

NEWRY



celestial

Poonamallee-Avadi High Road,
AVADI.

Newry offers its state-of-the-art apartment in the multi-storey segment
in Chennai's most promising and emerging residential
location Poonamallee-Avadi High Road.



Promoted by Aishwarya Properties Private Limited



NEWRY PROPERTIES PRIVATE LIMITED
PRESENTS



2 & 3 BHK (1033 - 1390 sq.ft.)
Newry Enclave, Poonamallee-Avadi High Road,
Paruthipattu, Chennai 600 071.

NEWRY CELESTIAL – The attributes in the building are thoughtfully designed homes located within one of the six high-end developed area planned in 10.02 acres of land. This colony is acquainted as NEWRY ENCLAVE. 108 proficiently crafted 2 & 3 bedroom homes in Twin Towers in the multistory format of 2 Stilts + 8 Floors within 19 grounds with picturesque elevation. Professionally designed and Vastu compliant Celestial homes varies between 1033 to 1390 sq.ft. The efficient layout minimize the common area and offers maximum value for your money. This spacious landscaped, calm and tranquil ambiance of Newry Enclave will beckon serenity at your home. The connectivity by road and rail ensures its strategic location. The ready to use Infrastructure with modern conveniences such as Internal 60/40 feet wide well laid road with street lights, impeccable storm water drains provision of optical fiber connectivity, power supply cabling, water and sewer pipeline and two picturesque scenic parks spread over 36,000 sq.ft to be carefully designed and crafted to protect pollution free green milieu, all designed and provided in the Newry Enclave with an insight and futuristic vision.



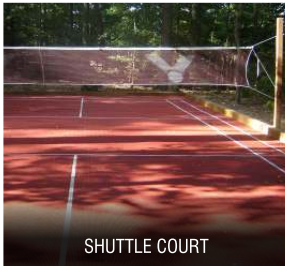
GROCERY STORE



GYMNASIUM



MULTIFUNCTIONAL HALL



SHUTTLE COURT



BASKET BALL RING

NEWRY CELESTIAL AMENITIES

Well Equipped Gymnasium
Shuttle Court
Basket Ball Ring
Children Play Area
Association Office
Yoga / Multipurpose Hall
Landscaped Deck
Provision for Departmental Store
Power Backup
Vaastu Compliant

NEWRY ENCLAVE FEATURES

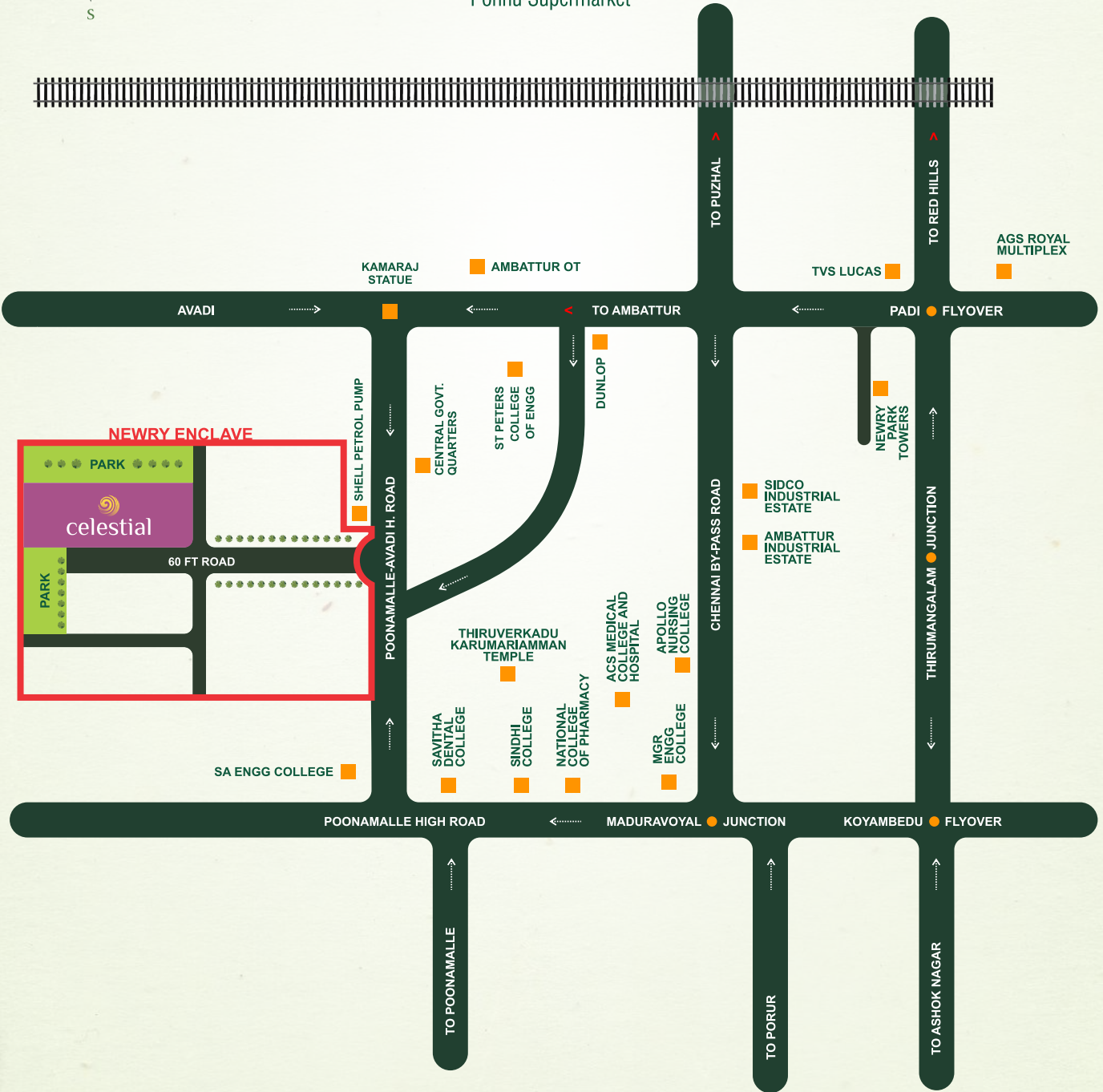
Gated Enclave
Well Laid Broad Roads
Street Lights
Storm Water Drain
Sewage Treatment Plant
Underground Power Cabling
Surrounded by Parks and Greenery

CLOSE TO UPCOMING:

Maharishi Vidya Mandir School
Velammal Vidyalaya School

PROXIMITY TO:

SA Engineering College
Saveetha Dental College
Nilgiri's Supermarket
Ponnu Supermarket





Block A

SPECIFICATIONS

STRUCTURE	<ul style="list-style-type: none">• RCC framed structure with RC foundations confirming to BIS.• Anti-termite treatment as per BIS for the complete building.• All walls with cement concrete blocks set in cement mortar.• 8” thick outer wall and 4” thick internal partition wall.
WALL FINISHES	<ul style="list-style-type: none">• Cement plaster and Altech putty finish with Emulsion Paint (Asian/Dulux)for all internal walls.• The toilet walls will be finished with double glazed ceramic tiles (Asian/Somany) up to 8’ height.• Toilets, Kitchen, Balconies and other areas will be finished with cement plaster and Tractor Emulsion.• Wash area will be finished with Ceramic Tiles (Asian/Somany) up to 3’0 height.• 2’ above the kitchen platform will be finished with double glazed ceramic tiles (Asian/Somany).• Exterior faces of the building will be finished with cement plaster and Cement Paint.
CEILING	<ul style="list-style-type: none">• All ceiling areas will be finished with cement plaster and Altech Putty with emulsion.
FLOOR FINISHES	<ul style="list-style-type: none">• Living, Dining & Bedrooms will be finished with 2’ x 2’ Vitrified tiles (Asian/Somany) with matching skirting.• Kitchen, Balconies & Toilets will be finished with Non slippery Ceramic Tiles (Asian/Somany).• Wash/service will be finished with Non Slippery Ceramic tiles (Asian/Somany).• All floor lobbies/corridors, staircase will be finished with concrete tiles flooring.• Car park areas will be finished with cement concrete granolith flooring.• Driveway will be finished with interlocking Blocks.
DOORS & WINDOW	<p>Entrance Doors</p> <ul style="list-style-type: none">• Solid Finger Joined rubber wood frame with finger jointed rubber wood paneled door with melamine polish on both sides with Godrej or Equivalent locks. <p>Bedroom Doors</p> <ul style="list-style-type: none">• Moulded skin Paneled Doors. Godrej or equivalent lock. <p>Toilet Doors</p> <ul style="list-style-type: none">• Moulded skin Paneled Doors. <p>Windows</p> <ul style="list-style-type: none">• UPVC windows with MS Grills as per the Design of the Architect. <p>French Windows</p> <ul style="list-style-type: none">• UPVC windows as per the Design of the Architect.
KITCHEN	<ul style="list-style-type: none">• Platform will be done with Granite Slabs 2’ wide and provided with Stainless Steel Single Bowl sink with drain board. Provision for fixing an Exhaust Fan and Aqua Guard will be made.

TOILETS	<ul style="list-style-type: none">• Pastel/soft color, European Water Closets of Parryware will be provided in all toilets.• STP recycled water to be used for flushing closets.• All toilets will have provision for connecting a Geyser.• All sanitary ware will be of parry ware make - pastel/soft color.• Health Faucets, wall mixer with an overhead shower will be provided in all toilets.• All CP fittings will be of Plumber/Parryware or equivalent make.
ELECTRICAL	<ul style="list-style-type: none">• Concealed Insulated Copper Multi-strand wires (finolex or equivalent make) in all Apartments.• Each Apartment will be provided with a distribution board having MCB’s.• All switches & sockets of Legrand.• TV and Telephone Points will be provided in Living and Master bedrooms.
INTERNET	<ul style="list-style-type: none">• Provision given for Internet Connection in Living/Master bedroom.
LIFT	<ul style="list-style-type: none">• The building will be served by a Ten and seventeen passenger lift of Mashiba, 2 per Block of total 4 (Four) Nos.
POWER SUPPLY & GENERATOR	<ul style="list-style-type: none">• 3 Phase Power Supply with Generator Back-Up For common lighting, lifts, pumps and for all lighting and fan loads inside apartment.
SECURITY	<ul style="list-style-type: none">• Intercom connection to the security will be provided.
COMMON TOILET	<ul style="list-style-type: none">• Common Toilet for drivers and domestic help would be provided in the stilt floor
COMPOUND WALL	<ul style="list-style-type: none">• 5 feet high compound wall on all sides of the plot.
LANDSCAPING	<ul style="list-style-type: none">• Suitable landscaping shall be done.
SUMP	<ul style="list-style-type: none">• Underground sump of adequate capacity would be provided.
BOREWELL	<ul style="list-style-type: none">• Bore well of required depth would be provided.
RAIN WATER HARVESTING	<ul style="list-style-type: none">• As per the requirements
OTHER AMENITIES	<ul style="list-style-type: none">• Gymnasium• Shuttle Court• Basket Ball Ring• Children Play Area• Association Office• Yoga/ Multipurpose Hall• Landscaped Deck• Provision for Departmental Store• Sewage Treatment Plant

ACTUAL SHOW FLAT PHOTOGRAPHS



Living Room



Master Bedroom



Kitchen



Dining Area



Bathroom



Second Bedroom

Architect:	M/s. C.R. RAJU ASSOCIATES
Structural Consultant:	M/s. ACE CONSULTANCY SERVICES
Electrical Consultant:	M/s. Excel Design Engineers
Plumbing Consultant:	M/s. C.N. Punniya Moorthy
Civil Contractor:	M/s. Qualtech Engineers Pvt. Ltd.
Fire fighting Contractor:	M/s. Helio Enginnering Pvt. Ltd.



NEWRY
NEWRY PROPERTIES PRIVATE LIMITED

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The information provided in this Brochure is a representation of the proposed development. This is neither a legal offer nor an invitation to offer. Any alterations of plans & elevations, specification & amenities will be at the sole discretion of the Developer and are subject to change without prior notice.

One sq.ft. = 0.0929 sq.m | One ft. = 0.3048 m.