PROPERTIES

CRAFTING EVERLASTING STRUCTURES

NO.3 LAKE AREA 6TH LAKE VIEW STREET

TELEPHONE

(+91) 98848 87347

EMAIL

info@ndsproperties.in

The Lake Area in Nungambakkam stands as a distinguished residential enclave within Chennai, characterized by its sophisticated fusion of modern infrastructure and historical significance. As a premier cosmopolitan locale, it offers a high standard of living through its selection of upscale housing and comprehensive amenities.

The neighborhood's strategic positioning ensures exceptional connectivity to the city's primary commercial and cultural landmarks. Consequently, the Lake Area is recognized as one of Chennai’s most prestigious addresses, commanding significant property valuations while maintaining a unique equilibrium between contemporary urbanity and traditional
heritage.

KEY CHARACTERISTICS

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

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

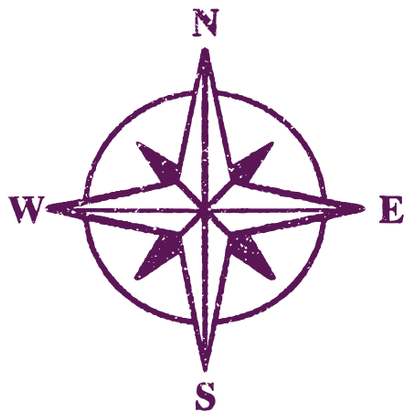
- **Market Value:** High demand driven by limited inventory and premium positioning.

BUILDING ELEVATION



BUILDING FLOOR PLAN





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 Verified Tile. Brand " Somany or Similar"

- **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 or Similar” brand closets and washbasins.

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

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

• **Kitchen Utility:** “Carysil” designer sink equipped with a high-neck sink mixer.

• **Systems:** Earthquake-resistant plumbing conduits and a high-pressure booster pump system for consistent water flow.

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	7%
Upon Completion of Second Floor Roof Slab	7%
Upon Completion of Third Floor Roof Slab	7%
Upon Completion of Fourth Floor Roof Slab	7%
Upon Completion of Fifth Floor Roof	7%
Upon Completion of Brickwork (Respective Unit)	5%
Upon Final Handover & Possession	5%

II. COMMERCIAL OUTLAY

- **UNIT VALUE:** CALCULATED AT RS. [INSERT RATE]/- PER SQUARE FOOT.

- **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.

- **INFRASTRUCTURE & UTILITY CHARGES:**

A CONSOLIDATED FEE OF RS. 7,00,000/- IS PAYABLE TOWARD:

- PRO-RATA SHARE OF POWER BACKUP (GENERATOR) INSTALLATION.
- TANGEDCO (EB) DEPOSITS AND CONNECTION CHARGES.
- CMWSSB (WATER & SEWERAGE) DEPOSITS AND CONNECTION CHARGES

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