

Escape from the world. Step in to Luxury.

If you've always wanted a home that is close to the city and yet tucked away from the noise and pollution of city life, then you've got to visit Apurva. Located in a peaceful green residential area, nestled between the Chembarabakkam lake and Porur lake, these luxury apartments will give you peace and quiet along with easy access to the city and shopping.



PRESENTING

a p u r v a

Secluded Comfort Apartments
Kovur, Porur



UG Constructions Limited



apurva

Secluded Comfort Apartments

Kovur, Porur



| Hundred and Thirty Two 2 & 3 BHK Apartments | 924 - 1350 Sft | Stilt + 4 Floors | Prime location 10 mins from Porur Junction



Breathtaking space. Comforting security.

Your home at Apurva will truly give you the best of both worlds. Surrounded by open green area, spacious walkways lined with trees and absolute tranquillity; your home is still very secure and comfortable. With 24x7 security, power backup and access to all the modern amenities including shopping, hospitals and transport, these homes are simply perfect.

Prime location. Haven for nature.

At Apurva green living is a part of daily life. Beside wide open balconies that let in fresh air and natural light, Apurva is one of the few projects in the area that has implemented a green policy and has already planted many trees on the site. A commendable feat for a project that is situated in a prime location.

- Porur junction 10 mins away
- Surrounded by premium colleges and schools
- Porur market just a few minutes away
- Easy access to the 200 ft Chennai bypass road that connects to major hubs in the city
- Local transport, restaurants and infrastructure in place



Cutting edge amenities. Earth friendly facilities.

- Health Club
- Community hall
- Landscaped Garden
- Tree lined internal roads
- Minimum power back up for apartments
- Covered car parks with driver rest area

COMMON AMENITIES

- Overhead tank shall be of RCC type with adequate capacity having partition for metro water and borewell water.
- Bore well to the required depth and underground sump of RCC construction with required capacity.
- Transfer pump for underground sump and booster pump on the roof.
- Rainwater harvesting shall be provided.
- STP shall be provided and effluent water will be used for flushing.
- Water level indicators for overhead tanks.
- Pump Room.
- Electrical Room.
- Generator room at ground level.
- Standby generator for power backup for common areas and pumps.
- Standby generators of power backup of 1 KW are provided for each flat.
- Access doors considered for the Split A/c external units wherever required.

SAFETY FEATURES

- Fire extinguisher (CO2) provided in the kitchen for fire safety
- 8 foot boundary wall with separate guarded entrance



SCHOOLS:

- St. John's International School
- The PSBB Millennium School
- Lalaji Omega International School
- Christ School and lots more.

COLLEGES:

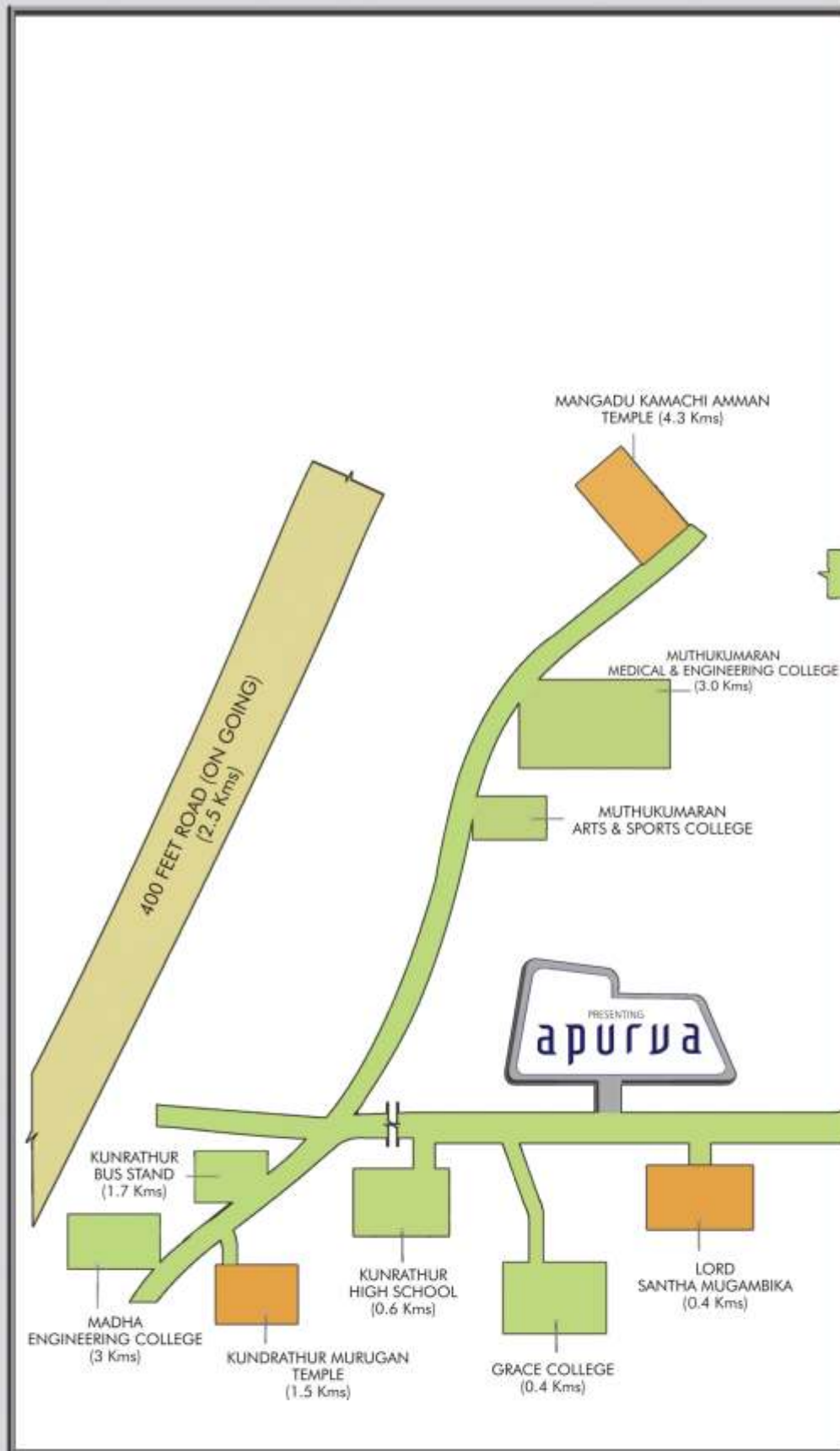
- Madha Medical College & Hospital
- Shri Muthukumar Institute of Technology
- Bharath Institute of Banking
- Meenakshi Academy of Higher Education and Research
- Dr. MGR Engineering College
- Raja Rajeswari Engineering College
- Sri Ramachandra Medical College
- ACS Medical College
- SA Engineering College
- Sacred Heart College

HOSPITALS:

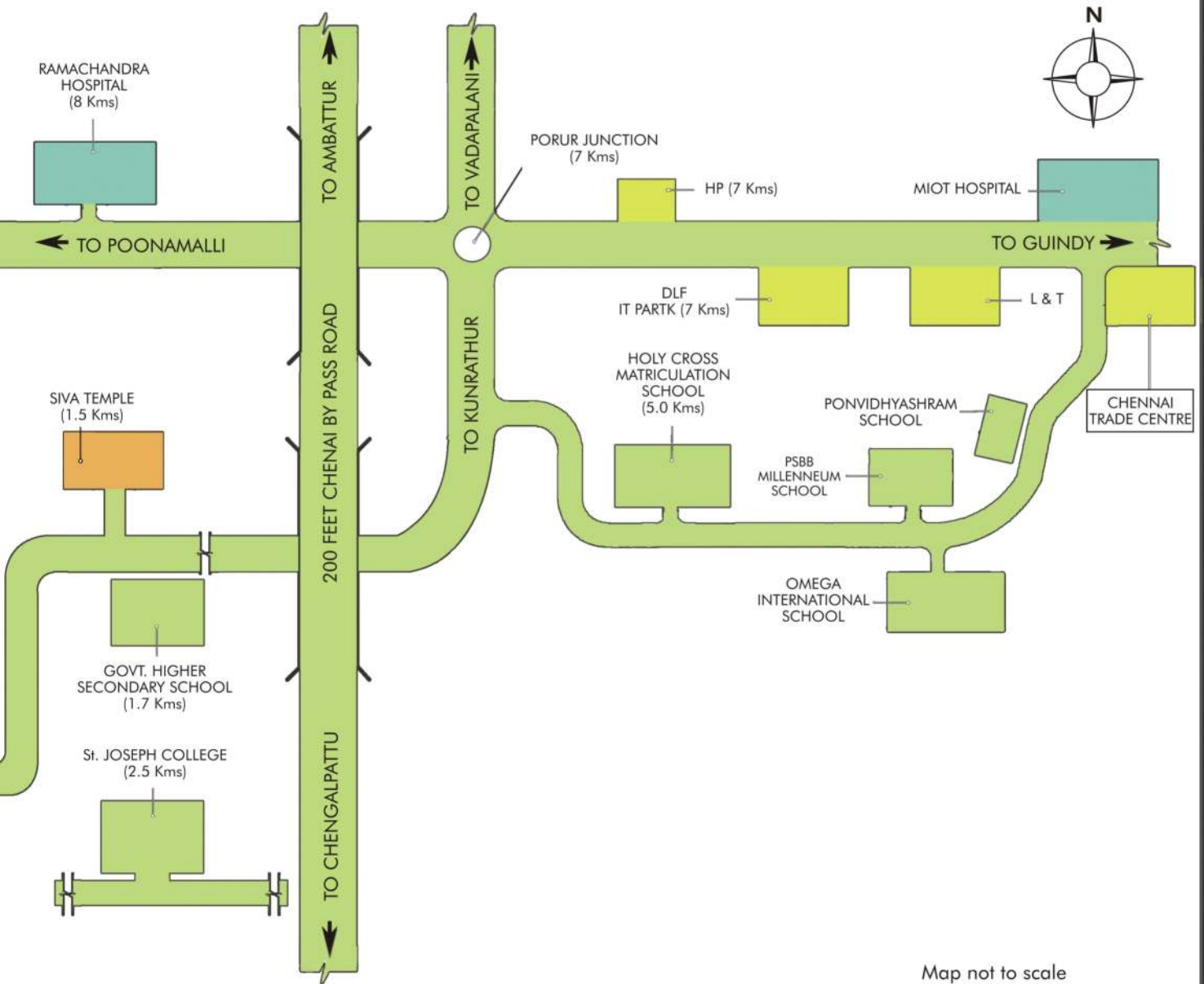
- Sri Ramachandra Hospital
- MIOT Hospital
- Saveetha Medical Hospital
- Ramadoss Multi Speciality Hospital
- SJS Ayurveda Hospital
- Vasani Eye Care Hospital
- ESI Hospital
- ACS Hospital and lots more.

PROXIMITY (Approx)

- 12 kms from Chennai Airport (Intl. and domestic)
- 20 kms from Chennai Central Railway Station
- 15 kms from Chennai Mofussil Bus Terminus (CMBT)
- 13 kms from Kathipara Junction
- 18 kms from T.Nagar
- 12 kms from Vadapalani



LOCATION MAP



Know your neighborhood

SPECIFICATIONS

Structure

RCC Framed structure designed for seismic consideration of zone stipulated by IS Code.

Flooring

Ground floor main entrance lobby; Marble / highly polished granite. Vitrified tile flooring in living, dining, bed rooms, kitchen and ceramic tile flooring in balconies.

Stilt to have Grano flooring.

Walls

Interior walls : Plastered and painted with emulsion paint.

Kitchen

Granite cooking platform with single bowl SS Sink with drain board on only one side of the kitchen area. Ceramic tile dadoing upto 2 feet height.

Toilets

Flooring with anti-skid ceramic tiles and for walls coloured glazed tiles from the floor to a height of 7 feet.

Ceilings

Putty finish painting.

Fixtures & Fittings

Main door: Teak wood frame, HDF moulded design door shutter with sufficient thickness to house all hardware, High quality hinges, tower bolts, lock and security eye.

Other Doors: Hard wood frame HDF moulded design door shutter with good quality hinges, tower bolts, locks and handles. Internal surface of toilet doors painted.

Balcony /Utility door / Windows / Ventilators

UPVC framed glazed sliding door with glass shutters

Sanitary Fittings

All white coloured WC/ wash basin of Parryware (or) equivalent make. CP fitting of Jaguar (or) equivalent make.

Electrical

Best quality cables / wiring through PVC conduits concealed in walls and ceilings. Light points, fan / exhaust points, power points, call bell points, telephone points, TV points and one AC point in Master bedroom.

The electrical room will have panel boards, meters, etc., as per TNEB norms, along with outlet for internet.

TV / Telephone points

One outlet for TV & Telephone in the living area and in the master bedroom. Provision for cable TV connection.

Elevators

Adequate number of elevators of reputed brand.

Power Backup

Back up for common area lighting, pumps & lifts and at select points in the flat up to 1KW.

Intercom Facility

All flats shall be connected with intercom facility with security room.

Safety

Co2 extinguisher shall be provided in the kitchen.



FLOOR PLANS
BLOCK - A

TYPICAL FLOOR PLAN : 1118 SFT
(2 BHK APARTMENT)



A-101
A-201
A-301
A-401

TYPICAL FLOOR PLAN : 1131 SFT
(2 BHK APARTMENT)



A-102
A-202
A-302
A-402



TYPICAL FLOOR PLAN : 986 SFT
(2 BHK APARTMENT)



A-103
A-203
A-303
A-403

TYPICAL FLOOR PLAN : 1260 SFT
(3 BHK APARTMENT)



A-104
A-204
A-304
A-404



TYPICAL FLOOR PLAN : 966 SFT
(2 BHK APARTMENT)



- A-105
- A-205
- A-305
- A-405

TYPICAL FLOOR PLAN : 1331 SFT
(3 BHK APARTMENT)



- A-106
- A-206
- A-306
- A-406



TYPICAL FLOOR PLAN : 982 SFT
(2 BHK APARTMENT)



- A-107
- A-207
- A-307
- A-407

TYPICAL FLOOR PLAN : 1024 SFT
(2 BHK APARTMENT)



- A-108
- A-208
- A-308
- A-408



TYPICAL FLOOR PLAN : 993 SFT
(2 BHK APARTMENT)



- A-109
- A-209
- A-309
- A-409

TYPICAL FLOOR PLAN : 1073 SFT
(2 BHK APARTMENT)



- A-110
- A-210
- A-310
- A-410



TYPICAL FLOOR PLAN : 1041 SFT
(2 BHK APARTMENT)



A-111
A-211
A-311
A-411

TYPICAL FLOOR PLAN : 1350 SFT
(3 BHK APARTMENT)



A-112
A-212
A-312
A-412



TYPICAL FLOOR PLAN : 1191 SFT
(2 BHK APARTMENT)



- A-113
- A-213
- A-313
- A-413

TYPICAL FLOOR PLAN : 1172 SFT
(2 BHK APARTMENT)



- A-114
- A-214
- A-314
- A-414



TYPICAL FLOOR PLAN : 1254 SFT
(3 BHK APARTMENT)



- A-115
- A-215
- A-315
- A-415

TYPICAL FLOOR PLAN : 1155 SFT
(2 BHK APARTMENT)



- A-116
- A-216
- A-316
- A-416



TYPICAL FLOOR PLAN : 1307 SFT
(3 BHK APARTMENT)



- A-117
- A-217
- A-317
- A-417

TYPICAL FLOOR PLAN : 924 SFT
(2 BHK APARTMENT)



- A-118
- A-218
- A-318
- A-418



FLOOR PLANS
BLOCK - B

TYPICAL FLOOR PLAN : 990 SFT
(2 BHK APARTMENT)



- B - 101
- B - 201
- B - 301
- B - 401

TYPICAL FLOOR PLAN : 980 SFT
(2 BHK APARTMENT)



- B - 102
- B - 202
- B - 302
- B - 402



TYPICAL FLOOR PLAN : 984 SFT
(2 BHK APARTMENT)



B - 103
B - 203
B - 303
B - 403

TYPICAL FLOOR PLAN : 1001 SFT
(2 BHK APARTMENT)



B - 104
B - 204
B - 304
B - 404



TYPICAL FLOOR PLAN: 984 SFT (2 BHK APARTMENT)



B - 105
B - 205
B - 305
B - 405

TYPICAL FLOOR PLAN: 1008 SFT (2 BHK APARTMENT)



B - 106
B - 206
B - 306
B - 406



TYPICAL FLOOR PLAN: 1012 SFT
(2 BHK APARTMENT)



- B - 107
- B - 207
- B - 307
- B - 407

TYPICAL FLOOR PLAN: 1254 SFT
(3 BHK APARTMENT)



- B - 108
- B - 208
- B - 308
- B - 408



TYPICAL FLOOR PLAN: 1091 SFT
(2 BHK APARTMENT)



- B - 109
- B - 209
- B - 309
- B - 409

TYPICAL FLOOR PLAN: 1000 SFT
(2 BHK APARTMENT)



- B - 110
- B - 210
- B - 310
- B - 410



TYPICAL FLOOR PLAN : 996 SFT
(2 BHK APARTMENT)



- B - 111
- B - 211
- B - 311
- B - 411

TYPICAL FLOOR PLAN: 1127 SFT
(2 BHK APARTMENT)



- B - 112
- B - 212
- B - 312
- B - 412



TYPICAL FLOOR PLAN : 976 SFT
(2 BHK APARTMENT)



- B - 113
- B - 213
- B - 313
- B - 413

TYPICAL FLOOR PLAN: 968 SFT
(2 BHK APARTMENT)



- B - 114
- B - 214
- B - 314
- B - 414



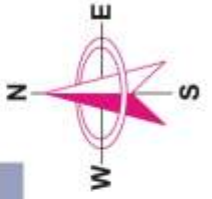
TYPICAL FLOOR PLAN : 981 SFT
(2 BHK APARTMENT)



- B - 115
- B - 215
- B - 315
- B - 415



Key Plan



KUNDATHUR MAIN ROAD



Car Park



Some of our completed projects

Deccan's Nakshatra Thoraipakkam, OMR



All Seasons Coimbatore



Deccan's Parvathi Thiruvannamiyur



Deccan's Enclave Besant Nagar



Deccan's Jamuna Thiruvannamiyur



Deccan's Nest Perungudi



Deccan Plaza



Royapettah

Current projects

Deccan's Kalpataru

Sholinganallur



Deccan's Pragati

Pallavaram



Deccan's Sivalaya

Anna Nagar East

Deccan's Samridhi

Royapettah



* All views, facilities and images in this brochure are representative and are subject to change in the best interest of the development and are not part of any offer or contract.



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