



ESTATES INDIA

Building not just houses but homes



Arputhalaya
Vengaivasal, Chennai



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A Cherished dream in most families is to build a home which they could call their own and we at **ESTATES INDIA** (Lashron Group since 1975) strive and do our best to help you realize your dream.

We are primarily a shipping related company and later diversified into real estates and construction in and around Chennai. Our first venture in this line of business was in 1985 and since then we have been growing steadily in this field with our major clients being in the industrial sector. The promoters head a nucleus team that comprises of professional civil engineering entrepreneurs, supported by eminent architects, engineers, property managers, technocrats, legal experts and marketers. With over 20 years of experience in the construction industry we strive to make our customers enjoy the home buying experience.

ARPUTHALAYA

Arputhalaya is not a conglomeration of stereotype houses but is a sophisticated blend of independent villas, premium villas with mezzanine floors, deluxe apartments where your dream home will stand out with an "uniqueness" of its own.

Salient features about the Site:

- ✍ The Site is about 8kms from the IT Corridor .Adjacent to Medavakkam and Tambaram and just a KM from the Chitalapakkam housing Board Layout.
- ✍ Excellent Potable ground water is available.
- ✍ Site is an elevated plain - no water logging even during the 2015 Chennai floods.
- ✍ Schools, Colleges in the Vicinity
- ✍ Vengaivasal Bus Stand is only 500 m away.
- ✍ Already about 60 families have moved into the site .
- ✍ This is the right time to purchase a home before escalation strikes again

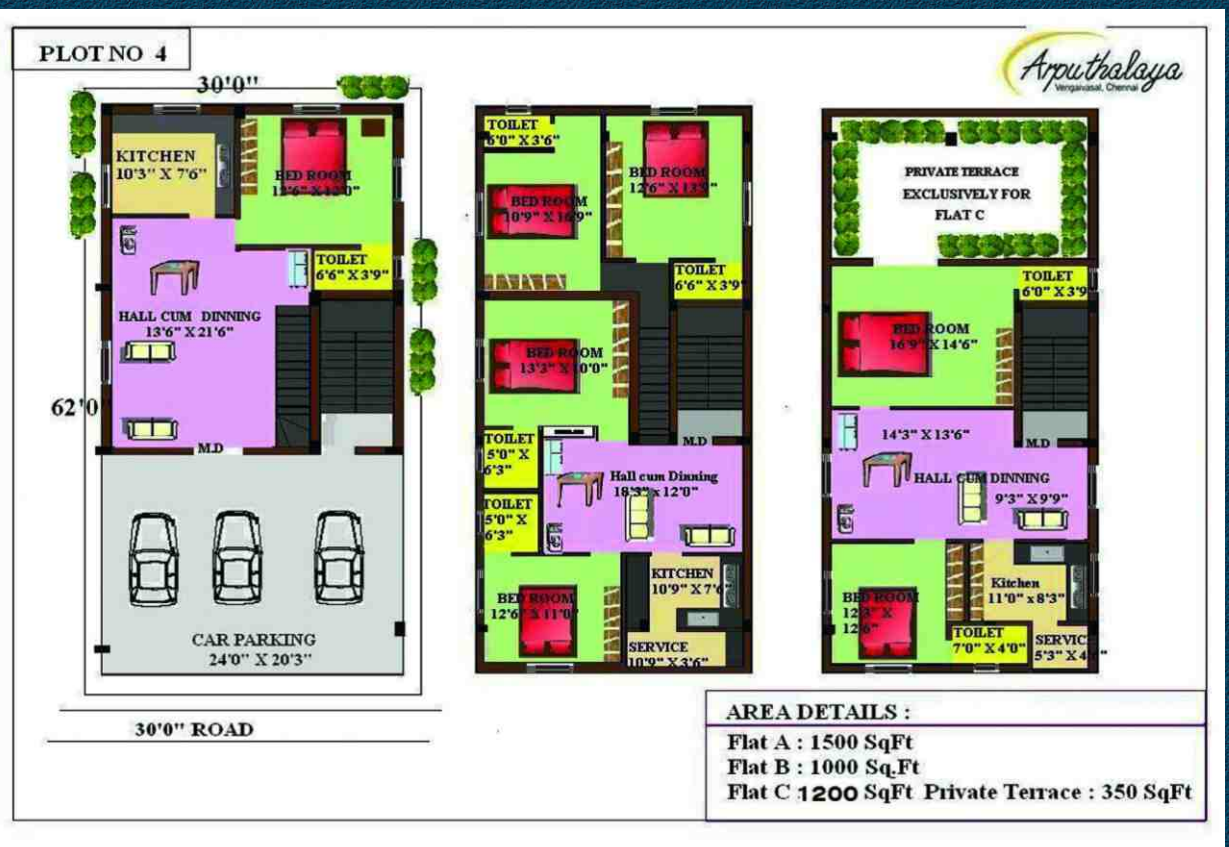


Arputhalaya - A snapshot

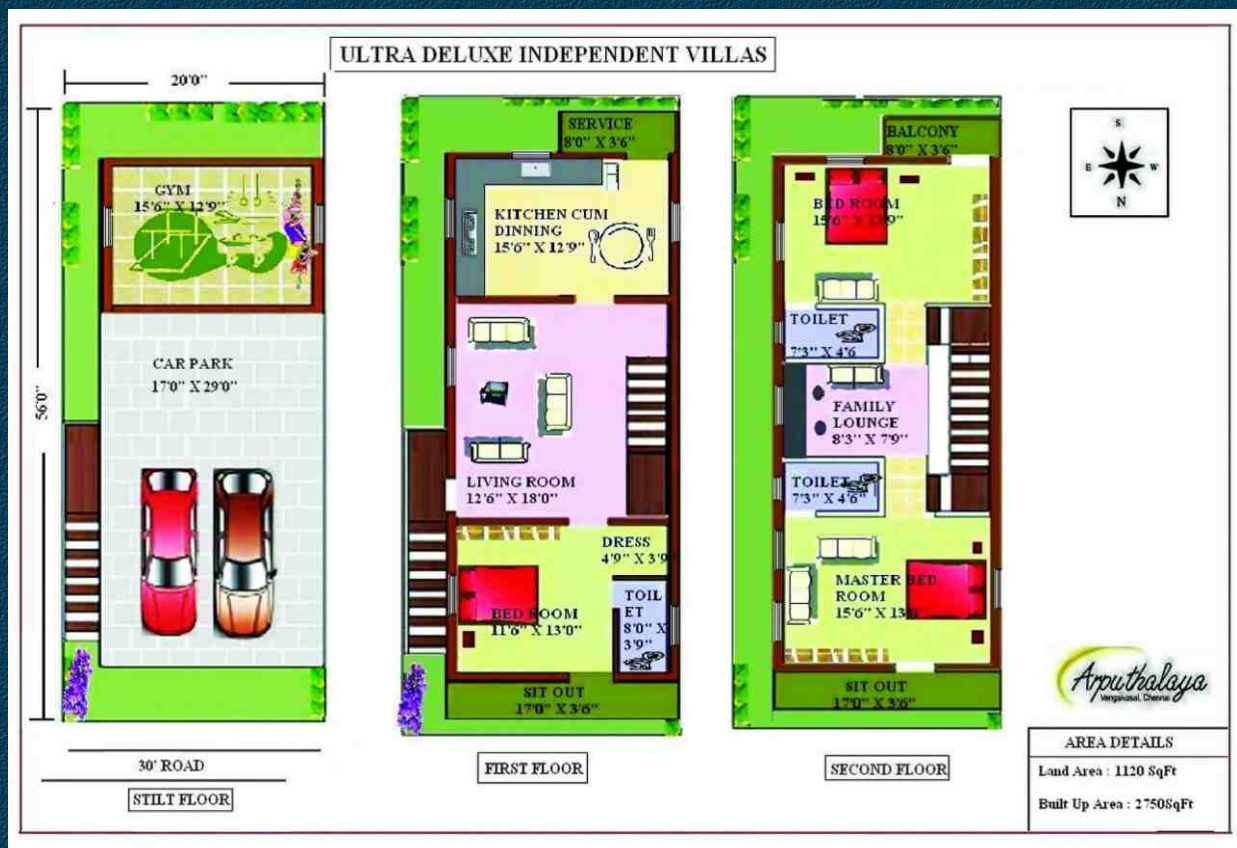


Super Deluxe Flats

Arputhalaya
Vengaivasal, Chennai



Independent Villas



Ultra Deluxe Flats - Specifications

STRUCTURE AND SUPER STRUCTURE

Framed structure with clay bricks in cement mortar

CARPENTRY

Main door is of teak wood frame and veneer finished and veneer paneled teak wood shutters. Other doors are of country wood frame and flush door shutters and veneer on one side Toilet doors are of country wood frame with waterproof Resin coated door shutters. Windows are with UPVC aluminium opening type with fully glazed panel and safety grills

FLOORING

Living/Dining/Bedrooms with 2'x2' vitrified tiles. Bathrooms are with anti skid ceramic tile flooring and glazed tiles for the walls upto 7' height.

KITCHEN

Platform is of granite and 2' height dado over the platform, stainless steel/ granite sink.

FINISHERS

Smooth putty finish with plastic emulsion for internal walls. Supercem for outer walls, Wood polish for main door and for veneer finished area in flush door, Enamel painting for other doors, windows and grills.

ELECTRICAL

Concealed wiring with quality multi strand copper wiring, Modular switches with metallic boxes, AC points in bedrooms, Geyser points in toilets, Exhaust fan points in Kitchen and toilets, Concealed telephone and TV points in living and bedroom

PLUMBING

White Parry ware / Hindustan European water closet, White porcelain wash basin in toilets, Concealed plumbing with PVC/GI conduits, Jaguar/ESS CP bath fitting Wall mixer and health faucet in toilets, Stainless steel sinks in Kitchen

GENERAL

Elegant elevation, Wardrobe provision in bedroom, Loft in bedroom and Kitchen. Concrete paver blocks in portico.

OTHER SALIENT FEATURES

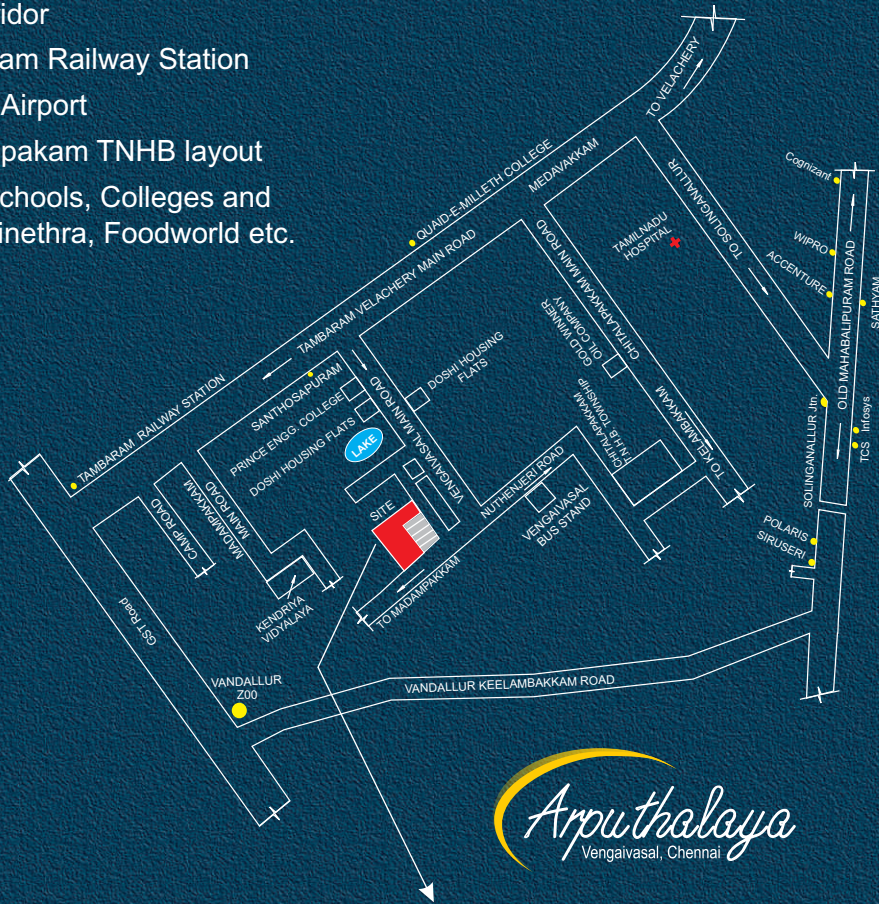
All around compound wall and Anti-termite treatment for entire building

Architect: Mr. A.K. Vijaya Shankar B.Arch., Structural Engineer: Mr. Viqar Ahmed M.E., (Struct.)



Arputhalaya is just

- 8.0 km from I.T Corridor
- 7.0 km from Tambaram Railway Station
- 10 km from Chennai Airport
- 1.0 km from Chithalapakam TNHB layout
- Minutes away from schools, Colleges and supermarkets like Trinethra, Foodworld etc.



Site Address: Survey Nos. 255/1, 255/2, 256/1 Vengalvasal, Chennai - 600 073.

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