

NEWRY ✓
ASTOR

— PARUTHIPATTU —



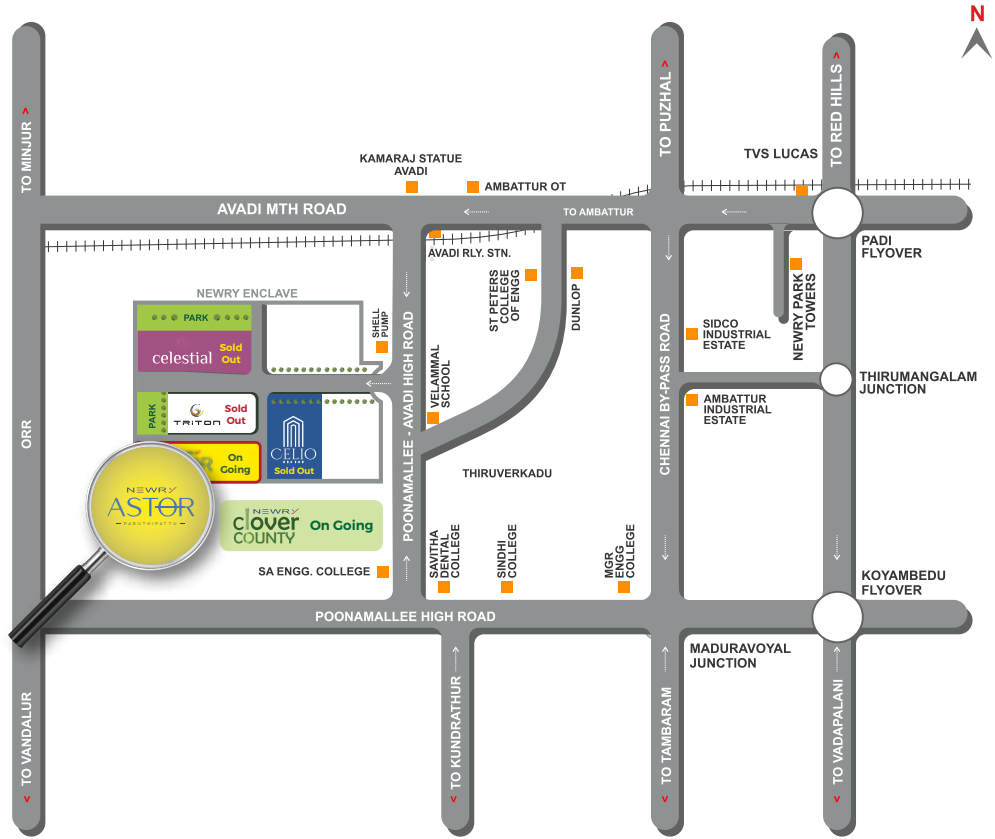
YOUR WORLD OF
happiness

A PERFECT LIFESTYLE

Introducing the Newry Astor - your gateway to luxurious living! 9.27 Grounds with stilt and 5 floors, this premium apartment complex offers a range of configurations to suit your needs. Choose from our 2 BHK, 2.5 BHK and 3 BHK options - each meticulously designed to provide you with the highest levels of comfort and convenience. Our flats are built with the finest quality materials and feature modern amenities such as 24/7 security, power backup, lift facilities, and more. With a total of 44 flats, the Newry Astor provides the perfect balance of community and privacy. So why wait? Book your dream home today and experience a life of comfort and luxury at the Newry Astor!



LOCATION MAP



Site Address

Newry Enclave, Plot No 4, Poonamallee-Avadi Road, Paruthipattu, Avadi, Chennai-600 071.

STRATEGIC ADVANTAGE

The fourth phase of the hugely successful Newry Enclave, Newry Astor is strategically located on the Avadi-Poonamallee road, offering easy connectivity to key hubs in the city. Helping you access the best Schools, Colleges, Office Spots, Shopping and Entertainment without a long and tedious drive.

SCHOOLS

- Velammal Matriculation School - 100 mtrs
- Velammal Vidyalaya - 1.3 kms
- Sudarsanam Vidyashram CBSE School - 2.6 kms
- Ravindra Bharathi Global School - 2.6 kms
- J.G.V.V. School - 2.7 kms
- Immaculate School - 4.7 kms
- Narayana E-Techno School - 5.0 kms
- The Pupil School - 5.0 kms
- Chennai Public school Thirumazhisai - 11.6 kms

COLLEGES

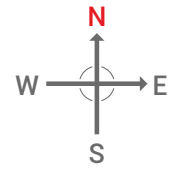
- Mahalakshmi Women's College - 600 mtrs
- S.A. Engineering College - 2.6 kms
- St. Peter's University - 4.4 kms
- Saveetha Dental College - 4.8 kms
- ACS Medical College - 5.2 kms
- Sindhi College of Arts & Science - 5.6 kms
- DRBCCC Hindu College - 7.1 kms
- Jaya College - 10.5 kms
- VEL Tech University - 12.8 kms

HOSPITALS

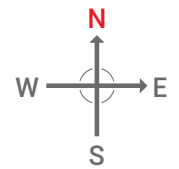
- KC Multi-Specialty hospital - 2.3 kms
- Avadi Govt Hospital - 4.0 kms
- Dr. Agarwal's Eye Hospital - 4.2 kms
- Apollo hospital - 8.0 kms
- Sir Ivan Sted - Ford Hospital - 10 kms

SUPER MARKETS

- Nilgiris Supermarket - 800 mtrs
- RMK Super Market - 3.6 kms
- Ponnu Super Market - 4.0 kms



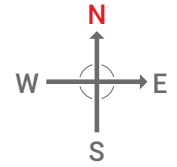
SITE CUM STILT FLOOR PLAN



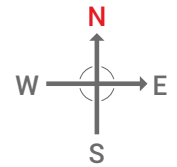
TYPICAL FLOOR PLAN - BLOCK A



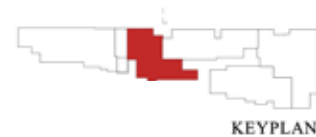
KEYPLAN

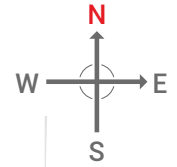


S.NO	UNIT NUMBER	TYPE	FACING	CARPET AREA (in sft)	PLINTH AREA (in sft)	SUPER-BUILTUP AREA (in sft)
1	A101 TO A501	3BHK	EAST	1043.07	1226.65	1426.00



S.NO	UNIT NUMBER	TYPE	FACING	CARPET AREA (in sft)	PLINTH AREA (in sft)	SUPER-BUILTUP AREA (in sft)
1	A102 TO A502	2BHK	WEST	668.30	796.77	996.00

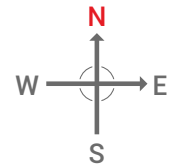




S.NO	UNIT NUMBER	TYPE	FACING	CARPET AREA (in sft)	PLINTH AREA (in sft)	SUPER-BUILTUP AREA (in sft)
1	A103 TO A503	2BHK	SOUTH	818.51	948.87	1166.00



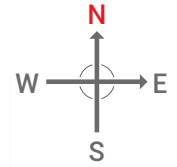
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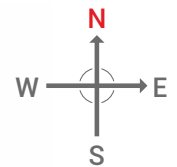
S.NO	UNIT NUMBER	TYPE	FACING	CARPET AREA (in sft)	PLINTH AREA (in sft)	SUPER-BUILTUP AREA (in sft)
1	A104 TO A504	3BHK	WEST	1075.35	1231.42	1449.00



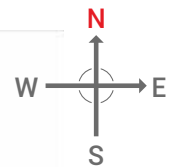
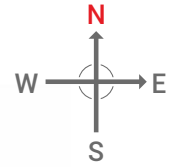
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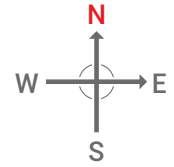


S.NO	UNIT NUMBER	TYPE	FACING	CARPET AREA (in sft)	PLINTH AREA (in sft)	SUPER-BUILTUP AREA (in sft)
1	A105 TO A505	2BHK	NORTH	834.43	967.61	1185.00

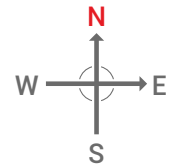


FIRST FLOOR PLAN - BLOCK B





S.NO	UNIT NUMBER	TYPE	FACING	CARPET AREA (in sft)	PLINTH AREA (in sft)	SUPER-BUILTUP AREA (in sft)
1	B101 TO B501	2.5BHK	EAST	980.91	1121.73	1295.00

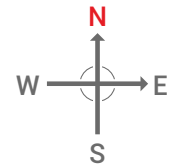


S.NO	UNIT NUMBER	TYPE	FACING	CARPET AREA (in sft)	PLINTH AREA (in sft)	SUPER-BUILTUP AREA (in sft)	PRIVATE TERRACE (in sft)
1	B102,B302,B502	3BHK	WEST	1097.80	1255.12	1429.00	45.12



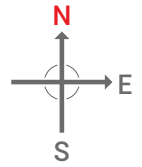


S.NO	UNIT NUMBER	TYPE	FACING	CARPET AREA (in sft)	PLINTH AREA (in sft)	SUPER-BUILTUP AREA (in sft)
1	B202, B402	3BHK	WEST	1095.35	1252.67	1426.00

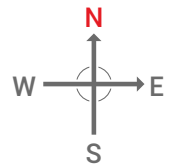


S.NO	UNIT NUMBER	TYPE	FACING	CARPET AREA (in sft)	PLINTH AREA (in sft)	SUPER-BUILTUP AREA (in sft)
1	B104 TO B504	2BHK	NORTH	915.62	1058.67	1232.00





S.NO	UNIT NUMBER	TYPE	FACING	CARPET AREA (in sft)	PLINTH AREA (in sft)	SUPER-BUILTUP AREA (in sft)	PRIVATE TERRACE (in sft)
1	B203	2BHK	NORTH	877.37	1015.85	1190.00	29.32



S.NO	UNIT NUMBER	TYPE	FACING	CARPET AREA (in sft)	PLINTH AREA (in sft)	SUPER-BUILTUP AREA (in sft)
1	B303 TO B503	2BHK	NORTH	875.38	1015.85	1189.00



AMENITIES

OUTDOOR PLAY AREA

Green Landscaped Area

Children's Play Area

Jogging Track

Badminton Court

Street Light

Sand Pit

Senior Citizen Zone

INDOOR AMENITIES

Gym

Multipurpose Hall

Association Room

COMMON AMENITIES

CCTV

Genset

Rainwater Harvesting

Lift

PAYMENT SCHEDULE

1	Booking advance	1,00,000
2	Agreement signing within 15 days from the date of booking	10%
3	On commencement of foundation	20%
4	On commencement of basement roof	20%
5	On commencement of ground floor roof	10%
6	On commencement of first floor roof	10%
7	On commencement of third floor roof	10%
8	On commencement of fifth floor roof	10%
9	On completion of flooring of the respective unit	5%
10	On intimation of handing over	5%
	TOTAL	100%

SPECIFICATIONS

STRUCTURE

- RCC framed structure with RC foundation conforming to BIS compliance as per seismic zone requirement.
- Anti-termite treatment as per BIS for the complete building.
- 9" thick Brick outer wall and 4 1/2" thick block internal partition wall with cement plastering.

WALL FINISHES

- Cement plaster finish with Tractor Emulsion Paint for all internal walls.
- The toilet walls will be finished with double glazed ceramic tiles upto 7' height.
- Toilets, Kitchen, Balconies and other areas will be finished with cement plaster and Tractor Emulsion paint.
- Wash area will be finished with Ceramic Tiles upto 3'0 heights.
- 2' above the kitchen platform will be finished with double glazed ceramic tiles.
- Exterior faces of the building will be finished with cement plaster and Exterior Emulsion paint.

CEILING

- All ceiling areas will be finished with Tractor Emulsion Paint.

FLOOR FINISHES

- Living, Dining & Bedrooms will be finished with 2' x 2' Vitrified tiles with matching skirting.
- Kitchen, Balconies, toilets & wash / service area floors will be finished with Non slippery Ceramic Tiles.
- All Lobbies and corridor will be finished with Tiles.
- Staircase will be finished with ceramic tiles.
- Car park areas will be finished with cement concrete granolithic flooring.
- Driveway will be finished with interlocking Blocks.

DOORS & WINDOWS

- **Entrance Door:** Hard wood frame with teak veneered shutter with melamine polish with Yale or Godrej locks.
- **Bedroom Doors:** Hard wood frame and skin paneled doors.
- **Toilet Doors:** Hard Wood Frame with FRP doors.
- **Windows:** UPVC windows with MS Grills as per the Design of the Architect.
- **French Doors:** UPVC sliding French doors as per the design of the Architect. Grills at the balcony will be provided at an additional cost.

KITCHEN

- 2' wide granite slab and stainless steel single bowl sink with drain board.
- Provision for chimney and Aqua Guard will be made.

TOILETS

- White European Water Closets of Parry ware / Jaguar will be provided in all toilets.
- Health Faucets, wall mixers with an overhead shower will be provided.
- All toilets will have provision for connecting a Geyser.
- All CP fittings will be made of Parry ware/Jaguar make

ELECTRICAL

- Concealed Insulated Copper Multi-Strand Fire Resistant wires in all Apartments will be provided.
- Each Apartment will be provided with a distribution board having MCB's.
- All switches & sockets of Crabtree by Havells / Schneider
- TV Point will be provided in Living and Master bedroom.
- AC provision in master bedroom only, other bedroom & Living room conduit provision will be given.

INTERNET

- Conduit Provision will be given in living area for the Internet Connection.

LIFT

- The building will be served with Johnson Lifts.

POWER SUPPLY & GENERATOR

- 3 Phase Power Supply with Power Backup of DG for 1Light & 1 Fan in each room of an apartment and for Common Facilities like Lifts, Pumps and Amenities will be provided.
- A Portion of the common area lights will be powered by solar energy.

SECURITY

- CCTV Cameras will be installed in stilt lift lobbies, entry and exit gates.

COMMON FACILITIES

- Common Toilet for drivers and domestic help will be provided in the stilt floor.
- Septic tank with Up – flow filter system.

COMPOUND WALL

- 5 feet high compound wall on all sides of the plot will be provided.

LANDSCAPING

- Suitable landscaping will be done.

BOREWELL

- Required depth will be provided to Bore well.
- Adequate capacity will be provided to Underground sump.

RAIN WATER HARVESTING

- Will be provided as per CMWSSB Norms.

OTHER AMENITIES

- Gymnasium
- Association Room

EXTRA WORK

- If any additional work / extra fittings required by the Client, will be executed at extra cost after the Client approves the estimate and pays in Advance.

NEWRY

GROUP

Promoted by:
AISHWARYA PROPERTIES PVT. LTD.

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Confederation of Indian Industry

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Thank You