



Inspired Luxury...
above all!

design: stroke&arrow @ 081240 18124



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Sky Villas



“It is impossible to overdo luxury”
- French Proverb



*..because luxury is
a way of life for you!*

Surrounded by riches, and success, life for you means
being waited upon, being pampered.

These are few of the rewards of success.

The choices you make, and the things you acquire
go a long way in differentiating you from the rest.

You don't have to try hard...
Because you are different...and above all!

Customized Charm

"From Albion's shore shall come a marvelous conveyance,
a carriage silincieux bearing the arms of Rolles De Roi."

- Nostradamus - 1548



The ultimate in luxury, the Rolls Royce brand name and its mascot "The Spirit of Ecstasy" symbolizes the superior craftsmanship, technical superiority and uber' luxury. No wonder, 6 out of 10 all Rolls Royce Motor cars ever built are still roadworthy.



Inspired by this timeless classic, we at Landmark Construction have tried to create a home that is modern, contemporary, yet has a timeless appeal. Suited to be your abode today...and for the years to come, it's luxury features and the ambience of the campus shall charm you each living day of your life!!



Fine Detailing

"I am the Alpha and Omega,
the first and the last, the beginning and the end"
-the Revelation of John



Omega is a brand that is known since over 160 years - both to the most demanding connoisseurs and those who aspire for it.

This brand is associated with luxury, prestige and the highest quality. It's watches amaze by their incomparable accuracy, complicity, functionality and, reliability. Not to mention, stylish designs, which draw instant awe and attention. Certainly for those who choose the best...Agent 007 included!



Attention to detail, thoughtful planning and carefully considering each element, such that it adds value and class to the lives of the select few...is what we aspire for. Master craftsmen shall toil to create flawless living spaces, fixtures from the best of brands shall be used and the landscaping all around the campus shall create a world, above all!



Inspired Engineering

"My desire was to create a commanding design, one that uses tall and lean proportions to create poise and stature"
- Frank Nuovo, Vertu Principal Designer



The Vertu brand is indefinable; it is not a brand, it is a marque. They do not describe their products as phones, but as 'the world's first Luxury Personal Communication Instruments'. But these phones aren't just a pretty picture. Vertu phones are as unique in their approach to technology as in their inspired design and painstakingly-crafted build quality.



Clear, straight lines add together to create a towering monument....it's a converging of architectural ideas together to create a distinct, and profound elevation. Spacious living spaces, created thoughtfully, considering your ever evolving lifestyle. The use of best-in-the-class fixtures to create undiluted class and comfort.

A step ahead from our hugely appreciated projects in the past... Landmark Construction brings forward a housing project that shall rewrite the rules of luxury living!



a life beyond home...

"... This is the purest, most aristocratic and most intense example of Pinot Noir you could possibly imagine. Not only nectar: a yardstick with which to judge all other Burgundies."
- Clive Coates, wine critic



Dom. Romane Conti...this French red Burgundy smells of berries, spices and leather. Dark in color, it hints at flavors of soy sauce, flowers and licorice. The aroma is rich and penetrating without being too profound. The Romane Conti is a rare wine that has carved a niche for itself along the years. At over fifteen hundred dollars a bottle, it no longer has anything to prove. Consistently, the Romane Conti fetches prices around the thousand dollar mark no matter the vintage.



There is more to life than just a home. Your circle of friends, your social interactions...help give you a broader perspective, enrich you. We offer an elevated campus that provides numerous ways for you to de-stress ..be it the Health Club & Gymnasium, the indoor games zone, the mini theater, the lounge, the rooftop infinity swimming pool or the landscaped gardens. The choices are many...indulge!



Timeless Appeal!

"It was marvelous and perfect.
That's the best experience I've ever had."
- Premier Designer Jean Paul Gaultier



Built in 1903, the Taj Mahal Palace & Tower hotel is not merely a luxury five-star hotel, it is an architectural marvel and brings together Moorish, Oriental and Florentine styles. Offering panoramic views of the Arabian Sea and the Gateway of India, the hotel is a gracious landmark of the city of Mumbai.

From Maharajas and Princes to various Kings, Presidents, CEOs and entertainers, the Taj has played the perfect host, supportive of their every need.



A unique landmark, The Taj Mahal Hotel's older wing was designed by Indian architects Sitaram K. Vaidya and D. N. Mirza in 1903. The new wing was designed in a modern style by American architect Melton Bekker in 1970. Quite similarly, the new offering from Landmark Construction uses the expertise of Indian Architects Kembhavi Architecture Foundation, which help create a residence that suits the Indian way of living and Indonesian Landscape Designer Dewa Kusuma, who help create an international feel to the campus.

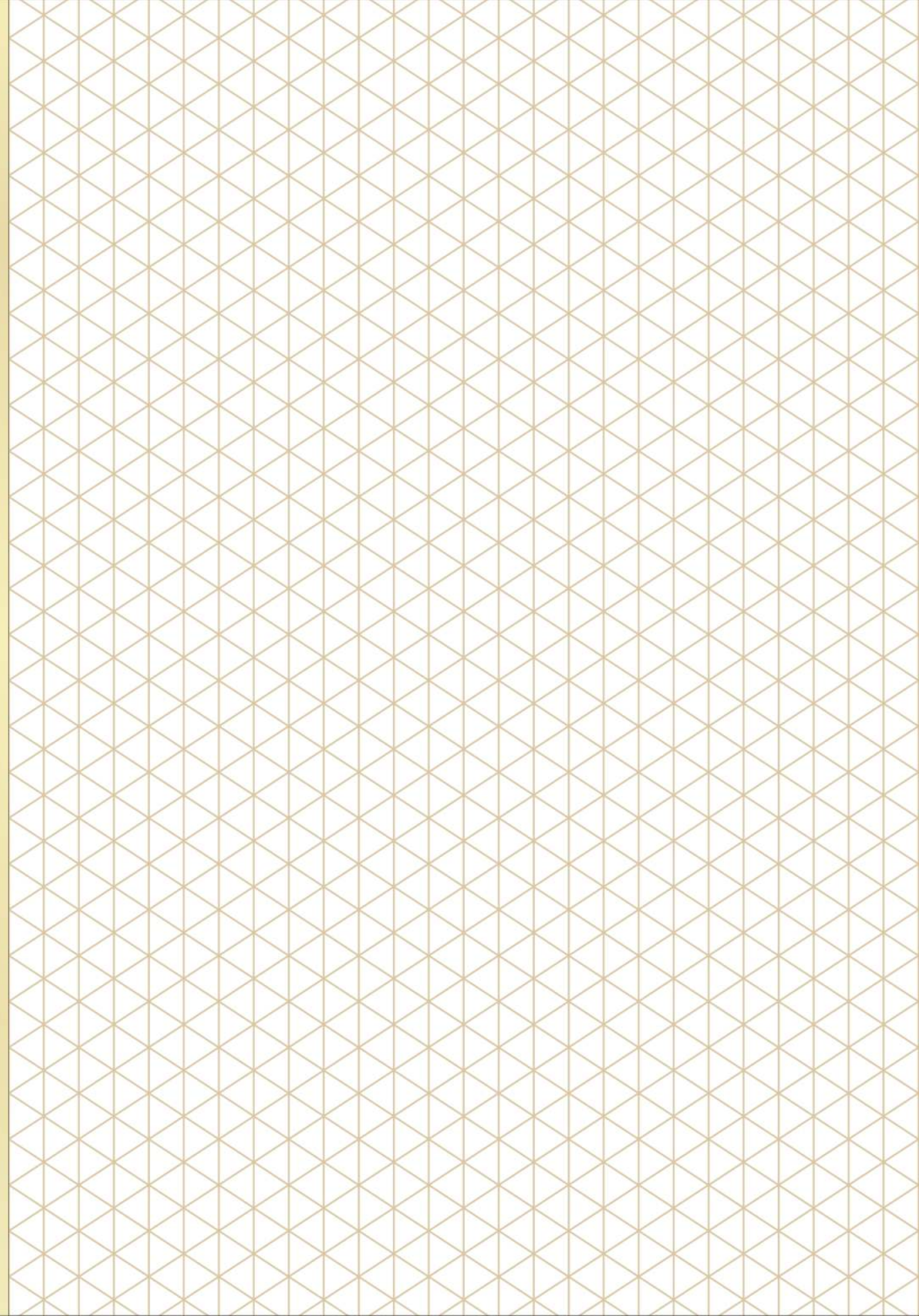
Inspired by the monuments like the Taj Mahal Palace & Towers, which is synonymous to luxury and timeless elegance, we at Landmark Construction wish to pamper you to the hilt. Our latest offering, with its plush surroundings, the lavish amenities, the secure ambience and an imposing architecture shall help create an address which shall reflect upon your status.

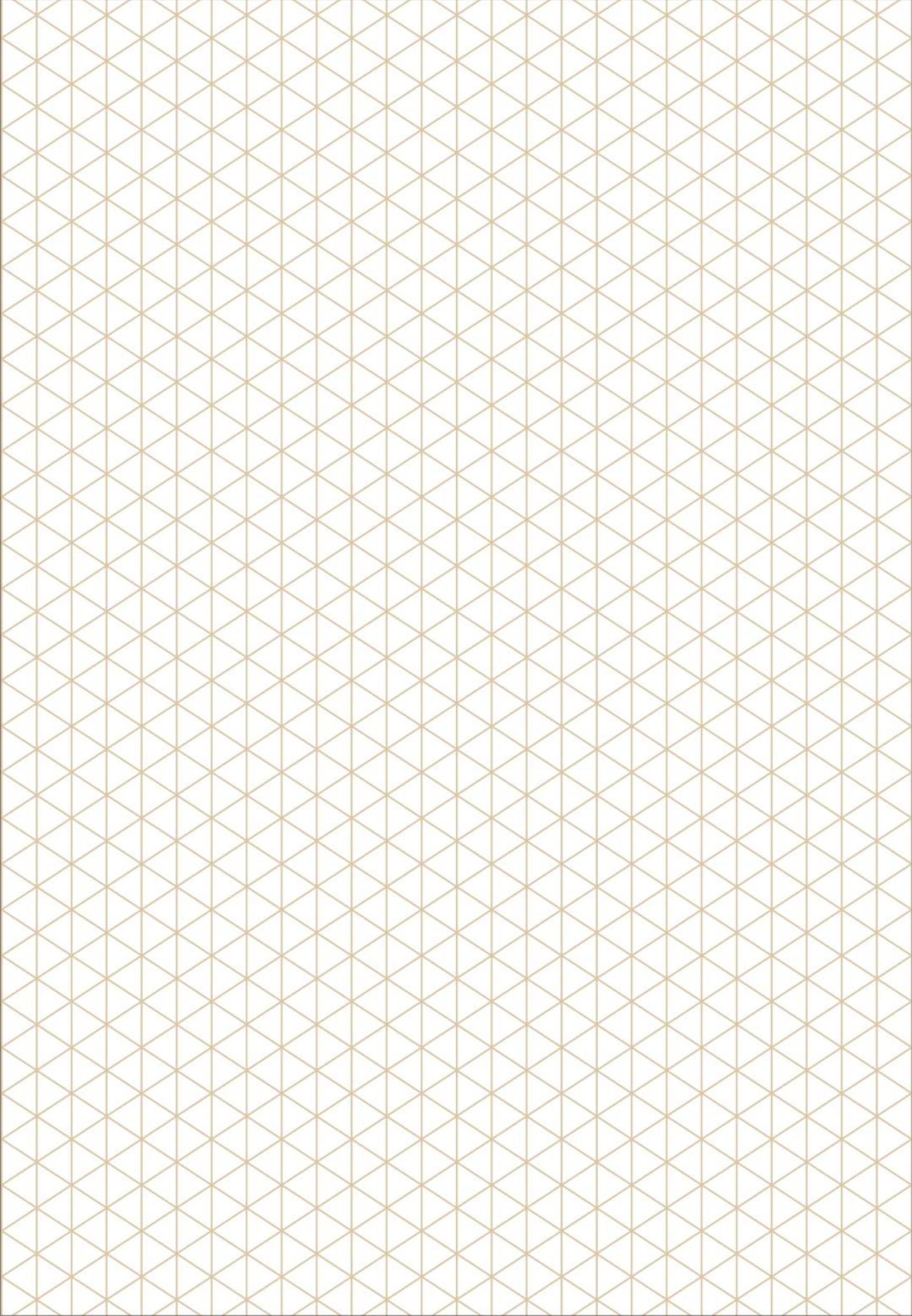
The time has come to enjoy life...unhindered and above all!





Inspired Luxury...
above all!





landmark

Vertica

A new angle

If you demand more from life, you need to start by demanding more from the place you live. Insist on a better location. Refuse to compromise on quality, convenience, space and most importantly your signature style!

Now you can find it all in a home that looks at design from an exciting new angle. Find real style, combined with comfort, convenience and new answers to your lifestyle needs. Welcome to

The Landmark Vertica.



landmark
Vertica

The Landmark Vertica redefines the standards of lifestyle living for the residents of Chennai. It is an integration of materials and lofty aspirations, together with immaculate planning to create a stellar architectural structure.

Take a leap with the way you live, and the way you entertain. Life takes a new turn...for the vertical..with The Landmark Vertica. Welcome to a new level of luxury, an elevated lifestyle which matches with your aspirations and your social standing.

Offering a limited edition luxury to just 82 residents, choose from a spacious 3-Bed Unit (2250sq. Ft.) or a super-spacious 4- Bed Duplex Unit (3750 sq.).

Listen to your heart as the sights draw you closer. An attraction that brings delighted frisson stirred by the discovery that you have finally arrived. In life...and to a new lifestyle!

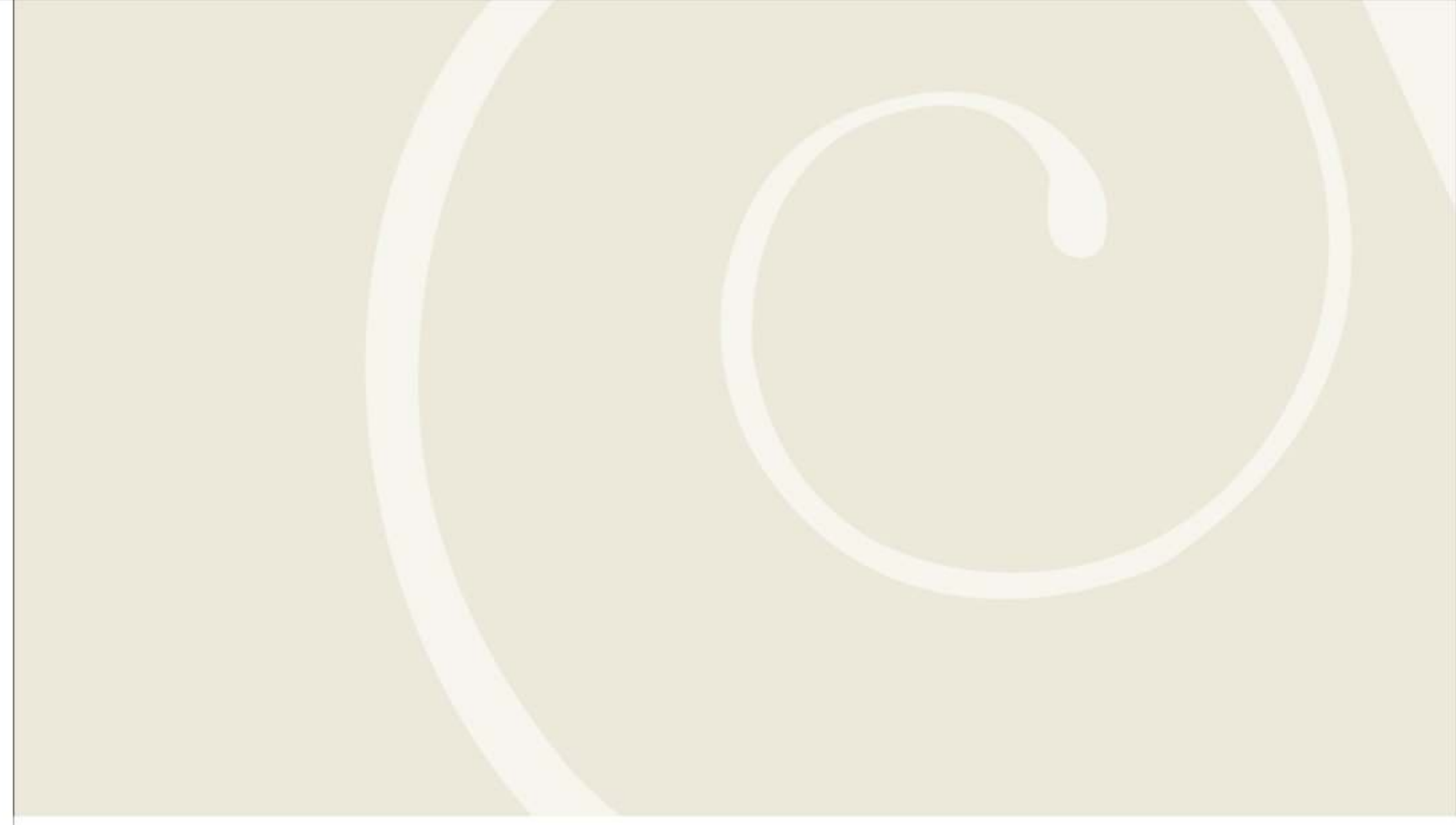
An arrival to a home that is embraced with the imagination of perfection, a home with an architecture that lets you believe there is paradise on earth.



*It's a living that truly
lets you get carried away*

Walk into the campus at The Landmark Vertica, and get welcomed by the Balisian landscaping on the ground level and the podium level.

The exotic, lush green vegetation, the gentle sound of water cascading, the creepers growing on the boundary walls, and the intricate detailing all around the campus instantly transports you to a world of plush luxury and grandeur.





A space where form & function unite

The ground level, the podium level and the basement are a mix of style and practicality. They provide a host of conveniences merged interestingly with the landscaping.

- Grand Entrance Gate
- Fool Proof Security System with checks at various levels
- Plush Lobby
- Children's Play area on Podium level
- Landscaped Garden with water bodies on Podium level
- Mechanized 4 stack Puzzle Parking
- Designated Visitor's Parking



A Moments Indulgence

I ask for a moment's indulgence to sit by thy side.
The works that I have in hand I will finish afterwards....

Today the summer has come at my window with its sighs
and murmurs;
and the bees are plying their minstrelsy at the court of the
flowering grove.

Now it is time to sit quite, face to face with thee,
and to sing dedication of life in this silent and
overflowing leisure.

- Rabindranath Tagore

A world of Leisure... Inspired by best in the world

Each of the entertainment facilities at
The Landmark Vertica
have been aptly named to suit its
utility, in languages distinct & varied.

Voda
the swimming pool,
kids pool & jacuzzi

Voda • n. water ■ ORIGIN Russian.

Vento
the pool deck
with lawn

Vento • n. wind ■ ORIGIN Italian.

Verve
the mini theater

Verve • n. vigour, spirit, and style
■ ORIGIN French.

Ventura
the bar & lounge

Ventura • n. feminine happiness, contentment,
and luck ■ ORIGIN Spanish.

Vivant
the male & female spa

Vivant • adj. lively, full of life; life-like.
■ ORIGIN French.

Vivaz
the aerobics room

Vivaz • adj. to describe one who is brisk,
spirited & vivacious. ■ ORIGIN Spanish.

Viva
the party hall

Viva • exclamation . Long live!,
or more literally "Live!". ■ ORIGIN Italian.

Verto
the gymnasium & health club

Verto • v. to turn around, to put to flight.
■ ORIGIN Latin.

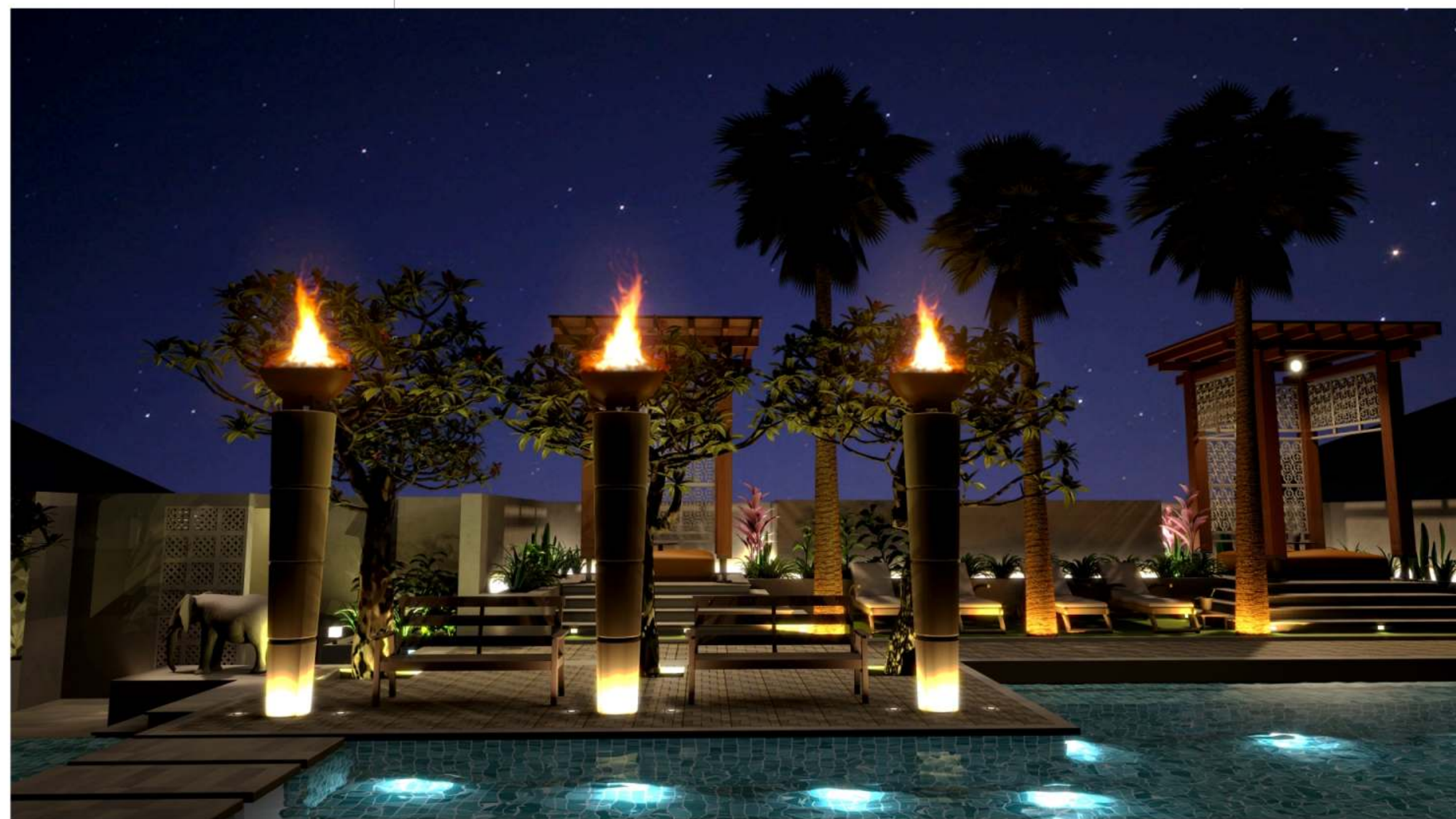
Vim
the indoor games
zone

Vim • n. informal energy; enthusiasm.
■ ORIGIN perh. from Latin *vis* 'energy'.



*Where the Sky is
your Playground
Go... Play!*

Abundance is your beatitude, for your similar sense in distinct taste allows you to savor the best. The 16th Floor Club at The Landmark Vertica, is created to pamper you to the core. Be it the jade blue waters of the infinity swimming pool, the well equipped Gymnasium, the soothing Spa, the Bar/ Lounge, and a lot more ... there is something that suits every taste. The Leisure options at The Landmark Vertica surely typify a lifestyle of indulgence!



Voda

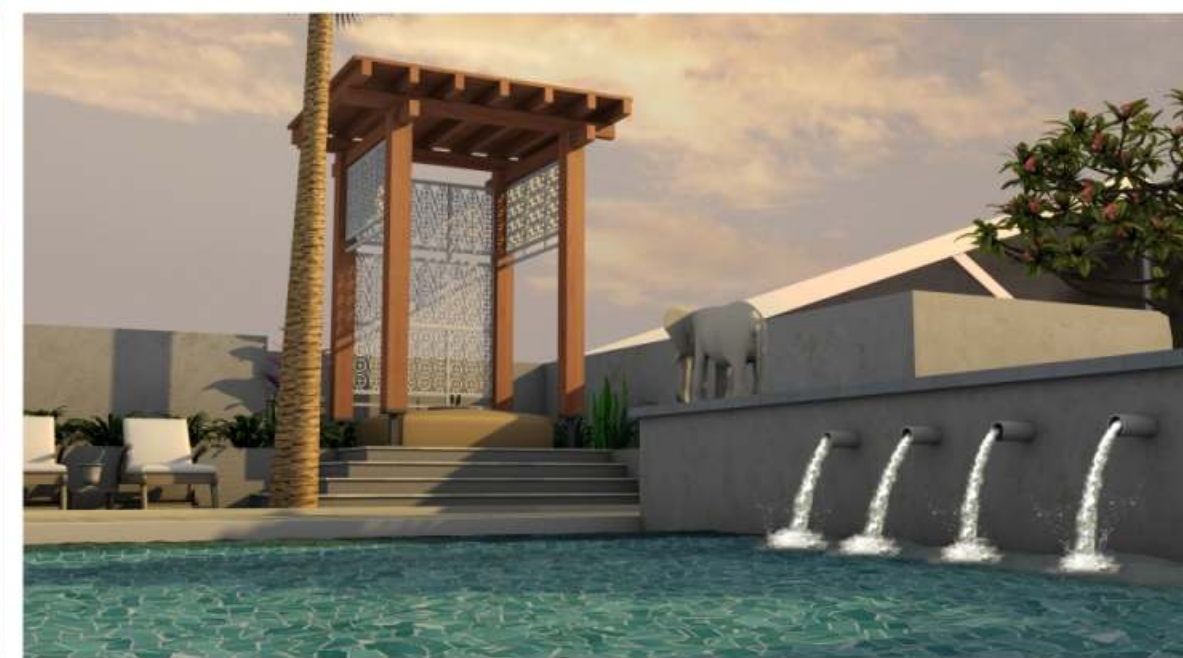
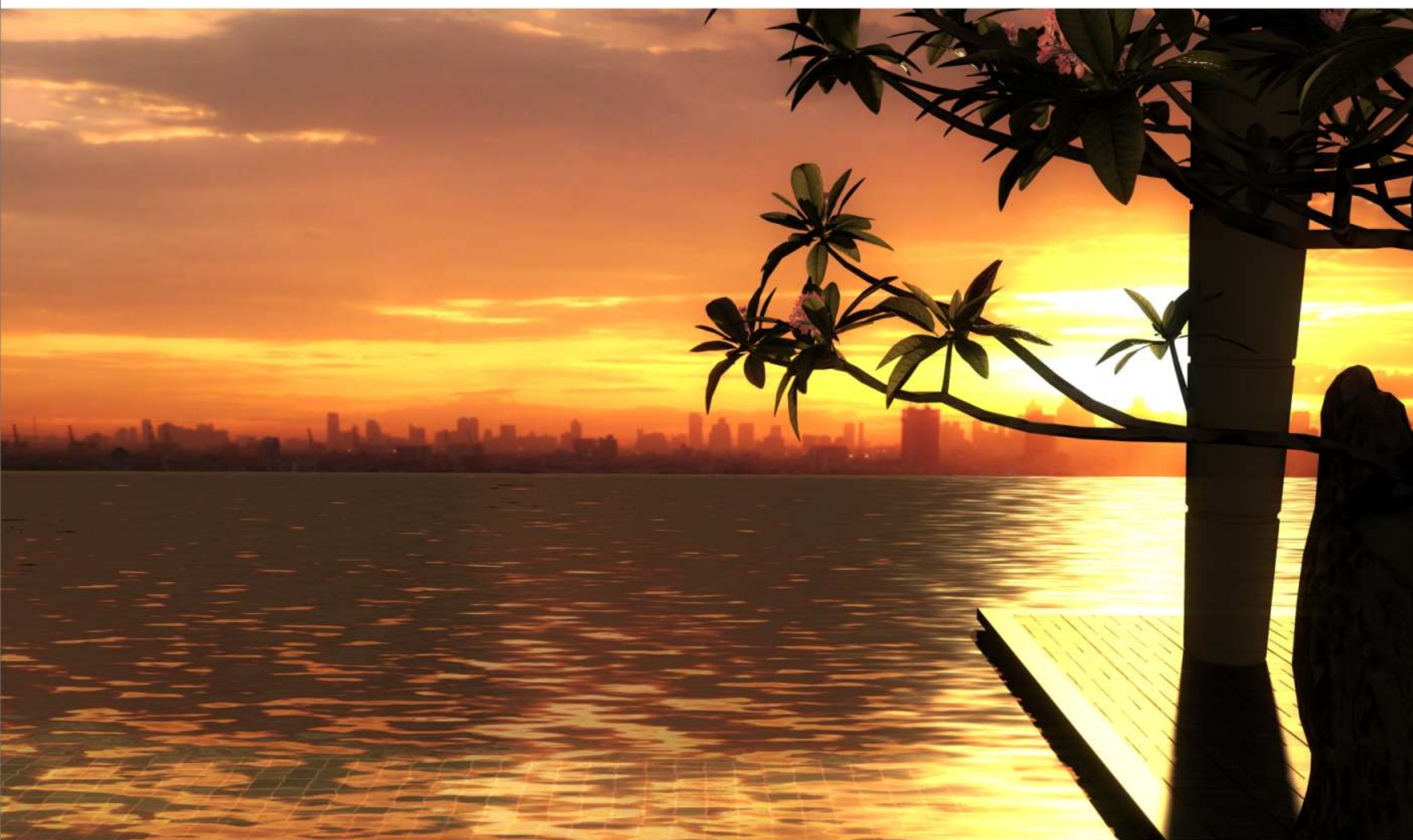
the swimming pool,
kids pool & jacuzzi

Embrace the long forgotten art of relaxation and enjoy the wonders of the Voda, the sparkling infinity pool. Get a glimpse of the bustling metropolis, while you spend a moment of quite reflection.

Vento

pool deck with lawn

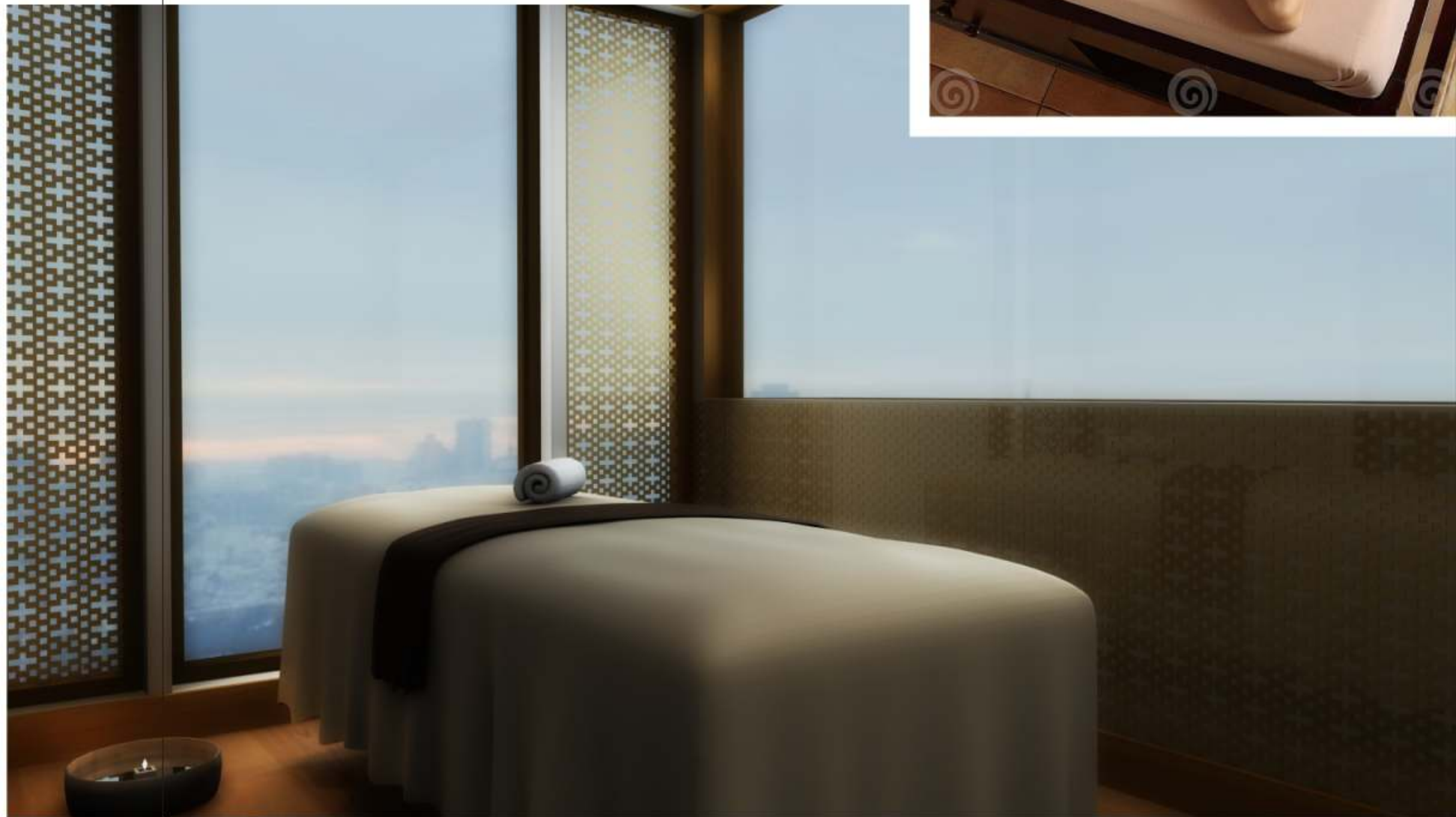
Sit atop the 16th floor at Vento, overlooking the swimming pool and the city of Chennai. Sip a drink as you see kids frolicking in the pool, a soothing respite from the urban pressures, amidst immaculate landscaping!





Viva
the party hall

Entertain your family & friends in the convenience of a party hall, just above your residence at Viva. Foster deeper bonds, and celebrate life!



Vivant
the male & female spa

Breathe in the aroma of comfort and healing. Discover the transformation of your body and your inner self at the delightful spa called Vivant. Experience bliss!





Verve
the mini theater

Crystal clear picture, high quality acoustics and a charming ambience...watch a blockbuster movie or enjoy a cricket match with friends and neighbours at Verve, the mini theater.

Verto
the gymnasium & health club

Simply take the elevator from your home, and enter Verto. The fully equipped, high end Gymnasium and Health Club offers all that is needed to keep you fit and bubbling with energy!



Pure Imagination

If you want to view paradise
Simply look around and view it
Anything you want to, do it
Want to change the world, there's nothing to it

There is no life I know
To compare with pure imagination
Living there, you'll be free
If you truly wish to be

Roald Dahl

The Living Spaces

Where Chic meets Luxury

At The Landmark Vertica, you hold the key to a comfortable space defined by the chic finishing and luxurious fittings. It is the perfect home with an artful combination of contemporary lines, rich textures and spacious living spaces, that translates into a lifestyle...above all!

Residing at The Landmark Vertica reflects the ultimate dream that makes any other possession secondary!



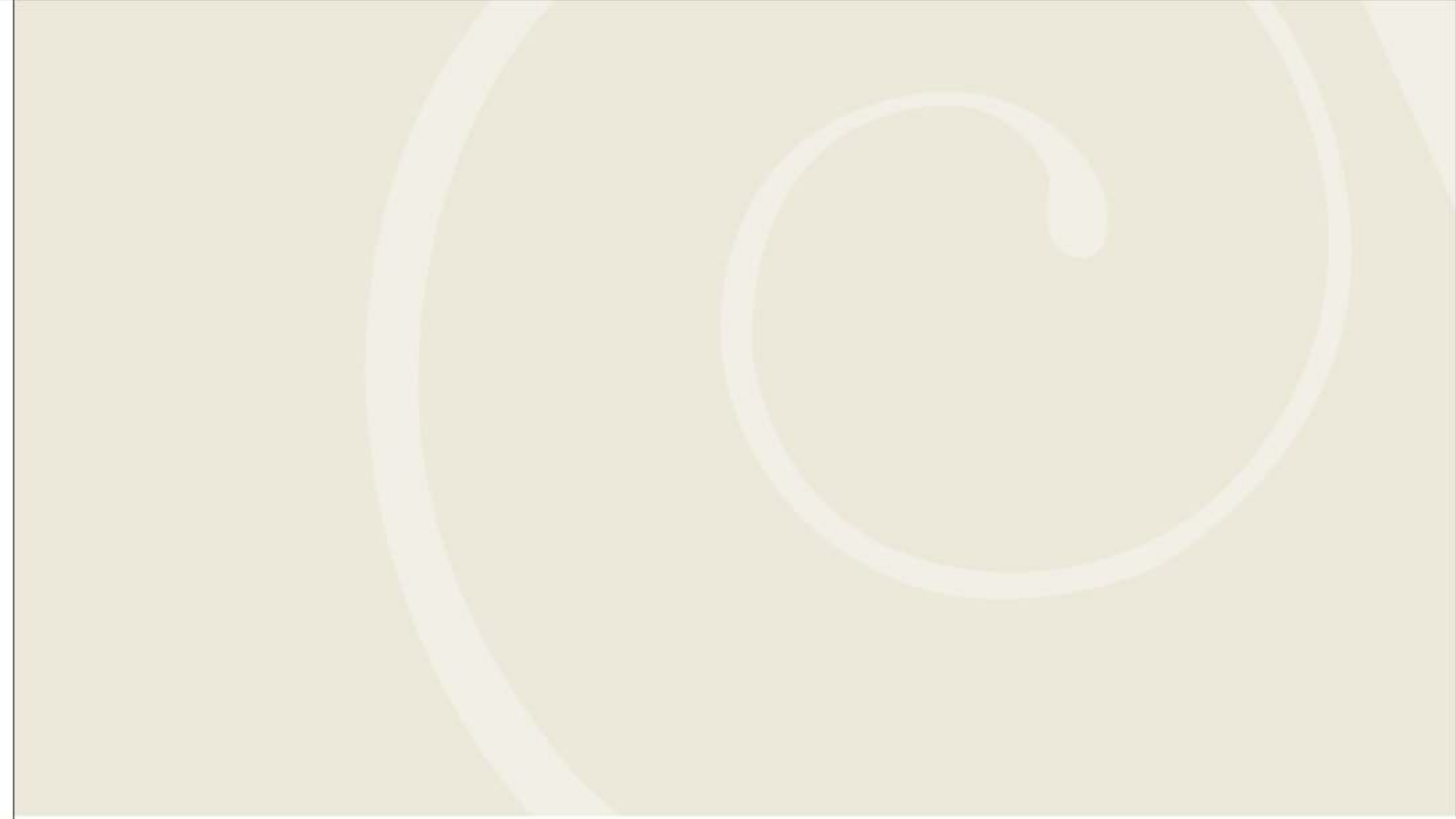


*Spaces that exude
a rare charm*

Clean-lined contemporary spaces, filled with natural light from the floor-to-ceiling windows, provide a complementary setting for your own taste in furnishings and decoration.

The layout and the flow of the rooms maximizes the functional floor area. Designed with a modern and practical sensibility with an emphasis on understated elegance.

Each apartment comes with quality finishes, built-in cabinetry and fittings befitting your luxury lifestyle.

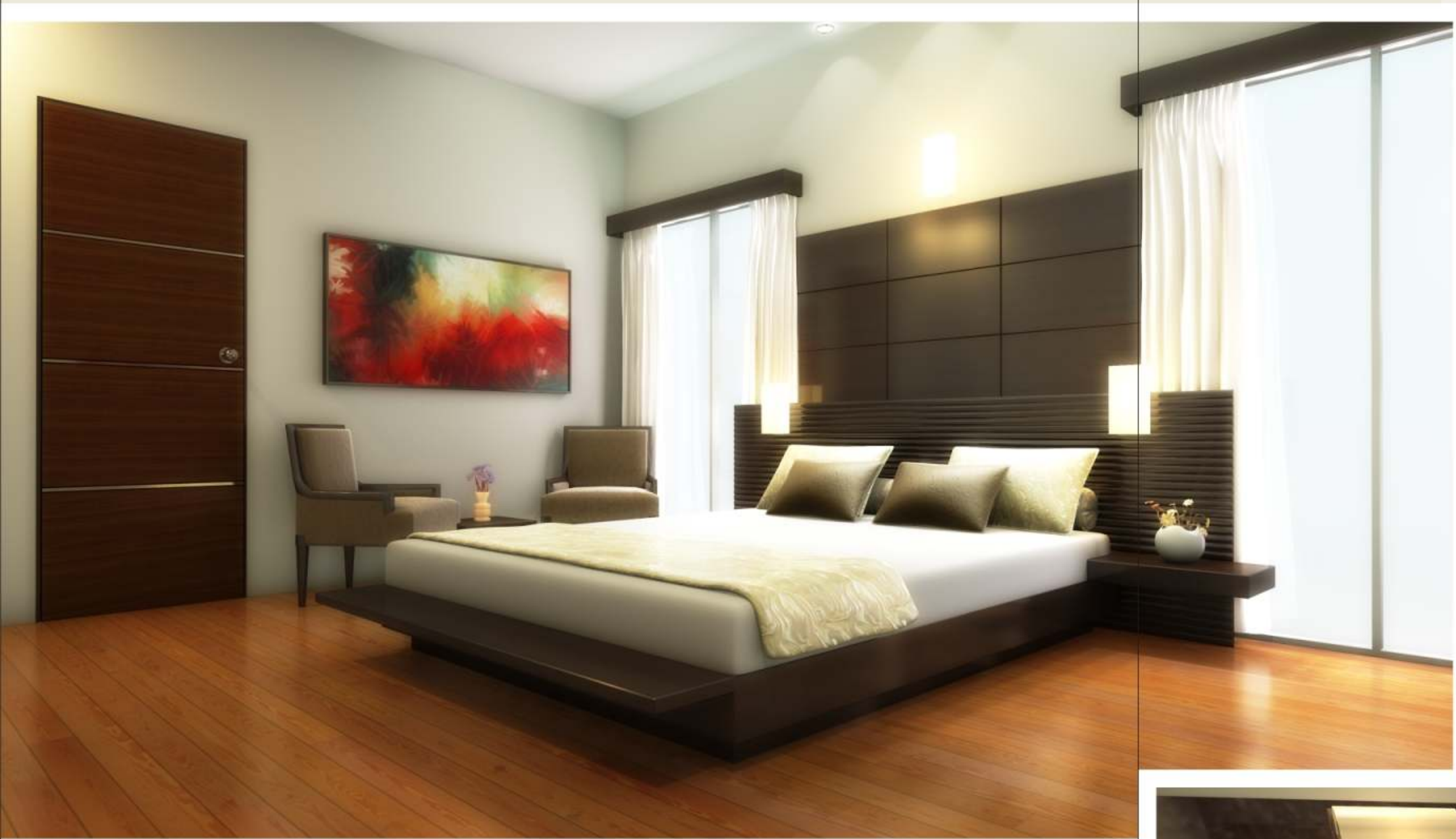




The generous spaces in the Kitchen, together with a heightened use of appliances & a premium finish takes away the drudgery of cooking. Be it your household help, or you yourself...cooking shall become an activity to look up to!

A lively conversation, sumptuous meals and the company of loved ones. The dining space attached to the open kitchen is a perfect setting for any time of the day.





Pamper yourself. You'll find yourself lingering a little longer in your Vertica bathroom. The best of brands add up to create a luxury space, be it the Porcelain wash counters from Duravit /Roca or the Health Faucets and Overhead Showers from Grohe /Roca. Attention to detail and exclusivity is omnipresent.

A bedroom should be more than a room for a bed. Proportions are generous, ensuring a feeling of space. And the little extra touches all around create a perfect setting to rest easy!



CLUB HOUSE



PODIUM LEVEL N



**PODIUM LEVEL
BLOCK A- FLAT A0**



1.	Lobby	12'-6"x4'-6"
2.	Living	13'-9"x20'-3"
3.	Deck	9'-0"x10'-9"
4.	Dining	15'-0"x14'-0"
5.	Kitchen	12'-0"x8'-6"
6.	Family Lounge	10'-9"x10'-3"
7.	Balcony	10'-3"x6'-3"
8.	Bedroom 1	13'-0"x10'-0"
8a.	Attached Toilet	9'-0"x5'-3"
9.	Puja	6'-6"x7'-9"
10.	Powder Room	5'-3"x5'-3"
11.	Bedroom 2	14'-9"x11'-0"
12.	Bedroom 3	10'-6"x15'-6"
12a.	Attached Toilet	5'-3"x9'-6"
13.	Common Toilet	5'-3"x9'-6"
14.	Deck	10'-0"x5'-3"
15.	M Bedroom	16'-3"x13'-6"
15a.	Attached Toilet	8'-0"x8'-0"
16.	Deck	8'-6"x5'-3"
17.	Walk-In-Wardrobe	6'-9"x11'-9"
18.	Box Room	6'-9"x7'-3"
19.	Utility	11'-6"x5'-3"
20.	Servant Room	5'-9"x10'-0"
20a.	Servant Toilet	5'-9"x4'-3"

Flat Area: 3886 sq.ft.



**PODIUM LEVEL
BLOCK B- FLAT B0**



1.	Lobby	5'-6"x4'-0"
2.	Living	12'-9"x16'-9"
3.	Deck	9'-6"x6'-3"
4.	Dining	11'-9"x12'-0"
5.	Kitchen	11'-6"x11'-6"
6.	Bedroom 1	10'-6"x12'-6"
7.	Common Toilet	9'-0"x5'-3"
8.	M Bedroom	13'-0"x14'-3"
8a.	Attached Toilet	9'-0"x5'-9"
9.	Deck	11'-3"x5'-3"
10.	Utility	11'-3"x5'-3"
11.	Servant Room	7'-3"x7'-6"
11a.	Servant Toilet	6'-0"x4'-6"

Flat Area: 2013 sq.ft.



**PODIUM LEVEL
BLOCK B- FLAT A0**



1.	Lobby	8'-0"x5'-6"
2.	Living	13'-0"x18'-0"
3.	Deck	10'-9"x6'-3"
4.	Dining	18'-3"x12'-0"
5.	Kitchen	10'-3"x10'-0"
6.	Powder Room	4'-0"x4'-9"
7.	Deck	7'-3"x10'-3"
8.	Bedroom 1	15'-3"x12'-6"
8a.	Attached Toilet	7'-9"x8'-6"
9.	Puja	9'-0"x6'-0"
10.	Family Lounge	16'-6"x16'-0"
11.	Deck	9'-3"x14'-9"
12.	Bedroom 2	15'-0"x10'-6"
12a.	Attached Toilet	9'-0"x5'-0"
13.	Bedroom 3	12'-9"x 13'-9"
13a.	Attached Toilet	9'-0"x5'-0"
14.	Deck	9'-6"x4'-6"
15.	M Bedroom	15'-0"x12'-6"
15a.	Attached Toilet	5'-3"x9'-9"
16.	Walk-In-Wardrobe	9'-6"x5'-1"
17.	Utility	9'-9"x5'-0"
20.	Servant Room	9'-3"x7'-9"
20a.	Servant Toilet	4'-9"x4'-9"

Flat Area: 4068.76 sq.ft.



**PODIUM LEVEL
BLOCK A- FLAT B0**



1.	Lobby	5'-6"x4'-0"
2.	Living	12'-9"x16'-9"
3.	Deck	9'-6"x6'-3"
4.	Dining	11'-9"x13'-6"
5.	Kitchen	11'-0"x12'-0"
6.	Bedroom 1	10'-6"x12'-6"
7.	Common Toilet	9'-0"x5'-3"
8.	M Bedroom	13'-0"x14'-3"
8a.	Attached Toilet	9'-0"x5'-9"
9.	Deck	11'-3"x5'-3"
10.	Utility	12'-6"x5'-3"
11.	Servant Room	7'-6"x7'-3"
11a.	Servant Toilet	6'-0"x4'-6"

Flat Area: 2013 sq.ft.



**1ST FLOOR
BLOCK A- FLAT A1**



1.	Lobby	4'-6"x7'-0"
2.	Living & Dining	26'-0"x13'-9"
3.	Balcony	7'-3"x9'-0"
4.	Kitchen	8'-9"x11'-0"
5.	Balcony	5'-3"x10'-0"
6.	Common Toilet	9'-6"x5'-3"
7.	Bedroom 1	13'-6"x10'-6"
7a.	Attached Toilet	9'-6"x5'-3"
8.	Bedroom 2	11'-0"x12'-3"
9.	M. Bedroom	13'-6"x16'-3"
9a.	Attached Toilet	8'-0"x8'-0"
10.	Balcony	5'-3"x8'-6"
11.	Utility	6'-0"x12'-9"
12.	Servant Room	6'-9"x11'-6"
12a.	Servant Toilet	6'-9"x4'-3"

Flat Area: 2260.42 sq.ft.



**1ST FLOOR
BLOCK A- FLAT C1**

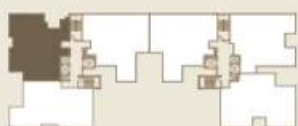


1.	Lobby	4'-0"x5'-6"
2.	Living	16'-9"x12'-9"
3.	Dining	12'-9"x11'-9"
4.	Balcony	6'-3"x9'-3"
5.	Kitchen	13'-0"x11'-6"
6.	Bedroom 1	12'-6"x10'-6"
7.	Common Toilet	5'-3"x9'-6"
8.	M. Bedroom	14'-3"x13'-0"
8a.	Attached Toilet	5'-9"x9'-0"
9.	Balcony	5'-3"x11'-3"
10.	Utility	5'-3"x11'-3"
11.	Servant Room	7'-6"x7'-3"
11a.	Servant Toilet	4'-6"x6'-0"

Flat Area: 2303.48 sq.ft.



**1ST FLOOR
BLOCK A- FLAT B1**



1.	Lobby	7'-0"x14'-6"
2.	Living	14'-0"x15'-0"
3.	Balcony	7'-9"x6'-9"
4.	Dining	10'-3"x10'-9"
5.	Balcony	6'-3"x10'-6"
6.	Kitchen	8'-6"x12'-3"
7.	Bedroom 1	10'-0"x13'-0"
7a.	Attached Toilet	5'-3"x9'-0"
8.	Bedroom 2	10'-6"x13'-0"
8a.	Attached Toilet	5'-3"x9'-0"
9.	M. Bedroom	15'-6"x13'-9"
9a.	Attached Toilet	6'-3"x9'-0"
10.	Balcony	6'-3"x9'-0"
11.	Utility	5'-9"x11'-6"
12.	Servant Room	10'-0"x5'-9"
12a.	Servant Toilet	4'-3"x5'-9"

Flat Area: 2646.53 sq.ft.



**1ST FLOOR
BLOCK B- FLAT C1**

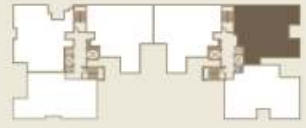


1.	Lobby	4'-0"x5'-6"
2.	Living	16'-9"x12'-9"
3.	Dining	13'-9"x11'-9"
4.	Balcony	6'-3"x9'-9"
5.	Kitchen	11'-9"x11'-6"
6.	Bedroom 1	12'-6"x10'-6"
7.	Common Toilet	5'-3"x9'-0"
8.	M. Bedroom	14'-3"x13'-0"
8a.	Attached Toilet	5'-9"x9'-0"
9.	Balcony	5'-3"x11'-3"
10.	Utility	5'-3"x11'-3"
11.	Servant Room	7'-6"x7'-3"
11a.	Servant Toilet	4'-6"x6'-0"

Flat Area: 2303.48 sq.ft.



**1ST FLOOR
BLOCK B- FLAT B1**

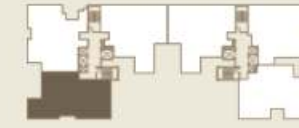


1.	Lobby	5'-0"x6'-3"
2.	Living	14'-9"x13'-0"
3.	Balcony	6'-0"x10'-9"
4.	Dining	11'-0"x18'-6"
5.	Balcony	10'-3"x7'-3"
6.	Kitchen	12'-9"x9'-9"
7.	Bedroom 1	13'-0"x10'-13"
8.	Common Toilet	9'-6"x5'-3"
9.	Bedroom 2	13'-0"x11'-9"
9a.	Attached Toilet	9'-6"x5'-3"
10.	M. Bedroom	12'-6"x15'-3"
10a.	Attached Toilet	8'-6"x7'-9"
11.	Utility	5'-6"x12'-3"
12.	Servant Room	10'-3"x6'-3"
12a.	Servant Toilet	6'-0"x4'-0"

Flat Area: 2335.77 sq.ft.



**2ND TO 11TH FLOOR (TYPICAL)
BLOCK A- FLAT A2 - A11**



1.	Lobby	7'-0"x4'-6"
2.	Living	13'-9"x11'-9"
3.	Balcony	9'-0"x7'-3"
4.	Dining	11'-9"x14'-3"
5.	Balcony	10'-0"x5'-3"
6.	Kitchen	10'-6"x8'-9"
7.	Bedroom	12'-3"x11'-0"
8.	Common Toilet	5'-3"x9'-6"
9.	Bedroom 1	10'-6"x13'-6"
9a.	Attached Toilet	5'-3"x9'-6"
10.	M. Bedroom	16'-3"x13'-6"
10a.	Attached Toilet	8'-0"x8'-0"
11.	Balcony	8'-6"x5'-3"
12.	Utility	12'-9"x6'-0"
13.	Servant Room	11'-6"x6'-9"
13a.	Servant Toilet	4'-3"x6'-9"

Flat Area: 2260.42 sq.ft.



**1ST FLOOR
BLOCK B- FLAT A1**



1.	Lobby	6'-3"x8'-6"
2.	Living	13'-0"x14'-3"
3.	Balcony	9'-0"x6'-6"
4.	Dining	12'-0"x9'-9"
5.	Balcony	5'-9"x9'-9"
6.	Kitchen	10'-3"x13'-6"
7.	Bedroom 1	10'-6"x14'-0"
8.	Common Toilet	5'-0"x9'-0"
9.	M. Bedroom	12'-6"x15'-0"
9a.	Attached Toilet	9'-9"x5'-0"
10.	Bedroom 2	13'-9"x12'-9"
10a.	Attached Toilet	5'-0"x9'-0"
11.	Balcony	4'-6"x9'-6"
12.	Utility	5'-9"x9'-6"
13.	Servant Room	6'-6"x9'-0"
13a.	Servant Toilet	3'-9"x6'-3"

Flat Area: 2443 sq.ft.



**2ND TO 11TH FLOOR (TYPICAL)
BLOCK A- FLAT B2 - B11**



1.	Lobby	14'-6"x7'-0"
2.	Living	16'-0"x14'-0"
3.	Balcony	6'-9"x7'-9"
4.	Dining	10'-9"x10'-3"
5.	Balcony	10'-6"x6'-3"
6.	Kitchen	10'-0"x8'-6"
7.	Bedroom 1	13'-0"x10'-0"
8.	Common Toilet	9'-0"x5'-3"
9.	Bedroom 2	13'-0"x10'-6"
9a.	Attached Toilet	9'-0"x5'-3"
10.	M. Bedroom	13'-9"x15'-6"
10a.	Attached Toilet	
11.	Balcony	9'-0"x6'-3"
12.	Utility	11'-6"x5'-9"
13.	Servant Room	6'-9"x10'-0"
13a.	Servant Toilet	5'-9"x4'-3"

Flat Area: 2646.53 sq.ft.



**2ND TO 11TH FLOOR (TYPICAL)
BLOCK A- FLAT C2 - C11**



1.	Lobby	5'-6"x4'-0"
2.	Living	12'-9"x16'-9"
3.	Balcony	9'-3"x6'-3"
4.	Dining	11'-9"x12'-9"
5.	Kitchen	11'-6"x13'-0"
6.	Bedroom 1	10'-6"x12'-6"
7.	Common Toilet	9'-0"x5'-3"
8.	Balcony	5'-9"x5'-3"
9.	Bedroom 2	12'-6"x11'-6"
9a.	Attached Toilet	5'-0"x10'-0"
10.	M. Bedroom	13'-0"x14'-3"
10a.	Attached Toilet	9'-0"x5'-9"
11.	Balcony	11'-3"x5'-3"
12.	Utility	11'-3"x5'-3"
13.	Servant Room	7'-3"x7'-6"
13a.	Servant Toilet	6'-0"x4'-6"

Flat Area: 2303.48 sq.ft.



**2ND TO 11TH FLOOR (TYPICAL)
BLOCK B- FLAT B2 - B11**



1.	Lobby	6'-3"x4'-9"
2.	Living	13'-0"x14'-9"
3.	Balcony	10'-9"x6'-0"
4.	Dining	18'-6"x11'-0"
5.	Balcony	7'-3"x10'-3"
6.	Kitchen	9'-9"x12'-9"
7.	Bedroom 1	10'-3"x13'-0"
8.	Common Toilet	5'-3"x9'-6"
9.	Bedroom 2	11'-9"x13'-0"
9a.	Attached Toilet	5'-3"x9'-6"
10.	M. Bedroom	15'-3"x12'-6"
10a.	Attached Toilet	7'-9"x8'-6"
11.	Utility	12'-3"x5'-6"
12.	Servant Room	6'-3"x10'-3"
12a.	Servant Toilet	4'-0"x6'-0"

Flat Area: 2335.77 sq.ft.



**2ND TO 11TH FLOOR (TYPICAL)
BLOCK B- FLAT C2 - C11**



1.	Lobby	5'-6"x4'-0"
2.	Living	12'-9"x14'-3"
3.	Balcony	9'-9"x6'-3"
4.	Dining	11'-9"x12'-9"
5.	Kitchen	11'-6"x13'-0"
6.	Bedroom 1	10'-6"x12'-6"
7.	Common Toilet	9'-0"x5'-3"
8.	Balcony	5'-9"x5'-3"
9.	Bedroom 2	12'-6"x11'-6"
9a.	Attached Toilet	5'-0"x10'-0"
10.	M. Bedroom	13'-0"x14'-3"
10a.	Attached Toilet	9'-0"x5'-9"
11.	Balcony	11'-3"x5'-3"
12.	Utility	11'-3"x5'-3"
13.	Servant Room	7'-3"x7'-6"
13a.	Servant Toilet	6'-0"x4'-6"

Flat Area: 2303.48 sq.ft.



**2ND TO 11TH FLOOR (TYPICAL)
BLOCK B- FLAT A2 - A11**

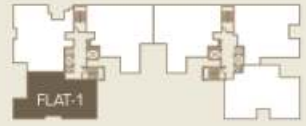


1.	Lobby	8'-6"x8'-3"
2.	Living	14'-3"x13'-0"
3.	Balcony	6'-6"x9'-0"
4.	Dining	17'-0"x16'-0"
5.	Balcony	9'-9"x5'-9"
6.	Kitchen	13'-6"x10'-3"
7.	Bedroom 1	14'-0"x10'-6"
8.	Common Toilet	9'-0"x5'-0"
9.	M. Bedroom	15'-0"x12'-6"
9a.	Attached Toilet	5'-3"x9'-9"
10.	Bedroom 2	12'-9"x13'-9"
10a.	Attached Toilet	5'-3"x9'-6"
11.	Balcony	9'-6"x4'-6"
12.	Utility	9'-6"x5'-9"
13.	Servant Room	9'-0"x6'-6"
13a.	Servant Toilet	6'-3"x3'-9"

Flat Area: 2443 sq.ft.



**13TH & 15TH FLOOR (DUPLEX FLAT)
BLOCK A- FLAT A12 & A14 (UPPER LEVEL)**



14.	Lounge	11'-9"x13'-9"
15.	Bedroom 2	16'-3"x13'-6"
15a.	Attached Toilet	5'-3"x9'-6"
16.	Balcony	10'-0"x5'-3"
17.	M. Bedroom	16'-3"x13'-6"
17a.	Attached Toilet	8'-0"x8'-0"
18.	Balcony	8'-6"x5'-3"
19.	Walk in Wardrobe	9'-9"x6'-9"
20.	Bedroom 3	12'-9"x12'-3"
20a.	Attached Toilet	9'-3"x6'-0"
21.	Balcony	6'-3"x6'-9"



**13TH & 15TH FLOOR (DUPLEX FLAT)
BLOCK A- FLAT B12 & B14 (UPPER LEVEL)**



13.	Lounge	15'-0"x14'-9"
14.	Balcony	6'-9"x13'-6"
15.	Bedroom 2	13'-0"x10'-6"
15a.	Attached Toilet	9'-0"x5'-3"
16.	M. Bedroom	13'-9"x15'-6"
16a.	Attached Toilet	9'-0"x10'-0"
17.	Walk in Wardrobe	12'-0"x7'-0"
18.	Bedroom 3	18'-6"x14'-3"
18a.	Attached Toilet	5'-9"x11'-6"



**12TH & 14TH FLOOR (DUPLEX FLAT)
BLOCK A- FLAT A12 & A14 (LOWER LEVEL)**



1.	Lobby	7'-0"x4'-6"
2.	Living	13'-9"x12'-6"
3.	Balcony	9'-0"x9'-9"
4.	Dining	11'-9"x13'-6"
5.	Kitchen	10'-9"x8'-9"
6.	Balcony	10'-0"x5'-3"
7.	Powder Room	5'-3"x5'-6"
8.	Puja	5'-9"x7'-9"
9.	Balcony	10'-3"x15'-0"
10.	Bedroom 1	16'-3"x13'-6"
10a.	Attached Toilet	8'-0"x8'-0"
11.	Balcony	8'-6"x5'-3"
12.	Utility	12'-3"x6'-0"
13.	Servant Room	11'-6"x6'-9"
13a.	Servant Toilet	4'-3"x6'-9"

Total Flat Area: 4240.98 sq.ft.
(Lower & Upper Level)



**12TH & 14TH FLOOR (DUPLEX FLAT)
BLOCK A- FLAT B12 & B14 (LOWER LEVEL)**



1.	Lobby	14'-6"x7'-0"
2.	Living	15'-0"x14'-0"
3.	Balcony	13'-9"x25'-6"
4.	Dining	10'-6"x10'-3"
5.	Balcony	10'-6"x6'-3"
6.	Kitchen	11'-3"x8'-6"
7.	Bedroom 1	13'-9"x15'-6"
7a.	Attached Toilet	8'-9"x10'-0"
8.	Balcony	9'-0"x6'-3"
9.	Puja	3'-6"x5'-9"
10.	Powder Room	4'-9"x5'-3"
11.	Utility	11'-6"x5'-9"
12.	Servant Room	5'-9"x10'-0"
12a.	Servant Toilet	5'-9"x4'-3"

Total Flat Area: 4413.20 sq.ft.
(Lower & Upper Level)



**13TH & 15TH FLOOR (DUPLEX FLAT)
BLOCK A- FLAT C12 & C14 (UPPER LEVEL)**



11.	Lounge	11'-6"X10'-6"
12.	Balcony	9'-6"X6'-3"
13.	Bedroom 2	12'-6"X11'-6"
13a.	Attached Toilet	5'-0"X10'-0"
14.	Balcony	5'-9"X5'-3"
15.	M. Bedroom	13'-0"X14'-3"
15a.	Attached Toilet	9'-0"X5'-9"
16.	Balcony	11'-3"X5'-3"
17.	Walk in Wardrobe	9'-0"X5'-3"
18.	Bedroom 3	11'-9"X14'-9"
18a.	Attached Toilet	10'-6"X5'-3"
19.	Balcony	11'-3"X5'-3"



**13TH & 15TH FLOOR (DUPLEX FLAT)
BLOCK B- FLAT C12 & C14 (UPPER LEVEL)**



11.	Lounge	11'-6"X10'-6"
12.	Balcony	9'-9"X6'-3"
13.	Bedroom 2	12'-6"X11'-6"
13a.	Attached Toilet	5'-0"X10'-0"
14.	Balcony	5'-9"X5'-3"
15.	M. Bedroom	13'-0"X14'-3"
15a.	Attached Toilet	9'-0"X5'-9"
16.	Balcony	11'-6"X5'-3"
17.	Walk in Wardrobe	9'-0"X5'-3"
18.	Bedroom 3	11'-9"X14'-9"
18a.	Attached Toilet	10'-6"X5'-3"
19.	Balcony	11'-3"X5'-3"



**12TH & 14TH FLOOR (DUPLEX FLAT)
BLOCK A- FLAT C12 & C14 (LOWER LEVEL)**



1.	Living	12'-9"X16'-9"
2.	Balcony	9'-3"X6'-3"
3.	Dining	11'-9"X10'-6"
4.	Puja	4'-3"X4'-9"
5.	Kitchen	11'-6"X9'-6"
6.	Balcony	12'-0"X28'-9"
7.	Bedroom 1	13'-0"X14'-3"
7a.	Attached Toilet	9'-0"X5'-9"
8.	Balcony	11'-3"X5'-3"
9.	Utility	10'-9"X5'-3"
10.	Servant Room	7'-3"X7'-6"
10a.	Servant Toilet	6'-0"X4'-6"

Total Flat Area: 4370.15 sq.ft.
(Lower & Upper Level)



**12TH & 14TH FLOOR (DUPLEX FLAT)
BLOCK B- FLAT C12 & C14 (LOWER LEVEL)**

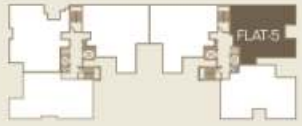


1.	Lobby	5'-6"X4'-0"
2.	Living	12'-9"X16'-9"
3.	Balcony	9'-9"X6'-3"
4.	Dining	11'-9"X10'-6"
5.	Puja	4'-3"X4'-9"
6.	Kitchen	11'-6"X9'-6"
7.	Balcony	12'-0"X28'-9"
8.	Bedroom 1	13'-0"X14'-3"
8a.	Attached Toilet	9'-0"X5'-9"
9.	Balcony	11'-3"X5'-3"
10.	Utility	10'-9"X5'-3"
11.	Servant Room	7'-3"X7'-6"
11a.	Servant Toilet	6'-0"X4'-6"

Total Flat Area: 4370.15 sq.ft.
(Lower & Upper Level)



**13TH & 15TH FLOOR (DUPLEX FLAT)
BLOCK B- FLAT B12 & B14 (UPPER LEVEL)**



13.	Lounge	14'-9"x11'-0"
14.	Balcony	7'-3"x10'-3"
15.	Bedroom 3	17'-6"x13'-0"
15a.	Attached Toilet	5'-3"x9'-6"
16.	M. Bedroom	15'-3"x12'-6"
16a.	Attached Toilet	7'-9"x8'-6"
17.	Walk in Wardrobe	6'-3"x12'-6"
18.	A. V. Room	13'-9"x17'-0"
19.	Balcony	12'-3"x10'-6"



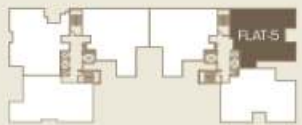
**13TH & 15TH FLOOR (DUPLEX FLAT)
BLOCK B- FLAT A12 & A14 (UPPER LEVEL)**



14.	Lounge	14'-9"x17'-6"
15.	Bedroom 3	10'-9"x18'-9"
15a.	Attached Toilet	8'-9"x5'-0"
16.	Balcony	7'-0"x8'-6"
16a.	Attached Toilet	7'-9"x8'-6"
17.	Bedroom 4	15'-0"x10'-6"
17a.	Attached Toilet	9'-0"x5'-0"
18.	Balcony	6'-0"x10'-0"
19.	M. Bedroom	15'-0"x12'-6"
19a.	Attached Toilet	5'-3"x9'-9"
20.	Walk in Wardrobe	6'-3"x12'-6"



**12TH & 14TH FLOOR (DUPLEX FLAT)
BLOCK B- FLAT B12 & B14 (LOWER LEVEL)**



1.	Lobby	5'-6"x5'-0"
2.	Living	13'-0"x14'-9"
3.	Balcony	10'-9"x6'-0"
4.	Dining	18'-3"x14'-6"
5.	Puja	4'-3"x5'-3"
6.	Kitchen	9'-9"x10'-9"
7.	Powder Room	4'-0"x4'-9"
8.	Balcony	7'-3"x10'-3"
9.	Bedroom 1	11'-9"x13'-0"
9a.	Attached Toilet	5'-3"x9'-6"
10.	Bedroom 2	15'-0"x12'-6"
10a.	Attached Toilet	7'-9"x8'-6"
11.	Utility	12'-3"x5'-6"
12.	Servant Room	6'-6"x10'-3"
12a.	Servant Toilet	4'-0"x6'-0"



Total Flat Area: 4423.97 sq.ft.
(Lower & Upper Level)



**12TH & 14TH FLOOR (DUPLEX FLAT)
BLOCK B- FLAT A12 & A14 (LOWER LEVEL)**



1.	Lobby	8'-6"x6'-3"
2.	Living	14'-3"x13'-0"
3.	Balcony	6'-6"x9'-0"
4.	Dining	17'-3"x16'-0"
5.	Balcony	14'-9"x11'-3"
6.	Kitchen	12'-0"x10'-3"
7.	Powder Room	4'-9"x4'-6"
8.	Bedroom 1	15'-0"x12'-6"
8a.	Attached Toilet	5'-3"x9'-9"
9.	Balcony	9'-9"x5'-9"
10.	Puja	4'-9"x3'-9"
11.	Balcony	9'-6"x10'-3"
12.	Utility	9'-0"x5'-9"
13.	Servant Room	9'-0"x6'-6"
13a.	Servant Toilet	6'-3"x3'-9"



Total Flat Area: 4423.97 sq.ft.
(Lower & Upper Level)



Specification

Structure

- Foundation Deep Pile raft complying with seismic 3 zone.
- Shell RCC frame structure with masonry partitions and slab to slab height of 10'6".
- Masonry Good quality chamber bricks /concrete blocks with metal lathing at column beam junctions.

Flooring & Tiling

- **Foyer, Living & Dining** Composite marble flooring
- **Kitchen** Coloured granite with glazed tiles above counter upto a height of 2'0"
- **Utility** Ceramic tile flooring and ceramic tiles on walls up to a height of 4' 6"
- **Bedrooms** Vitrified tile flooring
- **Master Bathroom** Imported ceramic tile for floor and walls up to 8' 0"
- **Other bathrooms** Designer ceramic tile concepts for floor and walls upto 8'0" height
- **Balconies** Rustic antiskid tiles with SS & Glass railings
- **Lounge (Duplex Apt)** Wooden laminated floor AC4 grade
- **Internal staircases (Duplex Apt)** Coloured Granite Flooring
- **Open Terraces (Duplex Apt)** Timber decking with flamed granite, Glass railing and soft Landscape
- **Pooja** Coloured Granite flooring
- **Granite counters for kitchens supported over 18 mm marine ply carcass finished with white laminate/enamel paint**

Common Areas

- **Lift Lobbies** Wall & Floor Composite Marble / Granite.
- **Staircases** Granite flooring with hand Railing as per Architect's design.

Sanitary & Plumbing

- **Washbasins** Porcelain wash counters of Duravit /Roca or equivalent make shall be provided in all bathrooms with 32 mm CP waste coupling and CP bottle trap of standard make.
- **Faucets** All faucets shall be CP heavy body metal fittings of Grohe /Roca or equivalent make .Hot water connection shall be provided to the shower and washbasin in all attached bathrooms.

- **Health Faucets** Health faucets of Grohe /Roca or equivalent make shall be provided in all bathrooms.
- **Water closets** Western style wall hung porcelain white EWC of Duravit /Roca or equivalent shall be provided in all bathrooms.
- **Overhead showers** Overhead showers of Grohe/Roca or equivalent make shall be provided in all bathrooms.
- **Kitchen Sink** Stainless steel sink with Drain board of Frankie /Nirali or equivalent make.
- **Cockroach Traps** A detachable stainless steel cockroach trap with lid of Chilly or equivalent make shall be provided in all bathrooms, kitchen and utility area.
- **Plumbing** All water supply lines shall be of CPVC pipes. Drainage lines and storm water drain pipes shall be in PVC.
- **Water Supply:** Treated pressurized water shall be supplied to all Faucets.

Doors & Windows

- **Entrance Main Door** Main door frame and shutter shall be of seasoned Teak wood with architraves.
- **Internal Doors** All internal door frames shall be of seasoned teak wood with ornamental skin shutters. All internal and external faces shall be enamel finish.
- **Windows** Colour Anodised Aluminum Sliding windows.
- **Ventilators** All ventilator frame and shutters shall be of seasoned teak wood with top hung glazed shutter and provision for exhaust fan.
- **Hardware** All hardware shall be in brush finished stainless steel .The main door shall be provided with handle set lock of Dorset /Yale or equivalent. All other doors will be provided with door bolts and a mortise lock or tubular cylindrical lock of brushed steel finish of Dorset /Yale or equivalent make.
- **Finish** Main door shutter and frame shall be provided with melamine finish, while internal door frames, shutters and ventilator frame to be provided with enamel finish.

Paint

- **Ceiling** OBD for all areas except service areas
- **Internal walls** POP Punning with emulsion paint
- **Service area** Oil bound / acrylic distemper
- **External Walls** Exterior grade emulsion .Special textured paint may be used in certain areas.
- **Steel railings, Grills etc** shall be provided with zinc chromate and enamel paint.

Electrical

- Concealed Copper wiring of Power flex or equivalent make with modular plate switches, centralized cabling system for centralized DTH and Telephones.
- Wiring shall be done for lighting, 5Amps, 15 Amps and AC points in the Apartment.
- Switches: All switches shall be Anchor Woods /Le Grand or equivalent make.
- Mood-lighting in Living and Master bedroom *
- Light fixtures Common area and external Light fittings shall be provided.

Air conditioning

- Entry lounge shall be air conditioned
- All lift lobbies shall be mechanically ventilated
- The Club shall be centrally air conditioned.
- Inside apartments all bedrooms, living room & family space shall be centrally air-conditioned *.

Home Security

- **CCTV** for Common Areas with a DVR Recording Facility at The Security Kiosk
- Monitoring gas leakage, emergency panic, intrusion alarm , visitor tracking , emergency in any individual apartment.

Utilities/Services

- **Backup Power** shall be provided to all points inside the apartment except Air conditioning and Geyser Points upto a limit of 5 KW per apartment and also to the common amenities including lifts, pumps, club, puzzle car park, WTP etc .The generators would be provided with acoustic enclosures and an AMF Panel with automatic changeover switch.
- **Rain water** Harvesting storm water would be routed to Percolation pits provided for rain water harvesting.
- **Puzzle Parking System** Mechanised 4 stack Puzzle car park system shall be provided with entry at the stilt floor level.
- **Elevators** High Speed Passenger elevators consisting of 1 bed lift and 2nos 9 passengers shall be provided in each core. All lifts would have automatic doors and with SS finish.
- **Car lifts** shall be provided with entry and exit points to basement floor.
- **Centralised DTH cabling** with provision for 3 service providers for each apartment.
- **Reticulated piped gas** shall be provided for each apartment.
- **Entry** Automated remote controlled entry gates & Basement entry
- **Drip Irrigation system** for all landscape in common areas
- **Access Control** entry to club and amenity areas.
- **Light sensors** for common Areas.

Leisure Facilities at The Landmark Vertica Roof-top

- Infinity Swimming pool with Jacuzzi ,Changing & Shower Area
- Fully Equipped Unisex Gym
- Gents and ladies Spa with Steam & Sauna.
- Lounge Bar
- Games room
- Aerobics Room
- Pool table & TT Table.
- 25 seating Mini Theatre.
- Fully Equipped Party Hall

Other Value Additions

- Duplex Terrace gardens and internal courtyards with sunken slab and waterproofing and drainage facility with soil and Bermuda / Mexican lawn planted
- Vertical Garden
- Soft landscaping Grass shrubs and bamboo etc shall be provided and all garden areas shall be completely landscaped
- The outer boundary of the property shall be provided with fencing in 50mm x 50mm x 6mm steel angles and G.I. chain link along with creepers, provided with a drip irrigation system.
- Façade lighting to be provided for glass Tower from 12th to 16th floor



A Leap Beyond



Each thought, each action at Landmark Construction is marked by distinction in every aspect of development ideals. We are constantly working towards developing competencies in creating residences of prestige, reserved for the exclusive few.

'Taking a leap beyond', for us is thinking & doing projects never conceived before by us or anyone else in Chennai. The Landmark Vertica is the first step in this exciting journey.

From now on, each of the offering from Landmark Construction shall exemplify supreme quality in designs and craftsmanship. Fused with status elevating characteristics, surpassing benchmarks through ingenious architectural masterpieces. Where living would be a harmony between the perfect resonance of utmost luxury and unprecedented serenity, everything created such that it suits Your Ownership!



Site: "Landmark Vertica", Peter's Road, Gopalapuram, Chennai.

Developers



27, Saravana Street, T-Nagar, Chennai - 600 017.



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Architectural Consultants



Kembhavi Architecture Foundation,
Bengaluru

Landscape Consultants



NC Design Architecture & Landscape,
Bali, Indonesia

Structural Consultants



Sigma Consultants, Bengaluru

**MEP Consultants
(Electrical, PHE and HVAC)**



E-Matrix Consulting
Engineers Pvt. Ltd. , Bengaluru

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