

# A 'WELLNESS' GATED COMMUNITY WITH 12 LIFESTYLE AMENITIES

Actual site photo



*Samyuktha*

MADAMBAKKAM NEAR TAMBARAM

# AMENITIES



WELL LANDSCAPED LAWN AREA

AC COMMUNITY HALL WITH BUFFET LAWN

INDOOR GAMES

COURTYARD

CHILDREN'S PLAY AREA

YOGA / MEDITATION CENTER

SHUTTLE COURT - 2 NOS.

AC GYM

JOGGING TRACK

CYCLING TRACK

SKATING RINK

BASKETBALL POSTS

# VARIOUS FLAT SIZES

3 BHK + 3 Bath  
1366 sq. ft.

3 BHK + 2 Bath  
1213 sq. ft.

2 BHK  
954 sq. ft.



## COMMON

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- Lifts: 5 Passengers Elevator of Johnson/Equivalent in each Block
- Power Back-up: Generator facilities with adequate capacity will be available for Common area lights, motor pumps
- Other features: Intercom, Name Board, Letter Box, Flat No., TV Line, Telephone Line, Landscaping, Car Parking, Servant Toilet, Terrace, Pest Control, Compound Wall, Sewerage Treatment Plant, Security Booth, Transformer, RO Plant, Bore Well, Water Sump & requisite Overhead Tanks

## WALL FINISH

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- Walls will be plastered outside and inside
- Inner walls with Tractor emulsion finish (Asian/ ICI / Equivalent) with Altech patty
- Ceiling with white cement painting
- Outer walls shall have 2 coats of Exterior emulsion paint with 1 coat of primer (Asian Ultima / equivalent)
- In the Toilets, walls will be covered with plain pastel shade ceramic tiles (Kajaria / Somany / equivalent) up to a height of 7 ft
- In the utility area plain colour (pastal shade) ceramic tiles up to a height of 3 ft and length of 9 ft

## FLOORING

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- Entire flat except Bathroom, Service & Balconies with 2x2 vitrified tiles (Somany / RAK / equivalent)
- Kitchen service & balconies-1'x1' plain colour ceramic tiles (Kajaria / Somany / equivalent)
- Flooring in all toilet areas will be of 1x1 non-skid tiles (Kajaria / Somany / equivalent)

## DOORS

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- Teakwood main door frame with B.S.T flush door finished with lacquer varnish
- Main door will be provided with Godrej Ultra lock, one aldop, safety chain, peep hole, brass keels and tower bolt
- All the other doorframes will be of good quality country wood
- Bed Room doors will be MASONITE Skin door, painted on both side with one lock and tower bolt. (Godrej / Equivalent)
- Toilet door will be one side Poly Urithane coated flush doors. Enamel painting finish on both sides will be provided with aldrops and baby lock. (Godrej / Equivalent)
- All the door fittings will be of Aluminium/Stainless Steel

## KITCHEN

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- Black granite slab including shamphering for kitchen table top
- Single bowl stainless steel sink with drain board (Nirali or equivalent)
- 2 feet dado above the kitchen counter in plain coloured ceramic tiles (Kajaria / Somany / equivalent)
- Kitchen will have two taps (Parryware)
- Exhaust fan Provision

## PLUMBING AND SANITARY FITTINGS

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- Outer lines with P.V.C. (Finolex / Varun / equivalent) and internal concealed piping will be CPVC / equivalent
- All closets and wash basins will be provided in Parryware / Roca / equivalent
- All C.P. fittings will be of Parryware / Roca / Equivalent
- Master bedroom toilet will have EWC closet, wash basin and Diverter with provision for geyser
- Common toilet will have IWC closet, wash basin and Diverter with provision for geyser
- Washing machine point will be provided.

## LOFTS

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- Lofts will be provided in all bedrooms and kitchen

## ELECTRICAL WIRING / POINTS

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- Concealed 3-Phase Electricity supply with Elephant / equivalent wiring, M.C.B. adequate light, fan and plug points
- Switches will be of MK Ivory / equivalent.
- Separate meter for lighting in common areas, lifts and pumps.
- Each flat shall have an independent 3-phase electrical meter connection
- Power point for Split AC will be provided in all bedrooms
- Exhaust fan provision in all toilets

## WINDOWS

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- UPVC/Aluminium sliding windows



# Samyuktha

MADAMBAKKAM - NEAR TAMBARAM

Site Elevation



## Preferred Bankers



## PROJECT DETAILS

Total land area - 2.07 Acres  
 Structure - Stilt + 4 floors  
 Total no of Flats - 156 in 6 wings

## FLAT SIZES (in sq.ft.)

2BHK - 952, 954, 957, 961, 970  
 3BHK + 2 Bath - 1204, 1207, 1213, 1216, 1218, 1220  
 3BHK + 3 Bath - 1334, 1363, 1366, 1374, 1401

## LOCATION

**VERY CLOSE TO CAMP ROAD JN.,  
 CELEBRITY FASHIONS &  
 BHARATH UNIVERSITY**

# CALL NOW: 044 4070 3333



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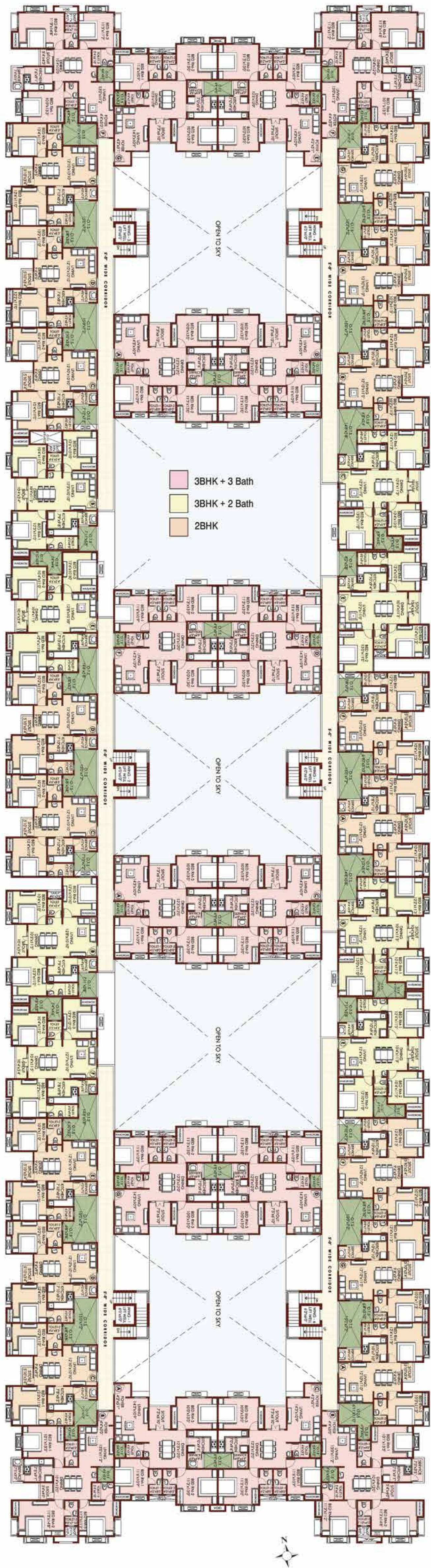
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# TYPICAL FLOOR PLAN

# STILL, CAR PARK & AMENITIES PLAN

## FLAT SIZES FOR 1st, 2nd, 3rd FLOORS

WING 1		
Flat	Area (Sq.Ft.)	Flat Type
A	1363	3+3
B	1366	3+3
C	961	2
D	957	2
E	961	2
F	1213	3+2
G	1334	3+3

WING 2		
Flat	Area (Sq.Ft.)	Flat Type
A	1334	3+3
B	1216	3+2
C	961	2
D	957	2
E	1218	3+2
F	1334	3+3

WING 3		
Flat	Area (Sq.Ft.)	Flat Type
A	1334	3+3
B	1218	3+2
C	970	2
D	954	2
E	961	2
F	1366	3+3
G	1363	3+3

WING 4		
Flat	Area (Sq.Ft.)	Flat Type
A	954	2
B	954	2
C	1204	3+2
D	1334	3+3
E	1363	3+3
F	1366	3+3
G	952	2

WING 5		
Flat	Area (Sq.Ft.)	Flat Type
A	952	2
B	1213	3+2
C	1334	3+3
D	1334	3+3
E	1207	3+2
F	954	2

WING 6		
Flat	Area (Sq.Ft.)	Flat Type
A	957	2
B	1366	3+3
C	1363	3+3
D	1334	3+3
E	1220	3+2
F	961	2
G	952	2

**LEGEND**  
Flat Type 3+3 means 3BHK + 3 Bath  
Flat Type 3+2 means 3BHK + 2 Bath  
Flat Type 2 means 2BHK

## FLAT SIZES FOR 4th FLOOR

WING 1		
Flat	Area (Sq.Ft.)	Flat Type
A	Nil	
B	1374	3+3
C	961	2
D	957	2
E	961	2
F	1213	3+2
G	1334	3+3

WING 2		
Flat	Area (Sq.Ft.)	Flat Type
A	1334	3+3
B	1216	3+2
C	961	2
D	957	2
E	1218	3+2
F	1334	3+3

WING 3		
Flat	Area (Sq.Ft.)	Flat Type
A	1334	3+3
B	1218	3+2
C	970	2
D	954	2
E	961	2
F	1374	3+3
G	Nil	

WING 4		
Flat	Area (Sq.Ft.)	Flat Type
A	954	2
B	954	2
C	1204	3+2
D	1334	3+3
E	Nil	
F	1401	3+3
G	952	2

WING 5		
Flat	Area (Sq.Ft.)	Flat Type
A	952	2
B	1213	3+2
C	1334	3+3
D	1334	3+3
E	1207	3+2
F	954	2

WING 6		
Flat	Area (Sq.Ft.)	Flat Type
A	957	2
B	1374	3+3
C	Nil	
D	1334	3+3
E	1220	3+2
F	961	2
G	952	2

