



RESERVED....

FOR THE VERY FEW



...addicted to luxury

The Grange... standing in vogue, standing luxurious... is here, it's real.

Travelling the breadth of luxury, The Grange is a promising to luxury that is festooned with elements, surpassing one's imagination. The luxurious blend of comfort and attitude combine together and make this part of the city, Palavakkam, envious. The artistically designed comforts or the spaciouly designed living spaces or the wildest imagination of a "get mesmerized life-style"...name it...

There is luxury embedded in every corner!

There is luxury sprawling at its best!

There is luxury awaiting your presence!

The Grange, designed for those addicted to luxury.





ELEVATION - DAY VIEW















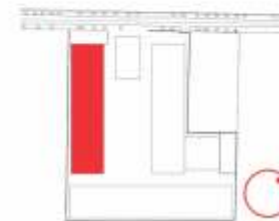






A	CLUB
B	ROW 1
C	ROW 2
D	ROW 3
E	ROW 4
F	CENTRAL GREENS
G	CHILDREN'S PLAY AREA
H	WATER BODY
I	SERVICE AREA

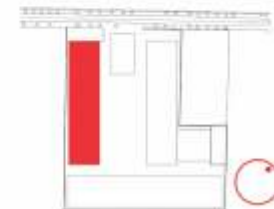
SITE PLAN



TYPE 1 - GROUND FLOOR PLAN (ROW 1 & 3*)

*ROW 3 UNIT IS MIRROR IMAGE





TYPE 1 - SECOND FLOOR PLAN (ROW 1 & 3*)

*ROW 3 UNIT IS MIRROR IMAGE



TYPE 1 - TERRACE LEVEL PLAN (ROW 1 & 3*)

*ROW 3 UNIT IS MIRROR IMAGE



TYPE 2 - GROUND FLOOR PLAN (ROW 2 & 4)



TYPE 2 - FIRST FLOOR PLAN (ROW 2 & 4)



TYPE 2 - SECOND FLOOR PLAN (ROW 2 & 4)



TYPE 2 - TERRACE LEVEL PLAN (ROW 2 & 4)

MINIMUM INDICATIVE SPECIFICATIONS & SALIENT FEATURES*

Structure:

By Reinforced Cement Concrete frame structures with Country Burnt Bricks / AAC / Concrete block partitions. The height of each floor shall be of 9'-6 to false ceiling level.

Flooring & Tiling:

- a) **Garage:** Checkered Cement Tile flooring
- b) **Living / Dining:** Italian marble (Crema Sicilia / Galala)provided with polish and finished with Tin Oxide.
- c) **Lounge:** Wooden Laminated flooring AC4 Grade.
- d) **Kitchen:** Nitco / Kajaria / Grafitti tile flooring, Concept tiles above the counter up to a height of 2'0".
- e) **Bedrooms & Dressing Areas:** Wooden Laminated flooring AC4 Grade
- f) **Bathrooms:** Italian marble wall and floor for powder room, Imported tile for floor and walls up to false ceiling height of 8' 0"(master toilet), Nitco / Kajaria / Grafitti tile for floor and walls up to ceiling height (other toilets).
- g) **Open Bath courts:** Flamed granite / Stone hardscape, Landscape and Timber screens.
- h) **Lobby and Stairs:** Nitco / Kajaria / Grafitti tiles (stilt), Italian marble (FF) , Flamed / Smooth Granite and Timber decking.
- i) **Servants Room, Laundry & Servants Toilet:** Ceramic tile floor and Dado up to 8ft height.
- j) **Balconies:** Timber decking with Glass railings / Matt Finish / Antiskid tiles.
- k) **Terraces:** Gravel, Timber decking, Sand blasted Kota / Flamed granite and Matt finish / Antiskid tiles.
- l) **Kitchen Counters:** 19mm thick Leather finish Granite counter.

Sanitary & Plumbing:

Sanitary Fittings: EWC wall-hung, concealed cisterns (Grohe / Gebrit), counter washbasin. All sanitary fittings shall be of Duravit / Roca or equivalent.

Faucets: All Faucets shall be single lever CP, heavy body metal fittings of Grohe, Roca or equivalent make. Hot water connection shall be provided for to the shower and wash basin in each bathroom and to the sink in the kitchen.

Plumbing: All water supply lines shall be in medium class CPVC pipes. Drainage lines and storm water drain pipes shall be in PVC.

Kitchen Sink: 2 stainless steel sinks with drain-board of "Franke / Nirali" or equivalent make shall be provided in the Kitchen.

Water Supply through Pressurized Hydro pneumatic System with backup supply from overhead tank for each villa.

Doors & Windows :

Window Shutters: Prefabricated Colour Anodised Aluminum sliding windows. Glass Break Sensors shall be provided.

Door Frames: All door frames shall be of seasoned Ash wood and Miranti with architraves Outer face to be finished with Polyurethane coating and Inner face melamine finished.

Door Shutters: All doors shall be 35 mm thick flush shutters with 4 mm veneer / laminate on both sides. All external faces to be finished with Polyurethane coating and Internal faces to be melamine finished

Hardware: All hardware shall be in C.P Brass, tower bolts, doorstoppers, ball bearing hinges. Locks shall be mortise of Dorset or equivalent make.

Electrical:

Concealed Copper wiring using Power flex cables or equivalent make with modular plate switches, centralized cabling system for centralized DTH and Telephones.

Wiring shall be done for lighting, 5Amps, 15 Amps and AC points in the villa.

Switches: All switches shall be 'Zencelo' of Clipsal or equivalent make.

Generator: 100% backup power is provided for the entire project and services including air-conditioning.

Internal and external Light fittings would be provided.

Ceiling fans and exhaust fans shall be provided.

Ceiling Treatment :

POP False ceiling / punning finished with putty and emulsion paint in all areas except service areas.

Paint & Polish :

Internal Walls: POP Punning with emulsion paint. Wall paper in selected areas.

Service Area: Oil bound / acrylic distemper.

MINIMUM INDICATIVE SPECIFICATIONS & SALIENT FEATURES*

Doors & Windows: All doors outer face shall be finished with Polyurethane coating and inner face with melamine finish.

External Walls: Exterior grade weather shield emulsion, texture paint.

Elevator/s:

Elevators shall be of Schindler, Johnson or equivalent make, with automatic doors & SS brush finished / veneered interiors.

Facilities & Amenities:

Childrens’ Play Area with Equipments.

Kitchen Cabinetry: Floor and wall mounted cabinets complete with stainless steel brush finished hardware.

Electro-domestic Equipment: 90cm Electric Chimney, 4-Burner Cooking Hob, Refrigerator, Microwave and Dishwasher.

Air Conditioning :

All bedrooms, living room & family space shall be air-conditioned with high wall splits.

Home Automation:

- Automated remote controlled garage door
- CCTV for Common Areas with a DVR Recording Facility at The Club
- Dimmers in AV Room
- Mood-lighting in Living and Master bedroom
- Gas leak detectors
- Glass Break Sensors for Glass Windows

Woodwork & Accessories

Bedrooms: Wardrobes provided in all dress Areas in all bedrooms / bathrooms.

Laundry: Linen closets.

Bathrooms: Mirrors with backing ply and / or edge trim. Cabinets under the counter, ‘Corian’ counter in master bed bathroom.

Garage: Timber screen in Miranti.

Living / Dining: Partition unit and bar unit.

Storage Modules: Servants room, Built in Shoe cabinet in Lower & Upper GF.

All woodwork in ply / board & veneer / laminate, finished in melamine polish. All hardware in brush finished stainless steel.

Glass partitions and Glass shower cubicles in all bathroom.

Toughened Glass handrails for all balconies.

Landscaping:

Terrace gardens with sunken slab and waterproofing and drainage facility with soil and Bermuda / Mexican lawn planted. Sprinklers and a drip system shall be provided.

Interlock Pavers to be laid in driveways. Water bodies and fountains.

Facilities provided at the "Grange Club" :

- Swimming pool with changing area
- Fully equipped Unisex Gym
- Spa (Granjuvenate)
- Pool Table & Table Tennis
- 21 Seater Home Theatre
- Multipurpose Hall
- Reception & Lounge
- Pool Side Bar counter
- Pool Side Party Area

Other Facilities Provided

WIFI Connectivity, Access Control entry with automated sliding gates.

Drip Irrigation system for all landscape.

Terrace gardens and internal courtyards with sunken slab and waterproofing and drainage facility with soil and Bermuda / Mexican lawn planted.

The outer boundary of the property shall be provided with fencing in 50mm x 50mm x 6mm steel angles and G.I. chain link along with creepers, provided with a drip irrigation system.

ABSTRACT OF AREA STATEMENT

ROW	Villa Facing	Villa No	Area of Villa in Sq Mtr	Area of Villa in Sq Ft	UDS in Sq Ft	UDS in Grounds	UDS %
ROW 1	East	1	447.76	4820	3896	1.62	3.56%
ROW 1	East	2	444.14	4781	3865	1.61	3.54%
ROW 1	East	3	444.14	4781	3865	1.61	3.54%
ROW 1	East	4	444.14	4781	3865	1.61	3.54%
ROW 1	East	5	444.14	4781	3865	1.61	3.54%
ROW 1	East	6	444.14	4781	3865	1.61	3.54%
ROW 1	East	7	444.14	4781	3865	1.61	3.54%
ROW 1	East	8	447.76	4820	3896	1.62	3.56%
ROW 2	West	9	456.83	4917	3975	1.66	3.64%
ROW 2	West	10	454.59	4893	3955	1.65	3.62%
ROW 2	West	11	454.59	4893	3955	1.65	3.62%
ROW 2	West	12	454.59	4893	3955	1.65	3.62%
ROW 2	West	13	454.59	4893	3955	1.65	3.62%
ROW 2	West	14	454.59	4893	3955	1.65	3.62%
ROW 2	West	15	454.59	4893	3955	1.65	3.62%
ROW 2	West	16	456.83	4917	3975	1.66	3.64%
ROW 3	North	17	447.76	4820	3896	1.62	3.56%
ROW 3	North	18	443.71	4776	3861	1.61	3.53%
ROW 3	North	19	443.71	4776	3861	1.61	3.53%
ROW 3	North	20	443.71	4776	3861	1.61	3.53%
ROW 3	North	21	443.71	4776	3861	1.61	3.53%
ROW 3	North	22	443.71	4776	3861	1.61	3.53%
ROW 3	North	23	443.71	4776	3861	1.61	3.53%
ROW 3	North	24	443.71	4776	3861	1.61	3.53%
ROW 3	North	25	443.71	4776	3861	1.61	3.53%
ROW 3	North	26	447.76	4820	3896	1.62	3.56%
ROW 4	South	27	456.83	4917	3975	1.66	3.64%
ROW 4	South	28	456.83	4917	3975	1.66	3.64%
		Total Area		135200	109289	45.54	100%

SCHEDULE OF PAYMENT

On Booking Advance	20%
On Agreement	20%
On Completion of Foundation	15%
On Completion of Ground Floor Roof	10%
On Completion of First Floor Roof	10%
On Completion of Second Floor Roof	10%
On Completion of Plastering	10%
On or before Handing Over	5%
Note : For executing the sale deed registration of UDS, 60% of the Sale consideration should be paid.	

ROUTE MAP



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

Site
"The Grange"
No. 39 - 41, M.G.R. Salai,
Palavakkam (ECR)
Chennai.

Architect
Ashwin Alva Associates
Sainik Farms,
New Delhi.

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

Project Funded by


Preferred HFI




CREDAI



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