

FIRST VILLA DWARKA @ GUDUVANCHERY

PROJECT HIGHLIGHTS

- Unbelievable and Unbeatable Pricing
- Unmatched Quality with all the Modern Luxuries.
- Availability of all Basic Needs at a Stone Throw Away distance
- Aesthetic Designs and Vaasthu Compliant Duplex villas
- A Boon for Living - in Dwarka Villas.



- Well Located Nearer To Velammal
- Vidhyashram And SRM Public Schools
- Near By International Schools
- Located At A Well Surrounded
- Developed Residential Area
- Easy Availability of all Necessary
- Needs Such As Medicals,
- Supermarkets And Bus Stand

84 2888 9111

*“WE Simply Deliver
Value and affordability”*



"Individual Villas"





GROUND FLOOR PLAN



DWARKA VILLA
1331 SQFT



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SHUBH RATNA VILLAS
1263 SQFT



FIRST FLOOR PLAN



GROUND FLOOR PLAN



FIRST VILLA
1355 SQFT



FIRST FLOOR PLAN

LOCATION :-

Guduvanchery Bus Stand	- 5.8KM
Guduvanchery Railway Station	- 5.9KM
Proposed Mofussil Bus Terminus	- 7.0KM
Thiruporur Bus Stand ,Omr	- 15.0KM
SRM General Hospital	- 8.0KM
Arignar Anna Zoological Park (Vandalur Zoo)	- 9.0KM
OMR IT Corridor	- 12.0KM

SCHOOLS AND COLLEGE :-

Vellammal Vidhyashram (CBSC)	- 2.3KM
SRM Public School	- 3.6KM
Vellammal Vidhyashram	- 3.5KM
Shree Sankalpa School	- 4.2KM
Valliammai Engineering College	- 8.3KM
SRM Medical College Hospital	- 9.3KM
Reserach Center	- 9.3KM
SRM University	- 10.3KM

RELEIGIOUS PLACE :-

Thiruporur Murugan Temple	- 15KM
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SPECIFICATIONS

STRUCTURE:-

R.C.C. FRAMED STRUCTURE BRICK WALLS WITH SMOOTH PLASTERING

FLOORING :-

2 X 2 VITRIFIED TILES

KITCHEN :-

GRAZED TILES FOR 2'-0" HEIGHT ABOVE PLATFORM

JOINERIES :-

MAIN DOOR PROVIDED BY TEAK WOOD FRAME AND

DESIGNED TEAK WOOD DOOR, BEDROOM DOOR PROVIDED

BY TEAK WOOD FRAME AND COMMERCIAL FLUSH DOOR AND UPVC WINDOWS PROVIDED

SANITARY FITTINGS :-

JOHNSON OR EQUIVALENT WHITE SANITARY FITTINGS AND

GEYSER PROVISION FOR ALL TOILETS AND GLAZED TILES 7'-0" LEVEL

ELECTRICAL :-

THREE PHASE CONNECTION WITH CONCEALED CONDUIT, FINOEX OR EQUIVALENT WRINGS,

ANCHOR OR EQUIVALENT MODULAR SWITCHES

AMENITIES :-

BORE WELL , OVER HEAD TANK AND UG SUMP WILL BE PROVIDED SEPARATELY TO EVERY

INDIVIDUAL VILLA INDIVIDUAL SEPTIC TANK

PROVISION ON METRO WATER PIPE LINE INCULDING SEPERATE COMPOUND WAIL

Old No: 40, New :24, 1st Floor, (Near By Nanthi Statue)

North Road , CIT Nagar West, Nandanam , Chennai - 35.



GUDUVANCHERY VILLAS COST DETAILS (RATE CHART)

S.NO	VILLA	BHK'S	LAND AREA	LAND RATE	LAND AMOUNT	BUILD UP & COMMON AREA	BUILDUP RATE	BUILT UP AMOUNT	EB CONNECTION	REGISTRATION CHARGES LAND	REGISTRATION CHARGES BUILDING	TOTAL AMOUNT	GST	NET AMOUNT
			Sqft	Rs/Sqft	Rs	Sqft	Rs/Sqft	Rs	Rs	12%	2%	Rs	6%	Rs
1	DWARAKA	3BHK	1171	2100	2459100	1597	2200	3513400	40000	295092	70268	6377860	382672	6760532
2	SHUBH RATNA	3BHK	990	2100	2079000	1515	2200	3333000	40000	249480	66660	5768140	346088	6114228
	FIRST VILLA													
3	VILLA 1	3BHK	1100	2100	2310000	1626	2200	3577200	40000	277200	71544	6275944	376557	6652501
4	VILLA 2	3BHK	1100	2100	2310000	1626	2200	3577200	40000	277200	71544	6275944	376557	6652501

Notice : GST Amount only changes for sales time