



tune in to the **sā** **rē** **gā** **mā** of living





geethanjali  
the swaram of life

Well composed on a magnanimous 28.93 grounds and standing tall on the prime vicinity of Annanagar West is Geethanjali, where you tune in to the Sa Re Ga Ma of living. Attributing to the comfort of a chic urban lifestyle with spacious 3 bed room apartments, Geethanjali is well orchestrated with numerous essentials that you could ask for.

With the advantage of spacious living spaces, vibrant array of amenities, state-of-the-art specifications and addressing a prime location, no wonder you will sway to the tunes of a wholesome living.



# sāvour the essence of fine living

Living spaces at Geethanjali are designed to accommodate all your passions of a "dream come true" lifestyle. With apartments measuring a generous 1525 square feet, living here is a melody of happiness that echoes in every corner. Intelligently designed living rooms that offer the best of ventilation allows the natural lighting and soothing breeze to embrace you as you sip your morning cup of coffee. The passionately designed bedrooms and the tastefully designed kitchens & dining have their own versions of melodies too!

Step-in to Savour the essence of fine living.





réjuvenate  
your senses

Every moment of living at Geethanjali plays the rhythm of a vibrant living experience. Amenities here are a pure gush of excitement. A refreshing dip at the pool extended with the comfort of an amphitheatre, toning yourself at the well equipped gymnasium, chilling out with your friends at the home-theatre, hosting a bash at the terrace barbeque counter, settling down to the dusky sky at the beautifully landscaped gardens with outdoor seaters or just enjoying as your children play at the children's play area... there is still more excitement that awaits you at Geethanjali.

Welcome home to rejuvenate your senses.



gâ

## gâme to essentials

Every aspect of a convenient living experience is met to at Geethanjali. With no stone unturned to assure you of an elated lifestyle, this well composed living is adorned with the finest of finishes and state-of-the-art specifications. Right from flooring to ceiling, lobby to lift and fitting to treatment, each and every detail is intricately attended to enable a pleasant aura of living. Branded fixtures encompassing comfort and convenience add more tempo to the jazzy beats of a well composed lifestyle.

Come, play the lead.





Addressing the distinctive nature of a promising location, Geethanjali at Annanagar West is all set to orchestrate the syllable of fine living. Playing chords between the convenience of all essentials you would require in an urban lifestyle to the dreamy desires of a chic living, Geethanjali spells prominence.

Located in the prime region of the city amidst the many attractions, Geethanjali neighbours hospitals, restaurants, reputed schools, colleges, convenio stores and much more essentials. Commendable connectivity to other parts of the city is destined to be an icing on the cake.

Address, to mark your presence.



mārk your  
presence







Birds Eye View of Geethanjali





## Site Address

#138 - 148, 7th Avenue,  
Annanagar West,  
Chennai-600 040



## ANNANAGAR WEST

96 Lifestyle Apartments  
1525 sq.ft - 3BHK

## Site cum Typical Floor Plan



## Stilt Floor Plan - Block A,B,C



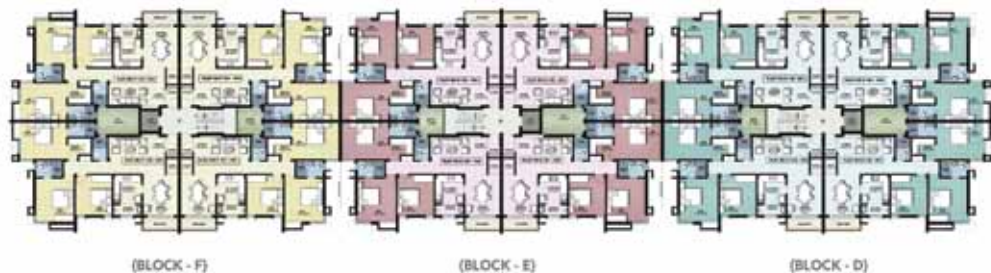
## Stilt Floor Plan - Block D,E,F



## Typical Floor Plan - Block A,B,C



## Typical Floor Plan - Block D,E,F





# Typical Floor Plan - Block A





# Typical Floor Plan - Block C



# Typical Floor Plan - Block D





# Typical Floor Plan - Block F

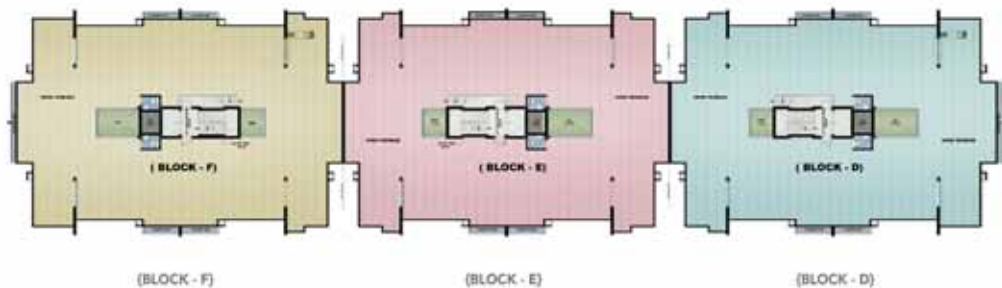




## Terrace Floor Plan - Blocks A,B,C



## Terrace Floor Plan - Blocks D,E,F



## SALIENT FEATURES

- Generator for all lighting load points except 15 amps and AC
- Intercom connecting dining area of every apt, amenity, security room
- Water Softener Treatment Plant
- Beautifully Landscaped Gardens with Outdoor seaters
- Reticulated Gas supply for each apartment
- Fully equipped Unisex Gym with equipments
- Air conditioned Home theatre
- Swimming pool with Amphi theatre
- Barbeque counter at terrace
- Air conditioned Association room
- Snooker room and Table tennis room
- Games room / recreation room with equipments
- Children play area with equipments
- Access control entry to the ground floor lobby of each block
- CCTV in common areas with DVR recording facility to be viewed in living area of every apartment



# MINIMUM INDICATIVE SPECIFICATIONS

## STRUCTURE

- Isolated RCC Footings complying with seismic zone III.
- RCC frame structure with brickwork / block partitions. The height of each floor shall be 10'6" to top of slab.

## FLOORING & TILING

- Lift Lobby's: Wall & floor Polished granite / marble as per Architect design.
- Staircases: Granite flooring with SS hand railing as per Architect design.
- Car park Area: Grano Flooring with grooves.
- Foyer, Living/dining, Bedrooms & Kitchen: 2'x2" Vitrified Tile flooring.
- All Toilets: Designer tile concepts upto 7'0" height.
- Balconies & Utility: Rustic artiled tiles with MS railings.
- Service Area: 3'0" H duct tiles on all slabs.
- Kitchen counter: Black Galaxy granite counter with dado above counter upto 2'0" ht.

## SANITARY & PLUMBING

- Sanitary fittings: EMC wall hung of Roca / Hindware or equivalent Make.
- Concealed Cistern: Dual Flush wall mounted concealed system of Givot or equivalent make.
- Faucets: All Faucets shall be single lever lever Of Roca or equivalent make.
- Plumbing: All water supply lines shall be CPVC pipes. Drainage lines and storm water drain pipes shall be in PVC.
- Kitchen: Wall mounted Faucet would be provided and 1 no SS sink with drain board of Nival or equivalent would be provided.
- Pressurized water Supply shall be provided.

## DOORS & WINDOWS

- Window Shutters: Aluminium operable / sliding windows with plain glass.
- Main door: Teak wood frame and shutter with Handle set single cylinder lockset of Yale or equivalent and brass hardware.
- Internal doors: Teak wood frame with flush door shutters with cylindrical locks of Yale or equivalent make and aluminium hardware.

## ELECTRICAL

- Concealed Copper wiring of Power fix 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 NM or equivalent make.
- Generator: Power backup will be provided for all common services and all lighting load points internal apartment except 15 amps and AC.
- Common area and external Light fittings would be provided Wall Ceiling and Joinery Treatment.
- CBD paint for ceiling.
- Internal walls: Putty finish and plastic emulsion over primer.

- External walls and lift floor Columns and walls: Weather coat emulsion over primer / texture finish.
- Joinery: All Internal doors enamel paint over primer.
- Main door: Melamine finishes on both sides.
- Internal Grills & Balcony Railing: Enamel paint over 1 coat zinc chromate primer.

## ELEVATORS

- Automatic Elevators: 4 passenger capacity 1 no per block.

## FACILITIES & AMENITIES

- Car park for each apartment.
- Generators for all lighting load points except 15 amps and AC with acoustic enclosure of Kirilock or equivalent make.
- Intercom connecting driving area of every apt, amenity, security room.
- Satellite / DTH TV Cabling to service 3 service providers.
- Separate Rest Room / Changing room for Staff and Drivers.
- Entire water supply to each apartment shall be treated through centralized Water Softener Treatment Plant.
- Beautifully Landscaped Gardens with Outdoor seater.
- Rainwater harvesting for the project.
- Recirculated Gas supply for each apartment.
- Fully equipped Unisex Gym with equipments.
- Air conditioned Home theatre.
- Swimming pool with Amph theatre.
- Barbecue counter at terrace.
- Air conditioned Association room.
- Seeler rooms and Table tennis room.
- Games room / recreation room with equipments.
- Children play area with equipments.

## AIR CONDITIONING

- Provision for High wall split AC with drain piping shall be provided for all bedrooms.
- Unisex Gym, Association room and Home theatre room shall be air conditioned.

## AUTOMATION:

- Access control entry to the ground floor lobby of each block.
- Automatic DG charger/over facility for all apartments.
- Water level Controller - treated water sump to OHT.
- CCTV in common areas with DVR recording facility to be provided in living area of every apartment.

## LANDSCAPING

- Adequate landscape shall be provided.
- Interlock Pavers to be laid in driveways.

# AREA STATEMENT

Sl Nos	Apt. Nos	Floor	Individual Apt. (Plinth Area) Sq.Ft	Common Area Sq.Ft	Amenities Area Sq.Ft	Total Saleable Area / in Sq.Ft	UDS		No of Bedrooms
							Sq.Ft	%	
1	A 101 - 401	1F, 2F, 3F, 4F	1317.48	156.23	51.09	1525	723.00	1.04%	3
2	A 102 - 402	1F, 2F, 3F, 4F	1317.65	156.25	51.10	1525	723.00	1.04%	3
3	A 103 - 403	1F, 2F, 3F, 4F	1317.65	156.25	51.10	1525	723.00	1.04%	3
4	A 104 - 404	1F, 2F, 3F, 4F	1317.48	156.23	51.09	1525	723.00	1.04%	3
5	B 101 - 401	1F, 2F, 3F, 4F	1317.65	156.25	51.10	1525	723.00	1.04%	3
6	B 102 - 402	1F, 2F, 3F, 4F	1317.78	156.27	51.11	1525	723.00	1.04%	3
7	B 103 - 403	1F, 2F, 3F, 4F	1317.78	156.27	51.11	1525	723.00	1.04%	3
8	B 104 - 404	1F, 2F, 3F, 4F	1317.65	156.25	51.10	1525	723.00	1.04%	3
9	C 101 - 401	1F, 2F, 3F, 4F	1317.65	156.25	51.10	1525	723.00	1.04%	3
10	C 102 - 402	1F, 2F, 3F, 4F	1317.48	156.23	51.09	1525	723.00	1.04%	3
11	C 103 - 403	1F, 2F, 3F, 4F	1317.48	156.23	51.09	1525	723.00	1.04%	3
12	C 104 - 404	1F, 2F, 3F, 4F	1317.65	156.25	51.10	1525	723.00	1.04%	3
13	D 101 - 401	1F, 2F, 3F, 4F	1317.48	156.23	51.09	1525	723.00	1.04%	3
14	D 102 - 402	1F, 2F, 3F, 4F	1317.65	156.25	51.10	1525	723.00	1.04%	3
15	D 103 - 403	1F, 2F, 3F, 4F	1317.65	156.25	51.10	1525	723.00	1.04%	3
16	D 104 - 404	1F, 2F, 3F, 4F	1317.48	156.23	51.09	1525	723.00	1.04%	3
17	E 101 - 401	1F, 2F, 3F, 4F	1317.78	156.27	51.11	1525	723.00	1.04%	3
18	E 102 - 402	1F, 2F, 3F, 4F	1317.65	156.25	51.10	1525	723.00	1.04%	3
19	E 103 - 403	1F, 2F, 3F, 4F	1317.65	156.25	51.10	1525	723.00	1.04%	3
20	E 104 - 404	1F, 2F, 3F, 4F	1317.78	156.27	51.11	1525	723.00	1.04%	3
21	F 101 - 401	1F, 2F, 3F, 4F	1317.65	156.25	51.10	1525	723.00	1.04%	3
22	F 102 - 402	1F, 2F, 3F, 4F	1317.48	156.23	51.09	1525	723.00	1.04%	3
23	F 103 - 403	1F, 2F, 3F, 4F	1317.48	156.23	51.09	1525	723.00	1.04%	3
24	F 104 - 404	1F, 2F, 3F, 4F	1317.65	156.25	51.10	1525	723.00	1.04%	3
		<b>TOTAL</b>	<b>126491.26</b>	<b>14999.86</b>	<b>4905.58</b>	<b>146400</b>	<b>69432</b>	<b>100%</b>	

Common Area %                    10.25%  
 Amenity Area %                    3.35%  
**Total (Common + Amenity)    13.60%**

\*Total: Four times of the area of each apartment shall equal the total saleable area

# SCHEDULE OF PAYMENT

On Booking Advance	20%
On Agreement within 30 days	20%
On Registration of UDS (within 60 days)	
On Completion of Foundation	10%
On Completion of Ground Floor Roof	5%
On Completion of First Floor Roof	5%
On Completion of Second Floor Roof	5%
On Completion of Third Floor Roof	5%
On Completion of Fourth Floor Roof	5%
On Completion of Brick work	5%
On Completion of Plastering	5%
On Completion of Flooring	10%
On or before Handing Over	5%
<b>Total</b>	<b>100%</b>



ROUTE MAP (Not to scale)



## ONGOING PROJECTS

 32 Sky Villas @ GORALAPURAM	 28 Luxury Villas @ PALANAKKAM, ECR	 4 Premium Villas @ MELAKKAM	 98 Deluxe Apts @ MOGAPPURAM	 32 Deluxe Apts @ MOGAPPURAM
 14 Deluxe Apts @ KORATTUR	 24 Deluxe Apts @ KORATTUR	 20 Deluxe Apts @ MOGAPPURAM	 14 Deluxe Apts @ K.K.NAGAR	 4 Deluxe Apts @ MADEPANKAM
 40 Deluxe Apts @ KSHCK NAGAR	 12 Deluxe Apts @ K.K.NAGAR	 11 Deluxe Apts @ K.K.NAGAR	 8 Deluxe Apts @ K.K.NAGAR	 80 1 BHK Apts @ TRUSMABAKKAM
 14 Premium Apts @ AMPA NAGAR	 20 Apartments @ Jesse Colony, GORALAPURAM	 10 Apartments @ Sanku Nagar, ACTON		

## FORTHCOMING PROJECTS

 20 Apartments @ PERUNGUDI	 80 Premium Apts @ CHROMPET
 34 Apartments @ MADHANSYUR	 187 Apartments @ THIRUVAZHISAI

### DEVELOPER



### SITE



### ARCHITECT



### LEGAL ADVISOR

**AMBALAVANAN**  
advocates  
S. Ambalavanan

### PREFERRED BANKERS



CREDAI



**Landmark Housing Projects Chennai Private Limited**

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