

The joy of owning a
scenic lake view home





204 Units: 2 BHK, 3 BHK and Studio Apartments



A walk by the lake is sheer delight; even a little peek at it from the window can take away all the stress of the day. Living in a home close to a lake is nothing short of pure bliss. Come reside amidst greenery, serenity and harmony. Come reside at Pushkara.



- Breathtaking view overseeing Muttukadu lake
- Enjoy the serenity of nature and water-front living
- Located in Kazhipattur, OMR
- Live close to work - proximity to IT majors
- Just 200 meters from Gateway International School



- Begin your day by welcoming the early morning rays while you practice your yoga or aerobics on our stage at the amphitheatre.
- Gather on the deck for a special occasion like a birthday, society meet, a romantic dinner or even just for a cup of tea. Enjoy a family picnic on the stepped deck overlooking the water-front.
- The Barbecue corner by day transforms into an outdoor party lounge by night. Experience magical evenings with your friends and loved ones on the deck created specially to give you a chance to relax after work.
- The backwaters located near the deck allows Pushkara to have a cool and soothing environment even on those sunny summer days.

The Pushkara landscaped deck overlooking the water-front has the following features:

- Swings
- Amphitheatre
- Fountain
- Landscaped garden
- Barbecue corner



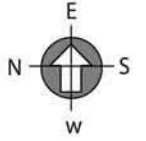
Amenities: Gym | Swimming pool | Indoor and Outdoor games | Plaza | Community hall



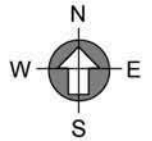
ROUTE MAP



SITE PLAN



STUDIO APARTMENTS



111 - 411
595 SQFT

110 - 410
588 SQFT

109 - 409
588 SQFT

108 - 408
588 SQFT

107 - 407
588 SQFT

106 - 406
595 SQFT

101 - 401
595 SQFT

102 - 402
595 SQFT

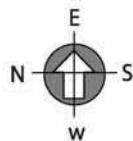
103 - 403
588 SQFT

104 - 404
588 SQFT

105 - 405
595 SQFT



TYPICAL FLOOR PLAN - STUDIO APARTMENTS
BLOCK - E



101 - 401, 102 - 402, 105 - 405
595 SQFT



106 - 406, 111 - 411
595 SQFT



103 - 403, 104 - 404
588 SQFT

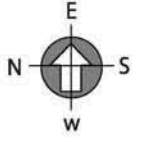


107 - 407, 108 - 408, 109 - 409, 110 - 410
588 SQFT





2 & 3 BHK APARTMENTS



TYPICAL FLOOR PLAN - 2 & 3 BHK BLOCK - C & D

101 - 401
1075 SQFT

102 - 402
1116 SQFT

103 - 403
1075 SQFT

104 - 404
1113 SQFT

105 - 405
1111 SQFT

106 - 406
1334 SQFT



112 - 412
1264 SQFT

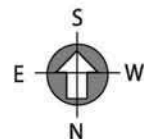
111 - 411
1160 SQFT

110 - 410
1156 SQFT

109 - 409
1156 SQFT

108 - 408
1156 SQFT

107 - 407
1165 SQFT



101 - 401, 103 - 403
1075 SQFT



102 - 402
1116 SQFT



104 - 404
1113 SQFT



105 - 405
1111 SQFT

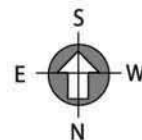






pushkara
Lake View Homes





106 - 406
1334 SQFT



107 - 407
1165 SQFT

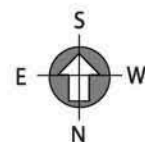


108 - 408, 109 - 409, 110 - 410
1156 SQFT



111 - 411
1160 SQFT



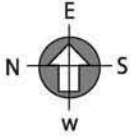


112 - 412
1264 SQFT





3 BHK APARTMENTS



TYPICAL FLOOR PLAN - 3BHK
BLOCK - A & B

101 - 401
1495 SQFT



102 - 402
1464 SQFT



103 - 403
1498 SQFT



104 - 404
1692 SQFT



6 FEET WIDE CORRIDOR



108 - 408
1521 SQFT



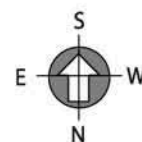
107 - 407
1504 SQFT



106 - 406
1521 SQFT



105 - 405
1700 SQFT



101 - 401
1495 SQFT

KEYPLAN



101 - 401



102 - 402
1464 SQFT

KEYPLAN



102 - 402



103 - 403
1498 SQFT

KEYPLAN



103 - 403

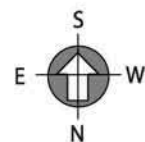


104 - 404
1692 SQFT

KEYPLAN



104 - 404



105 - 405
1700 SQFT



KEYPLAN



106 - 406
1521 SQFT



KEYPLAN



107 - 407
1504 SQFT



KEYPLAN



108 - 408
1521 SQFT



KEYPLAN



SPECIFICATIONS

ITEM OF WORK	DETAILS OF WORK
Structure Masonry Work	RCC Framed Structure Block work
LIVING/ DINING	
Flooring Walls Ceiling	Vitrified Tile Tractor Emulsion Paint (Asian/equivalent) OBD
MASTER BEDROOM	
Flooring Walls Ceiling	Vitrified Tile Tractor Emulsion Paint (Asian/equivalent) OBD
OTHER BEDROOMS	
Flooring Walls Ceiling	Vitrified Tile Tractor Emulsion Paint (Asian/equivalent) OBD
KITCHEN	
Flooring Wall Tile Wall Painting Ceiling Counters CP Fittings	Vitrified Tile Ceramic Tile Dado (2ft ht above Granite platform) Tractor Emulsion Paint (Asian/equivalent) OBD Black Granite Jaquar/Parryware/Hindware or equivalent
TOILETS	
Flooring Wall Tile Wall Painting Ceiling Sanitary Ware CP Fittings	Ceramic Tile (Matte finish) Ceramic Tile (dado upto 7' ht) Tractor Emulsion Paint (Asian/equivalent) OBD Parryware/Hindware or equivalent Jaquar/Parryware/Hindware or equivalent
BALCONIES	
Flooring Wall Painting Ceiling Painting Railing	Ceramic Tile (Matte finish) Tractor Emulsion Paint (Asian/equivalent) OBD MS Handrail
UTILITY AREA	
Flooring Wall Tile Wall Painting Ceiling	Ceramic Tile (Matte finish) Ceramic Tile (Dado upto 3' ht on all 4 sides) Tractor Emulsion Paint (Asian/equivalent) OBD
External Paint	
Weather Proof Cement Paint	
DOORS	
Main Door Other Internal Doors French Door Toilet Door	Teak wood frame with TW veneer polished Flush Door Hard wood frame with Flush Door shutter Sliding Aluminium glazed door Hard wood frame with Flush Door
WINDOWS	
Aluminium - Glazed sliding window with fixed MS grills	
LIFT	
Lift Lift Lobby - Flooring Lift Lobby - Walls	Jhonson/equivalent Kota Tractor Emulsion Paint (Asian/equivalent)
STAIRCASES	
Flooring Walls Railing	Kota Tractor Emulsion Paint (Asian/equivalent) MS Hand Rail
ELECTRICAL	
Fixtures and Fittings Power Backup	Anchor ROMA or equivalent 100% backup for common areas (500Watts per unit) and for 2BHK & 3BHK units
PLUMBING	
CPVC / PVC Pipes	
Water supply / Gravity system / Water treatment plant provided / Rain water harvesting system provided	
Drainage Sewage treatment plant provided	



The joy of ownership



Discover your home – from MARG ProperTies with Mr. Joy.

MARG ProperTies is a leading name in the real estate space, provides value enriched homes and builds everlasting relationships. Having already sold more than 2.5 million sq.ft. of residential space with many successful projects launched in the last one year, MARG ProperTies offers a wide range of homes like Affordable, Urban Smart, Intergrated Townships and Ultra Luxury homes and is poised to build 20,000 homes.



The joy of promises

- Delivering the right product with the right value
- Better value to customers through economies of utilities, infrastructure and smarter technologies
- Long term appreciation of property
- Superior design and flexibility
- Hassle-free maintenance support
- On time delivery

Our values



SOUND INVESTMENT



100% VAASTU COMPLIANT



TRUST



GREAT DESIGN



ASSURED QUALITY

Our offerings



MEASURE & PAY



UPGRADE



GREAT DEALS



ZERO DEAD SPACE



The joy of MARG

MARG group is among India's fastest growing infrastructure companies. The group believes in aiding economic prosperity and creating inclusive & sustainable growth models. With offices spread across India, Singapore and China, the group handles projects worth more than ₹ 3000 crores. Led by over 1000 seasoned professionals, including global partners in the Infrastructure space, the group's portfolio includes projects across the entire infrastructure value chain.

- Urban and Industrial Infrastructure
- Marine Infrastructure and Services
- EPC
- Real Estate
 - Commercial Spaces
 - Residential Spaces



Two decades of reassuring infrastructure presence | Over 1000 employees | Building new cities
| Building 20,000 homes | Projects worth ₹ 3,000 crores under execution



pushkara

Lake View Homes

*Conditions apply



CUSTOMER SERVICE



Call **044 4252 5252** | www.margproperties.com

MARG ProperTies Shoppe: Kottivakkam - No.4/318, Rajiv Gandhi Salai (OMR), Chennai - 600 041.
Ashok Nagar - 1st Avenue, Next to Pallava Hospital, 100 ft. Road, Chennai - 600 083.

DTCP Approved