entrance / exit.

Safety: CCTV surveillance cameras will be provided all round the building, Ground floor Lobby, Upper Floor Lobbies, Lifts and Terrace Area

OWC: Organic waste convertor (CSR Initiative)

Fire safety: Fire fighting Sprinklers provided as per norms.

Compound wall : Site perimeter fenced by compound wall with entry gate.

Kitchen & Dining

Kitchen: Kitchen platform with sink for all units with Glossy finish vitrified Dado tile - laid 2 feet above the counter

Electrical point: Provision for Chimney, Refrigerator, Grinder, Water purifier, Washing Machine & Dryer

CP fittings: American standard / Jaquar / Kohler or equivalent.

Dining: Counter top Wash basin in the Living area.

Washing Machine: Provision in kitchen.

Bathroom

CP fittings & sanitary fixtures: American standard / Jaquar / Grohe / Somany / Simpolo or equivalent. Wall mounted WC with health faucet, overhead shower, single lever diverter and wall mounted wash basin

Windows / Ventilators

Windows: Windows, French Doors, will be of U-PVC or Aluminium with clear float Glass

Ventilators: Ventilators with frosted glass and exhaust fan provision in toilets

Balcony

Railings: Glass Balcony railings

Electrical Points

Power supply: 3 phase power supply for all apartments.

Safety device: DB will be provided with MCB & ELCB.

Switches & Sockets: Modular switches & sockets of Legrand / Anchor or equivalent.

Wires & Cables: Fire retardant ISI approved brands

TV: Provision in Living & one bedroom

Data: Provision in living room.

Split AC: Provision in Living, Dining & Bedrooms.

Exhaust Fan: Provision in all bathrooms and in Kitchen

Geyser: Provision in all Bathrooms

Back up: 4.5 KW DG Power back up will be provided in each of the apartments

Lift: Two Automated 15-passenger lifts and one Stretcher Lift will be provided (Total 3 Lifts)

Power backup: 100% power backup for Common Amenities, Lifts, STP, WTP & Common area lightings. 4.5 kw power backup inside the apartments.

Name boards: Apartment owners name board provision will be given in the ground floor Lobby Area.

Lift facia: Granite / Marble / Tiles or equivalent cladding in all levels.

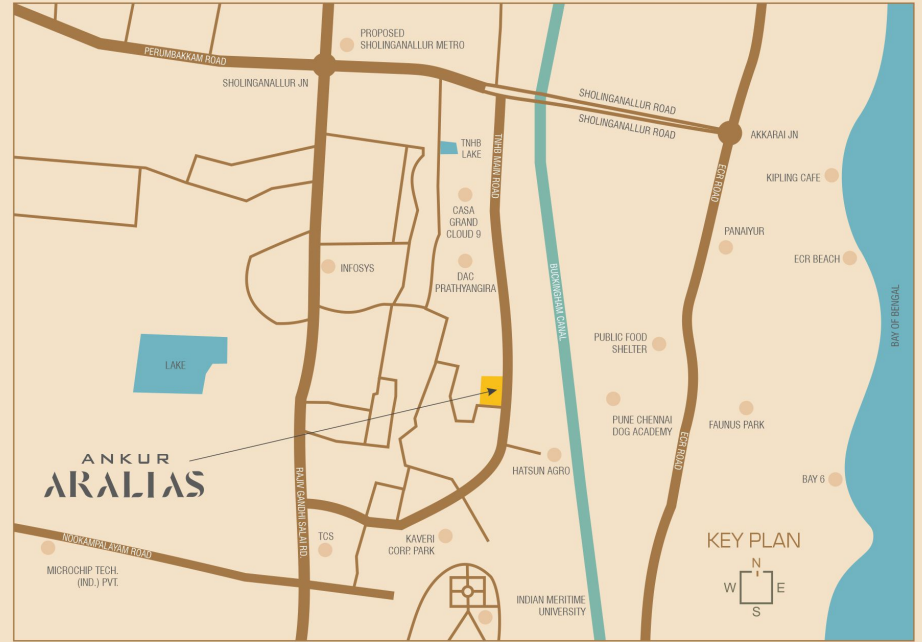
Lobby: Granite or Vitrified tiles of good quality at all levels.

Staircase floor: Granite or Vitrified Tiles of good quality.

Staircase handrail: Stainless Steel / MS Handrails in all floors.

Terrace floor: Pressed tile flooring or as recommended by architect.

Solar power supply: for common areas wherever possible.



Location Advantages

Schools	Approx. Distance
Campus K IGCSE School	0.5 km
Narayana E Techno School	1.5 km
Ellen Sharma Memorial School	1.0 km
Gateway the Complete School	2.0 km

Hospitals	Approx. Distance
Global Health City	7.0 km
Apollo Cradle	4.0 km
Apollo Speciality Hospital	9.0 km
Chettinad Hospital	3.0 km

Terms and Conditions

1. The registration shall be done on receipt of the entire payment.
2. Once allotted and the agreements are signed the prices are firm.
3. All payments to be made by CHEQUE/RTGS/NEFT favoring Ankur Foundations Pvt. Ltd.
4. All transactions are subject to Chennai jurisdiction only. This brochure is only for information and does not constitute a legal document.
5. This document is conceptual and not a legal offering by the company for advertising and is to be used for general information only. All measurements and specification given in this brochure are subject to minor variation. Furniture layout is only an indication for space utilization. Visuals and photographs may not represent actuals or may be indicative only. Computer generated images, walkthroughs and render images are the artist's impression and are indicative in nature and general information only. The super built-up area is inclusive of proportionate share of common areas and wall thickness.