PROPERTIES

CRAFTING EVERLASTING STRUCTURES

5/3 TEMPLE ST. KILPAUK CHENNAI -10. NEAR NEW AVADI ROAD

TELEPHONE
(+91) 98848 87347

EMAIL
info@ndsproperties.in

Kilpauk stands as one of Chennai's most distinguished centrally located neighborhoods, characterized by its serene atmosphere and sophisticated urban planning.

Situated approximately 6 kilometers from the city's primary commercial center, the locality is defined by a blend of expansive high-end bungalows and contemporary luxury apartments, all set against a backdrop of well-preserved, tree-lined avenues.
Connectivity and Infrastructure

The district offers exceptional logistical advantages, providing seamless access to the rest of the metropolitan area.

Transit :Strategically served by the Chennai Metro Rail via the Kilpauk and Nehru Park stations.

Roadways :Positioned with direct proximity to Poonamallee High Road, a vital arterial thoroughfare connecting central Chennai to major suburbs and industrial corridors.

Demographics:D uet oit sh ighs tandardo fli vinga nd safety,it h asb ecomea p referredd estinationf ort he internationalc ommunity.T hes ignificantp resenceo f expatriatesh ase arnedit t hec olloquialm oniker "LittleK orea,"r eflectingt hen eighborhood's cosmopolitanf laira ndin clusivee nvironment.

Thisu niquec ombinationo ft ranquility,in frastructure, andp restiges ecuresK ilpauk’ss tatusa sa h ighly covetedr eale statea ndli festyled estinationin Chennai.

KEY CHARACTERISTICS

• **Prestigious Standing:** Consistently ranked among the city's most elite residential zones.

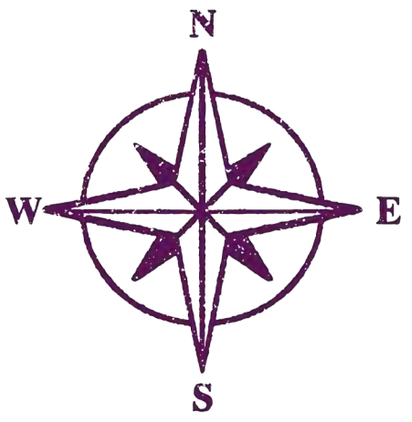
• **Strategic Location:** Proximity to central business districts and diplomaticmissions.

• **Market Value:** High demand driven by limited inventory and premium positioning.

BUILDING ELEVATION



BUILDING FLOOR PLAN





2 BHK


UTILITY
8'6"X5'0"
TOILET
9'0"X5'0"
BALCONY
4'3"X5'0"
BED ROOM 1 1
3'71/2"X11'71/2"
KITCHEN
8'6"X11'71/2"
DINNING
11'101/2"X14'41/2"
BED ROOM 2
10'3"X14'41/2"
HALL
15'3"X13'0"
PUJA
TOILET
4'11/2"X7'41/2"
UP
20"X7'0
KITCHEN
11'41/2"X10'0"
FOYER
3'6"X5'71/2"
ENTRY
UP
DN
ENTRY

3 BHK


KITCHEN
11'41/2"X10'0"
DINING
11'41/2"X10'0"
FOYER
3'6"X10'9
ENTRY
UP
DN
ENTRY
LIFT
6'6"X5'0"
BALCONY
4'71/2"X7'0"
TOILET
3'6"X6'0"
TOILET
4'6"X9'11/2"
HALL
13'8" X 16'10"
PUJA
BED ROOM 3
10'8"X11'0"
BED ROOM 1
9'9"X17'0"
BED ROOM 2
16'8"X10'8"
WALK IN
6'11/2"X5'10 1/2"
TOILET
6'11/2"X7'0"
BALCONY
16'41/2"X3'3"

Technical Specifications & Amenities

I. General Architecture & Infrastructure

• **Architectural Design:** Sophisticated contemporary elevation with a focus on aesthetic excellence.

• **Ventilation:** Optimized building orientation to ensure comprehensive cross ventilation for all habitable spaces.

• **Compliance:** North facing building with100% Vaasthu-compliant architectural planning.

• **Vertical Transportation:** High-speed lift equipped with V3F (Variable Voltage Variable Frequency) technology for smooth transit and energy efficiency.

• **Arrival Experience:** Exquisitely designed entrance lobby located on the stilt floor.

• **Hardscaping:** Premium exterior-grade tiles for the car parking zone and designer interlocking pavers for all peripheral walkways.

• **Power Backup:** Comprehensive 100% power backup via a silent generator with an integrated Auto Changeover system.

• **Lifestyle:** Professionally landscaped rooftop terrace for recreation.

II. Premium Flooring & Finishes

• **Living &Dining:** High-end Verifie d Tiles B ran d" Somany orSimilar"

• **Bedrooms:** Premium Wooden Laminate flooring in all bedrooms.

• **Kitchen:** High-durability Double-Charged Vitrified tiles. (Somany or similar)

• **Toilets:** Designer wall cladding with full-height ceramic/vitrified tiling. (Somany or similar)

• **Common Areas:** Polished granite flooring for the staircase and mid-landings.

• **Kitchen Utilities:** Polished Black Granite countertop with premium edge molding.

III. JOINERY & FENESTRATION

• **Entrance:** Teak wood main door frame paired with a solid timber panel shutter, secured by a secondary Teak-paneled safety door.

• **Internal Doors:** Robust Teak wood frames for all internal doorways with molded flush shutters.

• **Wet Areas:** Water-resistant polymer-coated flush doors for all bathrooms.

• **Windows**: High-performance UPVC window systems with integrated mosquito mesh and safety grills.

IV. ELECTRICAL & AUTOMATION

• **Wiring:** Fire Retardant Low Smoke (FRLS) copper wiring throughout.

• **Climate Control:** Pre-installed AC conduits in the Living, Dining, and all Bedrooms.

• **Communication:** Centralized TV and Telephone points in the Living area and all Bedrooms.

• **Safety:** Modular switches housed in metallic boxes; ELCB (Earth Leakage Circuit Breaker) and automatic phase change-over switches in the main distribution board.

• **Security:** 24/7 CCTV surveillance covering strategic common areas and building perimeters.

V. PREMIUM PAINTING & POLISHING

• **Interiors:** Meticulously finished walls with premium emulsion paint over smooth putty.

• **Exteriors:** High-durability, weather-shield emulsion to withstand environmental wear.

• **Woodwork:** Elegant Melamine finish for the main entrance and high-quality laminate finishes for internal wooden surfaces.

VI. PLUMBING & SANITARYWARE

• **Sanitaryware:** Premium “Jaguar o r Simila r”bran d closetsandwashbasins.

• **CP Fittings:** Luxury “Hansgrohe” chrome-plated fixtures.

• **Shower Zones:** Modern diverters in all bathrooms

• **Kitchen Utility:** “Carysil” designer sink equipped with a h igh-neck sinkm ixer.

• **Systems:** Earthquake-resistant plumbing conduits and a high-pres sureboosterpumpsy stemforc onsisten t w aterflow.

SCHEDULE OF PAYMENTS & COMMERCIAL TERMS

I. PAYMENT MILESTONE SCHEDULE

Payments are structured according to the progress of construction. Each installment is due upon the completion of the respective civil stage as outlined below:

Milestone Stage	Percentage Due
Initial Booking Advance / Commitment Fee	30%
Upon Completion of Foundation Work	15%
Upon Completion of Ground Floor Roof Slab	10%
Upon Completion of First Floor Roof Slab	10%
Upon Completion of Second Floor Roof Slab	10%
Upon Completion of Third Floor Roof Slab	10%
Upon Completion of Brickwork (Respective Unit)	10%
Upon Final Handover & Possession	5%

II. COMMERCIAL OUTLAY

- **UNIT VALUE:**

  CALCULATED AT RS. [18,000]/- PER SQUARE FOOT.
  3 BED ROOM 1565 SQFT. 2COVERED CAR PARKING
  BED ROOM 1320 SQFT 1 COVERED CAR PARKING.

  PORTICO HEIGHT 12FT FOR CAR LIFT PROVISION.

- **AVAILABLE UNIT:**

  ONE 3BHK & 2BHK ON THE SECOND FLOOR
  ONE 3BHK ON THE THIRD FLOOR

- **STATUTORY LEVIES:** GOODS & SERVICES TAX (GST) AND STAMP DUTY/REGISTRATION CHARGES ARE APPLICABLE AS PER GOVERNMENT NORMS AND ARE PAYABLE OVER AND ABOVE THE UNIT VALUE.

III. TERMS & CONDITIONS

1. All payments should be made in favor of
[NDS PROPERTIES]
2. Delayed payments may attract interest as per the Real Estate (Regulation and
Development) Act (RERA) guidelines.
3. Any statutory hikes in government taxes during the tenure of the project will be
borne by the purchaser.

THANK YOU