

LUMINA

g u d u v a n c h e r y

PHASE 3 - BLOCK H1



LUXURY
AMENITIES.
**AFFORDABLE
PRICE.**

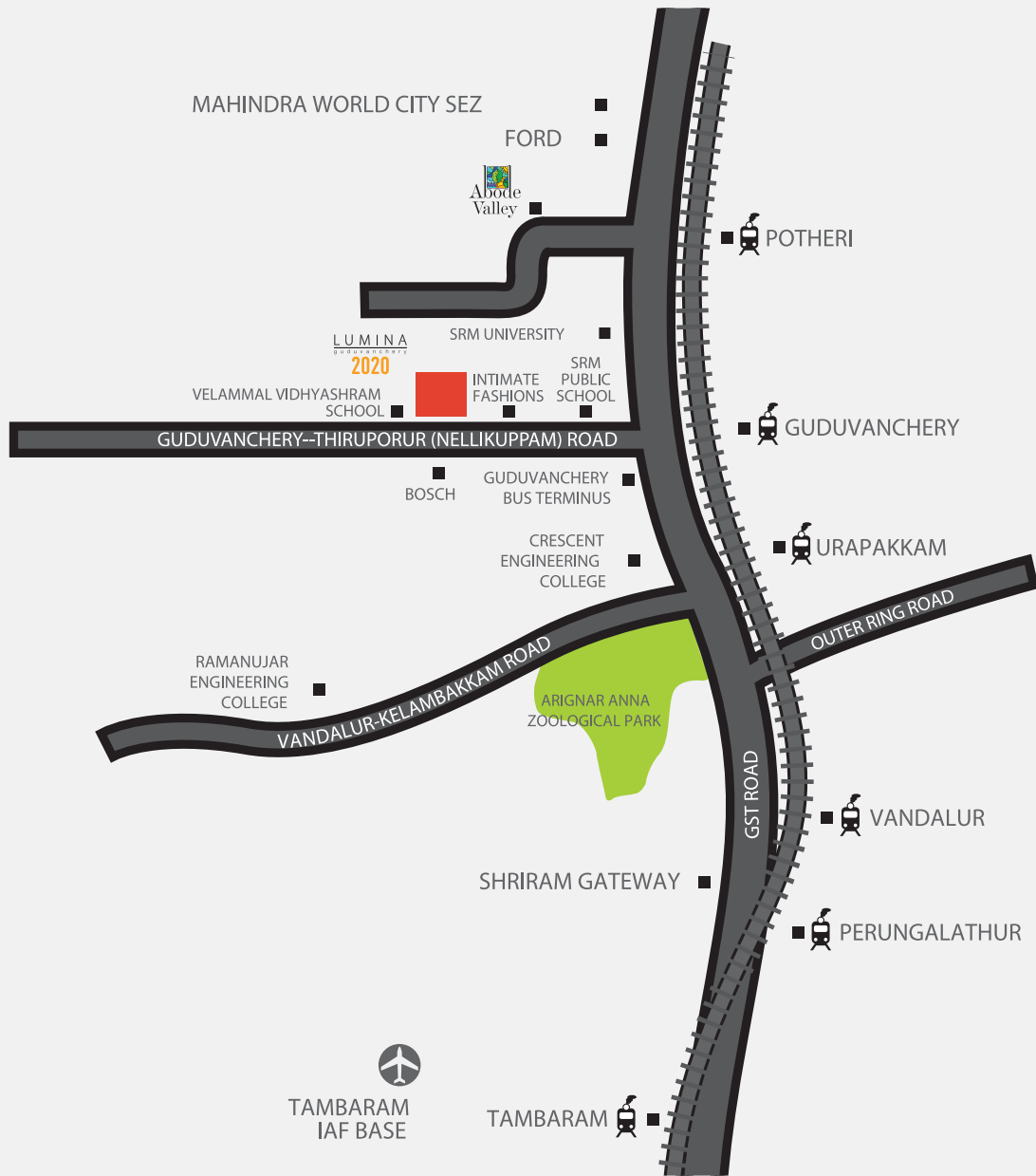
PHASE 3 - BLOCK H2



MASTER PLAN



LOCATION MAP





LUMINA

LIFESTYLE



★ ★ ★
THE BEST GATED
COMMUNITY PROJECT 2017
BY THE TIMES OF INDIA

Created as a landmark project in Guduvanchery, Lancor Lumina continues to be an aspirational address for those in line for a new home. Located right in the heart of an upcoming hub, this prime property is a centre to the best of education, work, healthcare and entertainment. The 350 plus happy families already residing here are living the Lancor Life, complete with a host of world-class lifestyle features and best-in-class sports amenities.

Now the launch of Phase 3, offers extension of this wholesome living experience to several new families.

SPECIFICATIONS FOR BLOCKS - H1 & H2

Structure

- RCC framed structure with RC foundations conforming to BIS.
- Pre-construction anti-termite treatment will be provided under foundations and external perimeter of the building as per BIS for the complete building.
- Walls will be constructed using fly ash blocks (AAC) / earthen blocks / concrete blocks .

Wall finishes

- Internal walls will be finished with gypsum / cement plaster and painted with emulsion above Wall putty.
- The toilet walls will be finished with ceramic tiles upto a height of 7'.
- Common areas will be finished with cement plaster and emulsion paint. The stairways will have ceramic tile dado upto a height of 7' and painted with emulsion above wall putty.
- Wash area (if applicable) will be finished with ceramic tiles up to 5' height.
- Dado of 2' above the kitchen platform will be finished with ceramic tiles.
- Lofts will be provided in two locations in each apartment.
- Exterior faces of the building (including the balconies) will be finished with cement plaster and paint.

Ceiling

- Ceiling in all areas will be finished with wall putty and painted with OBD.

Floor finishes

- Living, Dining & Bed rooms will be finished with Vitrified tiles.
- Kitchen, Wash area (if applicable), balcony & toilets will be finished with ceramic tiles.
- 4" high skirting matching the floor tile will be provided wherever required.

Common Area finishes

- Staircase & Lobbies will be finished with Natural stone as suggested by the Architect.
- Car parks and Driveways will be finished with Granolithic flooring.

Doors & Windows

MAIN DOORS

- Teak wood frame with 40mm thick shutter polished on both sides along with necessary hardware.

BEDROOM DOORS

- Seasoned wooden frame, 30mm thick shutter finished with enamel paint on both sides along with necessary hardware.

TOILET DOORS

- Seasoned wooden frame, 30mm thick shutter finished with enamel paint on both sides along with necessary hardware.

BALCONY DOORS

- UPVC Glass Door/Window will be provided.

WINDOWS

- UPVC sliding windows will be provided in all rooms.

Kitchen

- Countertop platform (dry fixing) will be finished with 18mm thick granite slabs 2' wide. stainless steel single bowl sink will be provided in each kitchen.
- Provision for fixing washing machine will be made.

Toilets

- All sanitary ware will be of 'white' color and suitable number of CP fittings will be provided.
- Single lever divertor with overhead shower will be provided in all toilets.

Electrical

- Concealed insulated copper multi-strand wires will be provided with distribution board having MCBs, required number of switches and sockets will be provided.
- Empty conduit for TV point will be provided in the Living room.
- One telephone point will be provided in the Living room.

Lift

- Each building will be served by 2 nos. of passenger lifts with automatic openable doors.

Power Supply & Generator

- 3 phase power supply with generator backup for all lighting loads of the apartment with manual changeover arrangement (lights, fans, 6A points), common area lighting, lifts and pumps will be provided.

Compound Wall

- 5' high compound wall will be provided along the perimeter.

Landscaping

- The entire project will be suitably landscaped.

Water

- Water treatment plant of adequate capacity will be provided.
- Underground RCC sump of adequate capacity for raw water / WTP treated water / STP treated water.
- Overhead tank with a partition wall for WTP treated water / STP treated water will be provided.

Sewerage

- Common STP will be provided. Treated water will be circulated for flushing in toilets and for landscaping.

Sports & Recreation

- Sports and recreation facility consisting of Gymnasium, Multipurpose Halls, Table Tennis, Billiards, 2 Badminton courts, Tennis court, practice nets for Cricket and 2 Swimming pools, Skating rink with 4 tracks will be provided.

Fire Protection System

- Fire protection system is designed and installed as per National Building Code of India and other necessary fire safety measures will be provided in compliance with the Statutory Norms.

Lancor Lumina,

No: 50, Nellikuppam Road, Off GST Road, Kayarambedu, Chennai – 603 202.

Lancor Holdings Limited

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BLOCK H2

TYPICAL FLOOR PLAN



PROJECT DETAILS

Block H2: 112 Apartments | 2BHK, Stilt + 7 Floors

TYPE	RERA CARPET AREA IN SQ. FT.	EXCLUSIVE BALCONY AREA IN SQ. FT.	PLINTH AREA IN SQ. FT.	SALEABLE AREA IN SQ. FT.
2BHK	389-392	21-24	483	618



BLOCK H1

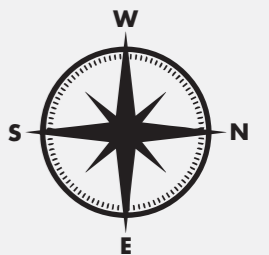
TYPICAL FLOOR PLAN

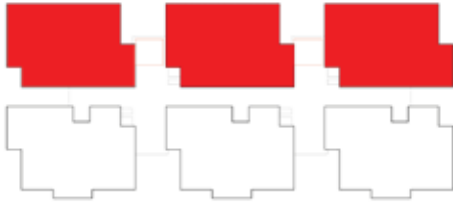


PROJECT DETAILS

Block H1: 42 Apartments | 2BHK, Stilt + 7 Floors

TYPE	RERA CARPET AREA IN SQ. FT.	EXCLUSIVE BALCONY AREA IN SQ. FT.	PLINTH AREA IN SQ. FT.	SALEABLE AREA IN SQ. FT.
2BHK	614-616	33, 34	728, 734	930, 938





KEY PLAN



LUMINA
guduvanchery



LEGEND:

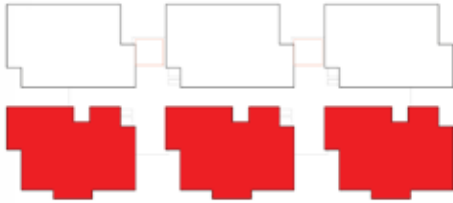
01 - LIVING & DINING	10'-0" x 17'-10"
02 - KITCHEN	8'-0" x 7'-2"
03 - BEDROOM 1	11'-0" x 10'-8"
04 - BEDROOM 2	12'-0" x 10'-4"
05 - TOILET 01	7'-8" x 5'-0"
06 - TOILET 02	7'-0" x 5'-0"
07 - UTILITY	8'-0" x 3'-2"
08 - BALCONY	9'-4" x 3'-6"

BLOCK H1 | APT: 101 to 701
 APT: 102 to 702
 APT: 103 to 703

RERA CARPET AREA - 616 SQ.FT
 EXCLUSIVE BALCONY AREA - 033 SQ.FT
 PLINTH AREA - 728 SQ.FT
 SALEABLE AREA - 930 SQ.FT



Note: Furniture shown are indicative only and not part of the contract. Dimensions are wall to wall exclusive of finishes.



KEY PLAN

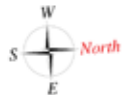


LEGEND:

01 - LIVING & DINING	10'-0" x 15'-10"
02 - KITCHEN	8'-0" x 7'-4"
03 - BEDROOM 1	11'-0" x 10'-8"
04 - BEDROOM 2	12'-0" x 10'-4"
05 - TOILET 01	7'-8" x 5'-0"
06 - TOILET 02	7'-0" x 5'-0"
07 - UTILITY	8'-0" x 3'-0"
08 - BALCONY	9'-4" x 3'-8"

BLOCK H1 | APT: 104 to 704
APT: 105 to 705
APT: 106 to 706

RERA CARPET AREA - 614 SQ.FT
EXCLUSIVE BALCONY AREA - 034 SQ.FT
PLINTH AREA - 734 SQ.FT
SALEABLE AREA - 938 SQ.FT



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KEY PLAN

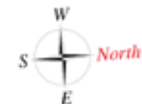


LEGEND:

01 - LIVING & DINING	12'-8" x 9'-0"
02 - KITCHEN	9'-4" x 6'-8"
03 - BEDROOM 1	9'-0" x 9'-0"
04 - BEDROOM 2	9'-0" x 9'-0"
05 - TOILET	9'-8" x 5'-0"
06 - BALCONY	6'-4" x 3'-6"

BLOCK H2 | APT: 101 to 701
APT: 102 to 702
APT: 103 to 703
APT: 104 to 704
APT: 108 to 708
APT: 113 to 713

RERA CARPET AREA	- 392 SQ.FT
EXCLUSIVE BALCONY AREA	- 022 SQ.FT
PLINTH AREA	- 483 SQ.FT
SALEABLE AREA	- 618 SQ.FT



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KEY PLAN

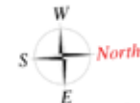


LEGEND:

01 - LIVING & DINING	12'-8" x 9'-0"
02 - KITCHEN	9'-4" x 6'-8"
03 - BEDROOM 1	9'-0" x 9'-0"
04 - BEDROOM 2	9'-0" x 9'-0"
05 - TOILET	9'-8" x 5'-0"
06 - BALCONY	6'-4" x 3'-6"

BLOCK H2 | APT: 105 to 705
APT: 109 to 709
APT: 110 to 710
APT: 111 to 711
APT: 112 to 712
APT: 116 to 716

RERA CARPET AREA	- 392 SQ.FT
EXCLUSIVE BALCONY AREA	- 022 SQ.FT
PLINTH AREA	- 483 SQ.FT
SALEABLE AREA	- 618 SQ.FT



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KEY PLAN

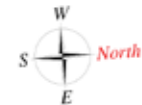


LEGEND:

01 - LIVING & DINING	9'-0" x 12'-0"
02 - KITCHEN	6'-8" x 8'-10"
03 - BEDROOM 1	9'-0" x 9'-0"
04 - BEDROOM 2	9'-0" x 9'-0"
05 - TOILET	5'-0" x 9'-8"
06 - BALCONY	6'-0" x 4'-0"

BLOCK H2 | APT: 106 to 706
APT: 107 to 707

RERA CARPET AREA	- 389 SQ.FT
EXCLUSIVE BALCONY AREA	- 024 SQ.FT
PLINTH AREA	- 483 SQ.FT
SALEABLE AREA	- 618 SQ.FT



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KEY PLAN

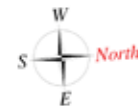


LEGEND:

01 - LIVING & DINING	9'-0" x 12'-8"
02 - KITCHEN	6'-8" x 9'-4"
03 - BEDROOM 1	9'-0" x 9'-0"
04 - BEDROOM 2	9'-0" x 9'-0"
05 - TOILET	5'-0" x 9'-4"
06 - BALCONY	6'-4" x 3'-6"

BLOCK H2 | APT: 114 to 714
APT: 115 to 715

RERA CARPET AREA	- 392 SQ.FT
EXCLUSIVE BALCONY AREA	- 021 SQ.FT
PLINTH AREA	- 483 SQ.FT
SALEABLE AREA	- 618 SQ.FT



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