

AARAMBH

Begin with the Best

Aarambh Residential Villas @ Thazhambur OMR



Welcome To South West Developers

South West Developers is one of Pioneer in Villa development in the city of Chennai. Southwest is the brain child of an aspiring a talented and confident young entrepreneur.Southwest Developers is an offshoot of a decade old development firm. Southwest is constituted to cater a premium villa segment thus making it as one of the preferred destination for premium villas in south India. South west moto is to provide the best in class premium Villa's to its customer with tranquil living thus standing tall amongst all other developers in the country

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Residential Villa @ Thazhambur OMR

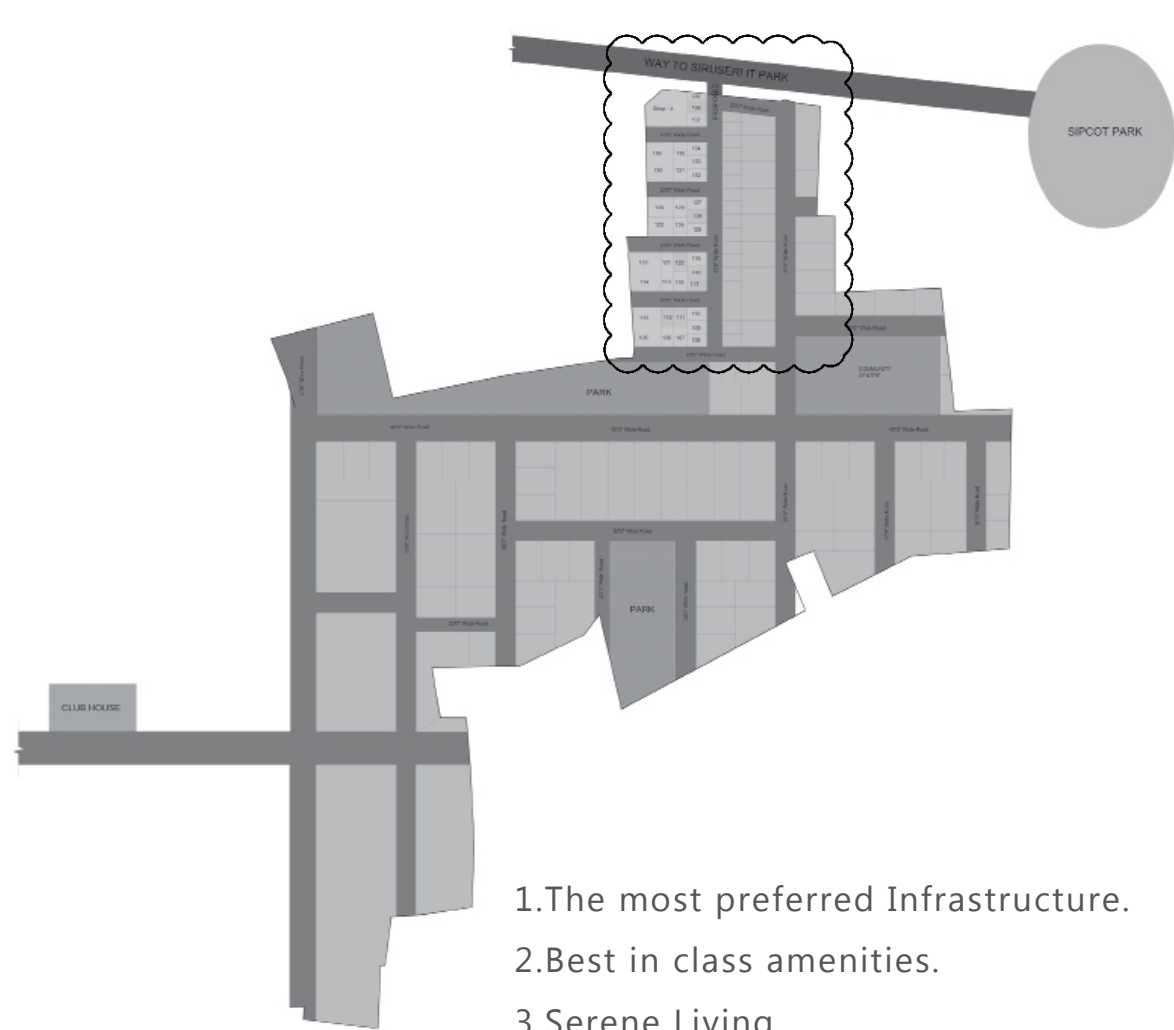
This project is prestigiously located in the OMR has been prophesied to frame as a notable landmark in its locality. The key factors which plays the important role in the success of this project is, it stands verging the special economical zone and in one of Chennai's fastest growing area,which has experienced the maximum development, and still does, in a short span of time. Imagine the pride of having a villa of your own.

Attracting most of the IT firms , in turn its supportive players such as shopping, dining and entertainment, real estate developers who have contributed majorly to the growth of OMR, has now offered its space to foster AARAMBH,fulfilling every fellow beings' dream of owning a place.

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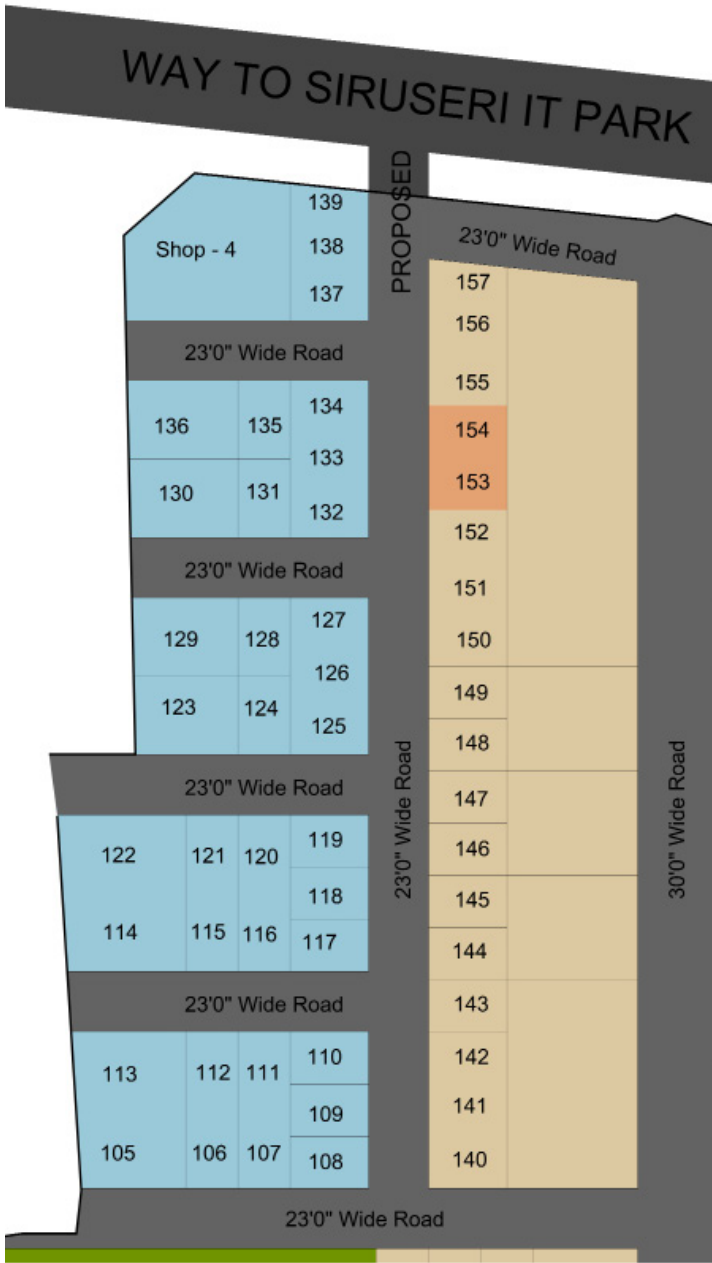


The Best get to stay in this Beautiful Community



- 1.The most preferred Infrastructure.
- 2.Best in class amenities.
- 3.Serene Living.
- 4.Easy Access to office.
- 5.The most admired neighbourhood.

Layout Plan



Project Detail

Option - 1

- ◇ Ground + 1.
- ◇ 3 Bed Room.
- ◇ 1 Car Park.
- ◇ Land Area :
600 Sq.Ft.
- ◇ BuiltUp Area :
1059 Sq.Ft.
- ◇ Cost of the Villa :
Rs = 57,75,000/-

Option - 2

- ◇ Stilt + 2.
- ◇ 4 Bed Room.
- ◇ 2 Car Park.
- ◇ Land Area :
600 Sq.Ft.
- ◇ BuiltUp Area :
1560 Sq.Ft.
- ◇ Cost of the Villa :
Rs = 68,75,000/-

Option 1



Villa - Opt 1 - 57,75,000

East Facing - (Ground & First Floor)

2 Dimensional visualization



Villa - Opt 1 - 57,75,000

East Facing - (Ground & First Floor)

3 Dimensional visualization

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East Facing - Opt 1 - (Ground Floor)

3 Dimensional visualization

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East Facing - Opt 1 - (First Floor)

3 Dimensional visualization

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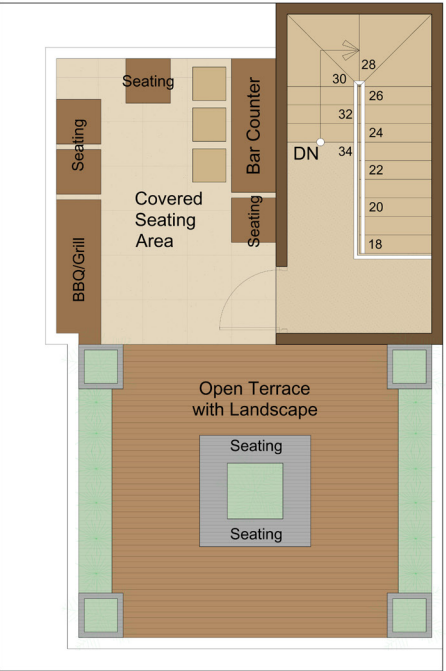
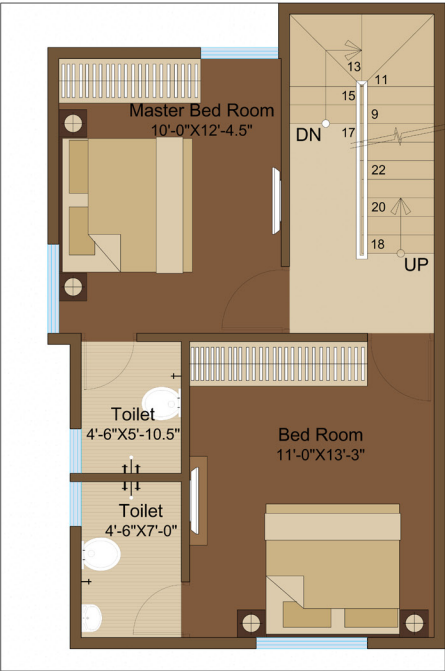
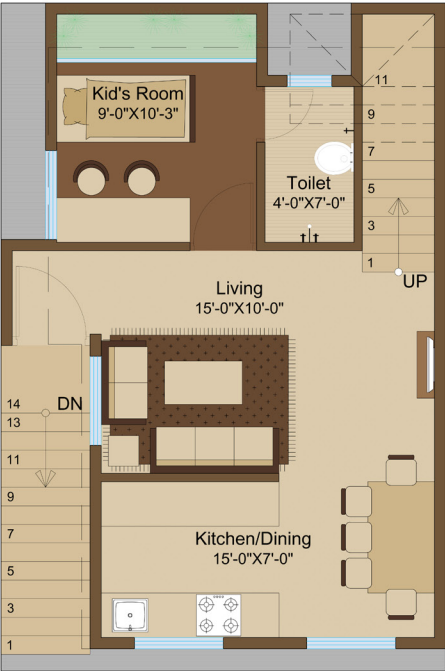
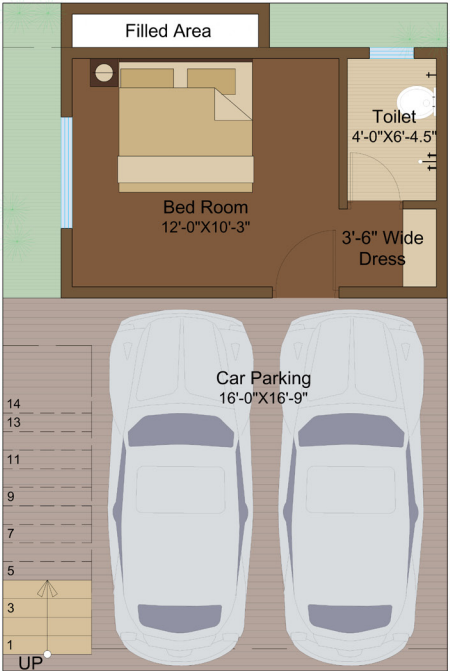


East Facing - Opt 1 - (Terrace Floor)

3 Dimensional visualization

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Option 2



Villa - Opt 2 - 68,75,000

East Facing - (Stilt + 2)

2 Dimensional visualization

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Villa - Opt 2 - 68,75,000

East Facing - (Stilt + 2)

3 Dimensional visualization

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East Facing - Opt 2 - (Stilt Floor)

3 Dimensional visualization

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East Facing - Opt 2 - (First Floor)

3 Dimensional visualization

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East Facing - Opt 2 - (Second Floor)

3 Dimensional visualization

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East Facing - Opt 2 - (Terrace Floor)

3 Dimensional visualization

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Specifications

Foundation:

Foundation shall be done as per architect/structural design with framed structure.

Masonry:

Solid concrete blocks shall be used.

Flooring/Tiling:

◇ Foyer, Living, Dining & Kitchen - High quality vitrified tiles, shall be displayed at site.

◇ Ceramic tiles for toilets up to 8 feet height.

Kitchen:

◇ Semi- finished kitchen in order to enable clients to fit modular kitchen framework as per their choice.

◇ Adequate electrical and plumbing points will be provided.

Joinery:

◇ Main Door - Teak wood frame and teak wood panel door as per architect’s design with accessories.

◇ Bedroom Doors - Seasoned wood frame with flush door shutter and accessories.

◇ Toilet doors - Flush doors with Wood frame will be provided along with accessories.

Toilet door will be film coated and painted for water proofing.

◇ Utility and external doors - Seasoned wood frame with panel / Moulded Door with accessories.

◇ Windows - UPVC - Alpine or equivalent make.

◇ Ventilators - UPVC (with louvers) - Alpine or equivalent make.

◇ A/C provisions - Provision for split A/C’s will be given inside Villa’s in all rooms.

Painting:

◇ Putty with Emulsion finish - T All internal walls of the Villa including ceiling will be finished with 2 coats of putty and emulsion over one coat of primer.

◇ Exterior emulsion - External walls and internal walls of common area as per architect’s choice.

Sanitary:

Toilets:

◇ Hot and cold wall mixer, wall mounted white/pastel color EWC with cistern,

◇ White/ pastel Cascade color wash basin (without pedestal), one tap.

(Non-movable Parts like bottle trap, waste coupling etc.)

◇ Jaguar or equivalent CP fitting will be used

Kitchen:

◇ Granite top

◇ One Stainless Steel Bowl with dryer.

◇ Best in class CP fittings-Jaguar or equivalent.

Utility:

◇ One tap- bore well water and provision for washing machine point

◇ Angle valves: will be provided for washing machine point, geyser and Aqua guard point.

Electrical Work:

◇ Concealed copper wiring of RR cable, Havells or equivalent make with Modular plate switches will be provided.

◇ Wiring shall be done for lighting, 5 amps, 15 amps and A/c points with Villa-finolex or equivalent make.

◇ Switches – All switches shall be of Panasonic or equivalent make.

Amenities

Common Amenities

◇ Premium Gym.

◇ Multi-purpose hall for meditation,yoga and gatherings.

◇ Swimming Pool.

◇ Four large lush green parks.

◇ Kid’s play area.

◇ Changing room.

◇ 100% power back-up for the club house.

◇ Pool table.

◇ Cricket Nets.

◇ Table tennis.

◇ Jacuzzi.

In-House Amenities

◇ Invertor for Lights and fans..

◇ Private garden @ terrace.

◇ Terrace Bar Counter.

◇ Gas Leakage detector.

◇ Pet kennel for each villa. (option-2)

◇ Exclusive covered car park - 1/2.

Features

◇ Project approved by DTCP.

◇ Project approved by Banks/Financial Institutions and NBFC’s.

◇ Grand Entrance with full Security.

◇ Community landscaping and Green Area’s.

◇ Excellent black top wide roads with Street lights.

◇ Water treatment plant and piped water supply to each Villa.

◇ Rain water harvesting facilities will be provided.

◇ Sewage treatment plant.

◇ Duct for electrical communication cables.

◇ Live update from site on stage of construction.

◇ A separate facility management company to attend to services,maintenance and repairs.

◇ Property Management shall be taken care by South west for nominal fee.



From Site to Siruseri IT Park within a KM.

Location Information

Easy Access with best of



SCHOOLS

- Padma Seshadri School
- PSBB Millenium School
- Hiranandani Upscale School (HUS)
- Gateway - The complete school
- Abacus Montessori School
- Delhi Public School
- DAV CBSE School
- Bala Vidya Mandhir



HOTELS

- Novatel
- Fortune select inn
- Asiana
- Aloft



HOSPITALS

- Chettinad Health City
- Global Health City



IT COMPANIES

- Hexaware Technologies
- Tata Consultancy Services
- Cognizant
- Syntel
- Aspire SystemsSolutions
- Newgen Software Technologies



COLLEGES

- Hindustan College Of Arts And Science
- Chettinad Medical College
- Anand Institute of Higher Technology



GROCERIES

- Nilgiris
- Spencer's daily



MALL

- AGS
- BSR



OFFICE ADDRESS:

44, Krishna Sri Enclave, First main road, First floor
Gandhinagar, Adyar, Chennai - 20, Tamil Nadu, India.

ARCHITECTS
AM CONSULTANT

AARAMBH



SITE ADDRESS:

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STRUCTURAL ENGINEER
Bourna



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