

# ANANDA

PROPOSED 3BHK APARTMENTS AT RAM NAGAR SOUTH, MADIPAKKAM, CHENNAI  
WITHIN 1 KM OF VELACHERY RAILWAY STATION



**DEVELOPERS**

Quality By Design



ELEVATION SUBJECT TO TERMS AND CONDITIONS



## CONCEPT

GL Ananda will be constructed in the stilt plus 4 upper floors format. It will consist of 12 large size 3BHK apartments, three sides ventilation with dedicated car parking. It will possess all the features for premium contemporary living.

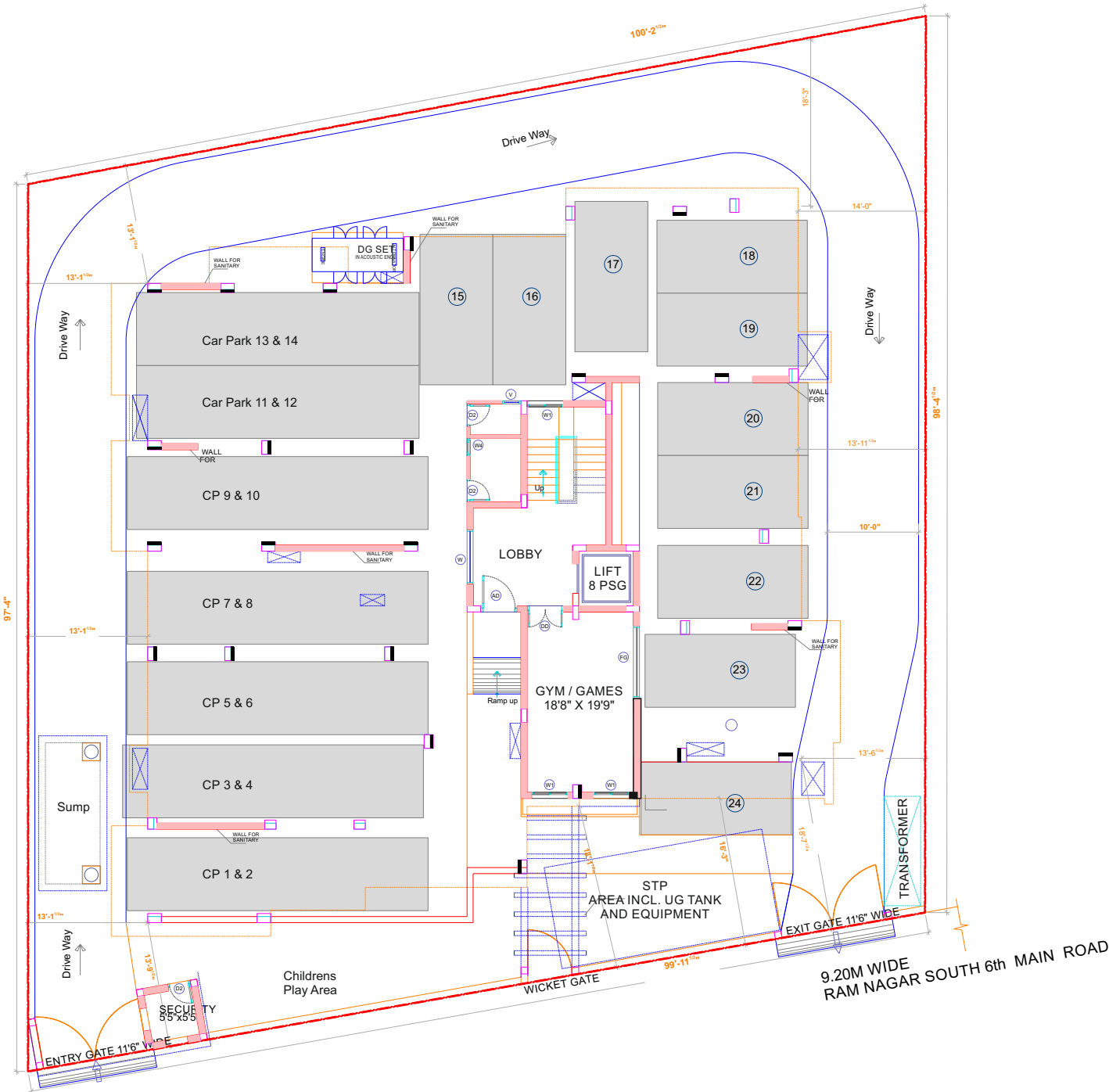
It has been approved vide sanction No. B/SPL BLD G/230/2013 dated 08/07/2013 from the Chennai Metropolitan Development Authority and No. CEBA/WDC14/291/2013 dated 07/09/2013 from the Corporation of Chennai.

## LOCATION ADVANTAGE

GL Ananda enjoys excellent location and accessibility, as under:

- 400m from the main road
- In close proximity to the Velachery MRTS station and
- Kamatchi Hospital
- Short distance from the popular shopping complex and multiplexes like Phoenix Mall and Grand Mall
- About 25 minutes drive to Chennai Airport
- Access to OMR, ECR, and GST roads

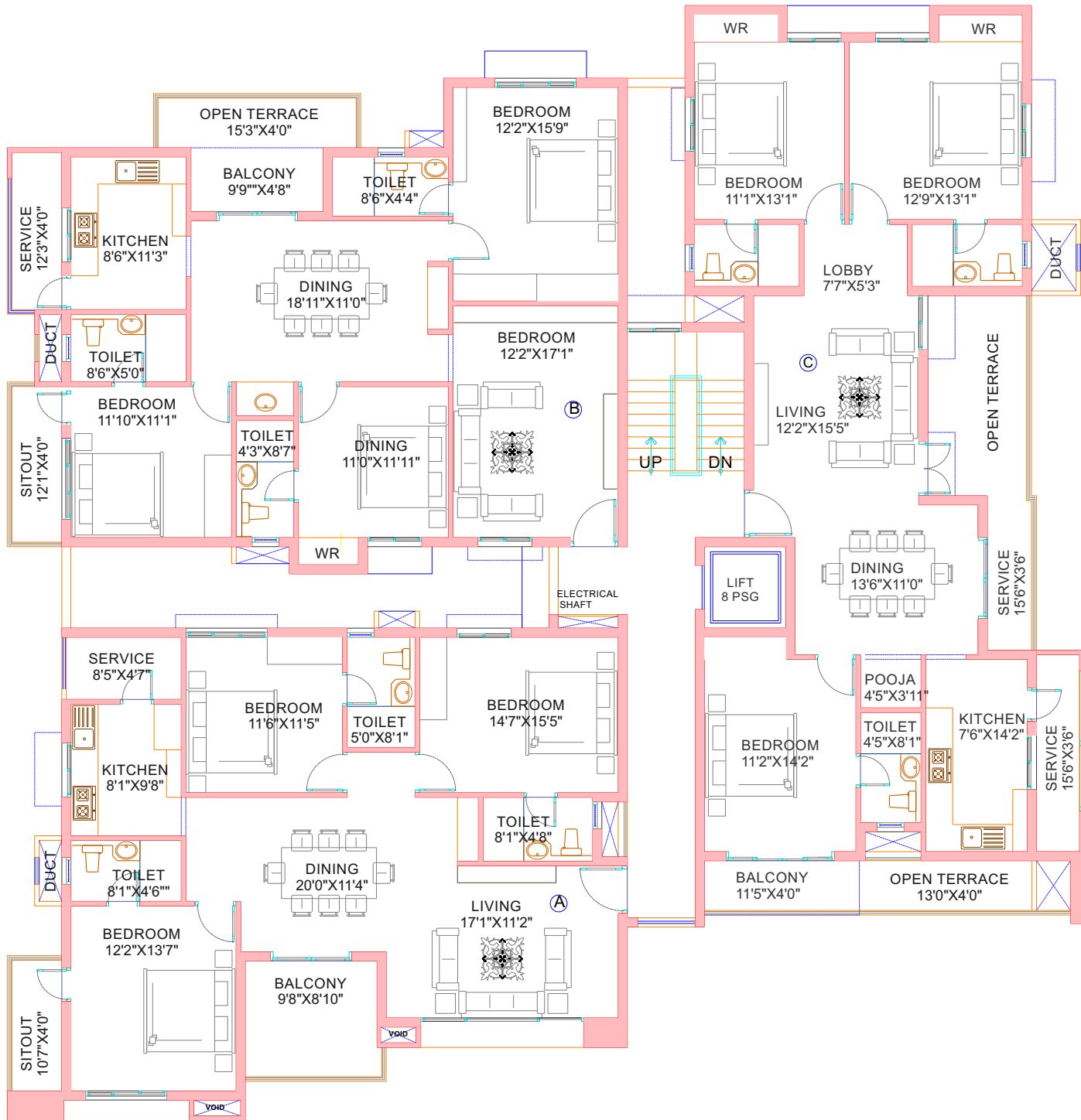
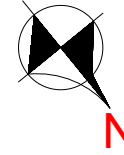
# STILT FLOOR LAYOUT



Total of 24 car parking slots to provide ample car parking to each of the residents

- Servant's toilet and rest area
- Spacious entrance lobby
- Multipurpose hall in the ground floor
- Areas earmarked for sump, transformer, generator, STP, Security cabin and childrens play area

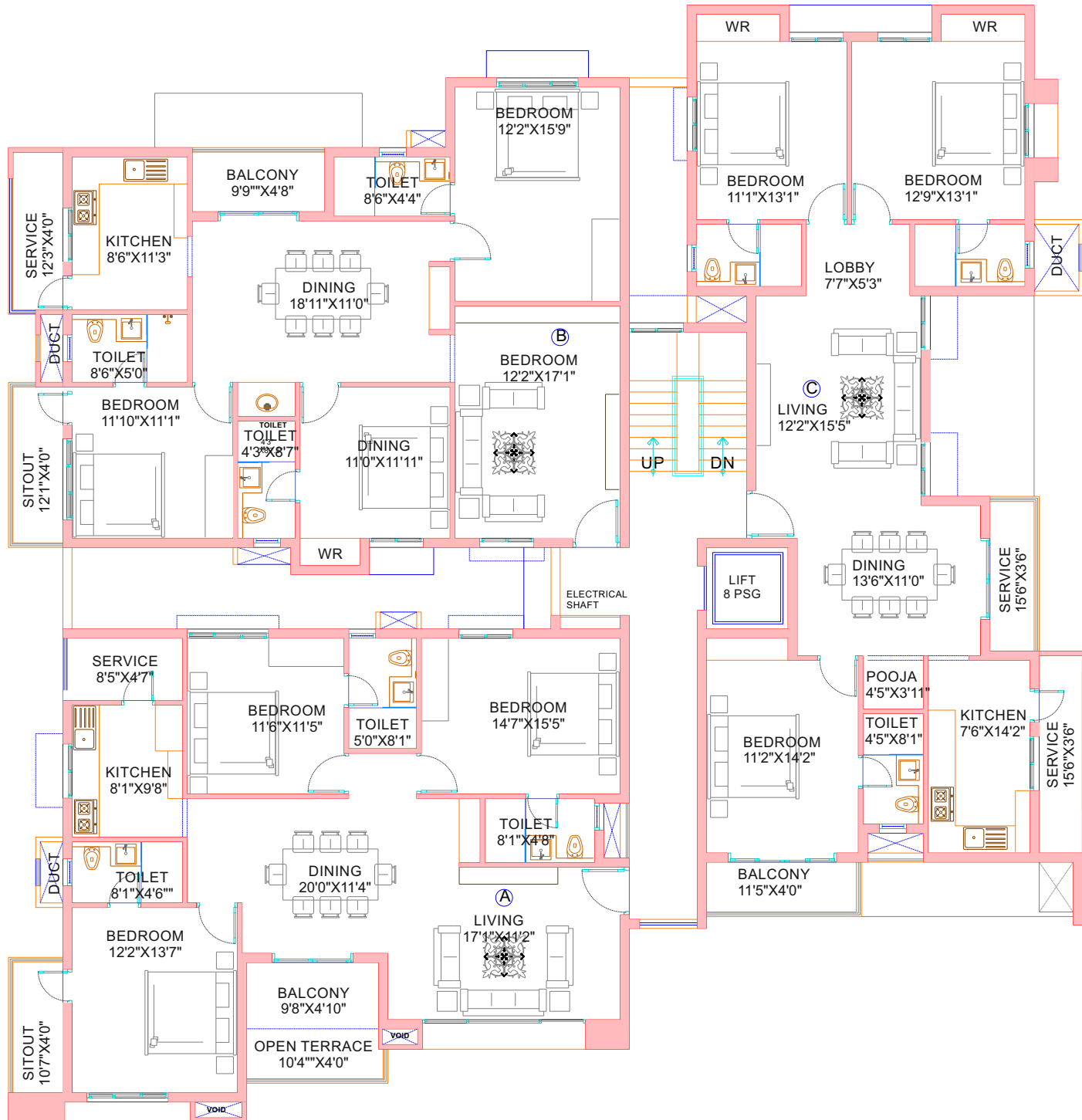
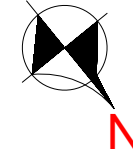
# FIRST FLOOR LAYOUT



- Flat 1A: 1590 S.Ft
- Flat 1B: 1623 Sft, 61 Sft OT abutting
- Flat 1C: 1666 Sft, 165 Sft OT abutting

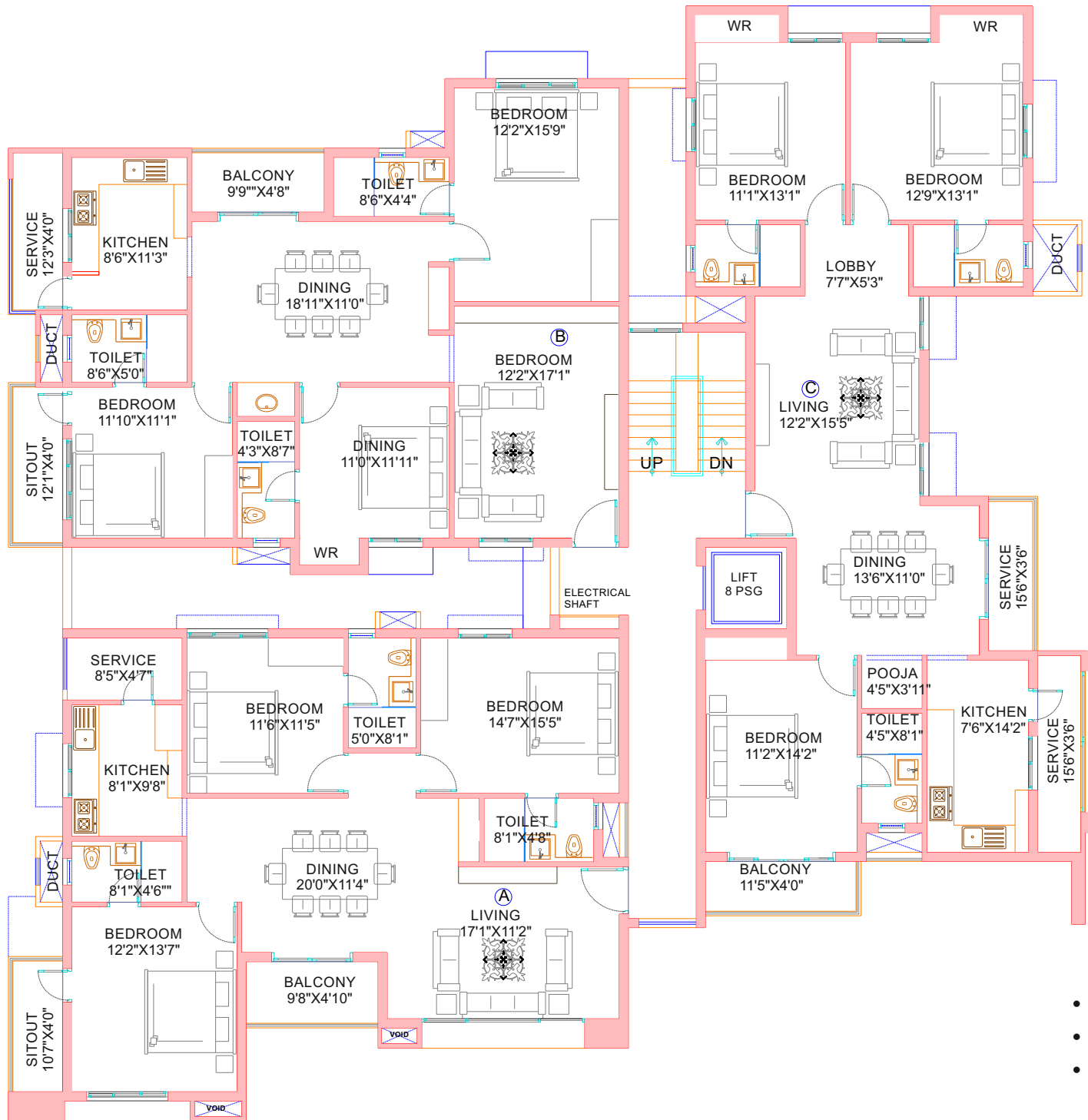


# SECOND FLOOR LAYOUT



- Flat 2A: 1541 Sft, 42 Sft OT abutting
- Flat 2B: 1623 Sft.
- Flat 2C: 1666 S.Ft.

# THIRD & FOURTH FLOOR LAYOUT



- Flat 3A: 1541 S.Ft.
- Flat 3B: 1623 S.Ft
- Flat 3C: 1666 S.Ft.

- Flat 4A: 1541 S.Ft.
- Flat 4B: 1623 S.Ft.
- Flat 4C: 1666 S.Ft.

# AMENITIES PROVIDED\*

## Structure

- RCC Foundation and structure as per structural engineers design
- Solid concrete Blocks for walls
- Pest control from foundation stage
- Ground level of building elevated from road height

## Exterior Finishing

- Exterior walls finished with Asian ACE
- Driveway and parking areas finished with a mix of concrete and pavers
- Compound wall having single blockwork
- Stainless steel railing for staircase
- Sadarhalli Grey Granite flooring in all lift
- landings and staircases
- Terrace finished with white thermal tiles

## Common Recreation Amenities

- Children's play area with 1 slide, 1 swing and 1 see-saw
- Partly beautified terrace having gazebo and food service counters
- Air conditioned multipurpose hall cum gymnasium
- Table Tennis Table

## Common Utilities

- Rain water harvesting system
- EB Panel Board with aluminum bus bar
- EB meter as advised by TNEB
- 1 RCC ground sump with 2 partitions
- 8 Passenger Lift with Manual Door from Kone / Johnson or equivalent with MS Painted internal panels
- Toilet in ground floor for domestic help
- DG Set up to 62.5 KVA with manual switchover
- STP system with RCC septic tank
- Common Solar Water Heating System, of 1500 Liters capacity
- EB/DG Supply alarm
- Pressurized water with hydro pneumatic system from terrace
- Intercom system
- Video Main Door Phone linked to ground floor entrance

## Interior Flooring\*\*

- Supply and laying of 600x600mm vitrified tiles of in living and dining area
- Supply and laying of vitrified or ceramic tiles in kitchen, service area and balcony
- Above at approx. Rs 45p.sft.

## Interior Wall tiling\*\*

- Supply and laying of 15-18x10-12 inch bathroom wall tiles up to 7 feet height
- Supply and laying of 15-18x10-12 inch kitchen wall tiles up to window top
- Supply and laying of 15-18x10-12 inch service area wall tiles up to window top
- Above at approx. Rs 45 p.sft.

## Kitchen

- Stainless Steel sink with drain board
- G20 Black granite counter
- Kitchen slab at 30-33" height from ground
- Optional Hole on kitchen platform for passage of gas pipe at the customers risk
- Provision for Exhaust fan in kitchen wall

## Bathroom and Sanitation

- Wall hung basin from Parryware
- Wall closet from Parryware
- Concealed Flush tank
- Provision for geyser and exhaust fan
- Taps from Jaguar
- Valves and other consumables from regular brands



- One tap for supply of water heated by common solar water heater

## **Carpentry**

### ***Main Door***

- Teak veneer paneled flush door
- 6 Inch x 2.5 Inch section teak frame
- Godrej lock
- Single tower bolt
- Eyeglass
- Rear side handle
- Magnetic rear door stopper
- Varnished frame and shutter
- Stainless steel hinges

### ***Kitchen and Bedroom Door***

- Flush door
- 4 inch x 2.5 inch hard wood frame
- Godrej cylinder lock
- Single tower bolt
- Magnetic rear door stopper
- Enamel coat
- Stainless steel hinges

### ***Bathroom and Service Area Door***

- Flush door with rear side PU coat
- 4 inch x 2.5 inch hard wood frame
- Stainless steel Godrej Lock
- Single tower bolt
- Enamel coat

## **Interior Windows and Grills**

### ***Bedrooms and Kitchen:***

- Mix of casement and sliding UPVC windows as per design of architect
- MS Grills having 10mm square section

### ***Bathroom***

- Hardwood window with glass louvers having provision for 6” exhaust
- Integrated MS runners
- Enamel coat

### ***French Door***

- UPVC french slider / casement window as per architects design
- No grill

### ***Balcony***

- Stainless steel railing with toughened glass

## **Interior Electrical Work**

- Modular switches from MK or equivalent
- FR Wiring from Polycab / RR or equivalent
- DB and MCB with manual 3 Phase
- Changer from Legrand or equivalent or combination
- AC Box from MK / Havells or equivalent
- Manual DG connection to limited points in the apartment (1 Fan and 1 Light per room, and 1 5A Point in Foyer)

- TV and telephone cable provision in main hall and all bed rooms
- Conduits with GI wire for Home theatre wiring in main hall
- Schedule of Electrical Points as per architects drawings attached to this agreement
- Conduits with GI wire for power connection at your car park

## **Interior Painting\*\***

- Coat of Putty
- Tractor emulsion on ceiling
- ‘Off white’ Plastic Emulsion on walls at Rs 12 p.sft

## **Association**

- Maintenance for 6 months (common areas) from date of intent to handover

\* Terms and Conditions will apply

\*\* Customers can substitute only referred items with their own purchase and will be compensated.

***Conditions apply***

## ABOUT GL DEVELOPERS

We at GL have our roots in the construction sector since the 1950's when we collaborated with several prominent builders in Mumbai to develop multi-storey industrial complexes. More recently i.e. since 1973, we have completed over 10 Landmark projects in Chennai Bangalore and Mumbai. Our satisfied customers include listed corporations, renowned professionals and celebrities, who will endorse our claim that our buildings have utmost emphasis on quality and innovative design.

We have consistently located our projects near excellent transportation, shopping and recreational facilities. We only use the best and latest materials and work with renowned consultants and architects. Our properties are designed to provide all the practical needs for you and your dependents. Our focus therefore is to ensure that our customers are able to lead contemporary lifestyles at our properties.



## REACH US

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Email: enquiry@glbuilders.com

## REASONS TO CONSIDER US

- Track record and experience spanning 35+ years
- Usage of the quality materials and relations with major suppliers of raw material
- Detailed planning, project design and project execution process
- Relations with eminent architects and contractors
- Passion for quality and continuous improvement
- Proximity of your apartment to all required services and amenities
- Perfect land documentation and assurance of freedom from all encumbrances
- Agreements between us and yourselves drafted by eminent lawyers
- No hidden costs (indicative numbers highlighted where applicable)
- Assistance with permitted personalization and customization options
- Stress on ensuring good relations with out customers and business associates
- Family run business with hands on involvement of the promoters
- Area efficiency of spaces

### Site: GL Ananda

607/609, 6th Main Road, Off 8th Cross Road  
Ram Nagar South, Madipakkam  
Chennai 600 091

Landmark: Take turn opposite Bharat Petroleum on Bazaar Road