

MEMBER OF
CREDAI
CHENNAI

MEMBER OF
FAIRA



AN AFFORDABLE HOME COMPANY



Gurudev
GUDUVANCHERI



AERIAL VIEW





Gurudev

GUDUVANCHERI

Located in the Guduvancheri neighbourhood of the South-Eastern Suburbs of Chennai, Gurudev is a residential community consisting of 90 thoughtfully crafted Apartments & 12 Independent Villas for a living experience that is a class apart. Gurudev offers a serene, high-quality lifestyle that is in perfect harmony with your preferences and expectations. You have a choice of one, two, and three bedroom homes.

SALIENT FEATURES

Elegantly crafted 90 apartments

Stilt + 5 floors design structure

12 contemporary modern villas is an architectural magnificence of its own

Thoughtfully designed 1, 2 & 3 BHK unit plans

Contemporary styled villas with G+1 structure

100% vastu compliant homes with zero dead space

Surrounded by prominent IT/ITES companies, schools, colleges and hospitals

ELEVATION VIEW

BLOCK - A





TYPICAL FLOOR PLAN



BLOCK A

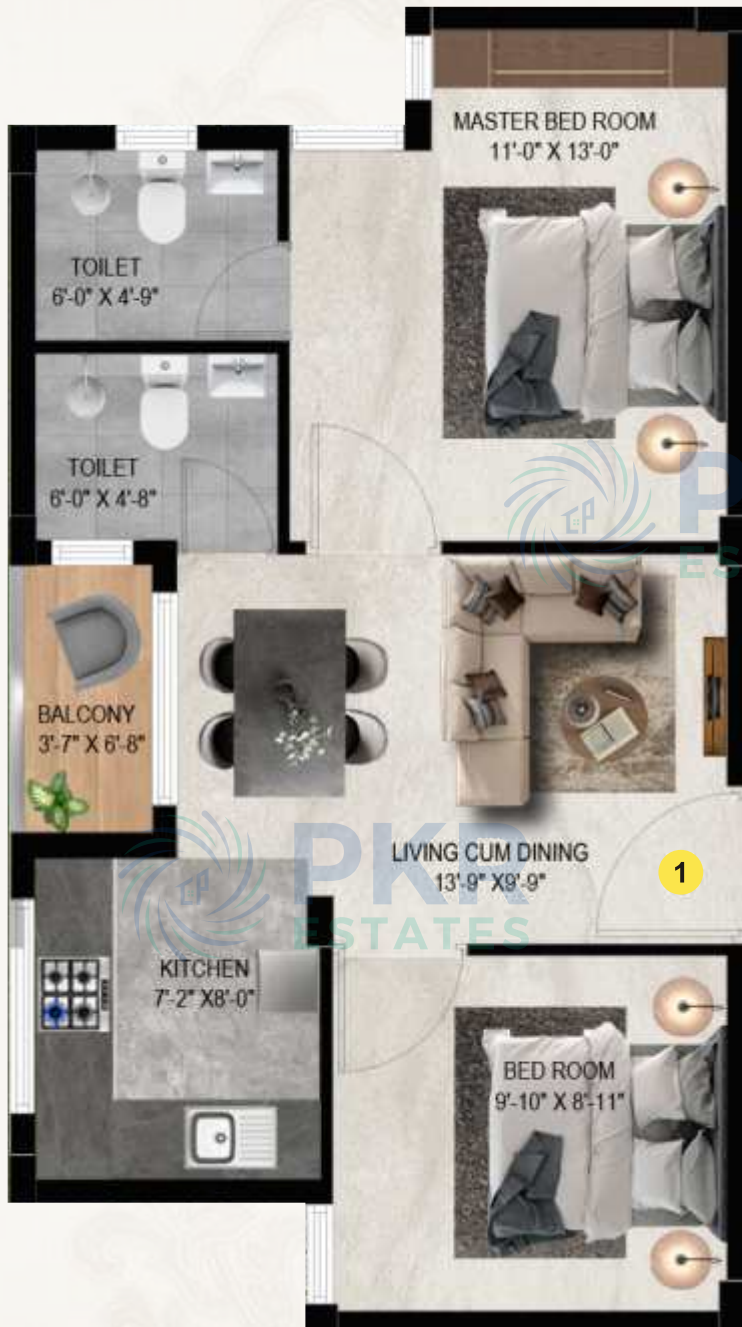
STILT+ 5 FLOOR

CONFIGURATION

Block A	APARTMENTS	
	Type	Units
	1 BHK	70
2 BHK	20	

KEY PLAN

2	3	12	11
	4	13	
1	5	14	10
9	6	15	18
8	7	16	17



TYPICAL FLOOR PLAN
EAST FACING UNIT
2 BHK + 2T



FLAT NO	UNIT TYPE	SALEABLE AREA (SQ.FT)	RERA CARPET AREA (SQ.FT)
1	2BHK+2T	730	476

◀ ENTRY

KEY PLAN

2	3	12	11
1	4	13	10
9	6	15	18
8	7	16	17



TYPICAL FLOOR PLAN
EAST FACING UNIT
2 BHK + 2T



FLAT NO	UNIT TYPE	SALEABLE AREA (SQ.FT)	RERA CARPET AREA (SQ.FT)
2	2BHK+2T	732	470

KEY PLAN

2	3	12	11
	4	13	
1	5	14	10
9	6	15	18
8	7	16	17

TYPICAL FLOOR PLAN

WEST FACING UNIT

1 BHK + 1T



ENTRY 

3

PKR
ESTATES

PKR
ESTATES

FLAT NO	UNIT TYPE	SALEABLE AREA (SQ.FT)	RERA CARPET AREA (SQ.FT)
3	1BHK+1T	425	266

KEY PLAN

2	3	12	11
	4	13	
1	5	14	10
9	6	15	18
8	7	16	17

TYPICAL FLOOR PLAN

WEST FACING UNIT

1 BHK + 1T



ENTRY 

4

PKR
ESTATES

PKR
ESTATES

FLAT NO	UNIT TYPE	SALEABLE AREA (SQ.FT)	RERA CARPET AREA (SQ.FT)
4	1BHK+1T	419	267

KEY PLAN

2	3	12	11
	4	13	
1	5	14	10
9	6	15	18
8	7	16	17

TYPICAL FLOOR PLAN

WEST FACING UNIT

1 BHK + 1T



ENTRY 

5

FLAT NO	UNIT TYPE	SALEABLE AREA (SQ.FT)	RERA CARPET AREA (SQ.FT)
5	1BHK+1T	491	309

KEY PLAN

2	3	12	11
	4	13	
1	5	14	10
9	6	15	18
8	7	16	17

TYPICAL FLOOR PLAN

WEST FACING UNIT

1 BHK + 1T



ENTRY 



FLAT NO	UNIT TYPE	SALEABLE AREA (SQ.FT)	RERA CARPET AREA (SQ.FT)
6	1BHK+1T	391	246

KEY PLAN

2	3	12	11
	4	13	
1	5	14	10
9	6	15	18
8	7	16	17

TYPICAL FLOOR PLAN

WEST FACING UNIT

1 BHK + 1T



ENTRY 



PKR STATES

FLAT NO	UNIT TYPE	SALEABLE AREA (SQ.FT)	RERA CARPET AREA (SQ.FT)
7	1BHK+1T	408	254

KEY PLAN

2	3	12	11
	4	13	
1	5	14	10
9	6	15	18
8	7	16	17

TYPICAL FLOOR PLAN

EAST FACING UNIT

1 BHK + 1T



8 ENTRY

FLAT NO	UNIT TYPE	SALEABLE AREA (SQ.FT)	RERA CARPET AREA (SQ.FT)
8	1BHK+1T	460	292

KEY PLAN

2	3	12	11
	4	13	
1	5	14	10
9	6	15	18
8	7	16	17

TYPICAL FLOOR PLAN
EAST FACING UNIT
1 BHK + 1T



◀ **ENTRY**

PKR
ESTATES

PKR
ESTATES

FLAT NO	UNIT TYPE	SALEABLE AREA (SQ.FT)	RERA CARPET AREA (SQ.FT)
9	1BHK+1T	440	283

KEY PLAN

2	3	12	11
	4	13	
1	5	14	10
9	6	15	18
8	7	16	17



TYPICAL FLOOR PLAN
WEST FACING UNIT
2 BHK + 2T



FLAT NO	UNIT TYPE	SALEABLE AREA (SQ.FT)	RERA CARPET AREA (SQ.FT)
10	2BHK+2T	730	476

ENTRY

KEY PLAN

2	3	12	11
	4	13	
1	5	14	10
9	6	15	18
8	7	16	17

TYPICAL FLOOR PLAN

WEST FACING UNIT

2 BHK + 2T



ENTRY 



FLAT NO	UNIT TYPE	SALEABLE AREA (SQ.FT)	RERA CARPET AREA (SQ.FT)
11	2BHK+2T	732	470

KEY PLAN

2	3	12	11
	4	13	
1	5	14	10
9	6	15	18
8	7	16	17

TYPICAL FLOOR PLAN

EAST FACING UNIT

1 BHK + 1T



12 ENTRY

FLAT NO	UNIT TYPE	SALEABLE AREA (SQ.FT)	RERA CARPET AREA (SQ.FT)
12	1BHK+1T	425	266

KEY PLAN

2	3	12	11
	4	13	
1	5	14	10
9	6	15	18
8	7	16	17

TYPICAL FLOOR PLAN

EAST FACING UNIT

1 BHK + 1T



13

◀ ENTRY

PKR
ESTATES

PKR
ESTATES

FLAT NO	UNIT TYPE	SALEABLE AREA (SQ.FT)	RERA CARPET AREA (SQ.FT)
13	1BHK+1T	419	267

KEY PLAN

2	3	12	11
	4	13	
1	5	14	10
9	6	15	18
8	7	16	17

TYPICAL FLOOR PLAN

EAST FACING UNIT

1 BHK + 1T



PKR
ESTATES

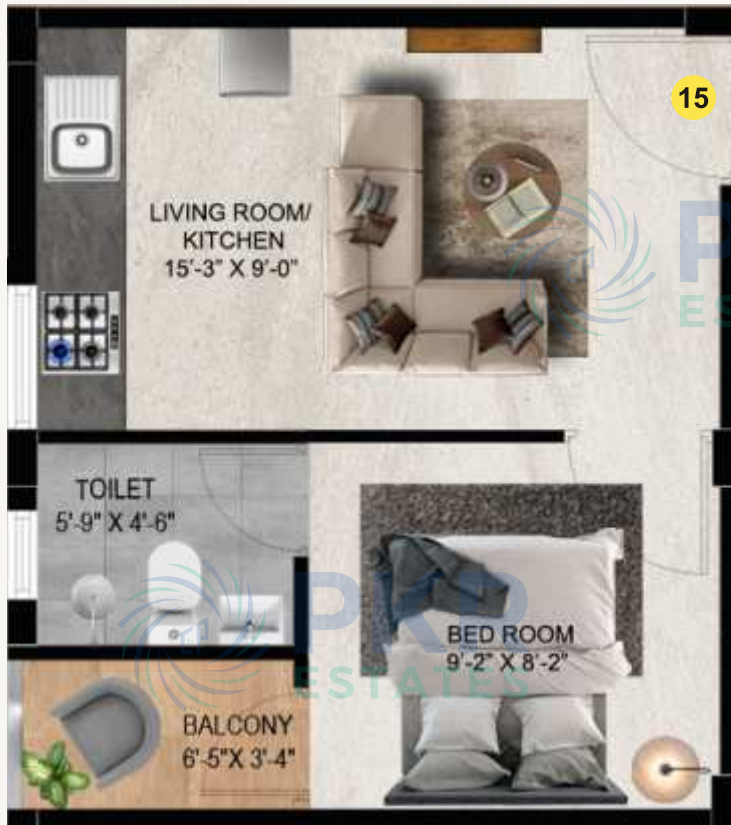
PKR
ESTATES

FLAT NO	UNIT TYPE	SALEABLE AREA (SQ.FT)	RERA CARPET AREA (SQ.FT)
14	1BHK+1T	491	309

KEY PLAN

2	3	12	11
	4	13	
1	5	14	10
9	6	15	18
8	7	16	17

TYPICAL FLOOR PLAN
EAST FACING UNIT
1 BHK + 1T



15 ENTRY

PKR
ESTATES

FLAT NO	UNIT TYPE	SALEABLE AREA (SQ.FT)	RERA CARPET AREA (SQ.FT)
15	1BHK+1T	391	246

KEY PLAN

2	3	12	11
	4	13	
1	5	14	10
9	6	15	18
8	7	16	17

TYPICAL FLOOR PLAN
EAST FACING UNIT
1 BHK + 1T



◀ ENTRY

16

PKR
ESTATES

FLAT NO	UNIT TYPE	SALEABLE AREA (SQ.FT)	RERA CARPET AREA (SQ.FT)
16	1BHK+1T	408	254

KEY PLAN

2	3	12	11
	4	13	
1	5	14	10
9	6	15	18
8	7	16	17

TYPICAL FLOOR PLAN

WEST FACING UNIT

1 BHK + 1T



ENTRY 



PKR
ESTATES

PKR
ESTATES

FLAT NO	UNIT TYPE	SALEABLE AREA (SQ.FT)	RERA CARPET AREA (SQ.FT)
17	1BHK+1T	460	292

KEY PLAN

2	3	12	11
	4	13	
1	5	14	10
9	6	15	18
8	7	16	17

TYPICAL FLOOR PLAN

WEST FACING UNIT

1 BHK + 1T



ENTRY 



PKR
ESTATES

FLAT NO	UNIT TYPE	SALEABLE AREA (SQ.FT)	RERA CARPET AREA (SQ.FT)
18	1BHK+1T	440	283

KEY PLAN

2	3	12	11
	4	13	
1	5	14	10
9	6	15	18
8	7	16	17

3 BHK ELEVATION VIEW

BLOCK - B



TYPICAL FLOOR PLAN

3 BHK + 3T

BLOCK B
3 BHK VILLA



GROUND FLOOR



FIRST FLOOR

VILLA NO	UNIT TYPE	SALEABLE AREA (SQ.FT)	RERA CARPET AREA (SQ.FT)
B1	3BHK+3T	1150	907

TYPICAL FLOOR PLAN

3 BHK + 3T

BLOCK B
3 BHK VILLA



GROUND FLOOR



FIRST FLOOR

VILLA NO	UNIT TYPE	SALEABLE AREA (SQ.FT)	RERA CARPET AREA (SQ.FT)
B2	3BHK+3T	1138	907

TYPICAL FLOOR PLAN

3 BHK + 3T

BLOCK B
3 BHK VILLA



GROUND FLOOR



FIRST FLOOR

VILLA NO	UNIT TYPE	SALEABLE AREA (SQ.FT)	RERA CARPET AREA (SQ.FT)
B3	3BHK+3T	1138	907

TYPICAL FLOOR PLAN

3 BHK + 3T

BLOCK B
3 BHK VILLA



GROUND FLOOR



FIRST FLOOR

VILLA NO	UNIT TYPE	SALEABLE AREA (SQ.FT)	RERA CARPET AREA (SQ.FT)
B4	3BHK+3T	1152	907

2 BHK ELEVATION VIEW

BLOCK - B



TYPICAL FLOOR PLAN

2 BHK + 2T

BLOCK B
2 BHK VILLA



GROUND FLOOR



FIRST FLOOR

VILLA NO	UNIT TYPE	SALEABLE AREA (SQ.FT)	RERA CARPET AREA (SQ.FT)
B5	2BHK+2T	936	712

TYPICAL FLOOR PLAN

2 BHK + 2T

BLOCK B
2 BHK VILLA



GROUND FLOOR



FIRST FLOOR

VILLA NO	UNIT TYPE	SALEABLE AREA (SQ.FT)	RERA CARPET AREA (SQ.FT)
B6	2BHK+2T	924	712

TYPICAL FLOOR PLAN

2 BHK + 2T

BLOCK B
2 BHK VILLA



GROUND FLOOR



FIRST FLOOR

VILLA NO	UNIT TYPE	SALEABLE AREA (SQ.FT)	RERA CARPET AREA (SQ.FT)
B7	2BHK+2T	924	712

TYPICAL FLOOR PLAN

2 BHK + 2T

BLOCK B
2 BHK VILLA



GROUND FLOOR



FIRST FLOOR

VILLA NO	UNIT TYPE	SALEABLE AREA (SQ.FT)	RERA CARPET AREA (SQ.FT)
B8	2BHK+2T	936	712

3 BHK ELEVATION VIEW

BLOCK - C



TYPICAL FLOOR PLAN

3 BHK + 3T

BLOCK C
3 BHK VILLA



VILLA NO	UNIT TYPE	SALEABLE AREA (SQ.FT)	RERA CARPET AREA (SQ.FT)
C1	3BHK+3T	1217	968

TYPICAL FLOOR PLAN

3 BHK + 3T

BLOCK C
3 BHK VILLA



GROUND FLOOR



FIRST FLOOR

VILLA NO	UNIT TYPE	SALEABLE AREA (SQ.FT)	RERA CARPET AREA (SQ.FT)
C2	3BHK+3T	1195	968

TYPICAL FLOOR PLAN

3 BHK + 3T

BLOCK C
3 BHK VILLA



GROUND FLOOR



FIRST FLOOR

VILLA NO	UNIT TYPE	SALEABLE AREA (SQ.FT)	RERA CARPET AREA (SQ.FT)
C3	3BHK+3T	1195	968

TYPICAL FLOOR PLAN

3 BHK + 3T

BLOCK C
3 BHK VILLA



GROUND FLOOR



FIRST FLOOR

VILLA NO	UNIT TYPE	SALEABLE AREA (SQ.FT)	RERA CARPET AREA (SQ.FT)
C4	3BHK+3T	1215	968

Amenities

An uncompromising life graces you at Gurudev

Decked with the choicest and most enchanting of amenities, your home at Gurudev is a touch above the expected. And a place where the tasteful balance of thoughtful features presents you with a life filled with comfort and warmth.

Shops

Security Cabin with CCTV

Children play area

Walking track

Park

Avenue Trees

Elevator

Sewage Treatment Plant (STP)

Car Parking



*Images are representation purpose only

SPECIFICATIONS

STRUCTURE

Structural system: RCC Framed Structure designed for seismic compliant (Zone3)

Masonry: 200 mm for external walls, 100 mm for internal walls.

Floor-Floor height (incl. slab): Shall be maintained at 3000 mm

ATT: Anti-termite treatment will be done

WALL FINISH

Internal walls: Living, Dining, Bedrooms, Kitchen, Utility & lobby finished with 2 coat of putty, 1 coat of primer and 2 coats of Emulsion paint

Exterior walls: Exterior faces of the building finished with 1 coat of primer and 2 coats of emulsion paint with colour as per the architect design

Bathroom: Glazed ceramic tile up to false ceiling height of size 300 x 600 mm and above false ceiling will be finished with a coat of primer

Kitchen: Ceramic wall tile of size 300 x 600 mm for a height of 600 mm above the counter top finished level

Toilet ceiling: Grid type false ceiling

FLOOR FINISH WITH SKIRTING

Foyer, Living, Dining, Bedrooms & Kitchen: Vitrified tiles of size 600 x 600 mm

Bathroom: Anti-skid ceramic tiles of size 300 x 300 mm

Balcony: Anti-skid ceramic tiles of size 300 x 300 mm

KITCHEN & DINING

Kitchen: Platform will be finished with granite slab 600 mm wide at a height of 800 mm from the finished floor level

Electrical point: For chimney & water purifier

CP Fitting: Pull out top of Indian Standard / Parryware or equivalent

Sink: Quartz Single bowl with drain board

BALCONY

Handrail: MS handrail as per the architect's design

BATHROOMS

Sanitary Fixture: Indian Standard / Parryware or equivalent

CP fittings: Indian Standard / Parryware or equivalent

Bathrooms: Floor mounted WC with cistern, Health faucet, Single lever diverter.

JOINERY

Main Door: Wide & fancy door of size 3'6" X 7'0" of good quality teak wood frame & shutters of laminated finish with architrave, magnetic catcher, tower bolt etc.

Bedroom doors: Engineered door frame with double side laminated shutters of size (3'0" X 7'0"). Iron mongeries like door lock of Godrej / equivalent locks, thumb turn with key, magnetic catcher, tower bolt etc.

Bathroom door: Engineered door frame with WPC shutters of size (2'6" X 7'0"). Iron mongeries like thumb turn of Godrej / equivalent lock with a tower bolt

SPECIFICATIONS

WINDOWS

Windows: Powder coated aluminum or U.P.V.C windows with sliding shutter with see through plain glass and MS grills on inner side wherever applicable

French doors: Powder Coated aluminum frame and doors with toughened glass without grills

Ventilators: Powder Coated aluminum frame of fixed / adjustable louvered / open-able shutter

ELECTRICAL POINTS

Power Supply: 3 PHASE power supply connection

Safety Device: MCB & ELCB (Earth Leakage Circuit Breaker)

Switches & Sockets: Modular box & modular switches & Universal sockets of Anchor Roma / Schneider / ABB / equivalent

Wires: Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand KEI / Polycab / equivalent

TV & Telephone: Point in Living room

Mobile Charging Dock: Mobile charging dock provided in living room

Spilt –air conditioner: Point will be provided in Living & all bedrooms

COMMON FEATURES

Lift: Elevators of 6 passengers automatic lift will be provided

Name board: Apartment owner name will be provided in stilt

Lift Fascia & Lift Lobby: Lift fascia detailed with tiles and Granite jambs. Lift lobby detailed with designer tile flooring in all floors

Lobby & Corridor: Stilt floor lobby with granite flooring & typical floors with tiles

Staircase floor: Stilt floor with granite flooring & typical floors with Kota / Shahbadth / Tile

Staircase handrail: MS handrail with enamel paint in all floors

Stilt Flooring: Paver block flooring with car park number marked in paint

Terrace floor: Floors with cooling weathering tiles .

OUTDOOR FEATURES

Water storage: UG sump with WTP (Min. requirement as per water test report)

Rain water harvest: Rain water harvesting site

STP: Centralized Sewage Treatment plant

Safety: CCTV surveillance cameras will be provided all round the building at pivotal locations in stilt

Well defined driveway: Interlocking paver block laid all-round the building with demarcated driveway

Wires: Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand KEI / Polycab / equivalent

Security: Security booth will be provided at the entrance

Compound wall: Building perimeter fenced by compound wall with entry gates for a height of 1500 mm

Landscape: Suitable landscape at appropriate place in the project

Driveway: Convex mirror for safe turning in driveway



Gurudev gives you the gift of time by offering apartments near Guduvancheri Railway Station, which has superior connectivity and proximity. Living near the business hubs of MEPZ, Siruseri IT Park, and Mahindra World City allows you to strike the right work-life balance. The closer you are to your workplace, the more relaxed you will be.

Location Advantages

- Guduvancheri (GST Road) - 5 mins
- Urapakkam - 10 mins
- Vandalur - 10 mins
- Perungalathur - 15 mins
- OMR - Thiruporur - 15 mins
- Tambaram - 20 mins

Nearby Colleges

- Apollo Arts & Science College - 8 mins
- SRM University - 8 mins
- Shri Sathya Sai Medical College - 10 mins
- Crescent Engineering College - 12 mins
- Tagore Engineering College - 14 mins
- Peri Institute of Technology - 15 mins
- VIT University - 20 mins

Nearby Schools

- Velammal Vidhyashram CBSE - 2 mins
- Eden Kidspark - 3 mins
- SRI MA Vidyalaya CBSE - 3 mins
- SRM Public School CBSE - 5 mins
- Akshra Mandir Primary School - 5 mins
- St Johns Matric School - 8 mins
- PSBB Millennium School CBSE - 10 mins



MEMBER OF
CREDAI
CHENNAI

MEMBER OF
FAIRA



PKR
ESTATES
AN AFFORDABLE HOME COMPANY

Corporate Office

Flat A10, Archana Castle. 4/23 Patrick
Church Road, St.Thomas Mount,
Chennai 600016

For Bookings & Enquiries

95 43 63 33 33

www.pkrestates.com

Disclaimer: Whilst reasonable care has been taken in preparing the brochure and constructing the model and sales gallery shown (the materials), the developer and its agents shall not be held responsible for any inaccuracies in their contents or between the materials and the actual unit. All statements, literature and depictions in the materials are not to be regarded as a statement or representations of the fact. Visual representation such as layout plans, finishes, illustrations, pictures, photograph and drawings contained in the materials are artists impressions only and not representation of fact. Such materials are for general guidance only and should not be relied upon as accurately describing any specific matter. All information, specifications plans and visual representations contained in the materials are subject to changes from time to time by the developer and/or the competent authorities and shall not form part of the offer or contract. The sales and purchase agreement shall form the entire agreement between the developer and the purchaser and shall in no way be modified by any statement, representations or promises (whether or not contained in the materials and/or made by the developer or the agent) made. No part of the materials shall constitute a representation or warranty. The floor plans are approximate measurements and subject to final survey.