

Sri Kamadhenu Residency – Thiruvallur – Ekkadu, Redhills Rd.

- 1) **Location** - Ikkadu, Redhills Road, towards Redhills.
- 2) **Total units** - 31 Villas & Villa plots, Gated Community Project, 1 Park, 30ft Road.
- 3) **Total area** - 1.64 Acres
- 4) **Starting price** - Villas starts from Rs.20 Lakhs (1BHK), 27 Lakhs (2BHK)
- 5) **Guide line value** - Rs.500 / sq .ft.
- 6) **Market value or Sale price:** 900/sq.ft.
- 7) **Plot Size** - Starting from 714 sq.ft to 1403 sq.ft. (1 / 2 / 3 / 4 BHK)
- 8) **Villa Model** - **Tailor Made, Traditional Model / Duplex Model**
- 9) **Approval** - **DTCP approved, Project Approved by Leading banks.**

Distance

- From Thiruvallur Railway Station Just 5 kms.
- From Thiruvallur Bus Stand Just 2.5 kms.
- From CSI Church 50 Meters.
- From Main Market 2Kms.
- From Famous VeeraRaghavar Temple 2 kms.
- From Collector Office 3 Kms.
- From Leading Schools 3km (ABS Vidhyamandir, shree Niketan, Goudi school)
- From Hospital 200 meters (CSI HOSPITAL)
- **From state Highway 10 meters.**
- From Restaurant 2.5 kms.
- From CINEMA Theater 2 kms.
- From collages 5 kms.
- From Shivan Temple 10 metres (Panja Varneshwarar Temple).

Building-Specifications

Structure: R.C.C. Framed structure with column, Beams and slap with Brick wall. **Earth-quake resistant.**

Main Door: Teak wood Frame and Varnished Teak Wood Door.

Rooms: Flush Doors with country wood frames.

Windows: UPVC Windows with MS Grill.(Long Lasting,Scrath Resistant, Heat Resistant)

Flooring: 2' x 2' vitrified Tiles flooring

Bath Room: Ceramic Tiles up to 7 feet height, concealed water line with shower, Cold and Hot water taps Electric provision for Geyser, Indian or European closet, Ceramic Anti skid Tiles Flooring.

Handrail: Stainless Steel.

Kitchen: Black Granite Cooking platform with S.S sink, Ceramic Tiles Dadoing up to 4feet over the kitchen platform one Kadapah cupboard, open Loft and concealed water line. (Modular Kitchen and Wardrobes at extra cost, optional)

Electrical: Three phase EB supply through concealed copper wiring with Sufficient points and A/C point provided in all Bed Rooms. Inverter line provided. Home theatre wiring provided in Living Room, Anchor switches (wood box)

Project Highlights

- ✓ Fully Planned Residential Community
- ✓ DTCP Approval.
- ✓ Individual Bore & Motor.
- ✓ 24x7 security.
- ✓ 30 ft. road.
- ✓ Individual Septic tank.
- ✓ Surveillance Camera.
- ✓ Avenue Trees.
- ✓ Individual 3 Phase EB Connection.

Amenities

- ✓ On-road
- ✓ Shop
- ✓ Park & Concrete Road.

Building Highlights

- ✓ 2*2 vitrified tiles.
- ✓ Putty finished painting in inner.
- ✓ Main Door made of Teak wood.
- ✓ Bed room door flush door.
- ✓ Toilet door Flush door with water proof coating.
- ✓ ½ hp motor (Individual Motor)
- ✓ 1000 Ltrs Sintex tank – Black / white.
- ✓ Upvc windows with safety grills.
- ✓ Video Door Phone.
- ✓ Motion Sensor Lighting in Restrooms.
- ✓ AC provision in Bed rooms.
- ✓ Inverter wiring & Ceiling Fog Lights
- ✓ Car parking.(covered / open car parking)
- ✓ Handing over in 5 - 8 months from date of Registration.
- ✓ Bathroom Fittings Jaquar / Parryware(or) Equivalent.