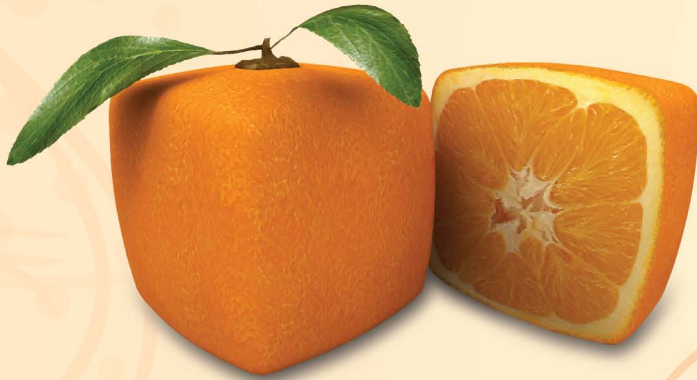


xs real

# VILLA ZEN

on OMR at Kazhipattur

Refreshingly different  
villas on OMR



## Your space. Your identity.

23 villas - proud, independent and gorgeous - greet you as you enter Kazhipattur, OMR, with the sylvan settings populated by lush, green vegetation providing a remarkable backdrop to the imposing villas. Villa Zen provides a refreshing alternative to the packed apartments that makes for the jaded urban landscape. So you own the space - in and around. Villa Zen gives you a home that will define where you stand in life - as a connoisseur, and a free-spirited citizen.



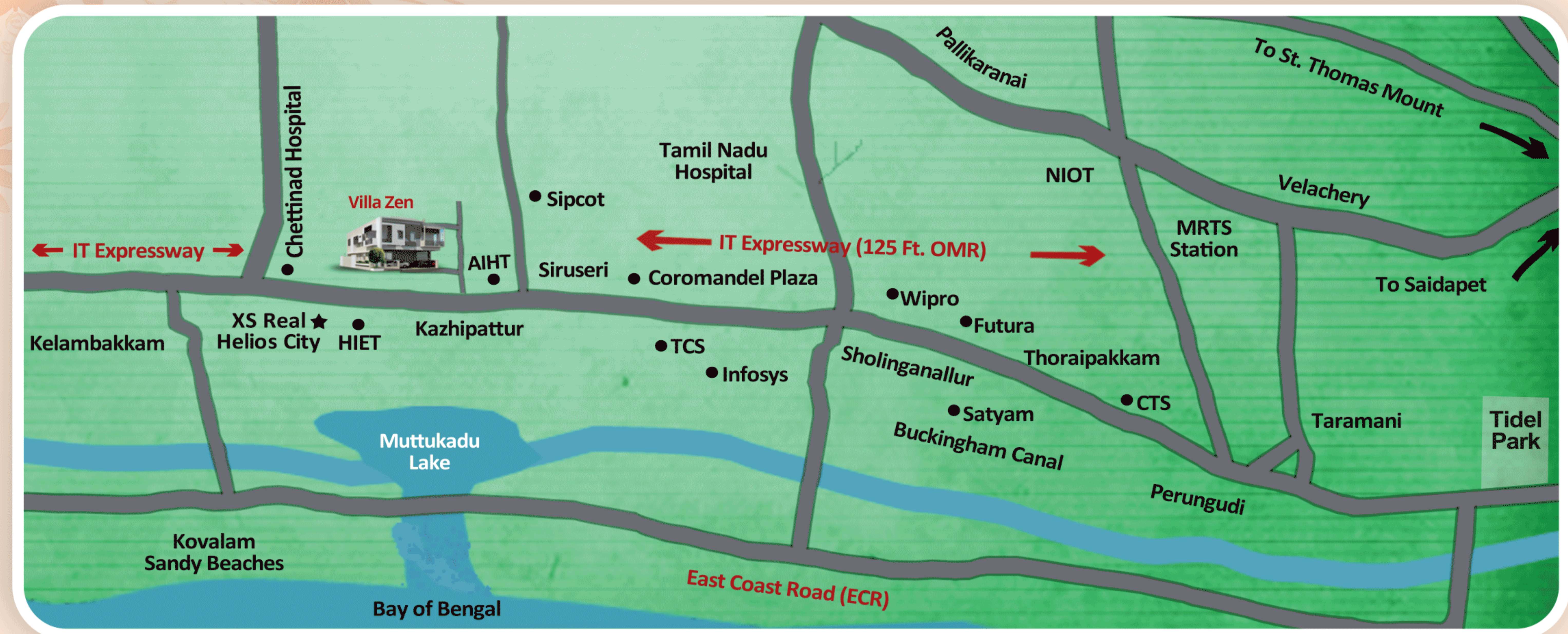
**xs real**  
**VILLA ZEN**  
on OMR at Kazhipattur



## Location Map

### A world of its own

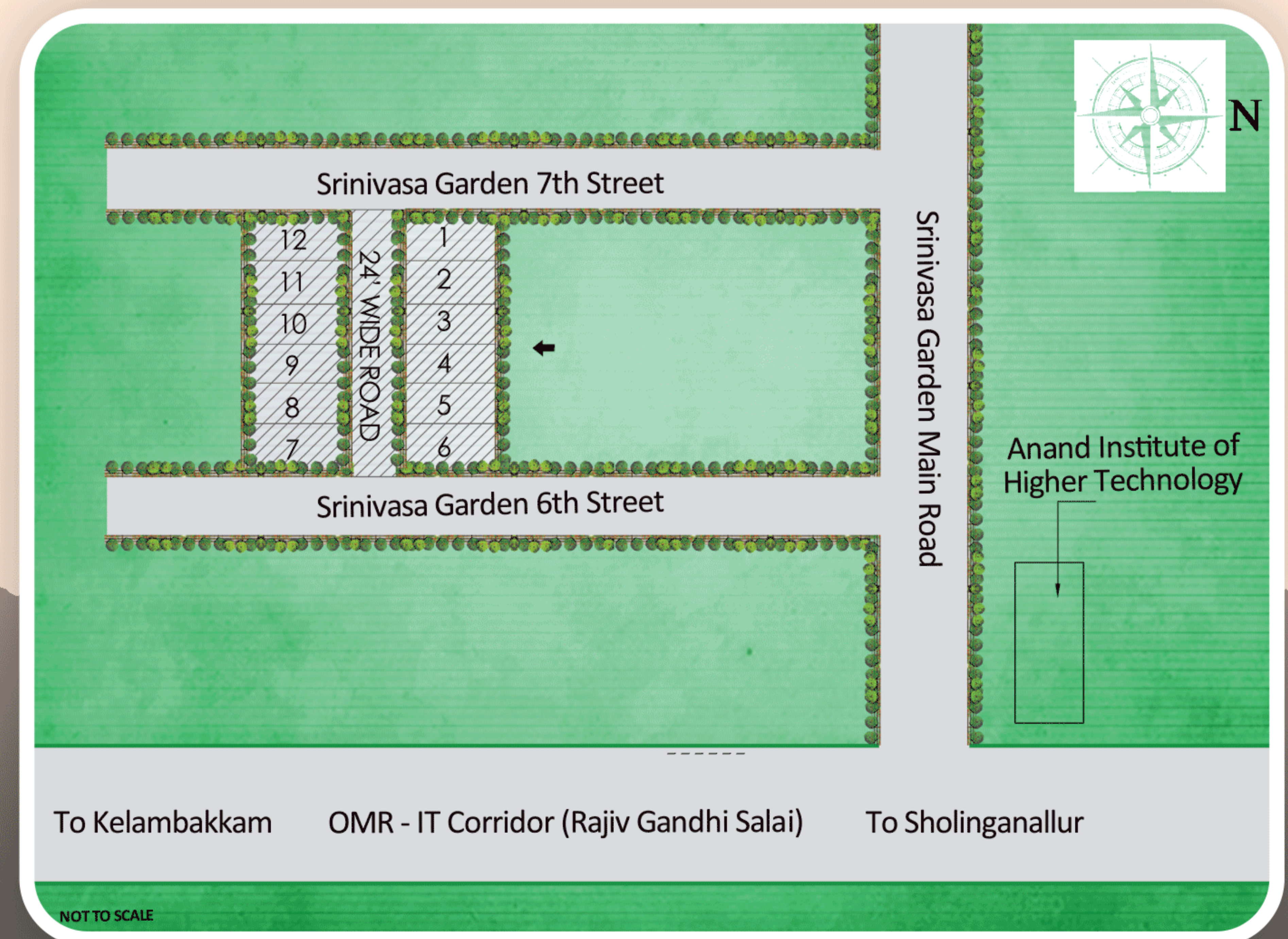
Villa Zen guards its privacy, fiercely. This gated community of 23 villas is located amidst the scenic landscape of Kazhipattur, close to SIPCOT on the bustling OMR.



Landmarks	Distance (in Km)
Kelambakkam	4.5
Chettinad Hospital	3.3
XS Real Helios City	3.1
HIET	2.7
Siruseri Sipcot IT Park	2.7
Coromandel Plaza	4.8
Sholinganallur Junction	10.5
Tidel Park	21.0
Madhya Kailash	22.8

## Topo Plan

With 23 villas and a clubhouse, **Villa Zen** offers you the benefits of independent living, the amenities of community living and the security of a gated community.



NOT TO SCALE

# MY HAPPY HOME

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Love begins by taking care of the closest ones - the ones at home



*green, serene and exclusive*  
on OMR at Kazhipattur

# INDEPENDENT & EXPANSIVE VILLAS

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Nestled in a pristine surrounding, Villa Zen is strategically located amidst social infrastructure yet of the bustle and honking noises that deteriorate your quality of life



*green, serene and exclusive*

on OMR at Kazhipattur

# MY HAPPY HOME

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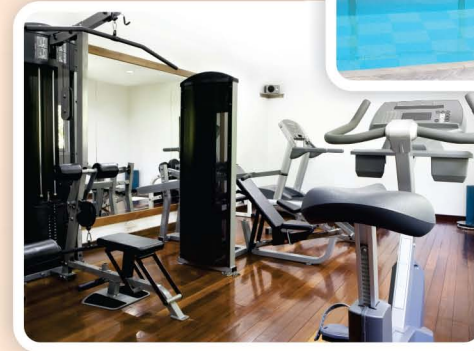
Love begins by taking care of the closest ones - the ones at home



*green, serene and exclusive*  
on OMR at Kazhipattur

## Fitness, entertainment and more.

A swanky Club House forms a part of **Villa Zen**. It comes with a fully-equipped gym, a stylish rooftop swimming pool, a hall for indoor sport that also doubles up as a party venue. Remember that you share this with only 23 families. Now, how exclusive can it get than this?



## About XS Real



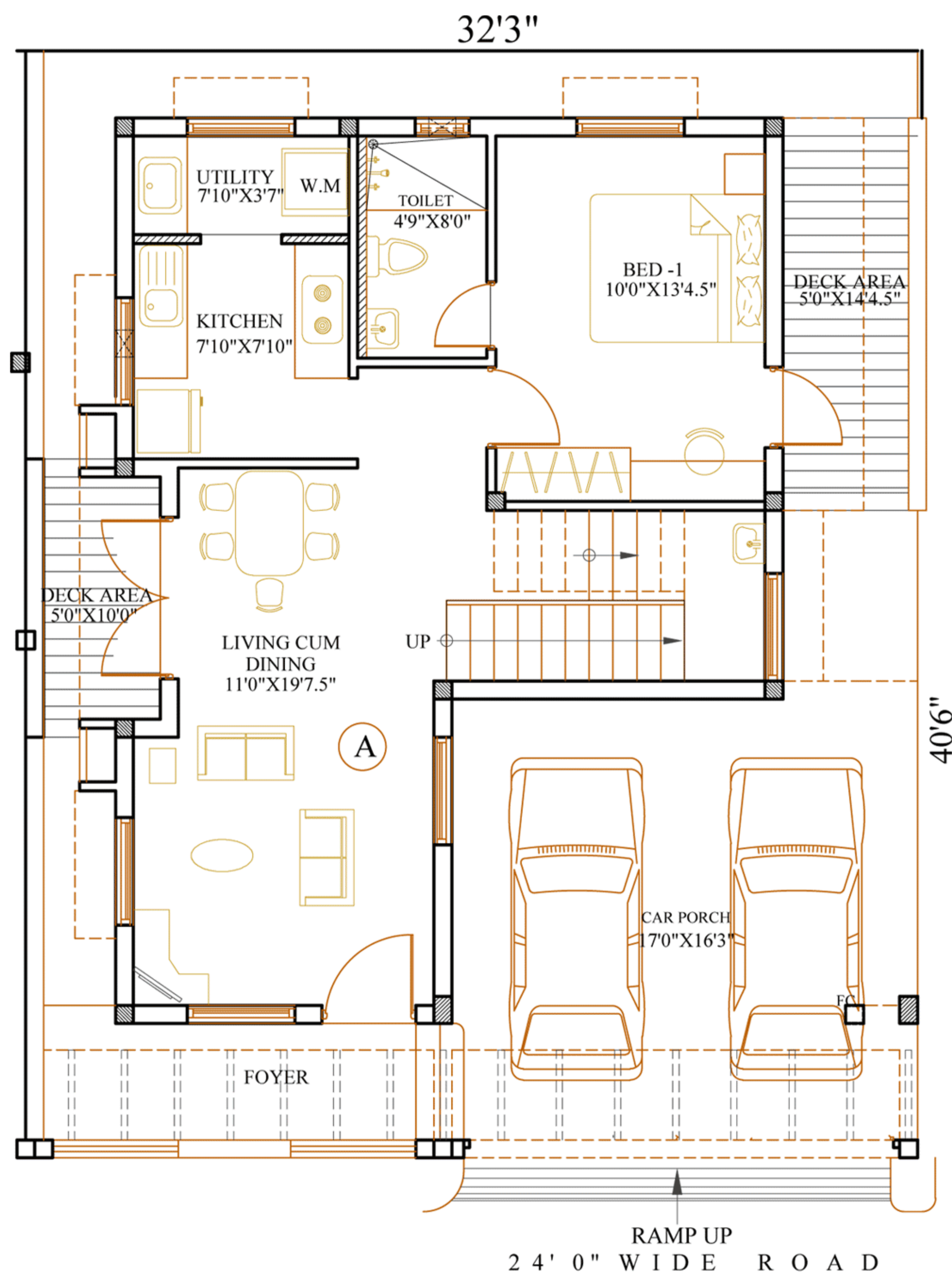
XS Real Properties Private Limited is a professionally managed Property Development Company. Since its inception in 1996 it has been renowned for its passion for ethical practices apart from aesthetic property development. This meticulousness and a customer focussed approach has endeared XS Real brands to the home buying people of Chennai. The rest, as they say, is history.

Every single step of home buying, right from the flow of title, to requisite approvals, to stringent quality control culminating in a most satisfying handing over, is backed by a team of professionals hand-picked for the job. It makes for a most fulfilling experience, thus enhancing our reputation as empathetic and reliable developers.

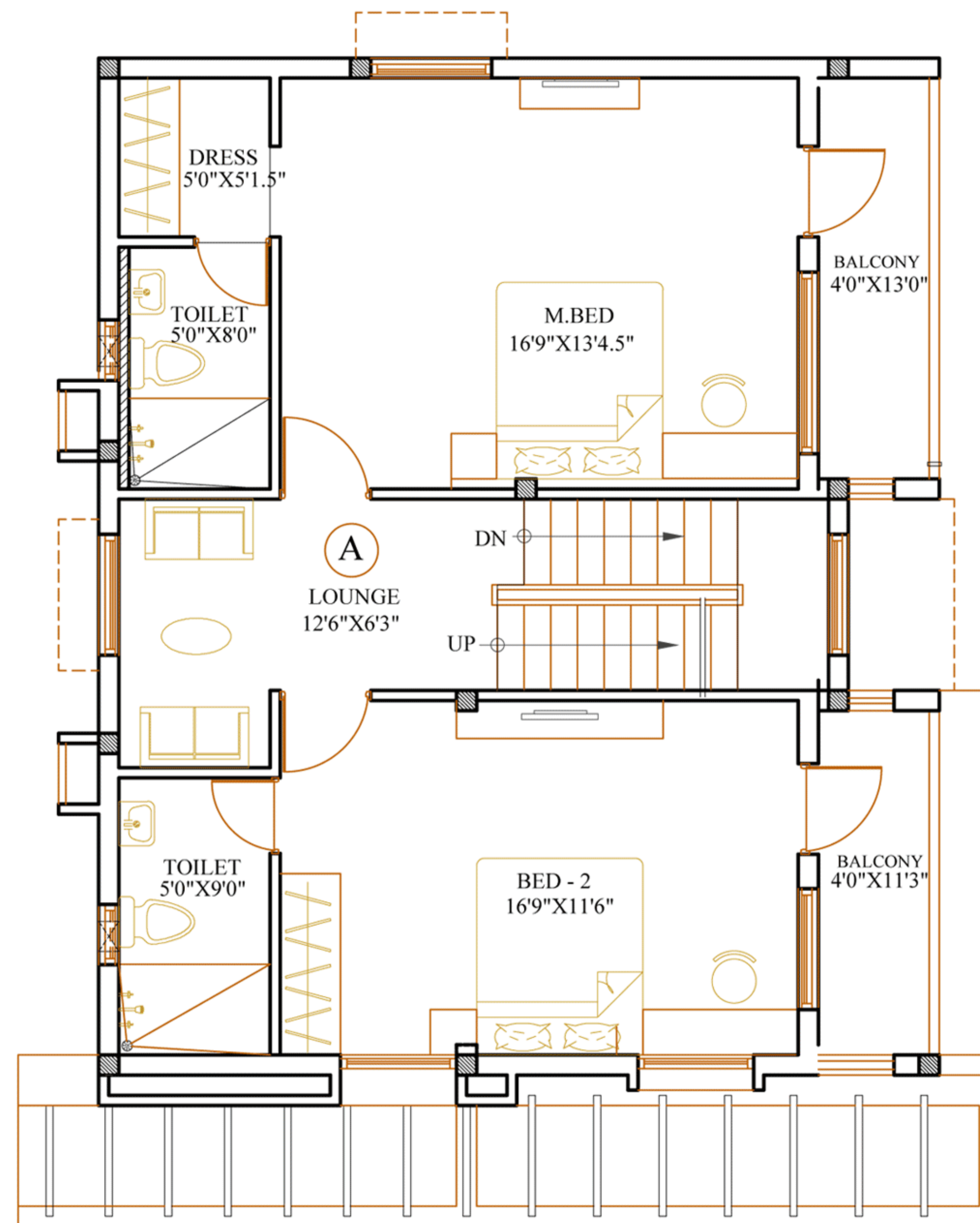


**Say No To Cash:** XS Real – dedicated to creating aesthetic, meticulous and lively assets, has taken the initiative to avoid black money transactions in real estate. Being recognized as one of the most ethical & transparent property developers in Chennai, we take pride in the fact that all our transactions are completely accountable, leaving no room for unaccounted or illegal transactions. As a responsible corporate citizen, XS Real supports proper tax payments, which contribute to India's growth. XS Real backs the 'Say No to Cash in Real Estate Transactions' ideology. We are proud to say that we urge 'good buying' by bidding 'good bye' to black money!

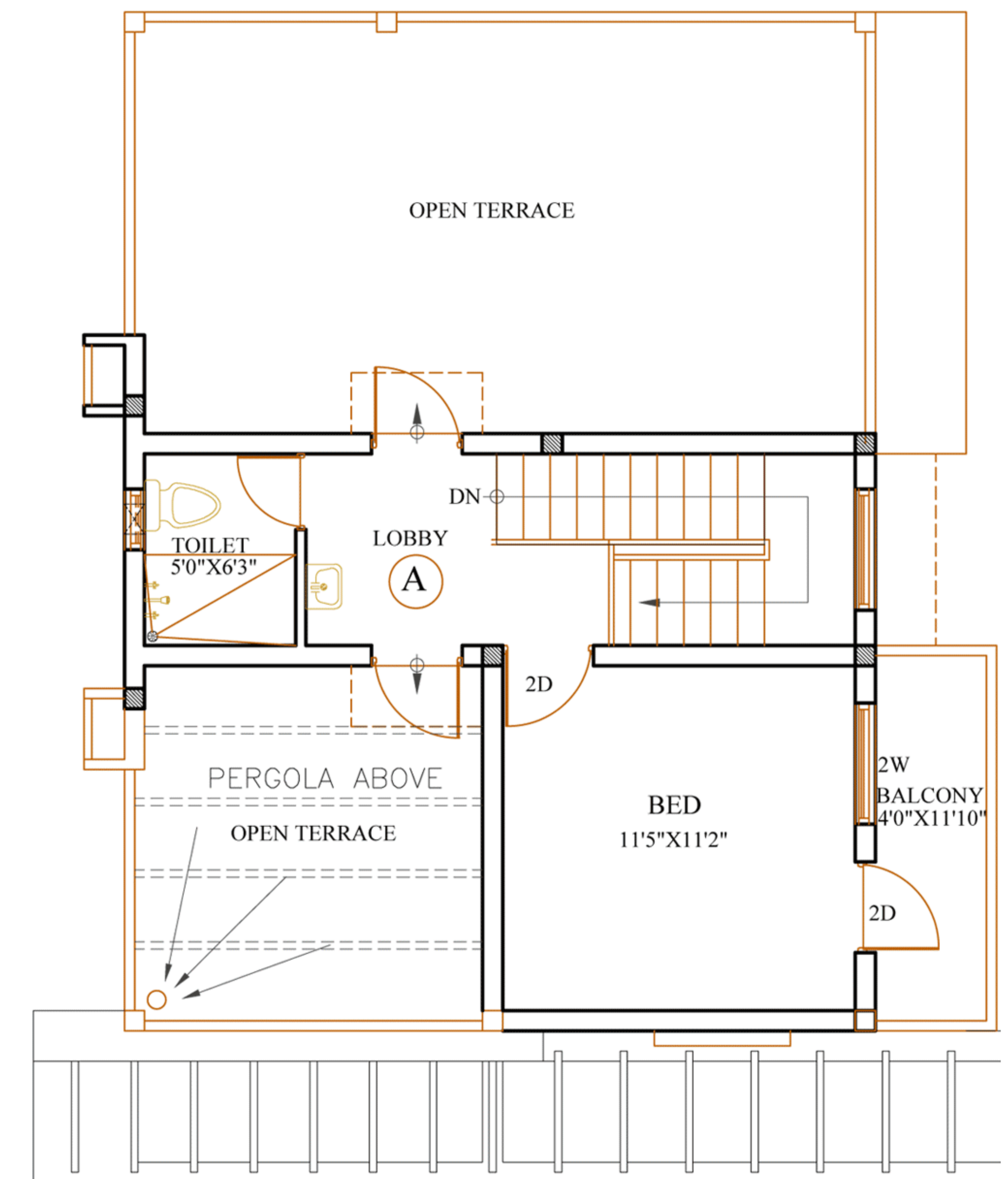
# NORTH SIDE - FRONT VILLA (NEAR CLUB HOUSE)



SITE CUM GROUND FLOOR PLAN



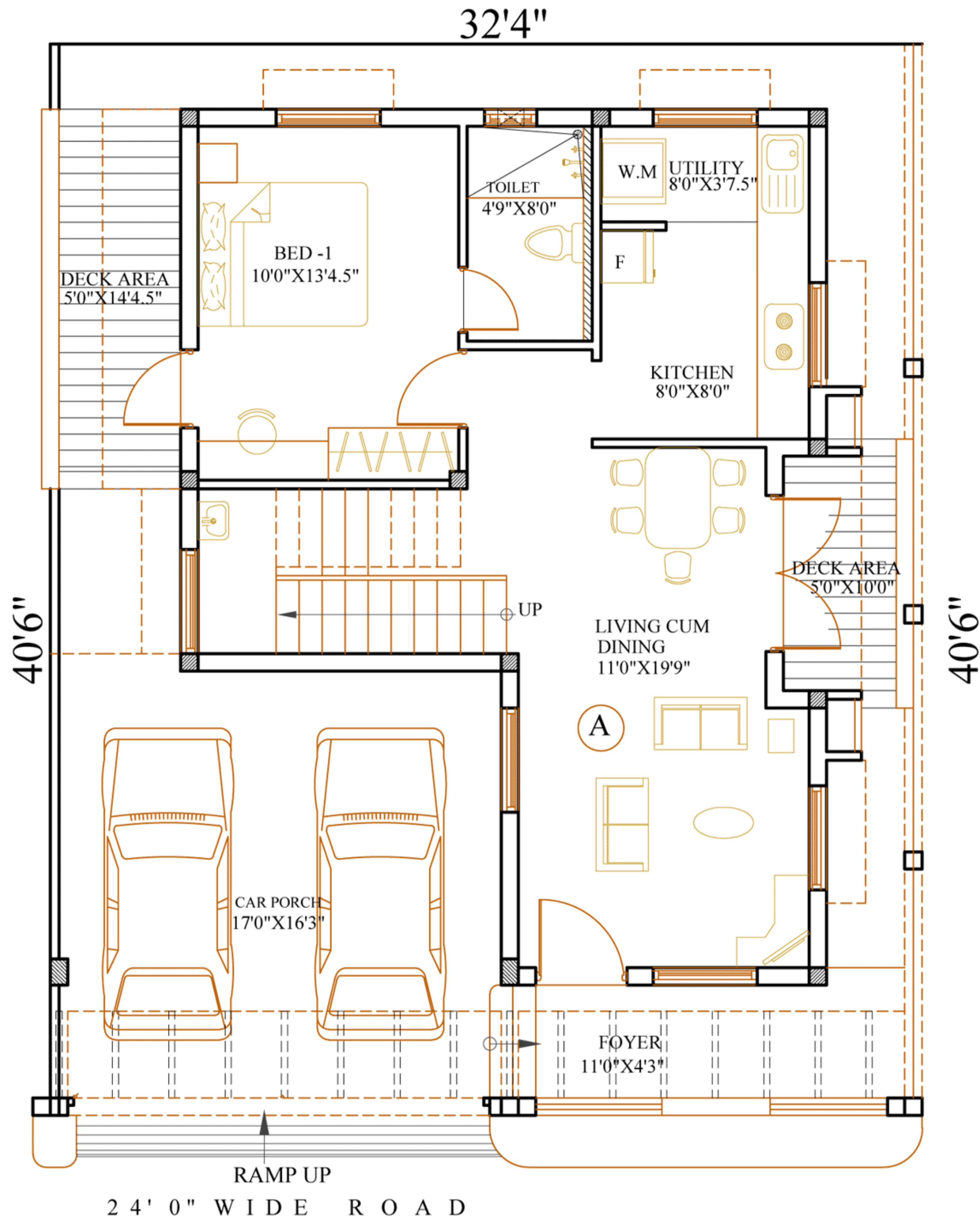
FIRST FLOOR PLAN



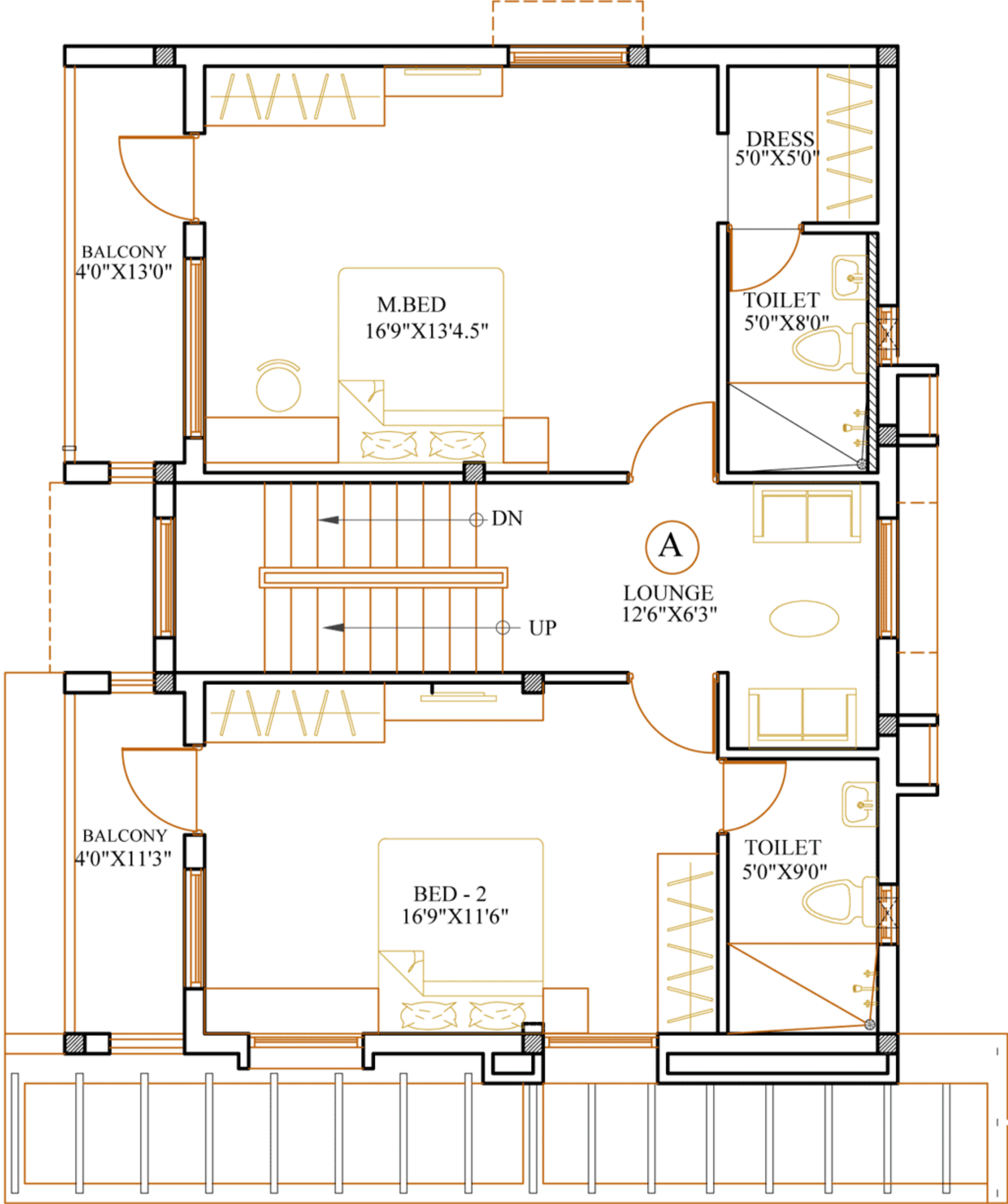
TERRACE FLOOR PLAN



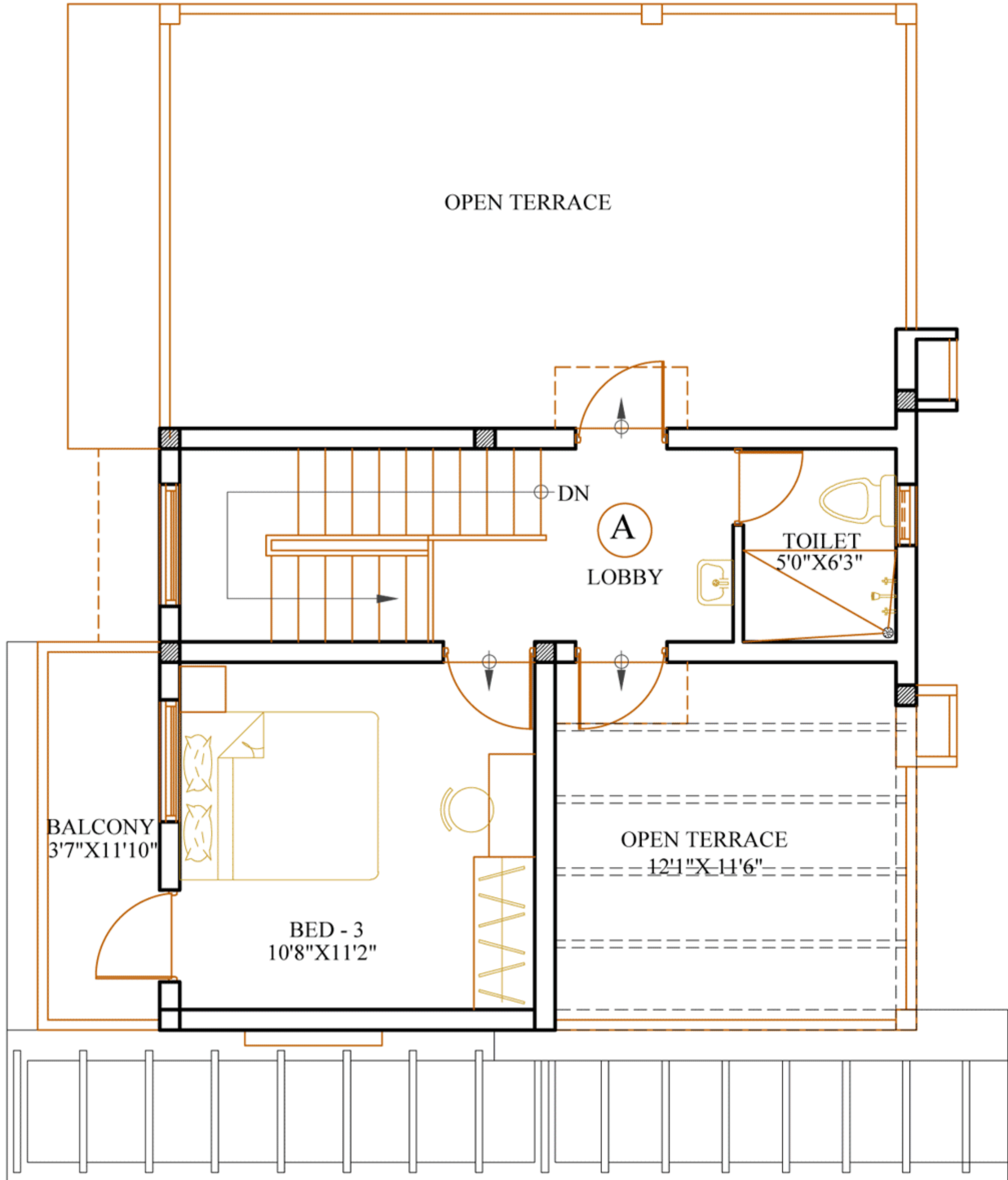
# NORTH SIDE - FRONT VILLA



SITE CUM GROUND FLOOR PLAN

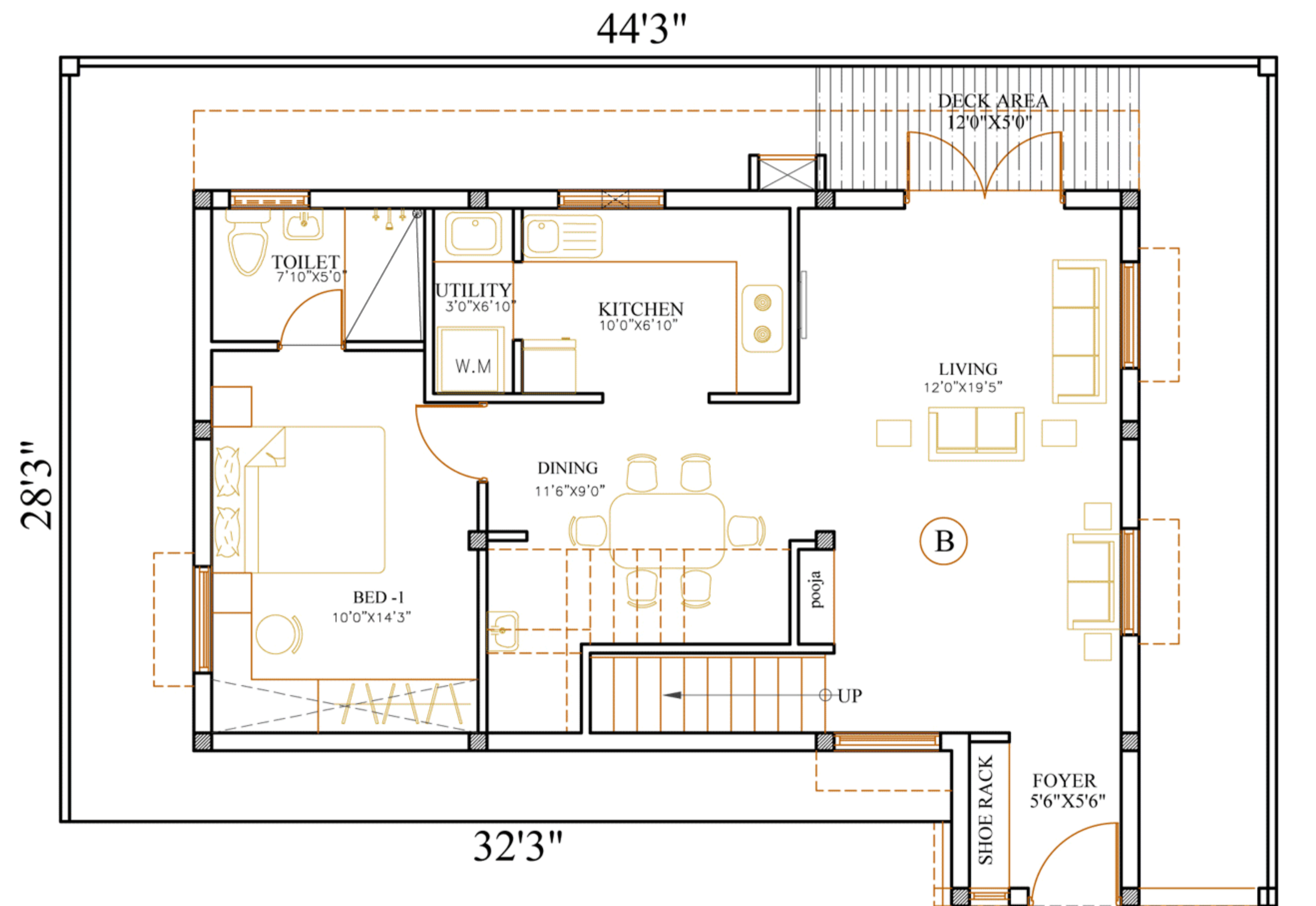


FIRST FLOOR PLAN

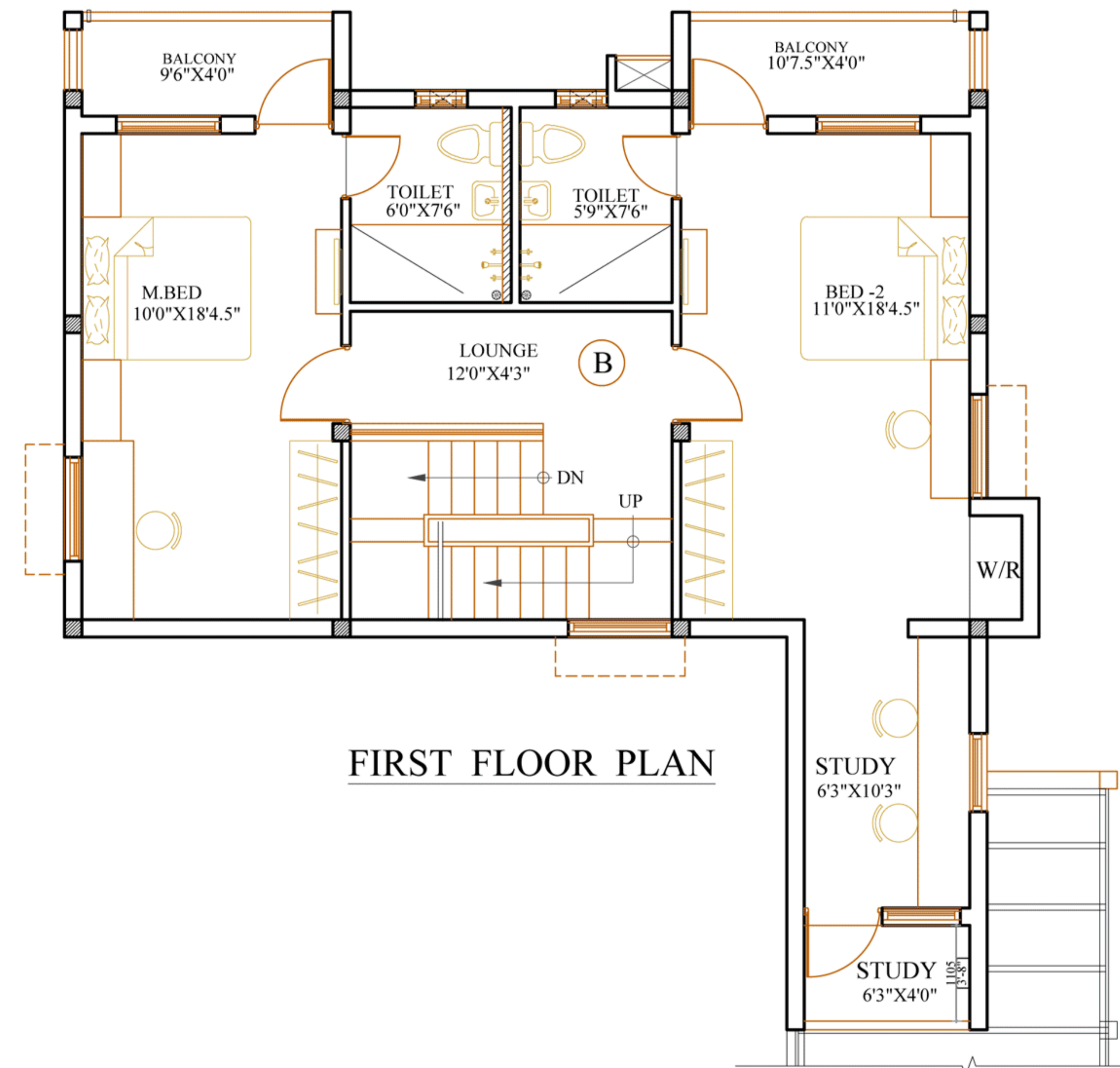


TERRACE FLOOR PLAN

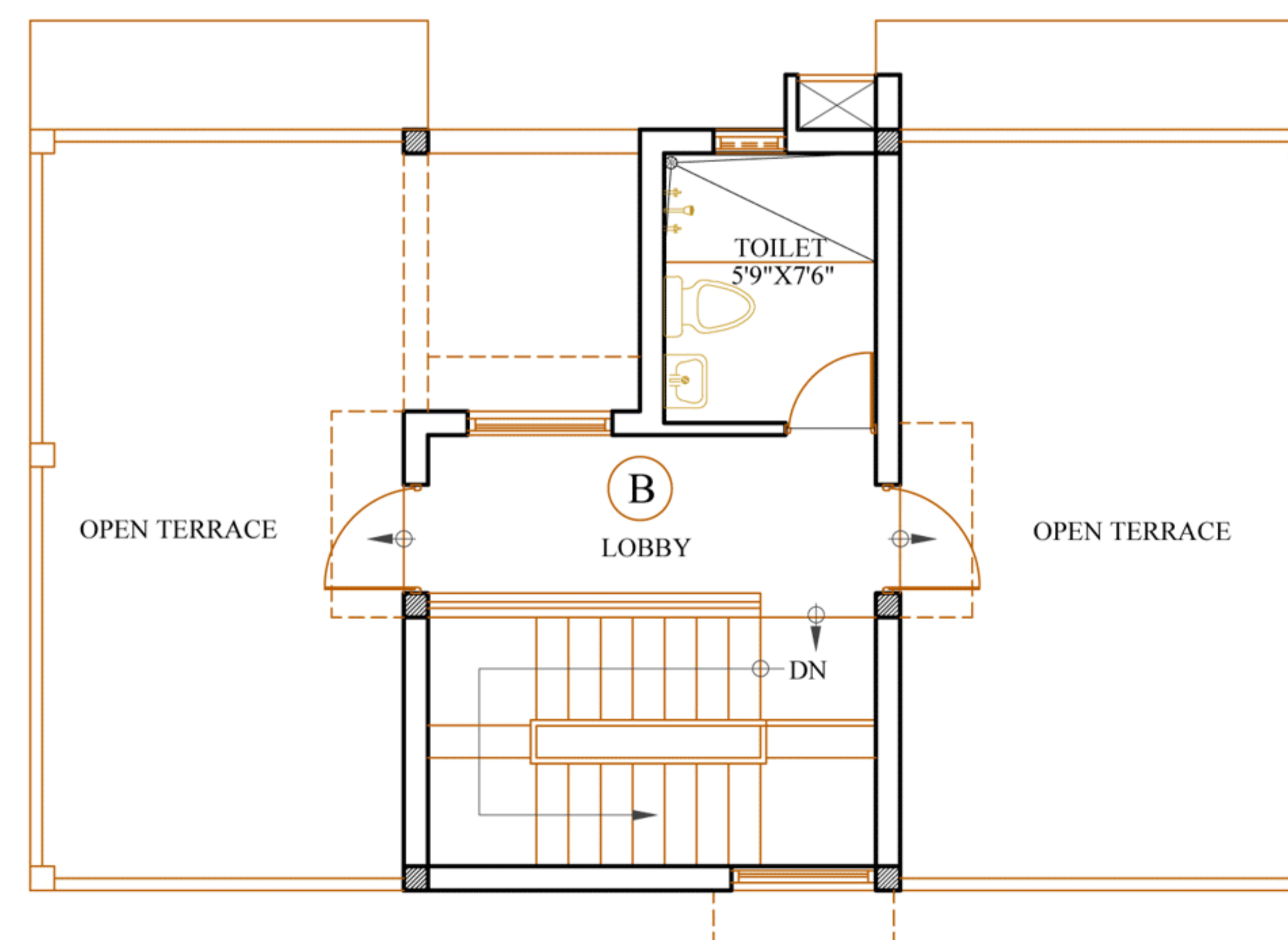
# NORTH SIDE - REAR VILLA



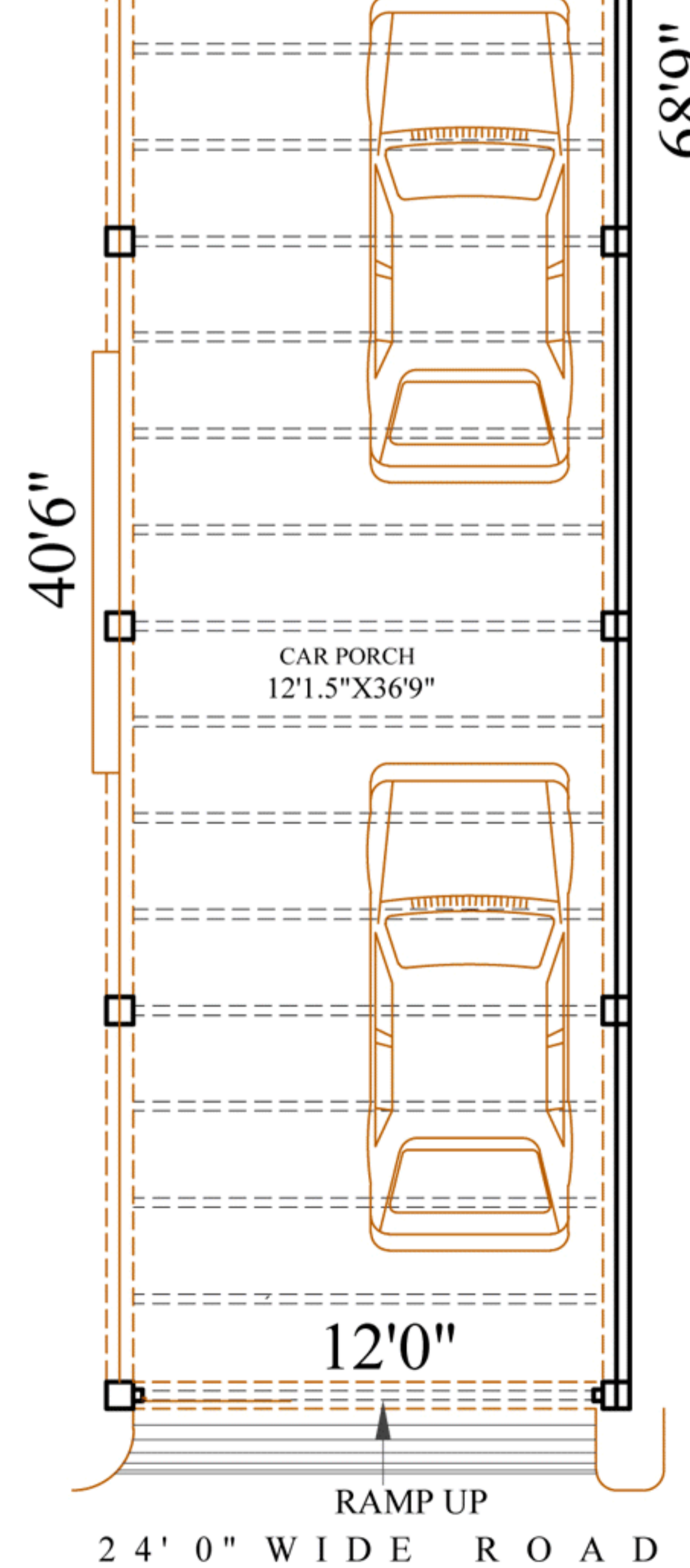
SITE CUM GROUND FLOOR PLAN



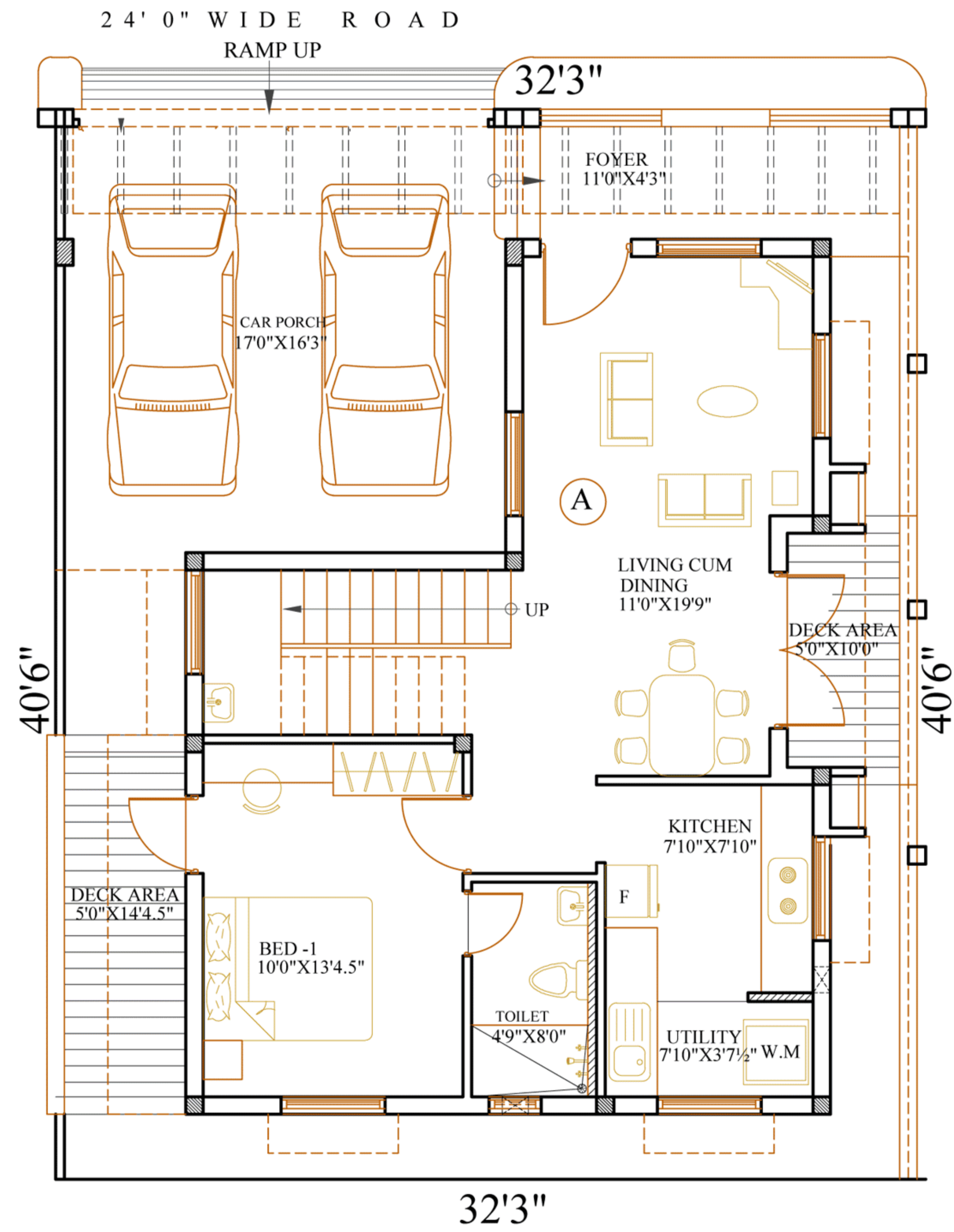
FIRST FLOOR PLAN



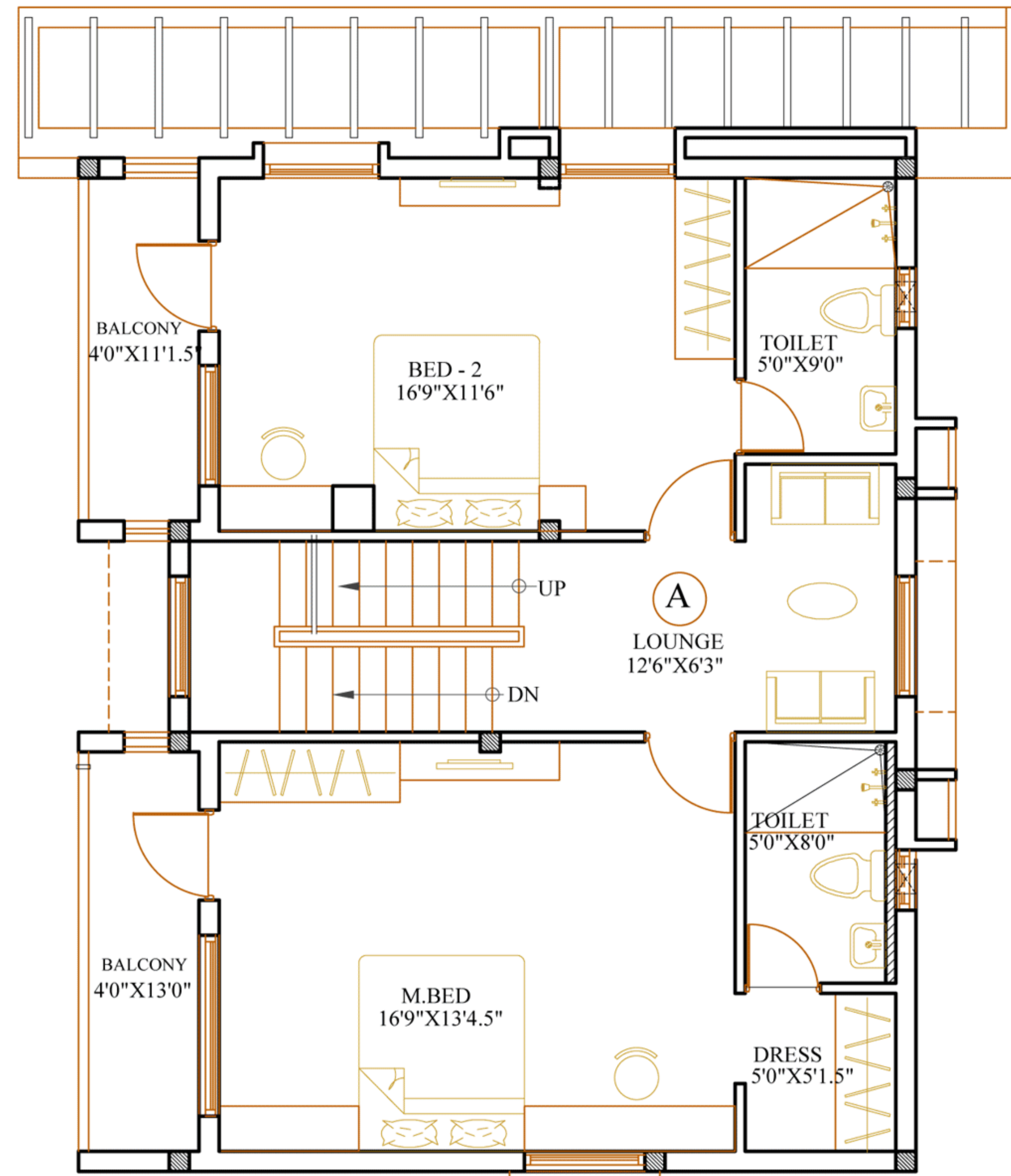
TERRACE FLOOR PLAN



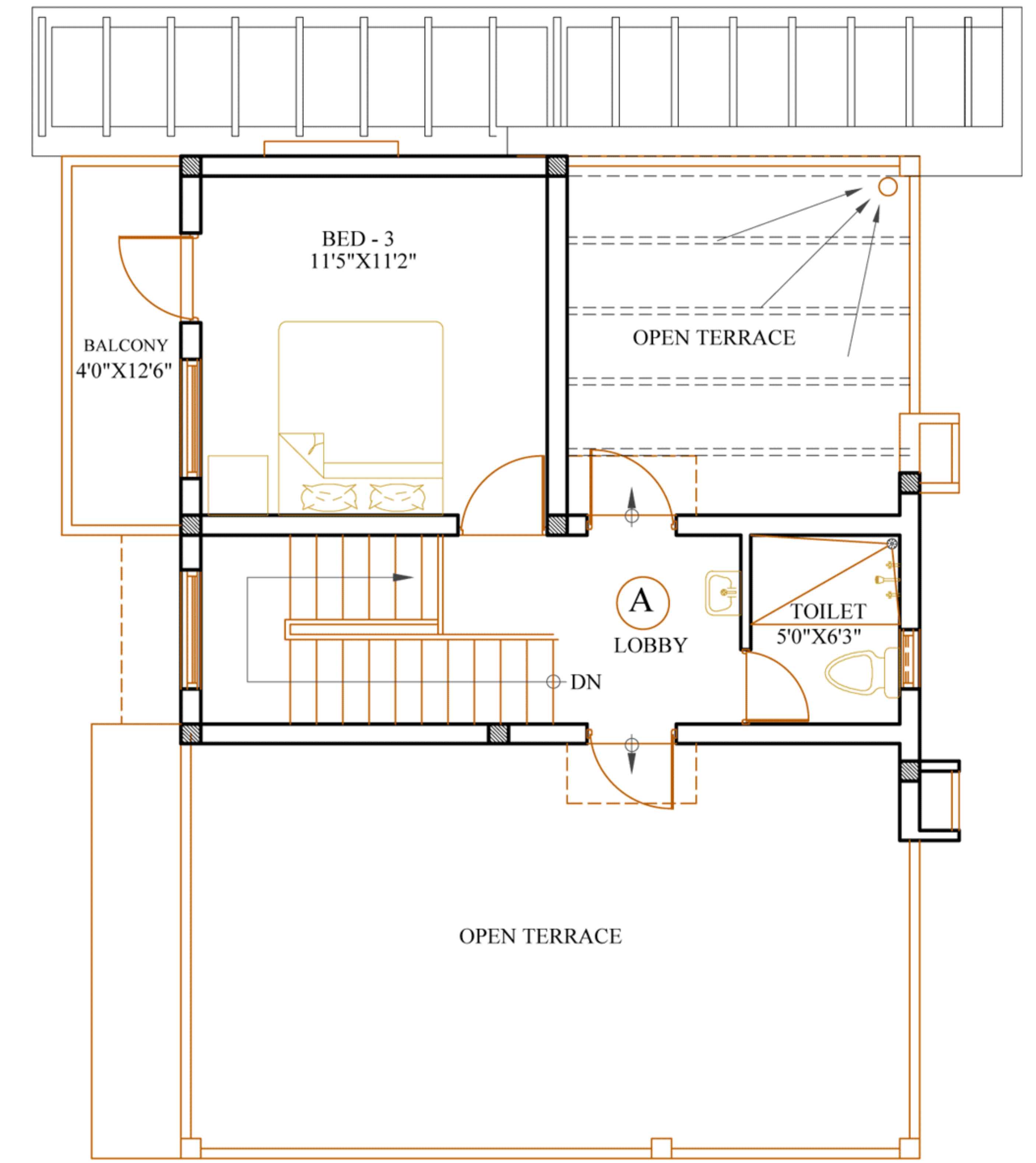
# SOUTH SIDE - FRONT VILLA



SITE CUM GROUND FLOOR PLAN

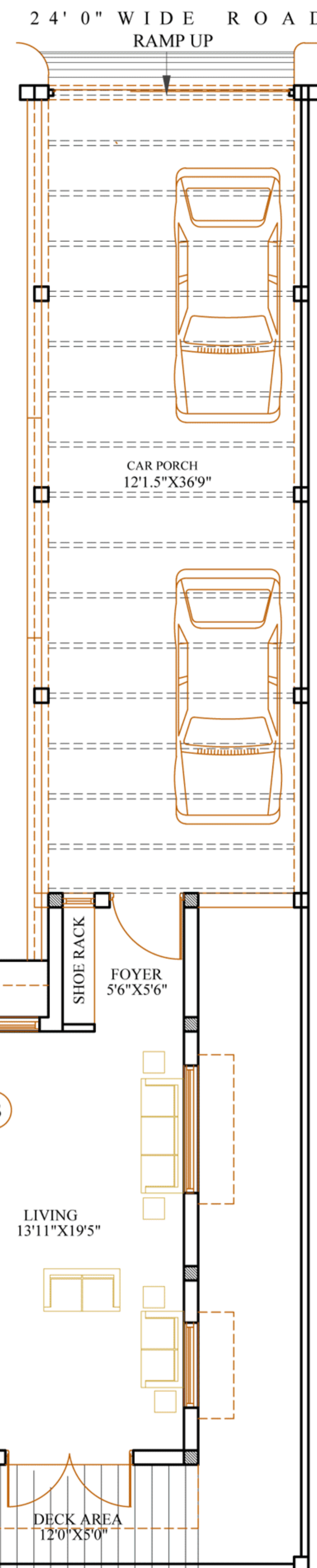


FIRST FLOOR PLAN

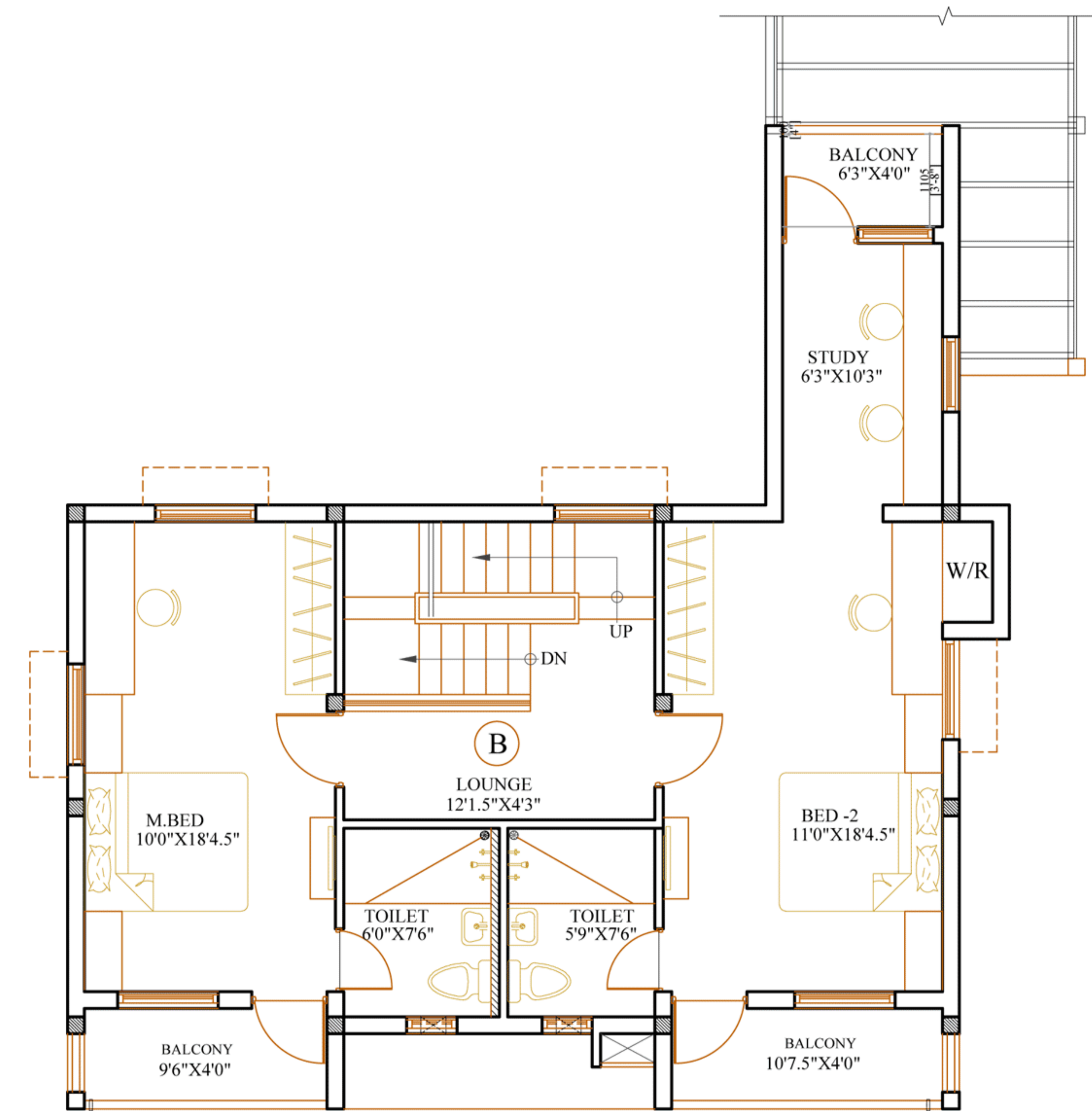


TERRACE FLOOR PLAN

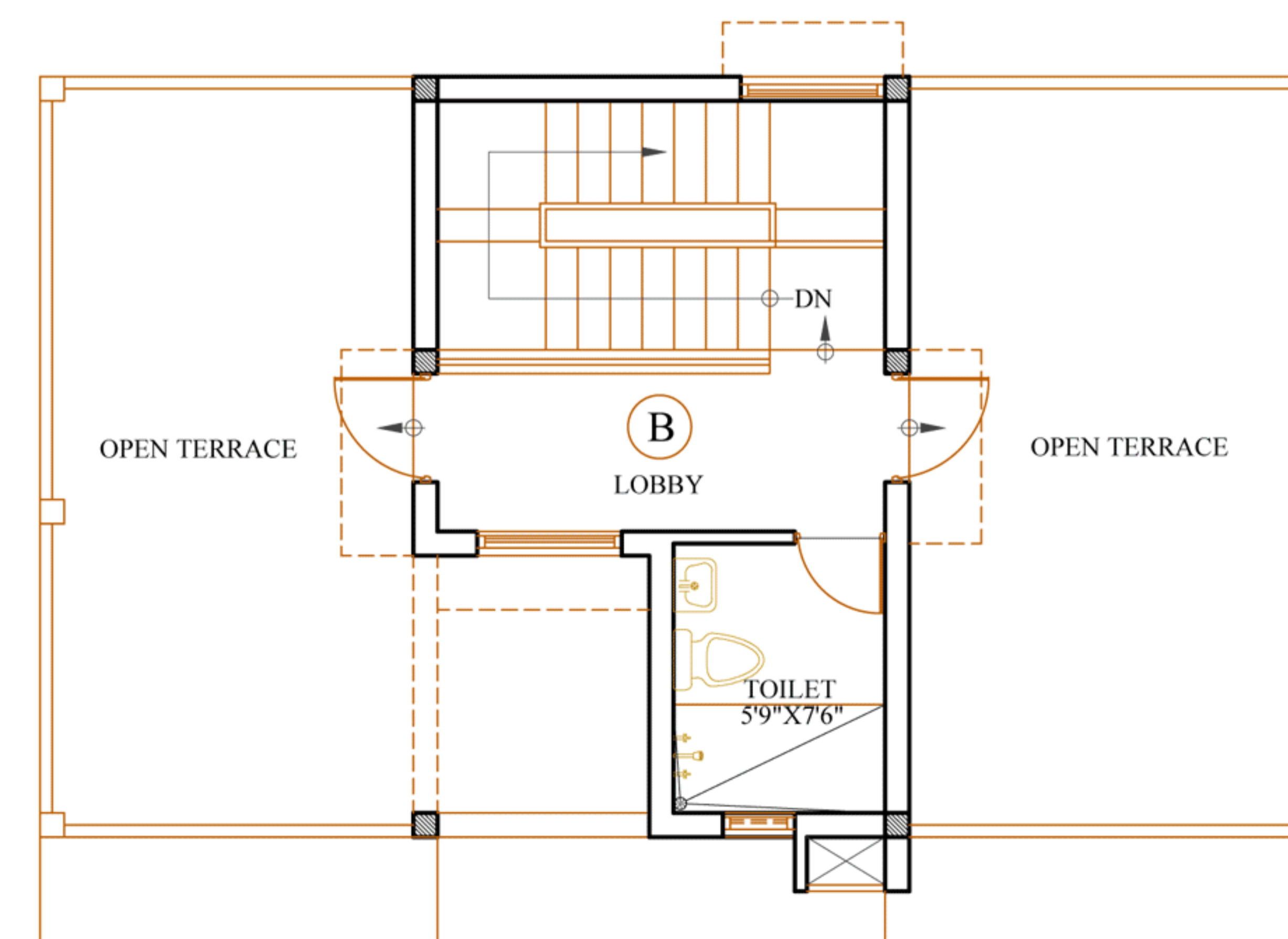
# SOUTH SIDE - REAR VILLA



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

# Specifications

## 1. CONSTRUCTION:

Foundation	: RCC Isolated /Combined Footings and pile
Structural system	: RCC Framed Structure (Column, Beam & Slab)
Zone	: Seismic compliant (Zone 3)

## 2. FLOOR FINISHES

Foyer	: Granite
Living/dining	: Vitrified Tiles of size 2'0"x2'0"
Bedrooms	: Vitrified Tiles of size 2'0"x 2'0"
Kitchen / Utility	: Vitrified Tiles - matt finish
Toilet cum bathrooms	: Ceramic tiles-Anti-skid /matt finish
Deck / Balcony	: Ceramic tiles-Anti-skid /matt finish
Staircase	: Granite

## DADOING

Toilet cum bathrooms	: Glazed Tile up to 7'0" height
Kitchen	: Glazed Tile with motif Tile up to 2'0" height, above the kitchen Platform
Utility	: Glazed Tile up to 3'0" height

## 3. KITCHEN / COOKING TABLE

Kitchen platform	: Polished Black granite piece to be handed over.
Sink	: Stainless steel sink with drain board and Angle cock for aqua guard.

## 4. JOINERY DETAILS

### DOORS AND FITTINGS

Main Door	: Engineering door
Main Door fittings	: Brass Hinges; Branded lock; Magnetic door stopper; Tower bolt,Viewing lens
Bed room door	: Engineering door.
Bedroom door fittings	: SS Hinges, Branded lock; Door Stopper; Tower bolt.
Balcony doors	: Engineering door.
Balcony doors fittings	: SS Hinges, Branded lock; Door Stopper; Tower bolt.
Toilet door	: Engineering door with flush shutter, coated with laminate on one side and enamel painted on the other side.
Toilet door fittings	: SS Hinges; cylindrical lock.

### WINDOWS AND FITTINGS

Windows	: UPVC windows of premium brand with open able/sliding shutters.
Glass panes for window	: Pinhead glass/ Plain glass
Ventilator	: Powder coated Aluminum frame with louvers

## 5. PLUMBING:

Water lines	: Internal CPVC; External – UPVC pressure pipes
Waste lines / Soil lines	: PVC / SWR pipe fixed on wall with clamps.
Rain water lines	: PVC pipes fixed on walls with clamps.
Washing machine	: Plumbing & Electrical point provided in wash area.



*green, serene and exclusive*

on OMR at Kazhipattur

## 6. SANITARYWARE & CP FITTING

Sanitaryware Brand	: Parry ware/Hind ware/ equivalent
Color	: White
Common and attached Toilet	: EWC Wall-hung with cistern;Regular wash basin; Health Faucet; 2-in 1 wall mixer with OH shower ;Master control valve.
Master bed Toilet	: EWC Wall-hung with cistern;Regular wash basin; health Faucet; 3-in-1 wall mixer with with rain shower; Master control valve.
Utility	: Washing Machine point and a tap provision.
Car Park	: One wash point tap shall be provided in Car porch area

## 7. PAINTING:

Internal walls	: Premium Emulsion 2 coats of paint over 2 coats of putty & one coat primer
Ceiling	: Premium Emulsion
External walls	: weather proof paint with a suitable primer.
Main Door shutter & frame	: Engineering door
Bedroom door shutter & frame	: Engineering door.
Toilet door shutter & frame	: Engineering door.
False ceiling in toilet	: Grid type false-ceiling.

## 8. ELECTRICAL:

Main Board	: 3 phase connection; 6 KVA for 3BR , 8 KVA for 4BR; ELCB; MCBs with Manvel change over.
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LOCATION	LIGHT	FAN	TV	VOICE & DATA	5A	15A	AC	EXHAUST FAN	ADDITIONAL / DETAILS	REMARKS
Foyer	1 ceiling light	—	—	—	—	—			Bell push	
Living/ Dining	3	2	1	1	5		Conduit only		1-Chandelier	3-5A for TV; 2-5A in SB
Master bedroom	2#	1#	1	1	4		1		# - 1 two way control	2-5A for TV; 1-5A near cot; 1-5A in SB
Bedroom -1	2	1	1		4		1			2-5A for TV; 1-5A near cot; 1-5A in SB
Bedroom -2	2	1	1	—	4		Conduit only			2-5A for TV; 1-5A near cot; 1-5A in SB
Bedroom -3	1	1	1	—	4		Conduit only			2-5A for TV; 1-5A near cot; 1-5A in SB
Study room	2	1	—		2	—	—		—	2-5A in study table
Kitchen	1	1			4	2		1	2 no ceiling light	5A for Aqua guard, Fridge, mixer / grinder & chimney ; 15A oven and Hob
Toilet	1					1		1		15A Geyser
Wash basin	1				1					
Balcony / deck	1wall light									
Utility	1					1				15A washing machine
Pooj	1				1					
Car Park	2				1					
Passage (if applicable)	1									

Back-up : Only Inverter provision.

Switches, Switch Plates & sockets : Modular Switches

Conduits : Concealed PVC Conducting

Wires : FRLS (Fire Retardant Low Smoke) copper wires.

## 9. RAILINGS

Balcony : M.S. handrail , synthetic enamel paint finishes (Handrail as per architect advice)

Staircase : M.S./S.S Railings with synthetic enamel paint (Handrail as per architect advice)

## 10. TERRACE AREA

Flooring : All terrace area will be finished with suitable water proffing treatment with screed.

OHT : All Villas provided PVC -OHT with cat ladders,.



## (A) SPECIFICATION OF AMENITIES / FACILITIES THOSE ARE COMMON TO THE BUILDING COMPLEX:

Power back up	: Power back up for common amenities such as GYM, Indoor games, Swimming pool & selective common area lighting .
Common area	: Lighting will be provided in the compound wall and club house.
Swimming pool	: Aesthetically designed swimming pool Finished with glass mosaic tiles.
Common amenities	: Gymnasium , Indoor games & Association office
Club house flooring	: Vitrified Tiles
Car park floor	: Concrete / Gronolith flooring
Car park Roofing	: Each villa have 2 car porch covered with combination of RCC slab or Structural framings and poly carbonate sheet.
Car park entry gate	: MS Gate at entrance as per architect advice.
Compound wall	: Compound wall will be provided only in the periphery of the site. Front sides of the villas will have compound wall with MS gate , all other sides only marker stone will be laid to demark the boundary of the plot.
Setback area	: Suitable paver block as per landscape architect advice.
Ground Water Storage	: OHT & UG sump
Individual mailbox with name board	: Will be provided for individual villament
Security booth	: Security booth will be provided at an appropriate place

Water pump will be provided to draw water from common bore well to individual UG sump by common ring main and suitable lifting pump shall be provided to lift the water from individual UG sump to the OHT

Architect designed landscaped spaces at possible locations.

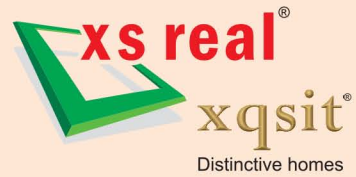
Centralized STP will be provided, treated water from STP units will be drained out through the external darin and part

Overall layout perimeter securing by compound wall with suitable CCTV security systems.

Building perimeter designed and gates as per architect advice



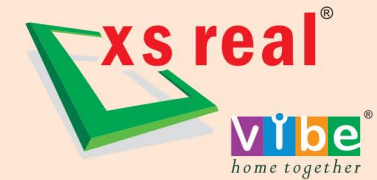
## XS REAL BRANDS



Our flagship brand xqsit offers luxury thematic Bungalow Apartments & Villaments. The elegant Bungalow Apartments have a beautifully defined space, between the lobby and doorway, which we call a 'skywalk corridor'! This front foyer begins with a grilled designer wicket gate. The entire private corridor is bordered by a curved wall. In this private corridor we have a polished granite seating arrangement, one for each home. The space beneath this seating is designed to be a shoe rack.



FairSquare delivers compact little dreams for first time home buyers. We provide good value for money as our homes are designed to be smart and functional. There is a space for everything in a FairSquare Home, as the functional space is well organized. The facilities and fixtures used in a FairSquare Home are the best, giving a fair deal to our customers. Get a smart-buy by investing in a FairSquare home. Let FairSquare be your first choice, if it is your first home.



Vibe offers elegant, functional and well designed 4-in-1, 6-in-1 and 12-in-1 apartments, in small projects. These are functional, no-frill homes without expensive amenities. Vibe projects are built as per approved plans, so, selling them even after a decade, will not be a problem. XS Real Vibe homes are located in developed areas within Chennai.





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# **VILLA ZEN**

on OMR at Kazhipattur

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