



Tambaram West, Chennai



**MARUTHAM
GROUP**

...building values



Better living... Better lifestyle...



MARUTHAM
ROYAL
GARDENS

Tambaram West, Chennai

Even the vastly-travelled would agree that there is nothing like the welcoming warmth of a home. No matter what your circumstances or identity outside, when you're home; all you need is abundance of comfort and pampering. No matter how much you achieve in life, there is nothing compared to a warm home to come back to. No matter what your dreams or ambitions, your mind shall always be at peace and your heart cozy only in your very own home.

At Royal Gardens, we have planned it to perfection, seamlessly blending comfort with smart conveniences at highly affordable cost. The perfect location and chic amenities make these homes a "dream come true" literally.



Closer to luxury, comfort and nature!

Spread over 2 acres, Marutham Royal Gardens is carefully planned with details that make for a comfortable living. Dynamic, yet subtle, Marutham Royal Gardens brings to you contemporary living like never before. With 165 apartments of varying dimensions, Marutham Royal Gardens offers modern homes, with premium amenities. Top notch expertise in design and planning has created an inspiring environment for a healthy living. Not just this, extra emphasis on cross ventilation and natural light in the design promotes a stress-free living environment. The cutting edge amenities and facilities are bound to inspire the young and old alike. Also, the location of the project at Tambaram makes it eminently accessible and convenient.

***It's not just about living.
It's about living our dream!***



Vastu Friendly layout and healthy air circulation supported by large landscaped green areas, committed delivery time, Modern Clubhouse, Gym, Secured gated community all are just few reasons why Marutham Royal Gardens would be an ideal investment.



Tambaram West, Chennai



Experience the pristine way of life within the green surroundings of Marutham Royal Gardens. Away from the hustle and bustle of the city, get very close to everything you desire. breathe in the fresh air every day. Be delighted with the beautiful natural surroundings.

***Live the life that you have always wanted
at Marutham Royal Gardens!***

The Clubhouse– One place for all things.

A short walk from your residence is the premium Clubhouse – a place where you experience everything other than work. It offers you innumerable avenues to unwind. You love to wake up to a round of workout and maybe come back to play a game of table tennis to de-stress after work or you may want to read a few pages of your favourite book or browse through the newspapers for a while... Occasionally, you like to step out with family or friends for a dinner and watch a movie together. But then, you like to do this all at one place. The clubhouse at Marutham Royal Gardens is a place just like that.



Striking a fine balance between elegance and convenience, a variety of amenities come together to make these living spaces truly luxurious.



Multi-Purpose Hall

Our clubhouse has been thoughtfully built to meet the recreation needs of every family member.



Library



Gymnasium



Mini Theatre



Indoor Play Area



Open Party Hall



Walkway



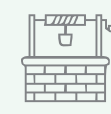
Children's Play Area



Adults Outdoor Gym



Shuttle Court



Irrigation Well



Gazebo



CCTV



Reflexology Walking Track



Basketball Post



DG Backup for Common Areas



Solar Power for Common Areas



EV Charging Point



Drivers Toilet



Car Washing Bay



Departmental Store

A Well-connected Neighbourhood very close to all the facilities that you will ever need!

Open Google Maps on your device, here
at Marutham Royal Gardens, and you won't
believe how much there is around you.
Schools, Colleges, hospitals, convenience
stores, restaurants, theatres – everything
is around the corner.



Connectivity

Airport - 16 kms
MEPZ - 9 kms
OMR - 23 kms
Tambaram Railway Station - 7 kms
Tambaram Bus Terminus - 7kms
Vandalur Bus Terminus (Kilambakkam) - 7Kms
Oragadam Sipcot - 12 kms
Sriperumbudur sipcot - 15 kms



Restaurants

A2B Resturant
Vasantha Bhavan
Sangeetha
Salem R.R Resturant



Recreation & Leisure

PVR Cinemas
Vetri Theatre
Vidhya Theatre
National Theatre
Vandalur Zoo



Schools

Vels Vidhyashram Global School
Velammal CBSE School
Shree Niketan CBSE School
Alwin Public School (CBSE)
Narayana e-techno School
The Lord International school
Budding Minds International School
Good Earth School



Colleges

Madras Christian college
SRM University
Sairam Engineering College
Dhanalakshmi Engg College
Balaji Medical college & Hospital
Crescent Engg college
TMG Arts and Science College



Hospitals

SRM Hospital
Hindu Mission Hospital
Annai Arul Hospital
Rela Hospital

A budget-friendly home very close to your workplace!

Strategically located between GST Road on the one side and Outer Ring Road on the other, Marutham Royal Gardens is an ideal residential location for people working at the various IT parks and Industrial Corridor located within a few kilometres from here. This home isn't just very close to your workplace, but very close to your budget too!

Oragadam Industrial corridor

MEPZ Tamabaram

Shriram Gateway IT park

Zoho Put Ltd

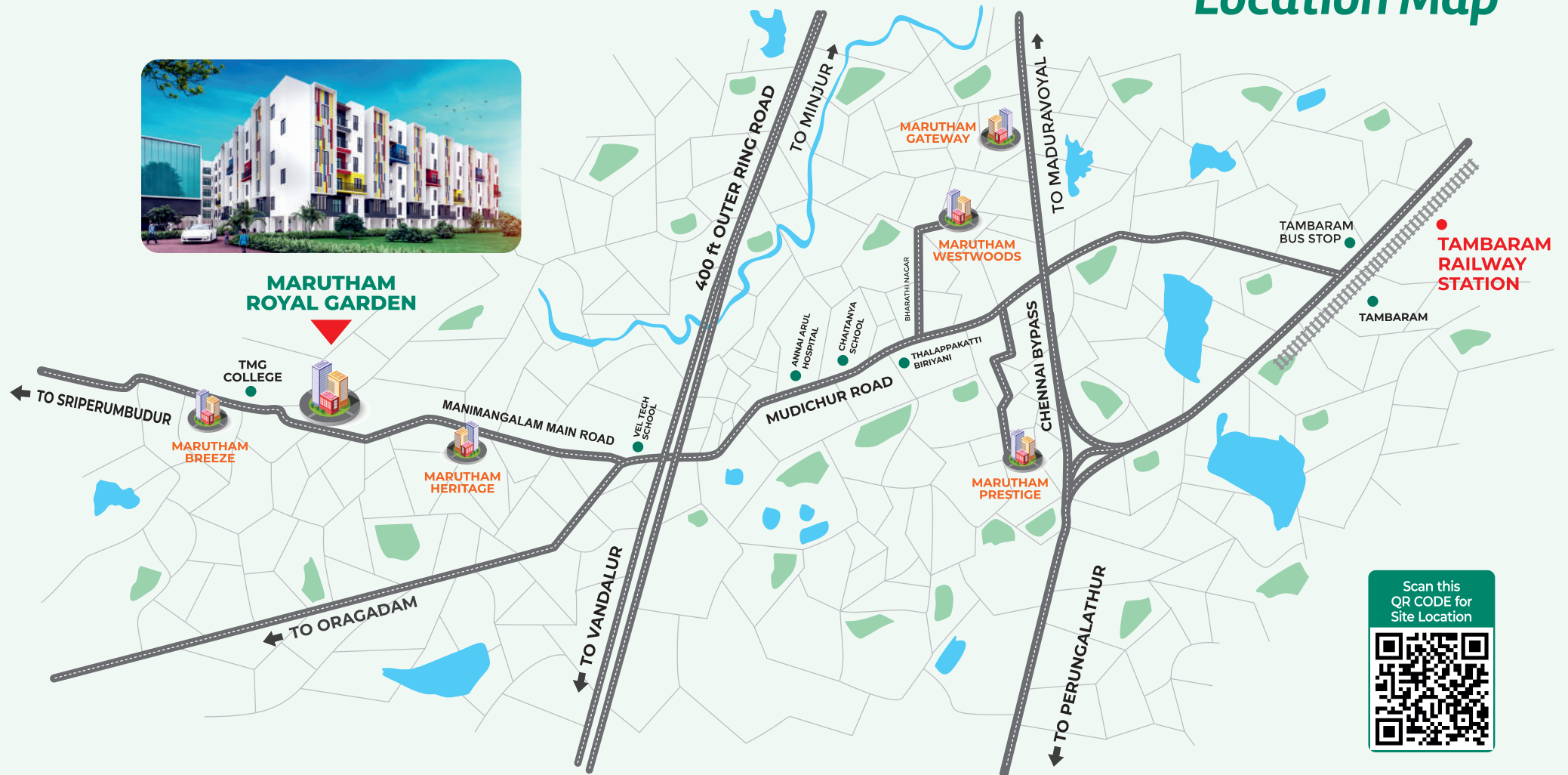
Maraimalai Nagar Sipcot

Sriperumbudur Sipcot

Mahindra World City



Location Map



MARUTHAM ROYAL GARDEN



01 MARUTHAM GATEWAY



02 MARUTHAM WESTWOODS



03 MARUTHAM HERITAGE



04 MARUTHAM PRESTIGE



05 MARUTHAM BREEZE

Layout Plan



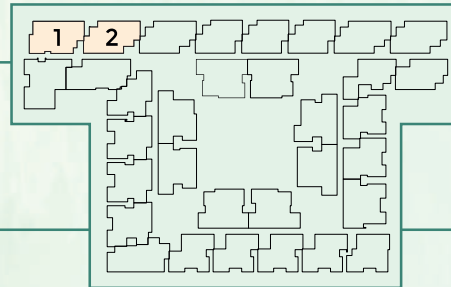
Typical Floor Plans



1



2



TYPE	: 3BHK+2T
UNIT NO.	: 101-501
SALEABLE AREA	: 1287 SFT

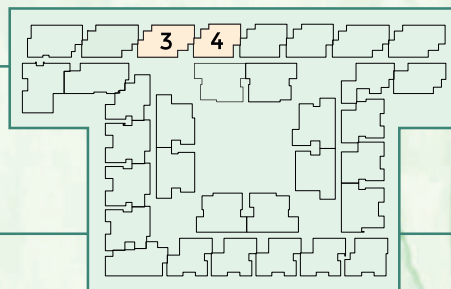
TYPE	: 3BHK-2T
UNIT NO.	: 102-502
SALEABLE AREA	: 1236 SFT



3



4



TYPE	: 3BHK+2T
UNIT NO.	: 103-503
SALEABLE AREA	: 1235 SFT

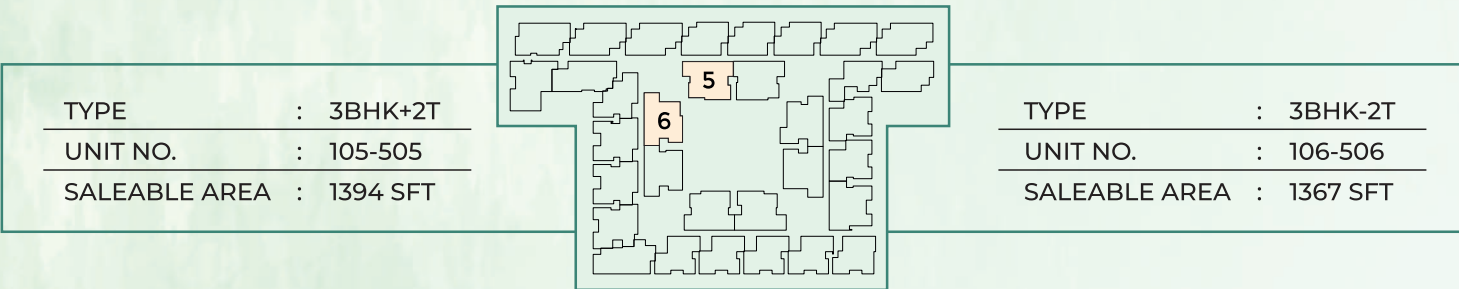
TYPE	: 2BHK-2T
UNIT NO.	: 104-504
SALEABLE AREA	: 1074 SFT



5



6



TYPE	: 3BHK+2T
UNIT NO.	: 105-505
SALEABLE AREA	: 1394 SFT

TYPE	: 3BHK-2T
UNIT NO.	: 106-506
SALEABLE AREA	: 1367 SFT

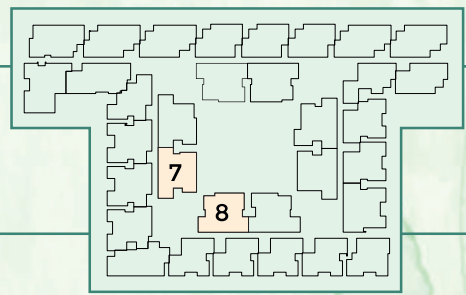


7



8

TYPE	: 3BHK+2T
UNIT NO.	: 107-507
SALEABLE AREA	: 1348 SFT



TYPE	: 3BHK-2T
UNIT NO.	: 108-508
SALEABLE AREA	: 1362 SFT

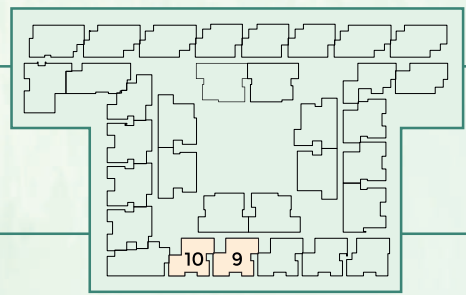


9



10

TYPE	: 2BHK+2T
UNIT NO.	: 109-509
SALEABLE AREA	: 1089 SFT



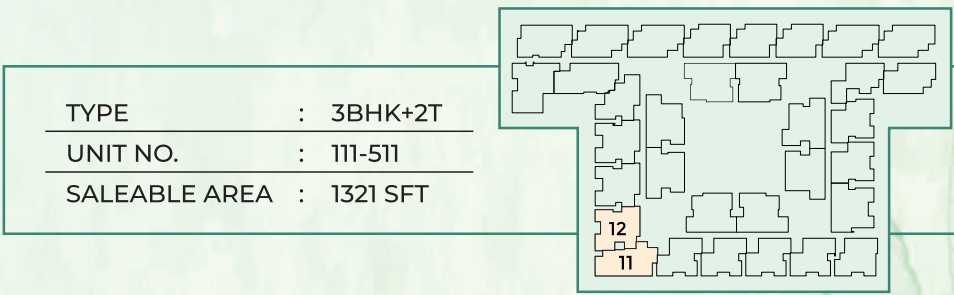
TYPE	: 2BHK-2T
UNIT NO.	: 110-510
SALEABLE AREA	: 1064 SFT



11



12



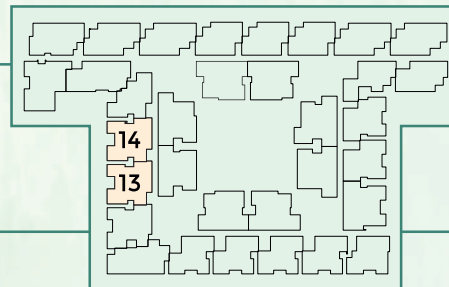
TYPE : 3BHK+2T
 UNIT NO. : 111-511
 SALEABLE AREA : 1321 SFT

TYPE : 3BHK-2T
 UNIT NO. : 112-512
 SALEABLE AREA : 1325 SFT



13

TYPE	: 3BHK+2T
UNIT NO.	: 113-513
SALEABLE AREA	: 1321 SFT



14

TYPE	: 3BHK-2T
UNIT NO.	: 114-514
SALEABLE AREA	: 1322 SFT

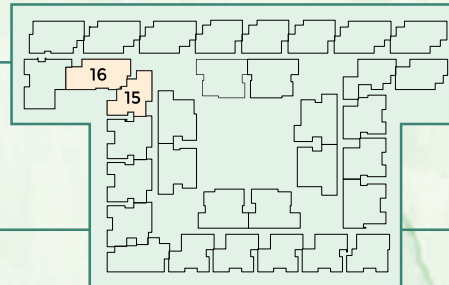


15



16

TYPE	: 2BHK+2T
UNIT NO.	: 115-515
SALEABLE AREA	: 1109 SFT



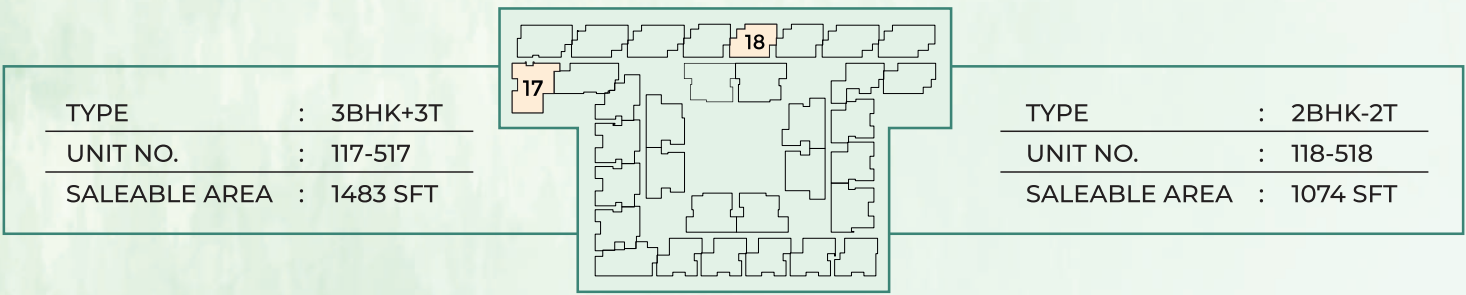
TYPE	: 3BHK-3T
UNIT NO.	: 116-516
SALEABLE AREA	: 1413 SFT



17



18



TYPE	: 3BHK+3T
UNIT NO.	: 117-517
SALEABLE AREA	: 1483 SFT

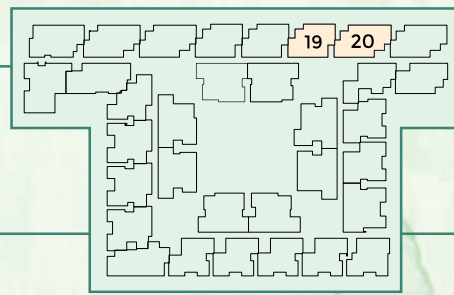
TYPE	: 2BHK-2T
UNIT NO.	: 118-518
SALEABLE AREA	: 1074 SFT



19



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TYPE : 2BHK+2T
 UNIT NO. : 119-519
 SALEABLE AREA : 1074 SFT

TYPE : 3BHK-2T
 UNIT NO. : 120-520
 SALEABLE AREA : 1236 SFT

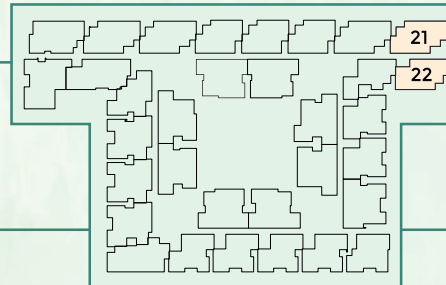


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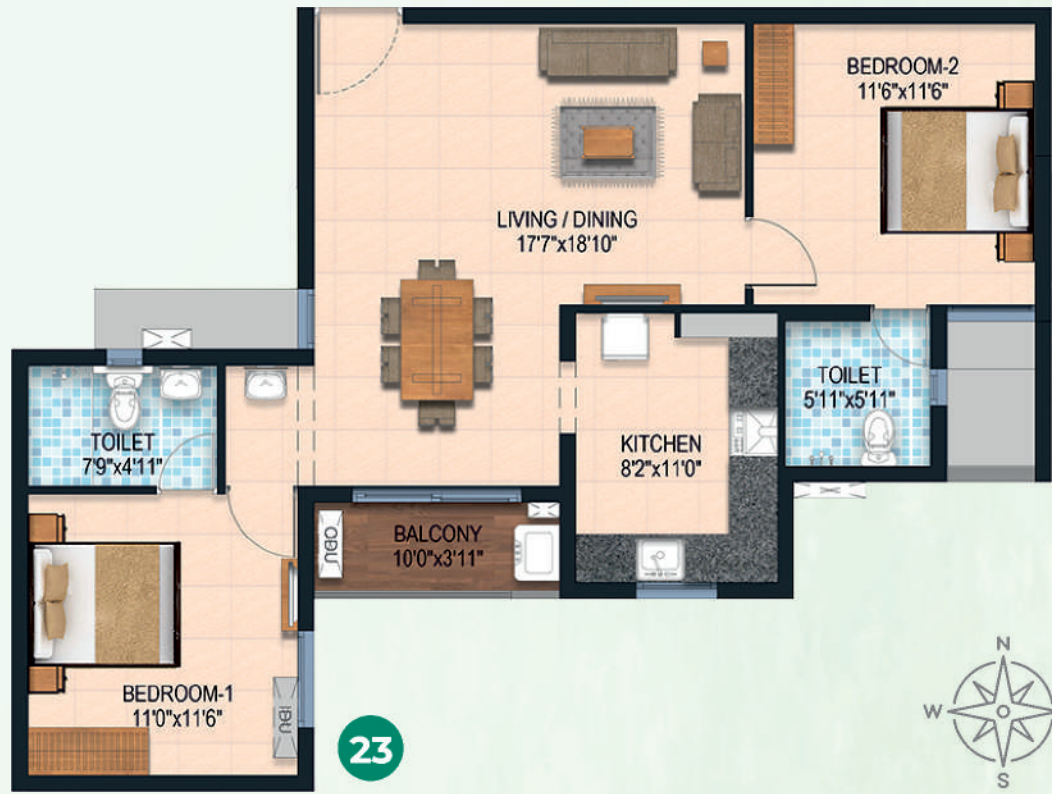


22

TYPE	: 3BHK+2T
UNIT NO.	: 121-521
SALEABLE AREA	: 1237 SFT



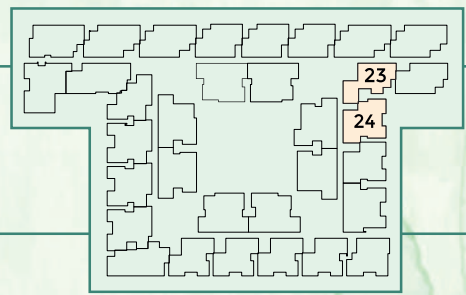
TYPE	: 2BHK-2T
UNIT NO.	: 122-522
SALEABLE AREA	: 1097 SFT



23



24



TYPE	: 2BHK+2T
UNIT NO.	: 123-523
SALEABLE AREA	: 1061 SFT

TYPE	: 2BHK-2T
UNIT NO.	: 124-524
SALEABLE AREA	: 1212 SFT



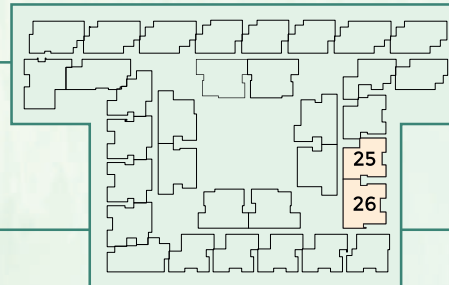
25

TYPE : 2BHK+2T
 UNIT NO. : 125-525
 SALEABLE AREA : 1198 SFT



26

TYPE : 3BHK-2T
 UNIT NO. : 126-526
 SALEABLE AREA : 1452 SFT

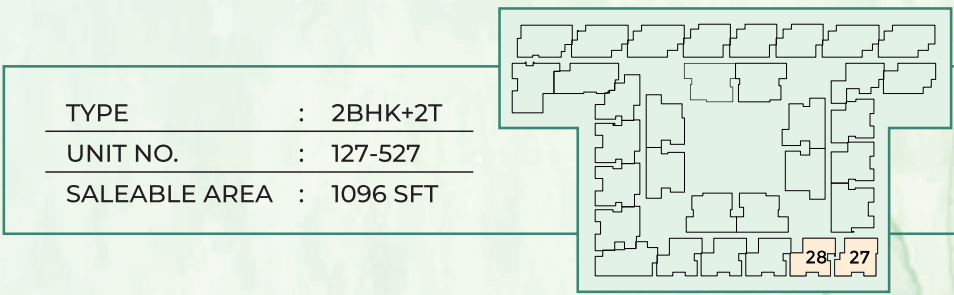




27



28

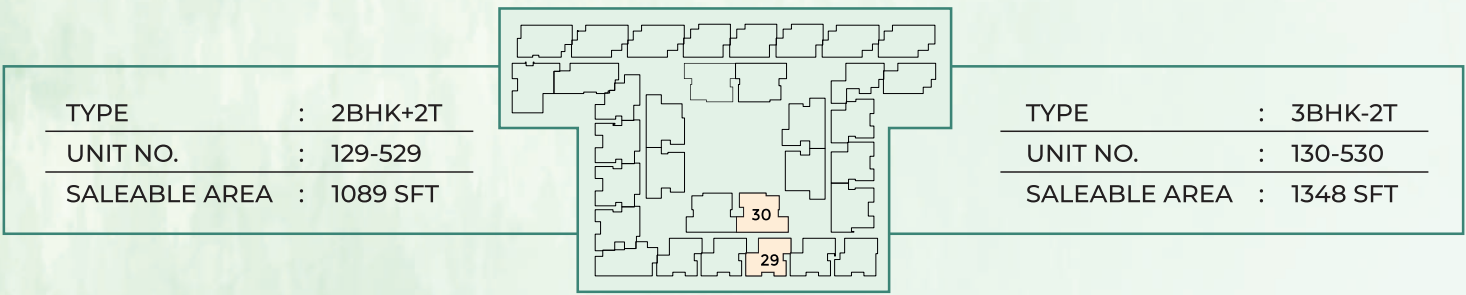




29



30



TYPE	: 2BHK+2T
UNIT NO.	: 129-529
SALEABLE AREA	: 1089 SFT

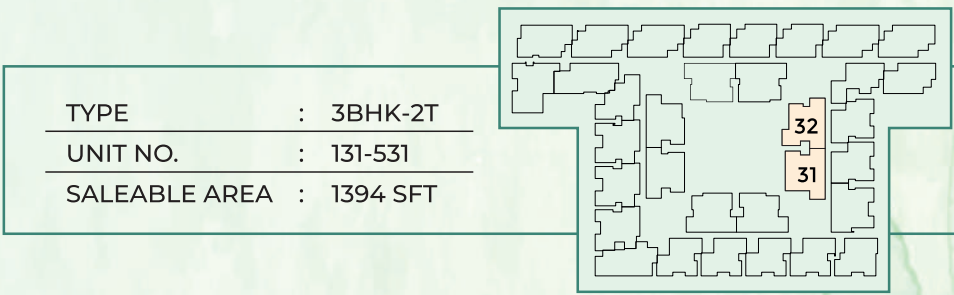
TYPE	: 3BHK-2T
UNIT NO.	: 130-530
SALEABLE AREA	: 1348 SFT



31



32



TYPE : 3BHK-2T
 UNIT NO. : 131-531
 SALEABLE AREA : 1394 SFT

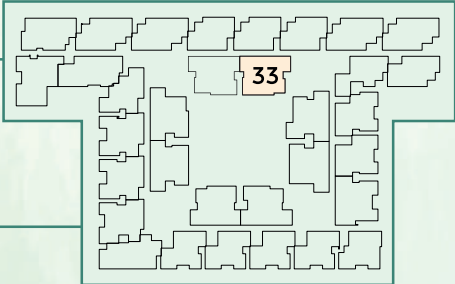
TYPE : 3BHK-2T
 UNIT NO. : 132-532
 SALEABLE AREA : 1373 SFT



PAYMENT SCHEDULE - STAGE WISE

Flat Booking Advance	Rs.2 Lakhs
Agreement signing Within 30 days from the date of Booking.	20%
UDS Registration Within 30 days from the date of Signing the Agreement.	30%
On Completion of Foundation Level.	5%
On Completion of Roof Level.	20%
On Completion of Block Work.	15%
On completion of Plastering.	8%
Final payment - By RTGS or DD Before House warming ceremony	2%

TYPE : 3BHK+2T
 UNIT NO. : 133-533
 SALEABLE AREA : 1402 SFT





***Its all in the details...!
Little luxuries that
define your home...***

It is often the little things in life that make up the bigger picture of memories. You'll agree. And so, we have thought out every minute detail and diligently planned every aspect of your home, so that it remains a comfortable and peaceful haven for you.

FLOORING

- Living/Dining/Bedrooms - 600mm X 600mm - Somany / Kajaria or Equivalent (Vitrified)
- Kitchen - 600mm X 600mm - Somany / Kajaria / or Equivalent (Matt Finish Vitrified Tile)
- Balcony/Toilet/Service - 300mm X 300mm Antiskid Tile with Spacer - Somany / Kajaria or Equivalent
- Windows Sill - Granite Threshold
- Kitchen Platform - RCC Platform With Granite and Beading
- Ground Floor Lobby - Granite/Matt Finish Tile
- Typical Lobby - Matt Finish Tile
- Car Park/Driveway - Grano/Paver

WALL DADOING

- Toilet - 600x300mm Upto 7ft (2X2 Grid Ceiling except 5th floor) - Somany / Kajaria or Equivalent
- Kitchen - 600x300mm Upto 2ft Height - Somany / Kajaria or Equivalent

DOORS & WINDOW

- Main Door - Teakwood Frame in and outside Architrave, Veneer Shutter
AVT Apex/Kalpatharu/Jackson or Equivalent
- Bedroom Door - Countrywood Frame and Panelled Skin Shutter/Laminated Door - AVT Apex/
Kalpatharu/Jackson/WPC/ABS Door - KASSA or Equivalent
- Toilet/Service - WPC/ABS Door - KASSA or Equivalent
- Private Terrace - UPVC with Grill-NCL VEKA/PROMINANCE or Equivalent
- Hardwares - Dorset/Godrej/Yale or Equivalent
- French Door - Sliding UPVC without Grill -NCL VEKA/PROMINANCE or Equivalent
- Windows - Sliding UPVC with Grill -NCL VEKA/PROMINANCE or Equivalent
- Ventilator - UPVC without Grill -NCL VEKA/PROMINANCE or Equivalent

CP & SANITARY CPVC & PVC

- Supreme / Ashirwad / Astral / Finolex or Equivalent

MASTER TOILET

- Closet - Concealed Tank with Wall Mounted -Jaquar / Hindware / Parryware or Equivalent
- Washbasin - Standard Washbasin
- CP Fittings - Divertor -Jaquar / Hindware / Parryware or Equivalent

COMMON/2nd TOILET

- Closet - Wall Mounted with Elevated Tank -Jaquar / Hindware / Parryware or Equivalent
- CP Fittings - Divertor - Jaquar / Parryware / Hindware or Equivalent

Dining

- Washbasin - Half Pedestal Washbasin -Jaquar / Hindware / Parryware or Equivalent

KITCHEN

- Sink - SS Sink Bowl only : Niralı or Equivalent
- CP Fittings - Sink Mixer -Jaquar / Parryware / Hindware or Equivalent

ELECTRICAL

- Switches - Anchor Roma/Havells/Schindler or equivalent
- MCB - Anchor Roma/Havells/Schindler or equivalent
- Wire - Standard / Polycab / Anchor or equivalent
- DG - Kirlosker / Ashok Leyland / Mahindra or equivalent
- DG Backup - Lift and Common area only

PAINTING

- Ceiling & Walls - Putty with Emulsion -Putty :Birla/Asian/Nippon, Paint : Asian/Nippon or Equivalent
- Grills - Enamel - Asian/Nippon or Equivalent
- Doors Frames - Enamel - Asian/Nippon or Equivalent
- Exteriors - Texture with Exterior Emulsion - Texture : Berger/Asian, Paint : Asian/Nippon or Equivalent

HANDRAIL

- Balcony - MS Handrail
- Staircase - MS Handrail

ELEVATOR (LIFT)

- Automatic Open 8 Passenger
Kone / Johnson or Equivalent

GYMNASIUM

- Treadmill - IS Brand
- EFX - IS Brand
- Cycle - IS Brand
- Multi Gym - IS Brand
- Weights (Thumbles) - 1 Set as per Standard requirement
- Aircondition - Daikin/Voltas/Samsung
- False Ceiling - Decorative False ceiling with Lighting

MINI THEATER

- Projector - Sony/Epson or Equivalent
- Sound System - Marantz/Dali or Equivalent
- Seat Capacity - 35 Seater

LIBRARY

- Table & Chair - Designer Table and Chair
- Book Shelf - Designer Shelf

PARTY HALL WITH DINING

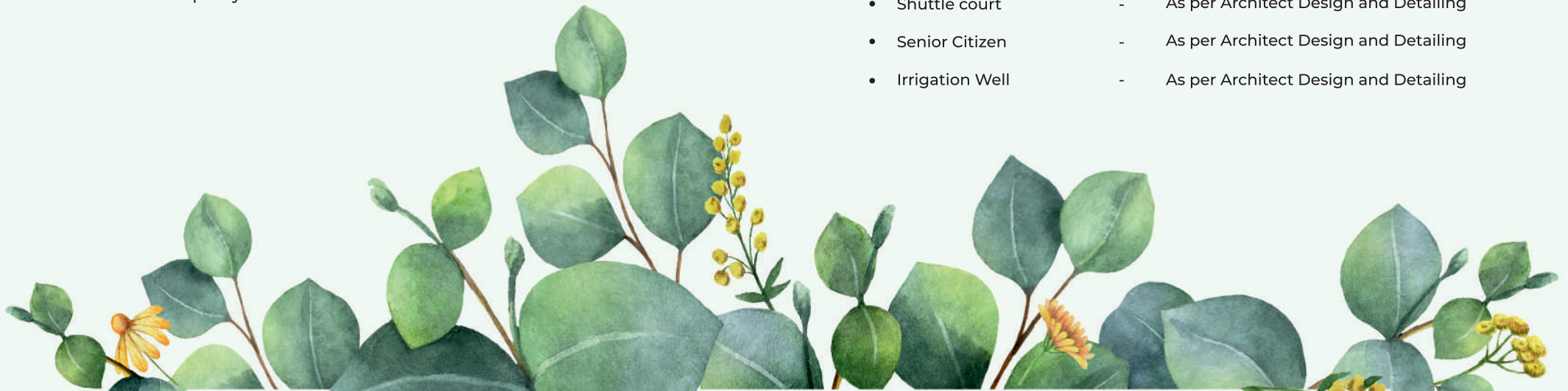
- Seat Capacity - 80-100 Seater
- Aircondition - Daikin/Voltas/Samsung
- False Ceiling - Decorative False ceiling with Lighting
- Sound System - Basic Speaker and Mike

INDOOR GAMES

- Adults Play Equipment - As per IS Standards
- Kids Play Equipment - As per IS Standards
- Aircondition - Daikin/Voltas/Samsung

LANDSCAPE AREA

- Landscaped Garden - As per Architect Design and Detailing
- Walkway - As per Architect Design and Detailing
- Childrens Play area - As per Architect Design and Detailing
- Shuttle court - As per Architect Design and Detailing
- Senior Citizen - As per Architect Design and Detailing
- Irrigation Well - As per Architect Design and Detailing





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