



MML BUILDTECH  
LLP

www.mmlgroups.com | info@mmlgroups.com



100%  
Solar  
Powered  
Homes

  
**Skandha**  
avenue

Redefining your Living Experience!

MML GROUPS PROUDLY PRESENTS

**Skandha**

04132257944

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**Bookings Contact**

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**REDDIYARPALAYAM**  
Pondicherry



# About Developer

37

Years of  
Experience

## MML GROUPS

**Our company has proved its ability by maintaining good quality & Safety of works in various fields such as Civil, Mechanical, Project Management, Safety Training and Implementation etc.**

It's our pleasure to introduce ourselves as one of the construction companies in south India. MML started as a Proprietorship company in 1983, now we've established ourselves as a Partnership Company and presently, we turned up as a Group of Companies with the turnover of Rs. 64 Cr Per year.

Over the years, we strongly anchored in Industrial projects mainly in Thermal, Gas Power Plants, Apartments, Water, sewage plant projects, Resorts, Housing community and Hospital. Today it is acknowledged as a company that continues to empower the whole Society.



**THE KEY OF  
EARTHEN  
HEAVEN!**



Land Area  
**3 Acres**



Road Access  
**3 Major Ways**

A new themed,  
gated community residential  
Apartment & Villa project

**@ Reddiyarpalayam.**

This project offers spacious Apartments & Villas with luxurious features and a multitude of amenities. Beautiful landscapes all around the project will bring a quality Green living experience. Project area has excellent connectivity and it is located at the crux of Pondicherry. Just 1.2 Kms from IG Square, 4 kms to airport, 3 kms to Bus stand and near existing communities having all the facilities.

**Redefining your Living Experience!**



# Project Location

Located at the crux of Pondicherry

## Reddiyarpalayam

It is one of the popular and best places to have a property in Pondicherry; is located in suburb of Pondicherry Central. The presence of number of industries is impacting the job market in a positive note, leading to generation of housing demands. This location offers a good connectivity between major micro-markets, good healthcare and educational institutions to create a positive impact in the lifestyle a city has to offer.

Redefining your **Living Experience!**

# Salient Features



















Trendy Luxurious features

- 50 Villas & 56 Apartments in the 3 acres expansion
- Modern & Luxury Villas
- 2 & 3 BHK Apartments / 2, 3 & 4 BHK Villa
- Contemporary new age architecture
- Secure gated community
- Solar Powered street lights with Paver Road
- CCTV security across common areas
- 100% Solar powered - On Grid System
- Vasthu Compliant
- The project is situated within close proximity to the crux of Pondicherry,



# Amenities

Modern & Eco Friendly

-  Eco Friendly Green Environment
-  Seismic Structural Design
-  Paver Road
-  3 Main Entry & Exits
-  CCTV System
-  Multipurpose Sports Court
-  Indoor gym
-  Kids Play area
-  Walking Track
-  Party Lawn
-  Centralized Water / Sewage System
-  Rain water Harvesting
-  Solar Powered Home/ Streets
-  Under Ground Cabling
-  Covered Car Parking
-  Super Market
-  Medical Facility
-  Amphi Theatre
-  Auto mated Gate with RFI Entry
-  Smart Connect (Tv/Phone Internet)

Redefining your **Living Experience!**

15+  
AMENITIES

# Villas & Apartments

Green Living Experience

50  
Villas

Koel (36)  
King sparrow (14)

 Solar Powered

56  
Flats

Humming (24)  
Peacock (32)

 Solar Powered





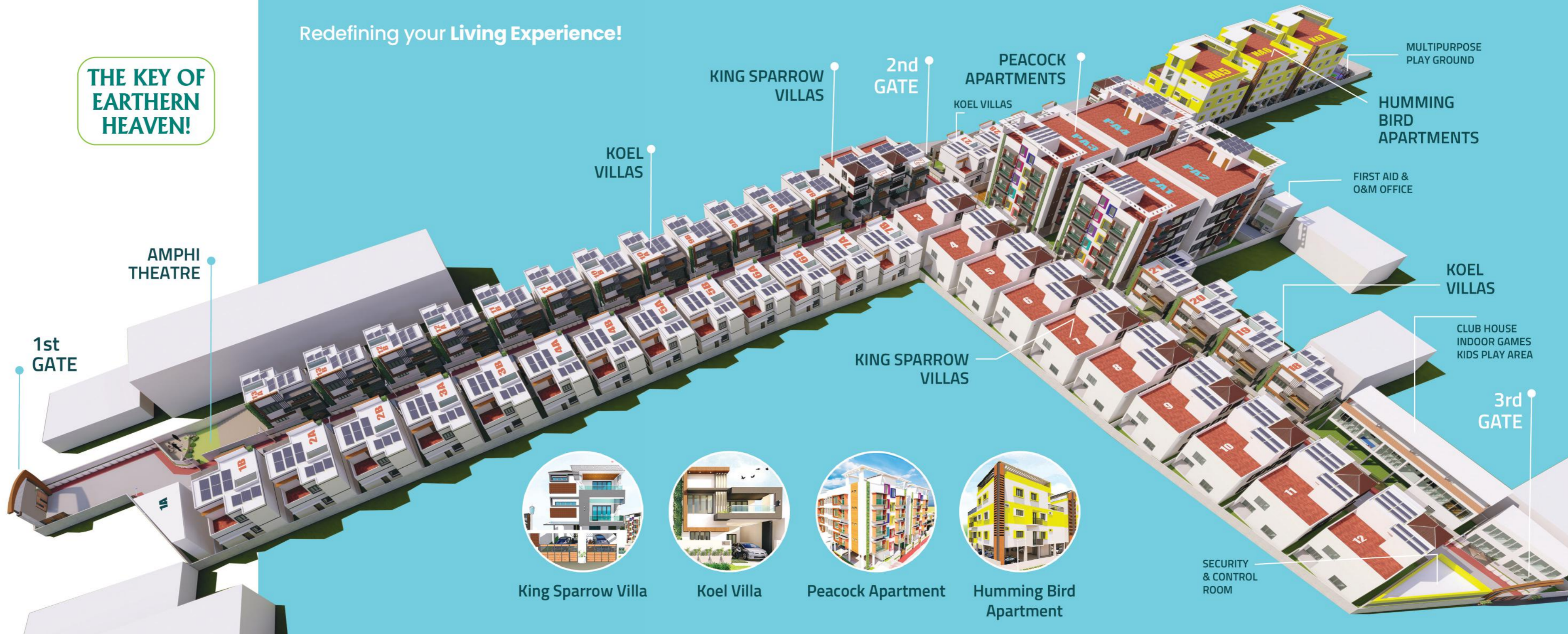
**THE KEY OF  
EARTHEN  
HEAVEN!**

Redefining your Living Experience!



**ENTRANCE  
3 GATE ACCESS**

- Gate 1 :** Kalyana Sundara Moorthi Nagar
- Gate 2 :** Sudhakar Nagar
- Gate 3 :** Annai Nagar



**King Sparrow Villa**



**Koel Villa**



**Peacock Apartment**



**Humming Bird Apartment**



# King Sparrow

## VILLA

### STANDARD & LUXURY

"King Sparrows are closely associated with human dominated landscapes. An exclusive collection of high-end villas set in a scenic background, altogether painting a picture of a blissfully luxurious neighbourhood that reposes in unquestioned majesty. The Independent Bungalows are situated on stepped terraces defining the gradual activity of Prestige along its periphery. The Independent Bungalows with areas ranging in scenic streetscapes with 2 parking spaces and a massive space for a Swimming pool. Ample green spaces in the form of community parks, link parks and other green areas".





# KING SPARROW (30X60)

**BUILD-UP  
AREA (Sq.ft)** 2795.65

**4 BHK VILLA**

## AREA STATEMENT

GROUND	866.92 Sq.Ft
FIRST	1014.24 Sq.Ft
SECOND	605.14 Sq.Ft
PARKING	309.35 Sq.Ft

**TOTAL  
AREA** 2795.65  
(SQ.FT)

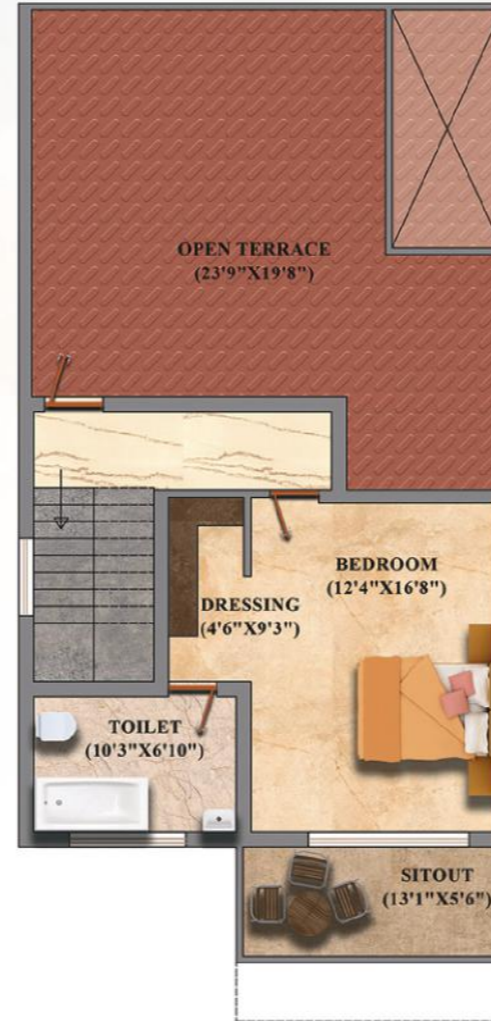
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



PLOT #	PLOT SIZE	PLOT AREA (Sq.ft)	INDIVIDUAL BUILDUP AREA (Sq.ft)	PLOT FACING	PLAN FACING
1	29'10"X60'1"	1846.53	2800	WEST/EAST	WEST/EAST
3	34'X59'4"	2003.47	3010	SOUTH	SOUTH
4	30'2"X59'4"	1783.85	2800	SOUTH	SOUTH
5	30'2"X59'4"	1783.13	2800	SOUTH	SOUTH
6	30'2"X59'4"	1781.00	2800	SOUTH	SOUTH
7	30'2"X59'3"	1778.85	2800	SOUTH	SOUTH
8	30'2"X59'2"	1777.07	2800	SOUTH	SOUTH
9	28'4"X58'1"	1746.47	2800	SOUTH	SOUTH
10	30'4"X55'7"	1667.88	2800	SOUTH	SOUTH
11	30'4"X52'9"	1588.63	2800	SOUTH	SOUTH
12	30'3"X49'10"	1509.24	2800	SOUTH	SOUTH

SOUTH  
FACING  
VILLA





# Koel

## VILLA

### STANDARD & LUXURY

"Koel are well known for their loud, repetitive calls, which are particularly noticeable early in the morning. They are heard much more than seen. Skandha offers the greatest living experience in the Koel villas with 3 bedrooms, a car parking and much more to have a compact living experience. A home you'll be proud to call your own. Space between villas ensures ample privacy for all homes. Your home should be something that you and your family take pride in and love to spend time in. Our efficient, customized home interior designs incorporate your needs in every nook of your home, so your space meets your every requirement".





# KOEL VILLA (30X26)

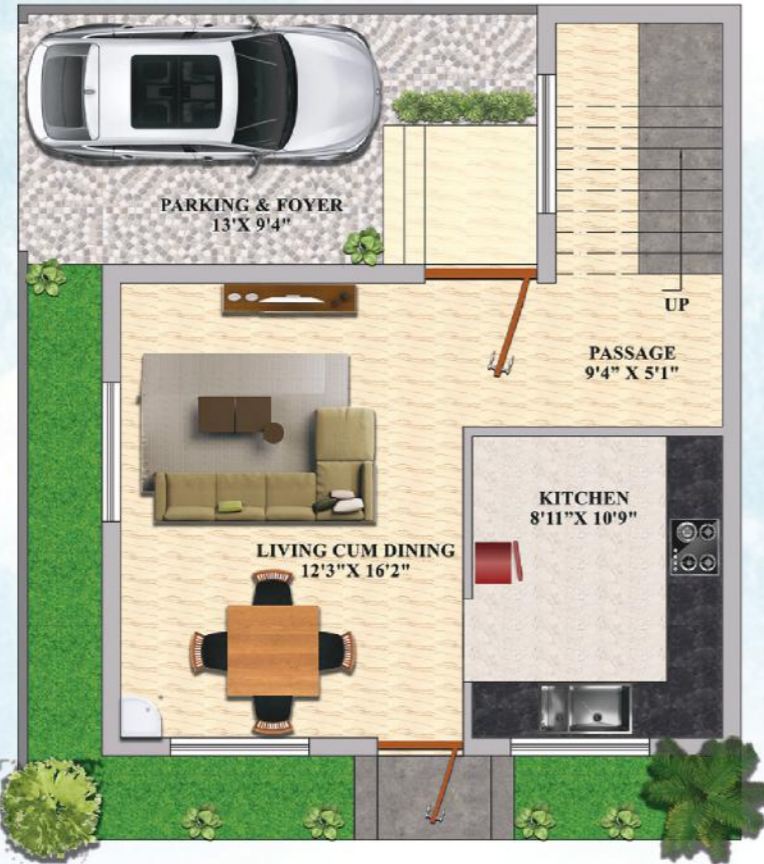
**BUILD-UP AREA (Sq.ft) 1289.88**

**2BHK VILLA**

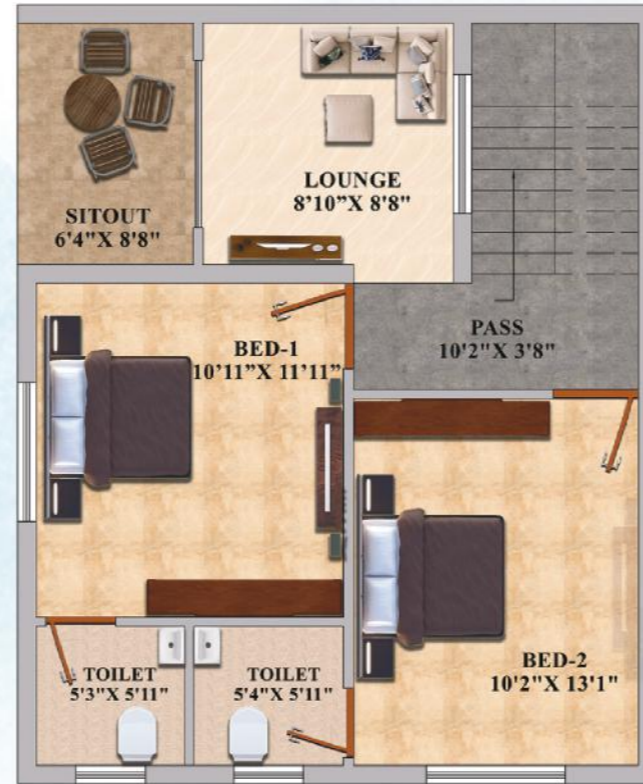
## AREA STATEMENT

GROUND	476.33 Sq.Ft
FIRST	644.00 Sq.Ft
PARKING	169.55 Sq.Ft
BUILT-UP	1289.88 Sq.Ft

GROUND FLOOR PLAN



FIRST FLOOR PLAN



**NORTH FACING VILLA**



PLOT #	PLOT SIZE	PLOT AREA (Sq.ft)	BUILD-UP AREA (Sq.ft)	PLOT FACING	PLAN FACING
13A	30'X27'7"	848	1290	West	North
13B	30'X26'7"	805	1290	West	North
18	29'3"X30'2"	932.10	1390	North	North
37	30'2"X29'9"	893.17	1390	North	North

# KOEL VILLA (30X35)

**BUILD-UP AREA (Sq.ft) 1384.72**

**3BHK VILLA**

## AREA STATEMENT

GROUND	607.88 Sq.Ft
FIRST	771.00 Sq.Ft
PARKING	216.86 Sq.Ft
BUILT-UP	1595.74 Sq.Ft

**EAST FACING VILLA**

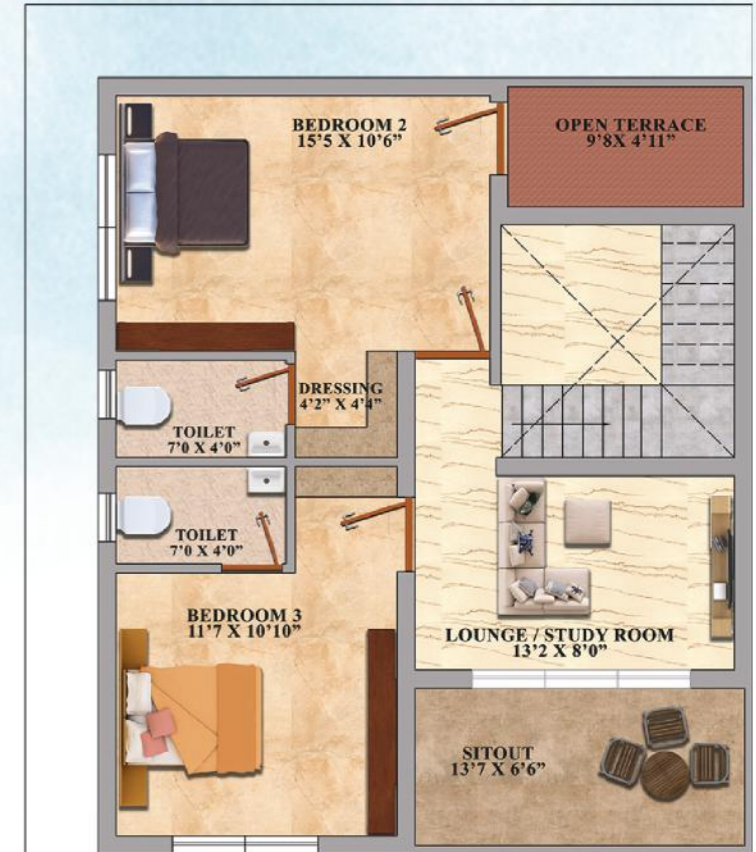


PLOT #	PLOT SIZE	PLOT AREA (Sq.ft)	BUILD-UP AREA (Sq.ft)	PLOT FACING	PLAN FACING	PLOT #	PLOT SIZE	PLOT AREA (Sq.ft)	BUILD-UP AREA (Sq.ft)	PLOT FACING	PLAN FACING
7B	30'2"X37'4"	1117	1840	East	East	10B	30'X35'	1071	1840	West	North
9B	30'X38'	1163	1840	West	North	19	29'3"X34'0"	1047.02	1595	North	North
10A	30'X37'6"	1117	1840	West	North	20	29'3"X38'1"	1169.35	1840	North	North

GROUND FLOOR PLAN



FIRST FLOOR PLAN





# KOEL VILLA (30X40)

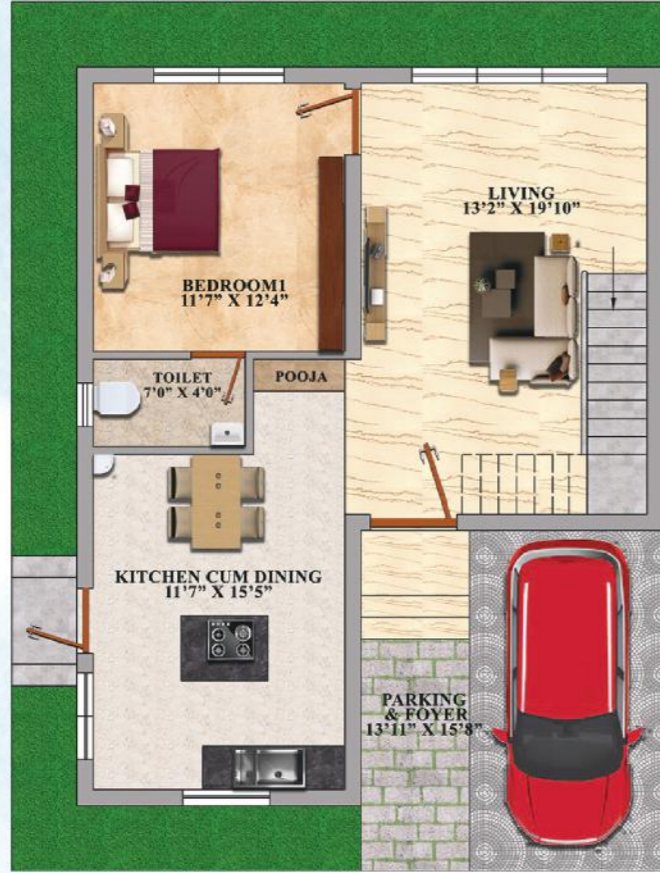
**BUILD-UP  
AREA (Sq.ft)** 1837.74

**3BHK VILLA**

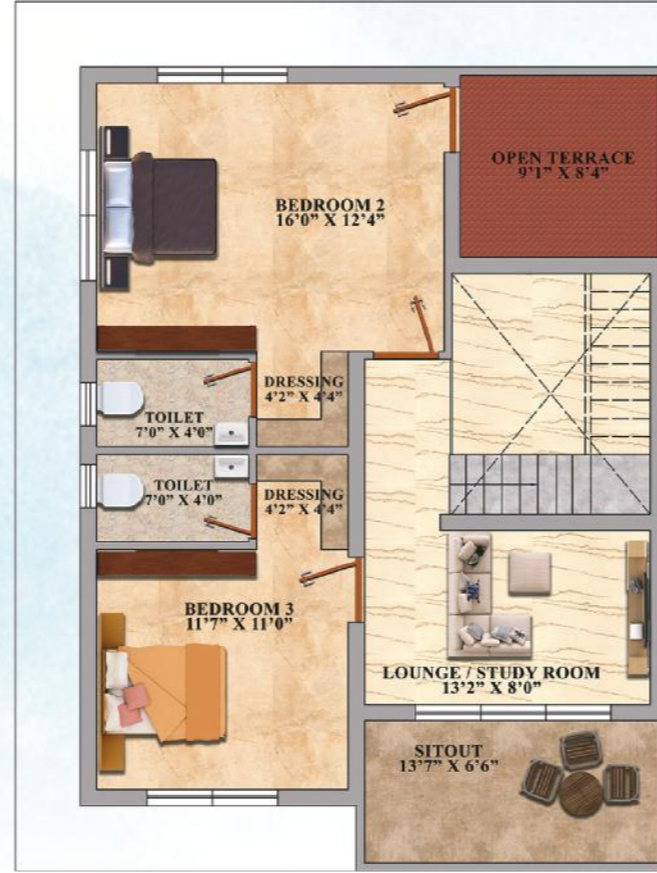
**EAST  
FACING  
VILLA**



GROUND FLOOR PLAN



FIRST FLOOR PLAN



# KOEL VILLA (30X40)

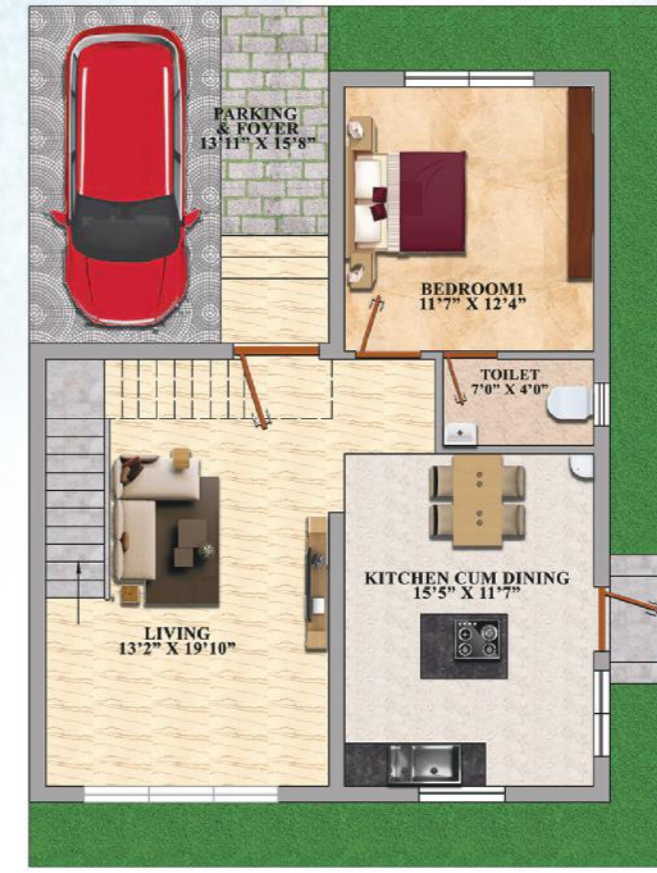
**BUILD-UP  
AREA (Sq.ft)** 1837.74

**3BHK VILLA**

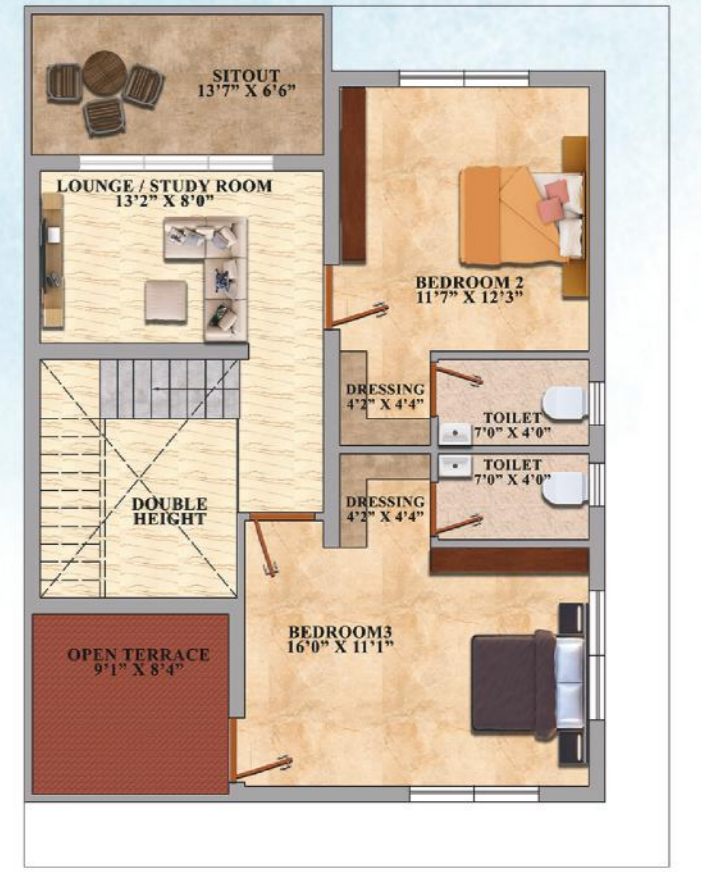
**NORTH  
FACING  
VILLA**



GROUND FLOOR PLAN



FIRST FLOOR PLAN



## AREA STATEMENT

GROUND	741.72 Sq.Ft
FIRST	877.75 Sq.Ft
PARKING	218.00 Sq.Ft
BUILT-UP	1837.74 Sq.Ft

PLOT #	PLOT SIZE	PLOT AREA (Sq.ft)	BUILD-UP AREA (Sq.ft)	PLOT FACING	PLAN FACING
1B	30'X40'	1196	1840	East	East
2A	30'X40'	1197	1840	East	East
2B	30'X40'	1196	1840	East	East
3A	30'X40'	1197	1840	East	East
3B	30'X40'	1196	1840	East	East
4A	30'X40'	1196	1840	East	East

PLOT #	PLOT SIZE	PLOT AREA (Sq.ft)	BUILD-UP AREA (Sq.ft)	PLOT FACING	PLAN FACING
4B	30'X40'	1197	1840	East	East
5A	30'X40'	1196	1840	East	East
5B	30'X40'	1197	1840	East	East
6A	30'X40'	1199	1840	East	East
6B	30X40'2"	1201	1840	East	East

PLOT #	PLOT SIZE	PLOT AREA (Sq.ft)	BUILD-UP AREA (Sq.ft)	PLOT FACING	PLAN FACING
7A	30X40'2"	1201	1840	East	East
27	30'6"X40'5"	1192.21	2300	East	East
28	35'6"X30'1"	1020.56	2000	East	East
29	29'9"X34'	1004.79	2000	East	East
30	29'9"X34'	1004.79	2000	East	East

North Facing Villa

PLOT #	PLOT SIZE	PLOT AREA (Sq.ft)	BUILD-UP AREA (Sq.ft)	PLOT FACING	PLAN FACING
8A	30'2"X43'	1333	2000	West	North
8B	30'2"X43'	1328	2000	West	North
9A	30'2"X40'	1238	2000	West	North
21	29'1"X42'5"	1287.47	2000	North	North
39	30'2"X42'7"	1278.03	2000	North	North





# Peacock

## Apartment

3BHK

"Peahens build their nests on the ground, in a shallow hole padded with grass. They usually make their nests in areas that are sheltered by bushes, shrubs, or other vegetation. We call Peacock homes the heart of Skandha as a group of Peafowl is seen many times in the same place. Peacock homes is a space meant to provide you and your family with the best standard of living amidst peaceful, green lushness. This is constructed with wide-open spaces, allowing for organic sunshine to filter in. The apartments are 100% vastu compliant & with the addition of complete safety. It is Ideal for families with young children and active senior".



# PEACOCK APARTMENT

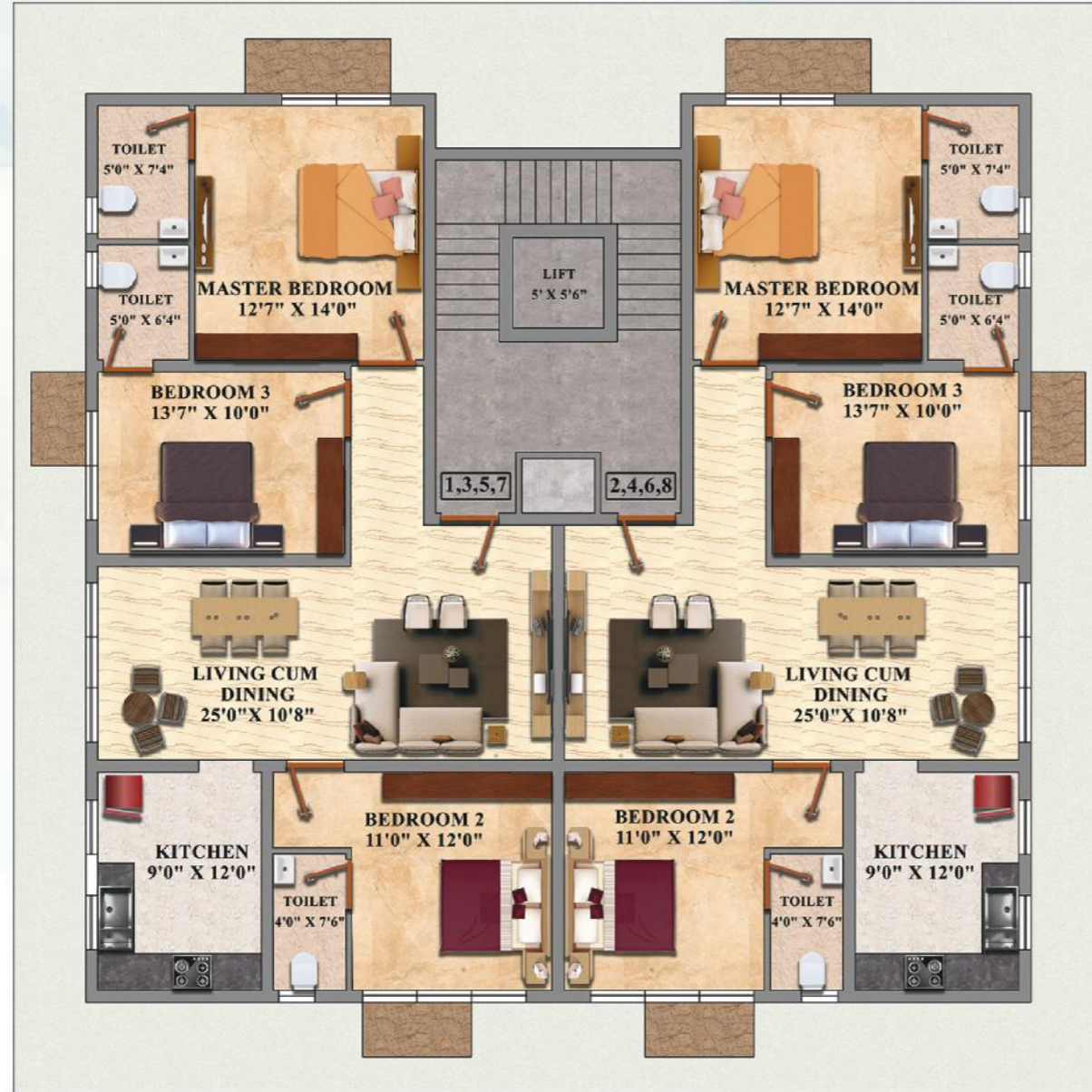
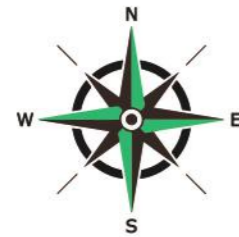
## BLOCK PA-1 & PA-3

APARTMENT TYPE	3BHK
NO.OF FLOORS	4 FL.

### AREA STATEMENT

UNIT	1179 Sq.Ft
COMMON SHARING	142 Sq.Ft
TOTAL	1321 Sq.Ft

NORTH FACING APARTMENT

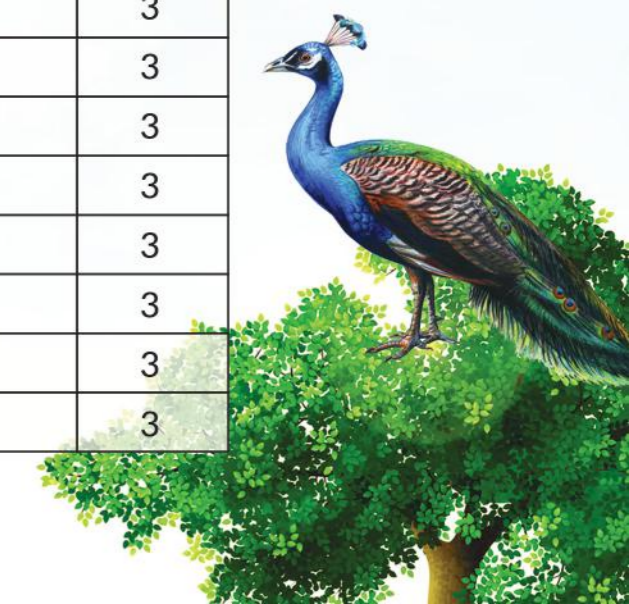


### BLOCK PA-1

FLOOR	DOOR #	UDS	SALEABLE AREA (Sq.ft)	BUILT-UP AREA (Sq.ft)	COMMON SHARING AREA (Sq.ft)	BHK
FIRST	101	446.41	1321	1179	142	3
	102	446.41	1321	1179	142	3
SECOND	103	446.41	1321	1179	142	3
	104	446.41	1321	1179	142	3
THIRD	105	446.41	1321	1179	142	3
	106	446.41	1321	1179	142	3
FOURTH	107	446.41	1321	1179	142	3
	108	446.41	1321	1179	142	3

### BLOCK PA-3

FLOOR	DOOR #	UDS	SALEABLE AREA (Sq.ft)	BUILT-UP AREA (Sq.ft)	COMMON SHARING AREA (Sq.ft)	BHK
FIRST	301	445.53	1321	1179	142	3
	302	445.53	1321	1179	142	3
SECOND	303	445.53	1321	1179	142	3
	304	445.53	1321	1179	142	3
THIRD	305	445.53	1321	1179	142	3
	306	445.53	1321	1179	142	3
FOURTH	307	445.53	1321	1179	142	3
	308	445.53	1321	1179	142	3





# PEACOCK APARTMENT

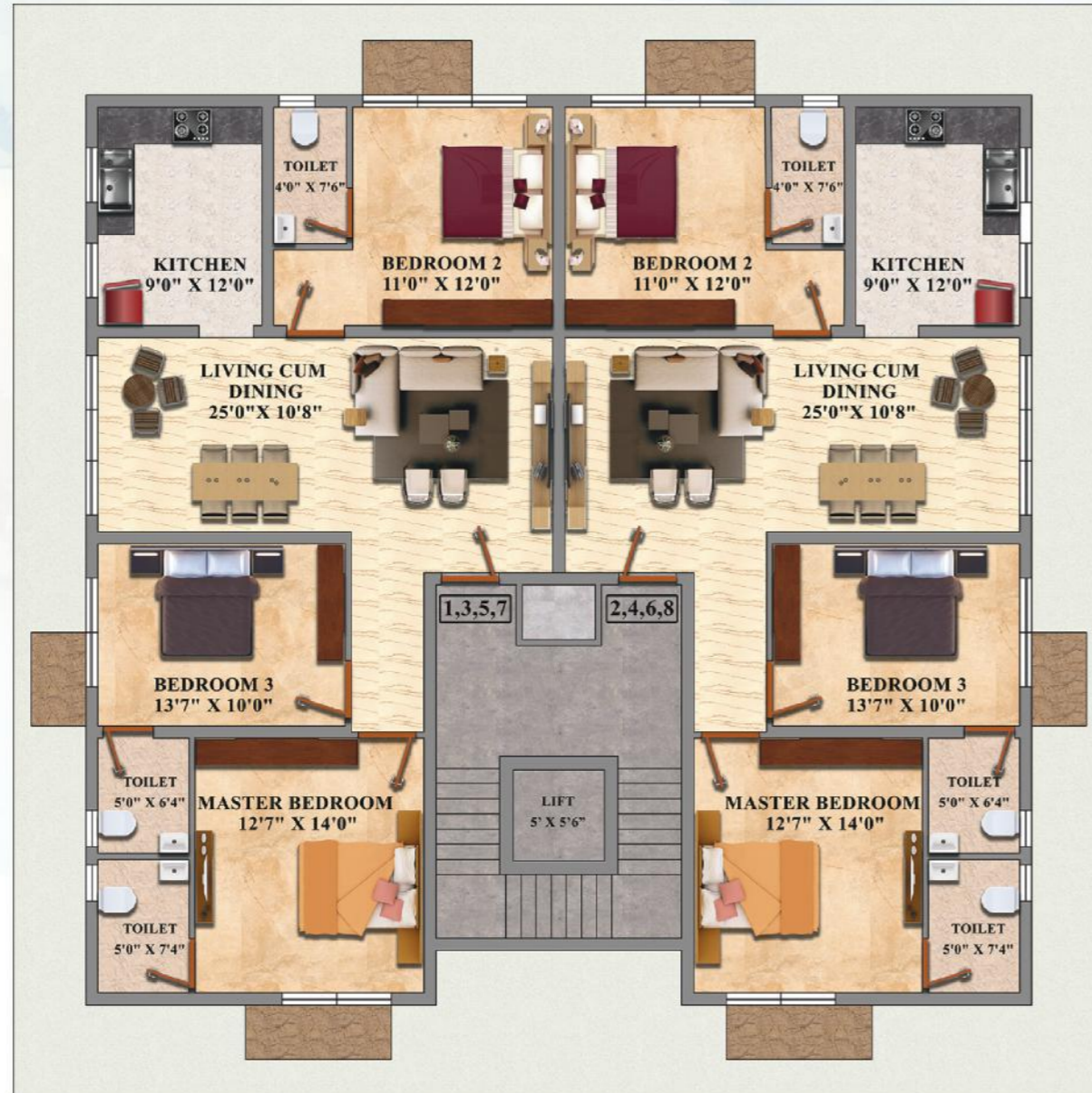
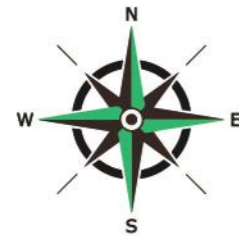
## BLOCK PA-2 & PA-4

APARTMENT TYPE	3BHK
NO.OF FLOORS	4 FL.

### AREA STATEMENT

UNIT	1179 Sq.Ft
COMMON SHARING	142 Sq.Ft
TOTAL	1321 Sq.Ft

SOUTH FACING APARTMENT

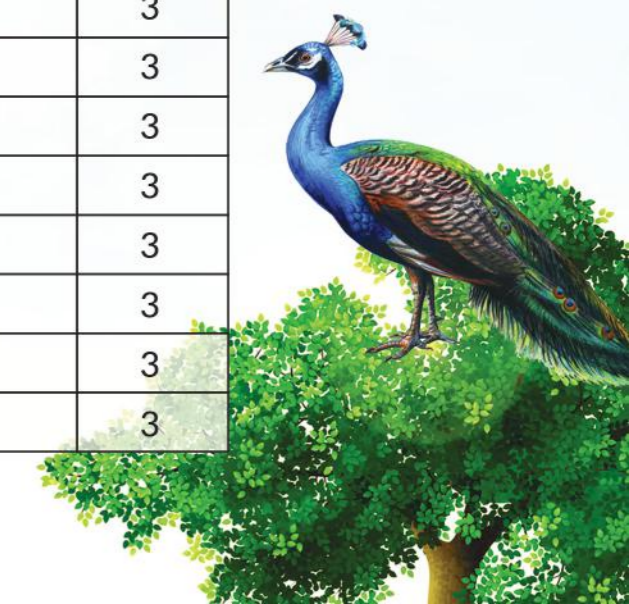


### BLOCK PA-2

FLOOR	DOOR #	UDS	SALEABLE AREA (Sq.ft)	BUILT-UP AREA (Sq.ft)	COMMON SHARING AREA (Sq.ft)	BHK
FIRST	201	446.48	1321	1179	142	3
	202	446.48	1321	1179	142	3
SECOND	203	446.48	1321	1179	142	3
	204	446.48	1321	1179	142	3
THIRD	205	446.48	1321	1179	142	3
	206	446.48	1321	1179	142	3
FOURTH	207	446.48	1321	1179	142	3
	208	446.48	1321	1179	142	3

### BLOCK PA-4

FLOOR	DOOR #	UDS	SALEABLE AREA (Sq.ft)	BUILT-UP AREA (Sq.ft)	COMMON SHARING AREA (Sq.ft)	BHK
FIRST	401	448.87	1321	1179	142	3
	402	448.87	1321	1179	142	3
SECOND	403	448.87	1321	1179	142	3
	404	448.87	1321	1179	142	3
THIRD	405	448.87	1321	1179	142	3
	406	448.87	1321	1179	142	3
FOURTH	407	448.87	1321	1179	142	3
	408	448.87	1321	1179	142	3







# Humming Bird

## Apartment

### 2BHK & 3BHK

"Like a crown jewel, a hummingbird nest is one of the great wonders in all of nature. They are tiny yet so perfect. We at Skandha offer you the best 2 & 3 Bedroom insignificant & affordable apartment in the name of Humming bird which is the preminent choice for people who look for a small apartment with all the amenities inside. These are smartly designed and well planned to provide a compact yet cozy lifestyle that's easy to maintain. A perfect heaven for active family".



# HUMMING BIRD APARTMENT

**BLOCK**  
HA-5 / HA-6 / HA-7  
(First & Second Floor)

**APARTMENT TYPE** 2 & 3 BHK

**NO.OF FLOORS** 3 FL.

## AREA STATEMENT

### UNIT

HA-5 | 501 & 504  
HA-6 | 601 & 604  
HA-7 | 701 & 704  
NORTH FACING 1043 Sq.Ft

HA-5 | 502 & 505  
HA-6 | 602 & 605  
HA-7 | 702 & 705  
NORTH FACING 1036.7 Sq.Ft

HA-5 | 503 & 506  
HA-6 | 603 & 606  
HA-7 | 703 & 706  
EAST FACING 864.2 Sq.Ft

FIRST & SECOND FLOOR PLAN (HA-5 / HA-6 / HA-7)



BLOCK HA-5	FLOOR	DOOR #	UDS	SALEABLE AREA (Sq.ft)	BUILT-UP AREA (Sq.ft)	COMMON SHARING AREA (Sq.ft)	BHK
	FIRST	501		417.2	1043	933.4	109.6
502			414.68	1036.7	927.1	109.6	2
SECOND	503		345.68	864.2	754.6	109.6	2
	504		417.2	1043	933.4	109.6	2
SECOND	505		414.68	1036.7	927.1	109.6	2
	506		345.68	864.2	754.6	109.6	2

BLOCK HA-6	FLOOR	DOOR #	UDS	SALEABLE AREA (Sq.ft)	BUILT-UP AREA (Sq.ft)	COMMON SHARING AREA (Sq.ft)	BHK
	FIRST	601		417.2	1043	933.4	109.6
602			414.68	1036.7	927.1	109.6	2
SECOND	603		345.68	864.2	754.6	109.6	2
	604		417.2	1043	933.4	109.6	2
SECOND	605		414.68	1036.7	927.1	109.6	2
	606		345.68	864.2	754.6	109.6	2

BLOCK HA-7	FLOOR	DOOR #	UDS	SALEABLE AREA (Sq.ft)	BUILT-UP AREA (Sq.ft)	COMMON SHARING AREA (Sq.ft)	BHK
	FIRST	701		417.2	1043	933.4	109.6
702			414.68	1036.7	927.1	109.6	2
SECOND	703		345.68	864.2	754.6	109.6	2
	704		417.2	1043	933.4	109.6	2
SECOND	705		414.68	1036.7	927.1	109.6	2
	706		345.68	864.2	754.6	109.6	2





# HUMMING BIRD APARTMENT

**BLOCK**  
HA-5 / HA-6 / HA-7  
(Third Floor)

**APARTMENT TYPE** 2 & 3 BHK  
**NO.OF FLOORS** 3 FL.

## AREA STATEMENT

### UNIT

UNIT	DIRECTION	AREA (Sq.Ft)
HA-5   507	EAST FACING	1098.8 Sq.Ft
HA-6   607		
HA-7   707		
HA-5   508	NORTH FACING	1096.6 Sq.Ft
HA-6   608		
HA-7   708		

THIRD FLOOR PLAN (HA-5 / HA-6 / HA-7)



## BLOCK HA-5

FLOOR	DOOR #	UDS	SALEABLE AREA (Sq.ft)	BUILT-UP AREA (Sq.ft)	COMMON SHARING AREA (Sq.ft)
THIRD	507	439.524	1098.81	989.01	109.8
	508	438.64	1096.6	986.8	109.8

**3BHK**

## BLOCK HA-6

FLOOR	DOOR #	UDS	SALEABLE AREA (Sq.ft)	BUILT-UP AREA (Sq.ft)	COMMON SHARING AREA (Sq.ft)
THIRD	607	439.524	1098.81	989.01	109.8
	608	438.64	1096.6	986.8	109.8

**3BHK**

## BLOCK HA-7

FLOOR	DOOR #	UDS	SALEABLE AREA (Sq.ft)	BUILT-UP AREA (Sq.ft)	COMMON SHARING AREA (Sq.ft)
THIRD	707	439.524	1098.81	989.01	109.8
	708	438.64	1096.6	986.8	109.8

**3BHK**





# Specifications

## BASIC STRUCTURES

**Structural System:** RCC framed Structured designed for seismic compliant

**Masonry:**

- VILLA: 230 mm Brick to external walls & 115 mm for internal walls
- APARTMENT: 200 mm AAC Blocks to external walls & 100 mm AAC Blocks for internal walls

**Foundation:** Isolated Foundation (Villa) & Pile foundation (Apartment)

**Compound Wall:** Solid Blocks

**Finished Floor Height** (Including slab) : Will be maintained at 3000 mm

**ATT:** Anti Termite Treatment will be done

## WALL FINISH

**Internal Walls:** Finished with 2 coats of putty, 1 coat of primer & 2 coats of Asian paints premium emulsion

**Ceiling:** Finished with 2 coats of putty, 1 coat of primer & 2 coats of Asian paints tractor emulsion

**Exterior walls:** Exterior faces of the building finished with 1 coat of primer & 2 coats of exterior Asian Apex emulsion paint with colour as per architect

**Bathrooms:** Glazed /matt ceramic tile up to 2250 mm height of size 300 x 600 mm (Basic Price at Rs 40/Sq.ft)

**Kitchen:** Ceramic wall tile of size 300 x 600 mm for a height of 800 mm above the counter top finished level (Basic Price at Rs 40/Sq.ft)

## BRANDS & MATERIALS

**Cement:** India cements / Ramco / Chettinadu

**Steel:** Ferron / Amman

**Fine Aggregate:** M Sand

**ACC Blocks:** Aerocon / Revocon / NCL

**Paint:** Asian Paints

**Glass:** Saint gobain , TPRS

**Water proofing:** Fosroc / Dr.Fix

**CPVC /PVC:** Ashirwad / Finolex / Astral / Supreme / Prince

**UPVC:** ISI brands

**Vitrified / Anti Skid Ceramic / Ceramic Wall Tile:**

- Johnson/ Kajaria / Somany

**CP Fitting & Sanitary ware:**

- (Villa / Apartment Peacock) : Jaquar/CERA/Kohler

**CP Fitting & Sanitary ware:**

(Apartment Humming Bird) : Parryware / Hindware

**Iron Mongeries:** Dorma / Godrej / Yale

**Safety device, Switches and Sockets:**

- Finolex / Havells / Siemens/ legrand

**Wires:** Finolex / Polycab / Havells

## FLOOR FINISH WITH SKIRTING

**Foyer, Living, dining, bedrooms & kitchen:**

- Vitrified tiles of size 600 x 1200 mm and
- Skirting of Height size 100 mm (Basic Price at Rs 55/Sq.ft)

**Bedroom:**

- Vitrified tiles of size 600 x 600 mm and Skirting of size 100 mm (Basic Price at Rs 45/Sq.ft)

**Bathroom:**

- Anti skid ceramic tiles of size 300 x 300 mm (Basic Price at Rs 30/Sq.ft)

**Open Deck:**

- Vitrified Tiles of size 600 x 600 mm (Basic Price at Rs 30/Sq.ft)

## JOINERY : WINDOWS

**FRP/UPVC/Wooden:**

- Windows with shutter with non see through texture, MS grill (or) MS Railing based on architect's design intent wherever applicable

**Ventilators:** Aluminum/UPVC frame of fixed / adjustable louvered



# Specifications

## JOINERY : DOORS

### Main Doors:

- African/Nigerian teak wood frame with double side veneer, finished door of size 1050 x 2100 mm with Asian paint PU finish
- Iron Mongeries like door lock of Dorma / Godrej/ Yale, tower bolts, door viewer, safety latch, door stopper will be provided

### Bedroom doors:

- Double side laminated flush door of hot water quality with size 900 x 2100 mm
- Iron Mongeries like door lock of Dorma / Godrej/ Yale, tower bolts, door viewer, safety latch, door stopper will be provided

### Bathroom doors:

- Good quality FRP/wooden door frame (Sal/ Padak Teak/ Vengai wood/FRP) with double side laminate finish door of size 750 x 2100 mm with water proofing on inner side
- Iron Mongeries like thumb lock of Godrej / equivalent, door stopper, door bush, tower bolt will be provided.

### Terrace doors:

- Water proof flush door of hot water quality with size 900 x 2100 mm comes along with MS Grill door
- **Utility doors (Apartments only) :** Good quality door frame with FRP shutter of size 750 x 2100 mm.
- Iron Mongeries like thumb turn lock of Godrej/equivalent, without key, door bush.

### Utility doors (Apartments only):

- Good quality door frame with FRP shutter of size 750 x 2100 mm.
- Iron Mongeries like thumb turn lock of Godrej/equivalent, without key, door bush.

## BATHROOM

### Bathrooms:

#### (Villa / Apartment Peacock) :

- Wall mounted WC with concealed cistern, health faucet, Mixer, diverter & Over head shower & counter wash basin with polished top (Basic Price at Rs 50,000)

#### (Apartment Humming) :

- Wall mounted WC with NON concealed cistern, health faucet, Mixer, diverter & Over head shower & Wash basin with semi pedestal provision (Basic Price at Rs 30,000)

## KITCHEN & DINING

### Kitchen:

- Platform will be finished with granite slab of 600 mm wide at the height of 800 mm from the finished floor level

### Sink:

- : Stainless steel sink with drain board, With Stainless Steel Long Body with 2 Nos Wall mounted Bib Tap Faucet

### Dining:

Washbasin wherever applicable

## STAIRCASE & BALCONY

**Flooring:** Vitrified tiles of size 600 x 1200 mm and

**Handrail (Apartment):** MS handrail as per architect design

**Handrail (Villa):** SS handrail as per architect design

**Balcony /Private Open terrace:** MS handrail as per architect design

## ELECTRICAL SPECIFICATION

**Power supply:** 3 phase power supply connection

**Safety device:** MCB & ELCB of Finolex / Havells / Legrand

**Switches & Sockets:** Modular box & switches and Sockets of Finolex / Havells / Siemens / Legrand

**Wires:** Fire retardant low smoke (FRLS) copper wire of Finolex / Havells

**TV:** Point in Living and Lounge | **Telephone:** Point in living

**Sensor Lights (Apartment Only):** Motion sensor lights at entrance for foyer

**Electrical Point:** For chimney and water purifies

**Split A/C:** Point will be provided in living /dining, lounge & all bedrooms

**Exhaust fan:** Point will be given in all bathrooms

**Geyser:** Geyser point will be provided in all toilets

**BACK UP Power:** Inverter provision for all room fan & light points

\*Note: Electrical appliances (Fans & lights) will not be provided



# Specifications

## OUTDOOR FEATURES

**Elevators (Apartment):** Otis Elevator / Johnson Lift

**Water storage (Apartment):** Common water sump and OHT Over head tank will be provided

**Water storage (Villa):** Individual water sump and OHT Over head tank will be provided

**Rain water harvesting:** Rain water harvesting pit

**Safety:** CCTV surveillance camera will be provided all round the roadways

**Compound Wall:**

- Site parameter fenced by compound wall with entry gates for a height of 1500 mm in the front side and height of 1800 mm in the back side /as per landscape design

**Landscape:** Suitable landscape of appropriate places in the project

**Internal Roads:** Pave block finish roads

**Terrace:** Terra cotta pressed tiles finish

**Car parking:** Kota / Shabad / Eurocon / Natural Stone

# Our Banking Partners

Financial Guidance & Support





# Close Proximities

Near by Hot Spots

## HOSPITALS IN REDDIYARPALAYAM

- GETWELL HOSPITALS
- HERBOCARE HOSPITAL
- ARC FERTILITY HOSPITAL
- SRISHTI HOSPITAL
- RAJIV GANDHI GOVERNMENT HOSPITAL
- SRI MAHALAKSHMI NURSING HOME
- A.G. PADMAVATHI HOSPITAL
- EAST COAST HOSPITAL

## SCHOOLS IN REDDIYARPALAYAM

- PRIMROSE SCHOOL
- VRUKSHA - MONTESSORI
- BILLABONG
- PETIT SEMINAIRE - CBSE
- ADITYA VIDYASHRAM (RESIDENTIAL) - CBSE
- SRI MAHALAKSHMI NURSING HOME
- PRESIDENCY H.S.SCHOOL
- ACHARIYA SIKSHA MANDIR

## COLLEGES IN REDDIYARPALAYAM

- JOHN PAUL II COLLEGE OF EDUCATION
- CHRIST COLLEGE OF ENGG & TECH
- RAAK COLLEGE OF ENGG & TECH
- ACHARIYA COLLEGE OF EDUCATION
- ACHARIYA COLLEGE OF ENGG & TECH
- ACHARIYA ARTS & SCIENCE COLLEGE
- ACHARIYA SCHOOL OF BUSINESS & TECHNOLOGY

Redefining your **Living Experience!**

# Location Map

Site Location



ENTRANCE  
**3 GATE ACCESS**

**Gate 1:** Kalyana Sundara Moorthi Nagar

**Gate 2:** Sudhakar Nagar

**Gate 3:** Annai Nagar



**THE KEY OF  
EARTHEN  
HEAVEN!**