

Sesha Sai 

TANSI NAGAR, VELACHERY



Maaruthi
Foundations
Pvt.Ltd



Profile of Tansi Nagar, Velachery

Tansi Nagar is one of the oldest locality situated adjacent to South of Dandewaram Nagar. This was also one of the prime location when Velachery (earlier known as Vedasreni, a village of 9th Century) was formed. Its proximity to the IT corridor, also known as OMR ensured all round growth in infrastructure. Essential amenities viz., Metro Water pumping facility, drainage and sewage system supported by uninterrupted electricity have also been developed. Being the prime locality of Velachery, it is easily accessible to

- Velachery – Tambaram highway
- 100 feet Taramani Road.
- New road being developed parallel to MRTS railway line from Velachery to Taramani

The entire Tansi Nagar area is located in between these two major roads. The '100 feet Taramani Road' in particular, directly connects to the IT corridor OMR in both the directions.

Other important landmarks within 100 to 500 meters radius from the site location are

On Western side

- Velachery Main bus terminus
- By pass road from Velachery terminus to Gurunanak College
- MRTS railway road from Velachery MRTS to GST road connecting Airport Shopping cum theater complex Grand Mall

- Other important food courts, jewelry, leading textile shops
- Leading restaurants
- Beautiful Velachery Lake
- Leading Hospitals like Kamatchi Hospital, Prasanth multi speciality, Appasamy and Excellent Care and many more
- For fitness freaks GYM and other facilities

On Southern side

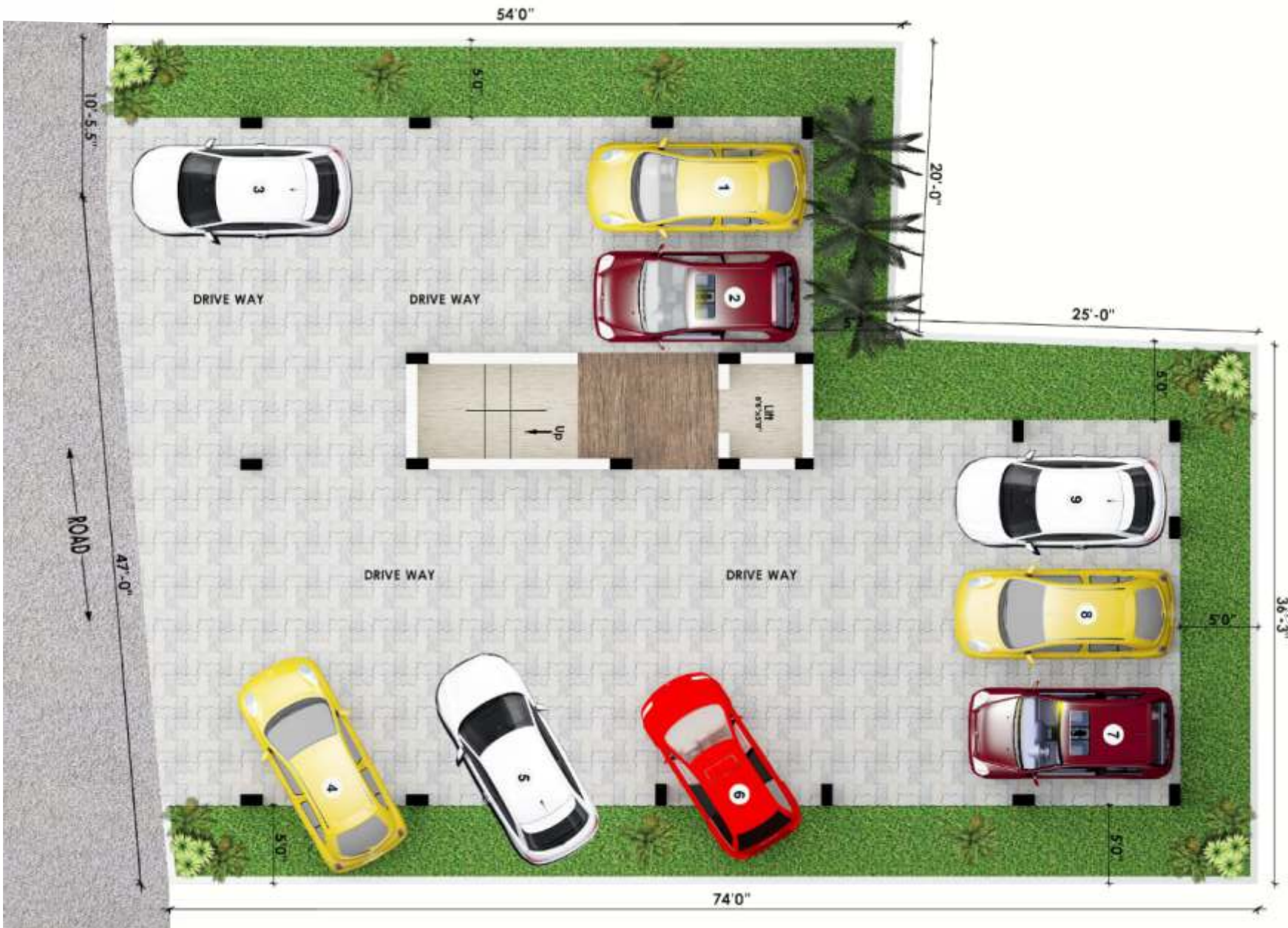
- MRTS Velachery Station
- Reputed Schools viz. DAV, SEEDS, Bethel

On Eastern side

- MRTS Perungudi & Taramani Station
- Temples i.e. Ganapathy Sachinanda Asram • Marriage Hall

On the Northern side

- Indian Institute of Technology (IIT)
- Guru Nanak College • Phoenix and Palladium Malls
- Star hotels like Westin • Yoga Narasimhmar Temple
- Dhandeeswarar Sivan Temple
- Aquatic complex
- Race Course (2 kms)



STILT FLOOR PLAN

TYPICAL FLOOR PLAN



UNIT 01

879 SQ.FT



UNIT 02
791 SQ.FT

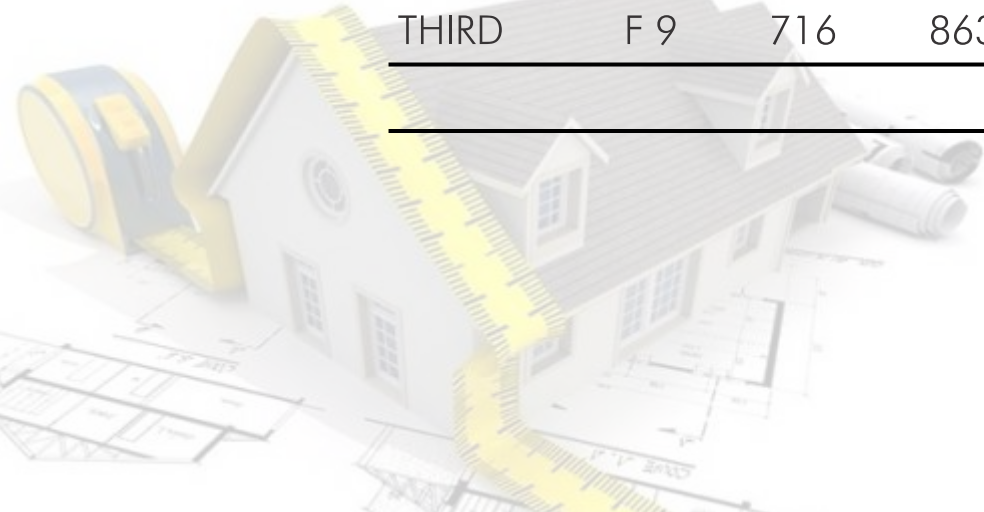


UNIT 03
1057 SQ.FT



FLOORS	NO	CARPET AREA	USABLE AREA	SUPER BUILTUP AREA	UDS
FIRST	F 1	590	723	896	427
FIRST	F 2	528	642	796	379
FIRST	F 3	716	863	1070	510
SECOND	F 4	590	723	896	427
SECOND	F 5	528	642	796	379
SECOND	F 6	716	863	1070	510
THIRD	F 7	590	723	896	427
THIRD	F 8	528	642	796	379
THIRD	F 9	716	863	1070	510
				8286	3948

A R E A
O F S T A T E M E N T



STRUCTURE	RCC framed structure with brick wall plastered
WALLS	Outer walls are 9" thick brick walls and interior are 4 1/2" thick walls constructed in cement mortar. Walls finished with putty & EMULSION paint.
FLOORING	Quality VIRTIFIED TILES with 4" high skirting. The colour choice will depend on bulk availability. ANTI – SKID tiles for the bathrooms & balcony's.
DOORS	Quality teak wood frame with MALAYSIAN TEAK door for main entrance. Good quality hard wood frames and American SKIN doors will be provided.
WINDOWS	UPVC Sliding window Frames with Pinhead Glass will be provided.
WATER	One common water tank will be provided on the headroom. Common Sump, Common tank, and a Common bore will be provided.
PLUMBING	CPVC Pipes and PVC pipes will be used for concealed and open lines respectively.

ELECTRICAL	Copper Wiring in concealed PVC conduits. Three Phase wiring will be provided.
TERRACE	Cool Tiles will be laid on top of the Roof Slab.
LIVING & DINING	Three numbers of fan points. Two numbers of light points. One number 3 pin plug point. Two number 15 amp plug points. Concealed T.V. points.
BED ROOMS	One open loft. One number fan point. Two number light point. One number plug point. One number night lamp. One A/C point.
TOILETS	White colour European water closet with flush tank and a shower. Chromium plated Wall Mixture taps. Quality tiles upto 7 feet height. One number light point and 15 amps plug point.
KITCHEN	Kitchen top will be provided with GRANITE SLAB. Stainless steel sink (24" X 15" in size). One loft and Quality tiles upto 2 feet height. Two number light point. Two number plug point. One number 15 amps plug point. Two number chromium plated taps.
LIFT	Four passengers LIFT will be provided.

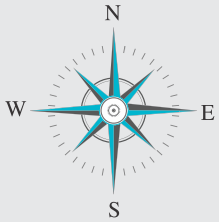
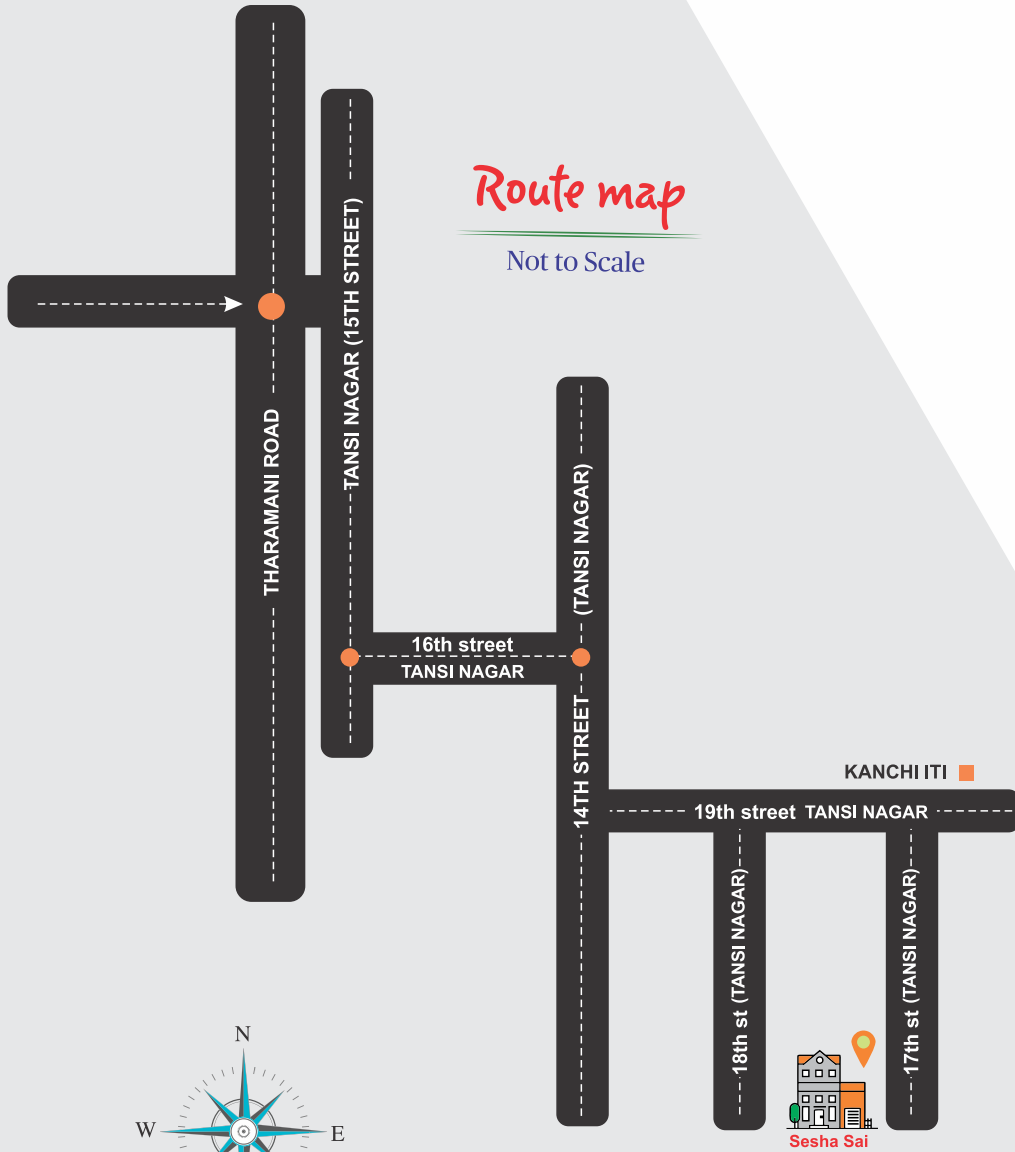




S. No	Stage	% of Payment
1	At the time of Booking	10 %
2	At the time of UDS Registration	40 %
3	At the time of commencement of Stilt Floor Slab	9 %
4	At the time of commencement of First Floor Slab	9 %
5	At the time of commencement of Second Floor Slab	9 %
6	At the time of commencement of Third Floor Slab	9%
7	At the time of commencement of Brick work	5 %
8	At the time of commencement of Plastering	5 %
9	At the time of commencement of Tiles Laying	4 %

Route map

Not to Scale



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