



ARUN EXCELLO

TM

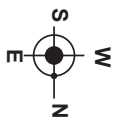
# LALITHA

OMR, THIRUPORUR



RERA Reg. No: TN/01/0087/2023 | [www.rera.tn.gov.in](http://www.rera.tn.gov.in)

**SITE PLAN**



**CHANDRIKA**  
Completed Project

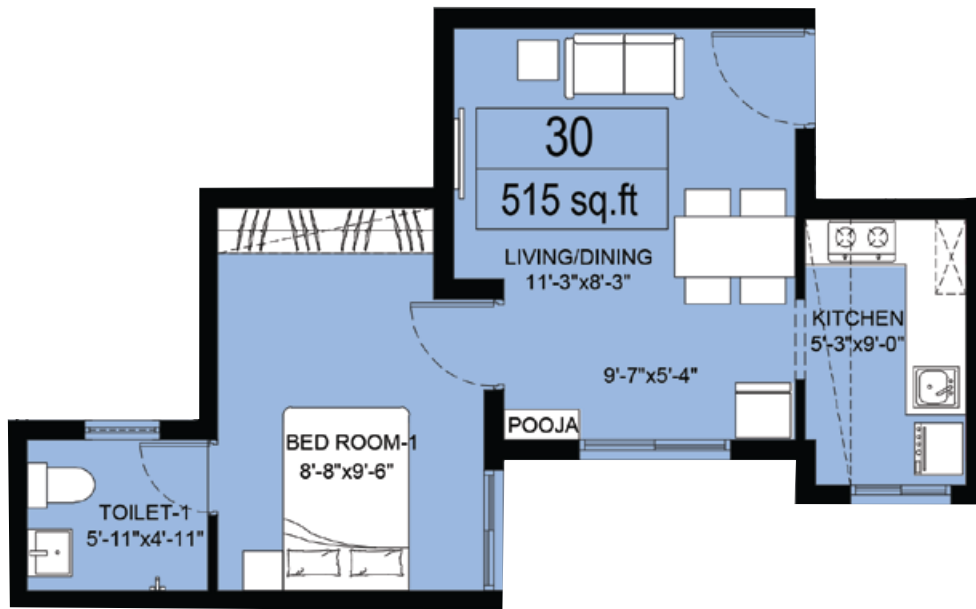


# TYPICAL FLOOR PLAN

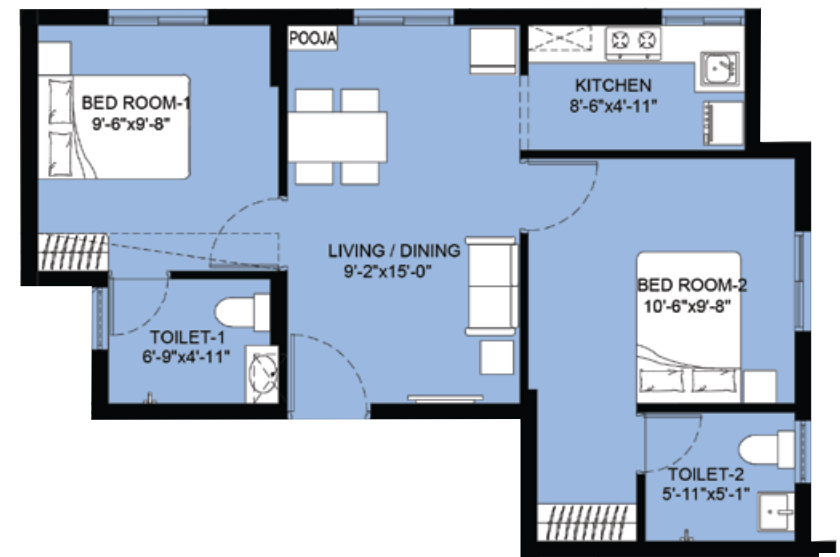


FLAT NO	1, 3 & 4	2	3	4	5	6	7	8	9	10	11 - 14	15, 16	17	18	19	20	21	22	27	28	29	30	31	32	33
REAR CARPET AREA	453	425	444	327	438	439	433	476	306	410	434	426	426	465	310	312	424	424	432	439	329	329	419	446	419
SALEABLE AREA	680	640	665	505	665	660	645	705	465	615	650	640	635	700	485	470	635	640	650	650	495	515	625	670	630

## UNIT PLAN



1 BHK	RERA Carpet Area	329
	Saleable Area	515



2 BHK	RERA Carpet Area	476
	Saleable Area	705

## SALIENT FEATURES

- Located on OMR, the IT corridor of Chennai with all modern facilities.
- Excellent connectivity to the ECR connecting Mahabalipuram and GST through Tiruporur.
- Proximity to One Hub Chennai, an Indo – Japan SEZ Project.
- Very close to SIDCO Pharmaceutical Industrial Estate.
- Major IT companies & reputed hospitals, Premier educational institutions - schools & colleges.
- Clear title and optimum design with minimal common space.
- Quality specifications and sturdy construction.
- Assured rental returns for investment.
- Potable ground water.
- Gated community.

## AMENITIES



DG Power Backup



STP with grey water recycling



Lifts



Children Play area



Landscape Garden



Rainwater Harvesting



Solar Power



Covered Car Parks

# LOCATION MAP



NOT TO SCALE



LOCATION	DISTANCE IN KMS.
VANI VIDHYALAYA METRIC SCHOOL	1.9 KM
TIRUPORUR MURUGAN TEMPLE	2.1 KMS
ONE HUB CHENNAI (SEZ)	7 KM
KELAMBAKKAM JUNCTION	10 KM



# **Arun Excello Constructions LLP.**

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DISCLAIMER: All Floor Plans, Site Map, Specifications, Salient Features and Perspective views are tentative in nature and are subject to revision as per the building approvals, Architectural, Structural and Services design requirement. The content in this brochure do not constitute a legal document.

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**CREDAI**