

A PRIDE OF PLACE
ELEVATED LIFESTYLE
BECKONS



A 30 storey, 300 feet towering saga unfolds
The Tallest residential skyscraper
within the limits of Chennai City



Princely located elevated living



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THE ERA OF COMPROMISING IS OVER

You have spent enough time and arduous effort in searching for an ideal place to proclaim yours with pride. After such toil, you should not compromise for less. The era of compromising has gone. Now, it's time to sit back and enjoy the view you deserve – a calm, comfortable and lofty lifestyle. A home that others longingly look up to!



Scale up your lifestyle and
move into the tallest residential skyscraper
within the limits of Chennai city

We welcome your family to Pinnacle Crest - the realm of elevated refined lifestyle. A 30-storied majestic edifice, which ushers in an unheralded, high standard of living. Assuring blissful peace, much-needed privacy, stunning vista of the nearby shoreline and scenic lakes close by, it's unlike any home you have seen so far. Pristine air will effortlessly fill your home day after day after day... If we have got you excited, this is just the start.

UNBEATABLE LOCATION ADVANTAGE

Towering tall in a prime location at Sholinganallur, it is ideally located in an already well-developed, self-contained IT corridor. This high-rise is connected straight away to the arterial roads that connect the nucleus of the metropolitan in minutes. The ample space surrounding this towering multi-storey is interspersed with world class amenities. With all the vital facilities close at hand - from renowned hospitals to commercial hubs to business centres to educational institutions to entertainment hotspots - at Pinnacle Crest, you bask in a seamless metro life.

MORE BANG FOR YOUR INVESTMENT

Moreover, it's incredibly encouraging to look at the other side of the coin. From an investment perspective, considering the present and future scenario in the real estate arena, it's only prudent to invest in this strategically located elegant high-rise dwelling amid top-notch facilities.

Promising contentment for today and confidence for tomorrow, Pinnacle Crest is for sure a compelling choice for aspiring home seekers.





421 apartments at OMR-Shollinganallur



Plush Lobby



Exquisite Lawn



AMENITIES

Swimming Pool



Gym



Club House



Indoor Games





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PINNACLE
CREST

SITE PLAN

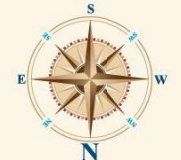


421 apartments at OMR-Shollinganallur



Permit No: 8165 C/PP/MSB-IT/21A to J/2014

SITE PLAN



BLOCK 1 - [2nd - 29th Floor]



APARTMENT	TYPE	SALEABLE AREA (Sq. ft.)
A	3 BHK	1592
B	3 BHK	1528
C	3 BHK	1573
D	3 BHK	1565

Floors	Unit Type	Units Per Floor	Total Units
Basement+Stilt+29 Floors	3 BHK	4	112



BLOCK 2 - [2nd - 26th Floor]



APARTMENT	TYPE	SALEABLE AREA (Sq. ft.)
A	2 BHK	1147
B	2 BHK	1186
C	2 BHK	1127
D	2 BHK	1118
E	2 BHK	1109

Floors	Unit Type	Units Per Floor	Total Units
Basement+Stilt+ podium+26 Floors	2 BHK	5	125



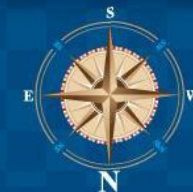
BLOCK 3 - (2nd - 26th Floor)



TYPICAL FLOOR PLAN (2ND - 26 TH FLOOR)
BLCK-3

APARTMENT	TYPE	SALEABLE AREA (Sq. ft.)
A	2 BHK + Study	1336
B	2 BHK + Study	1357
C	2 BHK + Study	1357
D	2 BHK + Study	1337

Floors	Unit Type	Units Per Floor	Total Units
Basement+Stilt+ podium+26 Floors	2 BHK + Study	4	100



BLOCK 4 - [1st - 21st Floor]



TYPICAL FLOOR PLAN (1st -21st FLOOR)
BLOCK-4

APARTMENT	TYPE	SALEABLE AREA (Sq. ft.)
A	1 BHK	579
B	1 BHK	594
C	1 BHK	607
D	1 BHK	607

Floors	Unit Type	Units Per Floor	Total Units
Basement+Stilt+ 21 Floors	1 BHK	4	84



Pergola Seating Area



Terrace Garden



Swimming Pool



Podium Walkway



SPECIFICATIONS

Structure	RCC wall structure using MIVAN formwork. Ceiling height shall be 10 feet from slab to slab
Floor Finishes	Bedrooms / Living / Kitchen : 600 x 600mm size vitrified tiles of reputed brand (NITCO / RAK / KAJARIA) Kitchen : Anti-skid tile Toilet : Anti-skid ceramic tiles (NITCO / KAJARIA / RAK) Stilt Floor Area : As per architect's specification Utility : Vitrified tile flooring
Wall Finishes	Internal Walls and Ceiling : Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed brand over one coat of primer, (ICI Dulux / Asian) Toilet : Ceramic tile up to 7 feet height External Walls : Textured finish and 2 coats of weather proof exterior emulsion paint of reputed brand over one coat of primer (Dulux Weathershield Max) Wooden Internal Doors : Enamel paint over a coat of wood primer MS Grill : Enamel paint over one coat of Zinc chromate primer
Kitchen	Granite countertop Kitchen : Ceramic tile DADO - 2 feet height over counter Single Bowl Stainless steel Sink with drain board Provision for Aquaguard point, exhaust fan and chimney in kitchen Provision for washing machine in utility area Power plug for chimney, refrigerator, microwave oven, mixer / grinder
False Ceiling	In all toilets and common areas such as club house and lobby
Sanitary ware	Bedroom Toilets : Wall mounted EWC, Counter wash basin - ROCA / RAK or equivalent CP fittings, hot and cold water mixer unit for showers – GROHE / or equivalent fittings Health faucet in all toilets
Doors (with Chrome Finished hardware of reputed brand)	Main Entrance Door: Teak wood door frame with teak wood panel shutter, melamine polished on both sides Bedroom Door : Wooden door frame with 32-mm thick skin door shutter Toilet Door : Wooden frame with 30-mm thick resin coated flush door French Door : UPVC with clear float glass panel Premium chrome finished hardware of reputed brand for all doors
Windows	Powder coated aluminium with clear float glass panels and provision for mosquito mesh shutter for all windows Powder coated aluminium with translucent glass in toilet ventilators MS Grill as per architect's design

Electrical Wiring & Switches

Concealed insulated fire resistant low smoke wiring (Polycab / Finolex) with modular switches

3 Phase electrical supply with MCB & RCCB

Telephone points shall be provided in all bedrooms, living, family room (internet connection possible via telephone point)

Anchor Roma / Legrand / Panasonic or equivalent switches

Integrated DTH system using Triax Sat Wave System with provision for recording in master bedroom and living and other bedrooms without provision for recording

Miniature circuit breaker (MCB) for each room shall be provided at the main distribution box within each flat

Provision for geyser, exhaust fan in all bathrooms

Split AC provision for living and dining and all bedrooms

For safety purpose Incomer one No - Residual Current Circuit Breaker (RCCB) with 100 mA sensitivity in each flat distribution box

Power Backup

D.G. Set backup with acoustic enclosure and A M F for all common amenities including clubhouse, lifts, common lighting and motor pump. Apartment Power backup with load limiter for apartments: 3 BHK - 1.5 KVA, 2 BHK - 1.2 KVA, 1 BHK - 0.9 KVA

Lift Wall Cladding

Lift wall cladding : Granite / Marble

Corridors / Lobbies

Common Corridor and Lobbies : Polished granite / marble flooring and skirting. Main entrance lobby in all blocks will have Italian marble flooring with inlay work and wall cladding in marble.

Staircases

Staircase : Kota stone with MS railing, enamel painted.

Access ramps at all entrances shall be provided for physically challenged

Plumbing

CPVC concealed water line for Internal and PVC pipes for external

Elevators / Lifts

15 Passenger elevator of reputed make (Mitsubishi / Schindler / Konel) in every block with rescue device with V3F for energy efficiency, panic button and intercom connected to the security room

Fully equipped air conditioned gymnasium, club house with all recreational facilities, indoor games, convenience store, party hall, association room, solar water heater, piped gas connection with individual meter for every apartment, swimming pool, children play area, jogging track, internal roads finished with inter-locking paver blocks or well finished bitumen topped roads and landscaped open spaces.

Borewells, underground and overhead storage tanks of suitable capacity with pumps, water treatment plant

Other Facilities / Amenities

Sewage : Centralized sewage treatment plant

Firefighting : Underground / over head tanks for firefighting with pumps and wet riser. Fire hydrant and fire alarm in all floors and parking areas. (Control panel will be kept at main security). All the norms specified by the department of fire and rescue services shall be met.

Garbage disposing chute system in every floor

Intercom facility from all apartments to security guards at the main entrance

CCTV Cameras with 24/7 security surveillance

PRINCELY LOCATION



DISTANCE SCALE
 Sholinganallur Junction to Pinnacle Crest - 0.7 kms
 Perungudi Toll Gate to Pinnacle Crest - 7 kms
 Tidel Park to Pinnacle Crest - 10.7 kms

~ PROJECT FUNDED BY ~



~ HOME LOANS BY ~



Bay of Bengal

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FROM THE
REPUTED HOUSE OF



Three decade plus presence in the infrastructure vertical
Reputed for transparent business practices
The sound emphasis on quality has earned the continuous innovator tag
Obsession for timely delivery and a reputation for dependability
End-to-end capabilities right from inception to finish
(Right from modernisation in construction procedures,
to excellent architectural innovations and service,
to completion and handover of property)
Unflinching attention to customer and societal needs,
with successful integration of diverse businesses like
agriculture and hospitality
Thousands of satisfied customers
One-stop solution provider for making a prudent investment
choice with the vision of "Improving lifestyles and Enhancing lives."

OUR PROJECTS

~ ONGOING PROJECTS ~



~ COMPLETED PROJECTS ~

