

An OCEAN Lifespace Project



GRAND

CMDA Approval No. - PP/ SB/ C/100/2019



Ocean is one of the leading real-state conglomerate in India.

With more than 22 years of excellence,

boasting a strength of more than 2250 employees.

Delivered over 1 Million sq. ft. in real estate space and interior works of 20 Million sq. ft

We have a growing presence in India.

An accomplishment of over 300 completed project.

We are an Integrated Management System Certified Company.

ISO : 140001, OHSAS : 18001, CRISIL Rated & Member of IGBC





Apple

BOSE



GRAND

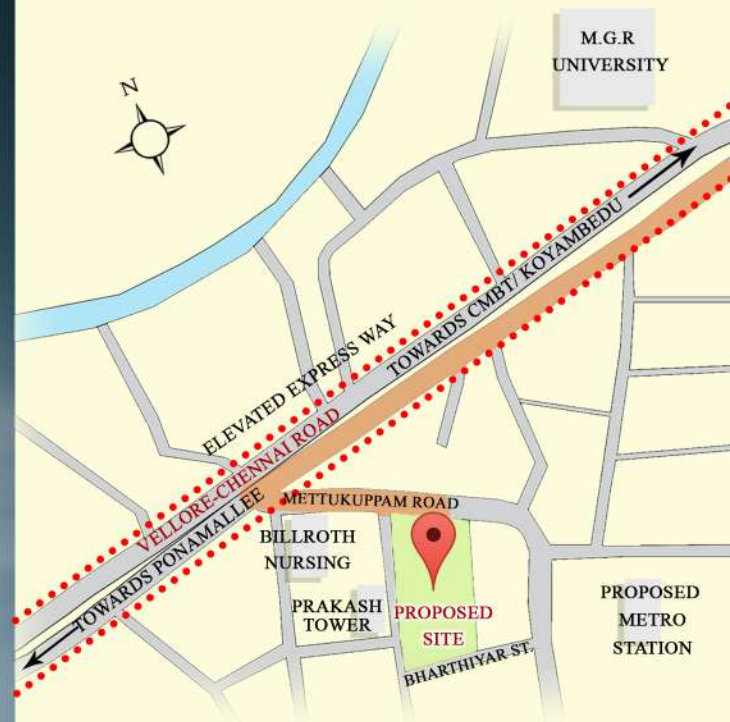
Ocean Grand is designed for those looking for a reprieve. Welcome to an idyllic spot at Maduravoyal offset from the 200 ft. road.

The 43 dwellings are spread across
22300 sq. ft.

Be transported to a world of grandeur and palatial living that exudes uber modern lifestyle. The immaculate finishes and other embellishments will be an apt addition to Ocean Grand.

The contemporary abode will accommodate all your desire in conscious influence that render a sense of pride.





Hospital - SRMC, MMM, Apollo, Frontier Lifeline Hospital.

School - Narayana e-Techno School, The Schram Academy, Dayasadan Agarwal Vidyalaya, Velammal Vidyalaya School.

Supermarket - Nilgiri's, Heritage.

Maduravoyal Junction - 1.3km.

Central Railway Station - 13.7 km.

CMBT Bus Depot - 4.4 km.

Anna Nagar - 10 min drive

Mall - VR Mall, Ampa Skywalk, Vijaya Forum mall

STILT & FIRST FLOOR PLAN



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SECOND & TYPICAL THIRD & FOURTH FLOOR PLAN



Children's Play area



Children's Play area

GRAND

TYPICAL FLOOR PLANS

104, 204, 304 & 404

SALEABLE AREA - 2BHK - 1030 SQ.FT.



FLAT - 104, 204,
304 & 404



KEY PLAN

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TYPICAL FLOOR PLANS 105, 205, 305 & 405

SALEABLE AREA - 2BHK - 985 SQ.FT.



FLAT - 105, 205
305 & 405



KEY PLAN

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TYPICAL FLOOR PLANS 106, 206, 306 & 406

SALEABLE AREA - 2BHK - 946 SQ.FT.



FLAT - 106, 206
306 & 406



KEY PLAN

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TYPICAL FLOOR PLANS 107, 207, 307 & 407

SALEABLE AREA - 2BHK - 999 SQ.FT.



FLAT - 107, 207
307 & 407



KEY PLAN

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TYPICAL FLOOR PLANS 108, 208, 308 & 408

SALEABLE AREA - 3BHK - 1097 SQ.FT.



FLAT - 108, 208
308 & 408



KEY PLAN

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TYPICAL FLOOR PLANS 109, 209, 309 & 409

SALEABLE AREA - 2BHK - 946 SQ.FT.



FLAT - 109, 209
309 & 409



KEY PLAN

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TYPICAL FLOOR PLANS 110, 210, 310 & 410

SALEABLE AREA - 2BHK - 942 SQ.FT.



FLAT - 110, 210
310 & 410



KEY PLAN

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TYPICAL FLOOR PLANS 111, 211, 311 & 411

SALEABLE AREA - 3BHK - 1160 SQ.FT.



FLAT - 111, 211
311 & 411



KEY PLAN

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TYPICAL FLOOR PLANS 112, 212, 312 & 412

SALEABLE AREA - 2BHK - 1026 SQ.FT.



FLAT - 112, 212
312 & 412



KEY PLAN

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TYPICAL FLOOR PLANS

303 & 403

SALEABLE AREA - 2BHK - 1024 SQ.FT.



FLAT - 303 & 403



KEY PLAN

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TYPICAL FLOOR PLANS 402

SALEABLE AREA - 3BHK - 1295 SQ.FT.



FLAT - 402



KEY PLAN

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Area Statement

SL.NO	FLOOR	APT. NO.	NO OF BEDROOMS	INDIVIDUAL APT CARPET AREA(SQ.FT)	INDIVIDUAL APT SALEABLE AREA(SQ.FT.)
1	1st floor	Flat - 104	2BHK	876.62	1030
2		Flat - 105	2BHK	838.19	985
3		Flat - 106	2BHK	805.15	946
4		Flat - 107	2BHK	850.68	999
5		Flat - 108	3BHK	934.10	1097
6		Flat - 109	2BHK	804.93	946
7		Flat - 110	2BHK	801.60	942
8		Flat - 111	3BHK	987.49	1160
9		Flat - 112	2BHK	873.71	1026
10	2nd floor	Flat - 204	2BHK	876.62	1030
11		Flat - 205	2BHK	838.19	985
12		Flat - 206	2BHK	805.15	946
13		Flat - 207	2BHK	850.68	999
14		Flat - 208	3BHK	934.10	1097
15		Flat - 209	2BHK	804.93	946
16		Flat - 210	2BHK	801.60	942
17		Flat - 211	3BHK	987.49	1160
18		Flat - 212	2BHK	873.71	1026
	TOTAL			14668.32	17230

Area Statement

SL.NO	FLOOR	APT. NO.	NO OF BEDROOMS	INDIVIDUAL APT CARPET AREA(SQ.FT)	INDIVIDUAL APT SALEABLE AREA(SQ.FT.)
19	3rd floor	Flat - 303	2BHK	872.10	1024
20		Flat - 304	2BHK	876.62	1030
21		Flat - 305	2BHK	838.19	985
22		Flat - 306	2BHK	805.15	946
23		Flat - 307	2BHK	850.68	999
24		Flat - 308	3BHK	934.10	1097
25		Flat - 309	2BHK	804.93	946
26		Flat - 310	2BHK	801.60	942
27		Flat - 311	3BHK	987.49	1160
28		Flat - 312	2BHK	873.71	1026
29		4th floor	Flat - 402	3BHK	1101.70
30	Flat - 403		2BHK	872.10	1024
31	Flat - 404		2BHK	876.62	1030
32	Flat - 405		2BHK	838.19	985
33	Flat - 406		2BHK	805.15	946
34	Flat - 407		2BHK	850.68	999
35	Flat - 408		3BHK	934.10	1097
36	Flat - 409		2BHK	804.93	946
37	Flat - 410		2BHK	801.60	942
38	Flat - 411		3BHK	987.49	1160
39	Flat - 412		2BHK	873.71	1026
	TOTAL			18390.83	21603

SPECIFICATIONS

Structure

- R.C.C framed structure with block walls.

Flooring & Tiling

- 2' x 2' vitrified tile flooring.
- Toilet & balcony flooring with 1' x 1' anti-skid ceramic tiles.
- Toilet - Dado wall will be provided upto 7' height.

Sanitary & Plumbing

- Sanitary fittings Parryware / equivalent make.
- CP fittings of Jaguar / equivalent make.

Doors & Windows

- Main door with teakwood frame & flush door with melamine finish.
- Windows frame and shutter in UPVC Fenesta/ equivalent make.
- Door fittings Godrej / equivalent make.

SPECIFICATIONS

Electrical

- Modular switches / LT pannel siemens / equivalent make.

Elevator

- Lifts 3 nos. / KONE make.

Facilities and Amenities

- Genset backup for individual apartment and acommon areas.
- Rainwater harvesting.
- Stilt floor area shall be paved and suitably landscaped.
- CCTV in common areas.
- Rings for shamiana / water tap provision in the terrace will be provided.
- Individual letter box at the entrance to building will be provided.
- Children's play area.



DEVELOPER



MF1, Industrial Estate, CIPET Hostel Road,
Guindy, Chennai- 600032

PROJECT

OCEAN®
GRAND

Door No. 99, Mettukuppam Main Road,
Maduravoyal, Chennai- 600095

ARCHITECT



LEGAL ADVISOR

**NIRMAL CARIAPPA
ADVOCATES**

For an exclusive preview, contact - +91-8939877771

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