



Eden Park

Integrated Township off OMR



Villapartments from L&T

As independent as a villa.
As cozy as an apartment.





*Bahai Temple,
Delhi*



*South City,
Bengaluru*



*Parliament Library,
Delhi*



*Serene County,
Hyderabad*

You know when it's from L&T

As trailblazers in engineering and architecture, we've never needed an introduction. Our name strikes a familiar note in mind while you try and remember all that we've done: Jawaharlal Nehru Stadium (Chennai), Konkan Railway Bridge (Maharashtra & Goa), Lotus Temple (New Delhi), the list is quite endless. But with our next step, we've moved closer to your heart. We also build homes now.

We have initiated a specialty company - L&T South City Projects Limited, a joint venture between L&T Urban Infrastructure Limited, Dinesh Ranka Associates (DRA) and Pragnya Fund 1, to re-invent the concept of urban living with the new Eden Park in Chennai. A great new concept that will fulfil your expectations of a perfect home.



L&T Urban Infrastructure Limited

As a subsidiary company of Larsen and Toubro Infrastructure Development Projects Limited (L&T IDPL), L&T-UIL is formed to develop, promote, construct maintain and operate projects relating to real estate, property and urban infrastructure facilities pan-India. It has created a niche - and set a trend in developing number of urban infrastructure projects by its Hitech City Project at Hyderabad in 1996 which is the first IT park in India and has become a landmark of Hyderabad city for its unique architecture and magnitude.



Dinesh Ranka & Associates

Dinesh Ranka & Associates (DRA) is guided by the principles of "value" investing and focus on "value for money" for properties both within and the outskirts of the cities. Commitment to innovation, quality and ultimately customer satisfaction drives DRA to excel in every phase of property development. This is reflected in the numerous landmarks they have been involved in through the years - under the DRA banner.



Pragnya Fund 1

Pragnya Fund 1, a Mauritius-based private equity fund, is focused on Indian real estate. Pragnya's India-based plans are long-term and its investment priority will focus on projects that deliver a differentiated and superior product priced attractively. Currently, several large investments are in the pipeline including a major SEZ in Kochi. Pragnya's investment choices are based on substantial, qualitative research of the markets and specific real estate products. Its investment in L&T South City is a vote of confidence in the potential for growth of the IT corridor in Chennai.

The three companies have come together to form L&T South City Projects Limited, a special purpose vehicle that will create Eden Park and make it a benchmark in integrated townships.

Site plan - Phase I



Building new communities: The Township

The 22 km stretch of Old Mahabalipuram Road (OMR, IT Corridor), which runs parallel to the East Coast Road, is the hub of IT infrastructure facilities in Chennai and hence the demand for quality housing is on the boom. L&T South City Projects brings together a group of successful business people who have the experience, insights, competencies and technology to develop the integrated township coming up beside SIPCOT IT Park in Siruseri, off OMR, Chennai. The township is a gated residential paradise that will have apartments, villas, school, essential services, health care facilities and shopping spaces to make for a complete community.

The hallmark of the project is its design and the brand, L&T-ECC. L&T-ECC is one of the largest globally-known construction groups with many mega projects and outstanding structures created over a span of seven decades; all to the highest quality standards. A good number of these structures have been recipients of awards from national institutions and international ones like FIP (UK).

Padma Seshadri Bala Bhavan

Eden Park – the integrated township by L&T will also have an exclusive branch of the renowned Padma Seshadri Bala Bhavan School within the gated community. This will be their third branch after Nungambakkam and KK Nagar. The school will offer a CBSE-based curriculum catering to the complete needs of students with modern infrastructure, innovative teaching methods and state-of-the-art facilities. Opening in 2011, the school will greatly benefit the residents of Eden Park.

Planning to perfection

We have employed HOK, a US-based design consultant with a global presence and a turnover of \$475.8 million (US), for developing the master layout of the project. Master plans are the basis for big, successful projects and they connect people to their environments, physically and emotionally. The resulting harmony directly impacts the quality of life. The HOK Planning Group collaborates across disciplines and continents to create places that are pleasing, authentic and integrate with their surroundings, ensuring their long-term economic growth and sustainability. They create an oasis that endures. HOK has created award-winning planning, design and delivery solutions for buildings and communities all over the world.

Project Management Team

We have engaged DTZ, a UK based company having office in India as PMC for ensuring timely completion with required quality standards. We have also engaged Padgham, Australian based QS company for the project.



Villapartments: The future of urban living

The 1st phase of an amazing Integrated Township

When we decided to build the Eden Park, we struck the perfect balance between privacy, luxury and independence of a villa and the convenience, cost-effective maintenance and security of an apartment. And an apt name to go with it: Villapartments.

You won't have to share a common wall with your neighbours or walk into their doors when you step out of your home. Experience good illumination and three-sided ventilation in your home, all the time.

The 1st phase of Eden Park in Siruseri, just beside SIPCOT layout at OMR, comprises 14 acres of residential area with architectural beauty that stands tall with its majestically integrated apartment buildings with 656 apartment units. Aesthetically designed across 8 blocks with 14 levels, 2 basements, the Villapartments comprises of 2 and 3 bedroom dwellings with state-of-the-art amenities and a Vastu-compliant architecture.

Unique design highlights

The Eden Park is unique with several pathbreaking features and amenities like:

- 3-sided ventilation
- Vaastu compliant
- Provision of RC walls to provide uninterrupted free space
- Solar water heating
- Recycled water for flushing and landscaping
- Mechanised construction technology
- Vehicle-free ambience within the layout





Keeping you fit

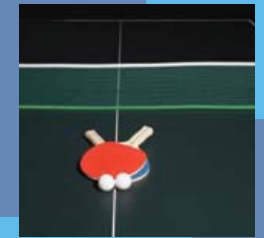
If you are a fitness freak, here are some more amenities that will keep you in shape:

- Gymnasium & Fitness centre
- Swimming pool
- Jacuzzi/Sauna
- Men/Women Beauty Saloon
- Cycling/Jogging track
- Billiards, Table Tennis
- Massage/Aerobics room
- Cricket pitch
- Shuttle/Badminton court
- Skating rink

Aesthetics

Keeping the aesthetics and entertainment in mind, we have also provided for:

- Lush green landscaped area and lawns with central theme park for every tower
- Amphitheatre
- Water cascade
- Gazebo
- Pond with bridge
- Reflexology path





Opportunities for everyone

We have identified most appropriate amenities, individually, for every housing cluster in the Eden Park, to give levels of comfort, aesthetics, tranquility and support that are the best in the world. Everything has been worked out to the minutest detail to give residents the maximum benefit. Some of the highlights are:

- Crèche
- Visitors' lounge
- Meditation hall
- Indoor play area
- Tot-lots for each cluster
- Cafeteria
- Departmental store
- Party hall
- ATM

And the list goes on...

- Sculptures
- Video phone at the main entry
- Security intercom
- Power back-up for common amenities & apartment units
- Driver's rest room
- Broadband connectivity
- Sewage treatment plant
- Rain water harvesting
- Society room
- Clinic
- Covered car park
- Library



Payment schedule

Description	Schedule of Payment	Percentage
On booking	Advance	15%
1st installment	13th of June 2008	25% + car parking
2nd installment	Within 90 days from the date of previous installment	10%
3rd installment	Within 90 days from the date of previous installment	10%
4th installment	Within 90 days from the date of previous installment	10%
5th installment	Within 90 days from the date of previous installment	10%
6th installment	Within 90 days from the date of previous installment	5%
7th installment	Within 90 days from the date of previous installment	5%
8th installment	Within 90 days from the date of previous installment	5%
On possession	Within 90 days from the date of previous installment	5%

Registration charges at the time of registration.

NOTE: At any point of booking, installments up to that date/time shall have to be paid.

A quick glance

Run through our list of technical specifications for the Eden Park. You can be rest assured that we use only the best materials when we build your home.

Technical specifications

Structure	: RCC wall technology for the first time in Chennai/seismic zone-III
Flooring Living/Dining/ Bedrooms/Kitchen	: Vitrified tiles
Balcony & Service	: Ceramic tiles
Toilet	: Anti-skid ceramic
Toilet Dado	: Ceramic up to 7 ft.
Painting	: Ceiling finished with oil-bound distemper Walls with plastic emulsion
Joinery	: Main door – Teakwood frame with teakwood shutters Other doors – Hardwood frame with flush shutters Bathroom door – Hardwood frame with waterproof flush shutters
Windows	: UPVC/aluminium
Plumbing & Sanitary	: Jaquar
Electrical	: Clipsol/Legrand





Location plan

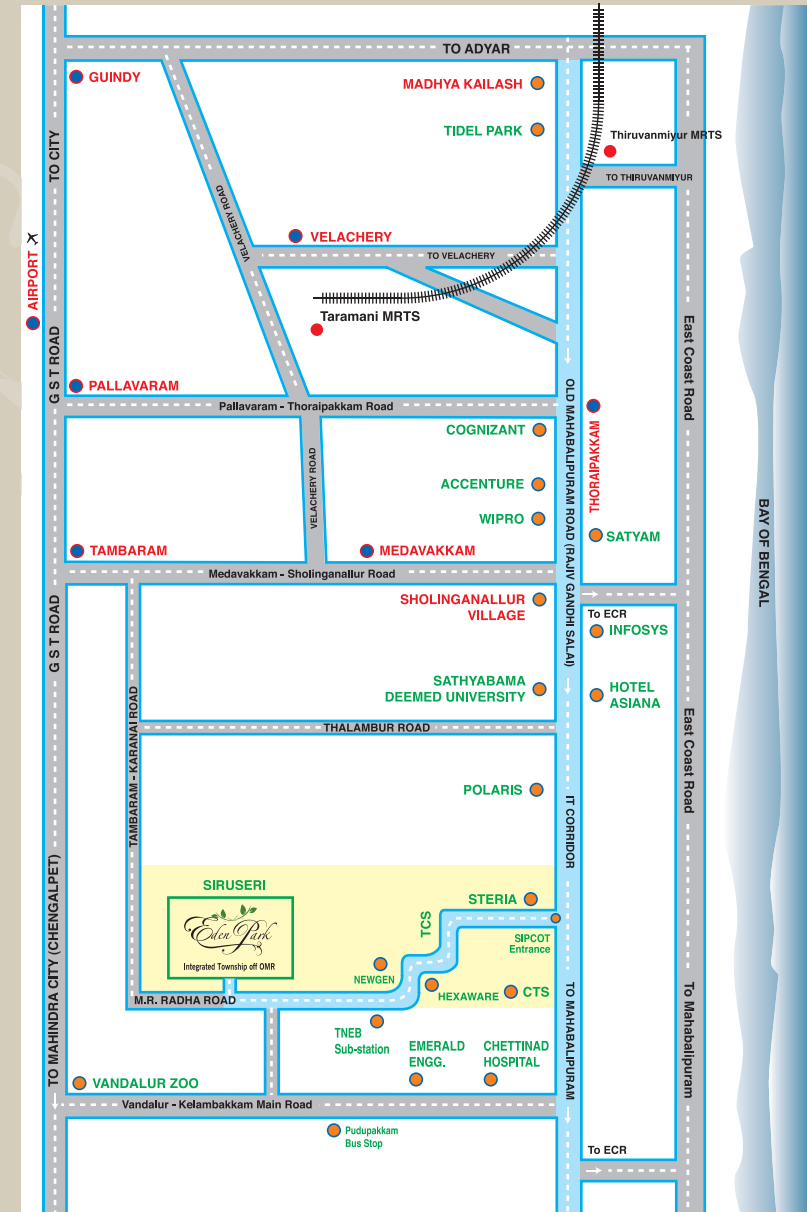
Key hubs

Key hubs	Approx. km
Airport	27
Tambaram railway station	25
Tidel Park	24
Lifeline Hospital	20
Chettinad Hospital	5
Kelambakkam Toll Gate	4
Siruseri IT Park	0.5

Picnic spots

Muttukadu	6
Kovalam beach	8
Vandalur Zoo	10
Mayajal multiplex	12
MGM	15
Mahabalipuram	28

Connectivity to Vandalur-Kelambakkam Road
 Connectivity to major IT hubs
 Tertiary health care
 Secondary health care
 Radial connectivity to Kelambakkam, OMR & ECR



This image is an indicative map. Not to scale.



Typical floor plan:
 • Oak • Pine • Maple • Cedar

Typical floor plan:

- Gulmohar • Mulberry
- Deodar • Casuarina



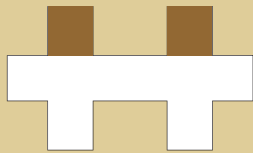


Unit plans

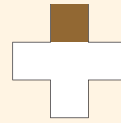
Three-bedroom



Blocks: Gulmohar, Mulberry, Casaurina, Deodar



Blocks: Oak, Pine, Maple, Cedar



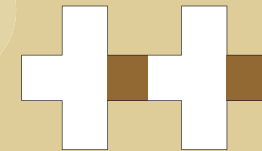
Three-bedroom Premium



Two-bedroom



Blocks: Gulmohar, Mulberry, Casaurina, Deodar



NOTE: For unit size, contact marketing office. Window/door location and details of shared facilities subject to change, according to direction.

Isn't it time to move to the next level?

Take a good look around our model home. Ask yourself 'Is this something I can afford to miss?' Think of your ambitions. Think of your dreams. Take a whole day unto yourself, in leisure and decide for yourself. Still doubtful? Drop a line to us and we will be glad to help you. It isn't all that tough to decide!

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