

a Landmark project

LEGACY

an iconic stature.



Legacy, designed for those who
live a life of many facets.

Welcome to an iconic stature
at **Poes Garden**, a location that
shares its territory with just
the “who’s who”. Engulfed with
the finesse of an elite living,
Legacy with 8 dwellings spread
across 14,600 square feet
unleashes the red carpet to
suit your stature.

Welcome home.


LEGACY



EMPTOME



Be transported to a world of grandeur and palatial living spaces... a living that exudes uber luxury lifestyle, embodying all essentials that the connoisseurs could ask for.

Legacy is truly a resemblance of you that compliment your stature in concrete.

With an acute awareness for style and dramatically vaulted living spaces, Legacy is indeed an epitome of its class.



Dictate



The immaculate finishes and other vogue embellishments are an apt indication that permeates the artistic attribute of Legacy. This contemporary abode evokes a stately charisma with richly layered attributes that embark a style statement.

Vivid lush downpours and a true artistic endeavor, Legacy, specially chiseled to accommodate all you desire is a conscious influence that renders a sense of pride making it the perfect abode awaiting to take a bow to all what you dictate.



REIGN



A surreal portrayal of an iconic lifestyle, Legacy is indeed an imperial blend of epitomized luxury and comfort crafted exclusively for those at the helm of maximized desire.

Intellectually designed spaces here that articulate all urban characteristics, every home here is a revival of your inner self. Highly refined essentials here ensure that no stone is left unturned to create a concrete statement that personifies the statuesque.

Welcome to Legacy and unveil



INTROSE



Impeccably curated blend of art
and architecture puts together
an ardently acclaimed
masterpiece that takes pride in
being your address... the
Legacy.

An abode that comprises
contemporary and suave living
spaces coupled with essentials
forbidden to the ordinary,
living here at Legacy is a
statement that embodies your
style, mood, attribute and
everything else tucked in to
portray the typical you.


LEGACY




LEGACY

LIVING ROOM




LEGACY

FAMILY ROOM



STILT FLOOR PLAN



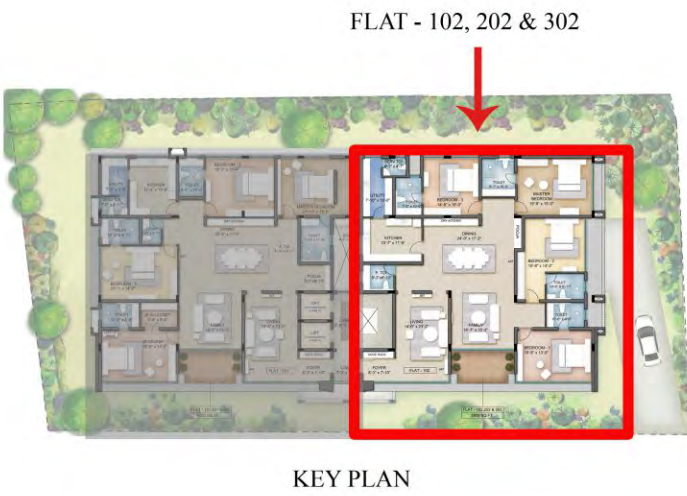
TYPICAL FLOOR PLANS 101, 201 & 301

SALEABLE AREA - 4002 SQ.FT.



TYPICAL FLOOR PLANS 102, 202 & 302

SALEABLE AREA - 4002 SQ.FT.



DUPLEX FOURTH FLOOR PLAN



TYPICAL FLOOR PLANS 401 (DUPLEX)

SALEABLE AREA - 6687 SQ.FT.



Fourth Floor Plan



Fifth Floor Plan



FLAT - 401 (DUPLEX)

KEY PLAN



TYPICAL FLOOR PLANS 402 (DUPLEX)

SALEABLE AREA - 6305 SQ.FT.



Fourth Floor Plan



Fifth Floor Plan



FLAT - 402 (DUPLEX)

KEY PLAN



DUPLEX FIFTH FLOOR PLAN



AREA STATEMENT

SPECIFICATIONS

S. No.	Floor	Apt. No.	No. of Bedrooms	Individual Apt Area / in Sq.m	Individual Apt Common Area/ in Sq.m	Individual Apt Saleable Area/ in Sq.m	Individual Apt Saleable Area/ in Sq.ft	UDS		
								In sqm	In sqft	%
1	1st floor	Flat - 101	4BHK	347.14	24.70	371.83	4002	151.90	1635.06	10.99
2		Flat - 102	4BHK	330.00	23.48	353.47	3805	144.40	1554.33	10.45
3	2nd floor	Flat - 201	4BHK	347.14	24.70	371.83	4002	151.90	1635.06	10.99
4		Flat - 202	4BHK	330.00	23.48	353.47	3805	144.40	1554.33	10.45
5	3rd floor	Flat - 301	4BHK	347.14	24.70	371.83	4002	151.90	1635.06	10.99
6		Flat - 302	4BHK	330.00	23.48	353.47	3805	144.40	1554.33	10.45
7	4th floor (Duplex)	Flat - 401	6BHK	579.98	41.26	621.24	6687	253.79	2731.77	18.36
8		Flat - 402	6BHK	546.89	38.91	585.79	6305	239.31	2575.92	17.32
	Total			3158.2564	224.6852	3382.94	36414	1382.00	14876.00	100.00

Structure

- Isolated RCC footings complying with seismic III zone, as per the structural consultant's advice.
- RCC frame structure with brickwork partitions.
- Concrete grade and Steel grade as per structural consultant's advice.
- The height of each floor shall be 11.5' Floor to Floor.

Flooring & Tiling

- Lift lobby and fascia wall & floor** using granite/marble, as per the architect's design.
- Staircases:** Marble with glass hand rail.
- Car park Area:** Grano flooring with grooves and to be finished with epoxy coating.
- Foyer / Living/ Dining:** Italian marble with matching 4” skirting, As per the Architect's design
- All bedrooms:** Engineered wooden flooring with matching 4” skirting
- Kitchen:** 2' X 2'Vitrified tiles from Asian / Somany / Kajaria and wall dado upto ceiling
- Toilets:** Ceramic tile concepts 60cm X 60cm for floor and 60cm X 120cm for walls up to height of 8' 0”.
- Utility Room:** 60cm X 60cm ceramic tiles for floor.
- Balconies / Open Terraces / Decks:** Rustic / antiskid / ceramic tiles 60cm X 60cm with glass railings.

Sanitary & Plumbing

- Sanitary fittings:** EWC wall-hung and Wash basins using Toto / Villeroy and Boch / Duravit or equivalent make, concealed cisterns Gebrit / Grohe or equivalent make.
- Faucets:** Shall be single lever concealed diverters Brass with CP finish, heavy body metal fittings of Grohe / ToTo or equivalent makes. Provision for hot & cold water connection shall be provided for overhead showers, wash basins and kitchen sink. Health faucet also shall be provided in all toilets.
- Plumbing:** All water supply lines shall be in ISI marked CPVC pipes. Drainage lines and storm water drain pipes shall be in PVC.
- Kitchen & Service area:** Floor mounted Faucets / taps using Grohe / ToTo or equivalent shall be provided.
- Stainless Steel Sink single bowl** with drain board of make Nirali / Franke or equivalent shall be provided for the kitchen.

Doors & Windows

- Window shutters:** Powder coated Aluminium openable / sliding windows with 12mm laminated glass shall be provided.
- Door Frames:** Main door frame and shutter will be 8' ht and shall be of seasoned teak wood. Inner face melamine finished and Outer face to be of PU finish with architrave / paneling

SPECIFICATIONS

- **Door Shutters:** All internal door frames and shutters will be 8'ht and shall be of African teak wood. All internal and external faces to be melamine finished.
- **Hardware:** All hardware shall be in C.P Brass, tower bolts, doorstoppers, hinges. Locks shall be mortise from YALE make or equivalent.

Electrical

- Concealed copper wiring using Polycab / RR Cables or equivalent make with modular plate switches, centralized cabling system for all electrical and communication requirements.
- **Wiring** shall be done for lighting, 5Amps, 15 Amps and AC points in the Apartment.
- **Switches:** All switches shall be Legrand / Schneider/ Panasonic or equivalent make.
- **Generator:** 100% backup power is provided for the entire project and services including air-conditioning.
- Adequate ELCB and MCB shall be provided in each apartment.
- Provision for the GEYSER points, heat pumps and fresh air fans shall be provided for all toilets and kitchen.
- Provision for telephone shall be provided and centralised cabling for Multi DTH systems also shall be provided in the living room and all bed rooms.
- Internal and external light fittings would be provided for common areas and balconies

Ceiling Treatment

- Two coats of Oil Bound Distemper paint shall be applied in the common areas, utility, service areas and the ceiling of all the apartments.
- False ceiling for the entire apartment shall be provided with putty and emulsion paint

Wall treatment

- **Internal Walls:** POP Punning with emulsion paint.
- **Service area:** Premium Emulsion.
- **External Walls:** Weather shield / Equivalent exterior grade emulsion /cladding.

Elevator

- Automatic elevator for 8 passengers shall be provided with Automatic Rescue Device feature with automatic doors & powder coated finish of Johnson/ Kone/ Fujitec or equivalent reputed brands.

SPECIFICATIONS

Air Conditioning

- All bedrooms, living room & family space shall be of VRV type air-conditioning except kitchen and servant room.

Automation

- Access control entry with Video door phone.
- Automatic DG Change over facility for all the apartments.
- Water level controller – treated water to the overhead tank.
- Multi-level security system for common areas and lobbies using CCTV with DVR facility for 30 days.
- Pneumatic / Pressure boosting pumps shall be provided for pressure water supply for all the apartments.
- Automated gate and automated lighting in lobbies and common areas
- Glass breaks sensors.

Landscaping

- Adequate and well-designed landscape shall be provided as per the architects design
- Interlock Pavers/ Tiles or Granite to be laid in driveways and walkways.

Facilities and Amenities

- Covered car parking for all the apartments
- Generator with automatic change over
- Plush Entrance Lobbies & Lounge
- Intercom Facility inside apartment connected to Security and Amenity area
- Rainwater harvesting for the project
- Reticulated LPG supply
- Barbeque facility and counter at the terrace level
- Landscaped Area
- Multi DTH/ Cable TV provision
- Common toilet at the Stilt floor level
- Security Room
- Drip Irrigation system for all landscape in common areas

DEVELOPER



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

ARCHITECT



PROJECT



Old Door No. 37, New No. 83
Poes Garden,
Chennai - 600 086.

LEGAL ADVISOR

AMBALAVANAN
advocate

For an exclusive preview, contact Ms. Sameena - 95662 98390

Disclaimer: Information herein is subject to change as and when required. Landmark Housing Projects Chennai Pvt. Ltd. reserves the right to change, alter, add or delete any specifications and other details mentioned herein without prior permission or notice. This brochure is conceptual and not a legal offering. The furniture/ images shown in the brochure are only for the purpose of illustrating a possible layout and do not form a part of the offering.





LANDMARK
CONSTRUCTION

. trust we build .

LANDMARK HOUSING PROJECTS CHENNAI PVT. LTD.

#27, Saravana Street, T.Nagar, Chennai - 600 017. Ph: 044 4343 8282

sales@ourlandmarks.com | www.ourlandmarks.com