



WE OFFER YOU THE KEY TO THE
HOME OF YOUR DREAMS!

@ THIRUMAZHISAI

GATED COMMUNITY



PLOT
14.8 L*
onwards...

VILLA
25 L*
onwards...



SWARNALAYAM



Entrance Arch view



SWARNALAYAM

The Swarnalayam Project is an excellent investment opportunity with good appreciation potential, as several villa constructions has already started in the project. The property is fully enclosed with a compounded wall, providing privacy and security for residents. The area is well developed with proper infrastructure, including wide roads and street lights, making it an ideal choice for immediate construction or investment purposes.

The Kuthambakkam Bus Terminus and upcoming Parandur airport are nearby, offering convenient transportation options. Additionally, the Kuthambakkam Bus Terminus is likely to get metro connectivity soon, further increasing the value of this property. With these features, this property is an excellent investment option for those seeking a secure and promising investment opportunity.





Park view

PROJECT HIGHLIGHTS



Gated Community



Black Top Roads



Clear Title



80% Bank Loan



Developed Park



CMDA Approved



Potable Water



Entrance Arch



Compound Wall



Avenue Plantation



**Walking & Jogging
Track**



Children Play Area



METRO RAIL

Just 5 Mins drive from Upcoming
Kuthambakkam Metro Station

BUS TERMINUS

Just 5 Mins drive from Upcoming
Kuthambakkam Bus Terminus



SCHOOLS



- ▶ Apollo Vidyashram
- ▶ Govt. Hr.Sec.School, Thirumazhisai
- ▶ DMI St.John's International Residential
- ▶ Loyola International Residential
- ▶ Mahatma Gandhi High School
- ▶ Chennai Public School

COLLEGES



- ▶ Saveetha Medical College
- ▶ Apollo Engg College
- ▶ Wipro Infrastructure Engg
- ▶ Rajalakshmi School Of Business
- ▶ St. Joseph College of Engg
- ▶ Rajalakshmi Engg College

HOSPITALS



- ▶ Saveetha Medical Hospital
- ▶ Panimalar Medical Hospital
- ▶ Kuthambakkam Govt Hospital
- ▶ Be Well Hospital
- ▶ ACS Medical College & Hospital
- ▶ Aravind Eye Hospita

SHOPPING



- ▶ Thiyagaraja Super Market
- ▶ Bawa Super Market
- ▶ Bliss Super Market
- ▶ Ready Basket Super Market
- ▶ Haneefa Super Market
- ▶ Selvam Super Market

COMPANIES



- ▶ SL LUMAX Limited
- ▶ SIDCO Industries in Irungattukottai
- ▶ Schwing Stetter India
- ▶ HSI Automotives Pvt Ltd
- ▶ UNISOL India, Chennai Plant
- ▶ Vi Energy Resources Pvt

ENTERTAINMENTS

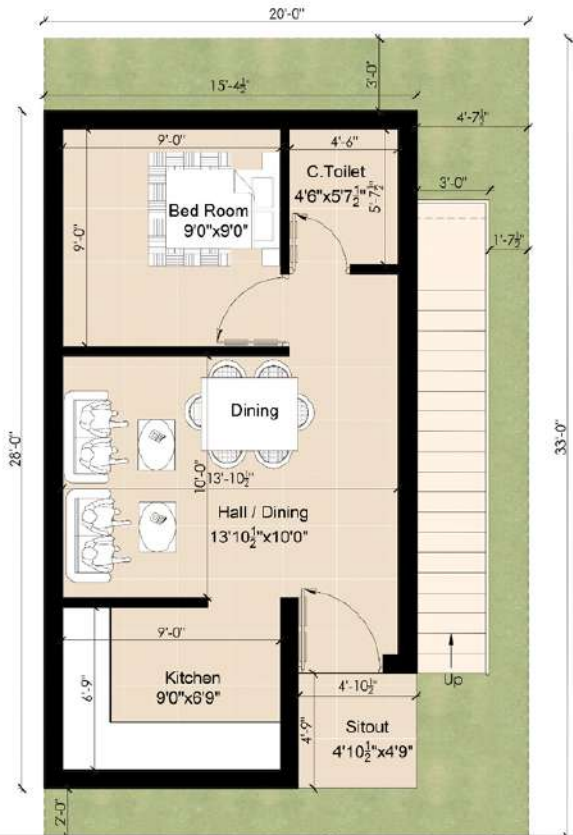


- ▶ Madras International Circuit
- ▶ Queensland Amusement Park
- ▶ Pleasant Days Resort
- ▶ EVP Cinemas & Film City
- ▶ The Coromandel Club
- ▶ Rajiv Gandhi Memorial

EAST FACING



OPTION - A VILLA TYPE - 1 BHK PLOT NO. 124 - 657 sq.ft.



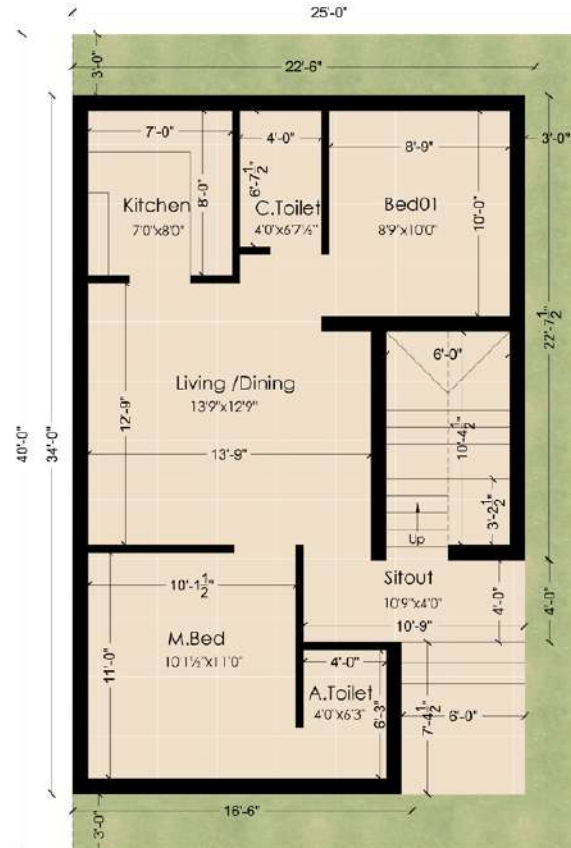
ROAD

GROUND FLOOR PLAN
BUILT-UP AREA - 510 sq.ft.

SOUTH FACING



OPTION - B VILLA TYPE - 2 BHK PLOT NO. 92 - 998 sq.ft.



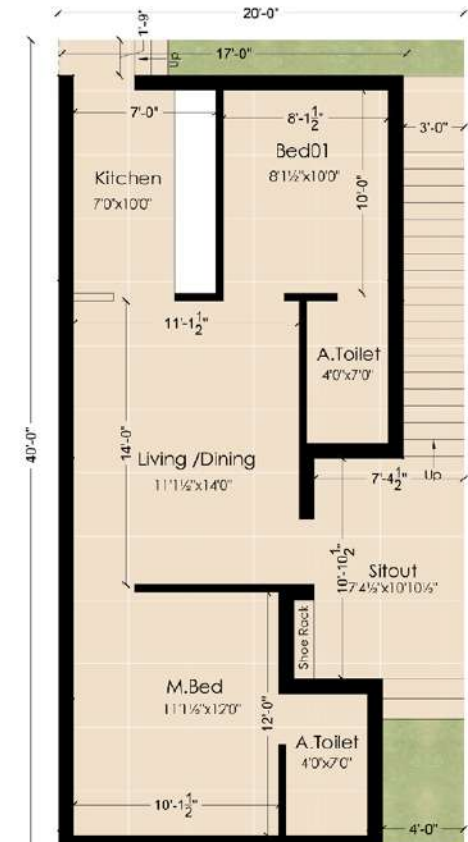
ROAD

GROUND FLOOR PLAN
BUILT-UP AREA - 745 sq.ft.

SOUTH FACING



VILLA TYPE - 2 BHK OPTION - C : PLOT NO. 130 - 801 sq.ft. OPTION - D : PLOT NO. 140 - 878 sq.ft. OPTION - E : PLOT NO. 143 - 928 sq.ft.



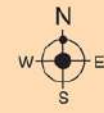
ROAD

GROUND FLOOR PLAN
BUILT-UP AREA - 745 sq.ft.

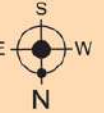
NORTH FACING



SOUTH FACING



NORTH FACING



OPTION - F

VILLA TYPE - 2 BHK

PLOT DIMENSION 9.20m x 12.02m
1208 sq.ft.



GROUND FLOOR PLAN
BUILT-UP AREA - 725 sq.ft.

OPTION - G

VILLA TYPE - 2 BHK

PLOT DIMENSION 9.20m x 12.02m
1208 sq.ft.



GROUND FLOOR PLAN
BUILT-UP AREA - 600 sq.ft.

OPTION - H

VILLA TYPE - 1 BHK

PLOT NO. 96 - 998 sq.ft.

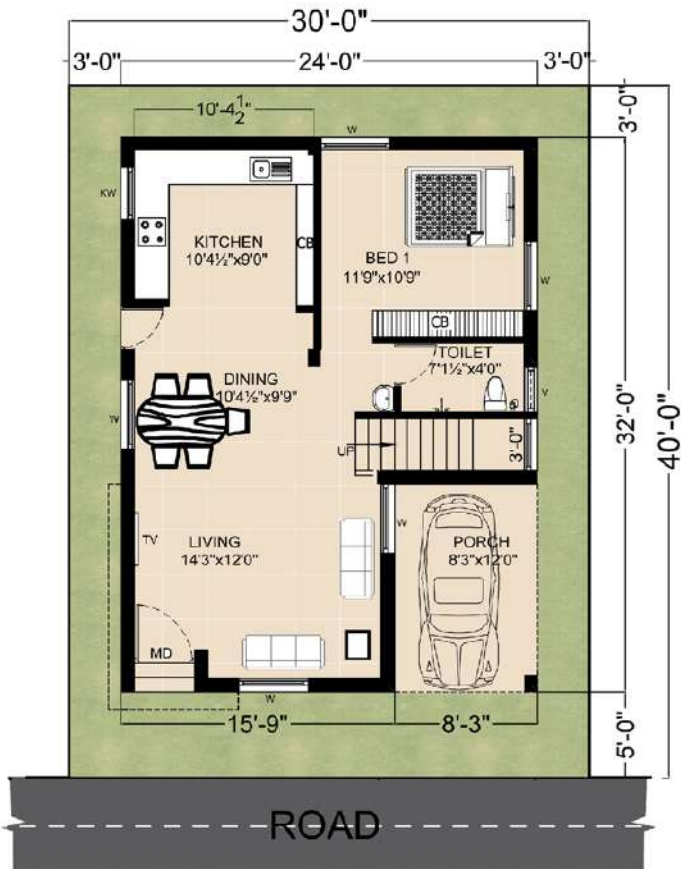


GROUND FLOOR PLAN
BUILT-UP AREA - 495 sq.ft.

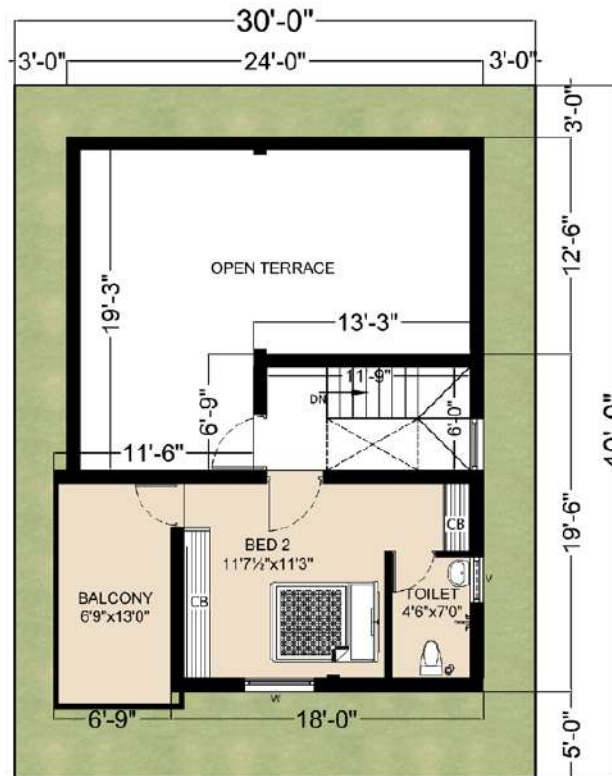
NORTH FACING



OPTION - I VILLA TYPE - 2 BHK G+1 - DUPLEX PLOT DIMENSION 9.20m x 12.02m - 1208 sq.ft.

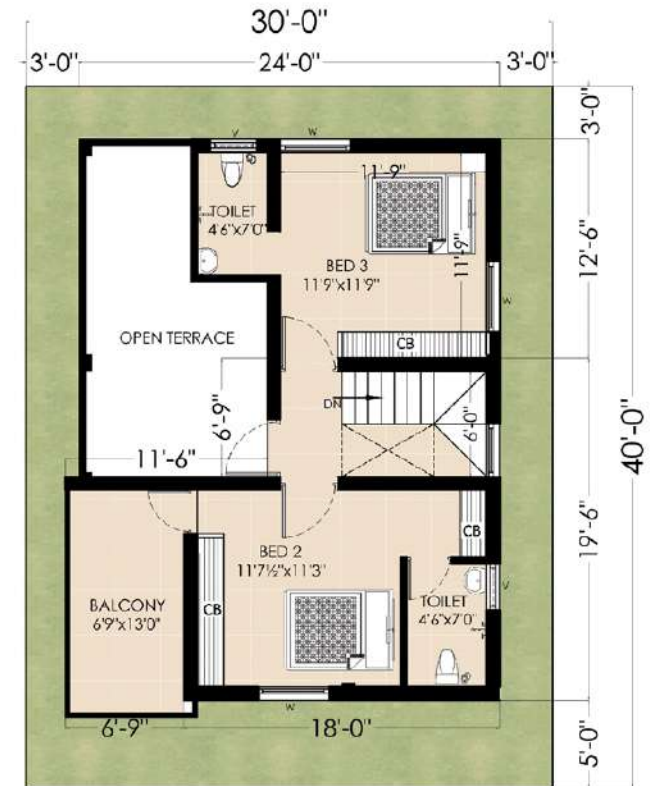


GROUND FLOOR PLAN



FIRST FLOOR PLAN
TOTAL BUILT-UP AREA - 1234 sq.ft.

OPTION - J VILLA TYPE - 3 BHK DUPLEX PLOT DIMENSION 9.20m x 12.02m 1208 sq.ft.



FIRST FLOOR PLAN
TOTAL BUILT-UP AREA - 1440 sq.ft.

SOUTH FACING



OPTION - K VILLA TYPE - 2 BHK G+1 - DUPLEX

PLOT DIMENSION 9.20m x 12.02m - 1208 sq.ft.



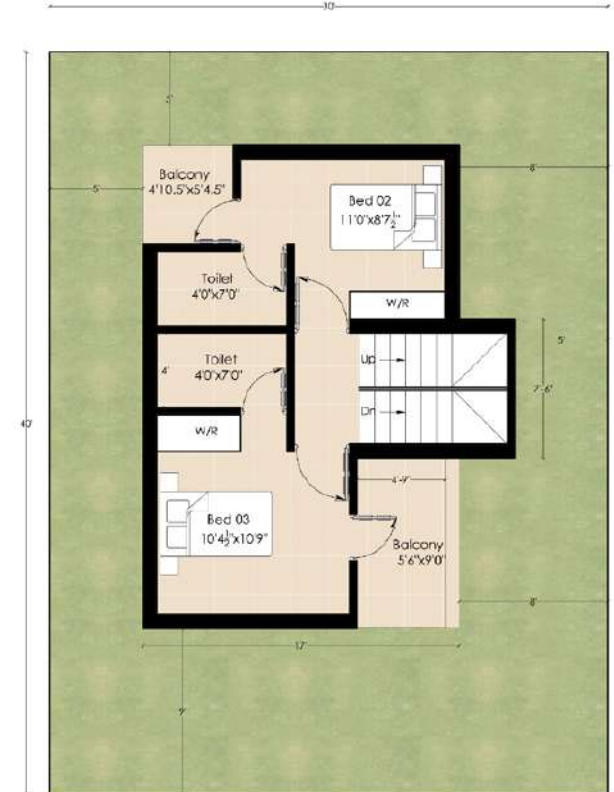
GROUND FLOOR PLAN



FIRST FLOOR PLAN
TOTAL BUILT-UP AREA - 810 sq.ft.

OPTION - L VILLA TYPE - 3 BHK DUPLEX

PLOT DIMENSION 9.20m x 12.02m
1208 sq.ft.



FIRST FLOOR PLAN
TOTAL BUILT-UP AREA - 1080 sq.ft.

SPECIFICATIONS

STRUCTURE	Reinforced cement concrete.
SUPERSTRUCTURE	Brick masonry (9" & 4 ½ "thick) with cement mortar
MAIN DOOR	Wooden Frame with laminated shutters with branded lock fittings.
INNER DOORS	Other Frames in Country wood with Flush Door Shutters. In Bathrooms PVC doors
WINDOWS	Wooden windows with Opaque Glassed Shutter
VENTILATORS	In Country Wood frames with Louver glass & M.S. Rod
WEATHERING COURSE	Open Terrace, Water proof with weathering tiles
STAIRCASE	Indoor Stairs Marble Flooring with Stainless Steel Handrail / Steps Tiles. Outer M.S.Handrail with Step Tiles
PLASTERING	Two coats in cement mortar with sponge finishing for external walls and smooth finishing for internal walls
FLOORING	"A Grade" Vitrified Tiles (2×2) in all Bedrooms & Living Rooms
KITCHEN	Granite stone platform with stainless steel sink, 2' height glazed tiles dado above platform
TOILETS	Anti Slip Ceramic Toilet Flooring Tiles & Glazed Tiles in Toilet Dado or Wall up to 7'
PLUMBING	Concealed piping of CPVC / PVC Pipes
WATER SUPPLY	Outer Pipes are by PVC Material. Individual Bore Well, Sump and 2 Over head Water Tank with 1 Electrical Motor Pump will be provided.
SANITARY FITTINGS	All Toilets will have EWC as per your floor plan and adequate Wash Basins based on the size of your villa (One in attached Bath room and other in Hall) with branded sanitary fittings
ELECTRICAL	ISI Standard Wires & Switches with adequate number of electrical points based on your floor plan will be provided.
PAINTING	Internal walls with Emulsion paint. Water proof paint for exteriors. Wood Work with enamel Paint. Putty finish with 2 coats of Emulsion for Inner Walls.
SEWAGE	Sewage Lines Connected To Septic Tank.
EXTRA CHARGES	For registration, electricity, car parking, water and sewage service connections. *All charges may vary at any time depending up on the Government / Market changes. Specifications may change based on the market availability.

* All images, specifications, floor plans and other details shown in this brochure is only for illustration purpose. Actuals may vary with or without prior notice.

LOCATION MAP

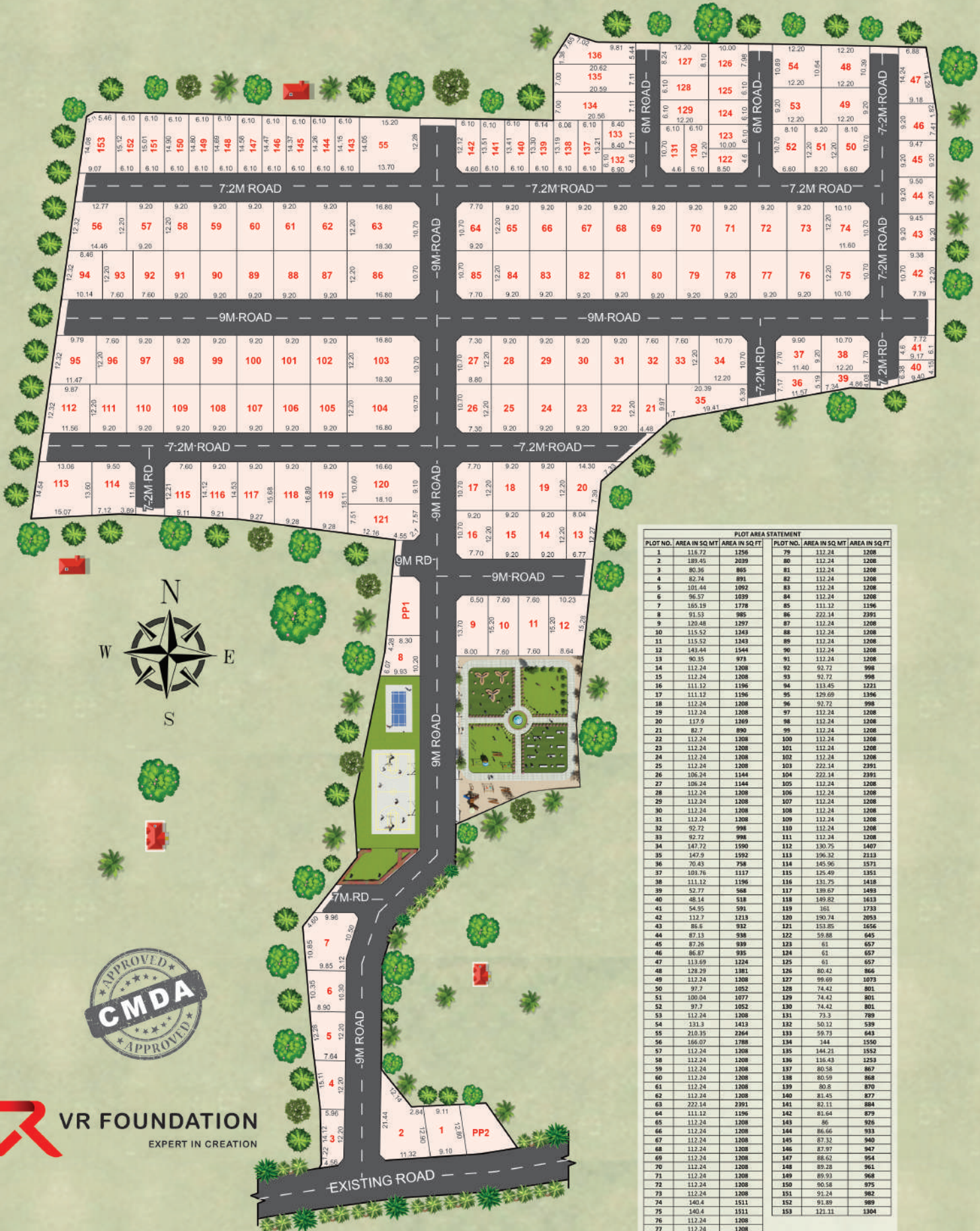


Prime location...



MASTER LAYOUT PLAN

PLAN SHOWING SUB DIVISIONS OF PLOT IN SURVEY NO. 39/1, 39/2, 47, 51 & 52
KUTHAMBAKKAM VILLAGE, POONAMALLEE TALUK, THIRUVALUR DISTRICT.



PLOT AREA STATEMENT			PLOT AREA STATEMENT		
PLOT NO.	AREA IN SQ.MT	AREA IN SQ.FT	PLOT NO.	AREA IN SQ.MT	AREA IN SQ.FT
1	112.72	1256	79	112.24	1208
2	189.45	2039	80	112.24	1208
3	80.36	865	81	112.24	1208
4	82.74	891	82	112.24	1208
5	101.44	1092	83	112.24	1208
6	96.57	1039	84	112.24	1208
7	105.18	1178	85	112.24	1208
8	91.53	985	86	222.14	2391
9	120.48	1297	87	112.24	1208
10	115.52	1243	88	112.24	1208
11	115.52	1243	89	112.24	1208
12	143.44	1544	90	112.24	1208
13	90.35	973	91	112.24	1208
14	112.24	1208	92	92.72	998
15	112.24	1208	93	92.72	998
16	111.12	1196	94	113.45	1221
17	111.12	1196	95	129.69	1396
18	112.24	1208	96	92.72	998
19	112.24	1208	97	112.24	1208
20	117.9	1269	98	112.24	1208
21	82.7	890	99	112.24	1208
22	112.24	1208	100	112.24	1208
23	112.24	1208	101	112.24	1208
24	112.24	1208	102	112.24	1208
25	112.24	1208	103	222.14	2391
26	106.24	1144	104	222.14	2391
27	106.24	1144	105	112.24	1208
28	112.24	1208	106	112.24	1208
29	112.24	1208	107	112.24	1208
30	112.24	1208	108	112.24	1208
31	112.24	1208	109	112.24	1208
32	92.72	998	110	112.24	1208
33	92.72	998	111	112.24	1208
34	147.72	1590	112	130.75	1407
35	147.9	1592	113	136.32	1468
36	70.43	758	114	145.96	1571
37	103.76	1117	115	129.49	1391
38	111.12	1196	116	131.75	1418
39	52.77	568	117	139.67	1493
40	48.14	518	118	149.82	1613
41	54.95	591	119	161	1733
42	112.7	1213	120	150.74	1625
43	86	912	121	153.85	1656
44	87.13	938	122	59.58	645
45	87.36	939	123	61	657
46	86.87	935	124	61	657
47	113.69	1224	125	61	657
48	128.29	1381	126	80.42	866
49	112.24	1208	127	99.69	1073
50	97.7	1052	128	74.42	801
51	100.04	1077	129	74.42	801
52	97.7	1052	130	74.42	801
53	112.24	1208	131	73.3	789
54	131.3	1413	132	50.12	539
55	210.35	2264	133	59.73	643
56	166.07	1788	134	144	1550
57	112.24	1208	135	144.21	1552
58	112.24	1208	136	116.43	1253
59	112.24	1208	137	80.58	867
60	112.24	1208	138	80.59	868
61	112.24	1208	139	80.8	870
62	112.24	1208	140	81.45	877
63	222.14	2391	141	82.11	884
64	111.12	1196	142	81.64	879
65	112.24	1208	143	86	926
66	112.24	1208	144	86.66	933
67	112.24	1208	145	87.32	940
68	112.24	1208	146	87.97	947
69	112.24	1208	147	88.62	954
70	112.24	1208	148	89.28	961
71	112.24	1208	149	89.93	968
72	112.24	1208	150	90.58	975
73	112.24	1208	151	91.24	982
74	140.4	1511	152	91.89	989
75	140.4	1511	153	121.11	1304
76	112.24	1208			
77	112.24	1208			
78	112.24	1208			



MASTER LAYOUT PLAN

PLAN SHOWING SUB DIVISIONS OF PLOT IN SURVEY NO. 48/1B
KUTHAMBAKKAM VILLAGE, POONAMALLEE TALUK, THIRUVALLUR DISTRICT.



PLOT AREA STATEMENT		
PLOT NO	AREA IN SQ.MT.	AREA IN SQ.FT.
1	91.66	987
2	166.2	1789
3	216	2325
4	104.8	1128
5	87.84	946
6	112.24	1208
7	112.24	1208
8	111.11	1196
9	138	1485
10	138	1485
11	111	1195
12	115.39	1242
13	167.8	1807
14	150.93	1625
15	164.01	1765
16	56.5	608
17	74.42	801
18	74.42	801
19	74.42	801
20	111.11	1196
21	131.36	1414
22	132.48	1426
23	103.68	1116
24	80.29	864
25	78.19	842
26	110.58	1190
27	82.8	891
28	113.72	1224
29	78.33	843
30	93.14	1003
31	109.82	1182
32	74.42	801
33	74.42	801
34	99.16	1067
35	88.37	951
36	111.11	1196
37	124.74	1343
38	140.4	1511



RERA
CERTIFIED

