



LOCATION



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HERE**



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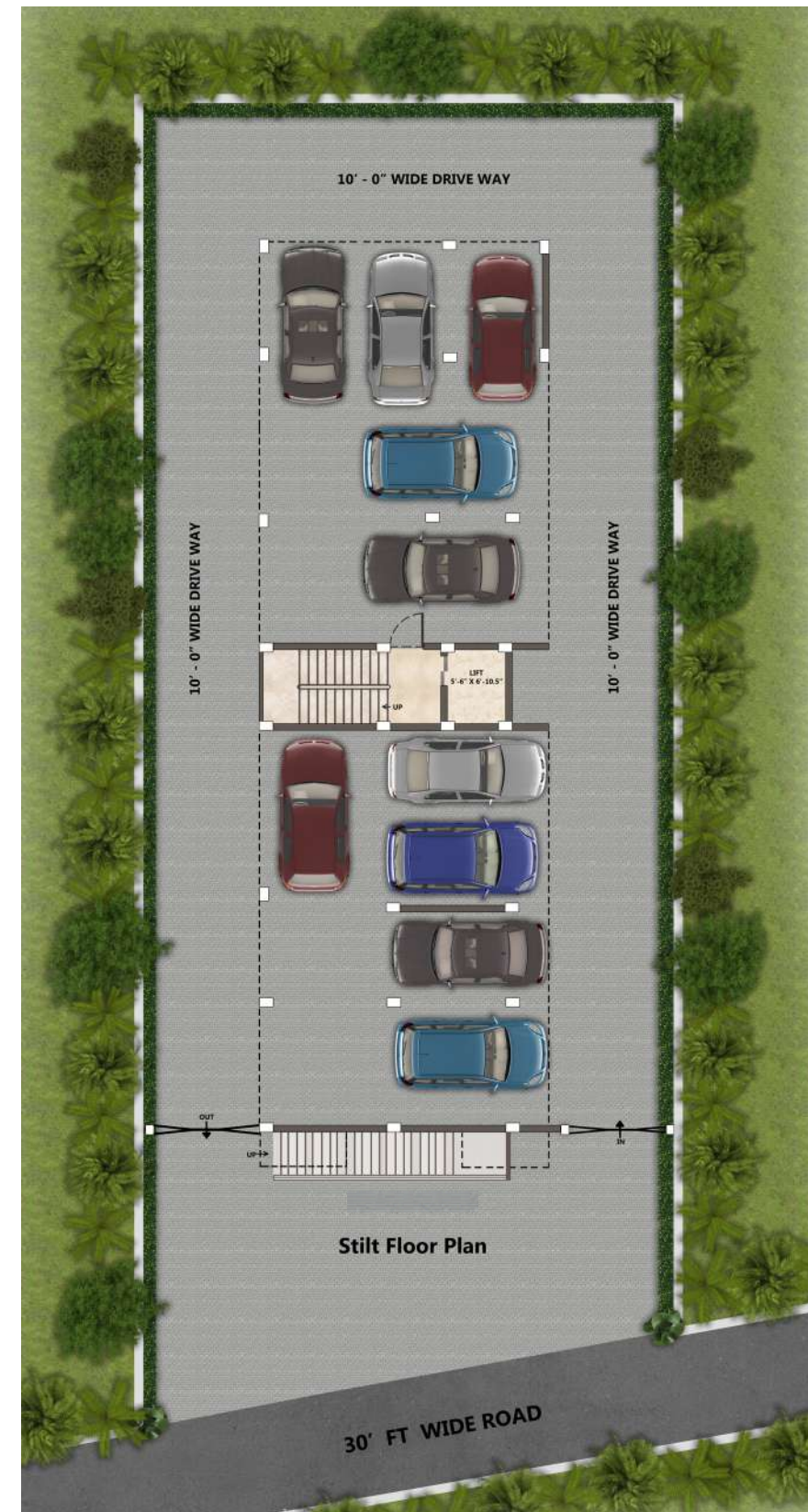
SPACIOUS MODERN LIVING



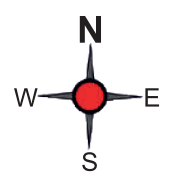
A unique residential project that aims to offer you the feeling of owning a home that spells elegance and beauty as much as it stands for achievement and success.

Presenting 'Poomalai TMS Residency', The Complete world come together in the heart of the city at Mylapore.

Poomalai TMS's Location makes it ideal for those who are looking for a home that spells class and luxury but at the same time provides a comfortable and peaceful surrounding for the family. An expression of your individuality that inspires you to go beyond your dreams and achieve more than you expect from yourself.



STILT FLOOR PLAN





AREA DETAILS

FLAT NO.	FLOOR	FACING	NO. OF BED ROOMS	CARPET AREA IN SQ.FT	SALABLE AREA IN SQ.FT	UDS SQ.FT
101	FIRST	SOUTH	3	936	1285	584
OFFICE	FIRST	NORTH	-	964	1285	584
202	SECOND	NORTH	3	997	1370	624
203	SECOND	SOUTH	3	936	1285	584
302	THIRD	NORTH	3	997	1370	624
303	THIRD	SOUTH	3	936	1285	584
402	FORTH	NORTH	3	997	1370	624
403	FORTH	SOUTH	3	936	1285	584
502	FIFTH	NORTH	3	997	1370	624
503	FIFTH	SOUTH	3	936	1285	584



FIRST FLOOR PLAN

SITE ADDRESS

Door No 58, Old Door No. 98, Dr. Ranga Road,
 Mylapore, Chennai - 600 004



TYPICAL FLOOR PLAN

(2nd, 3rd, 4th & 5th Floors)

SPECIFICATIONS

STRUCTURE

RCC Framed Structure with Solid Blocks for all Walls

WALL FINISH

Walls will be plastered outside and inside.

Inner walls with Premier Emulsion Roller finish (Asian/ICI / equivalent) with Altech patty.

Texture paint for External Walls.

Outer walls shall have 2 coats of Exterior emulsion paint with 1 coat of primer (Asian Ultima / equivalent)

In the Toilets, walls will be covered with pastel shade Ceramic Tiles (Kajaria/Somany/equivalent) upto roof height of 10-ft.

In the utility area ceramic tiles will be covered upto a height of 3-ft.

FLOORING

800 mm X 800 mm Size Vitrified Tiles in the Foyer, Living, Dining, Corridor. (Kajaria/Somany/equivalent)

All other bed rooms with Vitrified tiles finishing.

DOORS

Main Door – 7 Feet High Opening with Frame and Paneled Shutter in Teak Wood with Teak Architrave

Main door will be provided with Ultra lock, one aldrops, safety chain, peep hole, brass keels and tower bolt.

Internal Doors – All Bedroom Doors are 7 Feet Height and Toilet Doors 7 Feet Height with Teak Wood Frames, Teak Architraves and Flush Shutters

All the door fittings will be of Stainless Steel

WINDOWS

UPVC SLIDING windows

KITCHEN

Black granite slab for kitchen table top.

Single bowl Sink (Nirali / equivalent) with the sink mixture.

2 feet dado above the kitchen counter in ceramic tiles (Kajaria/Somany/equivalent)

PLUMBING AND SANITARY FITTINGS

Counter Mounted Wash Basins.(Kohler/equivalent)

Wall Mounted EWC's. (Kohler/equivalent)

LOFTS

Lofts will be provided in all bedrooms and kitchen

ELECTRICAL WIRING / POINTS

All Electrical Wiring is Concealed with PVC Insulated Copper Wires and Modular Switches

Concealed 3-Phase Electricity supply, M.C.B. adequate light, fan and Plug Points.

Each flat shall have an independent 3-phase electrical meter connection.

Power point for Split AC will be provided in all bedrooms and Living area.

TV & Broadband Connection:

Telephone Points provided in the Living Area and all Bedrooms.

Broadband Connection point will be provided in the Study Area.

COMMON

Lift: Lift 1 No. of Johnson / equivalent with suitable interiors.

Power Back-up: Generator facility of adequate capacity will be Available for Common

area lights, lift, motor pump and 5 light & fan points inside the flat.

Other features: Intercom, Name Board, Letter Box, Flat No, TV Line, Telephone Line.

Landscaping, Car Parking, Servant Toilet, Pest Control, Compound Wall, Bore well.

Metro Water Sump & Overhead Tanks, CCTV Camera in common area, Video Door Phone.

PAYMENT SCHEDULE

On Booking	: Rs. 5 Lakhs
At the time of agreement	: 20%
At the time of registration	: 20%
At the time of foundation	: 20%
At the time of brick work	: 20%
At the time of plastering	: 15%
On key handing over	: 5%

SUCCESSFULLY COMPLETED PROJECTS

- ◆ Poomalai "Vignesh", Thiruvannamiyur
- ◆ Poomalai "Rani", Saidapet
- ◆ Poomalai "Nathi", Perungudi
- ◆ Poomalai "Somu", Thiruvannamiyur
- ◆ Poomalai "Arunachala", Pammal
- ◆ Poomalai "Saravana", Pammal
- ◆ Poomalai "Swamy Nivas", Thiruvannamiyur
- ◆ Poomalai "Sree Ganesha", Thoraipakkam
- ◆ Poomalai "Sree Kumaran", Thoraipakkam
- ◆ Poomalai "Sree Conarc", Palavakkam
- ◆ Poomalai "Sree Velavan Nivas", Thiruvannamiyur
- ◆ Poomalai "Sree Karthikeyaa", Sithalapakkam
- ◆ Poomalai "SreeAthiLakshmiNivas", Thiruvannamiyur
- ◆ Poomalai "Sree Nathan", Okkiam Thoraipakkam
- ◆ Poomalai "Sree Shanmuga Nilayam", Palavakkam
- ◆ Poomalai "Sree Thirumuruga Nilayam", Palavakkam
- ◆ Poomalai "Sree Senthil Velavan", Rajakilpakkam
- ◆ Poomalai "Sree Shenbagam", Thoraipakkam
- ◆ Poomalai "Sree Swaminadhan", Chrompet
- ◆ Poomalai "Sree Senthur Nilayam", Thiruvannamiyur
- ◆ Poomalai "Sree Skantha Nilayam", Velachery
- ◆ Poomalai "Sree Thanigai Nilayam", Sholinganallur
- ◆ Poomalai "Blossom, Anna Nagar", Velachery
- ◆ Poomalai "Mukesh", Palavakkam
- ◆ Poomalai "Guru Nivas", Velachery
- ◆ Poomalai "Sree Thai Mookambigai", Thiruvannamiyur
- ◆ Poomalai "Sree Sarojan", Thiruvannamiyur
- ◆ Poomalai "Pannai Pearls", Adayar
- ◆ Poomalai "Mani Vilas", Vannandurai
- ◆ Poomalai "Poonam", Madipakkam
- ◆ Poomalai "Lakshmi Pearls", Palavakkam
- ◆ Poomalai "Manasarovar", Palavakkam
- ◆ Poomalai "Dhanyaa", Thiruvannamiyur
- ◆ Poomalai "Santosh Pearls", Palavakkam
- ◆ Poomalai "Daksha", Adyar
- ◆ Poomalai "Lakshita", Selaiyur
- ◆ Poomalai "Sreeya", Thuraipakkam
- ◆ Poomalai "Hiranya", Kandhanchavadi
- ◆ Poomalai "Naveens", Irumbuliyur
- ◆ Poomalai "Aksharaa", Perungudi
- ◆ Poomalai "Ruchika", Thiruvannamiyur
- ◆ Poomalai "Gopinath Blossom", Palavakkam
- ◆ Poomalai "Varishta", Medavakkam
- ◆ Poomalai "Dharaa", Thiruvannamiyur
- ◆ Poomalai "Aksharaa-2", Perungudi
- ◆ Poomalai "Krishnaashree", Palavakkam-ECR
- ◆ Poomalai "Vistaa", Palavakkam-ECR
- ◆ Poomalai "SaiPearls", Madipakkam
- ◆ Poomalai "The Wave", Neelankarai-ECR

ONGOING PROJECTS

- ◆ Poomalai "The Wind", Kolapakkam
- ◆ Poomalai "Avantikaa", Chrompet
- ◆ Poomalai "TMS Residency", Mylapore
- ◆ Poomalai "Vasantham", Thiruvannamiyur

UPCOMING PROJECTS

- ◆ Poomalai "Aashrayam", Thiruvannamiyur
- ◆ Poomalai "Yashikaa", Tambaram
- ◆ Poomalai "Camp Road", Salaiyur