



Treasure

A Premium Lifestyle of

Style & Splendour



PERUMBAKKAM





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A Home To Cherish. A Lifestyle To Appreciate.

- 78 Lifestyle Apartments
- Premium 2 & 3 BHK
- 2 BHK - 942 sq.ft. to 1103 sq.ft.
- 3 BHK - 1222 sq.ft. to 1328 sq.ft.
- Stilt+5 Floors
- Attractive Amenities & Facilities



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Embrace Every Moment

Step in to a world of beauty and grandeur.

A world where every comfort and convenience come together to offer its residents an elite lifestyle in one of the most sought-after and fast appreciating residential locations of Chennai.

Crafted to delight, every corner of **ISHA POKKISHAM** whispers stories of love, laughter, and cherished memories.

Impeccably suited for new-age homebuyers, this majestic residence beckons you to embark on a journey of refined living, enveloped by inviting serenity.







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LOCATION MAP (NOT TO SCALE)



Precious Living In A Prominent Location

Discover the epitome of convenience at Isha Pokkisham.

Set amidst the bustling locale of Perumbakkam, near Sholinganallur on the OMR, Isha Pokkisham offers seamless connectivity to IT hubs like Elcot SEZ, Chennai One IT Park, Siruseri Sipcot, TCS, Infosys, Accenture, Amazon, and others.

What's more, it enjoys enviable proximity to renowned educational institutions, healthcare facilities, banks, shopping hubs, entertainment hot-spots and all other everyday conveniences.

Additionally, the prime location of the project places you close to the proposed Metro station and to major arterial routes such as the OMR-IT Expressway, ECR, Velachery, Medavakkam, and Tambaram, thereby making every journey to and from your home to all parts of the city, simple, fast and hassle-free.

Experience the perfect blend of urban connectivity and tranquillity at Isha Pokkisham, where each moment invites you to live life to the fullest.



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Elevate Your Every Day

At Isha Pokkisham, each and every amenity is thoughtfully & meticulously planned to create an indulgent atmosphere that will pamper your senses and invigorate your soul.

From rejuvenating in the state-of-the-art clubhouse to staying fit and energized in the fully-equipped gymnasium, every corner of this spectacular residential community exudes warmth and delight. Host unforgettable gatherings in the multipurpose hall or unwind in the relaxing ambience of the lush podium garden.

With thoughtful touches like EV charging points, CCTV surveillance, solar-powered common areas and copious ground water, sustainability meets splendour at every turn.





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Strikingly Designed Contemporary Abode





SITE PLAN





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BLOCK - A STILT FLOOR PLAN



BLOCK - A FIRST FLOOR PLAN

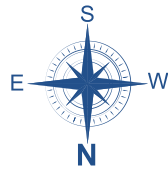


Flat No.	Type	Facing	Carpet Area	Sale Area
A102	3 BHK+3T	WEST	919 Sq.Ft.	1328 Sq.Ft.
A103	2 BHK+2T	WEST	687 Sq.Ft.	1037 Sq.Ft.
A104	3 BHK+3T	WEST	878 Sq.Ft.	1303 Sq.Ft.
A105	3 BHK+3T	EAST	835 Sq.Ft.	1222 Sq.Ft.
A106	2 BHK+2T	EAST	695 Sq.Ft.	1042 Sq.Ft.



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BLOCK - A TYPICAL FLOOR PLAN

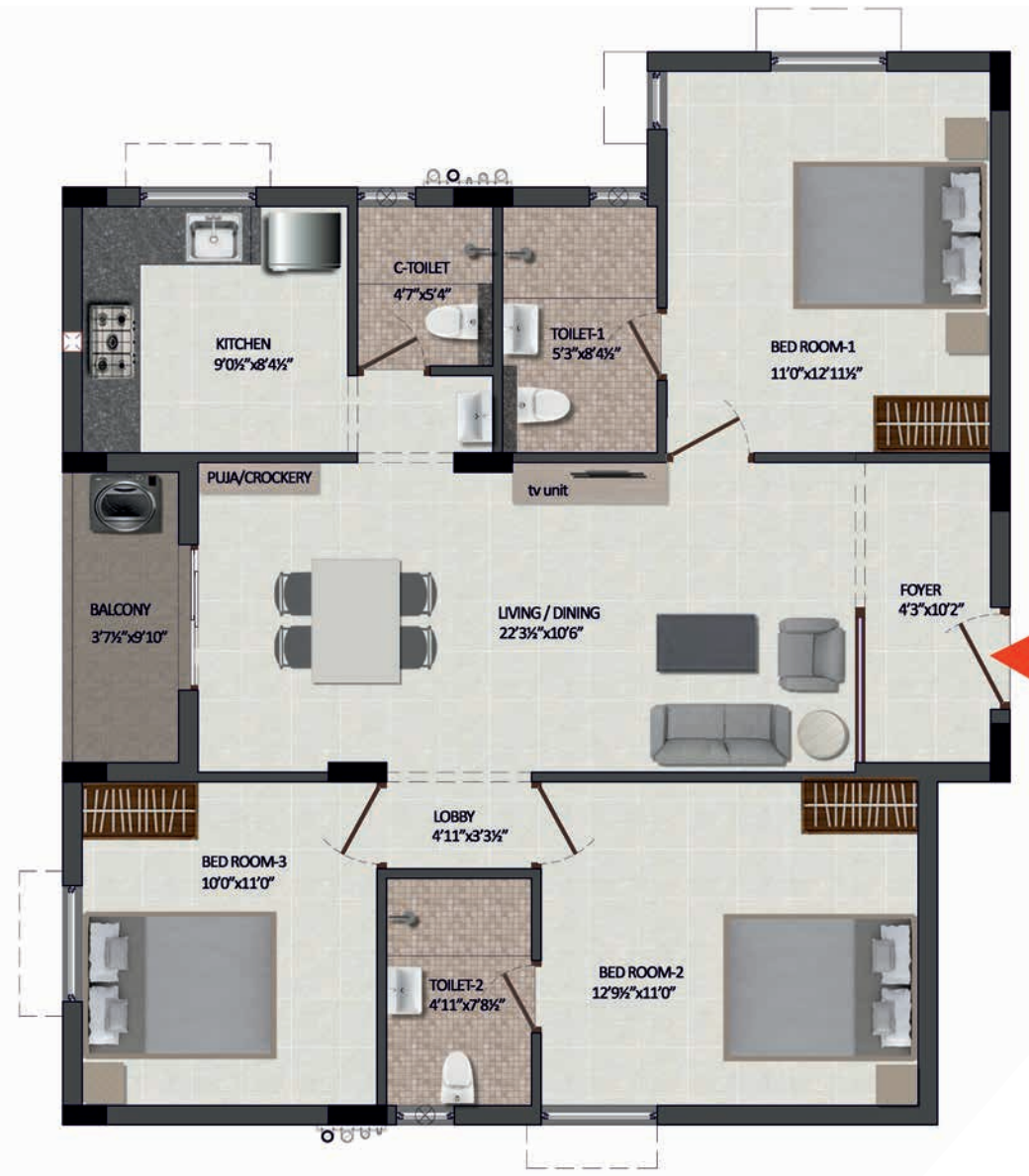


Flat No.	Type	Facing	Carpet Area	Sale Area
A201-501	3 BHK+3T	WEST	848 Sq.Ft.	1243 Sq.Ft.
A202-502	3 BHK+3T	WEST	919 Sq.Ft.	1328 Sq.Ft.
A203-503	2 BHK+2T	WEST	687 Sq.Ft.	1037 Sq.Ft.
A204-504	3 BHK+3T	WEST	878 Sq.Ft.	1303 Sq.Ft.
A205-505	3 BHK+3T	EAST	835 Sq.Ft.	1222 Sq.Ft.
A206-506	2 BHK+2T	EAST	695 Sq.Ft.	1042 Sq.Ft.
A207-507	3 BHK+3T	EAST	862 Sq.Ft.	1262 Sq.Ft.



FLAT A

102 TO 502 - 3 BHK+3T



ENTRY
102 TO 502



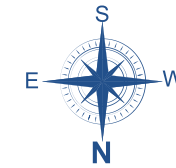
Flat No.	Type	Carpet Area	Sale Area
A102	3 BHK+3T	919 Sq.Ft.	1328 Sq.Ft.
A202	3 BHK+3T	919 Sq.Ft.	1328 Sq.Ft.
A302	3 BHK+3T	919 Sq.Ft.	1328 Sq.Ft.
A402	3 BHK+3T	919 Sq.Ft.	1328 Sq.Ft.
A502	3 BHK+3T	919 Sq.Ft.	1328 Sq.Ft.

FLAT - A

103 TO 503 - 2 BHK+2T



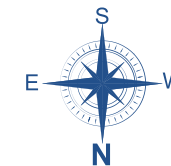
ENTRY
103 TO 503



Flat No.	Type	Carpet Area	Sale Area
A103	2 BHK+2T	687 Sq.Ft.	1037 Sq.Ft.
A203	2 BHK+2T	687 Sq.Ft.	1037 Sq.Ft.
A303	2 BHK+2T	687 Sq.Ft.	1037 Sq.Ft.
A403	2 BHK+2T	687 Sq.Ft.	1037 Sq.Ft.
A503	2 BHK+2T	687 Sq.Ft.	1037 Sq.Ft.

FLAT - A

104 TO 504 - 3 BHK+3T

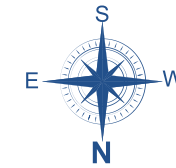


Flat No.	Type	Carpet Area	Sale Area
A104	3 BHK+3T	878 Sq.Ft.	1303 Sq.Ft.
A204	3 BHK+3T	878 Sq.Ft.	1303 Sq.Ft.
A304	3 BHK+3T	878 Sq.Ft.	1303 Sq.Ft.
A404	3 BHK+3T	878 Sq.Ft.	1303 Sq.Ft.
A504	3 BHK+3T	878 Sq.Ft.	1303 Sq.Ft.

FLAT - A

105 TO 505 - 3 BHK+3T

ENTRY
105 TO 505



Flat No.	Type	Carpet Area	Sale Area
A105	3 BHK+3T	835 Sq.Ft.	1222 Sq.Ft.
A205	3 BHK+3T	835 Sq.Ft.	1222 Sq.Ft.
A305	3 BHK+3T	835 Sq.Ft.	1222 Sq.Ft.
A405	3 BHK+3T	835 Sq.Ft.	1222 Sq.Ft.
A505	3 BHK+3T	835 Sq.Ft.	1222 Sq.Ft.

FLAT - A

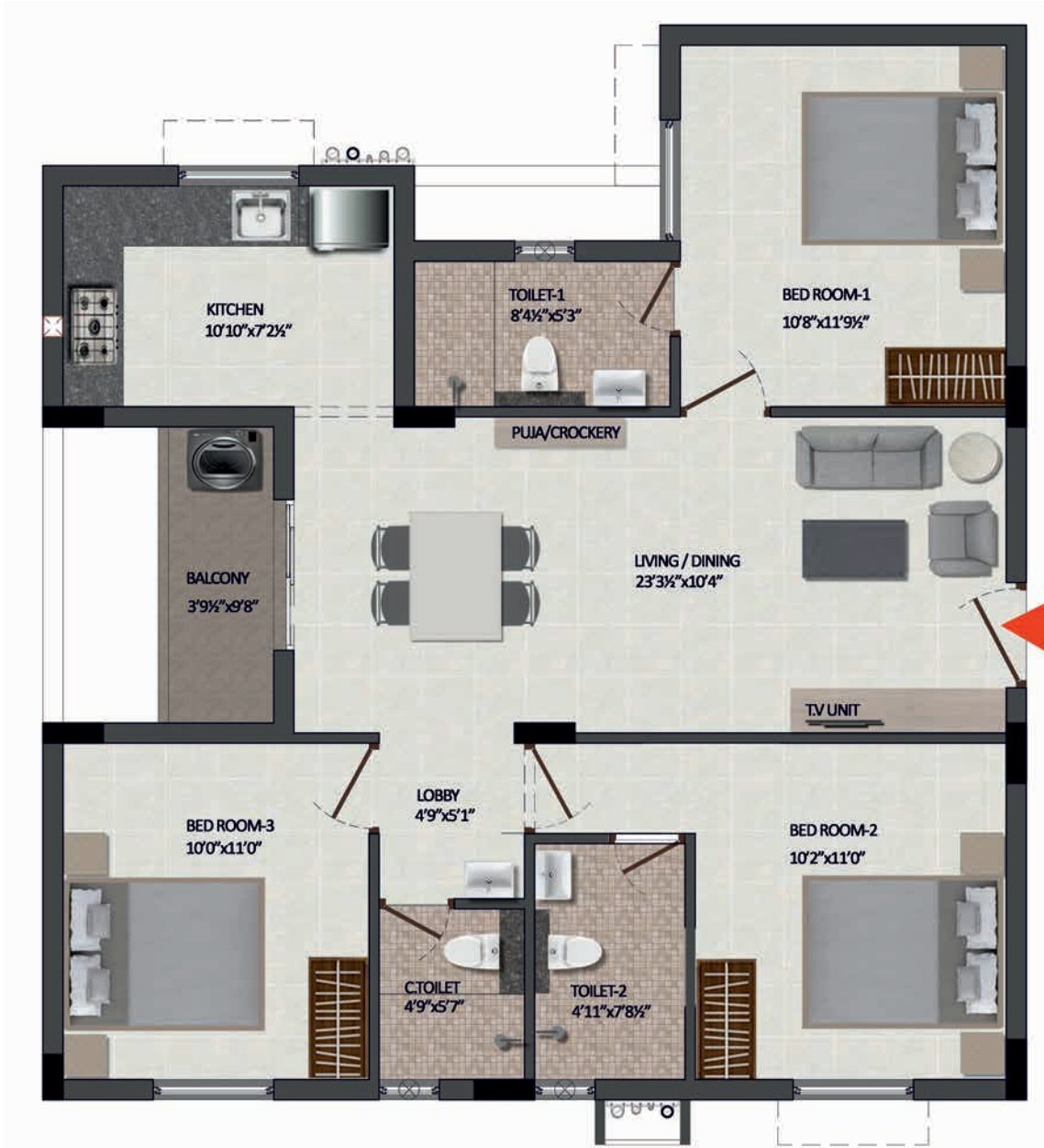
106 TO 506 - 2 BHK+2T



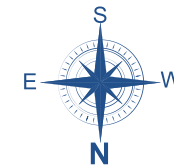
Flat No.	Type	Carpet Area	Sale Area
A106	2 BHK+2T	695 Sq.Ft.	1042 Sq.Ft.
A206	2 BHK+2T	695 Sq.Ft.	1042 Sq.Ft.
A306	2 BHK+2T	695 Sq.Ft.	1042 Sq.Ft.
A406	2 BHK+2T	695 Sq.Ft.	1042 Sq.Ft.
A506	2 BHK+2T	695 Sq.Ft.	1042 Sq.Ft.

FLAT - A

201 TO 501 - 3 BHK+3T



ENTRY
201 TO 501



Flat No.	Type	Carpet Area	Sale Area
A201	3 BHK+3T	848 Sq.Ft.	1243 Sq.Ft.
A301	3 BHK+3T	848 Sq.Ft.	1243 Sq.Ft.
A401	3 BHK+3T	848 Sq.Ft.	1243 Sq.Ft.
A501	3 BHK+3T	848 Sq.Ft.	1243 Sq.Ft.

FLAT - A

207 TO 507 - 3 BHK+3 T

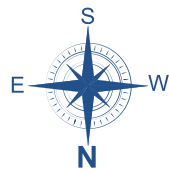


Flat No.	Type	Carpet Area	Sale Area
A207	3 BHK+3T	862 Sq.Ft.	1262 Sq.Ft.
A307	3 BHK+3T	862 Sq.Ft.	1262 Sq.Ft.
A407	3 BHK+3T	862 Sq.Ft.	1262 Sq.Ft.
A507	3 BHK+3T	862 Sq.Ft.	1262 Sq.Ft.



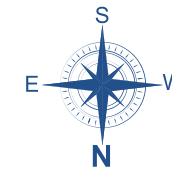
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BLOCK - B STILT FLOOR PLAN





BLOCK - B FIRST FLOOR PLAN



Flat No.	Type	Facing	Carpet Area	Sale Area
B101	3 BHK+3T	WEST	862 Sq.Ft.	1262 Sq.Ft.
B102	3 BHK+3T	WEST	852 Sq.Ft.	1248 Sq.Ft.
B103	3 BHK+3T	NORTH	849 Sq.Ft.	1257 Sq.Ft.
B104	3 BHK+3T	NORTH	871 Sq.Ft.	1283 Sq.Ft.
B105	2 BHK+2T	NORTH	749 Sq.Ft.	1103 Sq.Ft.
B106	2 BHK+2T	EAST	640 Sq.Ft.	966 Sq.Ft.
B107	2 BHK+2T	EAST	640 Sq.Ft.	971 Sq.Ft.
B108	2 BHK+2T	SOUTH	632 Sq.Ft.	942 Sq.Ft.
B109	3 BHK+3T	SOUTH	863 Sq.Ft.	1262 Sq.Ft.

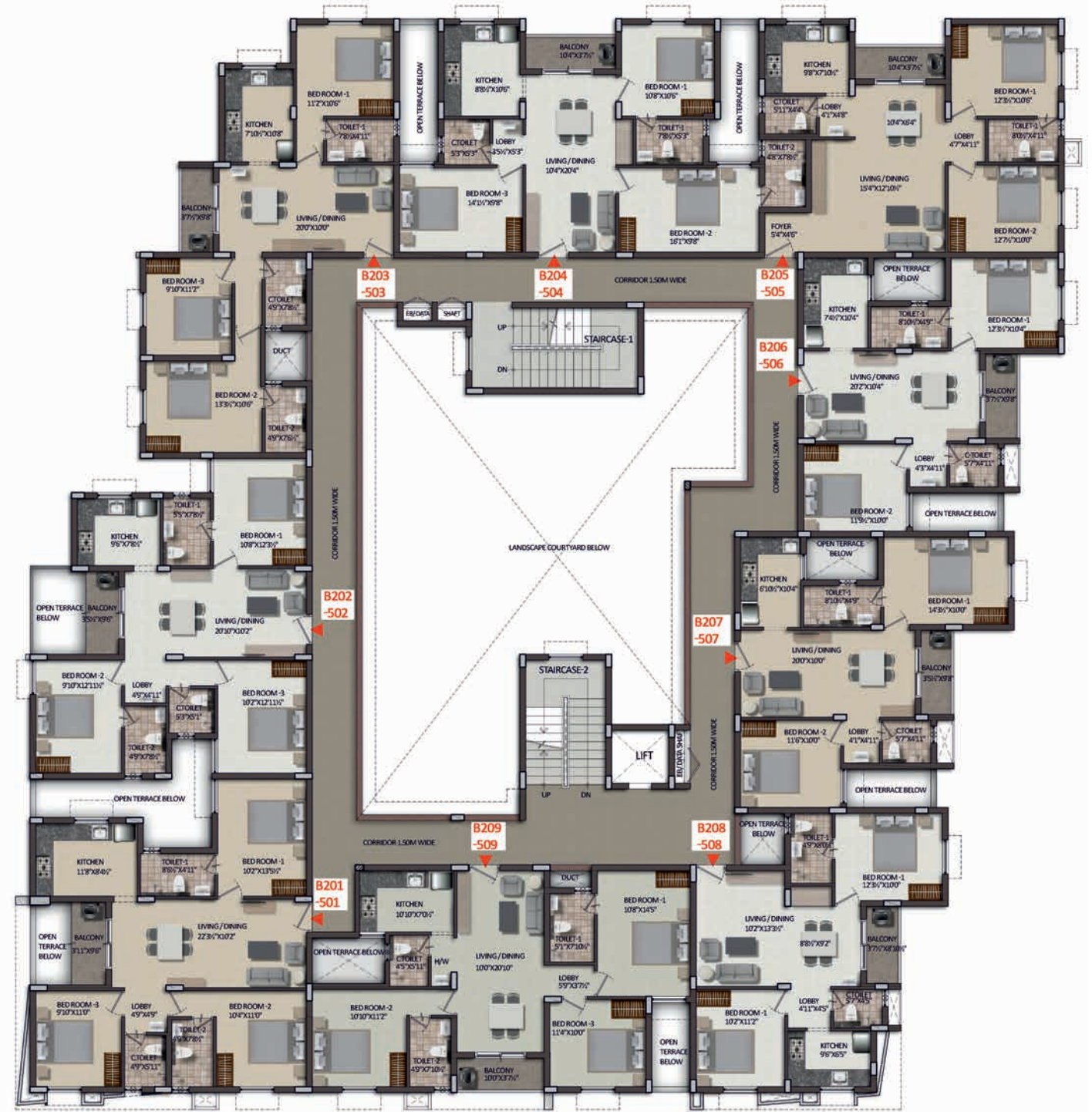


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BLOCK - B TYPICAL FLOOR PLAN



Flat No.	Type	Facing	Carpet Area	Sale Area
B201-501	3 BHK+3T	WEST	862 Sq.Ft.	1262 Sq.Ft.
B202-502	3 BHK+3T	WEST	852 Sq.Ft.	1248 Sq.Ft.
B203-503	3 BHK+3T	NORTH	849 Sq.Ft.	1257 Sq.Ft.
B204-504	3 BHK+3T	NORTH	871 Sq.Ft.	1283 Sq.Ft.
B205-505	2 BHK+2T	NORTH	749 Sq.Ft.	1103 Sq.Ft.
B206-506	2 BHK+2T	EAST	640 Sq.Ft.	966 Sq.Ft.
B207-507	2 BHK+2T	EAST	640 Sq.Ft.	971 Sq.Ft.
B208-508	2 BHK+2T	SOUTH	632 Sq.Ft.	942 Sq.Ft.
B209-509	3 BHK+3T	SOUTH	863 Sq.Ft.	1262 Sq.Ft.



FLAT - B

101 TO 501 - 3 BHK + 3T



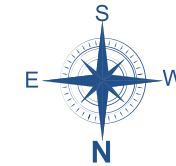
Flat No.	Type	Carpet Area	Sale Area
B101	3 BHK+3T	862 Sq.Ft.	1262 Sq.Ft.
B201	3 BHK+3T	862 Sq.Ft.	1262 Sq.Ft.
B301	3 BHK+3T	862 Sq.Ft.	1262 Sq.Ft.
B401	3 BHK+3T	862 Sq.Ft.	1262 Sq.Ft.
B501	3 BHK+3T	862 Sq.Ft.	1262 Sq.Ft.

FLAT - B

102 TO 502 - 3 BHK+3T



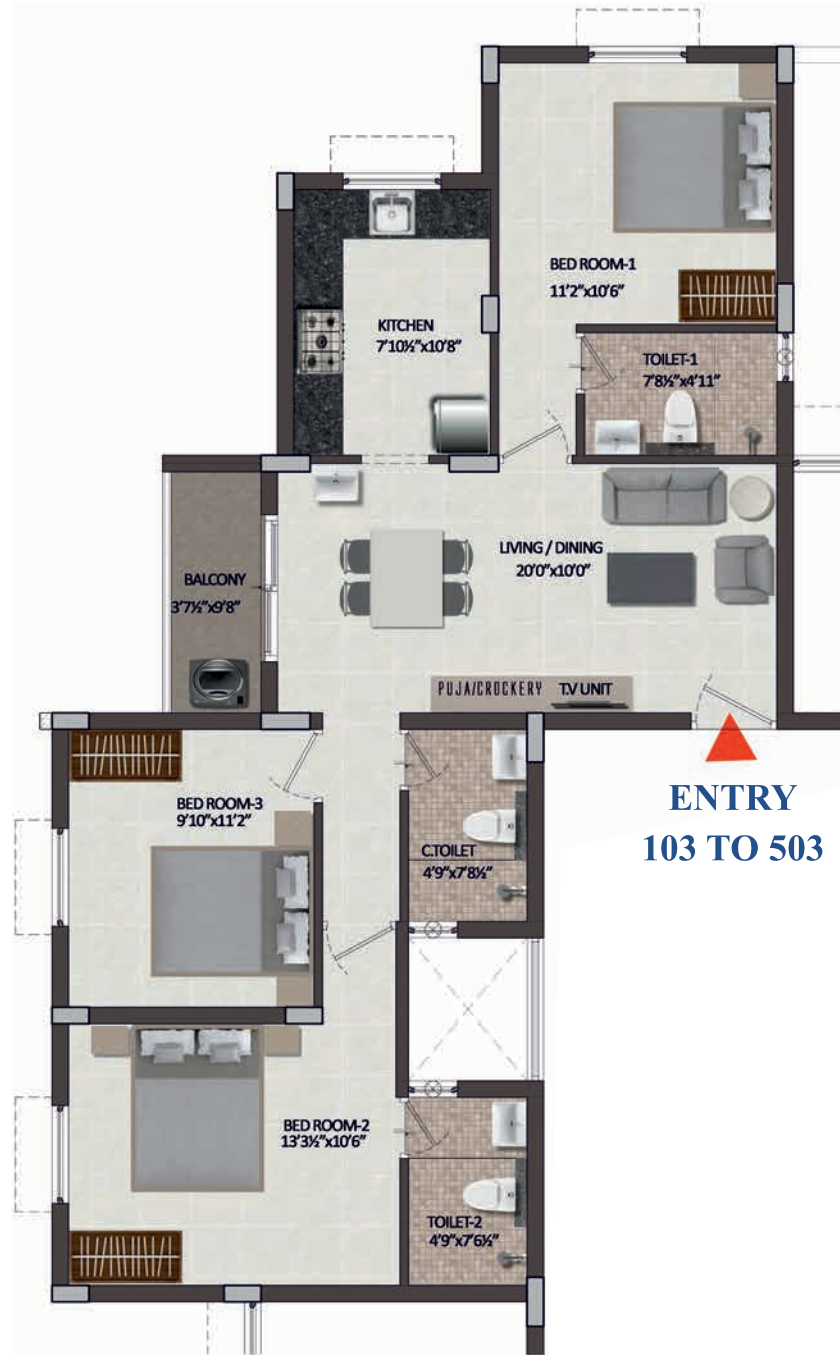
ENTRY
102 TO 502



Flat No.	Type	Carpet Area	Sale Area
B102	3 BHK+3T	852 Sq.Ft.	1248 Sq.Ft.
B202	3 BHK+3T	852 Sq.Ft.	1248 Sq.Ft.
B302	3 BHK+3T	852 Sq.Ft.	1248 Sq.Ft.
B402	3 BHK+3T	852 Sq.Ft.	1248 Sq.Ft.
B502	3 BHK+3T	852 Sq.Ft.	1248 Sq.Ft.

FLAT - B

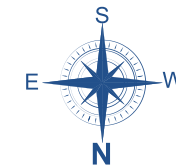
103 TO 503 - 3 BHK+3T



Flat No.	Type	Carpet Area	Sale Area
B103	3 BHK+3T	849 Sq.Ft.	1257 Sq.Ft.
B203	3 BHK+3T	849 Sq.Ft.	1257 Sq.Ft.
B303	3 BHK+3T	849 Sq.Ft.	1257 Sq.Ft.
B403	3 BHK+3T	849 Sq.Ft.	1257 Sq.Ft.
B503	3 BHK+3T	849 Sq.Ft.	1257 Sq.Ft.

FLAT - B

104 TO 504 - 3 BHK+3T

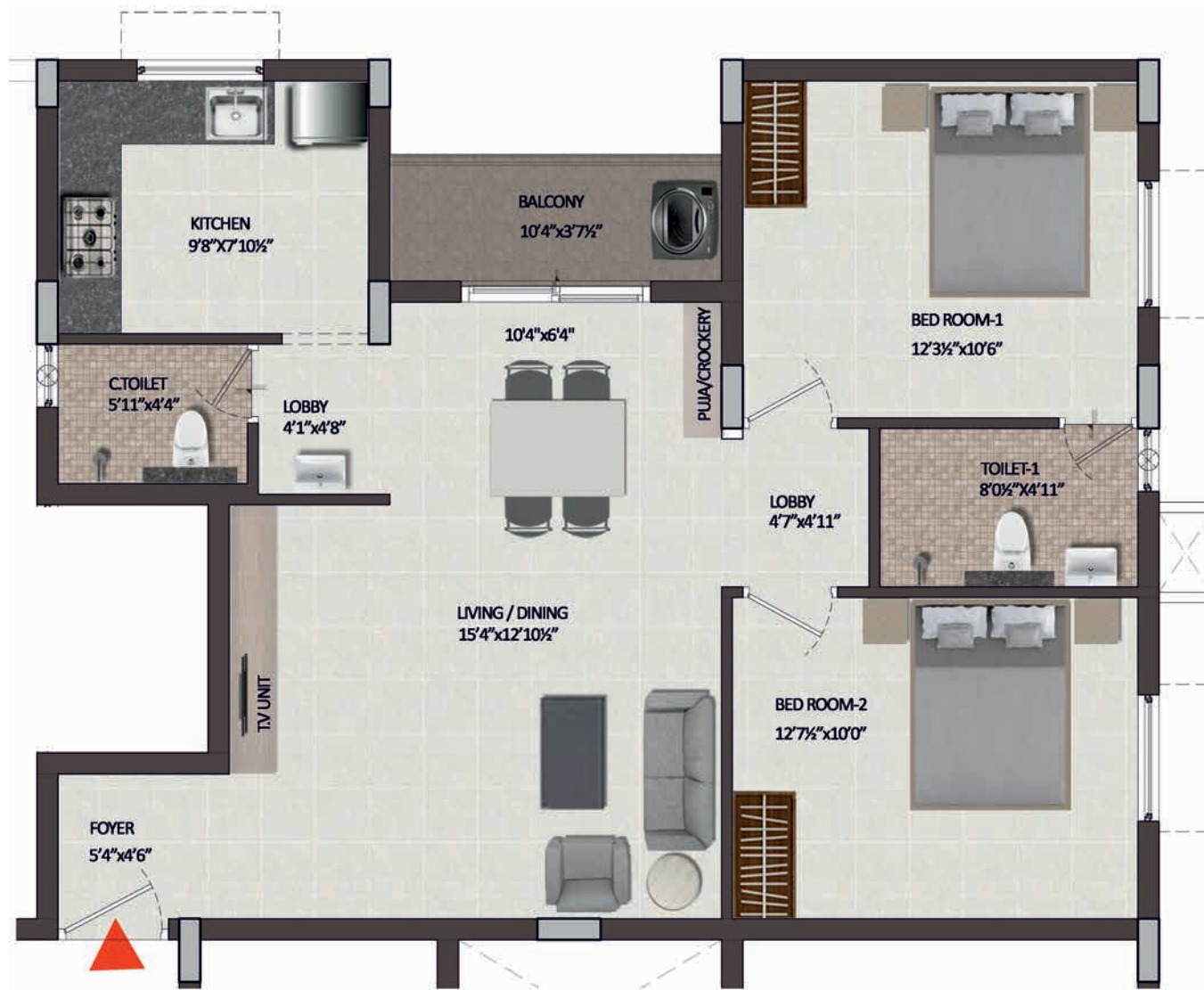


ENTRY
104 TO 504

Flat No.	Type	Carpet Area	Sale Area
B104	3 BHK+3T	871 Sq.Ft.	1283 Sq.Ft.
B204	3 BHK+3T	871 Sq.Ft.	1283 Sq.Ft.
B304	3 BHK+3T	871 Sq.Ft.	1283 Sq.Ft.
B404	3 BHK+3T	871 Sq.Ft.	1283 Sq.Ft.
B504	3 BHK+3T	871 Sq.Ft.	1283 Sq.Ft.

FLAT - B

105 TO 505 - 2 BHK+2T



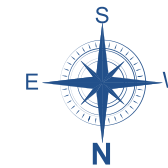
ENTRY
105 TO 505

Flat No.	Type	Carpet Area	Sale Area
B105	2 BHK+2T	749 Sq.Ft.	1103 Sq.Ft.
B205	2 BHK+2T	749 Sq.Ft.	1103 Sq.Ft.
B305	2 BHK+2T	749 Sq.Ft.	1103 Sq.Ft.
B405	2 BHK+2T	749 Sq.Ft.	1103 Sq.Ft.
B505	2 BHK+2T	749 Sq.Ft.	1103 Sq.Ft.

FLAT - B

106 TO 506 - 2 BHK+2T

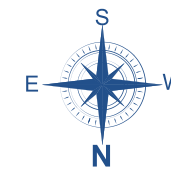
ENTRY
106 TO 506



Flat No.	Type	Carpet Area	Sale Area
B106	2 BHK+2T	640 Sq.Ft.	966 Sq.Ft.
B206	2 BHK+2T	640 Sq.Ft.	966 Sq.Ft.
B306	2 BHK+2T	640 Sq.Ft.	966 Sq.Ft.
B406	2 BHK+2T	640 Sq.Ft.	966 Sq.Ft.
B506	2 BHK+2T	640 Sq.Ft.	966 Sq.Ft.

FLAT - B

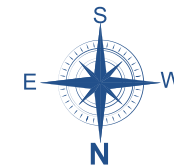
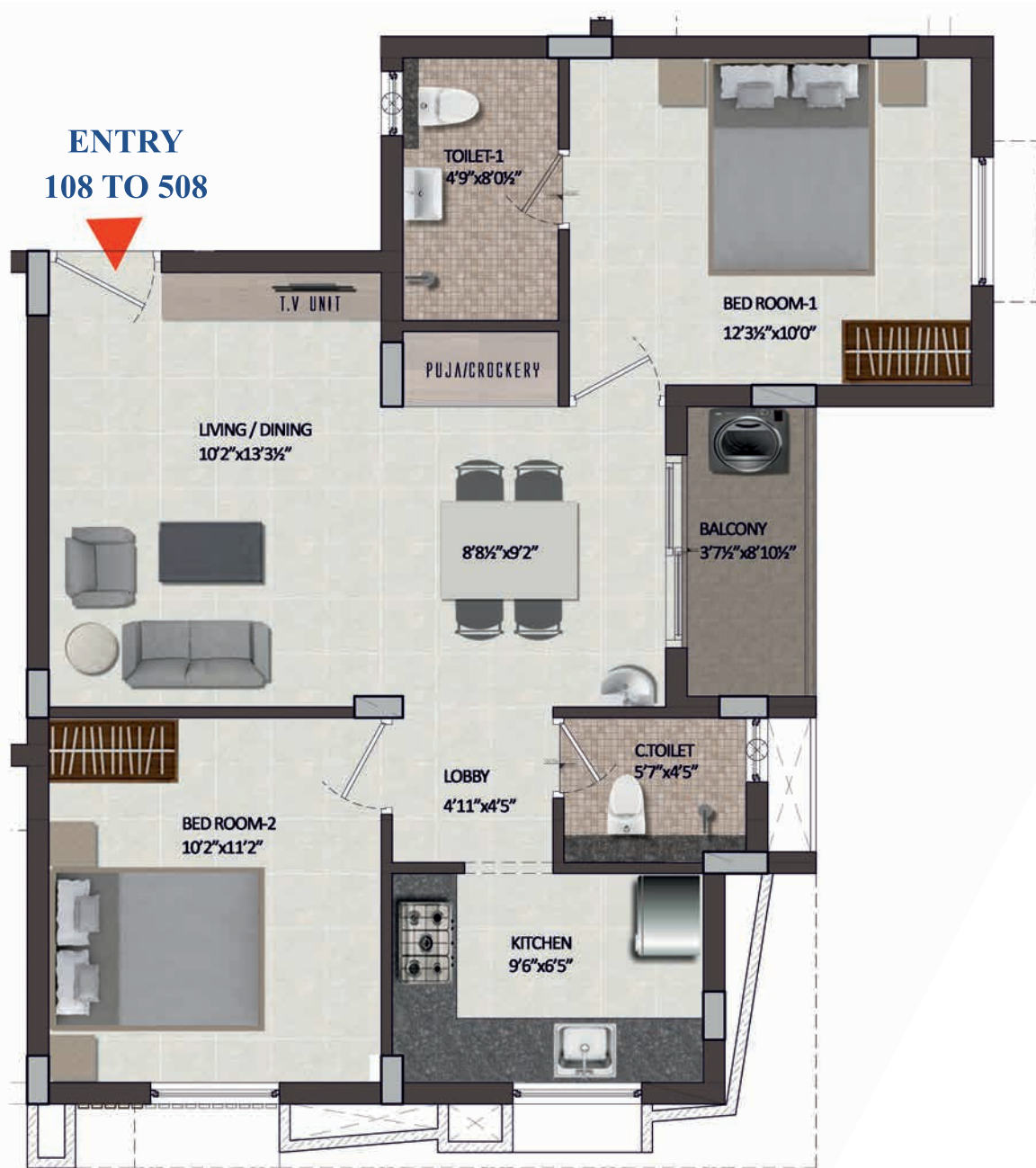
107 TO 507 - 2 BHK+2T



Flat No.	Type	Carpet Area	Sale Area
B107	2 BHK+2T	640 Sq.Ft.	971 Sq.Ft.
B207	2 BHK+2T	640 Sq.Ft.	971 Sq.Ft.
B307	2 BHK+2T	640 Sq.Ft.	971 Sq.Ft.
B407	2 BHK+2T	640 Sq.Ft.	971 Sq.Ft.
B507	2 BHK+2T	640 Sq.Ft.	971 Sq.Ft.

FLAT - B

108 TO 508 - 2 BHK+2T



Flat No.	Type	Carpet Area	Sale Area
B108	2 BHK+2T	632 Sq.Ft.	942 Sq.Ft.
B208	2 BHK+2T	632 Sq.Ft.	942 Sq.Ft.
B308	2 BHK+2T	632 Sq.Ft.	942 Sq.Ft.
B408	2 BHK+2T	632 Sq.Ft.	942 Sq.Ft.
B508	2 BHK+2T	632 Sq.Ft.	942 Sq.Ft.

FLAT - B

109 TO 509 - 3 BHK+3T

ENTRY
109 TO 509



Flat No.	Type	Carpet Area	Sale Area
B109	3 BHK+3T	863 Sq.Ft.	1262 Sq.Ft.
B209	3 BHK+3T	863 Sq.Ft.	1262 Sq.Ft.
B309	3 BHK+3T	863 Sq.Ft.	1262 Sq.Ft.
B409	3 BHK+3T	863 Sq.Ft.	1262 Sq.Ft.
B509	3 BHK+3T	863 Sq.Ft.	1262 Sq.Ft.

Isha Pokkisham

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TOP-NOTCH SPECIFICATIONS & SUPERLATIVE FIXTURES

- Structure** : • RCC Framed structure
- Walls** : • Aerocon Blocks
- Main Doors** : • Both side veneered Flush Door with polish finish
- Bedroom** : • Skin doors with paint finish
- Toilet Doors** : • WPC doors with paint finish
- Balcony Doors** : • UPVC sliding doors
- Tiles**
 - 2'0" x 2'0" Vitrified Tiles for all rooms with skirting except toilets
 - Antiskid Ceramic flooring tiles for all Toilets, Balcony.
 - Ceramic Tiles for wall dado up to 7'0" height for all bathroom walls
 - Ceramic tile dado for Kitchen walls up to 2' height above Counter
- Plumbing** : • All concealed water lines with CPVC Pipes
 - Branded Ceramic Fittings: Wall mounted EWC & Wash Basin
 - Branded CP Fittings
- Windows** : • UPVC sliding window with wall mounted MS Grill
- Kitchen** : • SS Single bowl sink with Granite Counter
- Painting** : • Putty with Emulsion for Internal walls and Ceilings
 - Emulsion for external walls
- Loft** : • One Loft in Each Bedroom and Kitchen

Electrical Specifications

Three Phase Power Supply with Concealed wiring & Modular Switches of ISI Standard.
Lights, fans, 5 amps and 15 amp's power points as tabulated below.

Location	Light Point	Ceiling/ Wall Fan Point	Plug Points - 6A	Plug Points - 16A	TV (6 Amps)	Exhaust/ Chimney	Calling Bell	AC
Entrance	1(2 way)	-	-	-	-	-	1	-
Living	2	1	1(SB)	-	3	-	-	1
Dining	2	1	1(SB)	-	-	-	-	-
Balcony	1	-	-	-	-	-	-	-
Kitchen	1	-	3	2	-	1	-	-
M. Bed Room	¹⁺¹ (2 way)	1(2 way)	2(SB)	-	-	-	-	1
Other Bedrooms	¹⁺¹ (2 way)	1(2 way)	2(SB)	-	-	-	-	1
Toilets	2	-	1	1(Geyser)	-	1	-	-
Common	-	-	-	1(Washing machine)	-	-	-	-

Note:


- 1.SB Denotes Socket at switch Board,
2. TV – Conduit will be provided in living.
- 3.Inverter point will be provided.

COMMON AMENITIES

- Podium at 1st floor level • Bore well water • Sewage Treatment Plant • Paver Block for driveway
- Power backup for common amenities • CCTV • Clubhouse with Gymnasium & Multipurpose Hall
- Solar Power for common • Children's play area • EV Charging Point

COMMON(BLOCKS)

- Lift • Corridor Flooring with Tiles. • Staircase with granite and SS handrail.
- Power Backup of 750 Watts for Both 3 BHK & 2 BHK flats.
- Biometric Lock for main door.



Crafting Dreams, Building Legacies.

Founded in 2004, Isha Homes (India) Pvt. Ltd. has been a credible property developer in Chennai for over two decades. As a customer-trusted, award-winning brand, our constant effort in delivering ready-to-move homes on time with superior quality has fostered us to be one of the top players in the real estate business.

Our commitment is to offer a diverse range of affordable housing options, including villas, apartments, individual homes, and plots. At Isha Homes, we turn your dreams into reality by offering affordable, high-quality homes. Our transparency, reasonable pricing, timely delivery, and high-quality homes help us build an everlasting relationship with our customers.

Join the community of 3500+ happy families who have experienced the excellence of Isha Homes. Discover your dream home at Isha Pokkisham today.



FOR MORE THAN 2 DECADES, ISHA HOMES HAS BEEN DELIVERING AFFORDABLE, HIGH QUALITY HOMES THAT MAKE FAMILIES TRULY FEEL AT HOME

20 years of
Excellence In
Real Estate Industry

30+
Successful
Projects

2.5
Million+
Sq.Ft. Sold

3500+
Happy
Families

6
Best Builders
Awards



Winner of the Prestigious
Asia Pacific Entrepreneurship
Award - APEA 2010
for Outstanding Achievement
in the Business World.



Builders Association
of India
(Southern Centre) 2012
Best Gated Community
Presented To
Isha Signature Villas



Times Business Awards
Tamilnadu 2023 Proudly
Presented To
Isha Code Field For
Premium Villa Project
Of The Year



PERUMBAKKAM

Site Address : Isha Pokkisham, Nookampalayam Road, Perumbakkam, Near Sholinganallur, Chennai - 600 100.

RERA : TN/1/Building/0306/2024 | www.rera.tn.gov.in



Isha Homes (India) Pvt Ltd

Office Address : Old No 55, New No 74, First Avenue, Indira Nagar, Adyar, Chennai - 600 020.

PROJECT IS FUNDED BY
AND MORTGAGED WITH

TATA CAPITAL
HOUSING FINANCE LIMITED

Call : +91 7358 104 104

marketing@ishahomes.com

www.ishahomes.com

Scan for location

