



Goodbye
Landlady.



Stop listening to the 'No's ...



... and say 'Yes'.

The legendary landlady with her list of 'No's has haunted you all your life. No non veg. No loud music. No pets. No nailing the walls. No screaming kids. No smoking. No parties. Now stop listening to the 'No's and say 'Yes' to Brindavan, preciously affordable homes from MARG Proper*Ties*. It's time to start living your own way.



Mr. Joy Presents.

BRINDAVAN

Live your own way

at **SRIPERUMBUDUR**

Brindavan advantage

- Right on the 6 lane expressway
- Multi-level car park located in close proximity to all blocks
- Ample space between blocks – for better air-flow and ventilation
- High rise apartment with ample greenery and lake view
- Specially designed landscape with elder's plaza, pavilion, spiral amphitheatre, children's play area, multi-use sports court and jogging track
- 100% Vaastu Compliant
- 2 and 3 BHK competitively priced
- Key amenities - School, Clinic, Pharmacy, Convenio, Beauty Salon and ATM
- Club house with Swimming Pool, Restaurant, Library, Community Hall, Fitness Centre, Day Care Centre and Indoor Games
- Shuttle bus service
- Efficient unit plan with good carpet to saleable ratio, less wastage of space and circulation



A Little Bit About Brindavan

- Spacious high rise apartments with balconies - 14 floors
- Spread over 16.5 acres
- 1848 apartments that open to a grand view
- Just 4 kms from Sriperumbudur and 8 kms from Oragadam Industrial hub on the 6 lane expressway
- 2 Bedroom - 608 sq ft to 902 sq ft
- 3 Bedroom - 1070 sq ft





Swimming Pool



ATM



Convenio



Clinic



Brindavan Facilities



School



Restaurant



Library



Fitness Centre



Indoor Games



Multi-Level Car Parking



Guided by ExNoRa Eco Star Rating

- Zero Waste Practices
- Rain Water Harvesting
- Green Open Terrace
- Vertical Horticulture
- Nursery Green Pharmacy
- Organic Farming
- Each resident will be trained as an ExNoRa Eco Champion - on Individual & Collective Environmental and Safety Responsibility

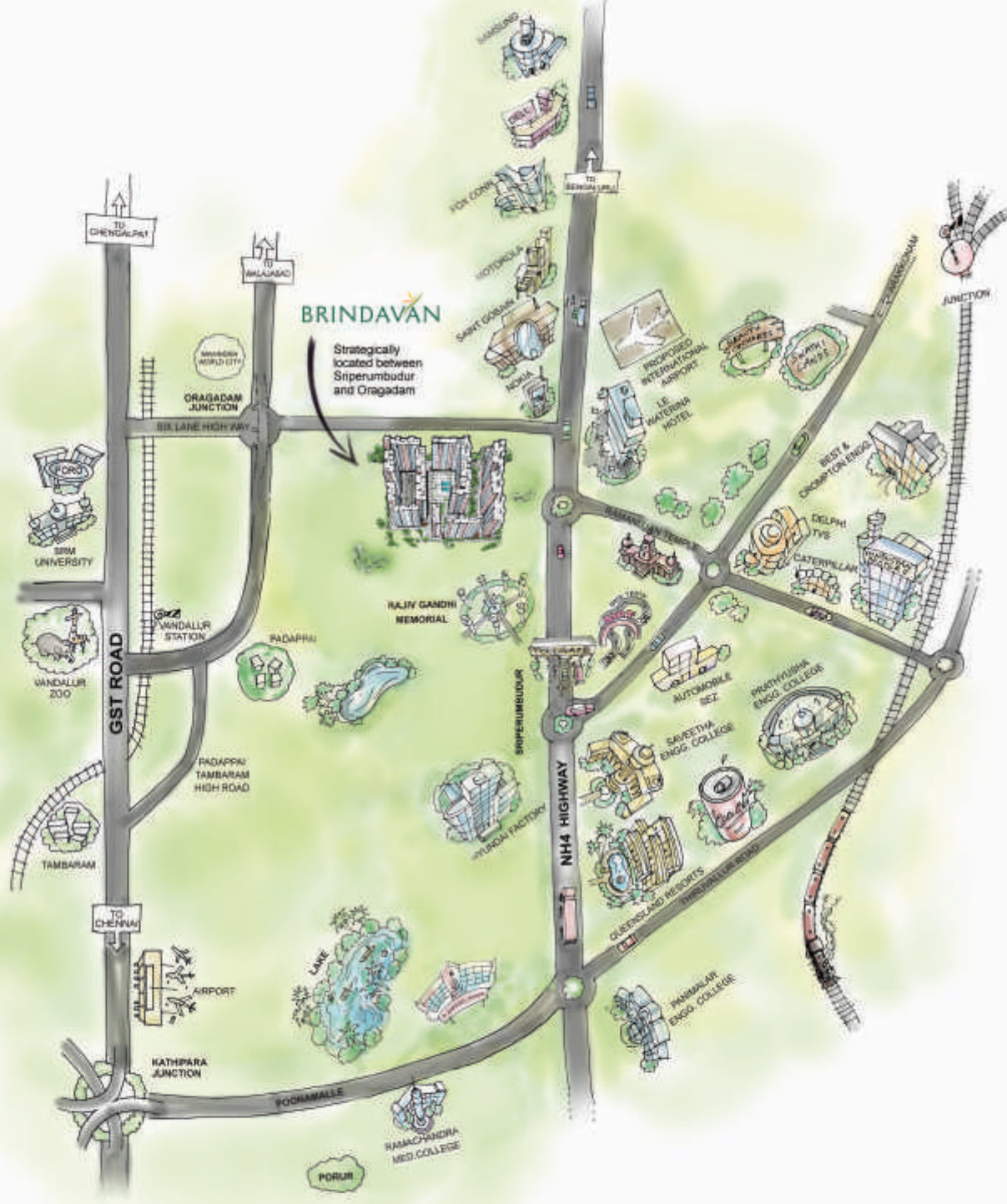


A CRISIL Real Estate STAR Rating

- Indicates commitment to timely delivery and adherence to promised quality
- Bestows the buyer with confidence regarding the legal status of the project and construction quality
- Assists the buyer in making informed decisions quickly
- Enables buyers to compare different STAR rated projects within the same city
- Monitors and empowers the buyer with timely updates on project progress



Location Map



Route map is not measured to scale.

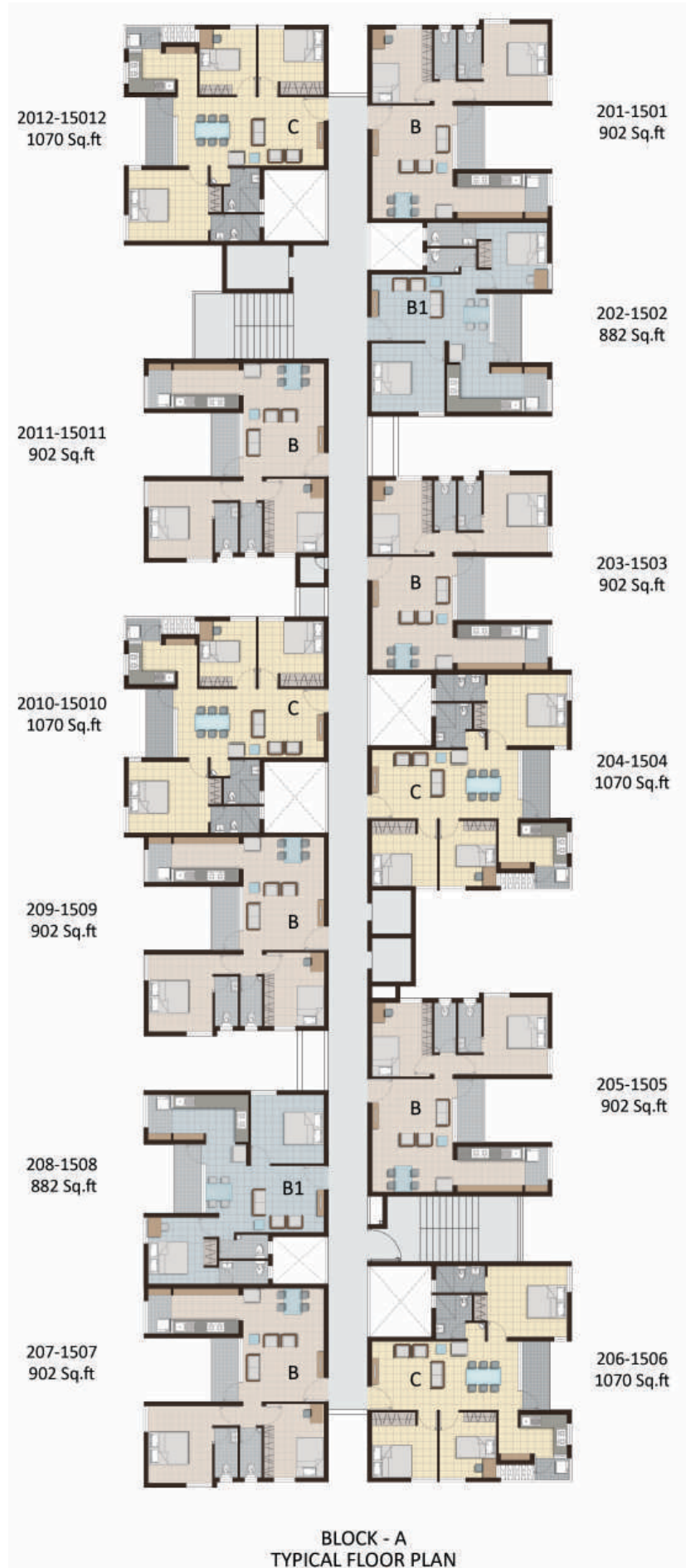
LEGEND

- | | |
|----------------------------------|---------------------------------|
| 1 Shopping and Clinic Facilities | 11 Pool for Ladies and Children |
| 2 Amphitheatre | 12 Swimming Pool |
| 3 Water Body | 13 Open Terrace Garden |
| 4 OSR | 14 Multi use Sports Court |
| 5 School | 15 Club House |
| 6 School Play Area | 16 Terrace Dining |
| 7 Pavilion | 17 Centre Court |
| 8 Senior Citizen Plaza | 18 Childrens Play Area |
| 9 Jogging Path | 19 STP |
| 10 MLCP - 1 | 20 MLCP - 2 |



MASTER PLAN

Floor Plans - Block A

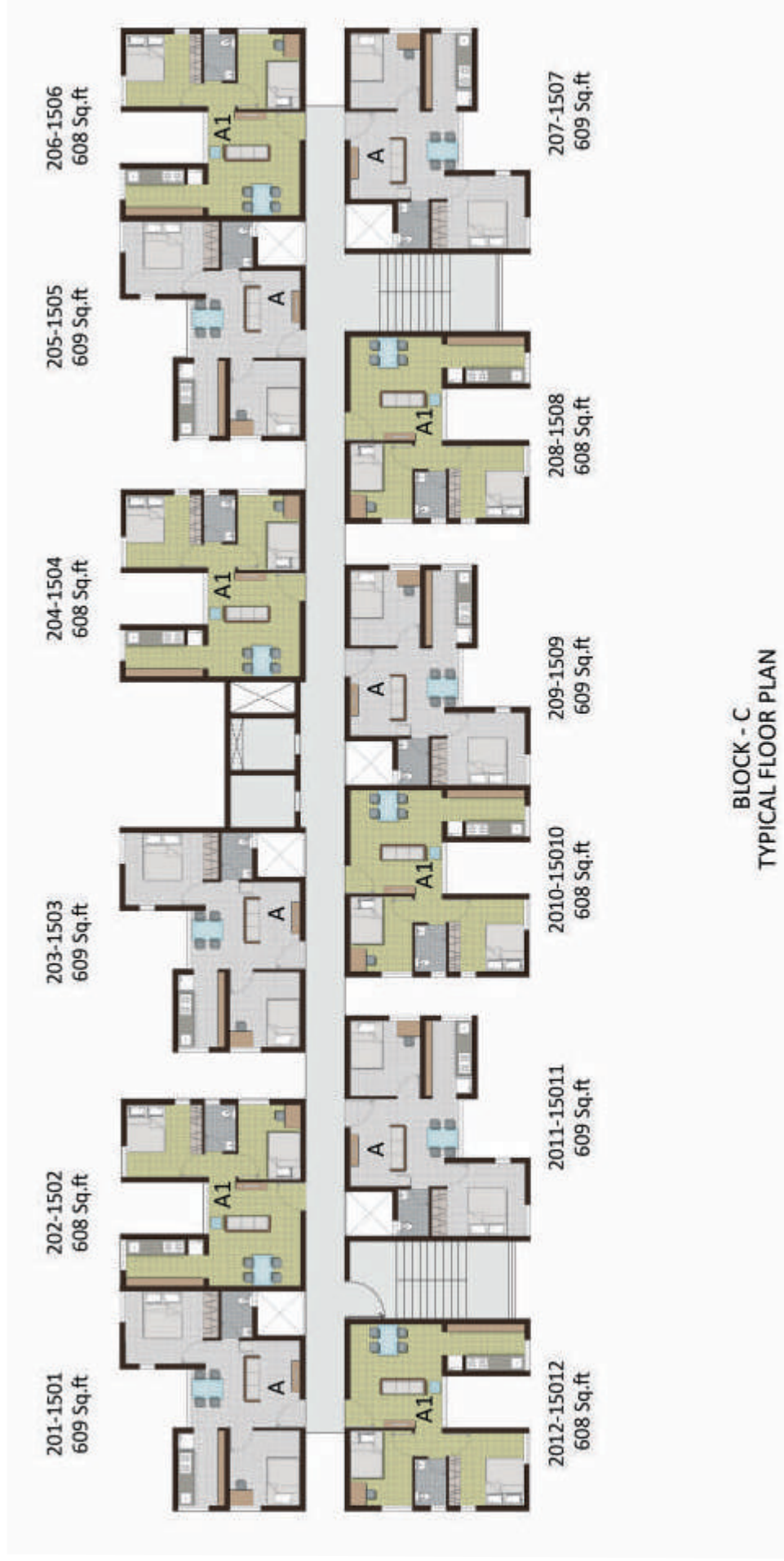






Floor Plans - Block B, E, F





Floor Plans - Block C

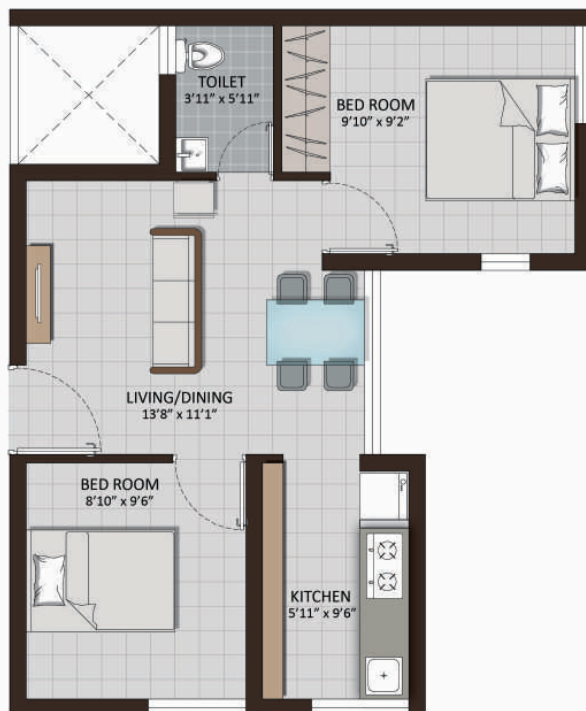
Floor Plans - Block D



BLOCK - D
TYPICAL FLOOR PLAN

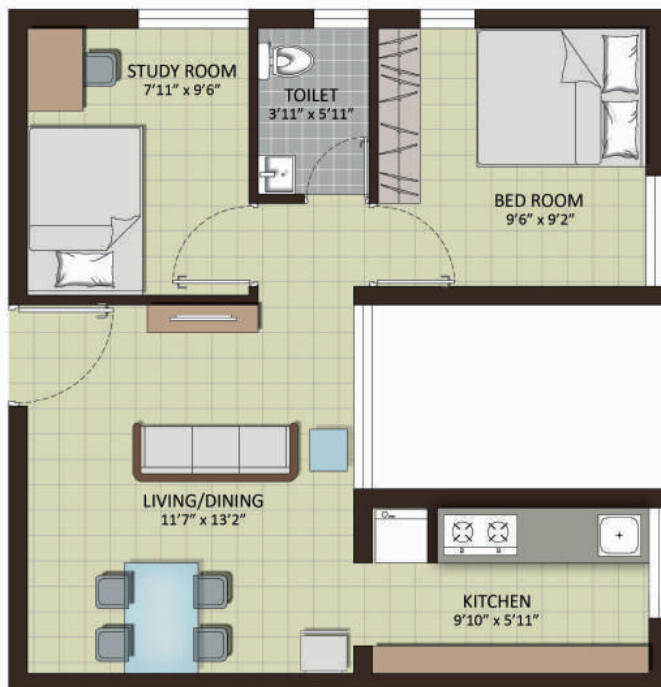


TYPE -A



SALEABLE AREA - 609 sq.ft

TYPE -A1



SALEABLE AREA - 608 sq.ft

Apartments Floor Plans

TYPE - B



SALEABLE AREA - 902 sq.ft

TYPE - B1



SALEABLE AREA - 882 sq.ft

TYPE - C



SALEABLE AREA - 1,070 sq.ft

Your home - from



The joy of ownership

Discover your home – from MARG ProperTies with Mr. Joy MARG ProperTies, a leading name in the real estate space provides value enriched homes and builds everlasting relationships. MARG Properties offers a wide range of homes like Affordable, Urban Smart, Integrated Townships and Ultra Luxury Homes. Having already sold more than 2.5 million sq.ft. of residential space and having launched successful projects in the last one year, MARG ProperTies is poised to build 20,000 homes with an aim to provide value enriched homes for one and all.

The Marg ProperTies promise

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



From the house of



MARG Group is one of India's fastest growing infrastructure companies. The group believes in aiding economic prosperity and creating inclusive/sustainable growth models. The group has great presence not only in India but also in Singapore and China, handling projects worth over Rs 5000 crores. And not to forget, a strong seasoned human capital of more than 1000 including global partners in the Infra space.

The group's portfolio includes economic growth centres that span across the entire infrastructure value chain.

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

Material Specifications

S.No	UNIT	COMPONENTS
1	STRUCTURE	
2	WALLS	
3	EXTERIOR	Plaster Surface Treatment
4	Flooring	LOBBY/Common Area Living/Dining Room/Balcony/Bedroom/Kitchen Toilet
5	Wall Surfacing	For all Internal Walls
6	Wall Coating	Common Area/Lobby Living/Dining Room/Balcony/Bedroom Kitchen Toilet (bath & wc)
7	Hand Rail	Staircase/Balcony
8	MAIN DOOR	Frame/Shutter Hardware
9	INTERNAL DOOR	Frame
10	BATHROOM DOORS	Frame
11	WINDOW	Shutter Finish Glazing Grill
12	SANITARY FITTING	Fixtures Fittings
13	ELECTRICAL	Cabling Switches Safety
14	AC	Facilities
15	Water Supply	External Internal
16	COMMUNICATION	Cable & Telecom
17	Power Backup	
18	Elevator	
19	Driveway	
20	Drainage	
21	General	

SPECIFICATION

Earthquake Resistant RCC Frame

Solid block - 200mm (external wall), 100mm (internal wall)

Cement Paint

Textured Paint: Highlighted Areas

Vitrified Tiles

600mm x 600mm Vitrified Tiles

Ceramic Tiles

2 Coats of putty + 1 Coat of Primer

2 Coats of OBD

2 Coats of Emulsion

2 Coats of Emulsion + Ceramic Glazed Tile up to 2ft ht (Dado)

Glazed Tile up to 7ft High Interior Emulsion - above 7ft ht

Glazed Tile up to 4.5ft High Interior Emulsion - above 4.5ft ht

MS Railing

Teak Wood Frame/Flush Door Shutter

Godrej Lock/SS Tubular Handle/Tower Bolt/Knob Brass/Eye Viewer

Country Wood Frame/Flush Door Shutter

PVC door

Aluminium Window (Sliding or Pivot)

Anodised

4mm Thick Glass

MS Grill

Parryware/Hindware/equivalent

Metro/Jaquar/Ess Ess - Medium Range

Copper, Concealed PVC Conduit

Anchor Roma or Equivalent

Earth Leakage Circuit Breakers for each Apartment

Electrical provision for Split Unit only in the Master Bedroom

ASTM Plumbing Pipes for Domestic Appliance - Schedule 40/PVC Pipes

CPVC Pipes

Internal Cabling Points - only for Living

100 % Backup for Utilities Load like Lift, Pump & Common Lighting + 500 Watt for each Flat

8 Passenger Capacity and 12nos for Stretch Lift

BT Finish for Driveway

Granolithic Flooring in Stilt Area

Sewage Treatment with Required Capacity

Single Loft for One Bedroom

Granite Counter Top in Kitchen

TV Conduits Provision for Living

Built-in Wardrobe in One Bedroom



Our values



SOUND INVESTMENT



100% VASTU COMPLIANT



TRUST



GREAT DESIGN



ASSURED QUALITY

Our offerings



MEASURE & PAY

Get the carpet area you pay for.
It is a measure of our promise.



UPGRADE

Easily upgrade your lifestyle.
Shift to a bigger MARG home.



GREAT DEALS

Save while you decorate. Get
great deals on home furnishings
and appliances.



ZERO DEAD SPACE

Optimum usage of your space.



Customer Service at its best

- Online support, real time customer portals and ticketing system
- 24x7 customer support
- Relationship Managers for personalised selling and consultative approach
- Customer delight: Purchase, delivery and after sales experience



Call: 044 4252 5252 or visit www.margproperties.com

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