



MADHAVARAM

SPACIOUS LIVING IN THE
HEART OF THE CITY

Ashiana Bharmal Apartments by GSecured Reality, nestled in the bustling hotspot of Madhavaram, Chennai, offers modern living amidst industrial growth. Experience urban convenience and connectivity in this vibrant residential enclave.

Ashiana Bharmal stands as a four-story haven, hosting eight units with expansive rooms. Modern architecture defines each floor, creating distinct living spaces that seamlessly blend comfort and style-an ideal choice for those seeking a harmonious living environment with ample room for relaxation and functionality.





Prime Location

- ◆ Our handpicked project location is in the prime location of North Chennai's
- ◆ Madhavaram providing easy access to essentials.

Major Industries Near By

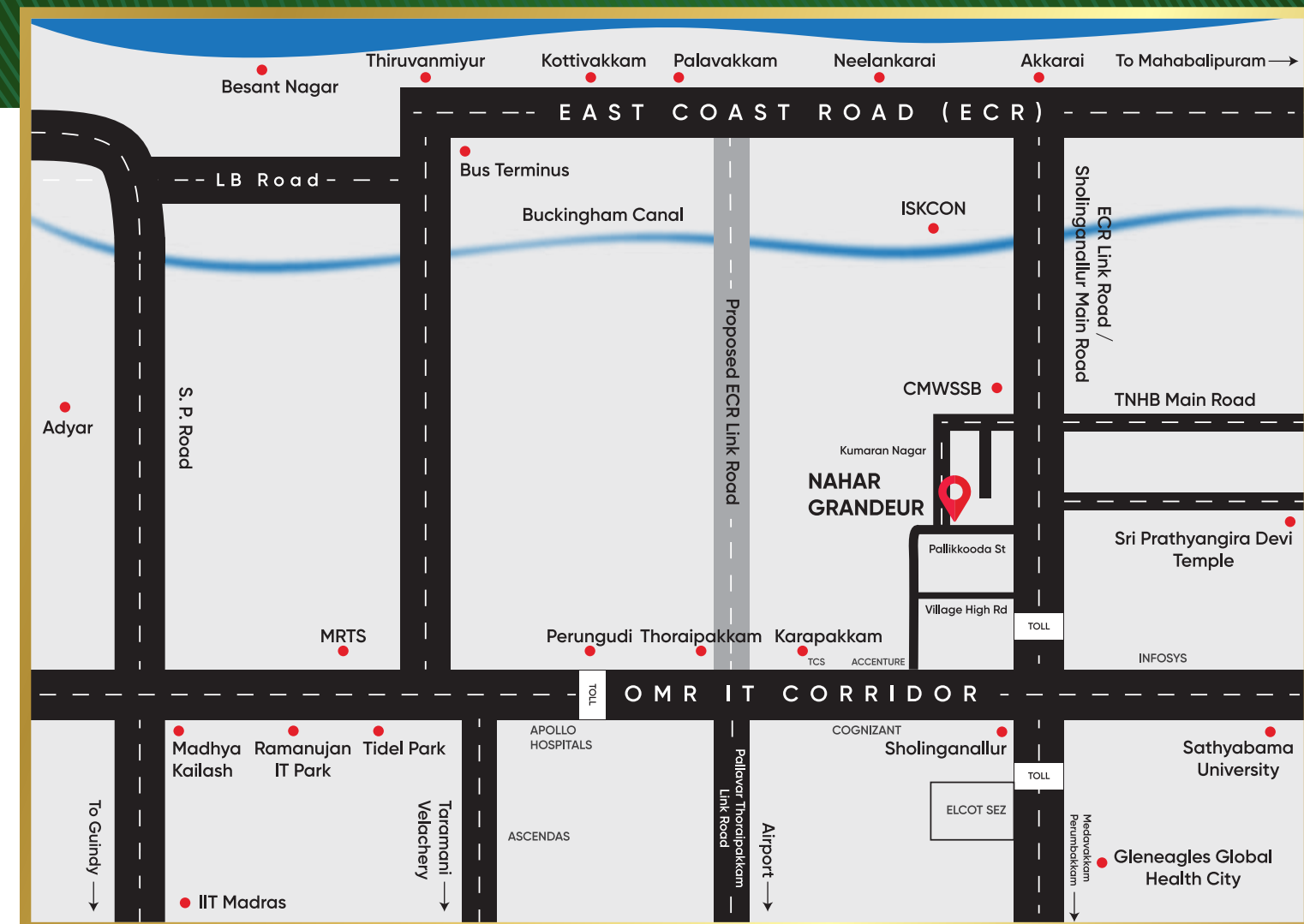
- ◆ Major industries such as CPCL, MANALI PETRO CHEMICALS, TVS, SRF LTD,
- ◆ Amalgamation valeo and many other industry near by to ASHIANA BHARMAL apartments.

Transport Facilities

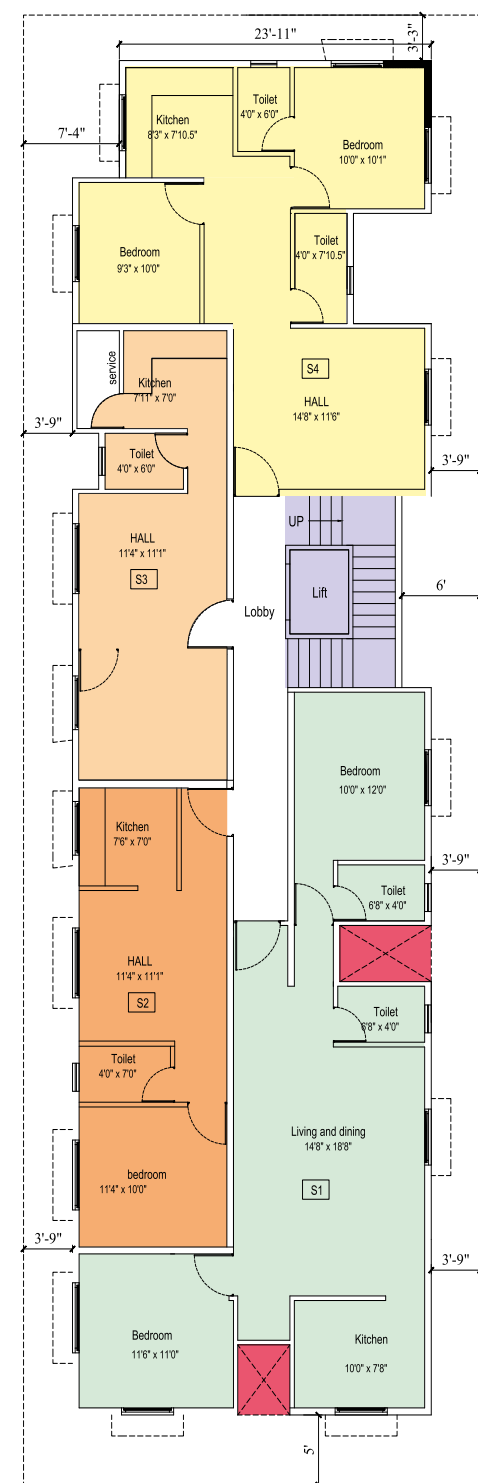
- ◆ Easy Access to Commute. Walking distance to JN Inner Ring Road 200ft road for better transportation access.
- ◆ 5 mins drive to new proposed madhavaram metro.
- ◆ 5 mins drive to new inter-city bus terminus.
- ◆ 25 mins drive to cmbt bus terminus, koyembedu, chennai.
- ◆ 20 - 30 mins drive to central train station & egmore train station, chennai.

Location

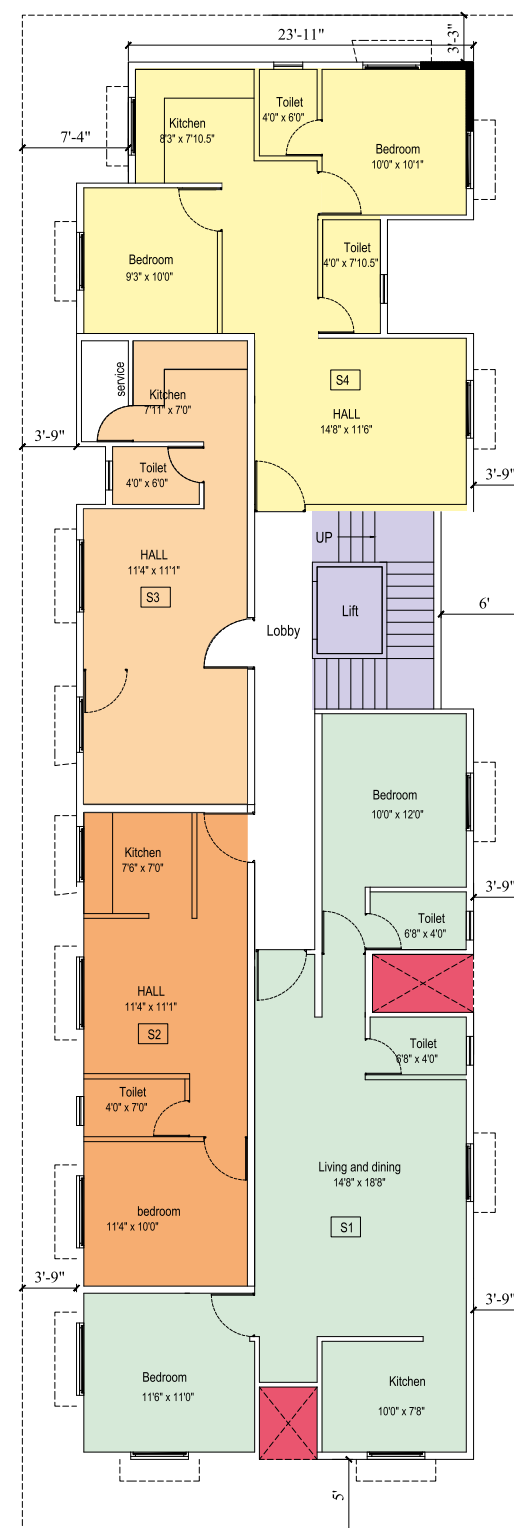
- ◆ 900m Sri chaitanya school
- ◆ 1.5 km Velammal New Gen School
- ◆ 1.6 km St ann's Mat school
- ◆ 2.9 km Madhavaram mofussil
- ◆ 3.7 km Meridian Hospital
- ◆ 4 km Prashanth hospital
- ◆ 6 km Don bosco
- ◆ 6.2 km St John's
- ◆ 10 km from Anna Nagar.



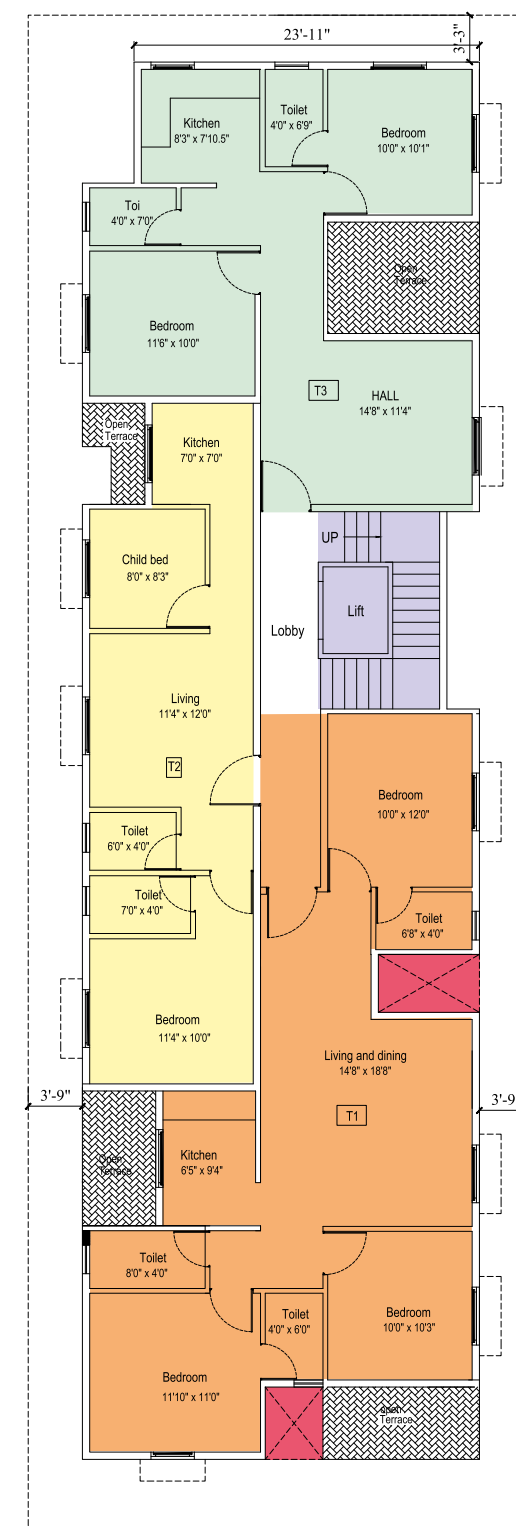
Not to scale



First floor plan

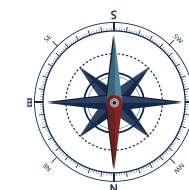


Second floor plan



Third floor plan

Disclaimer: Floor plans are intended to give a general indication of the Proposed layout only. All images and dimensions are not intended To form part of any contract or warranty. Furniture and fixture Arrangements have been included for space understanding only. The representation are conceptual in nature and should not be Considered as a legal offering.



Amenities

24x7 Water Supply

- ◆Uninterrupted Water Supply for the residents.



Granite/ Marble Flooring

- ◆Marble/ Granite flooring for Common Area, Lift & Lobby.



Lifts

- ◆6 Passenger Capacity Lift of Reputed Brand.



CCTV

- ◆Installation of CCTV for Security Purposes.



Specification

Structure - RCC framed structure.

Walls - AAC Block Masonry

Exterior

- ♦ Plaster - One Coat Of Primer And Two Coats Of Exterior Ace (Asian Paints / Equivalent)
- ♦ Surface Treatment - Textured Paint In Highlighted Areas As Per Elevation

Floor Finish

- ♦ Lift Lobby/Common Area - Marble / Granite
- ♦ Living/Dining/Bedroom And Kitchen : 600 Mm X 600 Mm Joint Free Vitrified Tile
- ♦ Toilet And Balcony : 1"x 1" Anti-skid Ceramic Floor Tile & 12"x18" Wall Tile

Wall Surfacing

- ♦ For All Internal Walls : 2 Coats Of Putty +1 Coat Of Primer And 2 Coats Of Emulsion.
- ♦ Common Area/Lobby : 1 Coat Of Primer And 2 Coats Of Emulsion

Wall Coating

- ♦ Kitchen : 2 Coats Of Emulsion + Ceramic Glazed Tile Upto 2ft Ht From Slab Top (Dado)
- ♦ Toilet - Glazed Tile Upto 7 Ft High Interior And Emulsion Above 7ft Ht

Handrail

- ♦ Staircase/balcony : MS Grill With SS Railing

Main Door

- ♦ Frame/shutter : Teak Wood Frame and Teak Wood door.
- ♦ Hardware : Lock/ Tubular Handle/ tower Bolt Shall Be In Brass Of Good Quality.

Internal Door

- ♦ Frame/shutter : Country Wood Frame /Flush Door Shutter.
- ♦ Hardware : All Necessary Fittings Shall be Steel Of Good Quality.

Window

- ♦ Upvc Windows with MS Grill

sanitary /Plumbing

- ♦ Fixtures: Parryware / Hindware / CERA/ Equivalent
- ♦ Fittings : All Fittings Shall Be Of Parry ware / Metro / Ess Equivalent With 2 In One MixerTaps.

Electrical

- ♦ Cabling-orbit : Copper Pvc Insulating Wire
- ♦ Switches : Anchor Roma / Litawski / Equivalent
- ♦ Safety : Earth Leakage Circuit Breakers For Each Unit
- ♦ AC - Electrical Provision For Split Unit In All Bedrooms

Electrical Points

- ♦ Living/bedrooms : Two Number 2-way Switch Provision, Provision For Computer NightLamp, Mosquito Repellent & Tv.
- ♦ Kitchen : Provision For Exhaust System, Mixer, Grinder, Water Purifier / Induction Stove /Oven, and additional (15 Amps-2 Nos, 5 Amps-2 Nos)
- ♦ Toilets : Apart From Regular Switch Points, Geyser Point Shall Be Made In All Toilets.
- ♦ Service Area : Electrical Point For Washing Machine

Communication

- ♦ cable - Internal Cabling Points - For Living Room & Master Bedrooms

Elevator (Lifts)

- ♦ 6 Passenger Capacity Lift Of Reputed Brand

External Flooring

- ♦ Stilt (Parking Area) : Ultra Tile Flooring

General

- ♦ Loft For All Bedroom And Kitchen
- ♦ Granite Counter Top At Kitchen

Overhead Tank

- ♦ 3000 Litres for Bore Water & 3000 Liters for Metro Water
- ♦ Sump 12000 Liters Capacity.

Available Units

Unit No	Floor	Type	Facing	Sales Area Sq. Ft.
101	I	2BHK	South	1012
102	I	1BHK	South	484
201	II	2BHK	South	1012
202	II	1BHK	South	484
302	III	1.5BHK	West	732
303	III	2BHK	North	882

Payment Schedule

- Booking Amount - 20%
- On completion of basement - 20%
- On Completion of Stilt roof - 10%
- On Completion of First floor roof - 10%
- On Completion of Second floor roof - 10%
- On Completion of Third floor roof - 10%
- On Completion of Brick Work - 10%
- At the time of handing over - 10%

Purchasing a home, it is a dream of many individuals in India. At Gsecured we give utmost care to products from Selection of Location, Clear Titles, Adherence to Regulations, Best Constructions Practices, Innovation & Technology to Handing Over. Everything is important to us because we don't just sell a home, we cherish the dream of our customers.



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