

NEWRY
ASTOR
— PARUTHIPATTU —



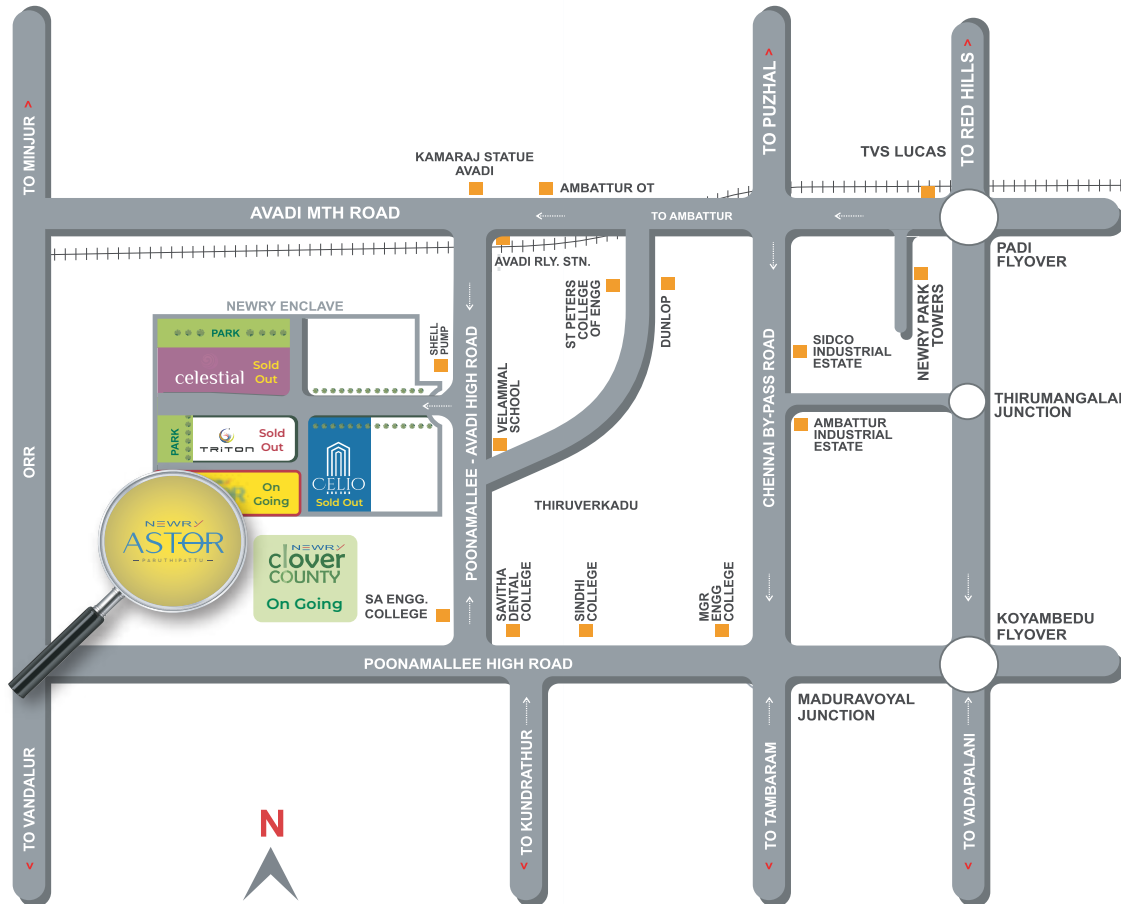
YOUR WORLD OF
happiness

A PERFECT LIFESTYLE

Introducing the Newry Astor - your gateway to luxurious living! in Land area of 9.27 Grounds with stilt and 5 floors, this premium apartment complex offers a range of configurations to suit your needs. Choose from our 2 BHK, 2.5 BHK and 3 BHK options - each meticulously designed to provide you with the highest levels of comfort and convenience. Our flats are built with the finest quality materials and feature modern amenities such as 24/7 security, power backup, lift facilities and more. With a total of 44 flats, the Newry Astor provides the perfect balance of community and privacy. So why wait? Book your dream home today and experience a life of comfort and luxury at the Newry Astor!



LOCATION MAP



Site Address

Newry Enclave, Plot No 4, Poonamallee - Avadi High Road, Paruthipattu, Avadi, Chennai-600 071.

STRATEGIC ADVANTAGE

The fourth phase of the hugely successful Newry Enclave, Newry Astor is strategically located on the Poonamallee - Avadi High Road. Offering easy connectivity to key hubs in the city. Helping you access the best Schools, Colleges, Office Spots, Shopping and Entertainment without a long and tedious drive.

SCHOOLS

- Velammal Matriculation School - 100 mtrs
- Velammal Vidyalaya - 1.3 kms
- Sudarsanam Vidyashram CBSE School - 2.6 kms
- Ravindra Bharathi Global School - 2.6 kms
- J.G.V.V. School - 2.7 kms
- Immaculate School - 4.7 kms
- Narayana E-Techno School - 5.0 kms
- The Pupil School - 5.0 kms
- Chennai Public school Thirumazhisai - 11.6 kms

HOSPITALS

- KC Multi-Specialty hospital - 2.3 kms
- Avadi Govt Hospital - 4.0 kms
- Dr. Agarwal's Eye Hospital - 4.2 kms
- Apollo hospital - 8.0 kms
- Sir Ivan Sted - Ford Hospital - 10 kms

COLLEGES

- Mahalakshmi Women's College - 600 mtrs
- S.A. Engineering College - 2.6 kms
- St. Peters University - 4.4 kms
- Saveetha Dental College - 4.8 kms
- ACS Medical College - 5.2 kms
- Sindhi College of Arts & Science - 5.6 kms
- DRBCCC Hindu College - 7.1 kms
- Jaya College - 10.5 kms
- VEL Tech University - 12.8 kms

SUPER MARKETS

- Nilgiris Supermarket - 800 mtrs
- RMK Super Market - 3.6 kms
- Ponnu Super Market - 4.0 kms



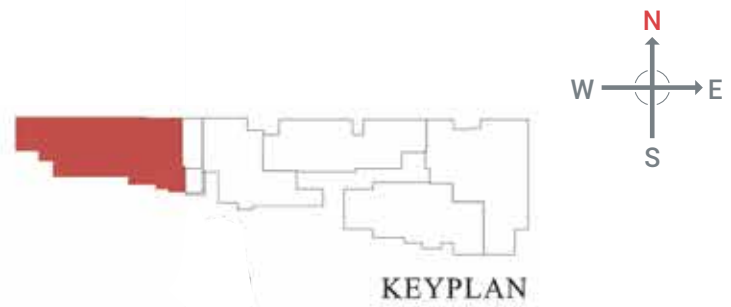
SITE CUM STILT FLOOR PLAN



TYPICAL FLOOR PLAN - BLOCK A



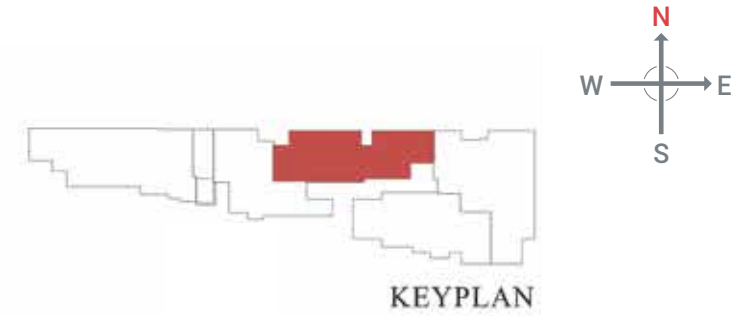
KEYPLAN



S.No	Unit Number	Type	Facing	Carpet Area (in sft)	Plinth Area (in sft)	Super-Builtup Area (in sft)
1	A101 to A501	3 BHK	East	1043.07	1226.65	1426.00



S.No	Unit Number	Type	Facing	Carpet Area (in sft)	Plinth Area (in sft)	Super-Builtup Area (in sft)
1	A102 to A502	2 BHK	west	668.30	796.77	996.00



S.No	Unit Number	Type	Facing	Carpet Area (in sqft)	Plinth Area (in sqft)	Super-Builtup Area (in sqft)
1	A103 to A503	2 BHK	South	818.51	948.87	1166.00



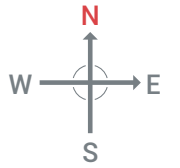
S.No	Unit Number	Type	Facing	Carpet Area (in sqft)	Plinth Area (in sqft)	Super-Builtup Area (in sqft)
1	A104 to A504	3 BHK	west	1075.35	1231.42	1449.00



S.No	Unit Number	Type	Facing	Carpet Area (in sqft)	Plinth Area (in sqft)	Super-Builtup Area (in sqft)
1	A105 to A505	2 BHK	North	834.43	967.61	1185.00



FIRST FLOOR PLAN - BLOCK B



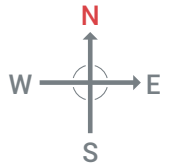
KEYPLAN

SECOND FLOOR PLAN - BLOCK B



KEYPLAN

THIRD FLOOR PLAN - BLOCK B



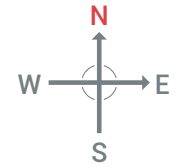
KEYPLAN

FOURTH FLOOR PLAN - BLOCK B

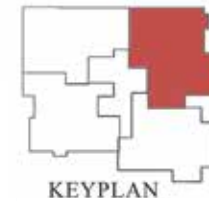


KEYPLAN

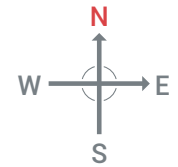
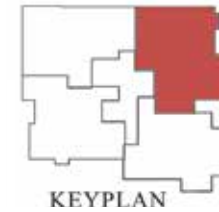
FIFTH FLOOR PLAN - BLOCK B



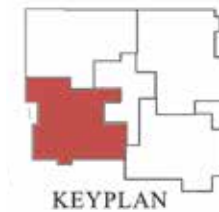
S.No	Unit Number	Type	Facing	Carpet Area (in sft)	Plinth Area (in sft)	Super-Builtup Area (in sft)
1	B101 to B501	2.5 BHK	East	980.91	1121.73	1295.00



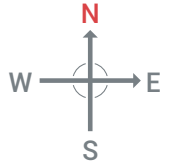
S.No	Unit Number	Type	Facing	Carpet Area (in sft)	Plinth Area (in sft)	Super-Builtup Area (in sft)	Private Terrace (in sft)
1	B102, B302, B502	3 BHK	west	1097.80	1255.12	1429.00	45.12



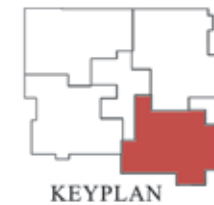
S.No	Unit Number	Type	Facing	Carpet Area (in sft)	Plinth Area (in sft)	Super-Builtup Area (in sft)
1	B202 to B402	3 BHK	West	1095.35	1252.67	1426.00



S.No	Unit Number	Type	Facing	Carpet Area (in sft)	Plinth Area (in sft)	Super-Builtup Area (in sft)
1	B104 to B504	2 BHK	North	915.62	1058.67	1232.00



S.No	Unit Number	Type	Facing	Carpet Area (in sqft)	Plinth Area (in sqft)	Super-Builtup Area (in sqft)	Private Terrace (in sqft)
1	B203	2 BHK	North	877.37	1015.85	1190.00	29.32



S.No	Unit Number	Type	Facing	Carpet Area (in sqft)	Plinth Area (in sqft)	Super-Builtup Area (in sqft)
1	B303 to B503	2 BHK	North	875.38	1015.85	1189.00

AMENITIES

OUTDOOR PLAY AREA

Green Landscaped Area

Children's Play Area

Jogging Track

Badminton Court

Street Light

Sand Pit

Senior Citizen Zone

COMMON AMENITIES

CCTV

Genset

Rainwater Harvesting

Lift

INDOOR AMENITIES

Gym

Multipurpose Hall

Association Room

PAYMENT SCHEDULE

1	Booking Advance	Rs.1,00,000/-
2	Agreement Signing within 15 Days from the Date of Booking	10%
3	On Commencement of Foundation	20%
4	On Commencement of Ground Floor Roof	15%
5	On Commencement of First Floor Roof	15%
6	On Commencement of Third Floor Roof	15%
7	On Commencement of Fifth Floor Roof	15%
8	On Completion of Flooring of the Respective unit	5%
9	On Intimation of Handing Over	5%
	TOTAL	100%

SPECIFICATIONS

STRUCTURE

- RCC framed structure with RC foundation conforming to BIS compliance as per seismic zone requirement.
- Anti-termite treatment as per BIS for the complete building.
- 9" thick Brick outer wall and 4 1/2" thick block internal partition wall with cement plastering.

WALL FINISHES

- Cement plaster finish with Tractor Emulsion Paint for all internal walls.
- The toilet walls will be finished with double glazed ceramic tiles upto 7' height.
- Toilets, Kitchen, Balconies and other areas will be finished with cement plaster and Tractor Emulsion paint.
- Wash area will be finished with Ceramic Tiles upto 3'0 heights.
- 2' above the kitchen platform will be finished with double glazed ceramic tiles.
- Exterior faces of the building will be finished with cement plaster and Exterior Emulsion paint.

ELECTRICAL

- Concealed Insulated Copper Multi-Strand Fire Resistant wires in all Apartments will be provided.
- Each Apartment will be provided with a distribution board having MCB's.
- All switches & sockets of Crabtree by Havells / Schneider
- TV Point will be provided in Living and Master bedroom.
- AC provision in master bedroom only, other bedroom & Living room conduit provision will be given.

FLOOR FINISHES

- Living, Dining & Bedrooms will be finished with 2' x 2' Vitrified tiles with matching skirting.
- Kitchen, Balconies, toilets & wash / service area floors will be finished with Non slippery Ceramic Tiles.
- All Lobbies and corridor will be finished with Tiles.
- Staircase will be finished with ceramic tiles.
- Car park areas will be finished with cement concrete granolithic flooring.
- Driveway will be finished with interlocking Blocks.

DOORS & WINDOWS

- **Entrance Door:** Hard wood frame with teak veneered shutter with melamine polish with Yale or Godrej locks.
- **Bedroom Doors:** Hard wood frame and skin paneled doors.
- **Toilet Doors:** Hard Wood Frame with FRP doors.
- **Windows:** UPVC windows with MS Grills as per the Design of the Architect.
- **French Doors:** UPVC sliding French doors as per the design of the Architect. Grills at the balcony will be provided at an additional cost.

TOILETS

- White European Water Closets of Parry ware / Jaguar will be provided in all toilets.
- Health Faucets, wall mixers with an overhead shower will be provided.
- All toilets will have provision for connecting a Geyser.
- All CP fittings will be made of Parry ware/Jaguar make

INTERNET _____

- Conduit Provision will be given in living area for the Internet Connection.

LIFT _____

- The building will be served with Johnson Lifts.

POWER SUPPLY & GENERATOR _____

- 3 Phase Power Supply with Power Backup of DG for 1Light & 1 Fan in each room, Fridge Point of an apartment and for Common Facilities like Lifts, Pumps and Amenities will be provided.
- A Portion of the common area lights will be powered by solar energy.

LANDSCAPING _____

- Suitable landscaping will be done.

COMMON FACILITIES _____

- Common Toilet for drivers and domestic help will be provided in the stilt floor.
- Septic tank with Up – flow filter system.

BOREWELL _____

- Required depth will be provided to Bore well.
- Adequate capacity will be provided to Underground sump.

COMPOUND WALL _____

- 5 feet high compound wall on all sides of the plot will be provided.

SECURITY _____

- CCTV Cameras will be installed in stilt lift lobbies, entry and exit gates.

RAIN WATER HARVESTING _____

- Will be provided as per CMWSSB Norms.

OTHER AMENITIES _____

- Gymnasium
- Association Room

CEILING _____

- All ceiling areas will be finished with Tractor Emulsion Paint.

KITCHEN _____

- 2' wide granite slab and stainless steel single bowl sink with drain board.
- Provision for chimney and Aqua Guard will be made.

EXTRA WORK _____

- If any additional work / extra fittings required by the Client, will be executed at extra cost after the Client approves the estimate and pays in Advance.



Promoted by:

AISHWARYA PROPERTIES PVT. LTD.

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