



FOUNDATION

Building your future
proudly presents



Kumaran KUDIL

**3BHK DUPLEX VILLAS
@ West Tambaram**



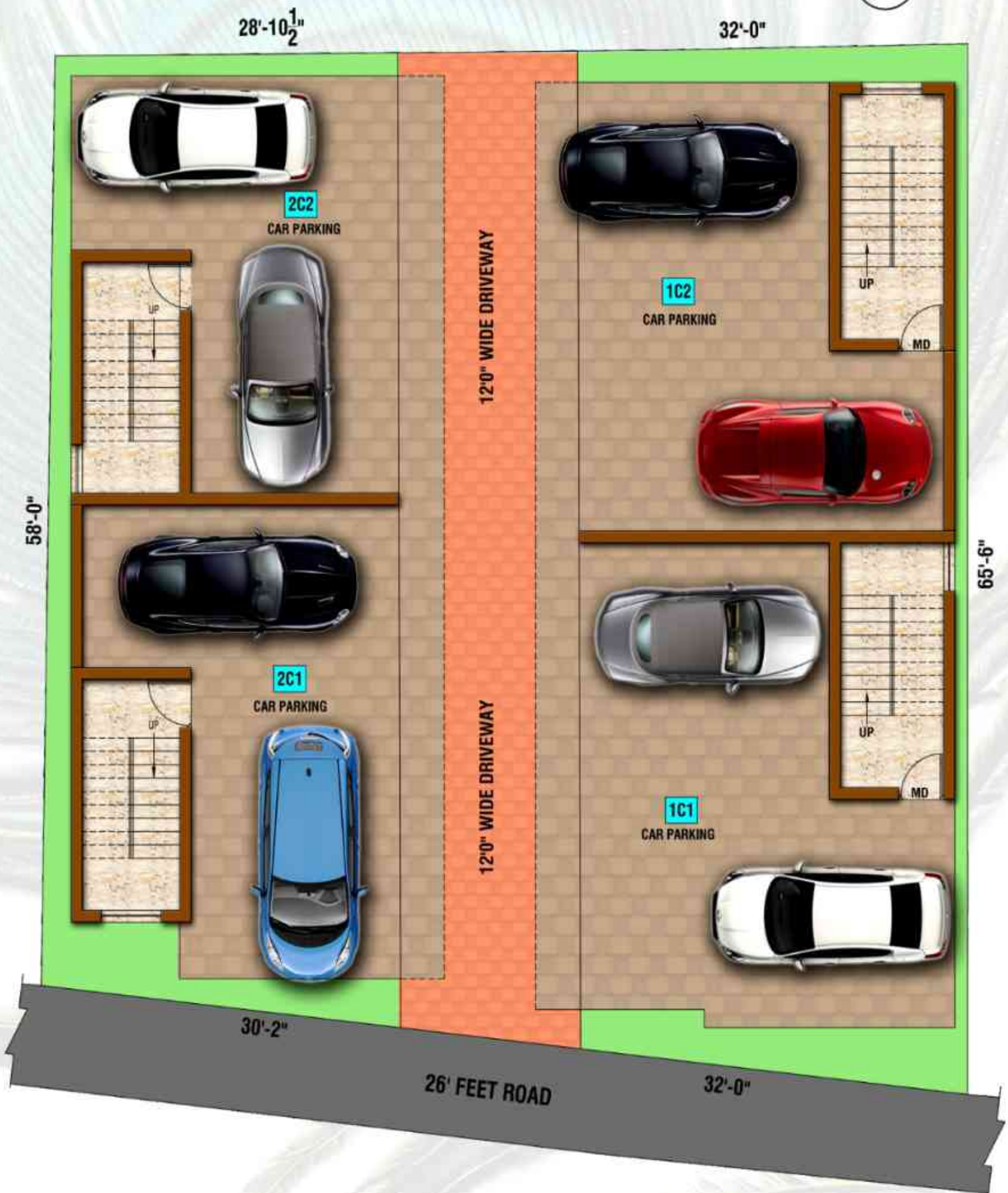
Bethel Puram, CTO colony, West Tambaram, Chennai - 600045

Profile

Tambaram is a rapidly developing suburban hub with a mix of residential and commercial properties, making it a prime location for families and professionals. Its strategic position on the Grand Southern Trunk (GST) Road provides excellent connectivity to the rest of Chennai and major IT corridors. The area boasts a robust social and physical infrastructure, including a major railway junction, top educational institutions, and healthcare facilities. With ongoing infrastructure projects like flyovers and the upcoming Chennai Metro extension, Tambaram's appeal and property values are set to appreciate. This blend of urban convenience and a tranquil environment makes it an attractive investment with high returns.

1C & 2C

SITE CUM STILT FLOOR PLAN



STILT FLOOR PLAN

1C & 2C

FIRST FLOOR PLAN



2C

1C



FIRST FLOOR PLAN

1C & 2C

SECOND FLOOR PLAN



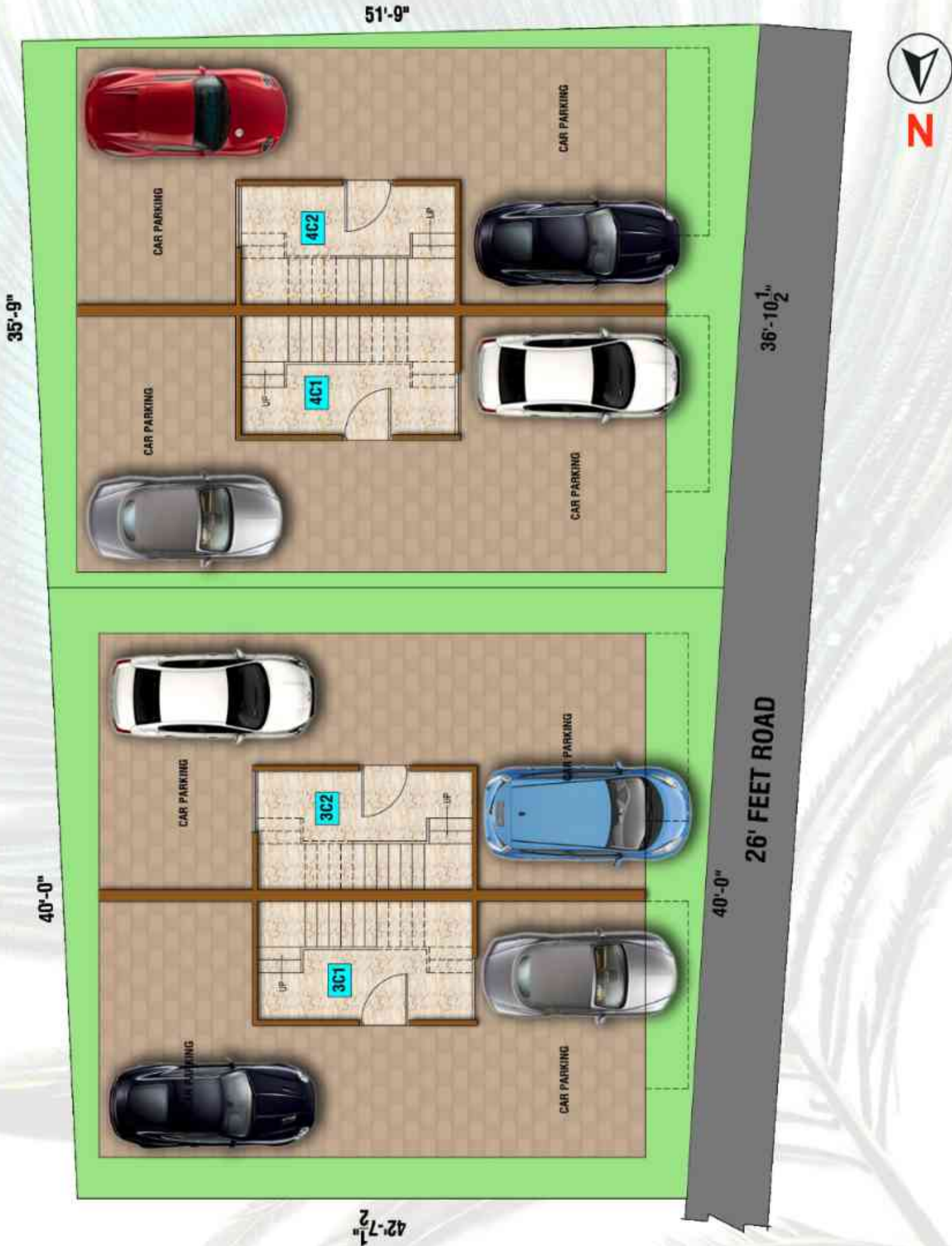
2C

1C



SECOND FLOOR PLAN

3C & 4C
SITE CUM STILT FLOOR PLAN



3C & 4C

FIRST FLOOR PLAN



4C



3C



FIRST FLOOR PLAN

3C & 4C

SECOND FLOOR PLAN



4C

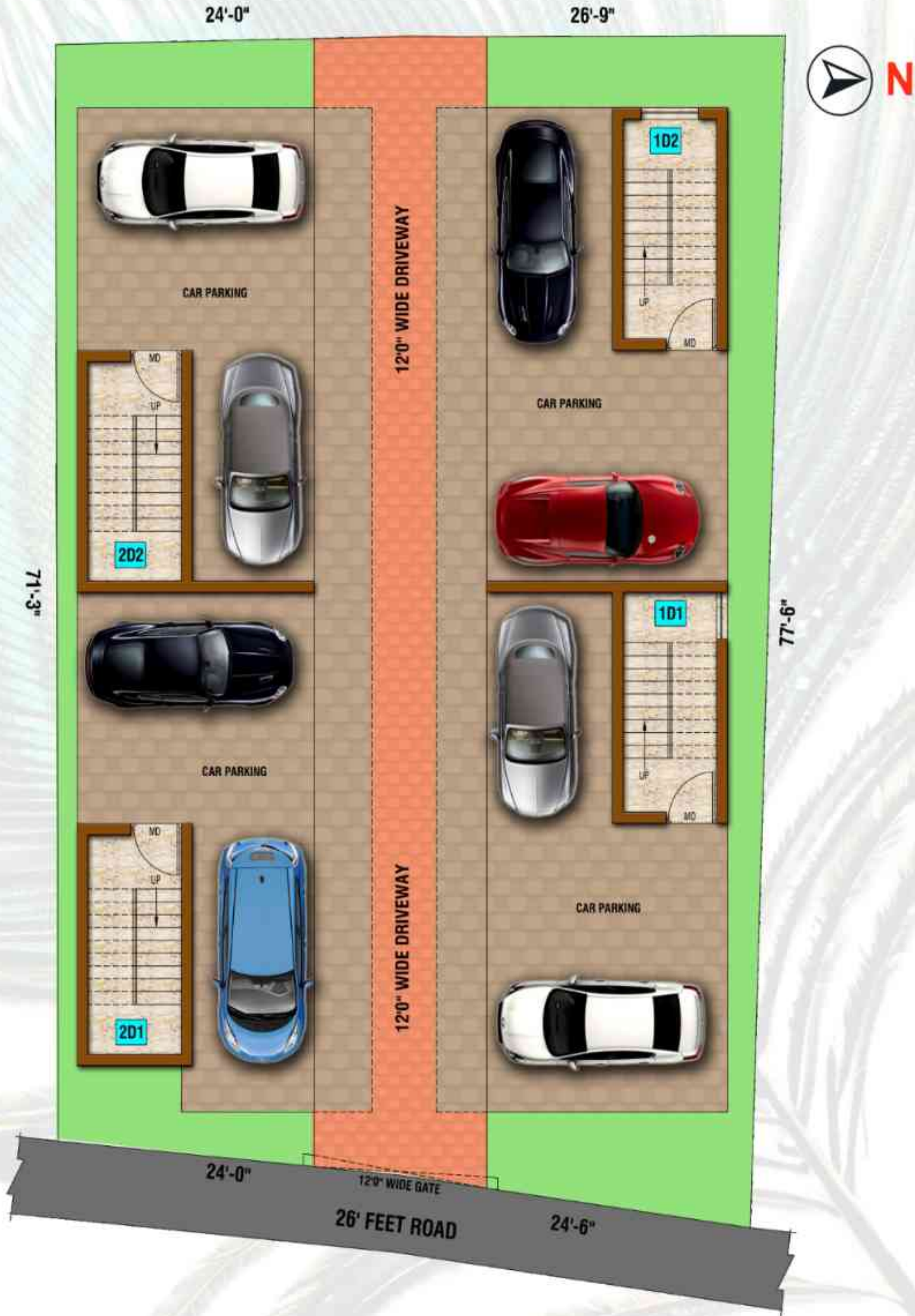


3C



1D & 2D

SITE CUM STILT FLOOR PLAN



STILT FLOOR PLAN

1D & 2D

FIRST FLOOR PLAN



2D

1D



FIRST FLOOR PLAN

1D & 2D

SECOND FLOOR PLAN



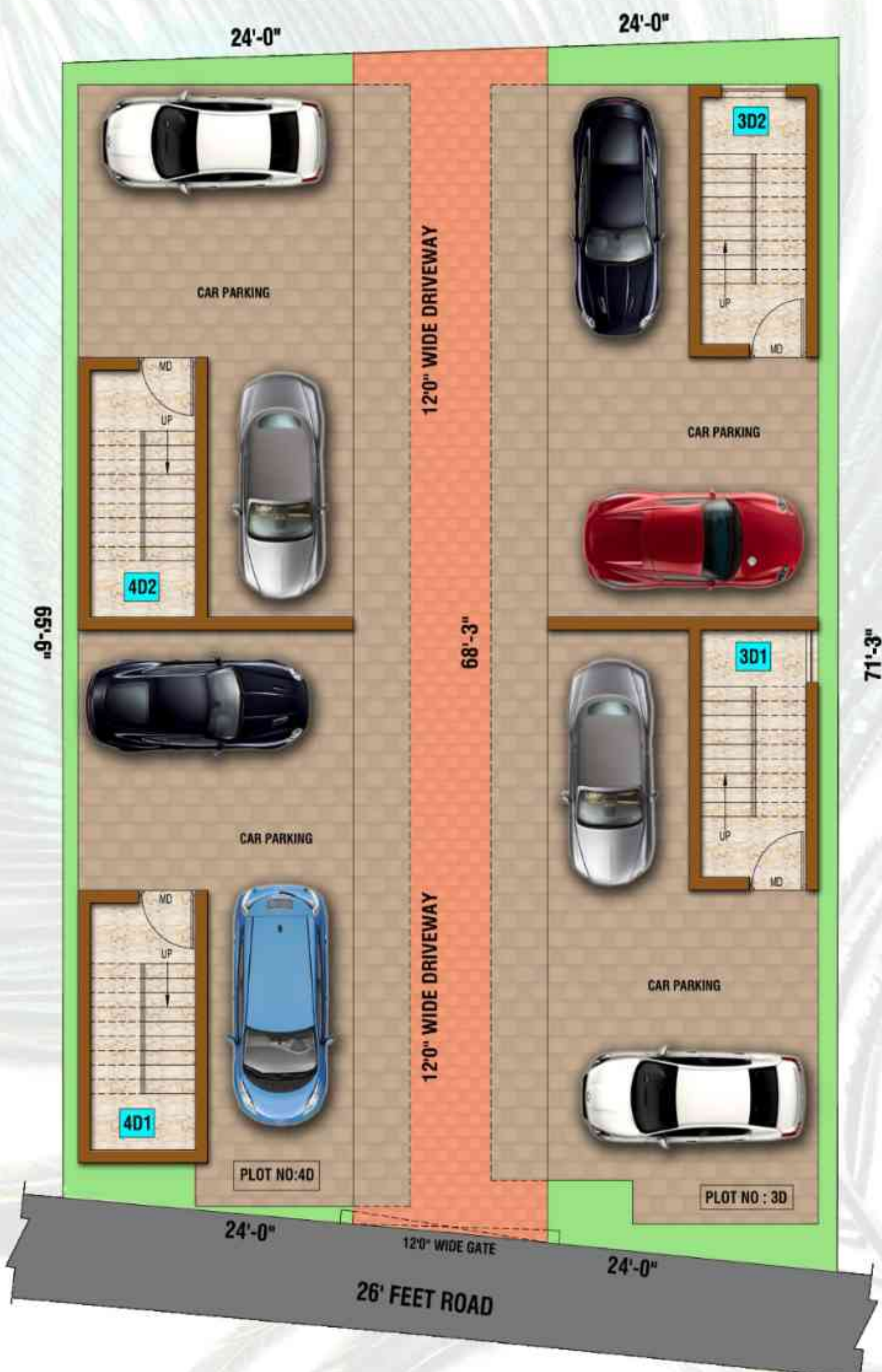
2D

1D



3D & 4D

SITE CUM STILT FLOOR PLAN



3D & 4D

FIRST FLOOR PLAN



4D

3D



FIRST FLOOR PLAN

3D & 4D

SECOND FLOOR PLAN



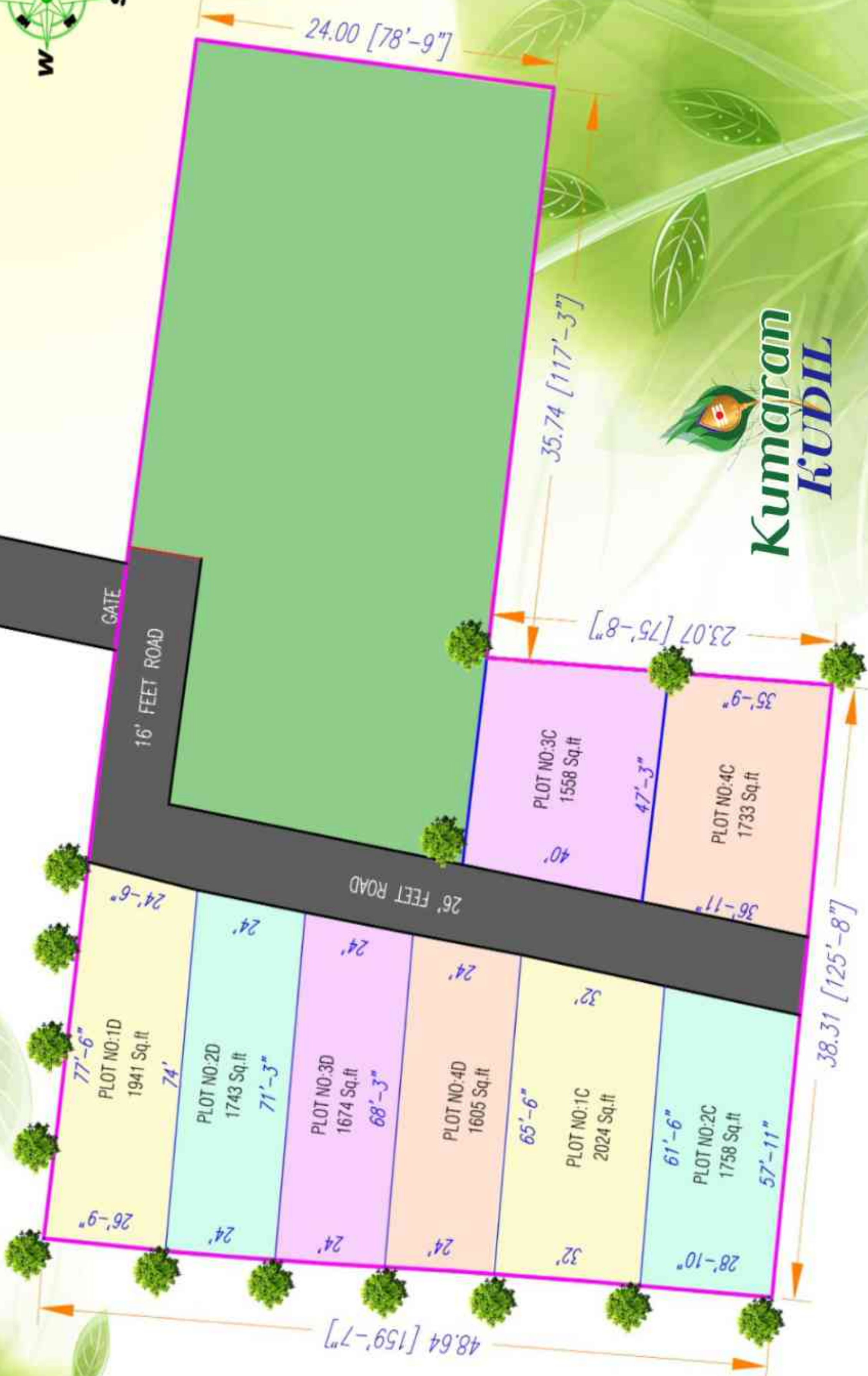
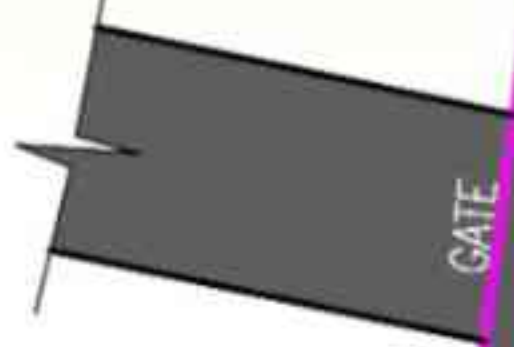
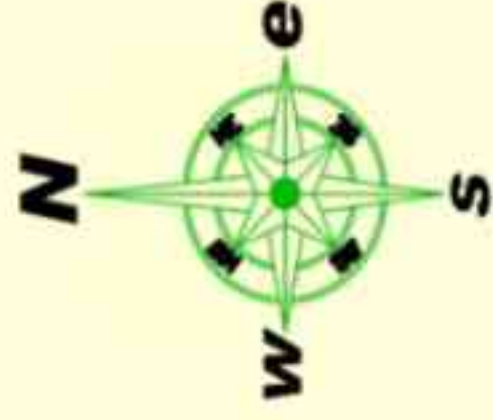
4D

3D



SECOND FLOOR PLAN

TOPO SURVEY KUMARAN KUDIL



**Kumaran
KUDIL**

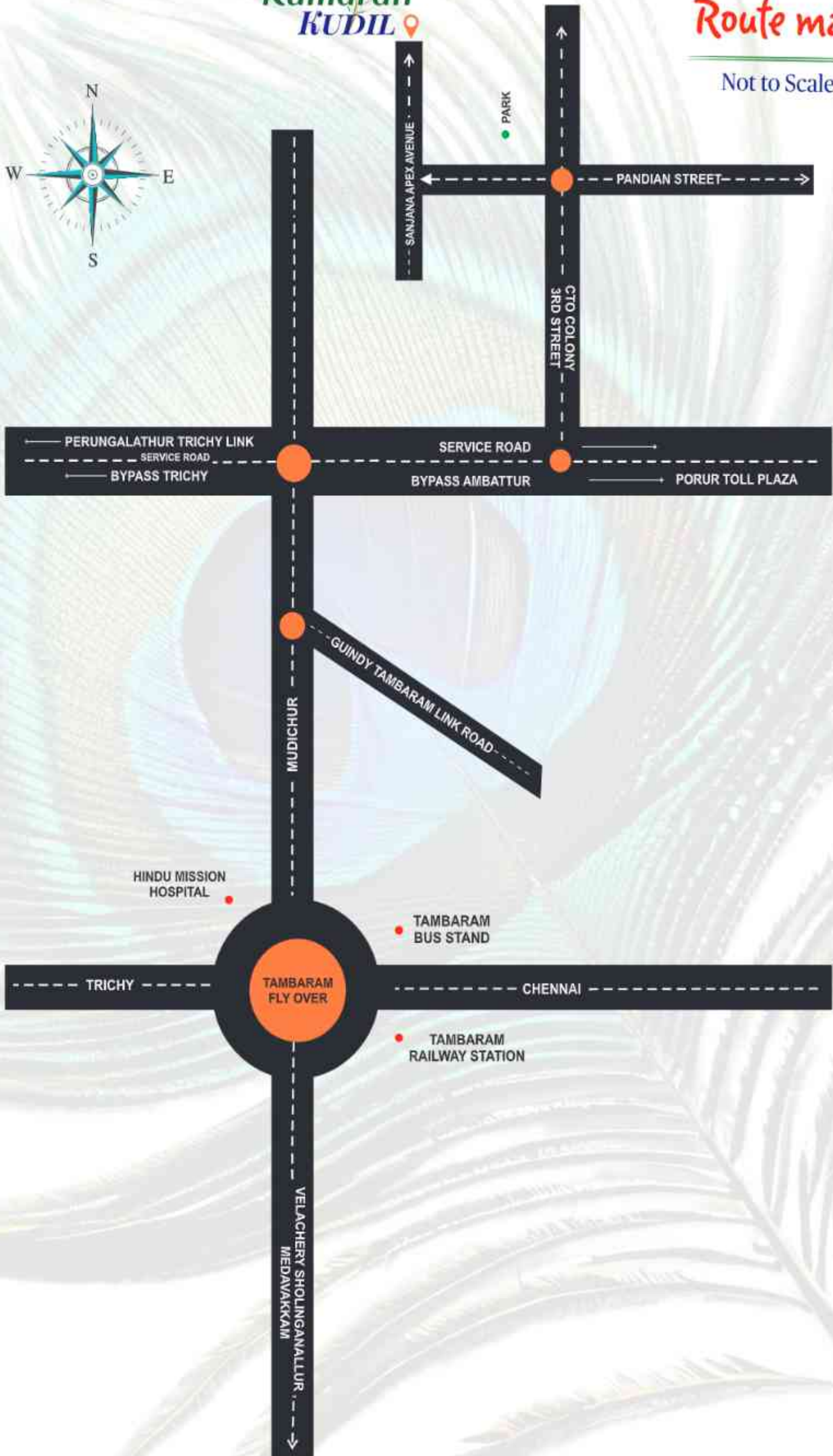
PAYMENT SCHEDULE

AT THE TIME OF BOOKING	10%
AT THE TIME OF BASEMENT	42%
COMMENCEMENT OF STILT FLOOR	8%
COMMENCEMENT OF 1ST FLOOR	8%
COMMENCEMENT OF 2ND FLOOR	8%
COMMENCEMENT OF WALLS	8%
COMMENCEMENT OF PLASTERING	8%
COMMENCEMENT OF TILES	8%

STRUCTURE	RCC framed structure with brick wall plastered.
WALLS	Outer walls are 9" thick brick walls and interior are 4 1/2" thick walls constructed in cement mortar. Walls finished with putty & EMULSION paint.
FLOORING	Quality VIRTIFIED TILES with 4" high skirting. The colour choice will depend on bulk availability. ANTI - SKID tiles for the bathrooms & balconys.
DOORS	Quality teak wood frame with Malaysian teak door for main entrance. Good quality hard wood frames and American skin doors will be provided.
WINDOWS	UPVC slidable window Frames with Pinhead Glass will be provided.
WATER	One water tank will be provided on the headroom. Individual Sump, Individual tank, and a Individual bore will be provided.
PLUMBING	CPVC Pipes and PVC pipes will be used for concealed and open lines respectively.
ELECTRICAL	Copper Wiring in concealed PVC conduits. Three Phase wiring will be provided.
TERRACE	Cool Tiles will be laid on top of the Roof Slab.
LIVING & DINING	Three numbers of fan points. Two numbers of light points. One number 3 pin plug point. Two number 15 amp plug points. Concealed T.V. points.
BED ROOMS	One open loft. One number fan point. Two number light point. One number plug point. One number night lamp. One A/C point.
TOILETS	White colour European water closet with flush tank and a shower. Chromium plated wall mixture taps. Quality tiles up to 7 feet height. One number light point and 15 amps plug point.
KITCHEN	top will be provided with GRANITE SLAB. Stainless steel sink (24" X 15" in size). One loft and Quality tiles up to 2 feet height. Two number light point. Two number plug point. One number 15 amps plug point. Two number chromium plated taps.

PRICE TAG

Sl. No.	Duplex Villa No.	Built Up Area	UDS Area	Type of Villas	No of car parks	Open Terrace	Over Head Tank	Under Grnd Sump	Motor Pumps	Entrance	Service Area	Power Supply	Cost Price	GST	Sale Reg
1	1C1	2245 Sqft	1042 Sqft	3 BHK	2 CCPs	Private Terrace	Indiv. Tank	Indiv. Sump	2 Motors	Indiv. Entrance	Yes	3 Phase Supply	Rs1,73,00,000/-	5%	10%
2	1C2	2114 Sqft	982 Sqft	3 BHK	2 CCPs	Private Terrace	Indiv. Tank	Indiv. Sump	2 Motors	Indiv. Entrance	Yes	3 Phase Supply	Rs1,63,00,000/-	5%	10%
3	2C1	1992 Sqft	930 Sqft	3 BHK	2 CCPs	Private Terrace	Indiv. Tank	Indiv. Sump	2 Motors	Indiv. Entrance	Yes	3 Phase Supply	Rs1,53,00,000/-	5%	10%
4	2C2	1771 Sqft	828 Sqft	3 BHK	2 CCPs	Private Terrace	Indiv. Tank	Indiv. Sump	2 Motors	Indiv. Entrance	Yes	3 Phase Supply	Rs1,36,00,000/-	5%	10%
5	3C1	1848 Sqft	778 Sqft	3 BHK	2 CCPs	Private Terrace	Indiv. Tank	Indiv. Sump	2 Motors	Indiv. Entrance	Yes	3 Phase Supply	Rs1,42,00,000/-	5%	10%
6	3C2	1853 Sqft	780 Sqft	3 BHK	2 CCPs	Private Terrace	Indiv. Tank	Indiv. Sump	2 Motors	Indiv. Entrance	Yes	3 Phase Supply	Rs1,43,00,000/-	5%	10%
7	4C1	1987 Sqft	865 Sqft	3 BHK	2 CCPs	Private Terrace	Indiv. Tank	Indiv. Sump	2 Motors	Indiv. Entrance	Yes	3 Phase Supply	Rs1,53,00,000/-	5%	10%
8	4C2	1995 Sqft	868 Sqft	3 BHK	2 CCPs	Private Terrace	Indiv. Tank	Indiv. Sump	2 Motors	Indiv. Entrance	Yes	3 Phase Supply	Rs1,54,00,000/-	5%	10%
9	1D1	1867 Sqft	1022 Sqft	3 BHK	2 CCPs	Private Terrace	Indiv. Tank	Indiv. Sump	2 Motors	Indiv. Entrance	Yes	3 Phase Supply	Rs1,44,00,000/-	5%	10%
10	1D2	1680 Sqft	919 Sqft	3 BHK	2 CCPs	Private Terrace	Indiv. Tank	Indiv. Sump	2 Motors	Indiv. Entrance	Yes	3 Phase Supply	Rs1,29,00,000/-	5%	10%
11	2D1	1824 Sqft	902 Sqft	3 BHK	2 CCPs	Private Terrace	Indiv. Tank	Indiv. Sump	2 Motors	Indiv. Entrance	Yes	3 Phase Supply	Rs1,40,00,000/-	5%	10%
12	2D2	1701 Sqft	841 Sqft	3 BHK	2 CCPs	Private Terrace	Indiv. Tank	Indiv. Sump	2 Motors	Indiv. Entrance	Yes	3 Phase Supply	Rs1,31,00,000/-	5%	10%
13	3D1	1808 Sqft	868 Sqft	3 BHK	2 CCPs	Private Terrace	Indiv. Tank	Indiv. Sump	2 Motors	Indiv. Entrance	Yes	3 Phase Supply	Rs1,40,00,000/-	5%	10%
14	3D2	1680 Sqft	806 Sqft	3 BHK	2 CCPs	Private Terrace	Indiv. Tank	Indiv. Sump	2 Motors	Indiv. Entrance	Yes	3 Phase Supply	Rs1,29,00,000/-	5%	10%
15	4D1	1773 Sqft	820 Sqft	3 BHK	2 CCPs	Private Terrace	Indiv. Tank	Indiv. Sump	2 Motors	Indiv. Entrance	Yes	3 Phase Supply	Rs1,37,00,000/-	5%	10%
16	4D2	1699 Sqft	785 Sqft	3 BHK	2 CCPs	Private Terrace	Indiv. Tank	Indiv. Sump	2 Motors	Indiv. Entrance	Yes	3 Phase Supply	Rs1,31,00,000/-	5%	10%





Kumaran
KUDIL



FOUNDATION

Building your future

✉ vgbfoundation@gmail.com

☎ **97890 97700, 9840037476**
9840856366

Plans designed by: MM CAD, 9791850948

Design: Gbds 9884542861

