

PRIME LOCATION IN CHENNAI

UNBEATABLE BALANCE BETWEEN

Comfort & Ease

TULASI NIVAS
K K Nagar



VARTHINI FOUNDATIONS
Builders & Promoters



Discover your dream home at Tulasi Nivas, where modern comfort meets timeless elegance in the heart of the city.

The Glitz & Glamour

K K Nagar in Chennai is a well-planned and highly desirable residential area known for its green spaces, excellent connectivity, and vibrant community life. It is located in the western part of Chennai, near Ashok Nagar, and offers easy access to important landmarks, including schools like Padma Seshadri Bala Bhavan, and medical facilities such as K.M. Speciality Hospital. The area is also known for its peaceful environment and strong sense of community, making it a preferred location for families.

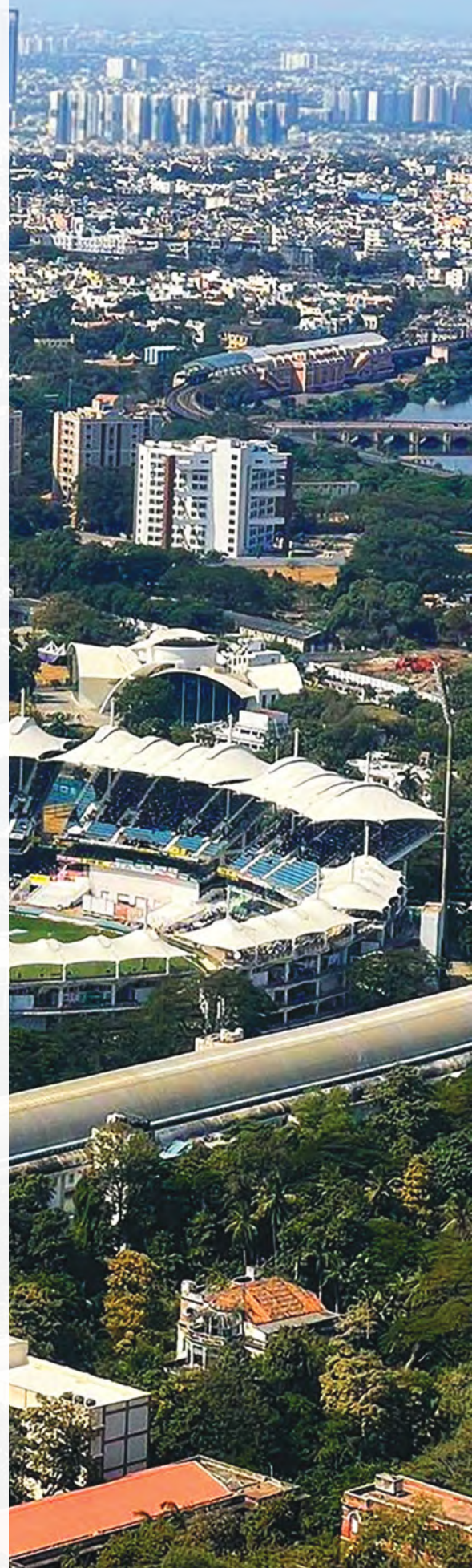
“Tulasi Nivas” comes with a cosmopolitan neighborhood.

Chennai's most distinguished retail and entertainment address overlooks your home. Where all the excitement and entertainment of the city is at arm's length.

Being in the heart of city enables the distinguished residential “Tulasi Nivas” to be the thick of all action. Located in the center business district. With Chennai's premier shopping in the attraction within grasp. Every day starts and ends on a pleasantly high note.

- Premier Residential development in Chennai Central
- Vaastu compliant 3 BHK Apartments
- Stilt + 4 Floors Apartments
- Only 8 Premium Units spacious 3-bedroom apartment with 3 bathrooms, hall, kitchen and balcony.
- This impeccable house is spread across a land area of 5300 Sq. Ft. with buildup area 12840 Sq. Ft

Live in the epicenter
of *Connectivity*



Amenities



Architectural plan with elegant Elevation



VaastuCompliant for entire building



Individual Covered Car Park



Automatic lifts with VV VF and ARD System
(up to terrace floor level)



CCTV Surveillance System with 1TB HD



Generator power backup



Professional Rain Water Harvesting System



Thermal insulation (Cool tile System)
for terrace area to reduce the heat radiations



Common toilet & Security room in stilt floor



Wooden Safety Door for Main Entrance



Telephone Line with Broadband connectivity



Provision for solar water line



Anti-termite treatment will be carried out
for entire building



Landscaping in suitable place at ground level



Provision for hanging cloths at the
terrace level



Notice board, Residents Name board
and Post box



Common Lighting around the building

FloorPlan

1A, 2A, 3A & 4A - 1605 sq ft

Typical 3BHK



1B, 2B, 3B & 4B - 1605 sq ft



FloorPlan

2D

3BHK



Stilt



Specifications

The ultimate Lifestyle, one with the *Connectivity*



STRUCTURE

The building is R.C.C earth quake resistant framed structure with brick/block plaster wall.



FLOORING

For entire area of flat	1200mm x 600mm double charged Vitrified tiles
Utility/ Wash area	Anti-skid floor and ceramic wall tile
Balconies	Anti-skid tiles
Bathrooms	600mm x300mm Anti-skid floor tile and Designer wall tile up to ceiling height
Staircase & Lobby lift wall cladding	Granite/Marbles
Car Parking and drive way	Marbles/Granites Designer paver blocks



KITCHEN & UTILITY

Adequate Black/ Colour Granite platform and 4 feet height designer wall tile above the platform.
Carysil quarts sink with wall mounted sink mixer
Sink with drain board at utility area – optional
Provision for washing machine bed and water and power point in utility area



DOORS & WINDOWS

First quality polished teak wood frame and solid panel shutter for Main door.
Safety door–Wooden Flush shutter with melamine polish
Teak wood frame and Skin /Flush/WBC shutter with Mica finishing for all bedroom doors.
Plastic/Polymer coated water proof flush shutters/WBC shutters with mica finishing for all toilet and balcony.
UPVC swing open type Windows for all bedroom and French door for balcony.
UPVC ventilators with MS grill for toilets.
Godrej/Yale locks with heavy duty hinges for Main doors and Bedroom doors.



PLUMBING & SANITARY

Roca/Parry ware/ Jaguar or equivalent Closets and Wash basins
Jaguar /Parry ware CP fittings
Granite counter top washbasin in Dining area/Balcony
Wall hung cascade WC with soft closing seat cover
Rain shower and hand shower with elegant pillar cock
Solar water line provisions
Geysers line provisions



ELECTRICAL

3 Phase Electrical connections with individual DB for each flat and proper earthing systems.
FRLS wire Finolux / Havels /Orbit/equivalent
Switches Modular switches with Metal box – Anchor / Havels/ MK
AC Point All Bedrooms, Hall and Dining
TV and Telephone All Bedrooms and Hall
Exhaust Fan Point Kitchen and all Toilets
ELCB/MCB Havels / MDS/Standard
Main Board Powder coated panel board
(Provisional Electrical point's details attached separately)



LIFT FACILITY

Six persons Automatic lifts with ARD Systems.



PAINTING

Internal: Birla Putty with Asian Premium emulsion paint for both ceiling and walls
External: Weather proof exterior paint or texture paint as per architect's design.
Melamine Finish for Main Doors and Enamel Finish for other doors.



UG SUMP – BORE WELL AND OVERHEAD TANK

20000/- litter capacity underground sump and 12000 litter capacity Over Head Tank.
150 to 200 feet deep bore well with motor room.



POWER BACKUP

3 phase DG provided to take care of –
1. Elevator, External lighting, Motors, and security related equipment.
2. Internal – Fan, Light, 3 Nos 5 Amps, Fridge and RO Systems.



LANDSCAPING

Landscaping on all suitable open space in ground floor.

This is your chance to own a 3 bhk residential apartments in K K Nagar where luxury comes with affordability.



KEY PLAN
NOT TO SCALE

M/S. VARTHINI FOUNDATIONS is a Professional Builders & Promoters in the Chennai city SINCE **2004**. From our humble beginnings as a builder developing projects across strategic locations in Chennai, Our commitment, hard work, and dedication along with the visionary leadership have put us miles ahead of the competition. We at **“VARTHINI FOUNDATIONS”** are proud to say that we identify growth areas and planning projects based on the property values and upcoming appreciation.

The vision of **“VARTHINI FOUNDATIONS”** is to Strive towards **professionalism, Quality, progressiveness** in our work at all time. The perseverance is to always improve our product and total commitments to meet new challenges and assure to provide quality workmanship, manage project, effectively and complete on time.



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