

PRESENTING

MAHA Utsav

at

MARG SWARNABHOOMI

HOMES
THAT
PERFECTLY
BLEND





MAHA UTSAV

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 Kalpakham 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 SWARNABHOOMI - 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 & 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.

SWARNABHOOMI 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

Virginia 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



ATM



Children's Play Area





Yoga Platform



Senior Citizens' Park



Day Care Centre



Convenio













1. Security and Main entrance.
2. Club House
3. Space for ATM.
4. Childrens Play area.
5. Jogging Track.
6. Car Wash Bay.
7. Senior Citizen Park.
8. Open car park.
9. Convineo.
10. Accupuncture walkway.
11. Yoga Platform.
12. Swimming pool.

North

392 apartments

Stilt + 8 floors

7 blocks

7 apartments per floor

56 apartments per block





MARG SWARNABHOOMI - 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

2 BHK + 2T





INDIVIDUAL FLOOR PLAN

3 BHK + 2T





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

INDIVIDUAL FLOOR PLAN

3 BHK + 3 T

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



TYPICAL FLOOR PLAN - BLOCK TYPE 2





DE CORRIDOR



3BHK+2T
1337
Apt.No 107-807





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



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

INDIVIDUAL FLOOR PLAN

2 BHK + 2T



3BHK+2T
1337
Apt.No 107-807



3BHK+2T
1362
Apt.No 104-804



INDIVIDUAL FLOOR PLAN

3 BHK + 2T





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



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

INDIVIDUAL FLOOR PLAN

3 BHK + 3T



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



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