

DN  
DEVINARAYAN  
Windmere  
Karapakkam





**DN**  
DEVINARAYAN

Windmill

INDIA  
D 408

DN

DEVINARAYAN

Windmere

Karapakkam



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## ECO FRIENDLY LIVING SPACES

Set amidst the serene backwaters in Karappakam and close to the IT majors on the OMR, this project combines eco friendly solutions with value enrichment in residential spaces. Windmere, comprising premium 2 BHK and 3 BHK apartments, is equipped with facilities like auto door elevators for each block, secure access control, wi-fi access, DTH, 24 hour security, water purification system and 24/7 power back up. It also has a children's play area for your little ones. The environment friendly features include rain water harvesting, sewerage treatment plant and reticulated gas supply.



## PROJECT DETAILS

### PHASE - I

2 BLOCKS,  
10 APARTMENTS

### PHASE - II

2 BLOCKS,  
12 APARTMENTS

### PLOT 1 SIZE RANGE

1369 - 2040 sq.ft.

### PLOT 2 SIZE RANGE

1319 - 1328 sq.ft.

2BHK  
& 3 BHK

### NO. OF FLOORS

STILT + 2 FLOORS

## FACILITIES & AMENITIES



Covered Car park  
for Each Apartment



24/7  
Power Backup



Intercom,  
Security Room



Satellite TV Cabling  
with Service Providers



Video Door  
Phone Control  
Access



Beautifully  
Landscaped  
Gardens



Rainwater  
Harvesting



Reticulated Gas Supply  
for each Apartment



Childrens  
Play Area



Sewerage  
Treatment Plant



Recreation Area

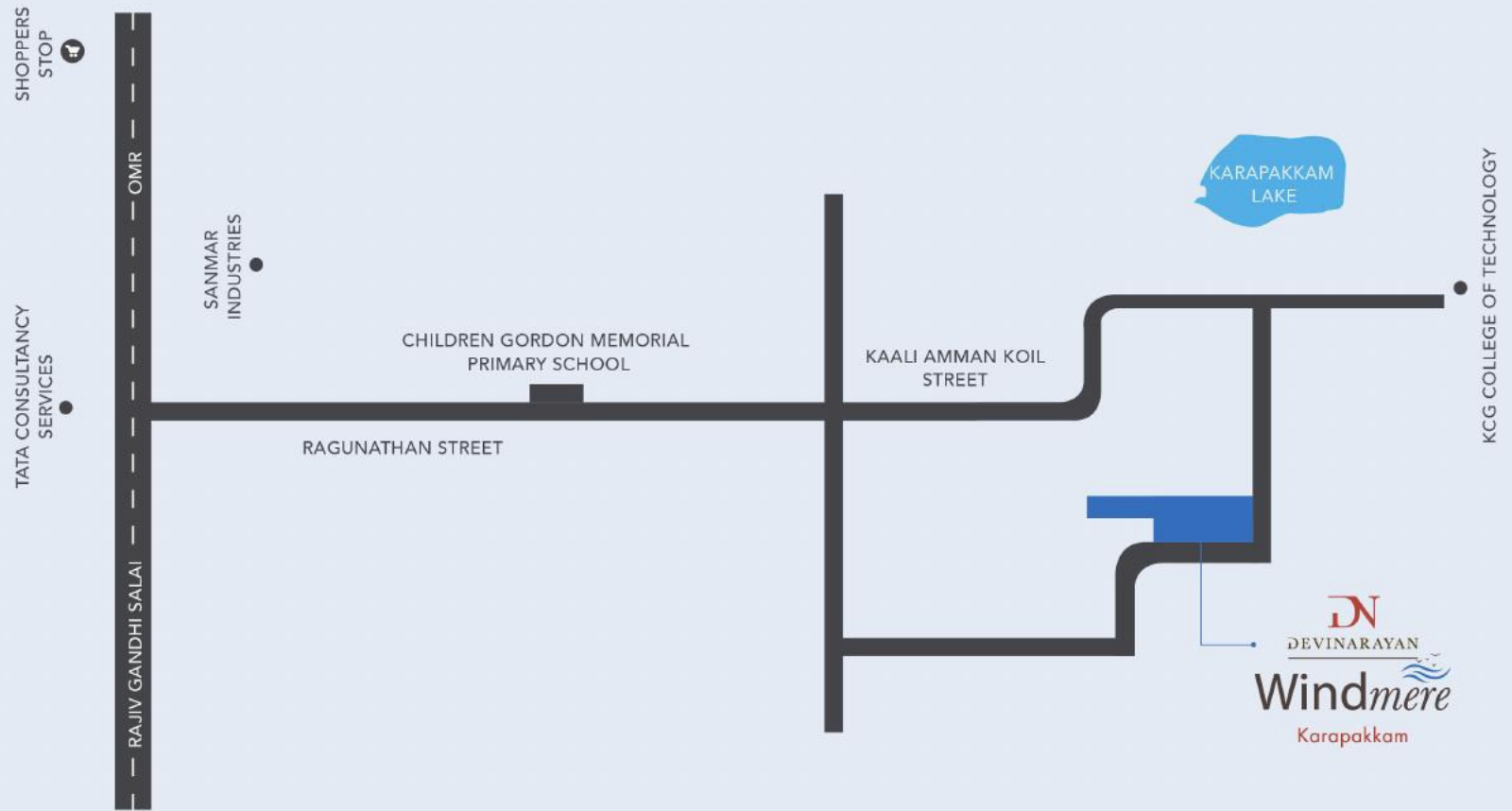


Wi-Fi Access



Auto Door  
Elevator for  
Each Block

## LOCATION MAP



**Location:** Thendral Nagar, First Street, Karappakkam, Chennai





**PROJECT ADDRESS**  
 Thendral Nagar,  
 First Street, Karapakkam,  
 Chennai

Plot 1  
 Site Cum Stilt  
 Floor Plan

**ORIENTATION**



**Devinarayan Housing & Property  
 Developments Pvt.Ltd.**

# 2, Link Street, Kottur Gardens,  
 Chennai- 85. [www.devinarayan.com](http://www.devinarayan.com)





**PROJECT ADDRESS**  
Thendral Nagar,  
First Street, Karapakkam,  
Chennai

Plot 1  
Typical  
Floor Plan

**ORIENTATION**



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Chennai- 85. [www.devinarayan.com](http://www.devinarayan.com)



Carpet Area	1344 sq.ft.
Plinth Area	1558 sq.ft.
Common Area	565 sq.ft.
Saleable Area	2123 sq.ft.



**PROJECT ADDRESS**  
Thendral Nagar,  
First Street, Karapakkam,  
Chennai

Plot 1  
1-A, 2-A  
Floor Plan

**ORIENTATION**



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# 2, Link Street, Kottur Gardens,  
Chennai- 85. [www.devinarayan.com](http://www.devinarayan.com)



Carpet Area	877 sq.ft.
Plinth Area	1005 sq.ft.
Common Area	364 sq.ft.
Saleable Area	1369 sq.ft.



**PROJECT ADDRESS**

Thendral Nagar,  
First Street, Karappakkam,  
Chennai

Plot 1  
1-B, 2-B  
Floor Plan

**ORIENTATION**



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Developments Pvt.Ltd.**

# 2, Link Street, Kottur Gardens,  
Chennai- 85. [www.devinarayan.com](http://www.devinarayan.com)



Carpet Area	1294 sq.ft.
Plinth Area	1497 sq.ft.
Common Area	543 sq.ft.
Saleable Area	2040 sq.ft.



**PROJECT ADDRESS**  
 Thendral Nagar,  
 First Street, Karapakkam,  
 Chennai

Plot 1  
 1-C, 2-C  
 Floor Plan



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 Chennai- 85. [www.devinarayan.com](http://www.devinarayan.com)



**PROJECT ADDRESS**  
Thendral Nagar,  
First Street, Karappakkam,  
Chennai

Terrace  
Floor Plan

**ORIENTATION**



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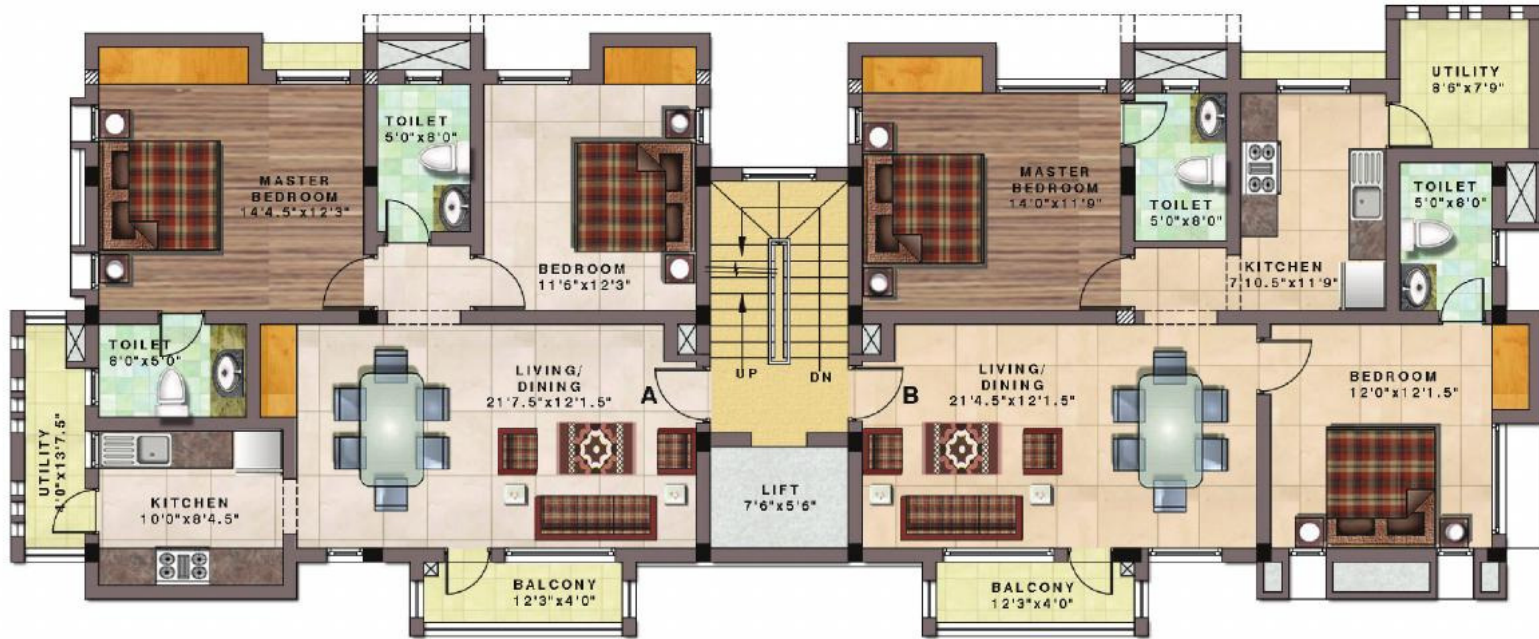
Plot 2  
Site Cum Stilt  
Floor Plan

**ORIENTATION**



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Developments Pvt.Ltd.**

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Chennai- 85. [www.devinarayan.com](http://www.devinarayan.com)



**PROJECT ADDRESS**  
Thendral Nagar,  
First Street, Karapakkam,  
Chennai

Plot 2  
Typical  
Floor Plan

**ORIENTATION**



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Developments Pvt.Ltd.**

# 2, Link Street, Kottur Gardens,  
Chennai- 85. [www.devinarayan.com](http://www.devinarayan.com)



Carpet Area	884 sq.ft.
Plinth Area	1051 sq.ft.
Common Area	277 sq.ft.
Saleable Area	1328 sq.ft.



**PROJECT ADDRESS**

Thendral Nagar,  
First Street, Karapakkam,  
Chennai

Plot 2  
1-A, 2-A  
Floor Plan

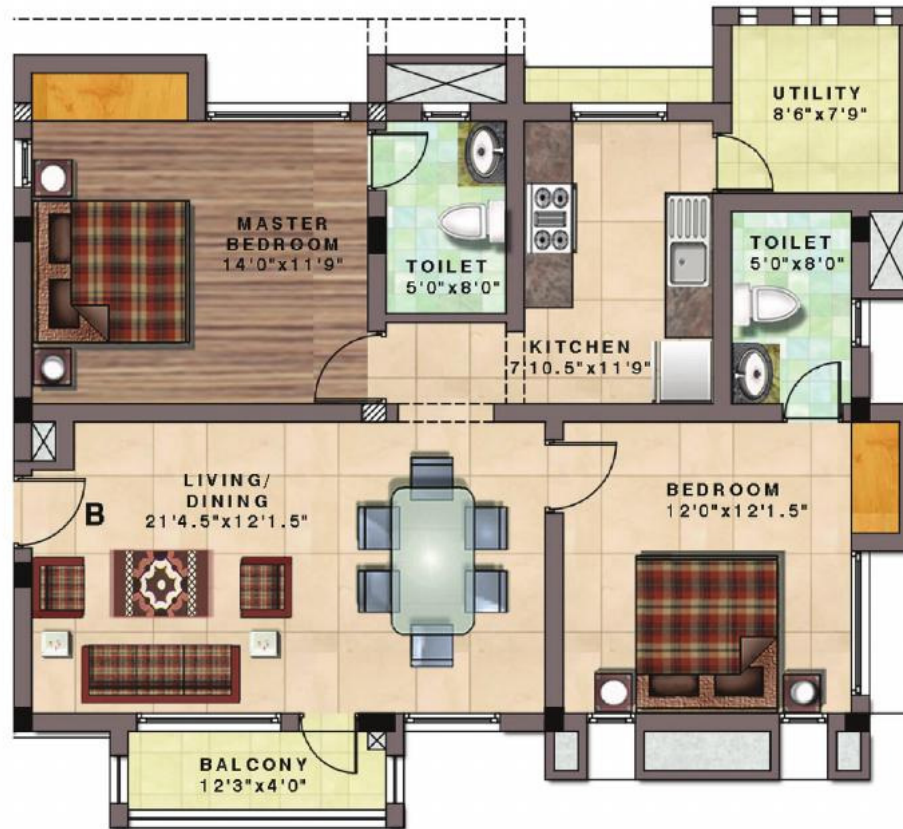
**ORIENTATION**



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Carpet Area	880 sq.ft.
Plinth Area	1044 sq.ft.
Common Area	275 sq.ft.
Saleable Area	1319 sq.ft.



**PROJECT ADDRESS**  
Thendral Nagar,  
First Street, Karapakkam,  
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Plot 2  
1-B, 2-B  
Floor Plan

**ORIENTATION**



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 Floor Plan

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# SPECIFICATIONS

## Structure

- Isolated RCC Footings complying with seismic zone 3.
- RCC frame structure with brickwork / block partitions. The height of each floor shall be 10' to top of slab.(3.05 mts).

## Flooring & Tiling

- **Car park Area:** Grano Flooring with grooves.
- Foyer, Living/dining, common area, Bedrooms, Kitchen & Utility - Vitrified Tile flooring.
- **All Toilets:** Design tile concept with Anti-skid ceramic tiles.
- **Balconies:** Rustic antiskid tiles with MS/SS railings.
- **Service Area:** 3 '0" ht dado tiles on all sides.
- **Kitchen counter top:** Black granite counter with dado above counter upto 2' 0" ht.

## Sanitary & Plumbing

- **Sanitary fittings:** EWC wall-hung of Roca / Hindware or equivalent brand.
- **Concealed Cistern:** Dual Flush wall mounted concealed cistern of Geberit or equivalent make.
- **Faucets:** All Faucets shall be single lever brass CP, Jaquar or equivalent make.
- **Plumbing:** All water supply lines shall be CPVC pipes. Drainage lines and storm water drain pipes shall be in PVC.
- Wall mounted Faucet would be provided and 1 no SS sink with drain board of Nirali or equivalent would be provided.
- Pressurized water supply shall be provided.

## Doors & Windows

- **Window Shutters:** UPVC / Aluminium openable / Sliding windows with plain glass.
- **Main door:** Teak wood Frame and shutter with Handle set single cylinder lockset of Yale or equivalent and brass hardware.
- **Internal doors:** Country wood frame with flush door shutters with cylindrical locks of Dorset / Yale / Godrej or equivalent make and aluminum hardware.

## Electrical

- Concealed copper wiring of Power flex or equivalent make with modular plate switches, centralized cabling system for centralized DTH and Telephones.
- Wiring shall be done for lighting, 6Amps, 16 Amps and AC points in the apartment.
- **Switches:** All switches shall be Anchor /MK or equivalent make & sockets with isolators.
- MCB's & ELCB mounted on individual distribution boxes for each apartment
- **Generator:** Power backup will be provided for all common services and all points inside apartment except 15 amps and AC.
- Common area and external light fittings would be provided.

## Wall Ceiling and Joinery Treatment

- OBD paint for ceiling.
- Internal walls & ceiling will be plastered smooth - Putty finish and plastic emulsion over primer.
- External walls and stilt floor columns and walls - Weather coat emulsion over primer / Texture finish.
- **Joinery:** All Internal doors enamel paint over primer.
- **Main door:** Melamine finish on both sides.
- **Internal Grills & Balcony Railing:** Enamel paint over 1 coat zinc chromate primer.

## Elevator/s

- **Automatic Elevators:** 6 passenger capacity 1 no.
- Auto Door elevator for each block.

## Automation

- Water level Controller - treated water sump to OHT.

## Landscaping

- Adequate nucleus landscape shall be provided.
- Interlock Pavers to be laid in driveways.



## Devinarayan Housing & Property Developments Pvt.Ltd.

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### Corporate Office

#### Devinarayan Group,

No.2, Link Street, Kottur Gardens, Chennai-85. **Ph.No:** 24472727, 24472929, 24470809, 24475358. **E mail:** enquiry@devinarayan.com, housing@devinarayan.com

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### Marketing & Sales Office

#### Devinarayan's MGN Splendour,

3rd Floor, No.1, Co-operative Colony Off-Chamiers Road, Teynampet, Chennai- 18. **Mob:** 9841727569, 7299043366. **E mail:** marketing@devinarayan.com, sales@devinarayan.com, crm@devinarayan.com

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**Disclaimer:** The features and amenities shown are illustrative in nature and not a legal offering and is subject to modification at the sole discretion of the Developer. Linear measurements and area shown may be reckoned in metric system by conversion as follows: 1 meter = 3.2808 Feet, 1 sq.ft = 10.76 sq.ft. In compliance with weights and measurements act.