



ALMANDINE
THIRUMULLAIVOYAL - VELLANUR

Flat Sizes
996 to 1020 SQ. FT.

www.vsdevelopers.org
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vsdeveloperss



vs Developers

ABOUT US



VS DEVELOPERS is one of the leading real estate company in developing residential Plots and Villas in Chennai. The company embarked on its extraordinary journey 15 years with a clear vision to offer innovatively designed, quality Plots and homes. Our aim is to create an environment that enhances the quality of life and provides peace, tranquility and comfort. We offer premium living spaces at affordable rates.

Our premium quality construction projects are conceptualized and designed by leading architects, engineers. Our uncompromising business ethics, timeless values, robust engineering and customer-centric approach has helped us grow in leaps and bounds.

The company's Villas, residential Plots, Commercial Plots and farm lands for sale. We at VS DEVELOPERS, turn empty spaces into aesthetic living spaces by combining design and technology. With meticulous planning, we are able to offer our clients strategically-located projects, surrounded by beautifully manicured gardens, backed by world-class amenities and recreational facilities.

Vision

Our Customers satisfaction is our first most priority of VS DEVELOPERS

Mission

Our mission is to deliver living spaces to all the need peoples by providing lands and homes at affordable segments.

Our Core Values

VS DEVELOPERS always strive to do what is right for our clients, for our community and for our profession. Ethics, fairness, honesty and integrity are the cornerstones of our practice.

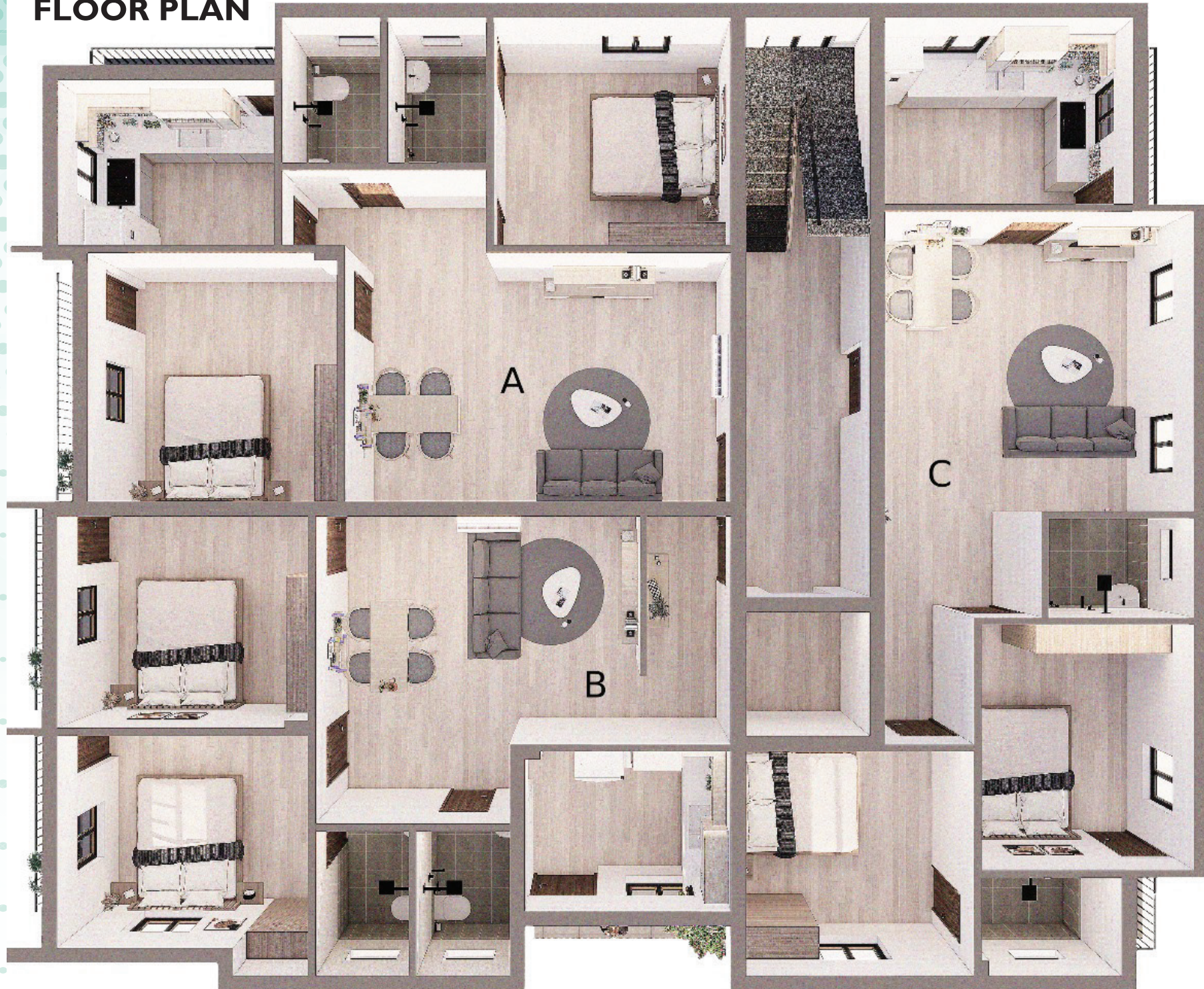
AMENITIES

- **CCTV coverage - Brand : HIK Connect**
- **24/7 Security**
- **Car Parking**
- **EV charging point - for car parking**
- **Lift - Brand : Kone (3 yrs free maintenance)**
- **Bioseptic tank (10,000 litres)**
- **Water sump (21,000 litres)**
- **Borewell : 125 ft**
- **Inverter power backup - Brand : Powergen**
Additional UPS facility
- **Multifunctional video**
Conferencing calling door bell with access
- **Overhead tank - 12,000 litres**
(From borewell 6000 ltrs
- From Metro water 6000 ltrs)
- **Automated on / off water motor trip facility**

NEAR BY

- **Vellanur Bus Stand - 2 Mins**
- **Govt. High School - 1 Mins**
- **Vel Tech College - 5 Mins**
- **400Mtr ORR - 5 mins**
- **Avadi bus Terminus**
& Railway Station - 15 Mins
- **Pattabiram Tidel Park - 15 Mins**
- **Thirumulaivoyal - 10 Mins**
- **Ambattur - 15 Mins**
- **Redhills Bus Terminus - 20 Mins**

FLOOR PLAN



ALMANDINE

UNIT No	UDS AREA (Sq.ft)	UNIT AREA (Sq.ft)	COMMON AREA Sharing (Sq.ft)	TOTAL AREA (Sq.ft)
A-101	455.64	843.00	152.90	995.90
A-102	461.58	854.00	154.90	1,008.90
A-103	466.45	863.00	156.53	1,019.53
A-201	455.64	843.00	152.90	995.90
A-202	461.58	854.00	154.90	1,008.90
A203	466.45	863.00	156.53	1,019.53
A-301	849.66	1,572.00	285.13	1,857.13
A-302	534.01	988.00	179.20	1,167.20
	4,151.00	7,680.00	1,393.00	9,073.00
Common Area, Saleable Area & Land Area				
Staircase & Lift - 215 X 4			860.00	
Sump			250.00	
Septic Tank			100.00	
Head room			183.00	
Total Common Area			1,393.00	
Total Saleable Area			9,073.00	
Land Area			4,151.00	

ALMANDINE - PRICE CARD

Workout			Sft	Sft	Sft	Sft	Sft
			995.90	1,008.90	1,019.53	1,857.13	1,167.20
Sno	Description	Rate	Amount For A-101 & A-201	Amount For A-102 & A-202	Amount For A-103 & A-203	Amount For A-301	Amount For A-302
1	Basic Price (Carpet + Common Area)	4,499.00	4,480,554.10	4,539,041.10	4,586,865.47	8,355,227.87	5,251,232.80
2	Sub Total		4,480,554.10	4,539,041.10	4,586,865.47	8,355,227.87	5,251,232.80
3	Grass Total		4,480,554.10	4,539,041.10	4,586,865.47	8,355,227.87	5,251,232.80
4	Car Parking		150,000.00	150,000.00	150,000.00	150,000.00	150,000.00
5	Gst @ 5%		224,027.71	226,952.06	229,343.27	417,761.39	262,561.64
6	Net Sale Value		4,854,581.81	4,915,993.16	4,966,208.74	8,922,989.26	5,663,794.44
7	Registration @6% (4+2)	4,500.00	268,893.00	272,403.00	275,273.10	501,425.10	315,144.00

5,123,474.81

5,188,396.16

5,241,481.84

9,424,414.36

5,978,938.44

SPECIFICATION

STRUCTURE

- ◆ Foundation & Super Structure: RCC and Brick wall.
- ◆ Roof Slab: Reinforcement RMC Slab.
- ◆ Plastering: M Sand, Cement Mortar with Fiber mesh.

FLOORING FINISHES

- ◆ Living, Dinning, Kitchen and Bedrooms
Vitrified Tiles with skirting 4(4' X 2')
- ◆ Toilets: Designer Ceramic tile.
- ◆ Balcony / Utility: Matt finish Designer tiles.
- ◆ Staircase / Common Passage: Granite.
- ◆ Terrace: Watering Coarse
(Kadukka, brick, limestone, jiggery) & Cooling tiles
- ◆ Kitchen: Granite Slab & Tiling on wall for 2'

PAINTING

- ◆ Internal Wall and Ceiling: 2 Coat Putty, Primer and 2 coat emulsion.
- ◆ External Wall: Texture Finish with 2 Coat emulsion.
- ◆ Window Grill: Zinc primer and 2 Enamel.

ELECTRICAL WORK:

- ◆ Switches and sockets: Modular Switches and sockets
- ◆ Electrical Cables: Finolex or equal.
- ◆ DB: LEGRAND

JOINERY DOORS

- ◆ Main Dorr: Teakwood Frame and Teakwood Door.
- ◆ Bedroom Door: Teakwood Frame and Panel or Designing Door.
- ◆ Balcony Door: Wooden Frame and WPC
or UPVC Frame & Sliding doors.
- ◆ Bathroom Door: WPC Frame and WPC Door.
- ◆ Windows: UPVC Sliding and open with Glass.
- ◆ Steps Hand railing: SS Hand Railing.
- ◆ Window Grill: MS Grill Work

SANITARY

- ◆ Bathroom Fixture: PARRYWARE or equal.
- ◆ Kitchen: Sink Parry ware & equal.
- ◆ Wash basin: PARRYWARE or equal.
- ◆ Tubes and Pipes: India Tubes, Heavy.

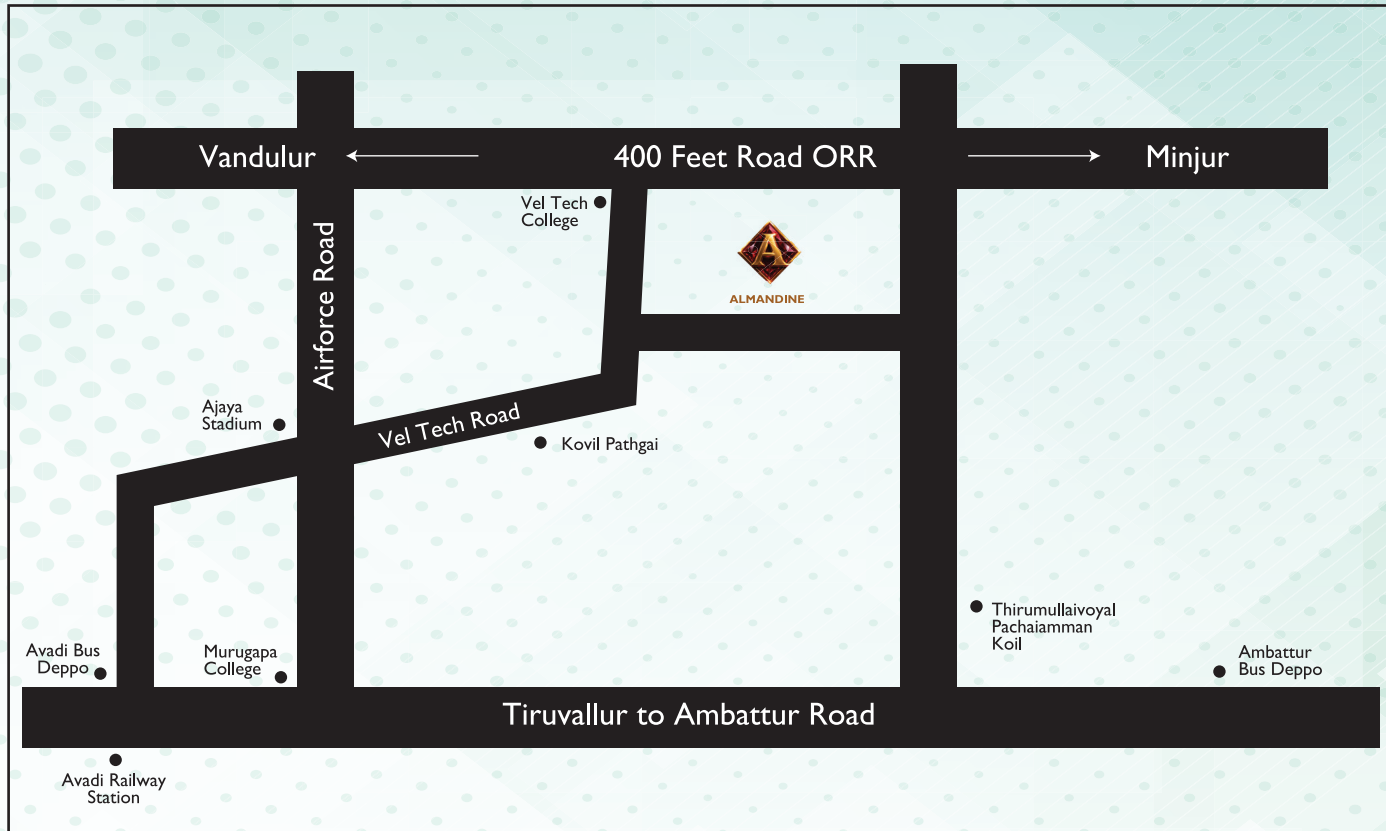
WATER FACILITY:

- ◆ Bore: 125Fts. | Corporation: Panchayat Connection.
- ◆ Tank: 1K Liters. | Sump: 4K to 5K Liters.

SEWAGE AND WASTE LINE

- ◆ STP and waste line: Bio Septic Tank with 5k Capacity common.
- ◆ **POWER BACKUP:** Power Backup: UPS provision will be provided.
- ◆ **CAR PARKING:** Flooring: Anti – skid tiles Flooring.
- ◆ **SECURITY:** Door Access: Multifunctional video Conferencing calling door Bell.
- ◆ **CAMERAS:** 4 CCTV Cameras.

Key Plan(Not to Scale)



95% Bank Loan Available

