

Of Course Our Air is Pure
We Make it Ourselves.



"42 Multi Level Landscaped Gardens"
including India's Largest Terrace Garden With over 4.5 acres of Greeneries



“Finest Garden Apartments”
where you need to open up the door to a beautiful Private Garden



“Organic Farming Zone”
Grow your own vegetables at the 10,000sq.ft organic Farming Zone in the project



“Chlorostore”
The produce in the project will be available fresh in the Chlorostore

Of Course You will Stay Healthy

Our Amenities will Ensure That.



Olympic Length Swimming Pool on Ground Level



At 650 m its India's Longest Infinity Terrace for Jogging



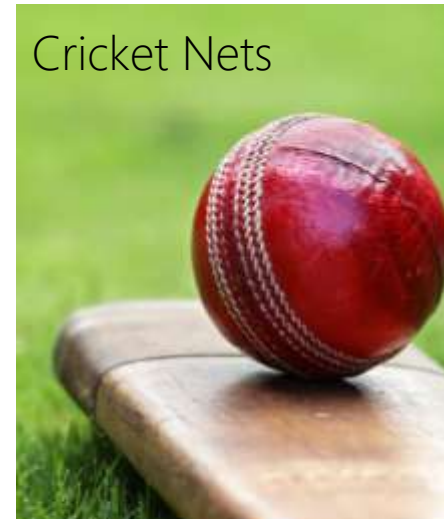
18 Fully Equipped Clubhouses with Individual Gym
in Each Block



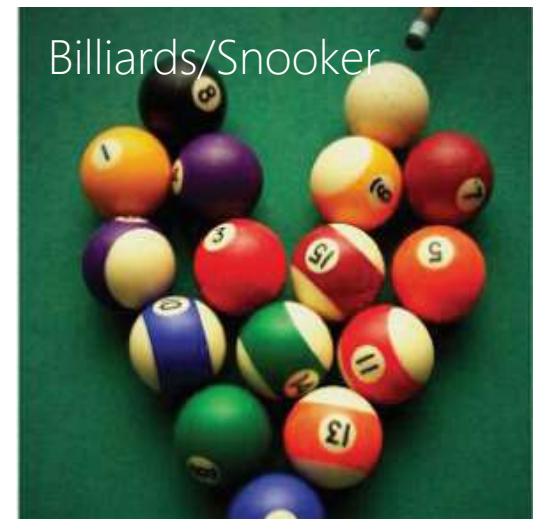
Basketball Court



Squash Court



Cricket Nets



Billiards/Snooker



Badminton Court



Visual Golf



Skating Rink

Biggest bouquet of "Sports & Games" in Porur

Volleyball Court



Children's Play Area



Mountain Climbing



Chess



Tennis Court



Departmental Store



Library

Biggest bouquet of "Sports & Games" in Porur

Of Course Life's Luxuries are for Everyone
Go Ahead and Live the Dream.



Air-conditioned Apartments



Infinity Swimming Pool Overlooking Porur Lake
With Sun Bathing Deck



Meditation Zone | SPA | Jacuzzi



Fully Equipped Gymnasium



Coffee Shop

A gold-colored rectangular sign with the word "RESERVED" printed in a bold, black, serif font. The sign is placed on a dark, reflective surface. In the background, there is a vase of bright orange roses and a blurred red object, possibly a chair or lamp, under warm, ambient lighting.

RESERVED

Barbeque Area
Amphitheater
Senior Citizens Zones
Music & Dance Spaces
And many more

Banquet Hall



Your Abode is now



IGBC Pre-Certified Platinum Green Home

Platinum certification is the Highest rating for Green buildings provided by Indian Green Building Council



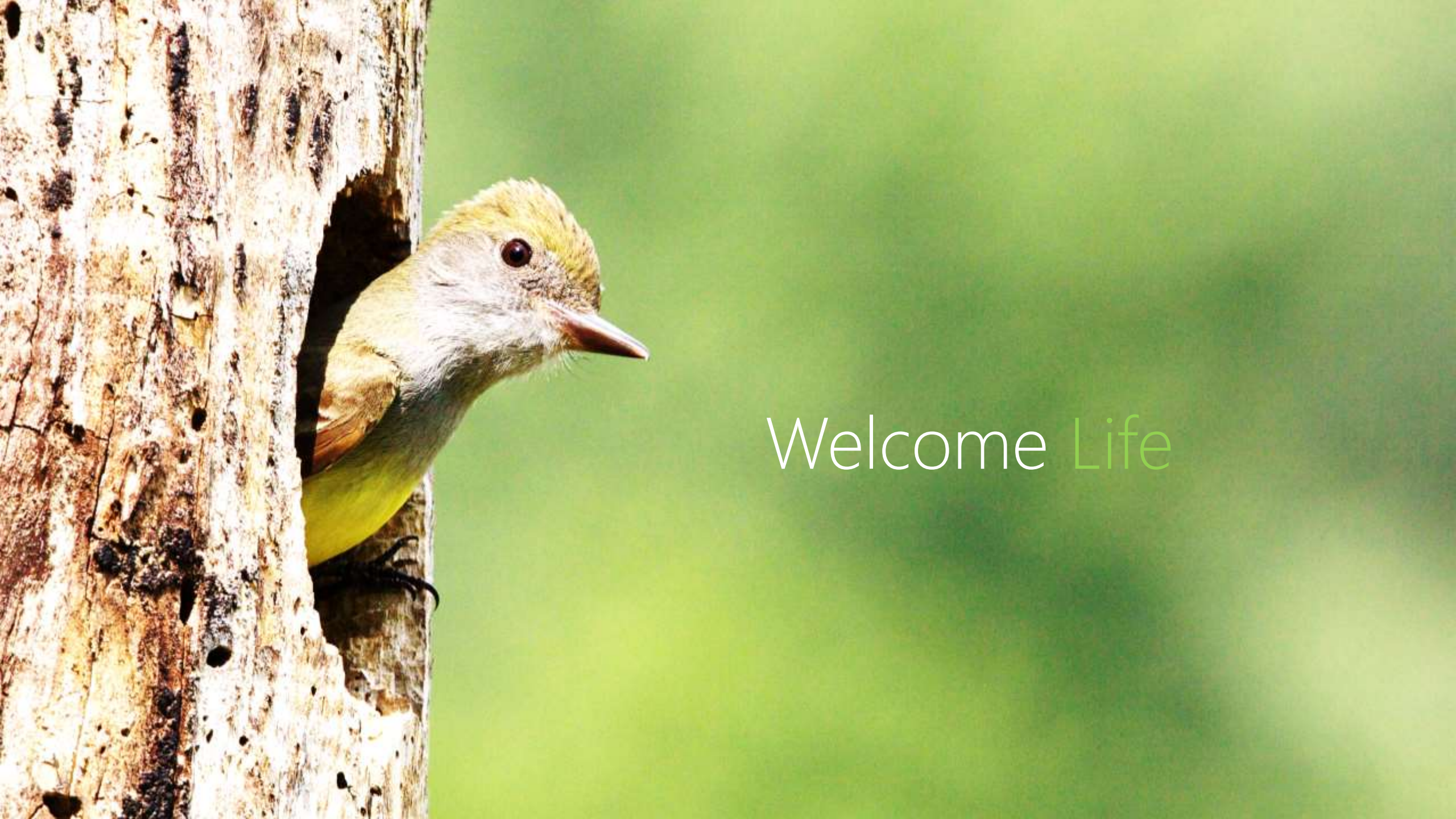
Your Abode is also

Approved by

Chennai Metropolitan Development Authority

CMDA





Welcome Life



Welcome to



OSIAN
chlorophyll
P O R U R

THE GREEN REVOLUTION

Chlorophyll



Chlorophyll has been visualized more as an organic product of nature than a piece of engineering. It is almost as if the residences have been built around the greenery rather than the way around

How else can you explain a project that has not one park but 42 of them spread over an area of 4.5 Acres. Each tower has landscaped parks at different levels going all the way to the fourteenth floor and with India's largest Terrace Garden, India's longest terrace Jogging track and an Olympic Length Swimming Pool amongst an enviable list of amenities, Chlorophyll will become a landmark residential project for the City of Chennai

And that's only the beginning of the wonders that make Chlorophyll



SPRRG founded in 1972, branched out into Real Estate in 2005, and has a flagship development called Osian Heights that towers above the rest in the heart of Central Chennai. The property division continues to hold dear to its heart the principles of integrity, honesty and transparency.

They bring on board top drawn talent allied to social conscience that ensures that they are responsible and contributing of the societies they operate in.



Chlorophyll

An Architectural Marvel

Brought to you by
Main Architect: KS Ranganath
Landscape Architect : Bobby Sujan
Interior Design: Hiral Jobalia
Structural Consultant: Alex Jacob



Spread over 9.44 Acres, the project shall house 997 apartments



42 beautifully Landscaped Gardens across 4.5 Acres
of Lush Greenery



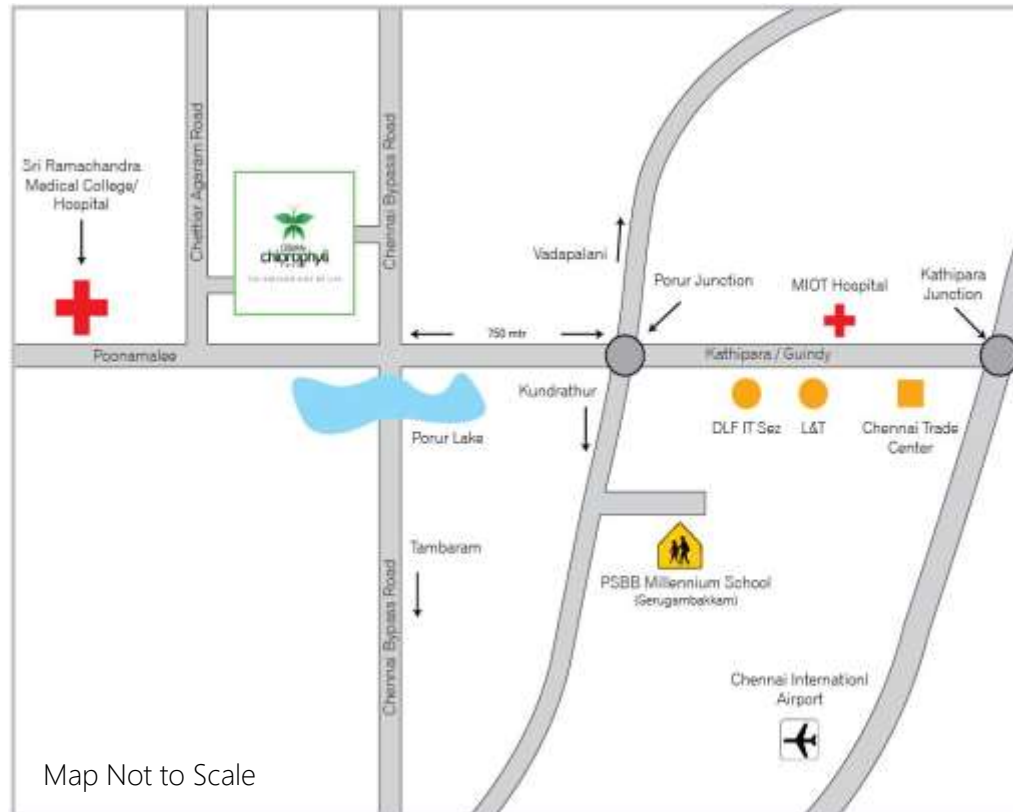
A project right next to TN's Industrial Revolution

Explore Chlorophyll



Location at its best

Right Next to the Industrial Revolution of Tamil Nadu



Distances Indicator

Airport: 12 Kms, Guindy Rlwy Stn: 8 Kms, Chennai Central Rlwy Stn: 23 Kms, CMBT Bus stand: 12 Kms

Corporates Next Door

DLF IT SEZ, Larsen & Toubro, Ambattur IT Park
Olympia Tech Park

Industrial Giants on the NH-4 (2 Kms)

Nokia, Saint Gobain, Ford, Hyundai, SIPCOT
IT Park, Foxconn, Dell, Samsung, Praxair,
Motorola, Flextronics, Hindustan Motors

Recreation / Hospitality / Education

Ramachandra Medical University / Hospital
MIOT Hospital, PSBB Millenium School
(Gerugambakkam), PSBB School (KK Nagar),
Vellamal School – Nolambur, Chandra Mall(Fame
Cinemas), Saveetha Dental College, Panimalar
Engineering College, Sri Venkateswara
Engineering College, Rajalakshmi Institute of
Technology, EVP Engineering College, Sastha
Engineering College, Motel Highway, St. John's
International School, Queensland Amusement
Park, EVP Theme World

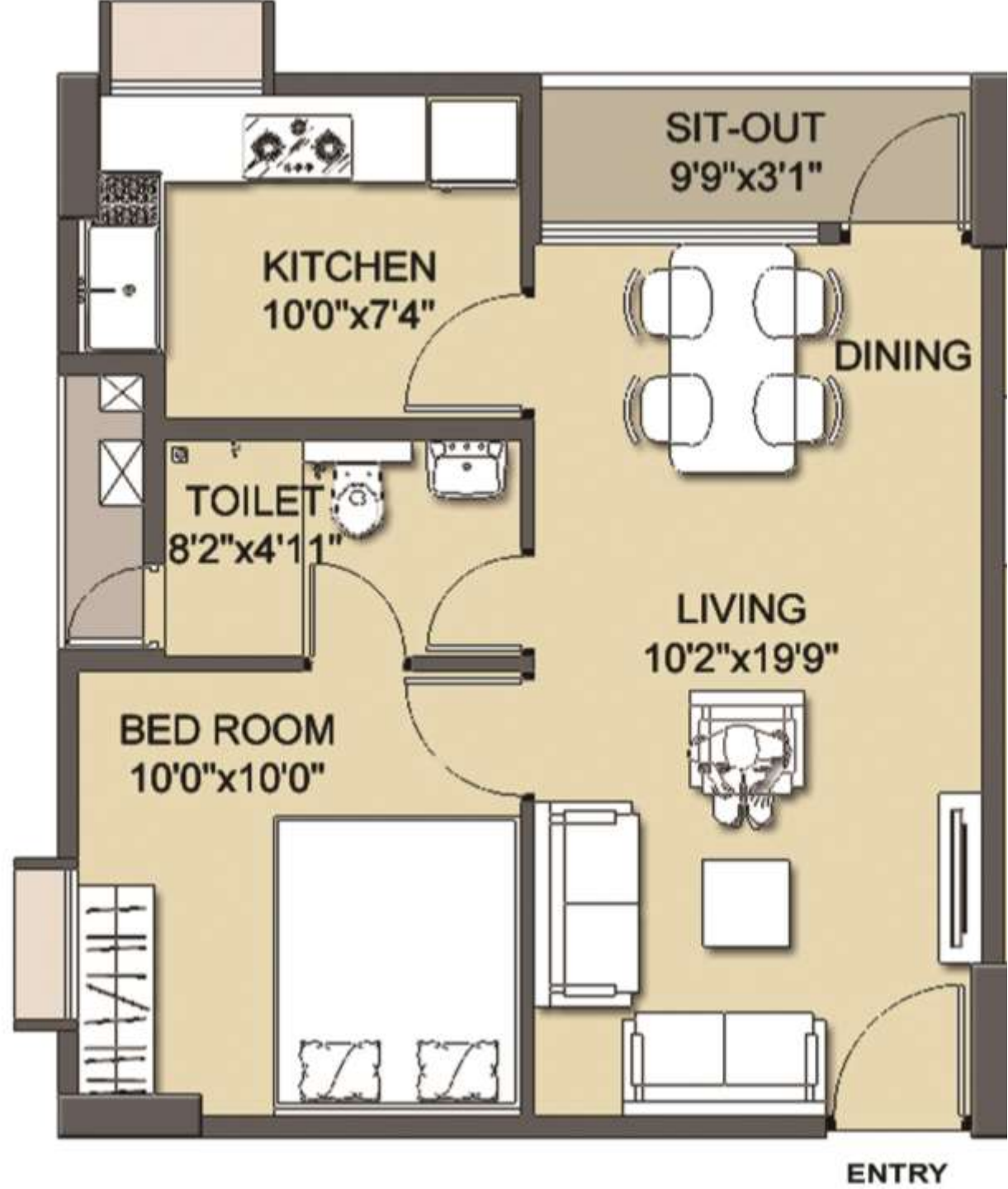
Site Plan



Total Area	9.44 acre
Total no. of Blocks	10
Total no. of Apartments	997
Total no. of Floors	G+14

Saleable Areas	
Blocks	BHK / Size
1, 2, 9	3BHK / 1498-1828 sq.ft
3, 4, 5, 8	2BHK / 1092-1345 sq.ft
6, 7	1 BHK / 665 sq.ft
10	Duplex / 3494 sq.ft

Typical Floor Plan 1 BHK

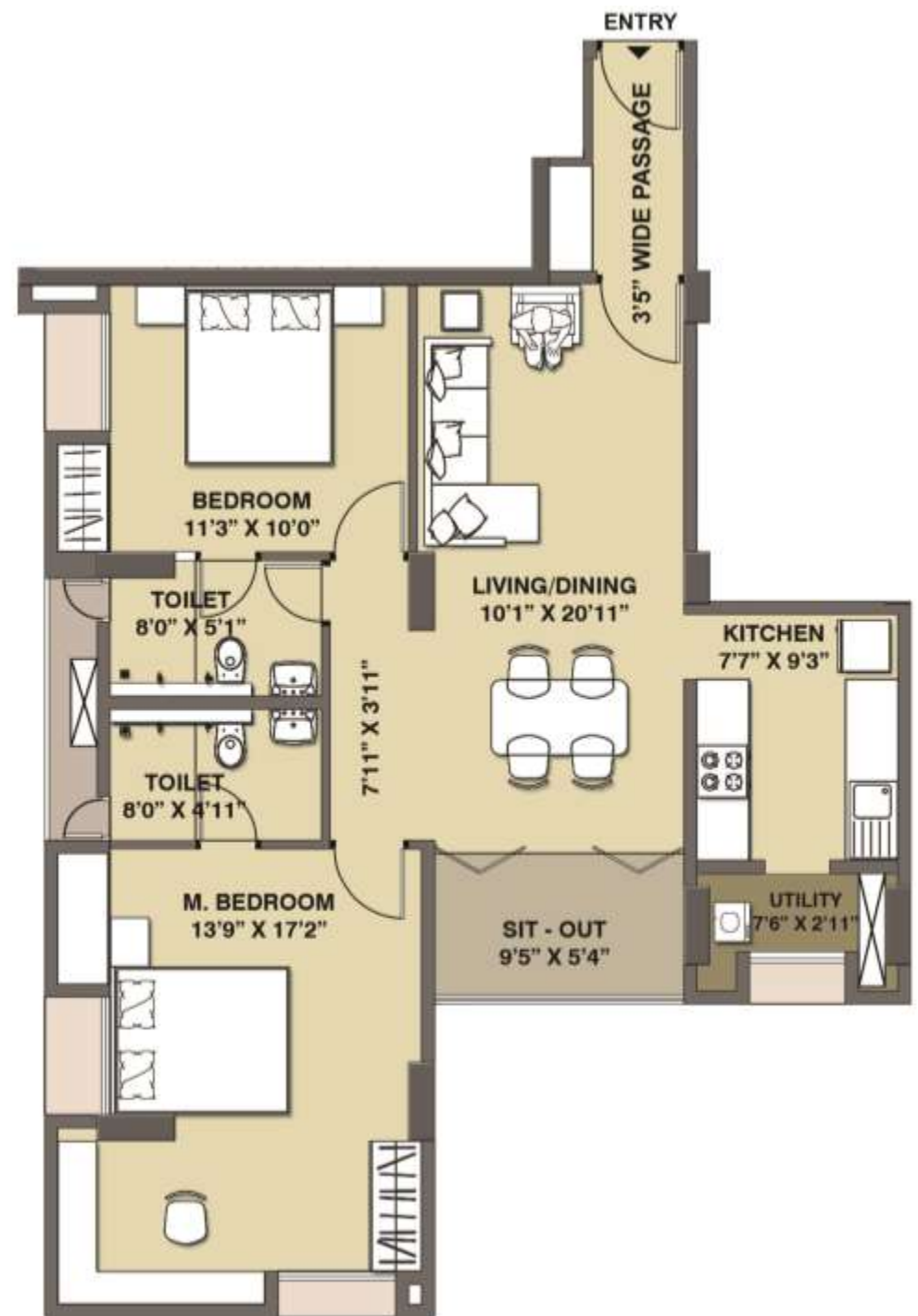


Built-up Area

665 sq.ft

Typical Floor Plan

2 BHK

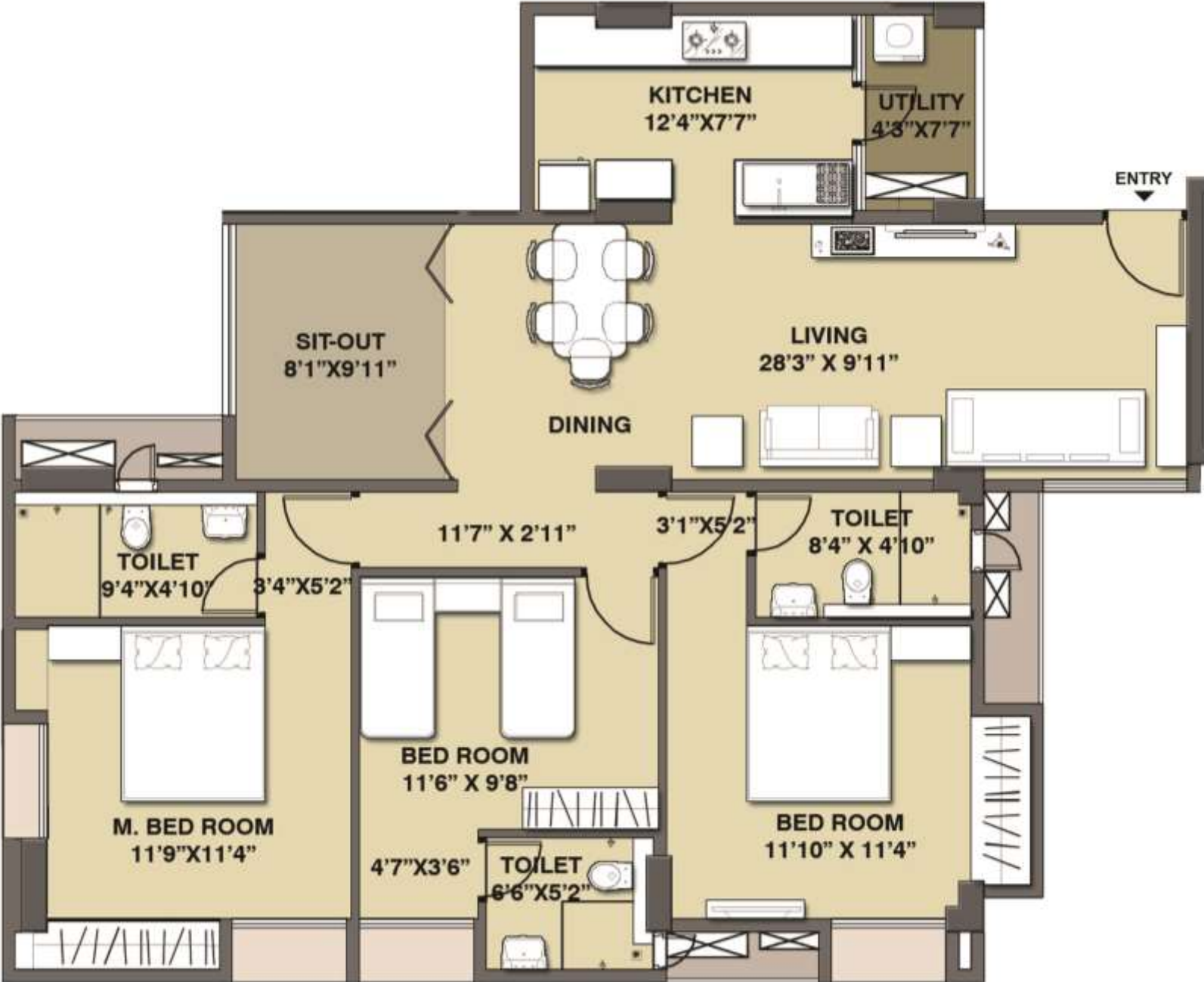


Area Range

1092-1345 sq.ft

Typical Floor Plan

3 BHK



Area Range	1498-1828 sq.ft
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Typical Floor Plan



Duplex – Lower Level

Built-up Area

3494 sq.ft

Typical Floor Plan



Duplex – Upper Level

Built-up Area	3494 sq.ft
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Amenities at a Glance

Olympic-sized Swimming Pool

Cricket Nets

Barbecue Area

Children's Play Area

Senior Citizen Zone

STP

Jogging track on 14th Floor Terrace

24x7 Power Backup for common areas

Driver's and Servants' Common Rest Room

Music & Dance Practice Space

Intercom/Video Call Facility

DTH Facility

Infinity Pool on Terrace

Special Access for Physically Challenged & Senior Citizens

Flood Lit Multipurpose Court

Piped Gas

10,000 sq. ft. Multi-purpose Hall

Coffee Shop

Amphitheatre

Library

Skating Rink

Crèche

Tennis Court

42 Multi-level Landscaped Parks



Specifications at a Glance

Apartment Interiors:

1. Vitrified Tiles in living room.
2. Anti-skid tiles in the kitchen with granite platform and glazed tiles up to 20" above counter.
3. Vitrified Tiles in bed rooms & dining
4. Wooden floor in master bed room
5. Cement plastering in ceiling and inner walls with smooth finish.
6. Aluminum casement windows.
7. Teak panel main door.
8. Other doors-branded flush doors.
9. Panic button at the front door for emergencies.
10. Common camera guard station unit.

Building Interiors:

1. Impressive entrance. Star class lobby with lounge area for visitors.
2. Public address and music system for calling drivers, etc.
3. Video door phones
4. Advanced modern fire security systems like sprinklers and smoke detectors at designated areas.
5. Spacious, decorated lift lobbies on all floors.
6. 2 automatic passenger lifts of reputed brand and 1 service Lift
7. Enhanced structural safety against earthquakes.
8. Anti-termite treatment for the entire building.
9. Back-up generator for common essential services.
10. Waste water treatment plant



Specifications at a Glance

Recreation Features:

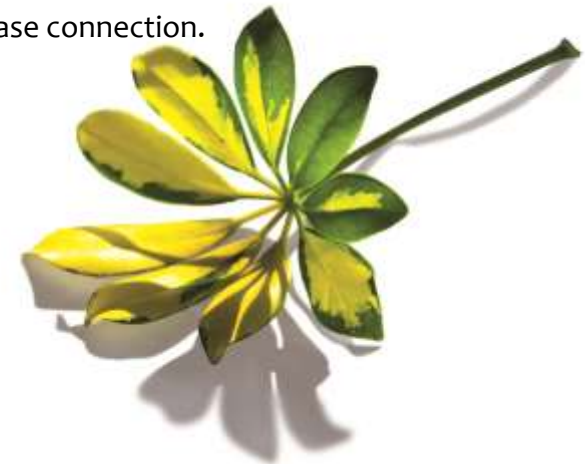
1. Indoor games room, Table Tennis, Chess, shuttle, carom, air hockey, air soccer, Visual Golf, etc.
2. 42 various types of gardens
3. Squash court, Conference Room
4. Health club having gym, steam, sauna, Jacuzzi, massage room, Foot Reflexology.
5. Aerobic/Dancing/Meditation Hall
6. Mini theatre.
7. Reading room.
8. Banquet / Community hall.
9. Swimming pool (Olympic Size)
10. Infinity Pool
11. Sit-out area
12. Barbecue Area, Children's play Station
13. Senior citizen area
14. Flood Lit Multipurpose Court (Basketball, Volleyball)
15. STP, Piped Gas Line
16. Intercom/Video Call facility to all flats
17. Multipurpose Hall air conditioned fully decorated about 10,000 sq.ft
18. Amphitheatre
19. Library, Crèche, Lawn Tennis court

Bathroom:

1. Vitrified + anti-skid ceramic imported tile flooring.
2. Glazed tile dado up to door height.
3. Branded sanitary fixtures

Electricals:

1. Intercom systems connecting all flats to other flats, club house and to the society office.
2. Concealed electrical wiring with copper conductors.
3. Miniature circuit breakers.
4. Exhaust fan in kitchen and toilets.
5. AC, cable TV and telephone points in living room and bed rooms.
6. 20 / 15 amps power outlets in living room, bed room and kitchen.
7. Modular switches – 3 phase connection.





Preferred Financiers






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