



## ALTIUS GREEN FLATS

*Luxury Lifestyle Apartments*

@ MARAIMALAI NAGAR







# GREEN FLATS

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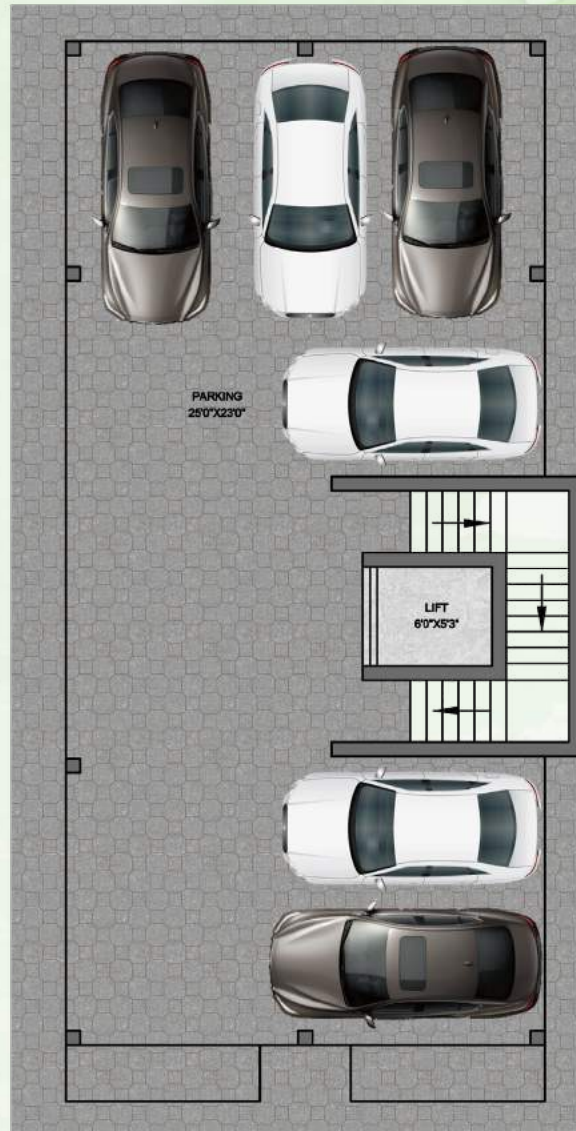
Yoghalaya Reals Green Flats are 2 bhk flats located in Marimalai Nagar, Chennai, Opposite to Ford. These flats are designed in accordance with vastu principles, making it an ideal option for buyers who believe in the traditional Indian system of architecture. This property is a great investment opportunity – invest in your future now! With ideal location in an urban hotspot, Yoghalaya Reals Green Flats are guaranteed to exceed all your expectations.





# TYPICAL FLOOR PLAN

Ground Floor

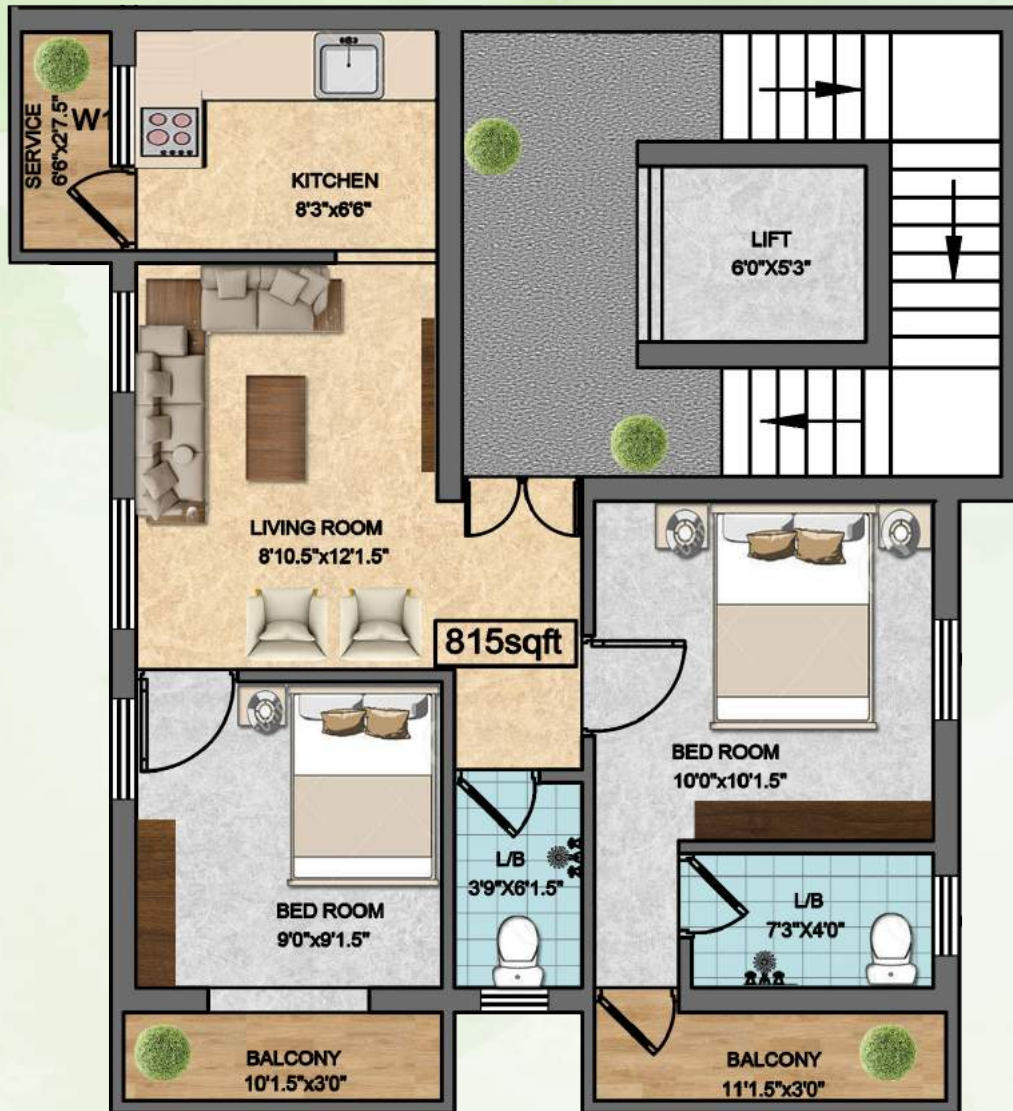


First, Second & Third Floor



# TYPICAL FLOOR PLAN

First, Second & Third Floor



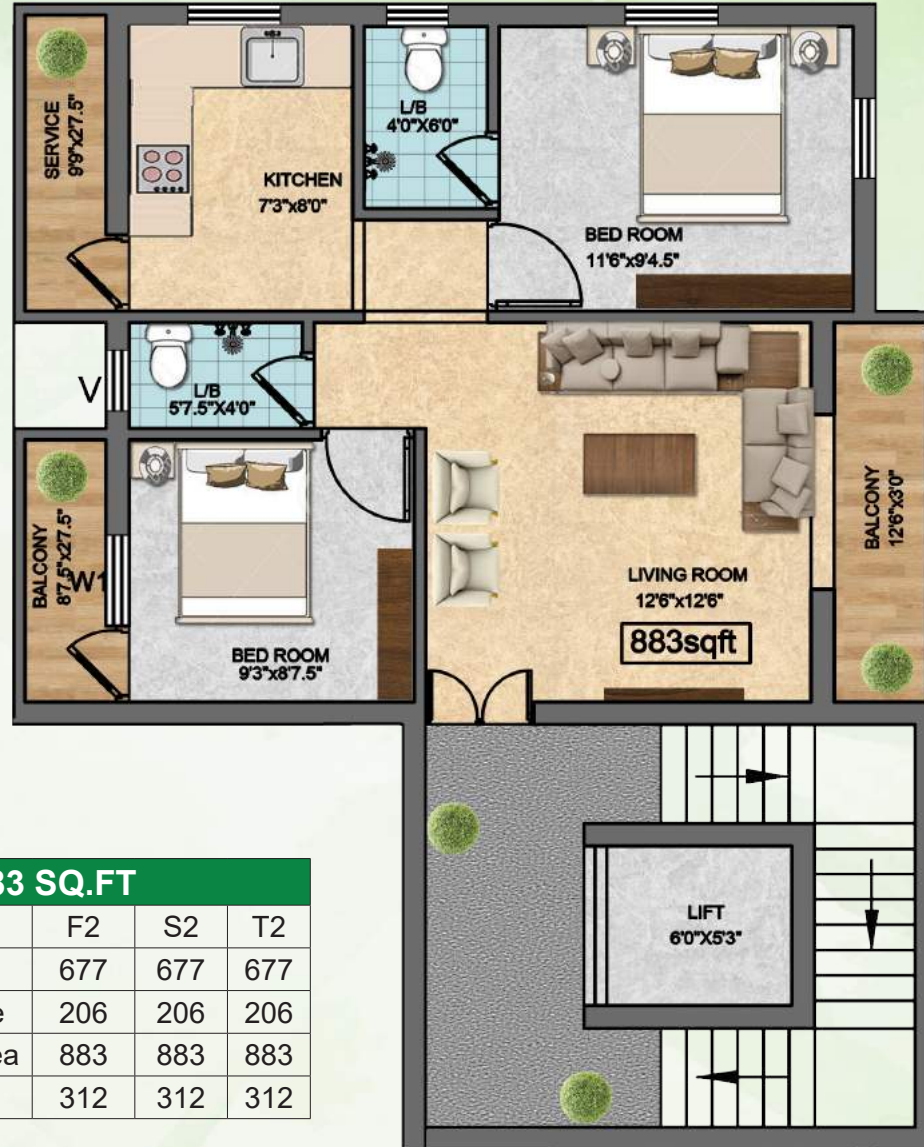
815 SQ.FT			
Flat No	F2	S2	T2
Build up area	626	626	626
Common share	189	189	189
Super build area	815	815	815
UDS	288	288	288





# TYPICAL FLOOR PLAN

First, Second & Third Floor



## 883 SQ.FT

Flat No	F2	S2	T2
Build up area	677	677	677
Common share	206	206	206
Super build area	883	883	883
UDS	312	312	312

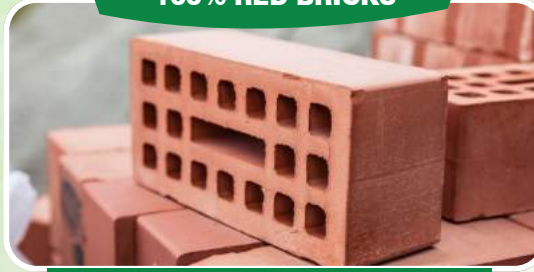


# AMENITIES

**COVERED CAR PARKING**



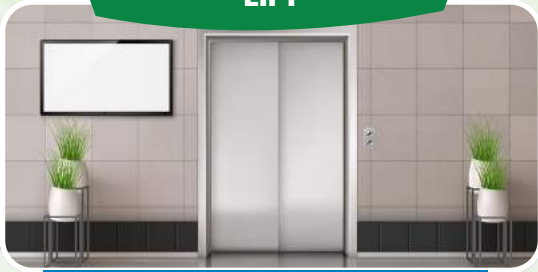
**100% RED BRICKS**



**CHARGING POINT**



**LIFT**



**PERFECT VENTILATION**



**GARDENING**



**GEN SETS**



**24/7 SECURITY**



**METRO WATER CONNECTION**





## SPECIFICATION

An apartment consisting of stilt plus three floors along with the car parking in the stilt floor with flooring parking tiles. The apartment consisting of SIX double bed room flats ( in First Floor F1 and F2, Second Floor S3 and S4, Third Floor T5 and T6 with entrance safety gates in all the six flats) and top most terrace floor, head room with MS security gate. The top most floor along with overhead tank made of RCC walls in cement with a capacity of 6000 litres along with parapet wall of height 3' feet and also roof white tiles (white reflecting tiles) in the roof. Area of construction approximately 1400 sq. feet in stilt and in all the floors and a sump with a capacity 14000 litres along with a sump motor and also along with the bore motor together with the elevation. Stair case for all the floors upto terrace along with the steel railings and stair case tiles.

1. All column foundation excavation and sand filling PCC mix, footing, column, beam slab size and reinforcement should be followed as per structural drawings provided from structural engineer. Cement concrete mix grade M 25 should be used. Ready mix should not be used. Only Manual or Machine mixing on site should be used for concrete and foundation works. Stilt floor level (i.e. Basement level) will be raised up to 3' feet from the existing road level.
2. All walls are wire cut bricks/ chamber Bricks should be good quality. External wall (9 inch thick) will be cement mortar mix 1:5 mix ratio for Inner walls will be (4.5 inch thick) Cement Mortar 1:4 mix.
3. ISI certified Fe 500 or Fe 550 grade steel isteel/Tata/Arun/GBR or Ars or equivalent will be used for footing , columns, beams, slab, rcc wall reinforcement. All loft and sunshade will be 2' wide and 75 mm thick using 10 mm 6" spacing and distributors are 8 mm 6" spacing. Roof slab thickness and main rod and distributors will be as per design. The roofing will be M 25 grade cement concrete. Clear Height of the roof shall be 10 feet from the each floor level. Ceiling plastering will be cement mortar 1:3 mix and 12.5 Mm thick.
4. Dalmia lamination bag or Ultratech or Ramco Cement will be used for concrete works and brick works and plastering. 53 grade cement should be used for concrete and plastering.
5. **Main Door:** Entrance windows, door frames, ventilators with frames will be made of Teak 1st quality wood with 35 MM thickness) with Godrej Padlock. All other Room Doors made with flush door 30 mm . Main door Frame 7 x 4 and Inner door frame 7 x 3, Windows 4 x 3, bathroom 7 x 2'6" . All windows steel grill will be provided and UPVC windows.
6. **Bathroom and toilet:** will be provided with water resistant PVC Doors with Sheet thickness of 1.2 mm and door thickness 2.5 MM. Bathroom Two in one wall mixture and EWC closets, one wash basin and exhaust fan provision will be provided in all toilets.
7. **All floorings:** will be with vitrified tiles of 24" x 24" and 4" skirting at the rate of Rs.50/- per sq.ft. and parking cement flooring only. Wallskirting will be 4 inch height all round the wall inners. Kitchen wall tiles will be 2 feet from granite level.
8. **Kitchen:** top with Black Granite Galaxy and S.S. Sink of size 24" x 18" x 10" will be provided along with 24" height of glazed tiles .
9. **Bathroom walls:** (all sides) shall be provided with glazed tiles up to



## SPECIFICATION

- 7' height from the floor and floor tiles should be anti skid tiled for flooring price of Rs.50/- per sq. ft.
10. One exhaust hole will be provided in each bathroom and kitchen
  11. One open loft will be provided in all bedrooms
  12. Kitchen and bedrooms will be provided with open Cup-Board
  13. **Electrical:** wirings will be with FINOLEX/ORBIT/MARUTHI/CONCEPT cables of Industrial grade. In each and every room 3 light point and 1 fan point and 1 a/c point 15 amps. one 3 pin socket point 5 amps and 2 pin socket point should be provided . In Kitchen mixie, grinder and fridge point will be provided.
  14. Quality electrical switches ISI Brand Anchor or Fybos/ G M/ KONCEPT Brand Modular switches Equivalent Quality and plug points will be provided .
  15. Three phase electrical power connection with Rotary Switches will be provided with manual Rotary.
  16. ISI Brand A/C electrical provision, with 7/20 FINOLEX/Orbit wiring/ CONCEPT will be provided in all bedrooms.
  17. ISI Brand FINOLEX PVC pipes or equivalent value will be used for pipe fittings and sanitation hot water line will be in CPVC with solar heater pipe provision.
  18. **Fittings:** Parryware, Hindware (White colour) equivalent value Western closet with health faucet and geyser connection will be provided in all toilets.
  19. **All water taps and showers:** will be of Parryware/ Metro/ Waterman.
  20. **One white colour 18" wash basin** will be provided in each bathroom and one in dining Hall.
  21. **Safety gates:** will be provided in the entrance door i. e. two sliding gates made of MS gates safety gate.
  22. **Metro water connection:** will be given only for the kitchen. Kitchen two water line should be provided one for Bore well and one for Metro water.
  23. **Lift:** Duct should be provided as per the Requirements of the lift company providers.
  24. **Lightings:** will be provided to cover the entire common areas
  25. **Rain water harvesting:** will be constructed from the terrace
  26. **Facilities for drying clothes:** will be provided, separately for each flat over the terrace.
  27. **Grill gate for terrace:** will be provided at the stair case.
  28. **The interior walls:** will be paint with 2 coats of Birla/Asian wall white putty. 1 coat of primer with tractor emulsion paint of 2 coats. (Asian Brand). The Exterior walls will be paint 1 coat of exterior primer with Asian ACE emulsion paint of 2 coats (Asian Brand).



# LOCATION MAP





# LOCATION HIGHLIGHTS



## SCHOOLS

- Ela Green School
- Government School
- Ela Green School - IB School in Maraimalai Nagar
- Blossoms Play School
- Sivananda Rajaram CBSE School
- SRM Public school
- Velamal Public School
- JRK Global School
- Loyola Academy International School
- St. Joseph Metric Hr. Sec School
- Mahindra International School



## HOTELS

- Hotel Junior Kuppanna
- Andhi Rooftop Diner
- Saapidavaanga
- Hotel Highnest
- Welcome 5star Hotal
- Satyam Veg



## ENTER-TAINMENT

- Velunachiyar Park
- Periyar Park
- Vandalur zoo



## COLLEGES

- SRM Engineering and Technology College
- Valliammai Engineering College
- CSI Ewart Woman's College
- ARM College



## SHOPPING MALL

- Reliance Smart Bazaar
- Oriflame - Soulful Cosmetics



## COMPANY

- ZHO IT COMPANY
- ESTANCIA IT COMPANY
- Ford India Pvt .Ltd
- Mahindra World City
- BSNL Office
- BMW CAR COMPANY



## NEAR BY RLY. STATION

- Maraimalai Nagar Rly. Stn  
Via Chengalpattu to Beach



## NEAR BY LOCALITIES

- Ottakuthat Street, Chennai
- Nandivaram Guduvancheri, Chennai
- Kattankulathur, Chennai
- Potheri, Chennai
- Singaperumal Koil, Chennai



## NEAR BY BUS STOP

- Maraimalai Nagar Bus Stop
- SP Kovil
- New Kilambakkam Bus Terminus



## RESIDENTIAL COMPLEX

- Ashiana Shubham - Senior Living
- Zolo Metropolis
- Nirahs
- Ashiana Housing Limited
- Senior Living Project



## HOSPITALS

- SRM Urban Health Centre
- SRM Global Hospital
- Vanavil Medical Centre Hospital
- JS Hospital





**OFFICE ADDRESS:**

Flat No: G1, Plot No: 35, Balaji avenue, EB office backside, Near max showroom,  
Guduvanchery, Chennai-603 202.

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**Customer Care: 7538 838872**

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