

**NORTH FACING
1 BHK COMPACT VILLA**



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ISOMETRIC VIEW**



Distance from nearest educational institutions

PERI Institute of Technology - 1 km | Sri Niketan Patasala - 3 km | Narayana e Techno School - 3 kms
 Alwin International School - 4 kms | Crescent Engineering College - 4 kms | SRM University - 9 kms
 Dhaanish Ahmed College of Engineering - 7 kms



For Booking & Enquiries

www.vishwakproperties.in

Corporate Office : Bil Complex, #45/22, Alagesan Street, West Tambaram, Chennai - 600045.





Set on a 3.14 - acre expanse, Vijay Ganapathy Nagar is an CMDA Approved premium villa plots. Located at Mannivakkam, just 5 minutes drive from Vandalur GST Highway, We bring you perfectly laid out plots, ranging from 553 sq.ft to 2286 sq.ft., Located close to prominent schools, colleges, hospitals and industries.

Vijay Ganapathy Nagar 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

Grand Entrance Arch



Ready for Construction



24,30 & 33ft Black Top Wide roads



Fully Compounded Gated Community



Suitable for investment and construction



Location Advantages

400 Ft Outer Ring Road - 2 mins



GST Road - 5 mins



Vandalur Railway Station - 5 mins



New CMBT Urupakkam Bus Stand - 6 mins



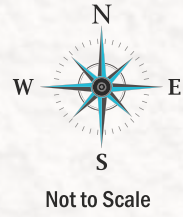
Tambaram - 10 mins



Airport - 25 mins



Residential Layout of " Vijay Ganapathy Nagar " Comprising in S.No.242/1 & 2A, 2B & 3 of Mannivakkam Village, Vandalur Taluk, Chengalpattu District, Kattankulathur, Panchayat Union.



EXISTING 50 FT ROAD

PLOT	SQ.FT
S.NO 242/1	
1	1312
2	1298
3	1431
4	1568
5	1556
14	1774
17	1475
18	1475
27	1656
34	632
35	632
36	632
37	632
42	632
43	632
44	632
45	632
46	632
EXTENSION	
242/2B	
1	1224
2	1125
3	1128
4	1131
5	1134
6	2289
7	1721
8	1721
9	1721
10	1721
11	1350
12	1417
13	1441
242/3	
14	1386
15	1446
16	1559
17	1683
18	1683
19	1683
20	1683
21	1683
22	1791
23	1246
24	1185
25	1185
26	1185
27	1185
28	1185

NORTH FACING 2 BHK DUPLEX VILLA ISOMETRIC VIEW

BUILT UP AREA - 1170 SQ.FT

LAND AREA - 632 SQ.FT

