

2/3 BHK LUXURY APARTMENTS

 **PALLAVARAM**

 **GOOD WAY TO FIND YOUR LUXURY DREAM...**

**2/3 BHK
FLATS**

**No 1
PROPERTY
DESTINATION**

SPECIAL FEATURES

- ◆ 100% VASTU
- ◆ NORTH & EAST ENTRY FLATS
- ◆ 30 FEET WIDE MAIN ROAD

HURRY UP !!!

Book Your Elite Luxury Apartment At Pallavaram

**PRICE
STARTING FROM**

₹ 89 L

***No hidden charges**

SITE FEATURES

- ◆ STREET LIGHTS
- ◆ AVENUE TREES
- ◆ COPIOUS SWEET GROUND WATER
- ◆ 24 / 7 SECURITY
- ◆ COVERED CAR PARKING
- ◆ CLUB HOUSE
- ◆ WITH OVER 17 + AMENITIES

**PERMIUM FLATS
WITH ALL LUXURY
AMENITIES**



**Book now
72001 - 23020**



* SAI NANDANA *

* BY VINAYAGGAS INFRA TECH PVT LTD *

* **LUXURY APARTMENTS** Brought to life amidst the serene setting of pallavaram as a fast emerging place. Pallavaram is socially well developed and offers proximity advantages to numerous **IT Companies & Manufacturing Industries, Airport, Metro Station, Railway Station, Bus Stand, Schools, Colleges & Hospitals** making it the preferred residential destination for everyone .

Our dedicated professionals have meticulously designed and carefully developed luxury living infused with the best of facilities, ensuring the highest standard of quality in every aspect of the project. With our commitment and pursuit of excellence.

* **S**AI NANDANA Apartments offers the most exquisite life style and comfort at an affordable pricing.



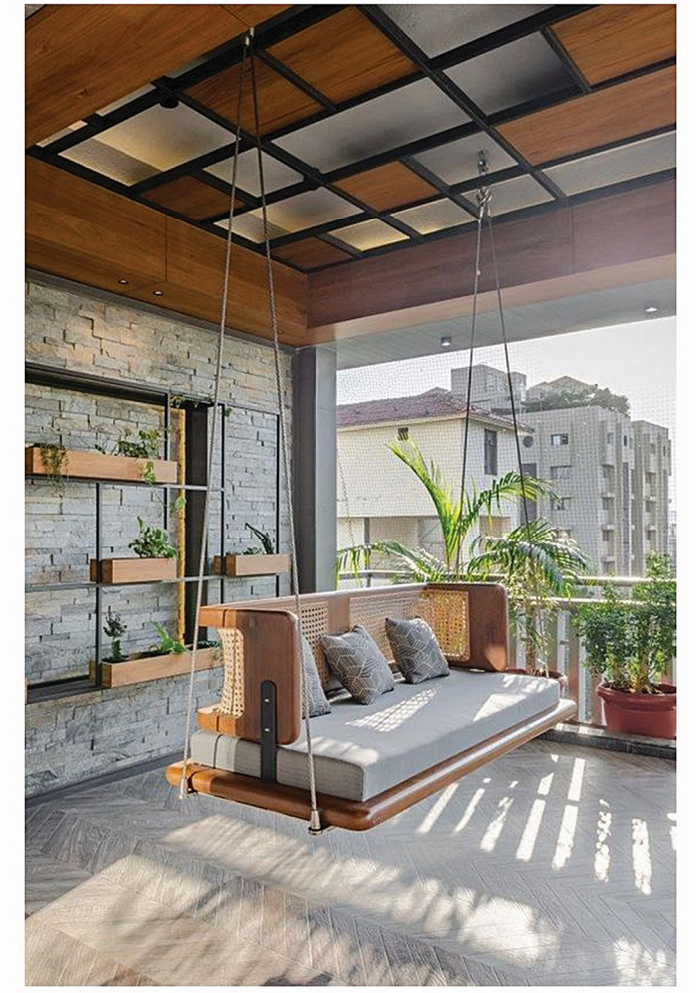
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VINAYAGGAS - SAI NANDANA

... DAY VIEW



NIGHT VIEW ...






INTERIORS

MODULAR SWITCHES

LIFT

POWER BACKUP

CCTV SURVEILLANCE

VIDEO DOOR PHONE

SMART LOCK

COVERED CAR PARKING

CAR CHARGING POINTS

CAR PARKING

SECURITY

ROOF TOP SITOUT

ROOF TOP GARDEN

CHILDREN PLAY AREA

OPEN YOGA SPACE

CLUB HOUSE

ROOF TOP GYM

RAIN WATER HARVESTING

SOLAR LIGHTS FOR COMMON AREA



PLAN (NOT TO SCALE)

SL No	FLOOR	FLAT NO	AREA IN SQFT	UDS IN SQFT	RERA CARPET AREA IN SQFT
1	First	A1-3 BHK	1179	414	825
2	First	A2-2BHK	1063	373	756
3	First	A3-3BHK	1101	387	780
4	First	A4-3BHK	1163	408	817
5	Second	B1-3BHK	1179	414	825
6	Second	B2-2BHK	1063	373	756
7	Second	B3-3BHK	1101	387	780
8	Second	B4-3BHK	1163	408	817
9	Third	C1-3BHK	1179	414	825
10	Third	C2-2BHK	1063	373	756
11	Third	C3-3BHK	1101	387	780
12	Third	C4-3BHK	1163	408	817
13	Fourth	D1-3BHK	1179	414	825
14	Fourth	D2-2BHK	1063	373	756
15	Fourth	D3-3BHK	1101	387	780
16	Fourth	D4-3BHK	1163	408	817
17	Fifth	E1-3BHK	1179	414	825
18	Fifth	E2-2BHK	1063	373	756
19	Fifth	E3-3BHK	1101	387	780
20	Fifth	E4-3BHK	1163	408	817
TOTAL			22530	7910	
TOTAL BUILT UP AREA			22530 SQFT		
TOTAL LAND AREA			7910 SQFT		

AREA STATEMENT

◆ UDS DETAILS

TOTAL BUILT UP AREA - 22,530 SQFT

TOTAL LAND AREA - 7910 SQFT

PAYMENT TERMS

ON BOOKING 1 LAKH
AGREEMENT

◆ 10 Days from the Booking 20%

REGISTRATION

◆ 20 Days from the Booking 35%

◆ Foundation work 10%

◆ 1st Floor roof 10%

◆ Brick work 10%

◆ Plastering work 05%

◆ Flooring work 05%

◆ Handing over Balance



TERRACE FLOOR PLAN



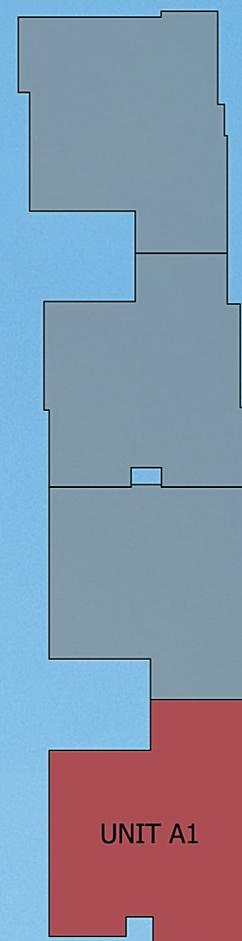
KEY PLAN (NOT TO SCALE)



UNIT A1,B1,C1,D1,E1 TYPICAL FLOOR PLAN



KEY PLAN

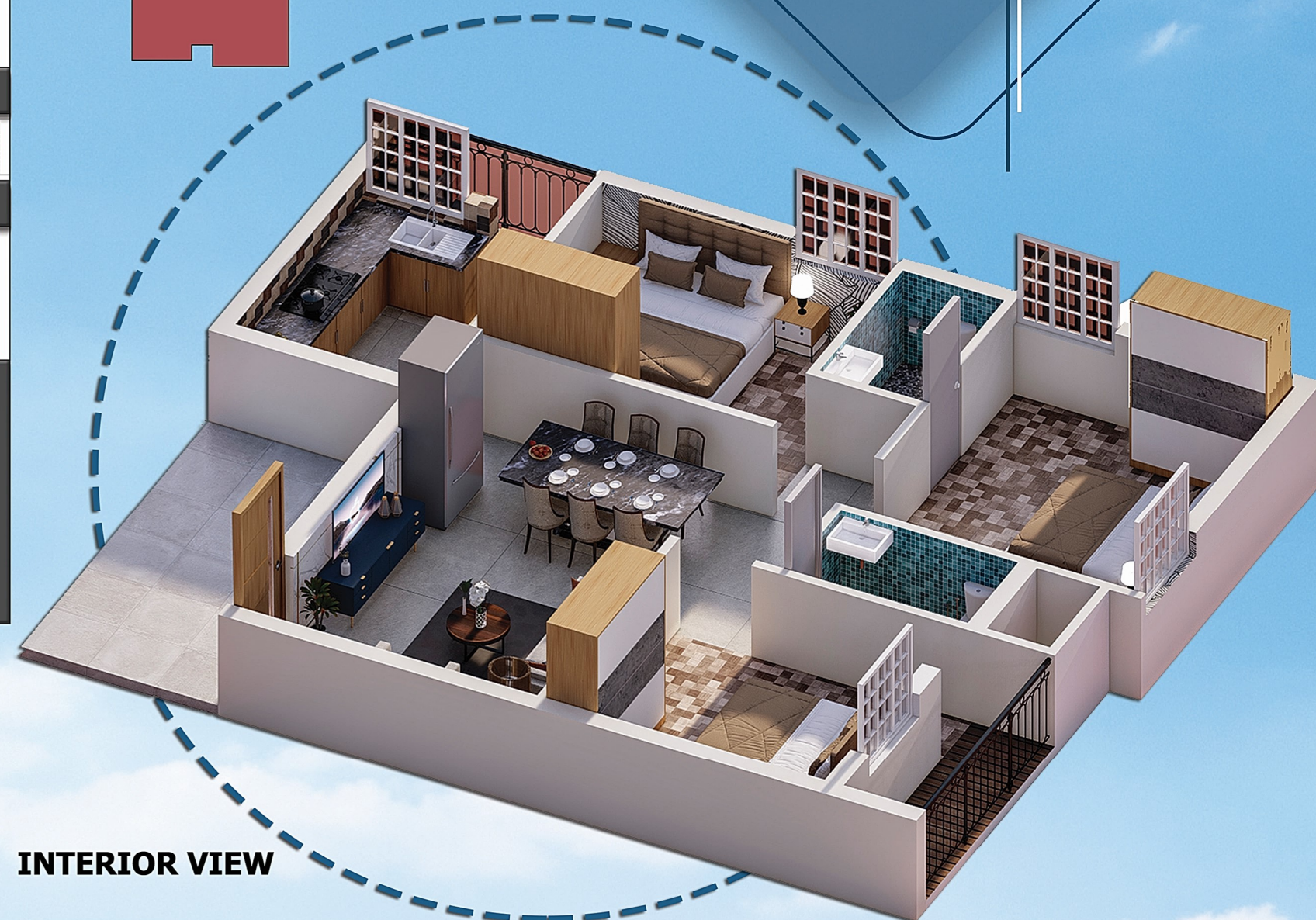


UNIT - A1



3BHK FLAT
EAST FACING FLAT

- ◆ 1st Floor to 5th Floor
- ◆ Typical 3BHK Floor Plan
- ◆ A1, B1, C1, D1, E1
- ◆ Unit area - 1179 sqft
- ◆ UDS - 414 sqft

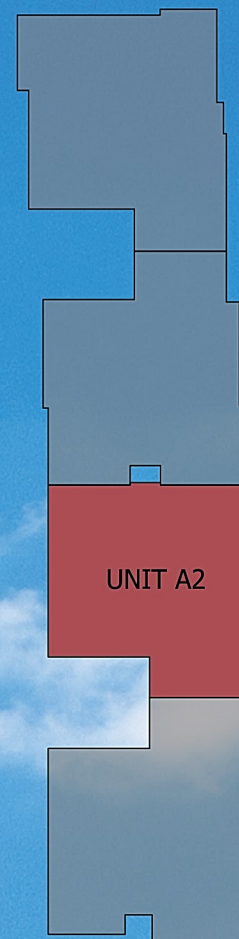




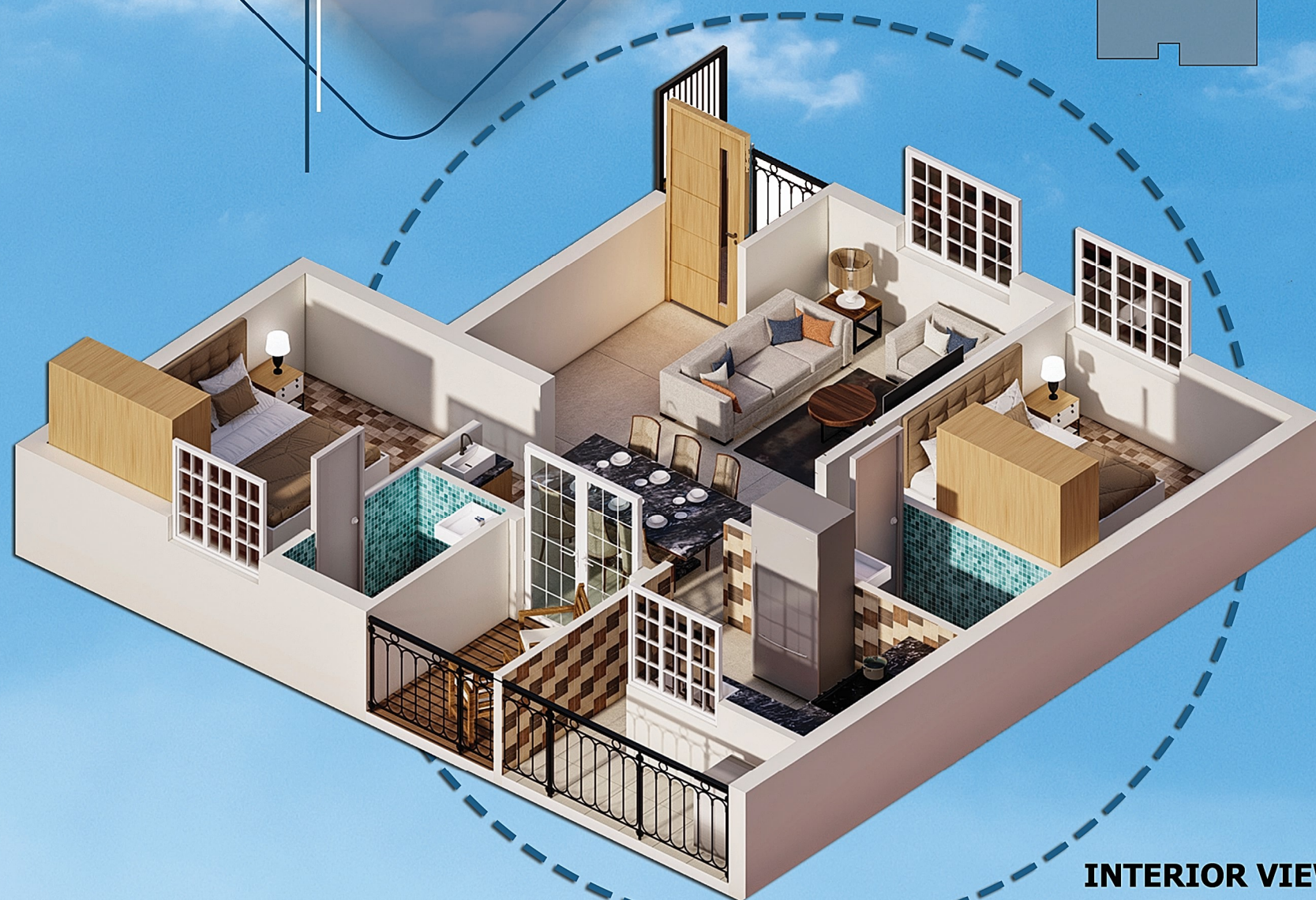
2BHK FLAT NORTH FACING FLAT

- ◆ 1st Floor to 5th Floor
- ◆ Typical 2BHK Floor Plan
- ◆ A2, B2, C2, D2, E2
- ◆ Unit area - 1063 sqft
- ◆ UDS - 373 sqft

KEY PLAN



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VINAYAGGAS - SAI MANDANA



INTERIOR VIEW



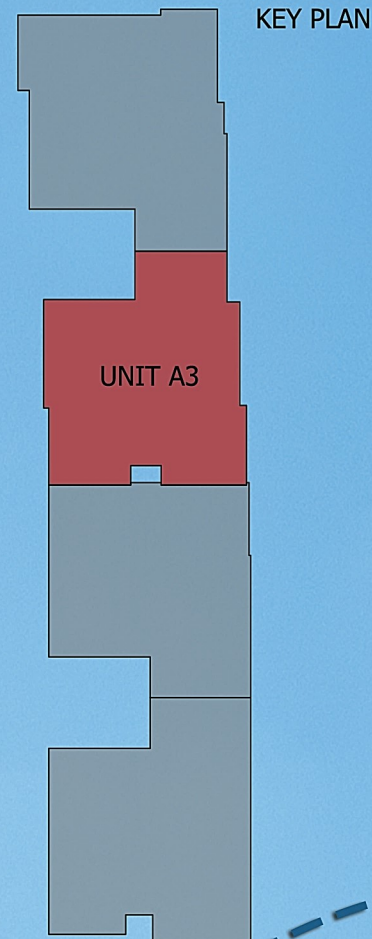
UNIT A2,B2,C2,D2,E2 TYPICAL FLOOR PLAN



KEY PLAN (NOT TO SCALE)



UNIT A3,B3,C3,D3,E3 TYPICAL FLOOR PLAN

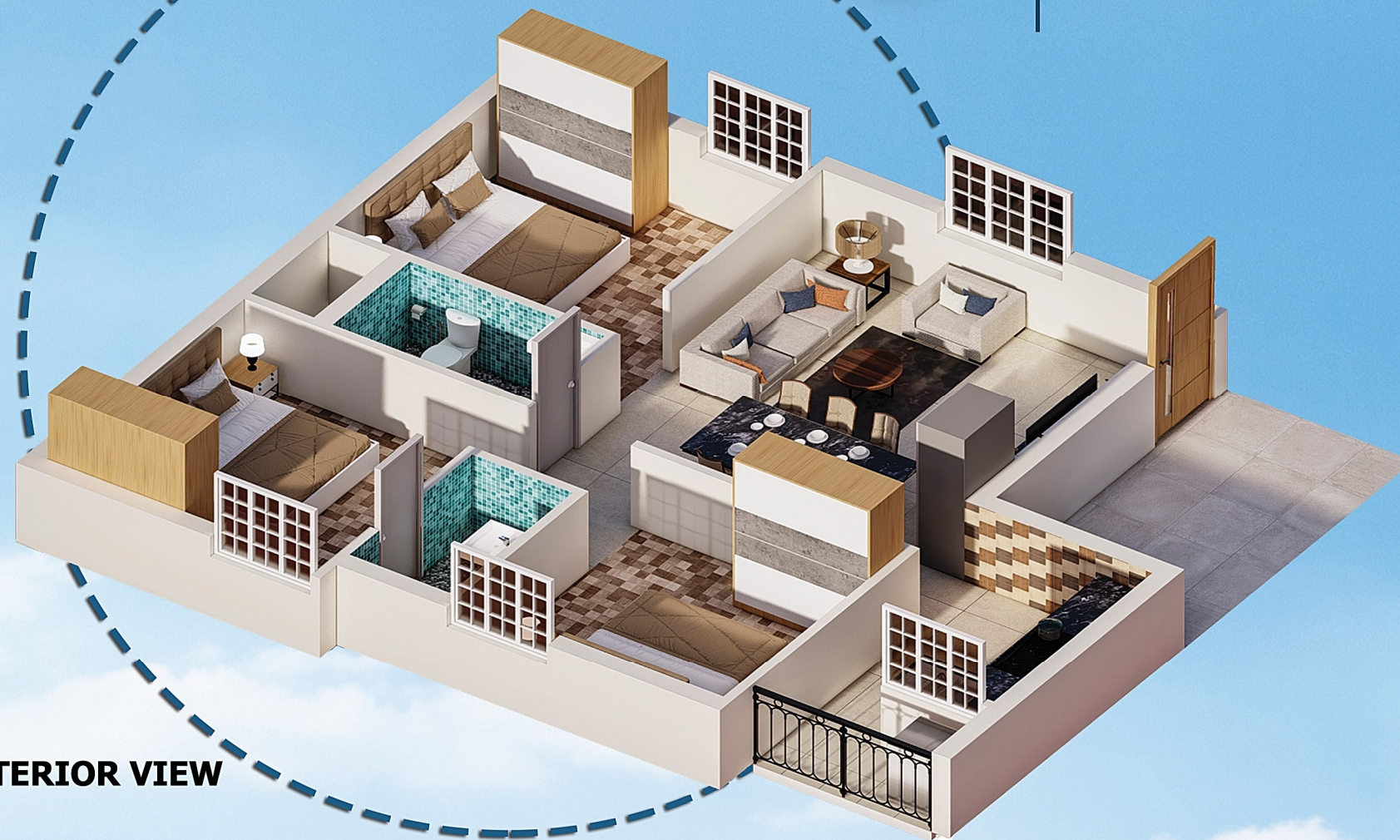


UNIT - A3

3BHK FLAT
EAST FACING FLAT

- ◆ 1st Floor to 5th Floor
- ◆ Typical 3BHK Floor Plan
- ◆ A3, B3, C3, D3, E3
- ◆ Unit area - 1101 sqft
- ◆ UDS - 387 sqft

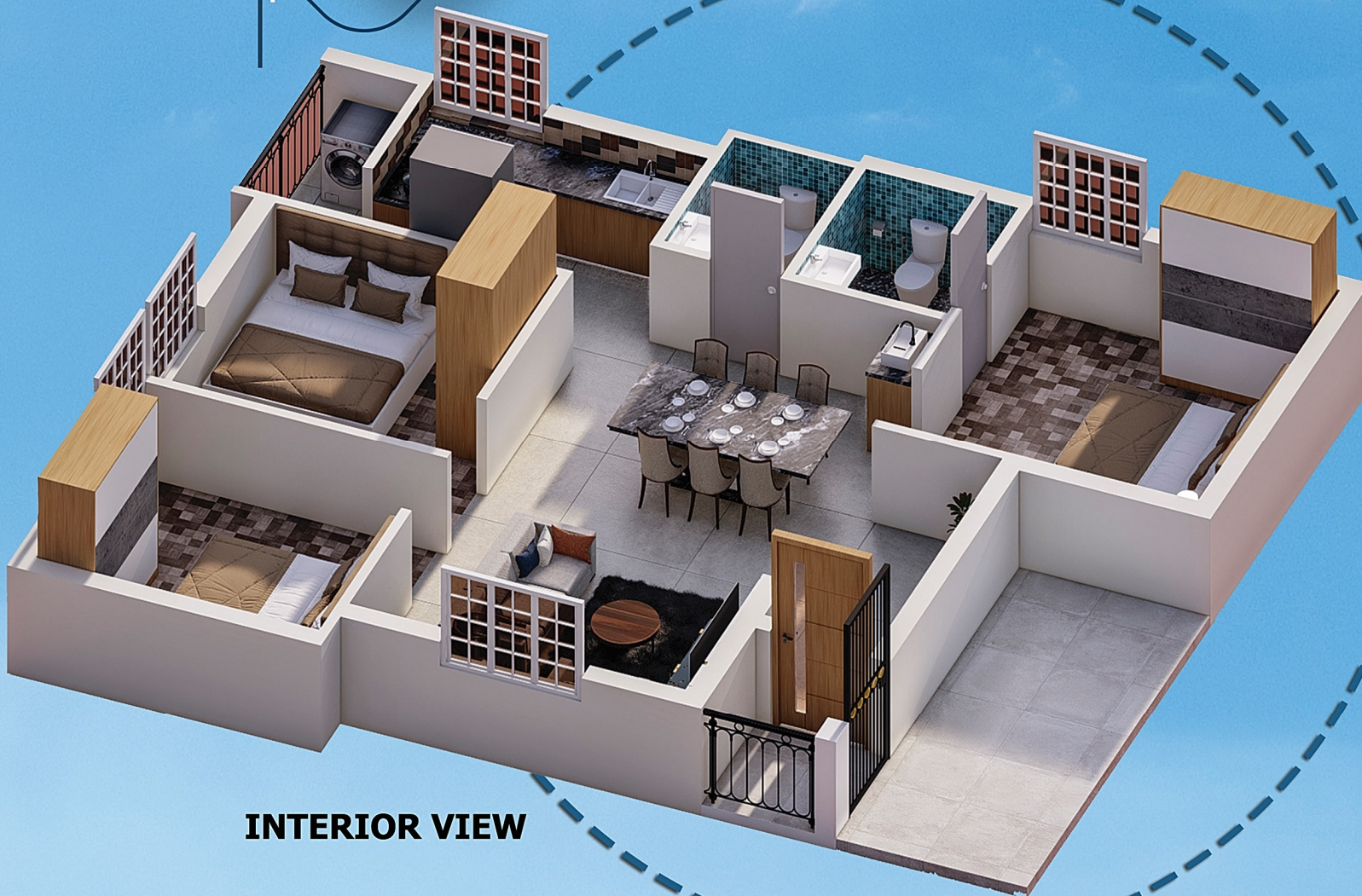
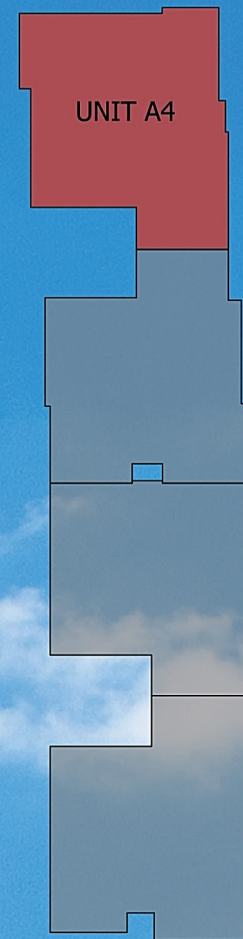
INTERIOR VIEW



3BHK FLAT NORTH FACING FLAT

- ◆ 1st Floor to 5th Floor
- ◆ Typical 3BHK Floor Plan
- ◆ A4, B4, C4, D4, E4
- ◆ Unit area - 1163 sqft
- ◆ UDS - 408 sqft

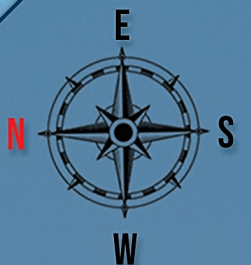
KEY PLAN



INTERIOR VIEW



UNIT A4,B4,C4,D4,E4 TYPICAL FLOOR PLAN



KEY PLAN (NOT TO SCALE)

EXPERTS ASSOCIATED WITH

VINAYAGGAS INFRATECH PVT LTD

PREFERRED BANKS

ARCHITECTS & ENGINEERS
CONSULTANT



STRUCTURAL CONSULTANT



PLUMBING & ELECTRICAL
CONSULTANT



GEO TECHNICAL
CONSULTANT



ALL THE ABOVE MENTIONED
CONSULTANT
ARE WELL EXPERIENCED
SERVICE WORKED UNDER
THIS PROJECT



VINAYAGGAS INFRATECH PRIVATE LIMITED

VINAYAGGAS - SAI MANDANA



PREFERRED BANKING
FOR YOUR REFERENCE



VINAYAGGAS INFRA TECH PRIVATE LIMITED
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SUPER STRUCTURE ✨

- ◆ R.C.C Framed structures as per structural design 9" and 4 1/2" thick ACC Brick wall as per Approval drawing plastering as per standards.

FLOORING ✨

- ◆ Entire flat 4'x2' Premium quality tiles with spacer.
- ◆ Toilet wall : Premium quality of Ceramic tiles 2' x 1' upto 9' height.
- ◆ Toilet floor : Antiskid ceramic tile 1'x1' with spacer.

JOINERIES ✨

- ◆ Main Door : Teak wood frame with 35mm thick panel shutter with Digital Maindoor locks.
- ◆ Doors : Country wood door frames with 30mm thick commercial flush shutter.
- ◆ Toilet Doors : 30mm thick full panel WPC Door.
- ◆ M.S.Grill : Grill works for windows as per the architect's design.
- ◆ Window : UPVC frames with sliding glazed shutter with mosquito net shutter.

ELECTRICAL ✨

- ◆ Concealed 3 - phase electricity supply with Polycab, Orbit / Equivalent wiring with Anchor roma, GM switches.
- ◆ Adequate lights and fan points.
- ◆ GENSET backup with 1kw wiring will be provided by default.

PLUMBING & SANITATION ✨

- ◆ Hot water lines : CPVC pipes with necessary fittings & geyser provision.
- ◆ Cold water lines : PVC pipes conforming to IS.
- ◆ Rain water and sanitary line : PVC pipes conforming to IS.
- ◆ Parryware fittings, Rain water harvesting with necessary arrangements will be provided.

KITCHEN ✨

- ◆ Granite top : Jet black - 20mm thk.
- ◆ SS Sink (18" x 24" x 9").
- ◆ Premium quality of ceramic wall tiles 4' from granite top.

PAINTING ✨

- ◆ All Internal Walls : 2 Coat Putty Finish with Emulsion paint.
- ◆ External Walls : Exterior : Emulsion paint.
Door, Window & Grills : Synthetic enamel paint.



With Terrace
Access Lift

OR



ELEVATORS



Tiles



ANCHOR

ROMA

Switches

Parryware

Sanitary Wares

SPECIFICATION



VINAYAGGAS INFRATECH PRIVATE LIMITED
VINAYAGGAS - SAI NANDANA

ROUTE MAP



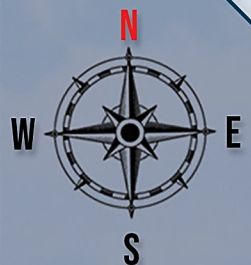
Note:

The cost of apartment is exclusive of covered car parking, Registration, Stamp Duty, Incidental charges, Deposits payable to TNEB, Underground Drainage, GST Tax & Other Government Taxes.

Scan for site location



VINAYAGGAS INFRATECH PRIVATE LIMITED
NO: 23&26, ST MARY'S STREET,
ZAMIN PALLAVARAM.
CHENNAI 600043.



MAP (NOT TO SCALE)



SITE MAP



SCHOOL



- ◆ Sri Chaitanya Techno School : 6 Mins
- ◆ Vels Vidyashram ,**Pallavaram** : 10 Mins
- ◆ Narayana E-Techno School : 10 Mins
- ◆ Sunshine SSM School **Chrompet** : 13 Mins
- ◆ Kendriya Vidyalaya,**Meenambakkam** : 14 Mins



COLLEGE



- ◆ Vaishnav Collage For Women,**Chrompet** : 05 Mins
- ◆ Vels University,**Pallavaram** : 10 Mins
- ◆ MIT **Chrompet** : 12 Mins
- ◆ Sree Balaji Medical Collage&Hospital **Chrompet** : 13 Mins
- ◆ AM Jain Collage, **Meenambakkam** : 14 Mins
- ◆ Anna University,**Guindy** : 24 Mins



HOSPITAL



- ◆ Sugam Hospital ,**Chrompet** : 05 Mins
- ◆ Parvathy Hospital ,**Chrompet** : 11 Mins
- ◆ Rela Hospital, **Chrompet** : 13 Mins
- ◆ Kauvery Hospital ,**Kovilambakkam** : 13 Mins
- ◆ Hindu Mission Hospital ,**Tambaram** : 19 Mins
- ◆ Apollo Speciality Hospital, **Teynampet** : 30 Mins



TRANSPORTATION



- ◆ Pallavaram Railway Station : 03 Mins
- ◆ Pallavaram Bus Stand : 04 Mins
- ◆ Chennai International Airport : 09 Mins
- ◆ Airport Metro Station : 10 Mins
- ◆ Chrompet Railway Station : 11 Mins



THEATER & MALLS



- ◆ PVR Granda Galada : 07 Mins
- ◆ Vetri Theater,**Chrompet** : 10 Mins
- ◆ PVR Aero-Hub : 12 Mins
- ◆ PVR Grand Mall, **Velachery** : 23 Mins
- ◆ Phoenix Market City, **Velachery** : 28 Mins



COMPANIES



- ◆ Embassy Splendid Tech Zone **Pallavaram** : 09 Mins
- ◆ Etalon Technologies Private Ltd, **Kovilambakkam** : 17 Mins
- ◆ TCS,**Thoraipakkam** : 21 Mins
- ◆ CTS, **Thoraipakkam** : 25 Mins
- ◆ Infosys, **Sholinganallur** : 35 Mins



SHOPPING MALL



- ◆ Max **Pallavaram** : 04 Mins
- ◆ Reliance Trends,**Chrompet** : 06 Mins
- ◆ Saravana Selvarathnam Ultimate, **Pallavaram** : 08 Mins
- ◆ Super Saravana Stores,**Chrompet** : 08 Mins
- ◆ The Chennai Silks,**Chrompet** : 09 Mins
- ◆ Pothys,**Chrompet** : 09 Mins
- ◆ Nalli Silks, **Chrompet** : 10 Mins



LOCATION ADVANTAGES



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Prime living With own luxury



VINAYAGGAS INFRATECH PRIVATE LIMITED

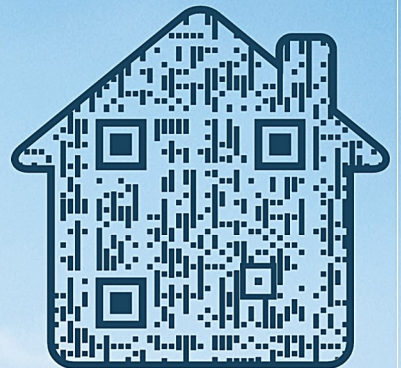
NO: 17B/8, DR SOLOMON STREET,
ZAMIN PALLAVARAM CHENNAI 600043



Scan for office location



Scan for site location



infovinayaggasinfratech@gmail.com



72001 - 23020



VINAYAGGASINFRATECH.COM

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