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Address : #15, Pugalmeperumalpuram 4th street,
Kumarananthapuram, tirupur - 641 602.

Follow us on





Blue Tide
The Iconic Location



MANAPAKKAM





SALIENT FEATURES

- 63 Premium Apartments ● Stilt + 5 Floors
 - Exclusive 2 BHK Apartments
 - Low Common Area Percentage
- DLF, L & T, Commer zone IT Park Located at clear vicinity
- Mugalivakkam Main Road at 200 Meters

Blue Tide
Manapakkam



Stellar Developers is a leading Real Estate promotion operating since 2014, It has a prominent presence with an experienced team of Engineers and related professionals to back up the Projects. The Company is committed to develop good quality Residential buildings and Commercial Properties in prominent locations. We have a team of qualified experts involved in redefining our living with beautiful concepts in Construction and Interiors. We are contributing with all our efforts to offer a high standard of living backed up by the best amenities.

COMPLETED PROJECTS



GENESIS

MANAPAKKAM



STELLAR - SOLITARE

MANAPAKKAM



STELLAR - ORION

MANAPAKKAM





GYMNASIUM



MULTI- PURPOSE HALL



WALKING TRACK

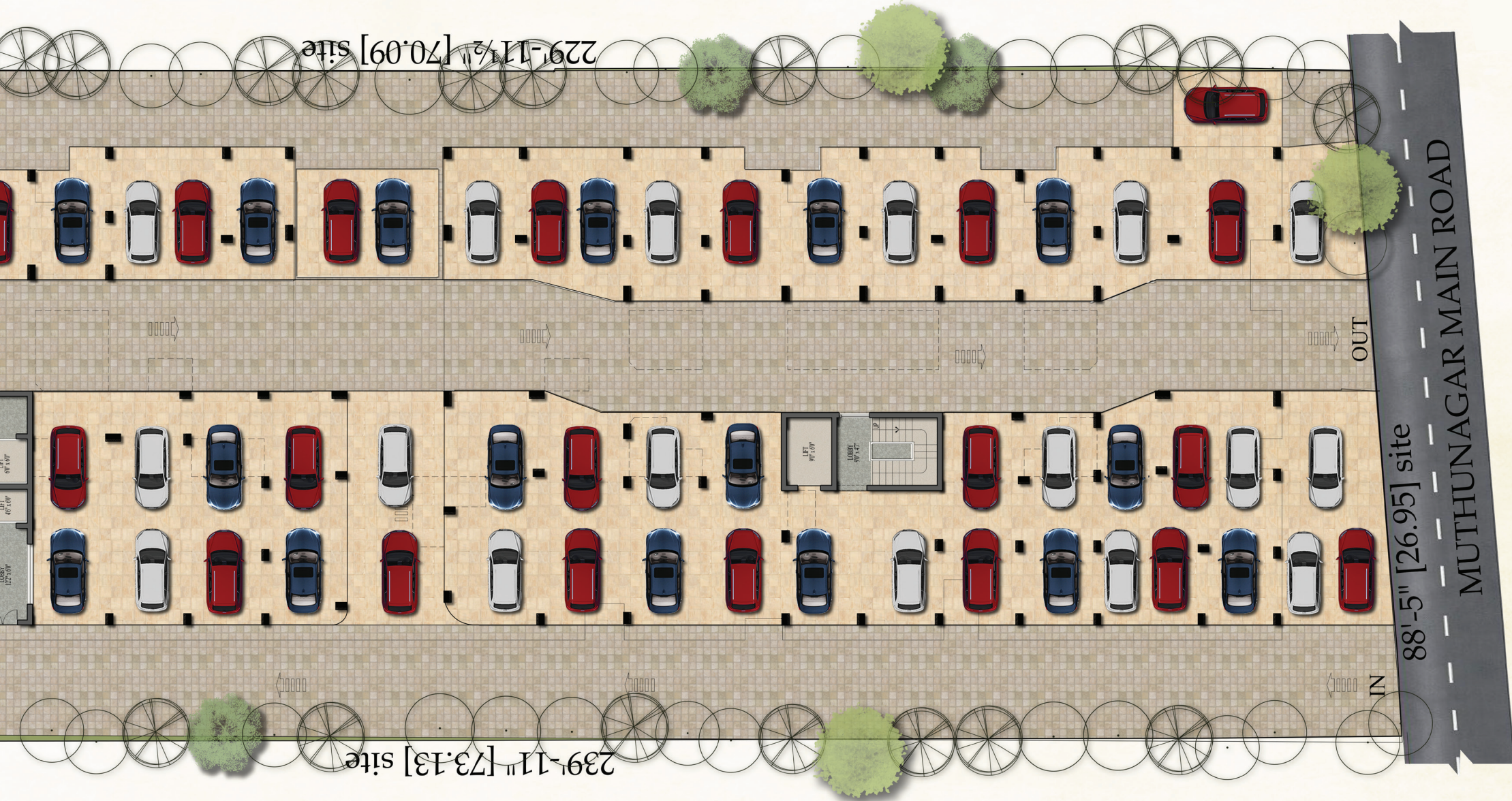


AMPHI THEATER



ROOF GARDEN





Site Address : VGN Lakshmi Nagar Main Rd, Mahalakshmi Nagar Annexe, Mugalivakkam, Chennai, Tamil Nadu 600125

101 B
2BHK - 892 sq.ft

102 B
2BHK - 906 sq.ft

103 B
2BHK - 901 sq.ft



BLOCK - B



104 B
2BHK - 866 sq.ft



BLOCK - A

BLOCK A



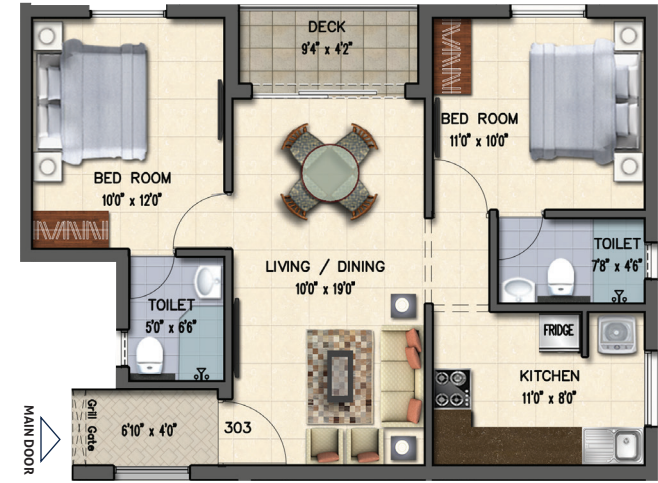
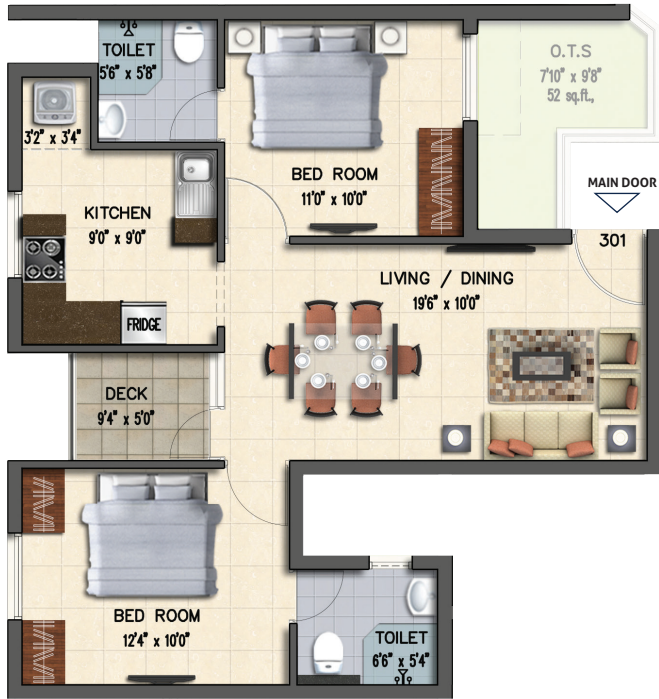
BLOCK - A

BLOCK - B



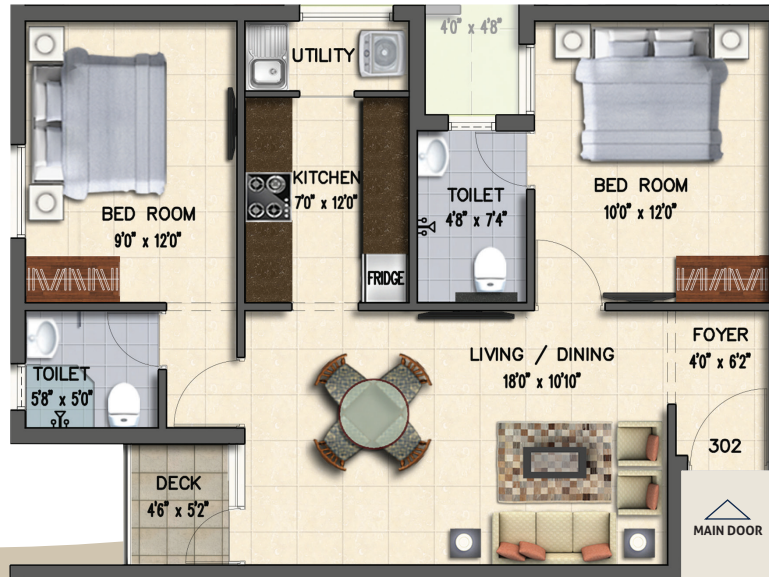
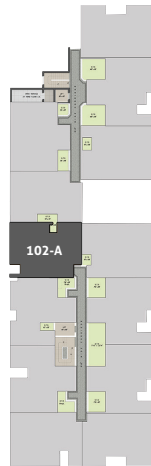
Rera Registration Number
Tn/29/Building/0395/2021

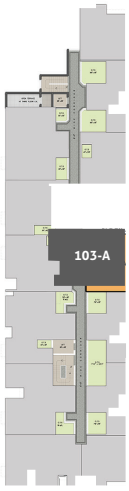




BLOCK A
 Type:2 BHK
 Unit:102 -502
 Size:900 Sq.Ft

BLOCK A
 Type:2 BHK
 Unit:101 -501
 Size:896 Sq .Ft



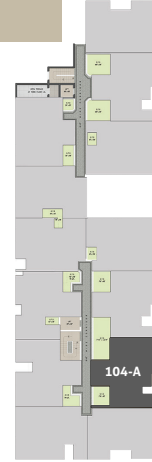


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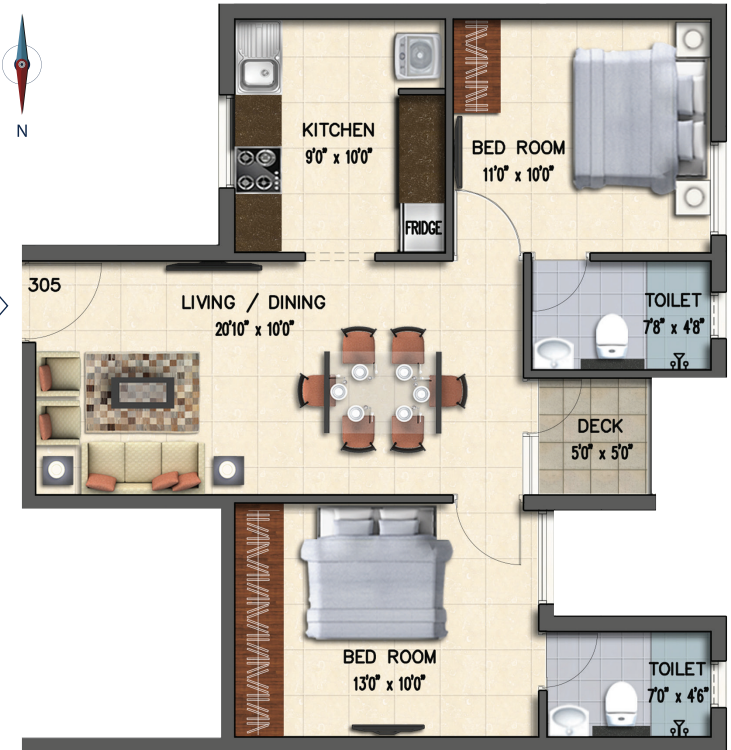
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Unit:103 -503
Size: 896 Sq.Ft

BLOCK A

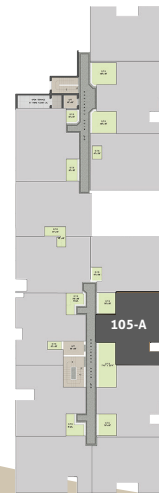
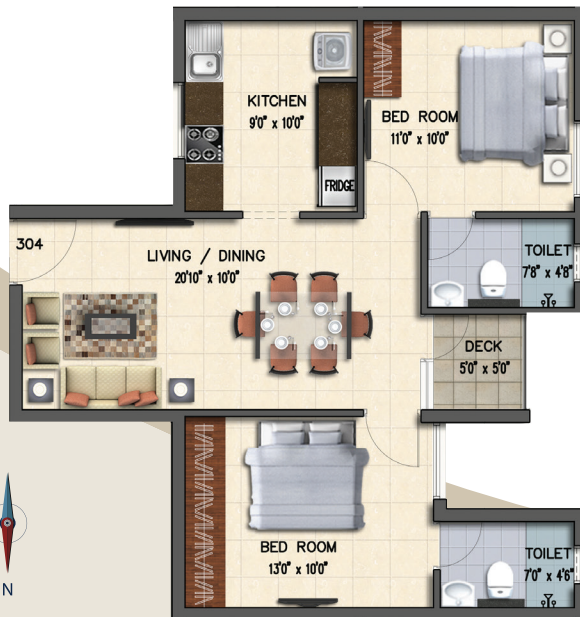
Type:2 BHK
Unit:104 -504
Size: 906 Sq.Ft



MAIN DOOR

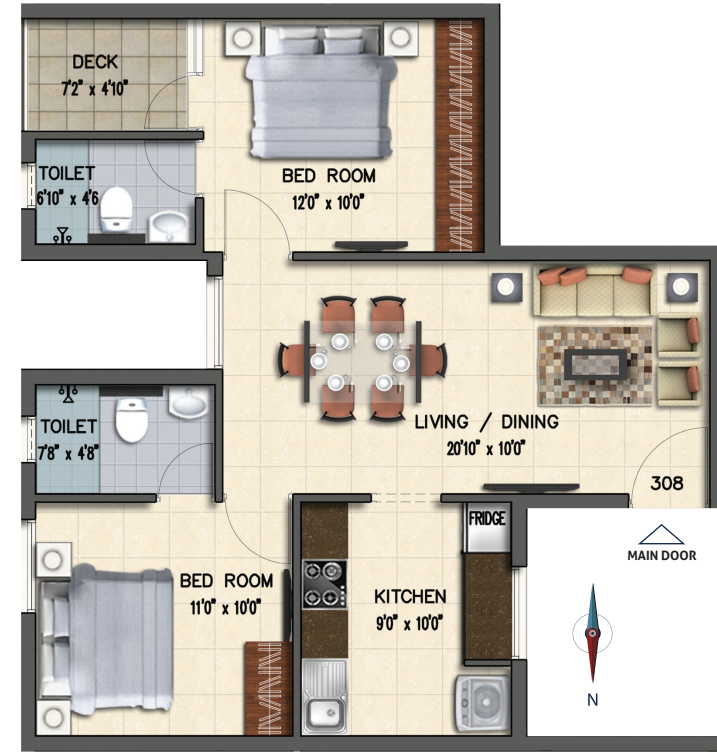
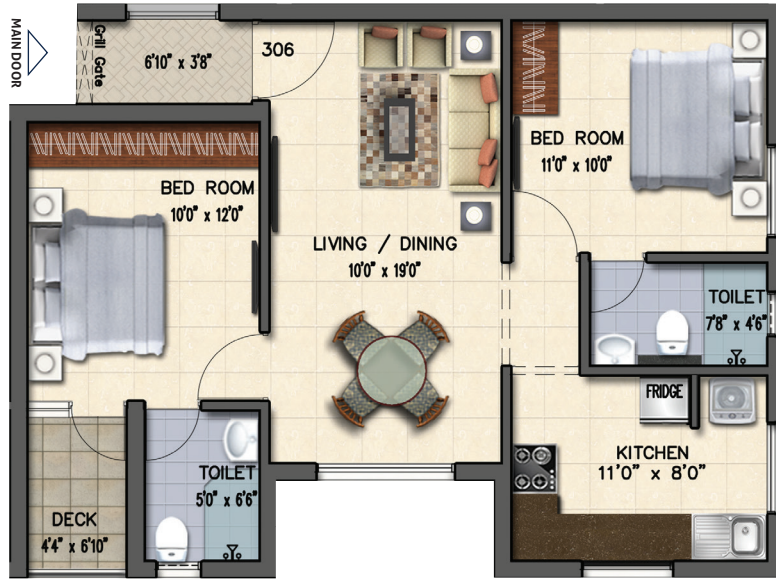


MAIN DOOR



BLOCK A

Type:2 BHK
Unit:105 -505
Size: 906 Sq.Ft

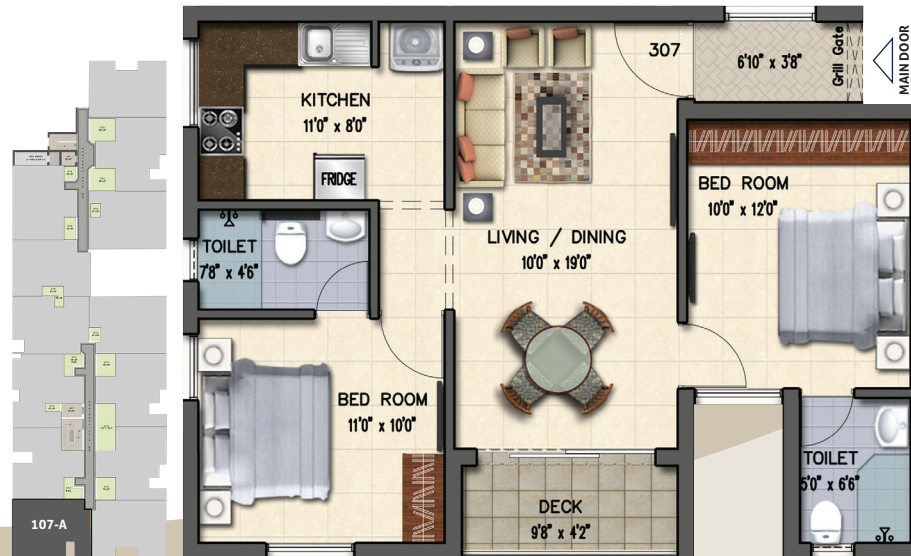


BLOCK A

Type : 2 BHK

Unit : 106 - 506

Size : 888 Sq.Ft



BLOCK A

Type : 2 BHK

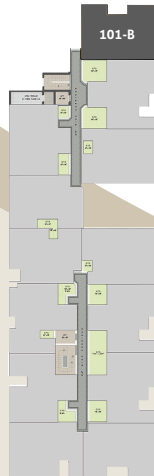
Unit : 107 - 507

Size : 902 Sq.Ft



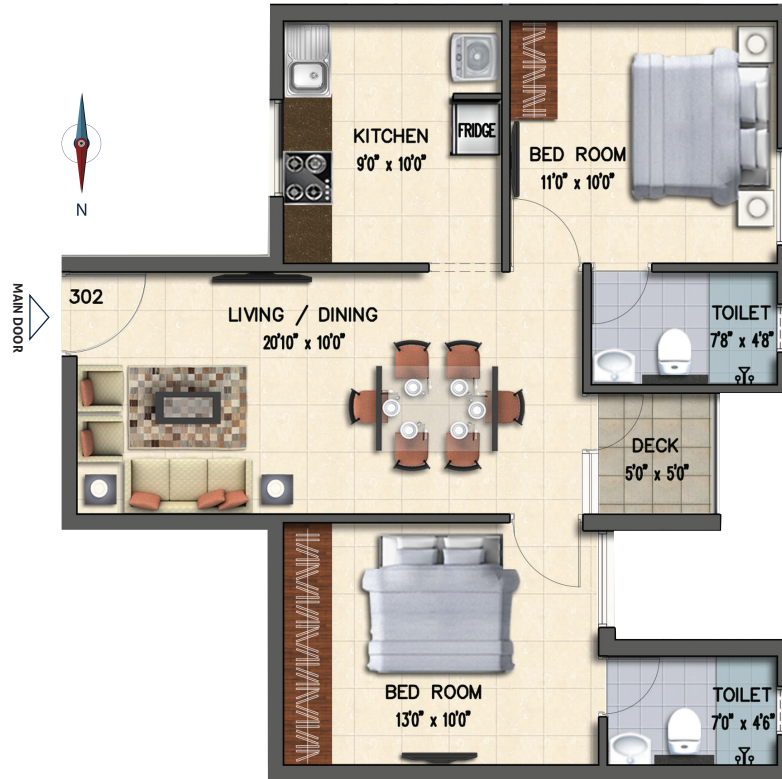
BLOCK A

Type: 2 BHK
Unit: 108 -508
Size: 892 Sq.Ft



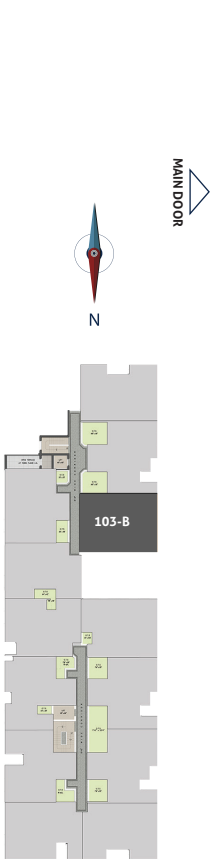
BLOCK B

Type : 2 BHK
Unit :102B -502B
Size: 892 Sq.Ft



BLOCK B

Type : 2 BHK
Unit :101B -501B
Size: 892 Sq.Ft

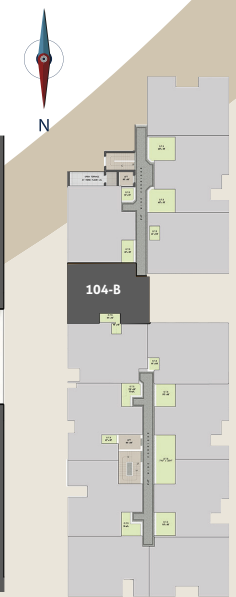


BLOCK B
 Type : 2 BHK
 Unit :103B -503B
 Size: 901 Sq.Ft

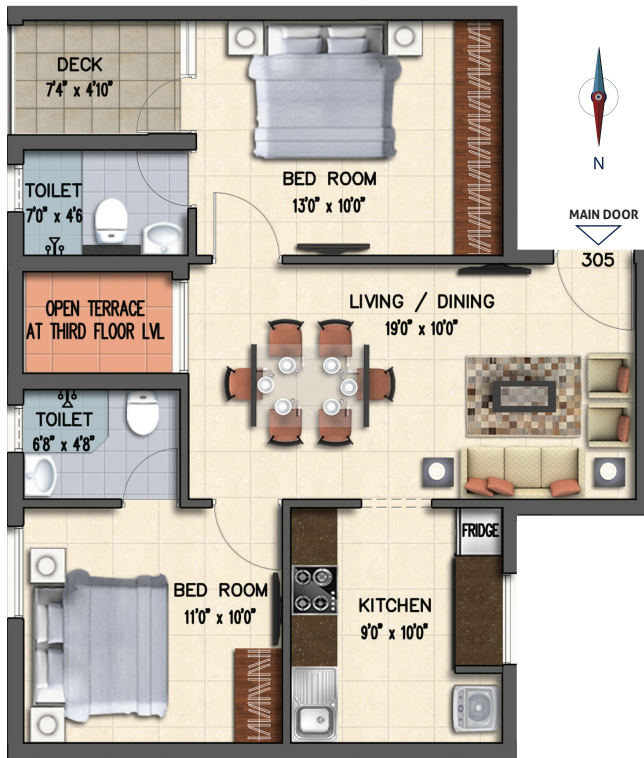
BLOCK B
 Type : 2 BHK
 Unit :105B -505B
 Size: 900 Sq.Ft



BLOCK B
 Type : 2 BHK
 Unit :104B -504B
 Size: 866 Sq.Ft



SPECIFICATIONS



PAYMENT PATTERN

Advance (10days from booking)	10%
Transfer of agreement	30%
Foundation	10%
1st Floor Roof	5%
2nd Floor Roof	5%
3rd Floor Roof	5%
4th Floor Roof	5%
5th Floor Roof	5%
Brick Work	10%
Plastering	10%
Hand Over	5%

STRUCTURE

- RCC framed structure, Designed seismic resistant structure using Fe 500 steel TMT bars.
- AAC block walls of 8 inch for outer wall and 4 inch for internal partition wall.
- Anti - termite treatment will be provided.

WALL FINISH

- Internal wall and ceiling in the living, dining, bedrooms, kitchen, bathrooms and lobby will be finished with 1 coat of primer, 2 coats of putty and 2 coats of emulsion.
- Exterior faces of the building will be finished with 1 coat of primer and 2 coats of emulsion paint.
- Bathroom walls will be finished with tiles to ceiling height.

FLOORING

- Foyer, living, dining, kitchen and bedrooms will have 2 feet x 2 feet vitrified tiles.
- Bathrooms , balcony and utility will have 1 feet x 1 feet non slippery ceramic tiles.
- Terrace will have broken glazed white tiles flooring/or White reflecting tiles
- Ground floor lobbies and corridor will have granite or tiles finish.
- Driveway will be laid with interlocking paver blocks or Concrete driveway

DOORS

Main Door

- 1st quality teak wood frame with solid core flush shutter with double side veneer or laminate.

BEDROOM DOOR

- First-class solid wood frame with design moulded skin doors of 7 feet height having Godrej or Yale locks, Doorma, Doorset, thumb turn with key, door stopper, etc.

TOILET DOORS

- First class solid wood frame with flush door shutter.

WINDOWS

- Windows will be UPVC sliding with see-through plain glass and MS grills on inner side wherever applicable.
- French door will be provided with UPVC frame and toughened glass without grills wherever applicable.
- Ventilators will have UPVC frame with suitable louvered glass panes.

KITCHEN

- Platform will be done with granite slab 2ft wide at a height of 800mm from the floor level and will be provided with stainless steel sink.
- 2' above the kitchen platform will be finished with tiles.
- Provision for exhaust and water purifier point will be provided.
- CP fittings will be jaguar/Hindware.

BATHROOM

- washbasin from jaguar or Hindware in all bathrooms.
- Western water closet and health faucet from jaguar or Hindware in all bathrooms.
- CP fittings will be jaguar/Hindware.

BALCONY AND COMMON STAIRCASE RAILINGS

- MS hand railing in balconies as per architect's design.
- MS railings will be provided for common staircase.

ELECTRICAL FITTING

- Anchor Roma /Panasonic or Legrand.
- Switches and sockets will be Anchor Roma or Legrand.
- Split air conditioner points will be provided for all the bedrooms and provision will be given in living room.
- Telephone and data, two in one points will be provided in master bedroom and living room.
- Tv route point will be provided in all rooms and living room.

OTHERS

- 8-passenger lifts from schindler, Otis or Johnson will be provided, one in each tower.
- 100 % power backup for lift and other common areas.
- CCTV surveillance cameras at pivotal locations.
- Common Toilet for drivers and domestic help would be provided in the stilt floor.



LOCATION ADVANTAGE

HOSPITALS

- Kedar Hospital - 2 kms
- Moit Hospital - 4 kms
- Military Hospital - 5 kms
- SIMS (SRM) - 9 kms

SCHOOLS

- Pon Vidyashram - 5 kms
- Sri Chaitanya School - 3 kms
- Anand Singapore
- International School- 2 kms
- Swamy's School - 2.5 kms

COLLEGE

- Sri Ramachandra College - 4.5 kms
- SRM College - 4 kms
- Apollo Group Of Colleges - 4 kms

IT COMPANIES

- DLF IT PARK - 3 kms
- L & T Infotech - 3 kms
- Cognizant Technology Solutions - 3 kms
- RMZ Software Park,Pvt Ltd. - 3.5 kms

TRANSPORTS

- Airport - 7 kms
- CMBT - 10 kms
- Guindy Railway Station - 4 kms
- Alandur Metro - 3.5 kms
- Porur Toll Gate - 5 kms