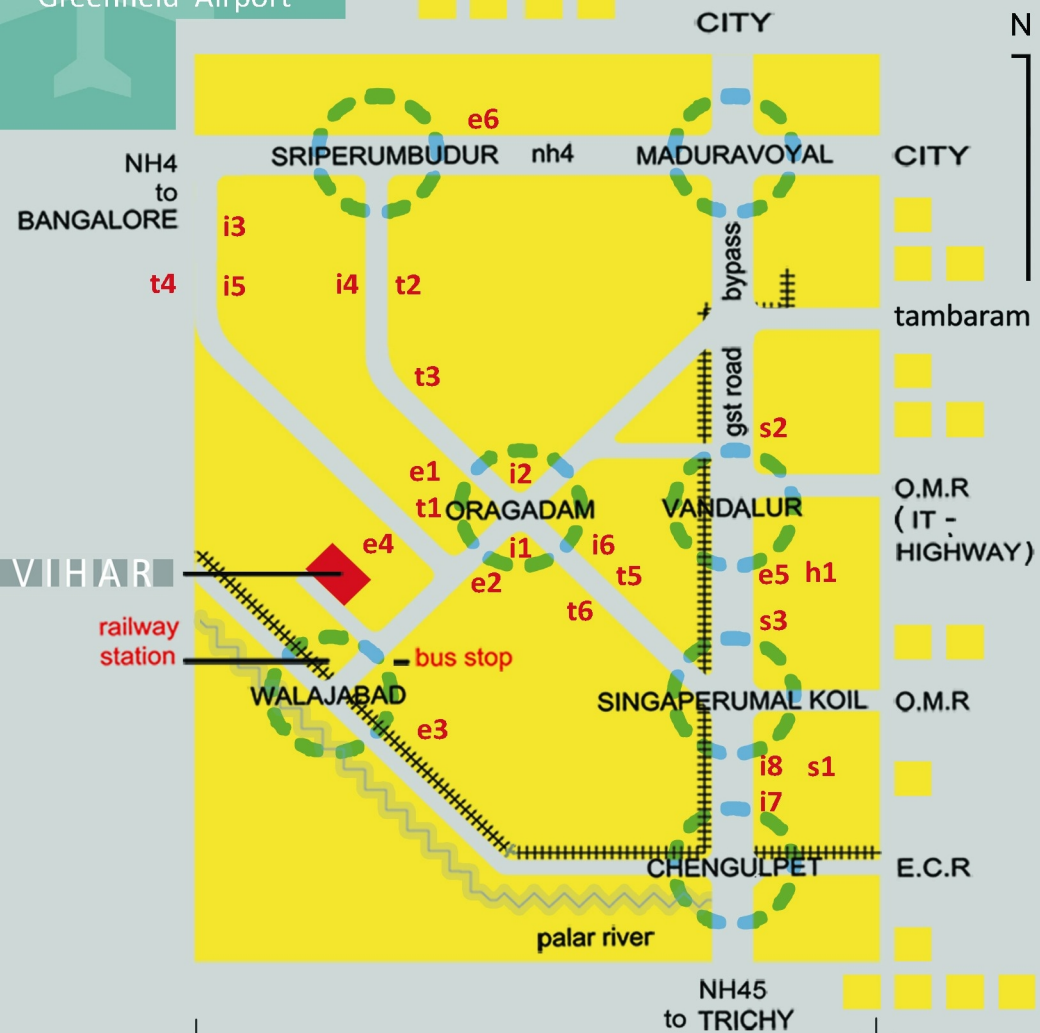


Proposed  
Greenfield Airport

## KEY PLAN (not to scale)



Defining  
Urbanscape  
Around  
Oragadam



## Healthcare

h1 srm medical college hospital

## Industry

- i1 renault nissan
- i2 apollo tyres
- i3 samsung
- i4 nokia sez / saint gobain
- i5 flextronics
- i6 mercedes trucks
- i7 bmw
- i8 ford motors

## SEZ / IT

- s1 mahindra world city
- s2 accenture @ sriram sez
- s3 tcs @ estancia sez

## Township

- t1 inno geocity
- t2 marg swarnaboomi
- t3 temple green
- t4 aavisa eco township
- t5 VBHC
- t6 hiranandani palace gardens

## Education

- e1 millenium CBSE school
- e2 apollo engg. college
- e3 venkateswara engg. college
- e4 jeppiar engg. college
- e5 srm university
- e6 venkateswara engg. college



## Oragadam, the industrial hub of South India

Strategically located between the two national highways, NH 4 & NH 45, Oragadam is one of the top locations witnessing robust capital and rental appreciation among the sub-urbs of Chennai. The concept of SIPCOT has worked well for the city in the industrial development of Oragadam. It has become 'the place' to set up shop for several multi-national manufacturing giants.

## Residential Townships, blooming, in the verge of a boom

A strong manufacturing base has given an impetus to large scale residential development in the locality in the form of several townships. Social infrastructure like good schools / hospitals and places of leisure like parks / golf courses are already in place and more are in the pipeline.

## Appreciation, showing strong upward trends

With appreciation of approximately 25 per cent in the past few years, it is expected to grow faster synonymous with the Indian Economy. Further owing to the huge rental demand from the service & working class and limited supply, rents are always high. **The ROI (Return on Investment) has witnessed an increase of 4 to 9% q-o-q.** With social infrastructure keeping pace, Oragadam is poised to benefit most in the oncoming economic surge.



# VIHAR

Exquisite 1 & 2 BHK Apartments  
@ Uthukadu, (Near ORAGADAM), Chennai



DTCP Approved

Pre-approved Loans From:



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*"sunshine and tall greens,  
citylights streaking in;*

*yet, wilderness opens heart,  
full bloom, unstopped"*

# VIHAR

WELCOME TO YOUR HOME IN INDIA

Architecture / Landscape: FDP | Project Consultant: Veemaraj G | Structural Consultant: Swamy Associates



Surrounded by a serene landscape, the design is minimal and modern with clean lines that allows for a seamless transition between inside and the outside.

Form and the predominant aesthetic is arrived by stacking cubes in alternating orientations. This creates an uniform whole, yet brings vitality and individuality to each apartment.

Considering the locality is going to be witness to humongous growth, the design is 'universal' and would be perfectly in place with the additive fabric.

< Aesthetic of the built-structure

Warmth of the > apartments

An apartment warm enough to be home, that you would be eager to get back to, that would ensconce your family in its unwavering embrace.

Optimally planned with efficient utilization of space, yet gracious interiors and rooms with a view and green sun-decks that are soothing and offer sweeping vistas.

# AMENITIES



< Unveiling chisel-crafted apartments with amenities for a well-rounded lifestyle; Homes designed with detailing keeping 'you' in mind >



## FLOOR LAYOUT & KEY PLAN

## FLOOR PLAN of NORTH WING

## Clear Planning & Seamless Circulation

### Floors 1 (A) & 3 (C)

Flats A-01 & C-01


Total Built-up Area 978 sq. ft. (90.86 sq. m.) | 2BHK  
UDS Area 489.02 sq. ft. (45.43 sq. m.)

### Floors 2 (B) & 4 (D)

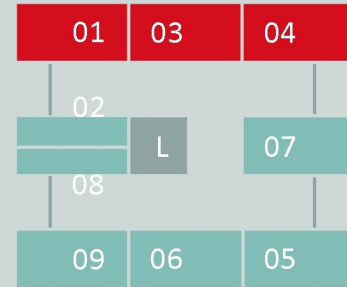
Flats B-01 & D-01

Total Built-up Area 993 sq. ft. (90.95 sq. m.) | 2BHK  
UDS Area 496.34 sq. ft. (46.11 sq. m.)

Note:

"Balcony" in Flats B-01 & D-01 is translocated to area marked 

01



03

### Floors 1 (A) & 3 (C)

Flats A-03 & C-03


2BHK | Total Built-up Area 876 sq. ft. (81.35 sq. m.)  
UDS Area 437.80 sq. ft. (40.67 sq. m.)

### Floors 2 (B) & 4 (D)

Flats B-03 & D-03

2BHK | Total Built-up Area 876 sq. ft. (81.35 sq. m.)  
UDS Area 437.80 sq. ft. (40.67 sq. m.)

Note:

"Balcony" in Flats B-03 & D-03 is translocated 

### Floors 1 (A) & 3 (C)

Flats A-04 & C-04


Total Built-up Area 885 sq. ft. (82.25 sq. m.) | 2BHK  
UDS Area 442.68 sq. ft. (41.13 sq. m.)

### Floors 2 (B) & 4 (D)

Flats B-04 & D-04

Total Built-up Area 852 sq. ft. (79.19 sq. m.) | 2BHK  
UDS Area 426.22 sq. ft. (39.60 sq. m.)

Note:

"Balcony" marked  is not present in Flats B-04 & D-04

04





## FLOOR LAYOUT & KEY PLAN

## FLOOR PLAN of CENTER WING

## Compact & Optimal Space Utilization

### Floors 1 (A) & 3 (C)

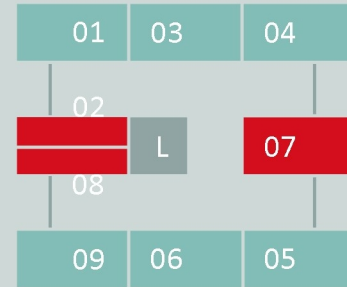
Flats A-02 & C-02

Total Built-up Area 679 sq. ft. (63.11 sq. m.) | 1BHK  
UDS Area 339.63 sq. ft. (31.55 sq. m.)

### Floors 2 (B) & 4 (D)

Flats B-02 & D-02

Total Built-up Area 670 sq. ft. (62.20 sq. m.) | 1BHK  
UDS Area 334.76 sq. ft. (31.10 sq. m.)



### Floors 1 (A) & 3 (C)

Flats A-08 & C-08

Total Built-up Area 679 sq. ft. (63.11 sq. m.) | 1BHK  
UDS Area 339.63 sq. ft. (31.55 sq. m.)

### Floors 2 (B) & 4 (D)

Flats B-08 & D-08

Total Built-up Area 679 sq. ft. (63.11 sq. m.) | 1BHK  
UDS Area 339.63 sq. ft. (31.55 sq. m.)

### Floors 1 (A) & 3 (C)

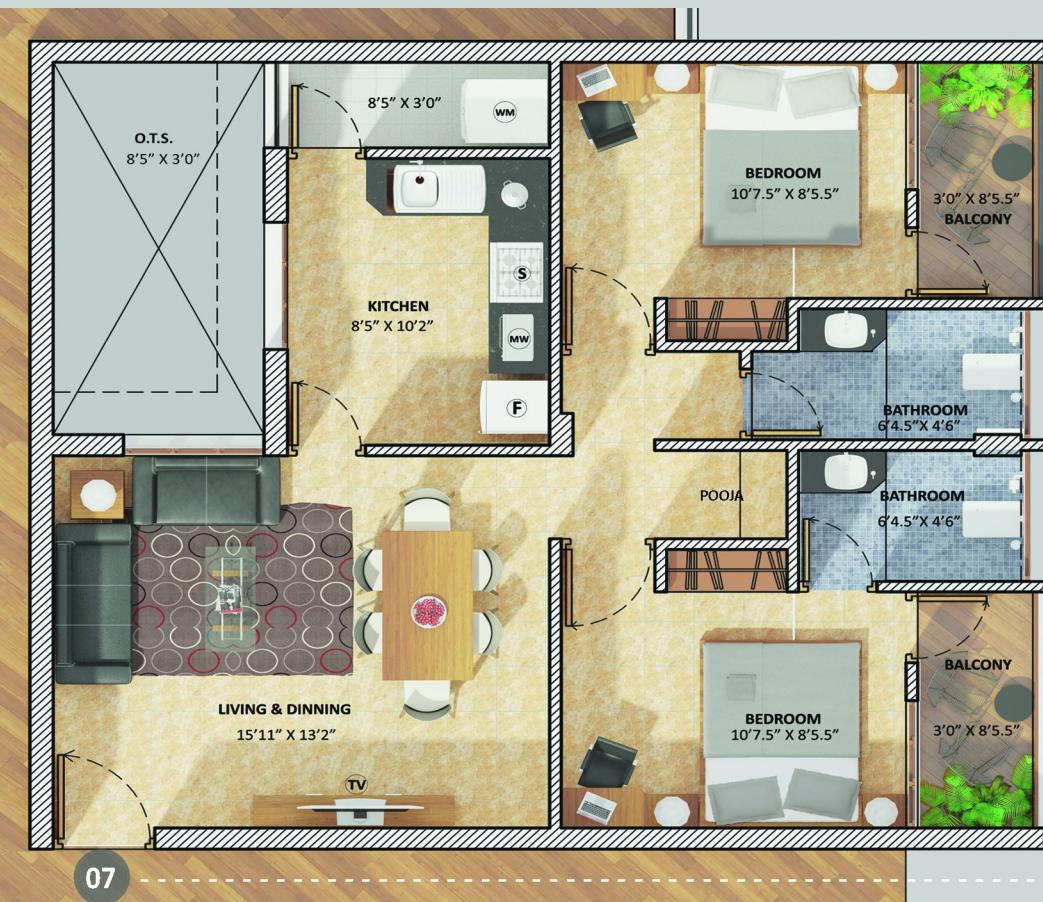
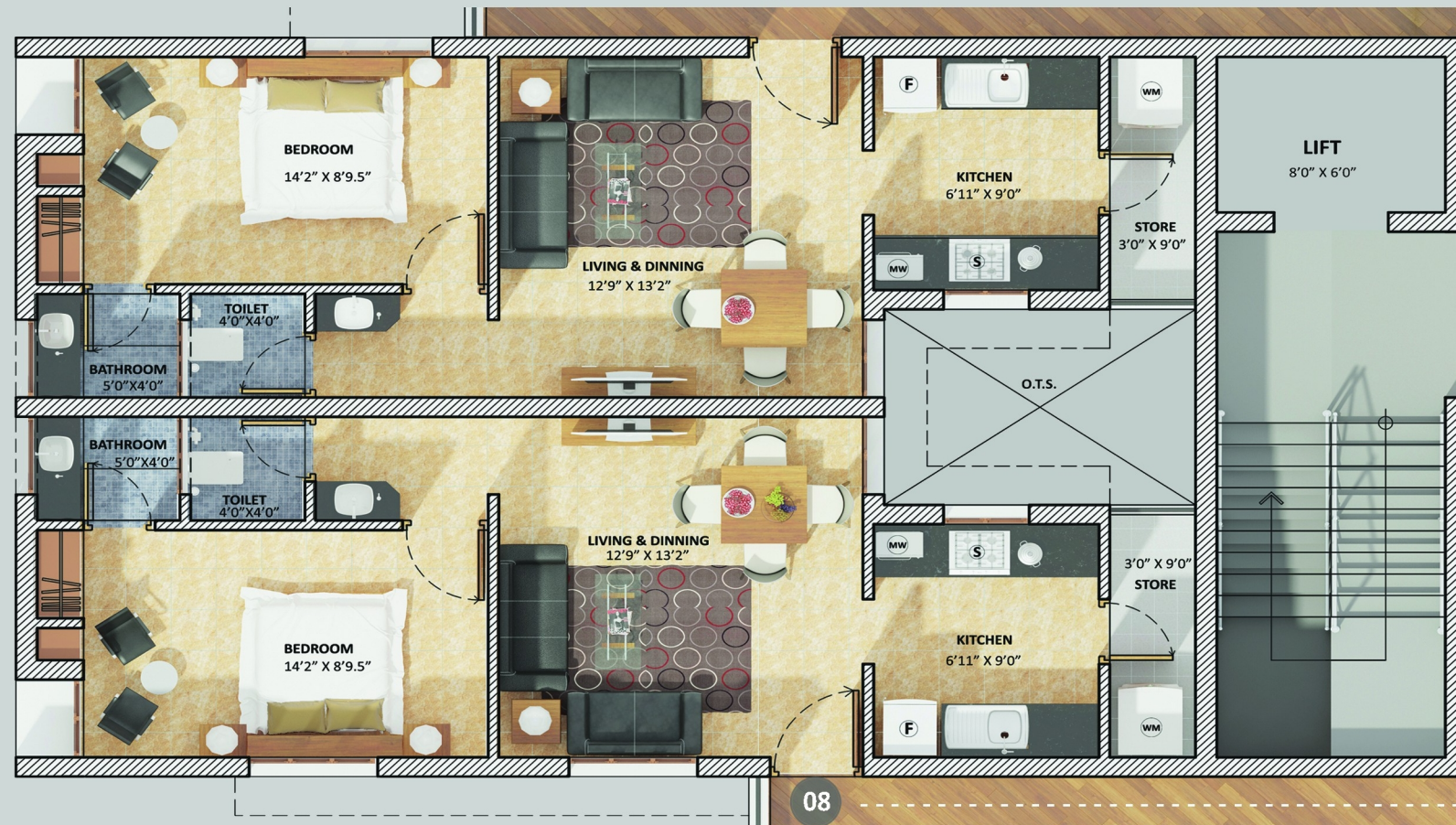
Flats A-07 & C-07

Total Built-up Area 1005 sq. ft. (93.36 sq. m.) | 2BHK  
UDS Area 502.44 sq. ft. (46.68 sq. m.)

### Floors 2 (B) & 4 (D)

Flats B-07 & D-07

Total Built-up Area 1005 sq. ft. (93.36 sq. m.) | 2BHK  
UDS Area 502.44 sq. ft. (46.68 sq. m.)





## FLOOR LAYOUT & KEY PLAN

## FLOOR PLAN of SOUTH WING

## Rooms With Sun-decks & Sweeping Views

### Floors 1 (A) & 3 (C)

Flats A-09 & C-09

Total Built-up Area 1061 sq. ft. (98.57 sq. m.) | 2BHK  
UDS Area 530.49 sq. ft. (49.28 sq. m.)

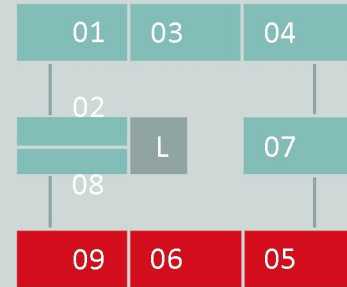
### Floors 2 (B) & 4 (D)

Flats B-09 & D-09

Total Built-up Area 1117 sq. ft. (103.78sq. m.) | 2BHK  
UDS Area 558.54 sq. ft. (51.89 sq. m.)

Note:

"Balcony" in Flats B-09 & D-09 is translocated to 



### Floors 1 (A) & 3 (C)

Flats A-06 & C-06

2BHK | Total Built-up Area 940 sq. ft. (87.35 sq. m.)  
UDS Area 470.12 sq. ft. (43.68 sq. m.)

### Floors 2 (B) & 4 (D)

Flats B-06 & D-06

2BHK | Total Built-up Area 940 sq. ft. (87.35 sq. m.)  
UDS Area 470.12 sq. ft. (43.68 sq. m.)

Note:

"Balcony" in Flats B-06 & D-06 is translocated to 

### Floors 1 (A) & 3 (C)

Flats A-05 & C-05


Total Built-up Area 977 sq. ft. (90.75 sq. m.) | 2BHK  
UDS Area 488.41 sq. ft. (45.38 sq. m.)

### Floors 2 (B) & 4 (D)

Flats B-05 & D-05

Total Built-up Area 939 sq. ft. (87.24 sq. m.) | 2BHK  
UDS Area 469.51 sq. ft. (43.62 sq. m.)

Note:

"Balcony" marked  is not present in Flats B-05 & D-05





## Urbanesque Facades



Transposing a bit of the city into the suburb:

The basic built-form that is in essence a series of staggered boxes is lit from inside in the evenings, thereby creating a vibrant ambience reminiscent of the dominant Indian urbanscape.

Clear straight lines accentuate modernity, rendering a 'minimalist' style. Staggered boxes emphasize each apartment, yet create an unified whole.



## Typical Living Spaces

Ambient living spaces that are compact and comprising of drawing and dining rooms have an attention to detailing that transforms them into homes that can be suitably appropriated and personalized by you.

Drawing rooms have necessary connectivity like broadband, DTH and security systems. Premium fittings for doors, windows and other accessories help give that luxurious feel.



\* Schematic interiors only, for details refer "SPECIFICATIONS"

Sculpted homes through and through, from the outside to the inside...



## Typical Bedrooms



Spacious rooms with clean layout and clear circulation paths go a long way in creating ambient bedrooms for comfortable living.

Cupboards and overhead storage lofts are neatly tucked-in, thereby saving space and helping create unhindered uncluttered rooms. All master bedrooms offer a green sun-deck with resplendent views of the rolling landscape around.





Full-body vitrified tiles with skirting of 4"

Plastic emulsion wall paint

Adequate points for lights, fans, A/Cs & 5 AMP sockets

Cabling for TV in master bedrooms

1 cupboard & 1 loft with open shelves per bedroom

Heavy-duty pressed steel frames & country wood shutters

Full-body vitrified tiles with skirting of 4"

Plastic emulsion wall paint

Granite counter-top with ceramic tiles upto 2' from platform

SS sink & drainboard

Adequate points for lights, fans, exhausts, 5 AMP & 15 AMP sockets

1 cupboard & 1 loft with open shelves

## SPECIFICATIONS

*Transforming a built-structure into the home for your family;*

*...for, it is enlivened by the warmth that is sewed into the little details we have developed & refined over the years.*

Anti-skid ceramic tiles & dadoing upto 7'

Plastic emulsion paint for walls above the dadoing

Adequate points for lights, exhausts, geysor & 5 AMP sockets

CP fittings: Chromium-plated in Metro or any other equivalent brand

Sanitary fixtures: All white in Hindware or any other equivalent brand

**Plumbing** Concealed PVC pipes of any premium brand

24 Hours piped supply through bore-well & overhead tank

**Drainage** STP plant with adequate capacity

**Electrical** 3-phase wiring with concealed copper wiring from any premium brand with modular switches

**Back-up** Back-up for essential services like elevator, motor pumps etc.

**Connectivity** Cabling for Broadband connectivity to all living rooms

Concealed DTH cabling for TV to all living rooms

**Security** CCTV surveillance and monitoring at entry / exit points & lobby areas

Safety grills in all windows

**Facade** Cement based paint for all external walls with punning as per Architect's design

### Bedrooms

### Kitchens

### Living & Dining

### Foundation & Structure

### Sit-out Spaces

### Bathrooms

### Lobby & Corridors

Full-body vitrified tiles with skirting of 4"

Plastic emulsion wall paint

Adequate points for lights, fans & 5 AMP sockets

Cabling for Broadband, DTH & Telephone

Teak wood frames & country wood shutters

Earthquake resistant Reinforced Cement Concrete structure

1 stilt floor for covered parking in ground floor & 4 floors on the top

9" Fly-ash / concrete block masonry walls for exterior

4 1/2" fly-ash / concrete block masonry wall for partitions

Anti-skid ceramic tiles with skirting of 3"

Plastic emulsion paint for walls

Adequate points for lights, fans & 5 AMP sockets

1 well-drained planter box

2' 6" high parapet walls + handrail for corridors

Well laid Kota stone tiles with skiting of 4"

Plastic emulsion wall paint

Adequate lights for well-lit lobby & corridors

2' 6" high parapet walls for corridors + handrails

1 elevator with 5-person capacity from Johnson