



at MARG SWARNABHOOMI

# HOMES THAT PERFECTLY BLEND







FOR HOME SEEKERS WHO WANT THE BEST OF WORLDS Finally homes that cater to 'value for money' home buyers' aspirations! Homes that are priced just about right, without compromising on essential features. These homes are more spacious, with refined finishes, added comforts and part of a 14,000 strong self-contained community located inside MARG Swarnabhoomi, just 20 minutes from Kalpakkam on ECR; 60 minutes from Puducherry.

More attention has been paid to the design features such as 3-side ventilation, spacious rooms and a balcony in every home...all this and more at a price that is within easy reach.

#### Spacious 2 and 3 Bedroom Apartments

# MARG SWARNABHOOM -THE UNCITY



Imagine a city where concrete hasn't overtaken nature. Where trees and natural water bodies are abundant and there is ample space to breathe. Where roads are free of traffic and pollution is a thing of the past.

The Uncity is a world with all possible amenities and convenience blended perfectly with peace and serenity.

A slice of life at MARG Swarnabhoomi



MARG Swarnabhoomi offers wholesome benefits for businesses of varying sizes, educational institutions and residential occupants.

At MARG Swarnabhoomi, life and lifestyle take a new dimension altogether. It is the ideal lifestyle destination where businesses, education, health care  $\vartheta$  entertainment co-exist in perfect harmony. With two SEZs, state-of-the-art infrastructure facilities, rich employment opportunities, whichever way you look at it, investing in MARG Swarnabhoomi makes ample sense.

#### SWARNABHOOM Advantages



Fully operational BVM School



Virginia Tech University setting up campus



Art of Living Centre - Dhyana Dham



#### Futuristic Business Hub

612 acre SEZ

MARG Science Park-Foundation stone laid Amrita Tech Park - Operational from April 2011 Van Spall Industries, Grundfos, Virgo Engineering are gearing up for production

#### **Boundless education**

BVM Global School & Swarnabhoomi Academy of Music-Fully operational Virgina Tech MARG Swarnabhoomi - MoU Signed Proposed Knowledge hub

#### **Good life**

580 homes ready by March 2011 Art of Living Centre - Dhyana Dham Health care facilities 1.3 million sq.ft. devoted for residential space 14,000 homes in the pipeline Shopping mall and leisure zones Free transportation facility

Clubhouse with Swimming Pool, ATM, Children's Play Area, Jogging Track, Day Care Centre, Car Wash Bay, Senior Citizens' Park, Convenio, Acupuncture Walkway and Yoga Platform



Swimming Pool









Children's Play Area



Yoga Platform



Day Care Centre



Senior Citizens' Park



ntre Convenio











392 apartmentsStilt + 8 floors7 blocks7 apartments per floor56 apartments per block

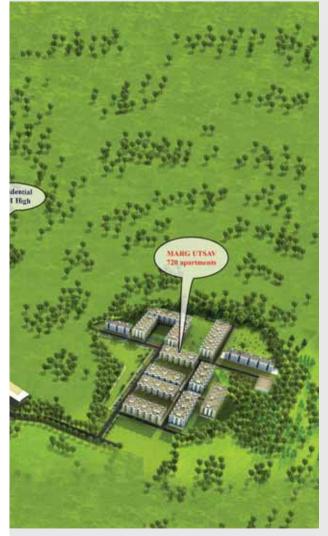


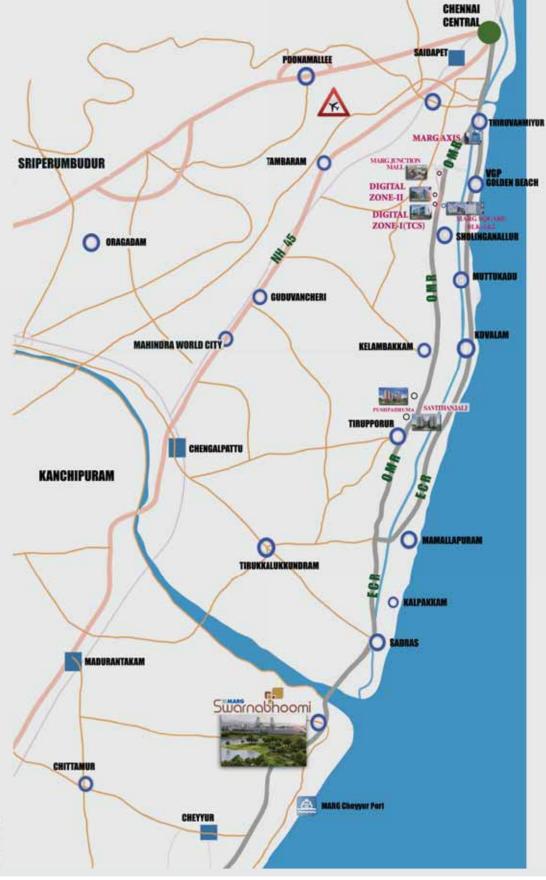


## MARG SWARNABHOOM - MASTER PLAN

#### MARG SWARNABHOOMI LOCATION

- 90 minutes from Chennai, located off the scenic East Coast Road towards Puducherry
- 60 kms from Puducherry
- Proposed rail link connecting Chennai and Puducherry via Cheyyur
- Proposed six way express highway (ECR)







TYPICAL FLOOR PLAN - BLOCK TYPE 1





2BHK+2T 1171 Apt.No 107-807



2BHK+2T 1114 Apt.No 103-803

# INDIVIDUAL FLOOR PLAN









## INDIVIDUAL FLOOR PLAN











3BHK+3T 1508 Apt.No 102-802



## INDIVIDUAL FLOOR PLAN 3BHK+3T

3BHK+3T 1466 Apt.No 106-806





# TYPICAL FLOOR PLAN - BLOCK TYPE 2





2BHK+2T 1172 Apt.No 106-806



2BHK+2T 1166 Apt.No 102-802

# INDIVIDUAL FLOOR PLAN







ESHAT CAR BEDROOM - 1 124" + 100" BEDROOM - 2 120' + 11'10' UVIE/DNING 1207 + 24/81 COM TOLET ATT.TOLET 1362 r BEDFICOM - 3 1977 x 1007 BALCONN 407+7E -KITCHEN 76" x 100 UTLITY 83' + 40' BALCONT 93" : 40

3BHK+2T Apt.No 104-804

## INDIVIDUAL FLOOR PLAN







3BHK+3T 1451 Apt.No 103-803



3BHK+3T 1566 Apt.No 101-801



3BHK+3T 1505 Apt.No 105-805

# NORTH



### INDIVIDUAL FLOOR PLAN



# Specifications

#### STRUCTURE:

RCC Frame Structure. Lift and staircase in each block.

#### FINISHES:

#### Flooring:

- Living / Dining / Bedrooms Vitrified tiles of 600 x 600mm size
- Kitchen Matt ceramic tiles of 400 x 400mm size
- Balcony / Utility Ceramic tiles -300 x 300mm size
- Toilets Matt/ Anti-Skid Ceramic tiles

#### Walls:

- Kitchen & Utility Plastered and painted with Oil Bound Distemper
- 19mm granite kitchen top Dado over kitchen. Counter is covered with pastel shade glazed tiles to 2' ht
- Toilets Coloured glazed tiles from floor to 7' height in all toilet area
- All interior wall plastered and painted with oil bound distemper
- Exterior facia of building Plastered and painted with cement based weather proof paint

#### Ceiling:

· Plastered and painted with cement paint-white

#### FIXTURES & FITTING:

- · Main door Polished teak wood frame with OST flush door shutter, inside painted
- Other door Hard wood / Sal wood frame with flush door shutter with paint on both the sides
- Windows Powder Coated Aluminium glazed windows
- · Ventilators Powder Coated Aluminium with glazed louvers

#### PLUMBING/ SANITARY FITTINGS:

- Toilets Parryware or equivalent standard fitting in white
- · Kitchen Stainless Steel Sink without drain board with sink tap

#### ELECTRICAL:

• ISI quality cables using copper wiring through PVC conduits concealed in wall and ceilings

• AC point in master bed room and exhaust point provision in kitchen & toilet will be provided

Room	Light	Fan	5A	5/15A	Tel	TV	Bell	AC	Exhaust	Geyser
Living / Dining	4	2	3		1	1	1			
Bed-each	2	1	2					Master bed		
Kitchen	1		2	1					1	
Utility	1			1						
Balcony	1									
Toilet- each	1								1	1

#### **TELEPHONE POINTS:**

• Each apartment will have one outlet each in living / dining. The telephone wiring is through concealed conduits.

#### **TV POINTS:**

• Each apartment will have one outlet for TV in the living area

#### ELEVATORS:

• Two lifts for each block

#### D.G :

• D.G to connect to common area lighting, pumps, lifts and in each apartment, 1 light and fan in living / dining area

# MARG ProperTies Value enriched living spaces for one and all

Proper*Ties* the residential division of MARG showcases a range of products from budget apartments, premium apartments to luxury villas.

MARG Proper*Ties* constantly strives to envision and periodically introduce friendly solutions in the residential space. This has ensured cost-effective, value-enriched living spaces, which in turn have proliferated wholesome happiness for home seekers across the society.

MARG Proper*Ties* operates with a high degree of transparency and has built reliable ties with partners, architects, financial institutions, vendors, consultants and stakeholders. This enables to attract global partners and deploy latest construction technology and know-how on projects.

So whatever be your home aspirations, upgrade to a home of your choice.



URBAN SMART HOMES



AFFORDABLE HOMES





INTEGRATED TOWNSHIP

ULTRA LUXURY HOMES

#### **URBAN SMART HOMES**

Elegantly planned homes that are functionally rich and packed with prime features and amenities for the urban lifestyle.

#### **AFFORDABLE HOMES**

Value based homes with essential facilities and features that address day to day requirements. Ideal for mass dwelling home seekers.

#### **INTEGRATED TOWNSHIP**

Self-contained residential townships with all the modern civic amenities enjoyed by the city-dwellers and much more

#### **ULTRA LUXURY HOMES**

Ultra opulent living spaces for people who have really arrived in life and seek a lofty standard of living.



Our tie-ups with a host of manufacturers and vendors will facilitate great deals on consumer durables and other home needs. Enjoy more savings!



As a MARG Proper*Ties* customer your lifestyle and aspirations will change, sooner than later. We will facilitate your upgrade to a bigger MARG Proper*Ties* home.



The focus is on optimum utilisation of floor space. Homes are designed to make best use of the floor plan and usability, eliminating unusable spaces.



Our homes deliver carpet area as assured and that is a measure of our promise.



#### ABOUT MARG GROUP

MARG has nearly two decades of presence in the infrastructure spectrum. Since the opening up of the economy, MARG has partnered the nation's infrastructural development needs by entering into diverse verticals. Besides gaining rich experience and valuable learning, it has continuously evolved and strived hard to earn the coveted tag of a pioneer in national infrastructural development. Over the years the eventful journey has spanned Residential projects, Commercial real estate projects, SEZs, Ports, Townships, IT Parks, Malls, Airports...

Today, MARG Limited rooted in values has risen to claim the top spot as one of the significant players in the industry. With over 900 talented employees, the company has projects under development and execution worth ₹5,000 crores, total man years experience of 6,000 years and has diversified into various verticals in the infrastructure spectrum.



#### RESIDENTIAL SPACES

The real estate residential division of MARG deals with the construction of quality residential spaces for people from all walks of life. Be it affordable homes or high-end luxury villas. MARG Proper*Ties* builds it all.



#### MARINE INFRASTRUCTURE

From ports to dredging to marine logistics, MARG has brought about a sea change to the marine infrastructure of the nation. MARG Karaikal Port is poised to become a premier port on the East Coast of India.



#### INDUSTRIAL CLUSTERS

To further contribute to the nation's industrial growth, MARG has moved into developing industrial clusters and SEZs. MARG Swarnabhoomi - The new paradigm of business, living and learning - (housing two SEZs) is being developed into a city that features world class infrastructure.



#### COMMERCIAL SPACES

In addition to a host of residential projects across Tamil Nadu and Andhra Pradesh, MARG has developed over 1 million sq.ft., of commercial space for clients like TCS, Satyam Computers, Scope International among others. MARG also builds malls that serve as complete entertainment zones.



#### EPC

MARG Foundation India - MARG's very own EPC division is renowned to have pioneered Infrastructural innovations. From roads and highways to residential constructions, from sea ports to airports, MARG Foundation India's expertise spans a wide spectrum of construction activities.



#### AIRPORTS

MARG is building an airport at Bijapur as a Public-Private Partnership with the Government of Karnataka. The Bijapur Airport will enable better connectivity and bring all around development to the surrounding areas. Recently, MARG has also signed a proposal to build an airport in Bellary.



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\* This product literature is not a legal offering and is subject to change as per the architects advice.