

Live like royalty in our
luxurious villas

HARI's
*Villa
pristine*



Plot No.33,34,35,36
Hindustan Motor Nagar Main
Road, Kallikuppam, Ambattur,
Chennai - 600053.

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Villa at Plot B

Hindusthan Motor Nagar,
1st Main Road, Kallikuppam,
Ambattur, Chennai: 53.

Area Statement:
Plot Area: 1074 Sft
Total Floor Area: 2111 Sft

Ground Floor: 773 Sft
First Floor: 773 Sft
Second Floor: 565 Sft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Villa at Plot C

Hindusthan Motor Nagar,
1st Main Road, Kallikuppam,
Ambattur, Chennai: 53.

Area Statement:
Plot Area: 1059 Sft
Total Floor Area: 2106 Sft

Ground Floor: 773 Sft
First Floor: 773 Sft
Second Floor: 560 Sft

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Villa at Plot D

Hindusthan Motor Nagar,
1st Main Road, Kallikuppam,
Ambattur, Chennai: 53.

Area Statement:
Plot Area: 1037 Sft
Total Floor Area: 2046 Sft

Ground Floor: 753 Sft
First Floor: 753 Sft
Second Floor: 540 Sft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Villa at Plot E

Hindusthan Motor Nagar,
1st Main Road, Kallikuppam,
Ambattur, Chennai: 53.

Area Statement:
Plot Area: 1019 Sft
Total Floor Area: 1996 Sft

Ground Floor: 738 Sft
First Floor: 738 Sft
Second Floor: 520 Sft

Super Structure

Earthquake-resistant R.C.C. framed structure with suitable foundations as per IS 1893-2002 and IS 456-2000.
Basement height: 3'0" above existing road level.
Floor height: 10'0" clear (Slab to Slab).
Basement filling with pit sand and quarry dust (2:1 ratio).
Pre-construction anti-termite treatment as per IS 6313-1981.
PCC mix 1:4:8 for flooring base, consolidated concrete 4½" thick.
External walls: 9" brickwork using first quality bricks/Aerocon blocks in cement mortar 1:5.
Internal walls: 4½" brickwork using first quality wire-cut bricks/Aerocon blocks in cement mortar 1:4, reinforced with 2 MS rods at every 5th layer.
Plastering: Internal walls 12mm smooth, External walls 20mm rough, Ceiling 12mm smooth (cement plaster ratios 1:5 / 1:4).

Doors & Windows

Main entrance door: 4' x 8' First quality teak wood frame with handmade shutter.
Internal doors: 3' x 7' SPC frames with factory-made ABS shutter.
Toilet doors: Waterproof WPC frames with shutter.
Windows: UPVC windows (Prominence German make) with MS grill.
Ventilators: UPVC ventilators with MS grill in all bathrooms.

Painting & Finishing

Internal walls & ceiling: 2 coats Birla wall care putty + primer + 2 coats Asian premium emulsion (owner-approved shade).
Exterior walls: Cement-based textured finish + exterior primer + 2 coats ICI Weather Shield Max paint.
MS grills: 2 coats synthetic enamel paint (ICI) over zinc chromate primer.

Special Amenities

Aesthetic elevation design.	8000 L water sump.	2000 L overhead tank for metro water & borewell.
One borewell for supplementary usage.	Terrace waterproofing with cooling tiles.	E-vehicle charging points in parking.
Rainwater harvesting system.	3000 L bio-septic tank.	Vasthu compliant design.
Compound wall.	CCTV surveillance.	Video door phone.

Plumbing & Sanitary

Concealed plumbing with ASTRAL / FINOLEX CPVC pipes with brass fittings.
Open plumbing lines with weatherproof PVC pipes (ASTRAL / FINOLEX).
Toilets: Concealed tank closet + health faucet + wash basin (Jaquar / Parryware).
Dining: White wash basin with fittings.
Plumbing fixtures: CP brass fittings (Jaquar / Parryware).
Each toilet: Bib cock, shower with arm, concealed diverter.
Wash basins: CP bottle trap and pillar cock.
Kitchen sink with sink mixer.
Soil & waste pipes: PVC (Astral / Finolex – 6 kg/cm ² pressure).
Drainage/Sewage: 4" and 6" dia PVC pipes with inspection chambers (2' x 2') and concrete manhole covers.

Electrical & Power Backup

3-phase electricity supply with independent meters.
FRLS wires (Orbit or equivalent).
Split AC points for living, dining, and all bedrooms.
Modular switches Anchor Roma or equivalent with anti-corrosive metal boxes.
TV and telephone points for living room and bedrooms.

Kitchen

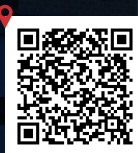
Black granite countertop with sink.
CP fittings from Jaquar / Parryware.
Provision for exhaust fan, refrigerator, water purifier.
Adequate power points for all appliances.
Ceramic/printed tiles 2' above the countertop.

Flooring & Wall Tiles

Vitrified tiles (4' x 2') – Somany / Kajaria across carpet area with 4" glazed tile skirting (except bathrooms).
Toilets: Non-skid tiles (Somany / Kajaria) for flooring.
Bathroom walls: Colored glazed tiles up to ceiling level.

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