



MOWNISHWAR NAGAR

OMR, THAIYUR

M.L.P.A Approved of House Plot in S.No.514/7, 8A at Thaiyur Village, Thaiyur Panchayat, Thiruporur Taluk, Kanchipuram, District

Set on a 0.75 - acre expanse, Mownishwar Nagar is an **MLPA DTCP Approved premium villa plots**. Located at **Thaiyur, OMR**. The project is just 6 minutes drive from Kelambakkam Junction. We bring you perfectly laid out plots, ranging from **617 Sq.ft to 1020 Sq.ft.**, Located close to prominent schools, colleges, hospitals and industries. Mownishwar Nagar Astron brings you a once-in-a lifetime opportunity to buy the plot of your dreams, which bring you the space and freedom to build your home the way you want it.

Specifications

- STRUCTURE**
RCC framed structure as designed by Structural Engineers.
Red Bricks work will be done as per Plan.
- PLASTERING**
Plastering work will be done for both Internal and External Walls.
- FLOORING**
2'x2' Vitrified Tiles for all Rooms.
- KITCHEN**
Black Granite Kitchen Platform.
Stainless Steel Tap for water provision.
- PLUMBING AND SANITARY**
Stainless Steel Tap with Heater Provision.
High quality Bathroom (Parry ware) and Sanitary Fittings.
Concealed Plumbing (CPVC).
- DOORS AND WINDOWS**
Complete Teak Wood Frame for Main Door.
All Windows will be attached with Steel Fixed Grills.
Safety Grill Gate will be provided.
- ELECTRICAL WORKS**
3 Phase Electrical backups (ISI wires) for each Villa.
Anchor Switches.
- CUPBOARDS**
Cupboards will be attached for all Rooms.
- PAINTING**
Good Quality of Paints will be used for Internal and External Walls.
- STANDARD FEATURES**
Covered Car Parking.
Septic Tank will be provided.
1000 Litres Water Tank will be provided.
Bore well will dig appropriate Depth.
- ADDITIONAL CHARGES**
Building Approved Plan.
EB Deposit Charges for Government.

Project Highlights

- Entrance Arch
- DTCP Approved Project
- Ready for Construction
- 30 & 20ft Black Top Wide roads
- Fully Compounded Gated Community
- Suitable for investment and construction

Location Advantages

- Billabong High International School - 1 min
- Kelambakkam Junction - 6 mins
- Velammal New Gen CBSE School - 5 mins
- Siruseri Sipcot - 10 mins
- Jeppiar SSR Engineering College - 10 mins
- Thiruporur - 6 mins



PLOT	SURVEY NO	SQ.FT
1	514/8A	1020
2	514/8A	941
3	514/8A	813
4	514/8A	858
5	514/8A,514/7	1020
6	514/8A,514/7	800
7	514/8A,514/7	800
8	514/8A,514/7	800
9	514/8A,514/7	800
10	514/7	798
11	514/7	707
12	514/7	617
13	514/7	527
14	514/7	684