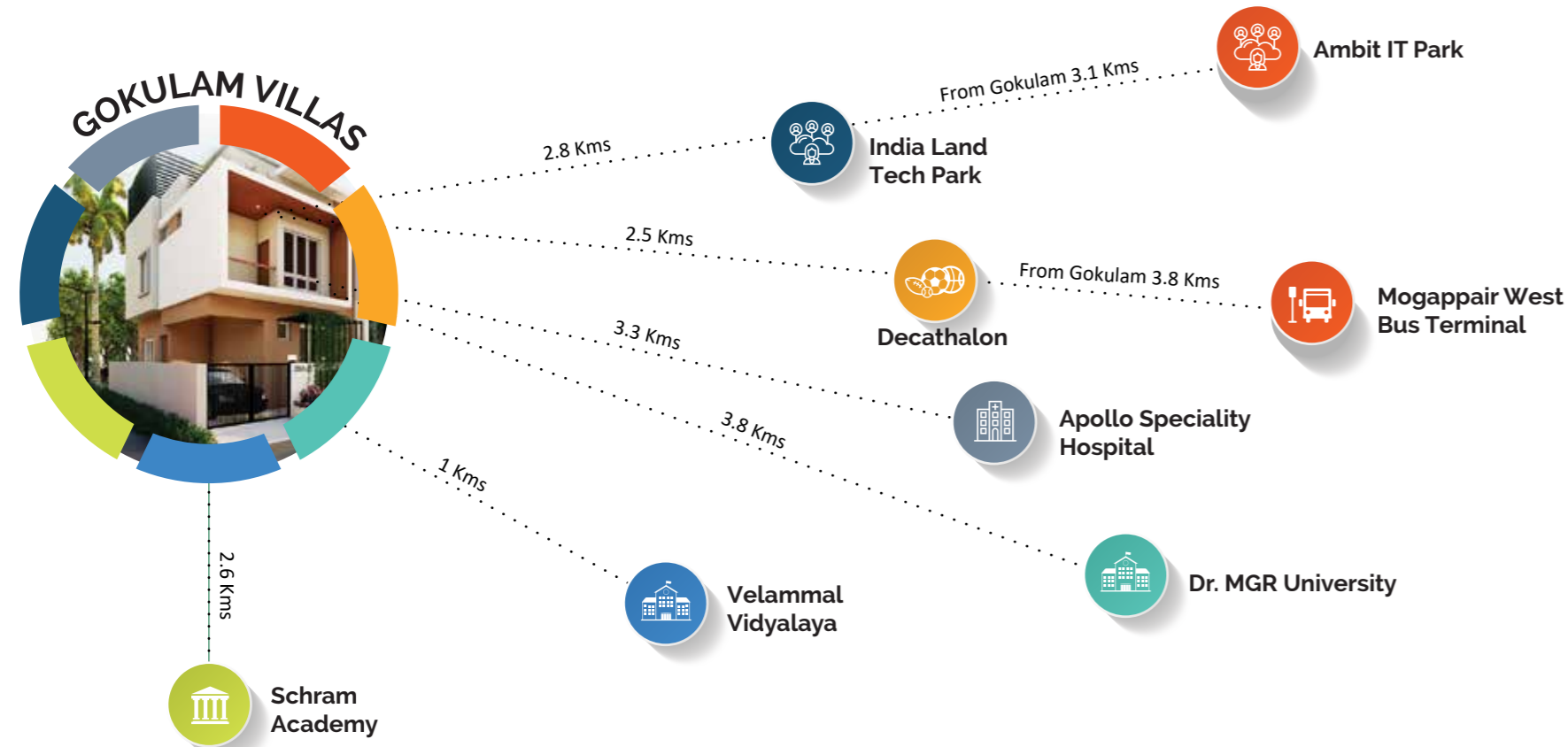


LOCATION ADVANTAGES

Nestled between the prime localities of Anna Nagar & Ambattur in Chennai, Ayappakkam is an area that has been witnessing steady economic growth and infrastructure development. Unlike Ambattur that houses more industrial units, Ayappakkam is predominantly a residential area and it connects with the city, via Anna Nagar, Mogapair and Maduravoyal, through Poonamallee High Road and Chennai-Tiruvallur High (CTH) Road and it is very close to the Chennai Bypass road. As a location it is also known for Asia's best planned housing board plots.

The location advantages include being closer to India Land IT and Ambit IT Park, as well as having the Vanagaram Apollo hospital and Ramachandra Hospital in its vicinity. ICMR is also situated in ayappakkam. This urban area is located at a stone's throw to reputed schools like Velammal, Schram Academy, Ravindra Bharathi and Chaitanya. With eminent Schools, hospitals, IT Parks and numerous other booming industries and boasts of a well-developed transportation facility featuring regular bus transport makes it a perfect choice for residential properties.



ABOUT US

We, at Propshell developers and Lands N Lots have grown from strength to strength, laying the foundation of our business with robust values and ethics. Our focus has always been enhancing land and enriching lives for more people.

We strongly believe that a home is where your desire and love for a pleasant and peaceful living begins, which is why we keep up the promise of delivering each project on time. For us, the homeowners undeniably are our most valuable asset. We cherish a lasting relationship with them. The growing demand and repeat referrals for our apartments stand as a solid testimony to our seamlessly growing business.



ON GOING PROJECTS

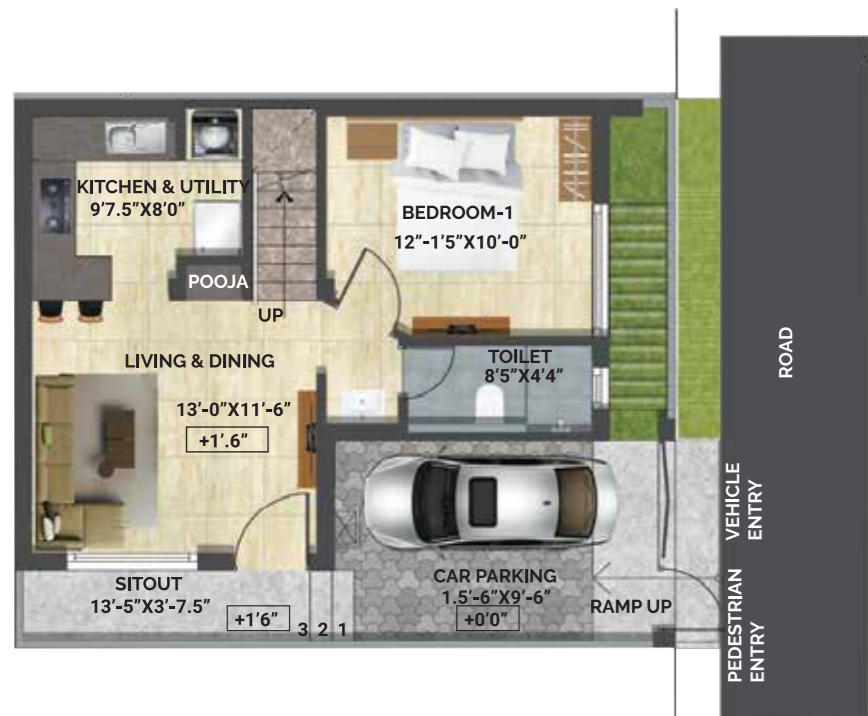


**PARK AND BLOOM
PADUR**



MADURAVOYAL

FLOOR PLAN WITH ELEVATION

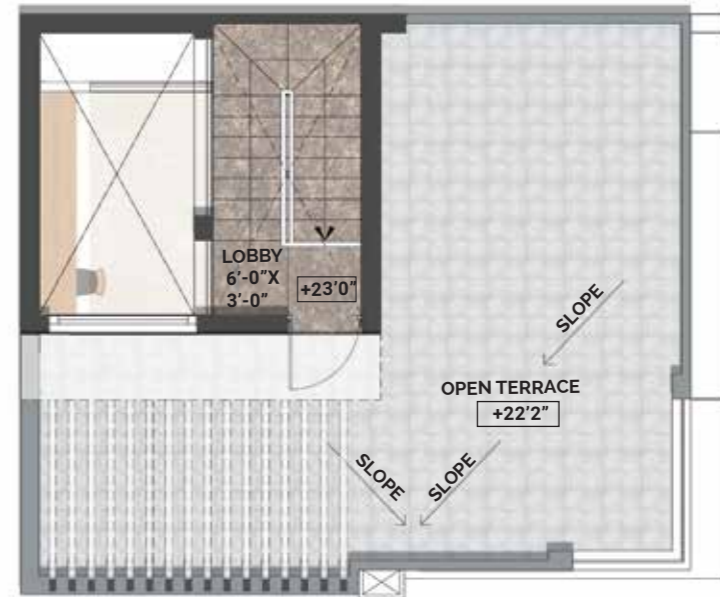


GROUND FLOOR PLAN

BUILD UP AREA - 1540SQ.FT
PLOT AREA - 1000SQ.FT



FIRST FLOOR PLAN



TERRACE PLAN



SPECIFICATION

STRUCTURE

RCC Framed with columns and beams using ISI Standard FE 415 TMT Steel 9" think wall AAC Blocks in all peripheral walls and 4" thick for all partition walls. Inner and Outer walls plastered smoothly in the ratio 1:5 Ceiling is plastered in the ratio 1:3

FLOORING

Living, Dining, Bedroom & Lobby 600mm x 600mm vitrified Double charged tile of Varmora/asian brand or equivalent Kitchen - Anti-Stain tiles of size 600mm x 600mm flooring. 300mm x 450mm tiles for wall area upto 600mm height above the counter top, with stainless steel bowl with single drain board will be provided in the kitchen. Toilets Anti-Skid ceramic tiles for flooring and anti-stain tiles of Varmora /asian brand or equivalent upto 8" ft level. Balcony & Utility Anti-Skid vitrified Double charged tiles. Terrace flooring with heat Reflective Tiles. Provision for washing machine in utility areas, Granite in staircase areas and entrance steps.

PAINTING

All internal walls will be coated with 2 coats of Asian/Equivalent brand premium emulsion paint over 2 coats of putty & 1 coat of primer. External walls will be coated with weather proof APEX paint. Facade of the building will be as per the architectural design. Grills are painted with 2 coats of enamel paint over 1 coat of red oxide. Ceiling will be smoothly finished with 1 coat of primer and 2 coats of premium emulsion paint

ELECTRICAL

- Concealed wiring with light point & plug points – Anchor Roma/Wipro or equivalent swiches
 - Finolex /Orbit wires or equivalent
 - One telephone jack/TV jack will be provided in living room, family room and master bedroom
 - AC point provisions will be provided in all bedrooms, living & dining rooms
- Three-phase supply with automatic change over switch in each villa.

Following points will be provided:

Living/Dinning Light point - 4, Fan point - 2, 5A plug point - 3, 15A plug point - 1, TV point - 1, Telephone point -1, AC Socket - 1
Bedroom - Light point - 2, Fan point - 1, 6A plug point - 1, 16A plug point - 1, TV point - 1, 6A 2 Way point -2, AC Socket - 1
Kitchen - Light point - 1, 6A plug point - 2, 16A plug point - 3, Exhaust fan point - 1
Toilet - Light point - 2, 6A plug point - 1, 16A plug point - 1 Balcony Light point - 1
Service - Light point - 1, 16A plug point - 1 Concealed copper wiring in conduits

DOORS

- Entrance door - Teak wood frame with designed pressed flush shutters
- Bedroom doors, wooden frames with design pressed flush shutters
- Toilet doors: Wooden frames with plastic coated design pressed flush shutters

PEST CONTROL

- Both pest control and anti-termite control during pre-construction for prevention of white ants & termites.

EXTERNAL WORKS

Landscaping and paving around the building area
9" think wall with well burnt chamber bricks in all over parapet wall with height 4ft.

WINDOWS & VENTILATORS & FRENCH DOORS

UPVC casement windows, 3 tracks with sliding mosquito mesh, 4mm thick glass, architecturally designed MS grills.

PLUMBING & SANITARYWARE

Sanitary ware : Floor wall mounted closes and wash basin - Jaquar /Roca or equivalent
CP fittings : Jaquar / Roca or equivalent



AERIAL VIEW



Covered Car Parking



CCTV



Vaastu Compliant



Provision for Inverter



Independent Bore Well



Private Terrace

LOCATION MAP



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Site Address
 Rampoomam Nagar Extension, Nearby velammal vidyalaya annexure, Athipattu, Nolambur

*THIS BROCHURE IS CONCEPTUAL IN NATURE AND IS BY NO MEANS A LEGAL OFFERING. THE PROMOTERS HAVE THE RIGHTS TO CHANGE, ALTER, DELETE OR ADD ANY SPECIFICATION MENTIONED HEREIN WITHOUT NOTICE



OWN A 3.5BHK INDEPENDENT VILLA NEXT TO MOGAPPAIR WEST