

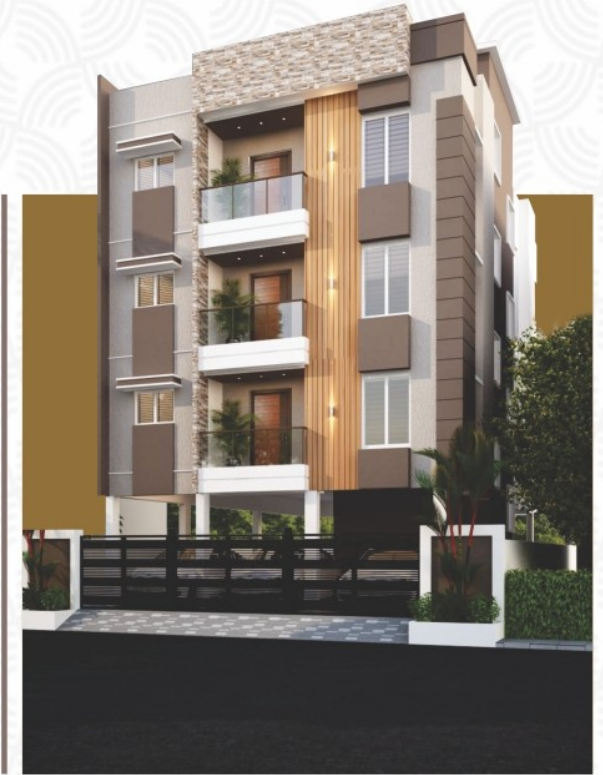


PREMIUM LIFESTYLE FLATS  
**TAMBARAM**



**2 BHK  
APARTMENTS**

**Rarity  
is luxury  
in itself**



[www.kumaarsfoundation.com](http://www.kumaarsfoundation.com)

## ABOUT US

Kumaars Foundation is an Innovative Construction Company which focuses on building high end Residential Apartments, Independent Houses and Institutional Infrastructure in Chennai, run by Highly experienced and talented Management Team With more than 25 years experience and its unique motto is “Fine Living”.Our most important trait is going after Customer Delight.

We employ very experienced Architects and Structural Consultants who are veterans in this field, We deliver Innovative Space Management Solutions combined with elegant External Elevations.

At Kumaars Foundation there is no compromise on quality and no vacation for excellence, Good is what you demand and best is what we deliver to achieve customer delight, Every Project of us is a masterpiece by itself.

Kumaars Foundation has over 1000 plus satisfied customers . The accomplishment of construction area has crossed over 1 million sq.ft. and the company is well known for having provided secured apartment properties, and living spaces of various kinds in Tamil Nadu.

# Magnificent ARCHITECTURE

Welcome to a thoughtfully designed Stilt + 3 Floor premium apartment, crafted for those who value comfort, elegance, and effortless connectivity. Nestled in a prime residential location, this exclusive development offers a perfect balance of modern urban living and peaceful surroundings.

Enjoy excellent road connectivity with quick access to major city arteries, IT hubs, educational institutions, hospitals, shopping centers, and entertainment zones. Whether it's your daily commute or a weekend getaway, every destination is just minutes away—making life smoother and more convenient



LIFT  
ELEVATOR



COVERED CAR  
PARKING



POWER  
BACKUP



POTABLE  
WATER

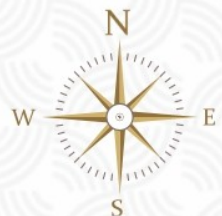




# TYPICAL FLOOR PLAN - I,II,III FLOOR



FLAT	AREA	TYPE
F1,S1,T1	951	2 BHK
F2,S2,T2	1026	2 BHK



### STRUCTURE

- RCC framed structure with Red Brick Works brick walls so Earth Quake resistant
  - Structural Analysis by reputed consultant
  - Anti-Termite treatment
- 

### FLOORING

- Vitrified floor tiles for rooms - Kajaria & equivalent brand so Ceramic antiskid tiles for bathrooms - Kajaria or equivalent brand
  - Good quality Black granite for kitchen platform
  - Good quality granite / marble flooring in common areas
  - Good quality of Weather Proof White tiles for terrace
  - Paver block for car parking
- 

### CARPENTRY

- Main door frame are teak wood other door Padauk Wood
  - Solid Teak wood Shutter for Main Door with Godrej locks or equivalent
  - ISI moulded skin door shutter for bed rooms with branded locks
  - Toilet doors are WPC doors
  - Good Quality UPVC Sliding type windows with MS Grills & Mosquito Net
- 

### PLUMBING

- PVC pipes for cold water and ISI branded CPVC pipe lines for hot water.
- Sanitary fittings - Jaguar or Equivalent brand
- Concealed plumbing CP fittings - Jaguar or Equivalent brand
- Wash basin in dining - Jaguar or Equivalent brand
- Diamond Sink - Equivalent brand

### PAINTING

- Two Coats of Birla Wall Putty
  - Asian apex Paint for entire exterior
  - Asian Emulsion Paint for entire interior
  - Synthetic Enamel paint for Wooden Surfaces
  - White enamel paint for Grills
  - Varnish Finish for Main Door
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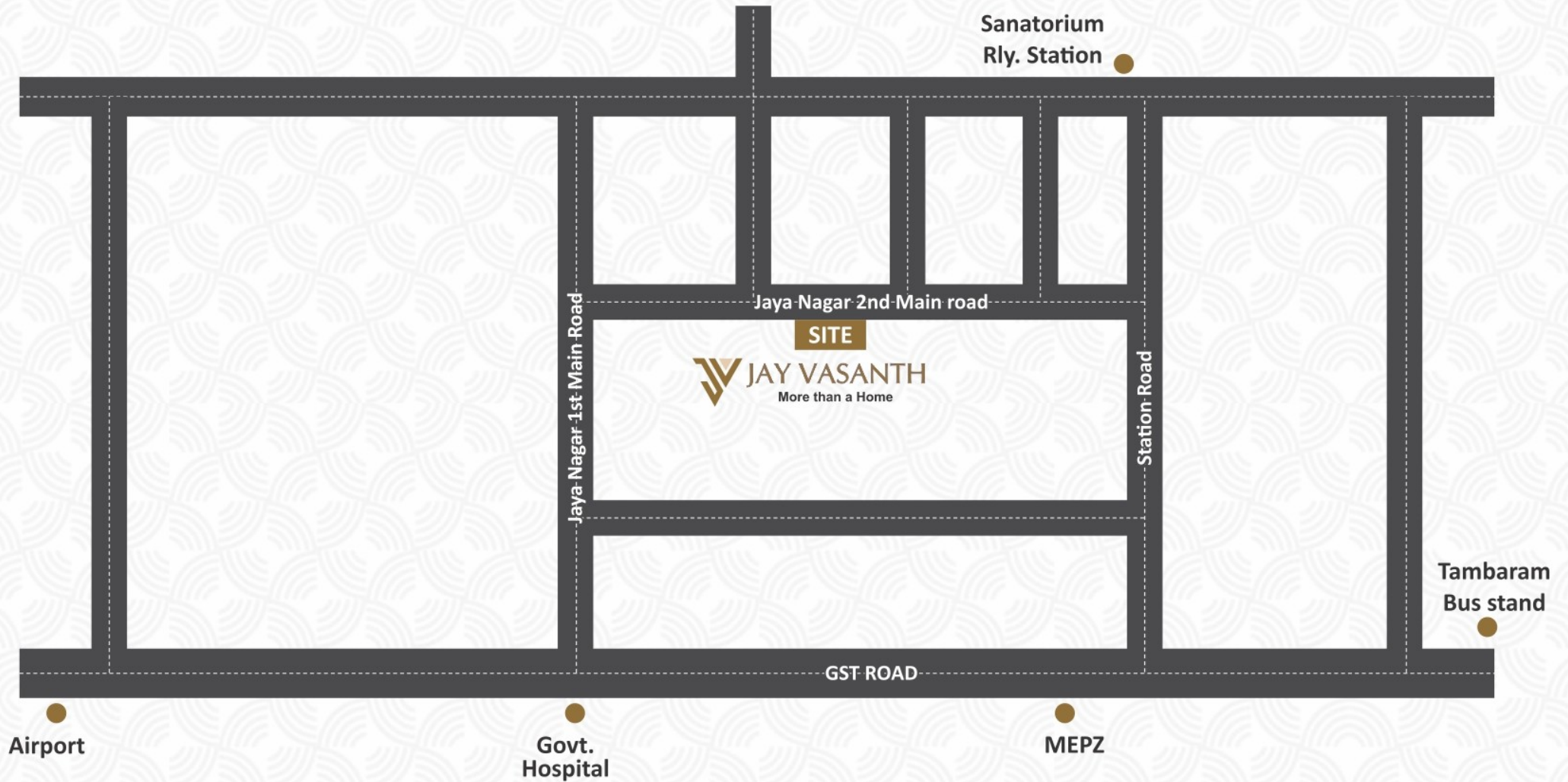
### ELECTRICAL

- Concealed wiring with Finolex or Equivalent brand
  - Modular Switches with metallic boxes - Anchor Roma or Equivalent brand
  - Three Phase EB Supply
  - AC Point in all Bedrooms and 1UPS points provided.
  - Exhaust Fan point in Toilets & Kitchen
  - Phase Change-over Switches
  - Tv & Telephone points in Living & Master Bed Room
  - Provision for Washing Machine & Geyser Provision
- 

### GENERAL

- Lights in common areas will be provided
- Common toilet will be provided
- Bore well to a required depth
- Under-ground sump
- Over-head tank and sump with Metro and Bore well supply.
- Architect designed main & wicket gates will be provided
- Name plates, Letter box for each flats

# KEYPLAN



**JAY VASANTH**  
Plot No.5, Door No.9, Jaya Nagar, 2nd Main Road,  
Chitlapakkam, Chennai 600 064

# OUR COMPLETED PROJECTS



Since 1999 KUMAARS FOUNDATION for over past two decades have completed over 58 prestigious projects. Committed to constructing aesthetically and structurally superior buildings.



Plot No.72, Door No.10, Janakpuri 1st Street, Sankaran Avenue, Velachery, Chennai - 600 042.

**Call: 94440 84716 | 80723 48714**