



the reflection of an
Inner you



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a Point S creative

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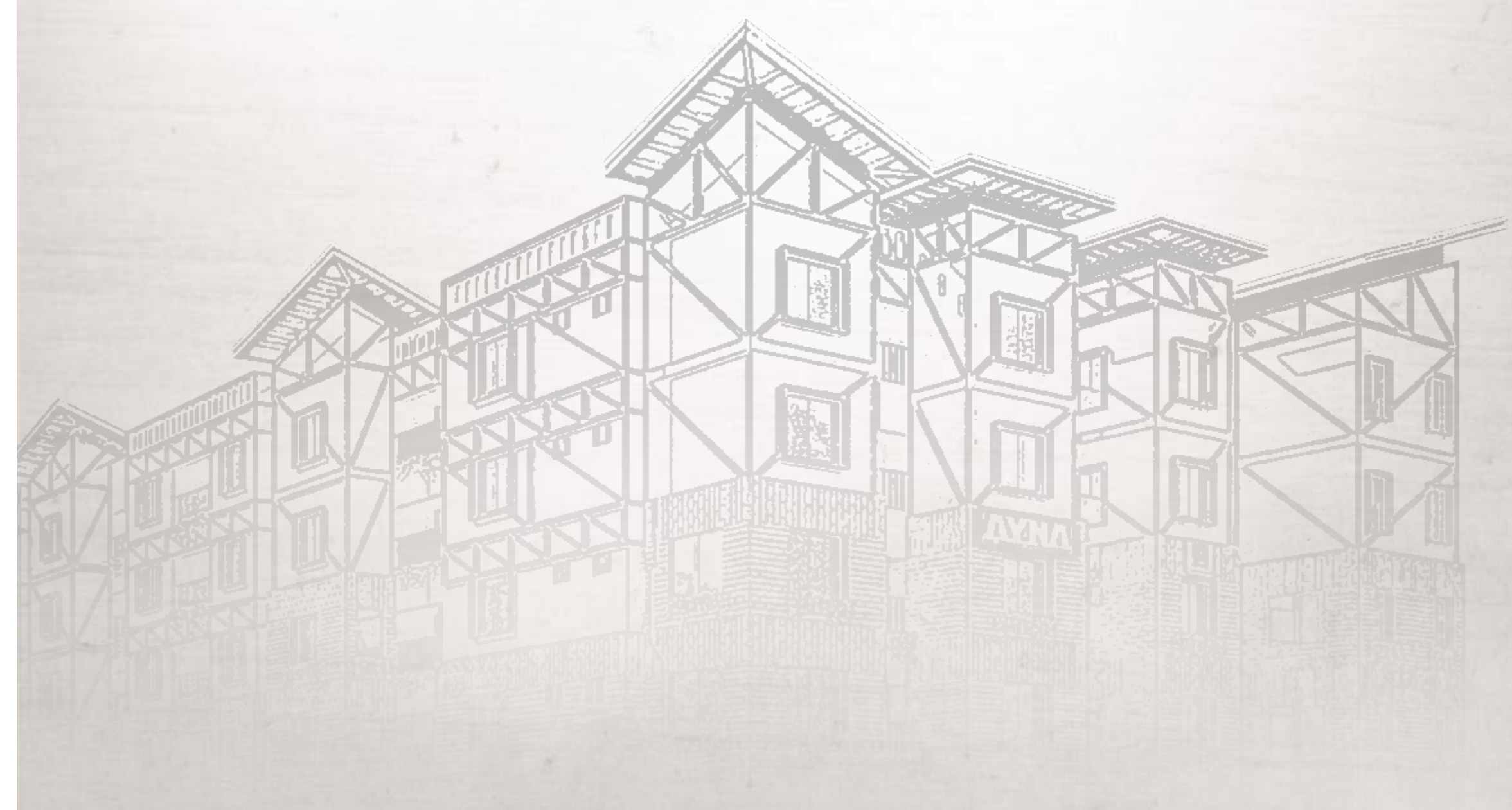


Reflecting the Inner You

It's time!

It's time you be yourself & echo your inner mind. Moments have gone past but mind you, your deepest desires are still waiting to get unlocked, budge and fly high. Slip out your inner passions and determine to get what you want because, you truly deserve everything in its precious self.

Ayna - a warm basket with brimming surprises has got everything that you've always wished for in a home - Splendid, Classy, Comforting & Envious. Feel your dreams here and pop out your desires with pink of cheers. At Ayna, we've fondly filled nooks and corners with happy molecules, so that you cherish every moment of your living, while blissfully reflecting the inner you.



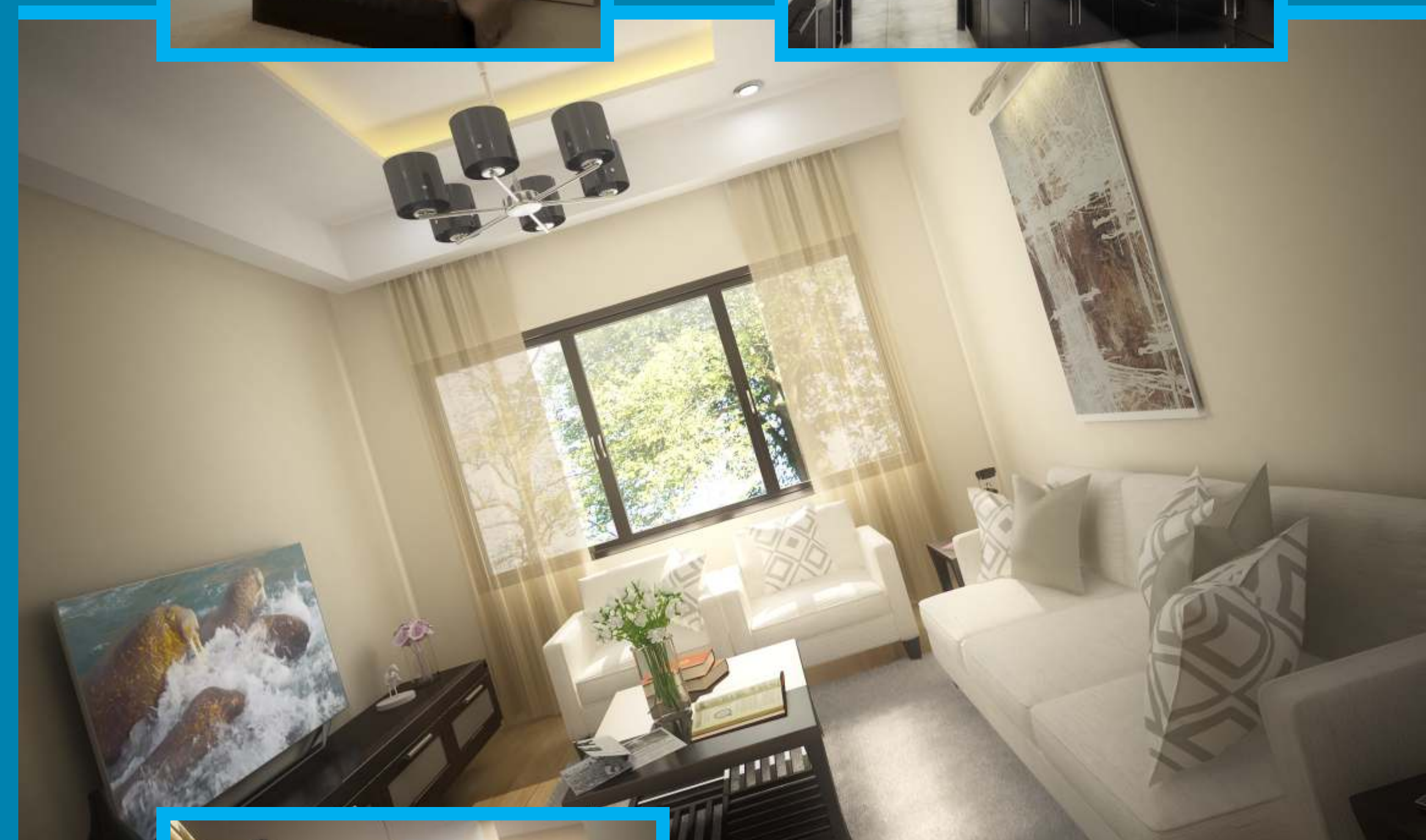
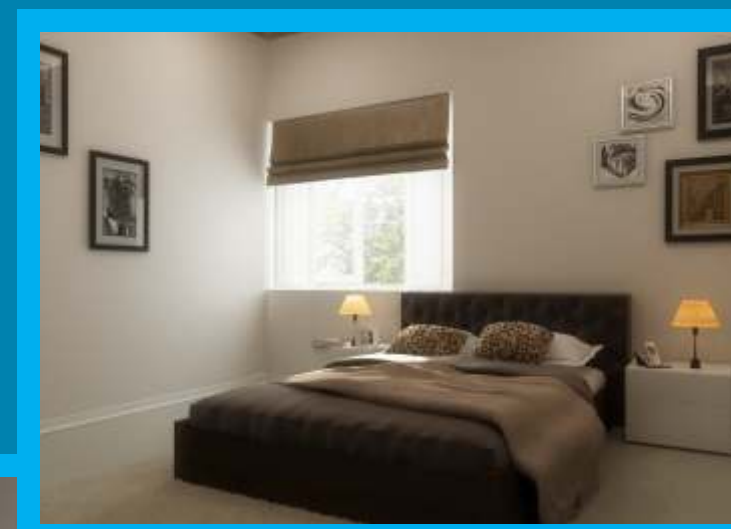


the reflection of a
COMFY LIFESTYLE

COMFY
LIFESTYLE



AYNA
an inner reflection



Let's get real here. Everyone needs space. Space to share, live and dream! Ayna is all about spacious living. Step into Ayna's drawing rooms to vision magnificent living spaces. Take a walk along our breezy doorways and zoom other resplendent rooms stuffed with jugs of décor spaces. Wait! Don't shy away to spread out your fantasies in Ayna's bedrooms filled with vivid colours and a soothing aura. So much liveliness, you ask?! Yes, you are at Ayna.


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CONSTRUCTION
. trust we build .



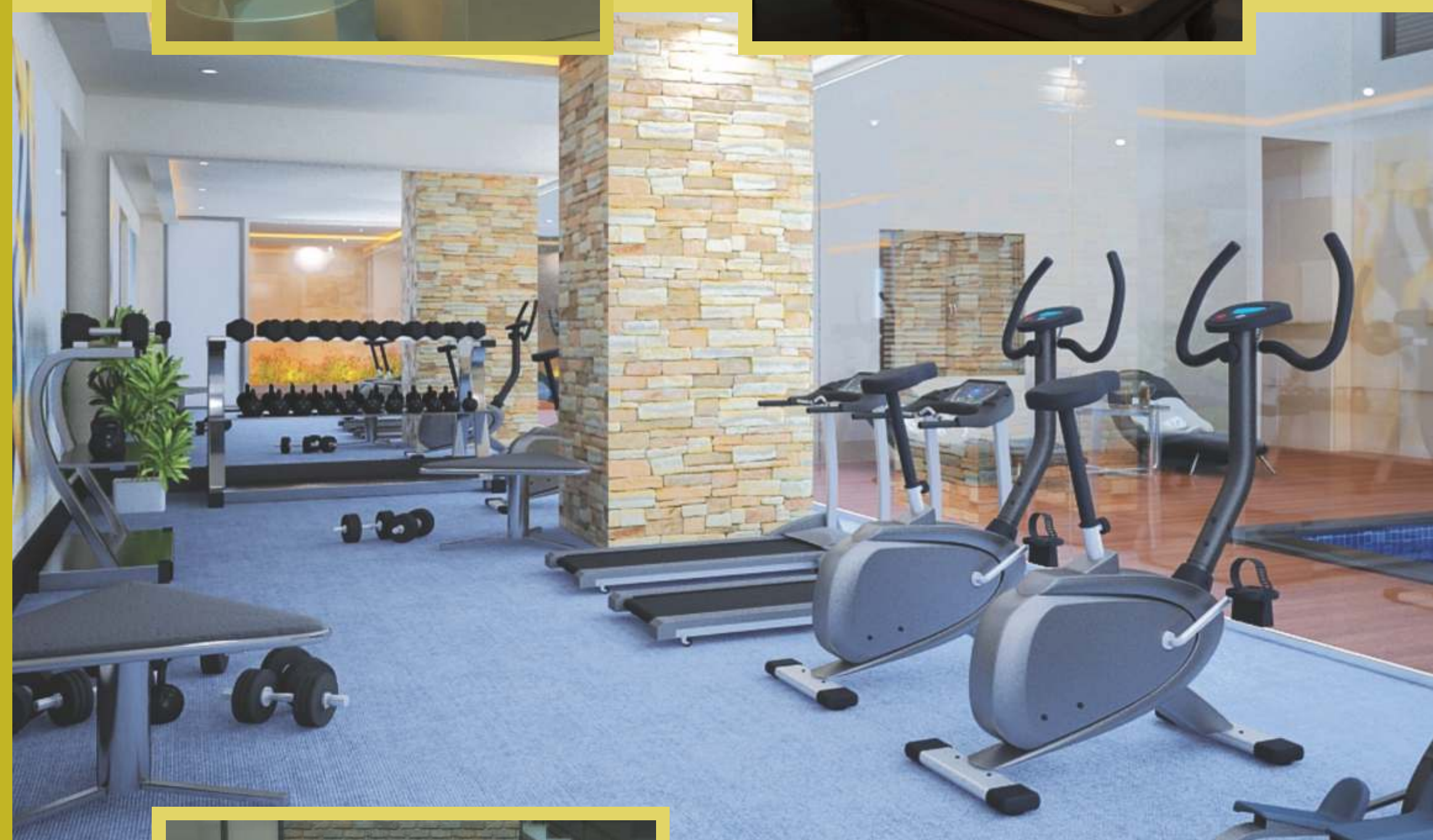
the reflection of a
CLASSY LIFESTYLE



CLASSY
LIFESTYLE



AYNA
an inner reflection



LTM
LANDMARK
CONSTRUCTION
. trust we build .

Ah! The Free time! It's a never ending tale at Ayna.
But, you get to spend it the way, you want to. Sweat-out some happiness at the indoor games room or flex-out some muscles at the Gym.
Like it a little sober? Settle down to a tranquil trance at the blissfully manicured outdoor seating area or come, make more friends and get snobbish at the Club house while you hit the pool tables.
There's more at Ayna. But that's for you to see yourself in-person.



the reflection of a
VIBRANT LIFESTYLE

VIBRANT

LIFESTYLE



AYNA
an inner reflection



Here's a satin ribbon for you to cut open!

Ayna awaits your presence to explore its design brilliance, refreshing interiors, charming room décor spaces and more. But that's not all. Ayna boasts hoards of modern amenities, just about everything you would want, while looking to have some peppy time.

Brush up your social skills and put your best foot forward at Ayna's Party halls or plunge-in to take a warm swim at our blue pools.

Infinite pleasure- that's Ayna!

L™
LANDMARK
CONSTRUCTION
. trust we build .

the reflection of an
Inner you

Here's a toast!

We welcome you to a residence of roofing surprises. Ayna is where your dreams get real, and we mean it.

Yes, you are looking at 80 lifestyle apartments, with a choice of 2 or 3 BHK, invariably tucked with magnificent designs, real big spaces and ravishing amenities. It's at Ayna where your distant search for a real home will reach its flag line.

Staying within the city limits, Virugambakkam, residents will not miss the metro madness, yet, Ayna is carefully shelled to shun the city thunders, so that you can listen to bird tweets too.

Ayna awaits to gift you a refreshing lifestyle where all your dreams get real.

Step into Ayna! And reflect the Inner You!



80 Lifestyle Apartments

@

VIRUGAMBAKKM

2 & 3 BHK

1184 sq.ft. - 1704 sq.ft.

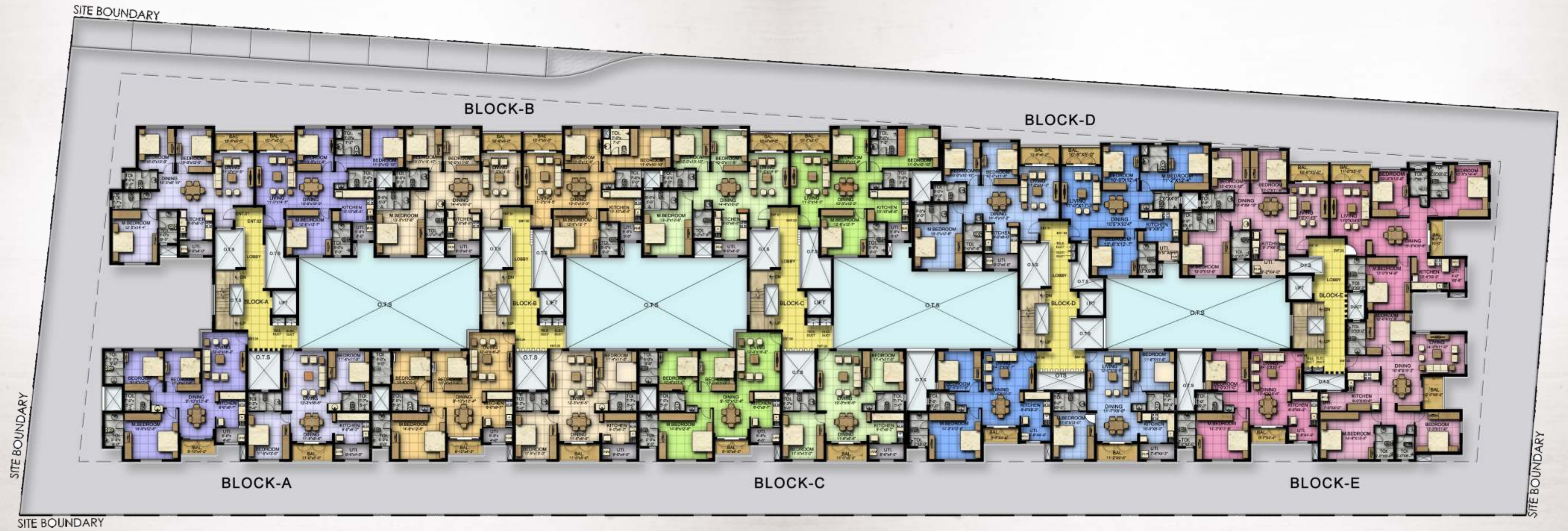




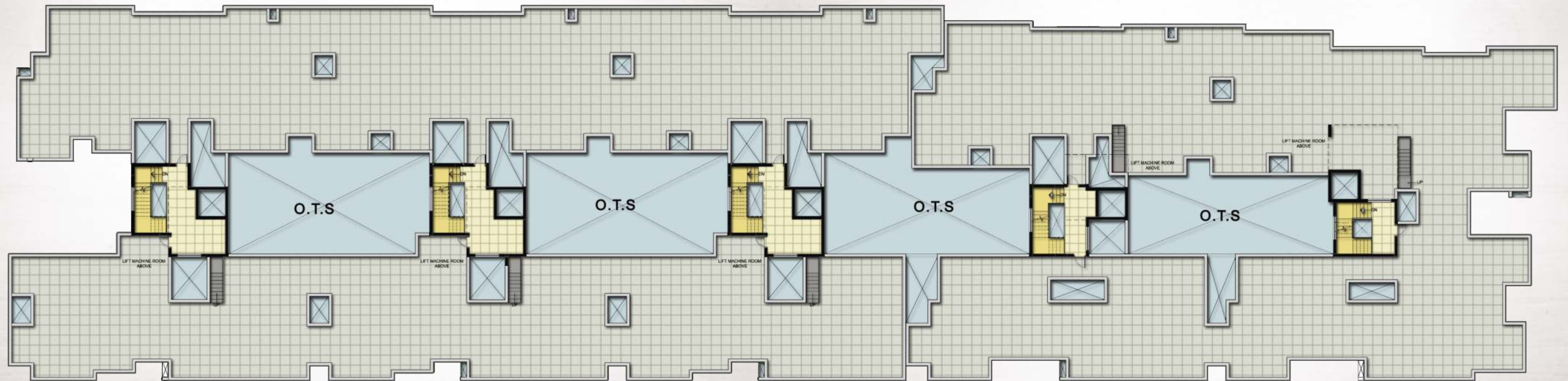
SITE PLAN



STILT FLOOR PLAN



TYPICAL FLOOR PLAN



TERRACE FLOOR PLAN



CLUBHOUSE PLAN



SALEABLE AREA PER FLAT
A-101 - A-401 = 1537 SQFT

SALEABLE AREA PER FLAT
A-102 - A-402 = 1481 SQFT



SALEABLE AREA PER FLAT
B-101 - B-401 = 1495 SQFT

SALEABLE AREA PER FLAT
B-102 - B-402 = 1480 SQFT



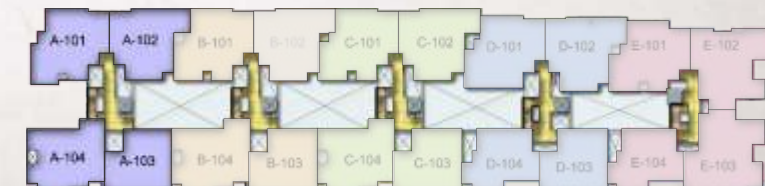
SALEABLE AREA PER FLAT
A-104 - A-404 = 1509 SQFT

SALEABLE AREA PER FLAT
A-103 - A-403 = 1211 SQFT

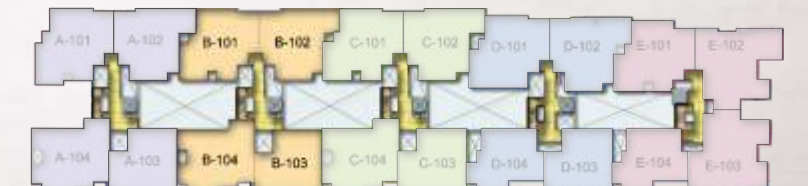


SALEABLE AREA PER FLAT
B-104 - B-404 = 1498 SQFT

SALEABLE AREA PER FLAT
B-103 - B-403 = 1210 SQFT



KEY PLAN



KEY PLAN



BLOCK A TYPICAL FLOOR PLAN : FLAT 101 - 401

BLOCK B TYPICAL FLOOR PLAN : FLAT 101 - 401



SALEABLE AREA PER FLAT
C-101 - C-401 = 1493 SQFT

SALEABLE AREA PER FLAT
C-102 - C-402 = 1492 SQFT



SALEABLE AREA PER FLAT
C-104 - C-404 = 1496 SQFT

SALEABLE AREA PER FLAT
C-103 - C-403 = 1219 SQFT



KEY PLAN



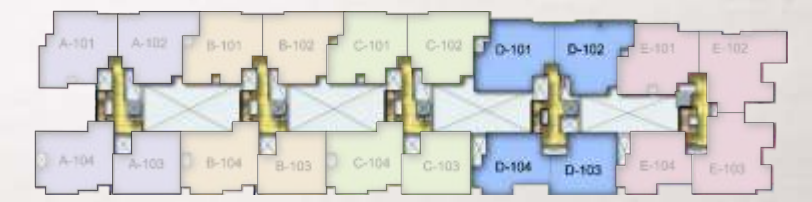
SALEABLE AREA PER FLAT
D-101 - D-401 = 1513 SQFT

SALEABLE AREA PER FLAT
D-102 - D-402 = 1534 SQFT



SALEABLE AREA PER FLAT
D-104 - D-404 = 1212 SQFT

SALEABLE AREA PER FLAT
D-103 - D-403 = 1222 SQFT



KEY PLAN



BLOCK C TYPICAL FLOOR PLAN : FLAT 101 - 401

BLOCK D TYPICAL FLOOR PLAN : FLAT 101 - 401



BLOCK E TYPICAL FLOOR PLAN : FLAT 101 - 401



- 100% Power Backup Generator except AC & Geyser
- Intercom in every Apartment
- Water Treatment Plant (WTP)
- Reticulated Gas supply
- CCTV Surveillance Security System
- Landscaped Gardens with Outdoor Seaters
- Swimming Pool
- Air conditioned Home theatre
- Air conditioned Party Hall
- Fully equipped Unisex Gymnasium
- Lobby & Sitting Area
- Children's Play Area
- Indoor Games with Table Tennis & Snooker



AMENITIES

Specifications & Amenities at Ayna

STRUCTURE

- Isolated RCC Footings complying with seismic zone 3.
- RCC frame structure with brickwork / block partitions. The height of each floor shall be 10'-6" to top of slab.(3150 mm)

FLOORING & TILING

- Lift Lobby's: Wall & floor Polished granite as per Architect design.
- Staircases: Granite flooring with SS hand Railing as per Architect design.
- Car park Area: Grano Flooring with grooves.
- Foyer, Living/dining, Bedrooms, Kitchen & Utility: 2'x2' Vitrified Tile flooring.
- All Toilets: Design tile concepts upto 7' height.
- Balconies: Rustic antiskid tiles with MS railings.
- Service Area: 3 '0" ht dado tiles on all sides.
- Kitchen counter: Black Galaxy granite counter with dado above counter upto 2' 0" ht.

SANITARY & PLUMBING

- Sanitary fittings: EWC wall-hung of Roca / Hindware or equivalent Make.
- Concealed Cistern: Dual Flush wall mounted concealed cistern of Gibret 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.

- Kitchen & Service Area : 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 open able / 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 –Teak 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.
- 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

Specifications & Amenities at Ayna



WALL CEILING AND JOINERY TREATMENT

- OBD paint for ceiling.
- Internal walls -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

FACILITIES & AMENITIES

- Car park for each apartment.
- Generator for all points except 15 amps and AC with acoustic enclosure of Kirloskar or equivalent make.
- Intercom connecting dining area of every apt, amenity, security room.
- Satellite TV Cabling to service 3 service providers.
- Separate Rest Room / Changing room for Staff and Drivers
- Entire water supply to each apartment shall be treated through centralized Water Treatment Plant.
- Beautifully Landscaped Gardens with Outdoor seaters

- Rainwater harvesting for the project.
- Reticulated Gas supply for each apartment
- Fully equipped Unisex Gym with equipments.
- Air conditioned Home theatre
- Swimming pool
- Children's play area
- Air conditioned Party hall
- Indoor Games

AIR CONDITIONING

- Provision for High wall split AC with drain piping shall be provided for all bedrooms.
- Unisex Gym, Home theater room shall be air conditioned.

AUTOMATION

- Access control entry to the ground floor lobby of each block.
- Automatic DG changeover facility for all apartments.
- Water level Controller - treated water sump to OHT
- CCTV in common areas with DVR recording facility to be viewed in living area of every apartment

LANDSCAPING

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

MINIMUM INDICATIVE SPECIFICATIONS



Floor	Apt. No	No of Bed Rooms	Individual Apt Area (Plinth Area)	Common Area	Amenities Area	Total Saleable Area in Sq.m	Total Saleable Area in Sq.ft	Un Divided Share (UDS)		
								Sq.ft	Sq.m	%
First floor	A-101	3	114.969	21.964	5.813	142.746	1537	691	64.118	1.34
	A-102	3	110.796	21.166	5.602	137.565	1481	666	61.790	1.29
	A-103	2	90.601	17.308	4.581	112.490	1211	545	50.528	1.06
	A-104	3	112.898	21.568	5.708	140.173	1509	678	62.962	1.32
	B-101	3	111.901	21.320	5.658	138.879	1495	672	62.381	1.31
	B-102	3	110.796	21.110	5.602	137.508	1480	666	61.765	1.29
	B-103	2	90.601	17.262	4.581	112.444	1210	545	50.507	1.06
	B-104	3	112.159	21.369	5.671	139.199	1498	674	62.525	1.31
	C-101	3	111.901	21.131	5.658	138.690	1493	670	62.296	1.30
	C-102	3	111.870	21.125	5.656	138.651	1492	670	62.278	1.30
	C-103	2	91.341	17.248	4.618	113.207	1219	547	50.850	1.06
	C-104	3	112.159	21.180	5.671	139.010	1496	672	62.439	1.31
	D-101	3	112.974	21.909	5.712	140.595	1513	678	63.152	1.32
	D-102	3	114.495	22.205	5.789	142.489	1534	687	64.002	1.34
	D-103	2	91.258	17.698	4.614	113.570	1222	547	51.013	1.07
	D-104	2	90.466	17.544	4.574	112.584	1212	543	50.570	1.06
	E-101	3	111.385	18.986	5.631	136.002	1464	658	61.088	1.28
	E-102	3	129.676	22.103	6.556	158.336	1704	766	71.120	1.49
	E-103	3	125.852	21.452	6.363	153.667	1654	743	69.023	1.45
	E-104	2	90.083	15.355	4.555	109.993	1184	532	49.406	1.03
Second floor	A-201	3	114.969	21.964	5.813	142.746	1537	691	64.118	1.34
	A-202	3	110.796	21.166	5.602	137.565	1481	666	61.790	1.29
	A-203	2	90.601	17.308	4.581	112.490	1211	545	50.528	1.06
	A-204	3	112.898	21.568	5.708	140.173	1509	678	62.962	1.32
	B-201	3	111.901	21.320	5.658	138.879	1495	672	62.381	1.31
	B-202	3	110.796	21.110	5.602	137.508	1480	666	61.765	1.29
	B-203	2	90.601	17.262	4.581	112.444	1210	545	50.507	1.06
	B-204	3	112.159	21.369	5.671	139.199	1498	674	62.525	1.31
	C-201	3	111.901	21.131	5.658	138.690	1493	670	62.296	1.30
	C-202	3	111.870	21.125	5.656	138.651	1492	670	62.278	1.30
	C-203	2	91.341	17.248	4.618	113.207	1219	547	50.850	1.06
	C-204	3	112.159	21.180	5.671	139.010	1496	672	62.439	1.31
	D-201	3	112.974	21.909	5.712	140.595	1513	678	63.152	1.32
	D-202	3	114.495	22.205	5.789	142.489	1534	687	64.002	1.34
	D-203	2	91.258	17.698	4.614	113.570	1222	547	51.013	1.07
	D-204	2	90.466	17.544	4.574	112.584	1212	543	50.570	1.06
	E-201	3	111.385	18.986	5.631	136.002	1464	658	61.088	1.28
	E-202	3	129.676	22.103	6.556	158.336	1704	766	71.120	1.49
	E-203	3	125.852	21.452	6.363	153.667	1654	743	69.023	1.45
	E-204	2	90.083	15.355	4.555	109.993	1184	532	49.406	1.03
Third floor	A-301	3	114.969	21.964	5.813	142.746	1537	691	64.118	1.34
	A-302	3	110.796	21.166	5.602	137.565	1481	666	61.790	1.29
	A-303	2	90.601	17.308	4.581	112.490	1211	545	50.528	1.06
	A-304	3	112.898	21.568	5.708	140.173	1509	678	62.962	1.32
	B-301	3	111.901	21.320	5.658	138.879	1495	672	62.381	1.31
	B-302	3	110.796	21.110	5.602	137.508	1480	666	61.765	1.29
	B-303	2	90.601	17.262	4.581	112.444	1210	545	50.507	1.06
	B-304	3	112.159	21.369	5.671	139.199	1498	674	62.525	1.31
	C-301	3	111.901	21.131	5.658	138.690	1493	670	62.296	1.30
	C-302	3	111.870	21.125	5.656	138.651	1492	670	62.278	1.30

Floor	Apt. No	No of Bed Rooms	Individual Apt Area (Plinth Area)	Common Area	Amenities Area	Total Saleable Area in Sq.m	Total Saleable Area in Sq.ft	Un Divided Share (UDS)		
								Sq.ft	Sq.m	%
Fourth floor	C-303	2	91.341	17.248	4.618	113.207	1219	547	50.850	1.06
	C-304	3	112.159	21.180	5.671	139.010	1496	672	62.439	1.31
	D-301	3	112.974	21.909	5.712	140.595	1513	678	63.152	1.32
	D-302	3	114.495	22.205	5.789	142.489	1534	687	64.002	1.34
	D-303	2	91.258	17.698	4.614	113.570	1222	547	51.013	1.07
	D-304	2	90.466	17.544	4.574	112.584	1212	543	50.570	1.06
	E-301	3	111.385	18.986	5.631	136.002	1464	658	61.088	1.28
	E-302	3	129.676	22.103	6.556	158.336	1704	766	71.120	1.49
	E-303	3	125.852	21.452	6.363	153.667	1654	743	69.023	1.45
	E-304	2	90.083	15.355	4.555	109.993	1184	532	49.406	1.03
	A-401	3	114.969	21.964	5.813	142.746	1537	691	64.118	1.34
	A-402	3	110.796	21.166	5.602	137.565	1481	666	61.790	1.29
A-403	2	90.601	17.308	4.581	112.490	1211	545	50.528	1.06	
A-404	3	112.898	21.568	5.708	140.173	1509	678	62.962	1.32	
B-401	3	111.901	21.320	5.658	138.879	1495	672	62.381	1.31	
B-402	3	110.796	21.110	5.602	137.508	1480	666	61.765	1.29	
B-403	2	90.601	17.262	4.581	112.444	1210	545	50.507	1.06	
B-404	3	112.159	21.369	5.671	139.199	1498	674	62.525	1.31	
C-401	3	111.901	21.131	5.658	138.690	1493	670	62.296	1.30	
C-402	3	111.870	21.125	5.656	138.651	1492	670	62.278	1.30	
C-403	2	91.341	17.248	4.618	113.207	1219	547	50.850	1.06	
C-404	3	112.159	21.180	5.671	139.010	1496	672	62.439	1.31	
D-401	3	112.974	21.909	5.712	140.595	1513	678	63.152	1.32	
D-402	3	114.495	22.205	5.789	142.489	1534	687	64.002	1.34	
D-403	2	91.258	17.698	4.614	113.570	1222	547	51.013	1.07	
D-404	2	90.466	17.544	4.574	112.584	1212	543	50.570	1.06	
E-401	3	111.385	18.986	5.631	136.002	1464	658	61.088	1.28	
E-402	3	129.676	22.103	6.556	158.336	1704	766	71.120	1.49	
E-403	3	125.852	21.452	6.363	153.667	1654	743	69.023	1.45	
E-404	2	90.083	15.355	4.555	109.993	1184	532	49.406	1.03	
TOTAL			8592.733	1604.013	434.438	10631.185	114432	51400	4775.25	100.00

Common Area %	15.09%
Amenity Area %	4.09%
Total (Common + Amenity) %	19.17%

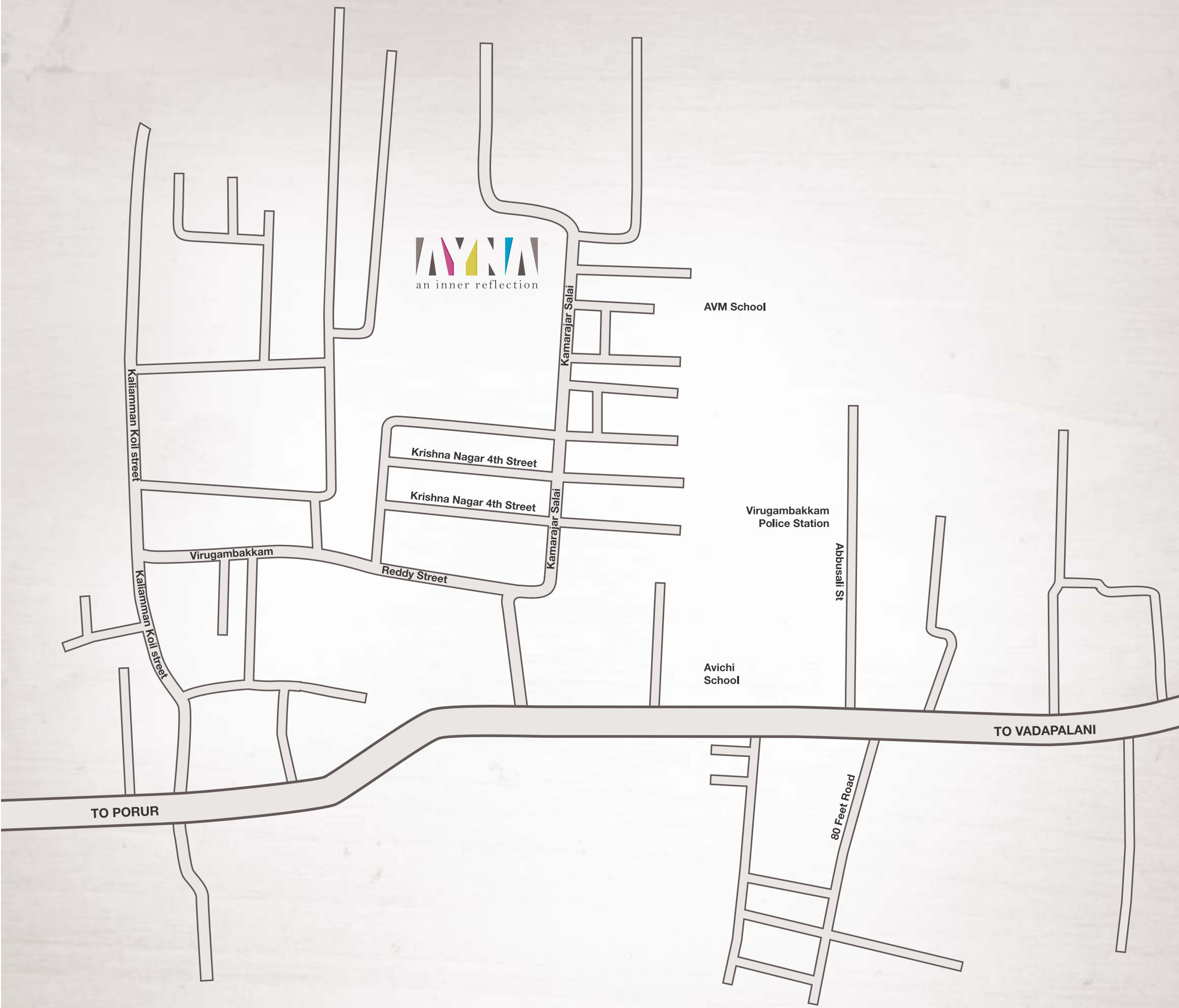
Schedule of Payment

On Booking Advance	20%
On Agreement within 30 days	20%
On Registration of UDS (within 60 days)	
On Completion of Foundation	10%
On Completion of Ground Floor Roof	5%
On Completion of First Floor Roof	5%
On Completion of Second Floor Roof	5%
On Completion of Third Floor Roof	5%
On Completion of Fourth Floor Roof	5%
On Completion of Brick work	5%
On Completion of Plastering	5%
On Completion of Flooring	10%
On or before Handing Over	5%
Total	100%



AREA STATEMENT





Not to scale



LOCATION MAP

ONGOING PROJECTS

 82 Sky Villas @ GOPALAPURAM	 28 Luxury Villas @ PALAVAKKAM, ECR	 4 Premium Villas @ NEELANKARAI	 88 Deluxe Apts @ MOGAPPAIR	 20 Deluxe Apts @ MOGAPPAIR
 16 Deluxe Apts @ KORATTUR	 24 Deluxe Apts @ KORATTUR	 32 Deluxe Apts @ MOGAPPAIR	 16 Deluxe Apts @ K.K.NAGAR	 6 Deluxe Apts @ MADIPAKKAM
 40 Deluxe Apts @ ASHOK NAGAR	 12 Deluxe Apts @ K.K.NAGAR	 11 Deluxe Apts @ K.K.NAGAR	 8 Deluxe Apts @ K.K.NAGAR	 80 Lifestyle Apts @ VIRUGAMBAKKAM

FORTHCOMING PROJECTS

 96 Premium Apts @ ANNA NAGAR	 39 Apartments @ PERUNGUDI	 392 Premium Apts @ CHROMEPET	 10 Apartments @ Gandhi Nagar, ADYAR	 36 Apartments @ THIRUVANMIYUR
 496 Apartments @ TAMBARAM	 557 Apartments @ THIRUMAZHISAI	 20 Apartments @ Jaipur Colony, GOPALAPURAM	 4 Super Luxury Apts @ POES GARDEN	

DEVELOPERS



LANDMARK
CONSTRUCTION
- trust we build -

Landmark Construction
#27, Saravana Street,
T.Nagar, Chennai - 600 017.

SITE



#4/56, Kamarajar Salai,
Padmavathi Nagar, Virugambakkam,
Chennai - 600 092

ARCHITECT



Kembhavi Architecture Foundation,
Bengaluru

Legal Advisor

AMBALAVANAN
advocate

S. Ambalavanan
No. 9/1, Baliah Avenue, Luz,
Mylapore, Chennai - 600 004

Preferred Bankers

