The
metrozone
LIVE A CLASS APART

A LIFE EXTRAORDINAIRE

THE ART OF LIVING

Now you can easily master it at The Metrozone – innovative, mixed-use development designed to give you an extravagance of world class amenities for a modern lifestyle.
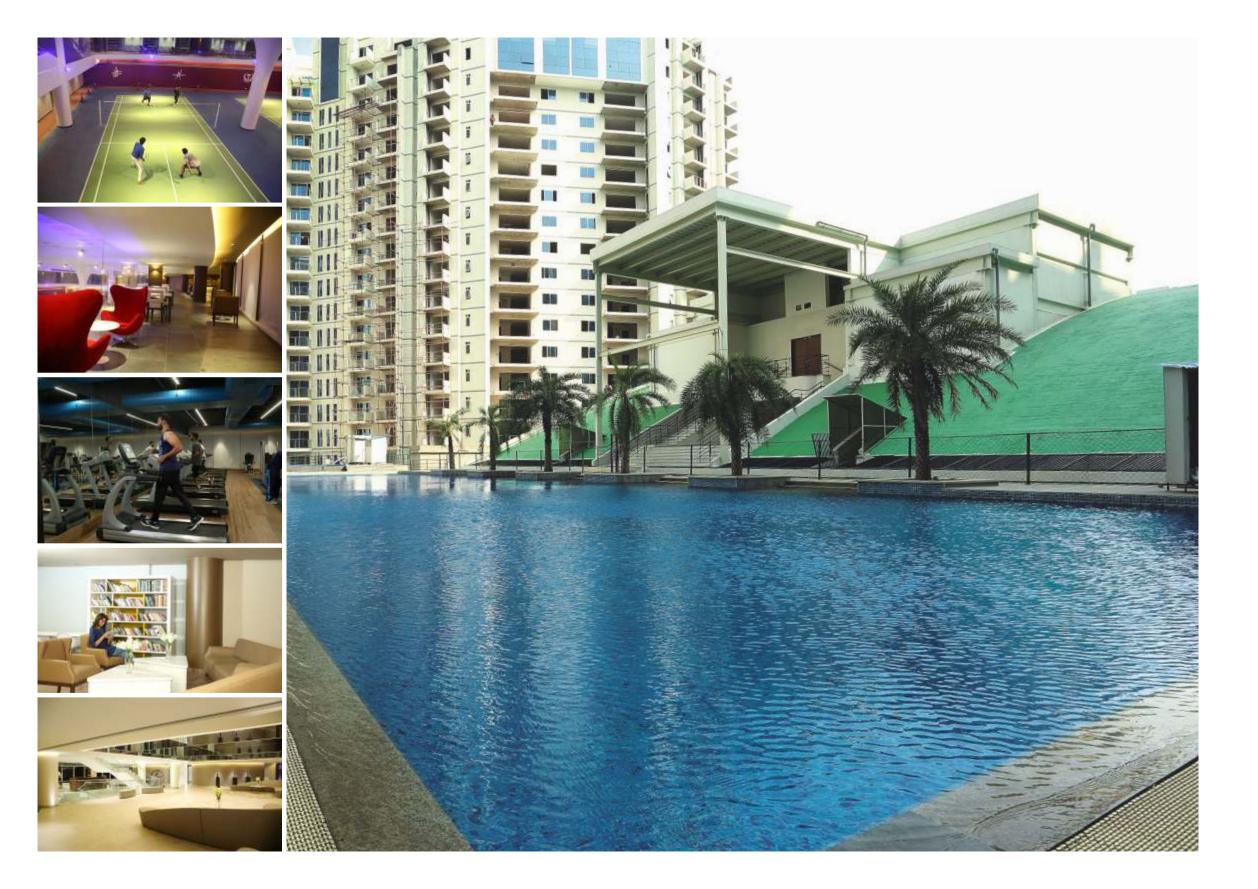
Here, vital needs flow smoothly into your life. Sustainable energy solutions and advanced water treatment plant ensure 24 hours supply of electricity and purified drinking water. An exclusive swimming pool for women, visitors' car parks and 24/7 state-of-the-art security system are part of copious special features.

Robustly built and splendidly finished, The Metrozone comprises 29 towers of 2, 3, 4 and 5 b/r apartments and penthouses. Guest suites in each tower, and large open space with thematic gardens and parks are creatively incorporated within the abundant infrastructure for finest living standards.

With a large retail mall, multiplex and food courts of international standards housed within the project, the joy of effortless shopping and entertainment is once again yours.

Coming up on an expansive land of over 40 acres in Anna Nagar, the project is well connected by road and rail, and is emerging as a prestigious landmark in the heart of the city.

Life is an art. Create it at The Metrozone.

AN ODE TO LUXURY

AMENITIES

- 24 hours purified water for drinking
- Round-the-clock power back-up
- Access control at entry levels
- Comprehensive round-the-clock maintenance
- Pharmacy and super market
- Car washing bays
- Clubhouse of international standards (62,000 Sq.ft.)
- 5 Swimming pools (including one exclusively for women and two for children)
- Crèche
- Reticulated gas system
- Well appointed guest suites
- Laundromats and ironing services
- Garbage chute
- Wi-Fi compound

- Meditation garden
- Jogging track
- Cricket pitch
- Basketball court
- Tennis courts
- Squash court
- Billiards room
- Table tennis
- External large open space with extensive landscaping
- Several play areas for children
- Multiplex and multi-cuisine food court in the retail area
- Building management system
- Multi Digital Direct to Home (MDDTH) system
- Fiber to Home (FTTH) system for telephone connectivity
- Round-the-clock security

The amenities mentioned above shall be made available to the residents in a phased manner.

SPECIFICATIONS

STRUCTURE
- RCC, in compliance with Seismic Zone III
- RCC walls/slabs using aluminium formwork
- Solid block wall masonry whenever required

WALL & CEILING FINISHES
- Internal walls and ceiling finished with acrylic emulsion

DOORS, WINDOWS, VENTILATORS
- Flush Panelled/ Engineered wooden doors
- Anodised aluminium/ UPVC sliding windows
- Anodised aluminium/ UPVC ventilators with translucent glass in all toilets
- Mosquito mesh provided in all bedroom windows and casement windows in living/ dining
- Superior quality hardware for all doors and windows
- MS grill provided in all bedrooms windows and casement windows in living/ dining

FLOOR FINISHES
- Engineered wooden flooring in the master bedroom
- Vitrified tiles for all other bedrooms, living and dining areas
- Anti-skid tiles for the kitchen, utility and toilets
- Matt finish tiles in the balconies and open terraces (wherever applicable)

BATHROOMS/ TOILETS
- Wall mounted EWC
- IWC in servant toilets
- Washbasin with counter top
- Wall tilting up to false ceiling
- CP fittings
- Shower partition in the master toilet and bathtub in one of the other toilets
- Jacuzzi in the master toilet (for all penthouses)

KITCHEN & UTILITY
- Polished granite counters and sink with drain board
- Sink with drain board in the utility area
- Provision for washing machine, dish washer, instant geyser in utility area

ELECTRICAL
- Concealed conduits with modular switches
- Power points in all rooms
- TV and Telephone points in the living room and all bedrooms
- Plug and use split AC provision in living/ dining and all bedrooms

WATER SUPPLY AND PLUMBING
- Rain water harvesting system
- UPVC/ CPVC for all concealed water lines and PVC pipes for all waste water and soil lines
- Fully treated water through an exclusive high-end water softening and purification plant supplied and commissioned

SEWAGE TREATMENT PLANT
- Treatment plant supplied and commissioned
- Recycled water used for flushing and gardening

ELEVATORS/ LIFTS
- Two automatic passenger lifts for each tower

POWER BACKUP
- 4KW to 8KW DG power backup for various units
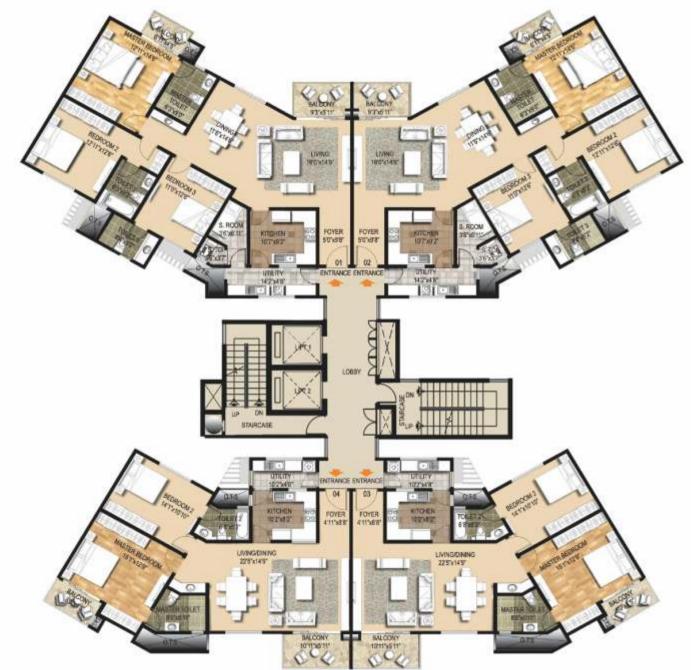
SECURITY SYSTEM
- CCTV monitoring in basements car park and at entry levels in the basements, ground floor lobbies and ramps
- Visitors monitoring system at all tower lobby entrance
- Access control at entry levels in basement floor and ground floor
- Security installations like cctv/ boom barrier/ access control system
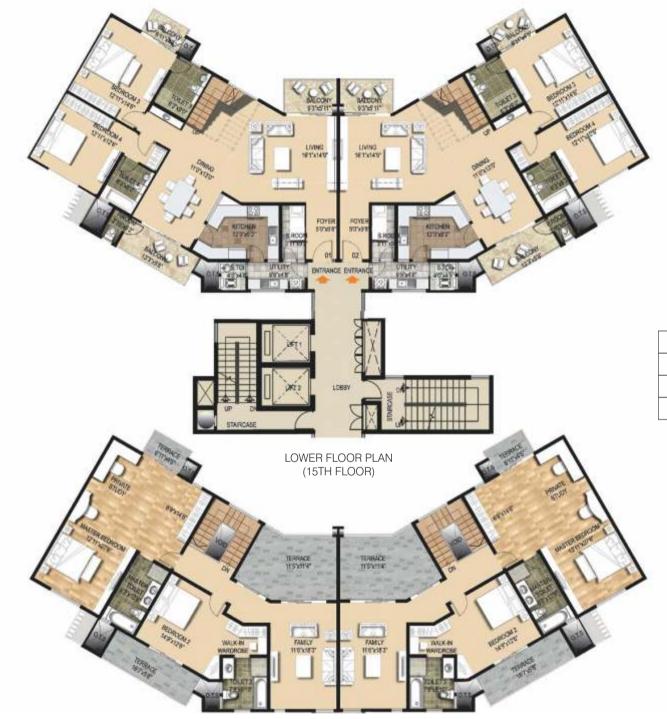
The metrozone

LIVE A CLASS APART

FLOOR PLANS

N

CENTRAL PLAZA

AF

PINNACLE

CLUBHOUSE

SWIMMING POOL

TENNIS COURT

BASKETBALL COURT

TENNIS COURT

MEDITATION GARDEN

CRICKET PITCH

RETAIL

WAY TO METRO ZONE

ENTRY
EXIT
ENTRY

CMRL Area

CMRL Area

CMRL Area

JAWAHARLAL NEHRU ROAD

PILLAIYAR KOIL STREET

12 M PUBLIC ROAD

12 M PUBLIC ROAD

12 M PUBLIC ROAD

IOB BANK STAFF COLLEGE

OSR AREA

Master plan

Legend

Proposed towers

3 BEDROOM TYPICAL FLOOR PLAN

RERA CARPET AREA	1447 Sq.ft.
BALCONY AREA	86 Sq.ft.
SUPER BUILT-UP AREA	2062 Sq.ft.

2 BEDROOM TYPICAL FLOOR PLAN

RERA CARPET AREA	1046 Sq.ft.
BALCONY AREA	101 Sq.ft.
SUPER BUILT-UP AREA	1555 Sq.ft.

TOWER TYPE - (TOWERS C, K, S, & T)
1555 SQ.FT. – 1ST FLOOR – 15TH FLOOR
2062 SQ.FT. – GROUND FLOOR – 14TH FLOOR

LOWER FLOOR PLAN
(15TH FLOOR)

UPPER FLOOR PLAN
(16TH FLOOR)

4 BEDROOM PENTHOUSE FLOOR PLAN
(TOWERS C, K, S, & T)

4 BEDROOM PENTHOUSE FLOOR PLAN

RERA CARPET AREA	2646 Sq.ft.
BALCONY AREA	161 Sq.ft.
PRIVATE TERRACE AREA	266 Sq. ft.
SUPER BUILT-UP AREA	3795 Sq.ft.
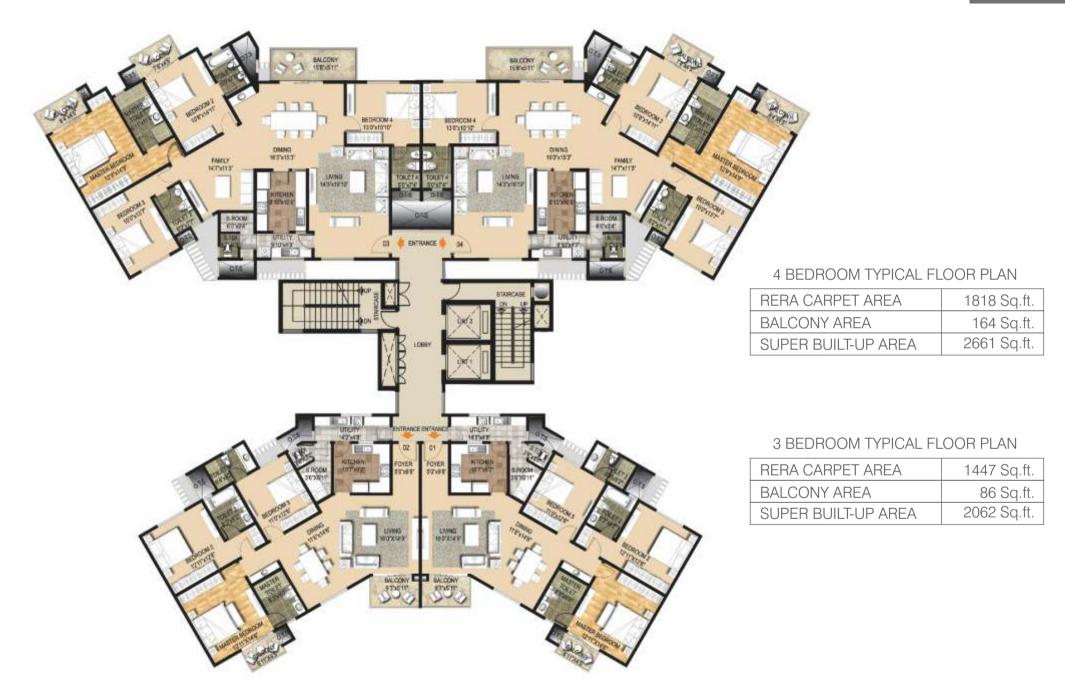
16TH FLOOR

3 BEDROOM + STUDY PENTHOUSE FLOOR PLAN (TYPE A)
(TOWERS C, K, S, & T)

3 BEDROOM + STUDY PENTHOUSE FLOOR PLAN (TYPE A)

RERA CARPET AREA	2024 Sq.ft.
BALCONY AREA	100 Sq.ft.
PRIVATE TERRACE AREA	189 Sq. ft.
SUPER BUILT-UP AREA	2885 Sq.ft.

4 BEDROOM TYPICAL FLOOR PLAN

RERA CARPET AREA	1818 Sq.ft.
BALCONY AREA	164 Sq.ft.
SUPER BUILT-UP AREA	2661 Sq.ft.

3 BEDROOM TYPICAL FLOOR PLAN

RERA CARPET AREA	1447 Sq.ft.
BALCONY AREA	86 Sq.ft.
SUPER BUILT-UP AREA	2062 Sq.ft.

TOWER TYPE-II - (TOWERS A, E, G, H, L, R, U, V & Y)
2661 SQ.FT. – GROUND FLOOR – 14TH FLOOR
2062 SQ.FT. – 1ST FLOOR – 14TH FLOOR

UPPER FLOOR PLAN
(16TH FLOOR)
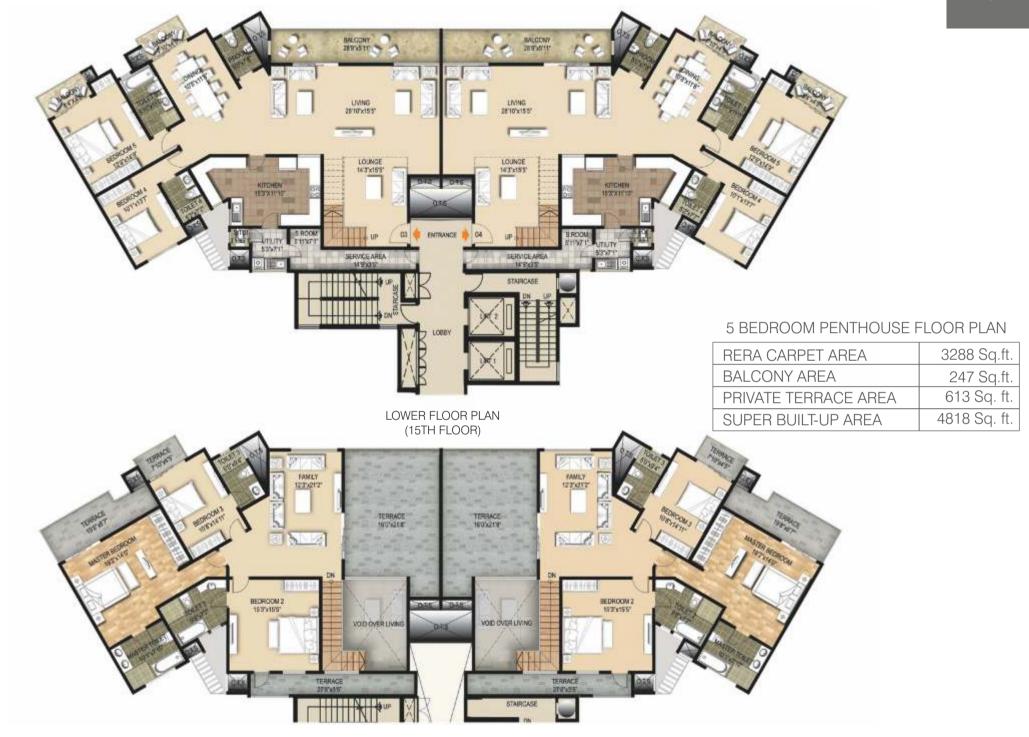
LOWER FLOOR PLAN
(15TH FLOOR)

4 BEDROOM PENTHOUSE FLOOR PLAN
(TOWERS A, E, G, H, L, R, U & V)

4 BEDROOM PENTHOUSE FLOOR PLAN

RERA CARPET AREA	2646 Sq.ft.
BALCONY AREA	161 Sq.ft.
PRIVATE TERRACE AREA	266 Sq. ft.
SUPER BUILT-UP AREA	3795 Sq. ft.

LOWER FLOOR PLAN
(15TH FLOOR)

5 BEDROOM PENTHOUSE FLOOR PLAN
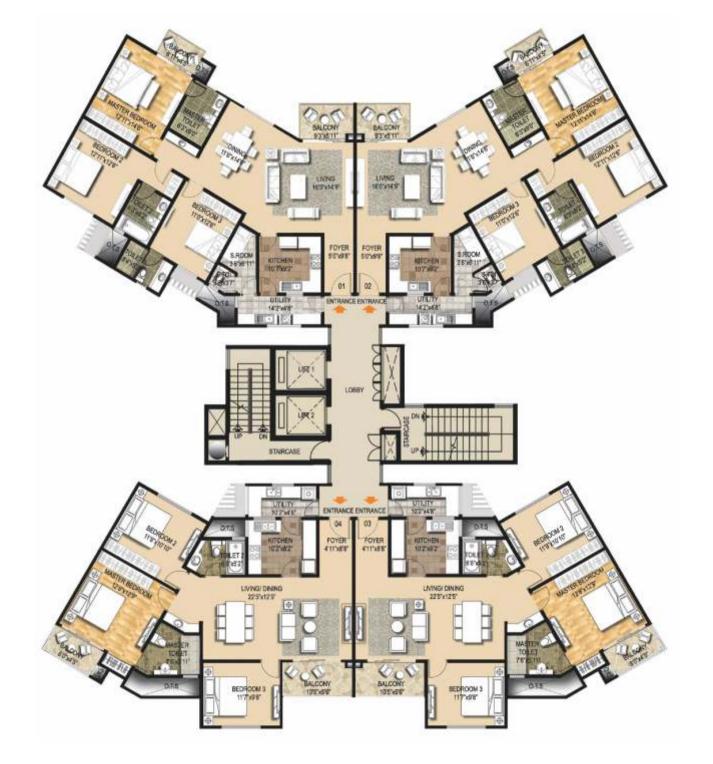
RERA CARPET AREA	3288 Sq.ft.
BALCONY AREA	247 Sq.ft.
PRIVATE TERRACE AREA	613 Sq. ft.
SUPER BUILT-UP AREA	4818 Sq. ft.

UPPER FLOOR PLAN
(16TH FLOOR)

5 BEDROOM PENTHOUSE FLOOR PLAN
(TOWERS A, E, G, H, L, R, U, V & Y)
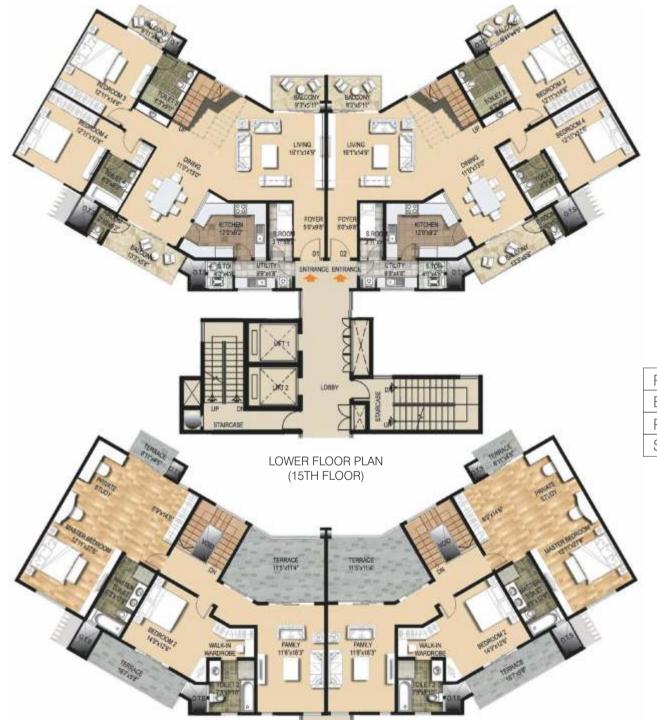
3 BEDROOM TYPICAL FLOOR PLAN

RERA CARPET AREA	1447 Sq.ft.
BALCONY AREA	86 Sq.ft.
SUPER BUILT-UP AREA	2062 Sq.ft.

3 BEDROOM TYPICAL FLOOR PLAN

RERA CARPET AREA	1046 Sq.ft.
BALCONY AREA	93 Sq.ft.
SUPER BUILT-UP AREA	1555 Sq.ft.

TOWER TYPE III - (TOWERS B, D, F, J, M, N, P, Q, W, Z, AB, AC, & AD)
2062 SQ.FT. – GROUND FLOOR – 14TH FLOOR
1555 SQ.FT. – 1ST FLOOR – 15TH FLOOR

LOWER FLOOR PLAN
(15TH FLOOR)

UPPER FLOOR PLAN
(16TH FLOOR)
4 BEDROOM PENTHOUSE FLOOR PLAN
(TOWERS B, D, F, J, M, N, P, Q, W, Z. AB, AC & AD)

4 BEDROOM PENTHOUSE FLOOR PLAN

RERA CARPET AREA	2646 Sq.ft.
BALCONY AREA	161 Sq.ft.
PRIVATE TERRACE AREA	266 Sq. ft.
SUPER BUILT-UP AREA	3795 Sq. ft.
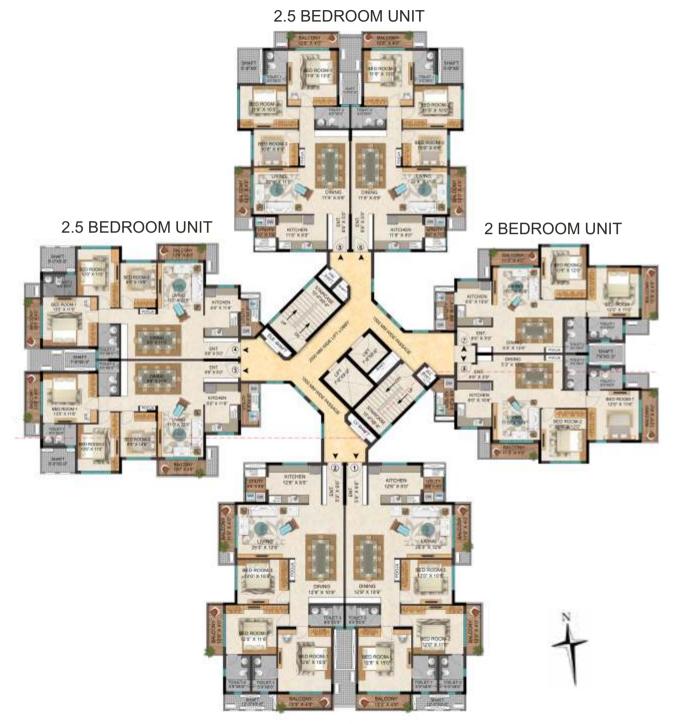
3 BEDROOM + STUDY PENTHOUSE FLOOR PLAN (TYPE B)

RERA CARPET AREA	1904 Sq.ft.
BALCONY AREA	191 Sq.ft.
PRIVATE TERRACE AREA	206 Sq. ft.
SUPER BUILT-UP AREA	2847 Sq. ft.

3 BEDROOM + STUDY PENTHOUSE FLOOR PLAN
(TOWERS B, D, F, J, M, N, P, Q, W, Z, AB, AC, & AD)

AF TOWER 1ST - 17TH TYPICAL FLOOR PLAN

2.5 BEDROOM UNIT

2.5 BEDROOM UNIT

2 BEDROOM UNIT

3 BEDROOM UNIT

N

AF TOWER 2 BHK FLOOR PLAN

BALCONY
11'3" X 4'0"

BED ROOM-2
10'6" X 12'0"

LIVING
11'0" X 19'9"

BALCONY
12'9" X 4'0"

KITCHEN
8'0" X 10'6"

BED ROOM-1
12'0" X 11'6"

WM

UTILITY
8'9" X 4'6"

DW

TOILET-1
8'0"X5'0"

ENT.
8'6" X 3'9"

⑦

DINING
5'3" X 12'6"

POOJA

TOILET-2
5'0"X8'0"

SHAFT
7'9"X5'-3"

DINING
5'3" X 12'6"

POOJA

TOILET-2
5'0"X8'0"

⑧

ENT.
8'6" X 3'9"

DW

TOILET-1
8'0"X5'0"

UTILITY
8'9" X 4'6"

WM

KITCHEN
8'0" X 10'6"

BED ROOM-1
12'0" X 11'6"

LIVING
11'0" X 19'9"

BED ROOM-2
10'6" X 12'0"

BALCONY
12'9" X 4'0"

BALCONY
11'3" X 4'0"

RERA CARPET AREA	849 Sq.ft.
BALCONY AREA	84 Sq.ft.
SUPER BUILT-UP AREA	1215 Sq.ft.

AF TOWER 2.5 BHK FLOOR PLAN

SHAFT
8'-0"X5'-9"

BED ROOM-2
10'0" X 11'0"

TOILET-1
8'0"X5'0"

BED ROOM-3
8'9" X 10'6"

BALCONY
12'0" X 4'0"

BED ROOM-1
13'0" X 11'6"

LIVING
11'0" X 22'9"

KITCHEN
8'0" X 11'6"

UTILITY
8'-9"X4'-6"

WM

BALCONY
12'6" X 4'0"

POOJA

DW

DINING
8'9" X 11'9"

TOILET-2
5'0"X8'0"

SHAFT
7'-6"X5'-3"

ENT.
8'6" X 5'0"

④

TOILET-2
5'0"X8'0"

ENT.
8'6" X 5'0"

③

BALCONY
12'6" X 4'0"

DINING
8'9" X 11'9"

DW

BED ROOM-1
13'0" X 11'6"

KITCHEN
8'0" X 11'6"

UTILITY
8'-9"X4'-6"

TOILET-1
8'0"X5'0"

WM

POOJA

LIVING
11'0" X 22'9"

BED ROOM-2
10'0" X 11'0"

BED ROOM-3
8'9" X 10'6"

SHAFT
8'-0"X5'-9"

BALCONY
12'0" X 4'0"

RERA CARPET AREA	1031 Sq.ft.
BALCONY AREA	100 Sq.ft.
SUPER BUILT-UP AREA	1435 Sq.ft.

AF TOWER 3 BHK FLOOR PLAN

RERA CARPET AREA	1335 Sq.ft.
BALCONY AREA	154 Sq.ft.
SUPER BUILT-UP AREA	1950 Sq.ft.

UTILITY 5'0" X 8'0"

KITCHEN 12'6" X 9'0"

ENT. 5'9" X 9'6"

KITCHEN 12'6" X 9'0"

UTILITY 5'0" X 8'0"

WM   DW

DW   WM

BALCONY 11'9" X 4'0"

LIVING 25'3" X 12'6"

LIVING 25'3" X 12'6"

BALCONY 11'9" X 4'0"

BED ROOM-3 12'0" X 10'6"

POOJA

POOJA

BED ROOM-3 12'0" X 10'6"

DINING 12'9" X 10'9"

DINING 12'9" X 10'9"

TOILET-3 8'0"X5'0"

TOILET-3 8'0"X5'0"

BALCONY 12'6" X 4'0"

BED ROOM-2 12'0" X 11'6"

BED ROOM-2 12'0" X 11'6"

BALCONY 12'6" X 4'0"

BED ROOM-1 12'6" X 15'0"

BED ROOM-1 12'6" X 15'0"

TOILET-2 5'9"X8'6"

TOILET-1 5'9"X8'6"

TOILET-1 5'9"X8'6"

TOILET-2 5'9"X8'6"

SHAFT 12'3"X3'-6"

BALCONY 13'3" X 4'0"

BALCONY 13'3" X 4'0"

SHAFT 12'3"X3'-6"

LOCATION MAP

GST Road

Chennai Airport

To Guindy

Kathipara Junction

Guindy Industrial Estate

Ashok Pillar

Mount Road / Anna Salai

To West Mambalam / T.Nagar

To K. K. Nagar / Virugambakkam

To Porur

Poonamallee High Road

Koyambedu Bus Terminus

Koyambedu Junction

Vadapalani

D. G. Vaishnava College

Arcot Road

Poonamallee High Road

To Choolaimedu / Nungambakkam

Pachaiyappas College

To Central Station / Parrys

The metrozone
LIVE A CLASS APART

Jawaharlal Nehru Road (100 Ft - Road)

THE GARDENIA

Sundaram Medical Foundation

Shanthi Colony

Annanagar Main Road

Anna Arch

Anna Arch Road

Metro Station

Metro Station

Anna Hospital

To Chinthamani / Kilpauk

Chinthamani Junction

DAV Girls School

DAV Boys School

SBOA School

To Mogappair & Ambattur

Anna Nagar West (Extn.)

Annanagar West Bus Depot

Tiruvallam Junction

To Padi / Villivakkam

To ICF/ Villivakkam

N

PLAN NOT TO SCALE

ozonegroup®

THE ONES THAT COUNT

The metrozone

LIVE A CLASS APART

SITE OFFICE: 44, Pillaiyar Koil Street (Jawaharlal Nehru Road), Anna Nagar, Chennai - 600 040. Phone: 1800 3005 2266

Corporate Office
38, Ulsoor Road, Bangalore - 560 042. Phone: +91-80-2501 1800

Branch Offices

Mumbai
B-104, The Capital, Bandra Kurla Complex (BKC), Bandra (E), Mumbai - 400 051
Phone: +91-22-6173 9799

Goa
F-3 Villa Sol, La Campala Colony Miramar, Panjim, Goa - 403 001
Phone: +91 832 246 1680

Dubai
308, Al Moosa Tower 1, Sheikh Zayed Road, Dubai, UAE
Phone: +971 50 7677395/+971 50 786 2604

Singapore
Level 19, Tower 2, 1 Raffles Place, Singapore - 048616
Phone: +65869 47972

Australia
Level 2, Suite 15, 103 George Street, Parramatta, NSW 2150
Phone: + 61 2 8843 1313

USA
3375, Scott Boulevard, Suite 422, Santa Clara, CA 95054
Phone +1 650 452 5903

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