



Perfect Investment Perfect Home

Our  
**EDEN**  
An evolution in Independent living

2 BHK - Homes

Near Poonamallee-Thirumazhisai (Chennai)



## “Life is for living, and those who live well get the most out of it”.

A simple philosophy that helps us re-create excellent lifestyles for YOU at **Our EDEN**. An Initiative in independent living, plots with well-designed homes & early return for investment.

Our vision is aligned to yours as you dream of the perfect home. Like you, we are also obsessed about every detail in a living space to make it a permanent delight to those who would proudly call it their home. We have upturned every stone in making your home an enduring asset. We know that your home would bring you a great deal of prosperity as well, that which you can pass on to the next generation with joy & pride. Our team of specialists consistently ensure that our clients receive a property worth investing. We are working on all areas within our control to give you only the very best.

The expanded city's landscape have given many reasons to buy your dream home @ **Our EDEN**, a handpicked location, an ideal place for dwelling with vibrant connectivity to educational, health and entertainment establishments and will be a true delight to every rising class of the society.

**Our EDEN** is an evolution in Independent living hosting independent plots with homes for every budget. Strategically located near the proposed Satellite Township Thirumazhisai (Kaavelchery-Pattabiram Main Road), our neighbour being the Jai Hind CBSE School and Chennai public school, easy access to ORR connecting Tambaram, GST to Ennore, close proximity to Panimalar and Saveetha Medical College and Institutions, Theme parks and other places in the city.

## SPECIFICATIONS

### STRUCTURE

Seismic resistant RCC structure using Glass Fibre Reinforced Gypsum panel [GFRG] as per structural design from IIT Madras.

### WALLS

5" thick internal and external GFRG concrete walls.

### WINDOWS

Aluminium frames with sliding glass shutters, grills finished with Enamel paint.

### DOORS

Main Door with teak wood frame with both sides polished veneered flush door with decorative work on front side only. Bedroom door will be provided with Country wood frames or equivalent wood frames with commercial flush shutters with mortise locks. Bathroom / Terrace doors will be provided with country wood frames and water proof flush shutters.

### ELECTRICAL FROM A REPUTED BRAND

- 3 Phase power supply with distribution board.
- Adequate electrical points for lights & fans.
- A/c Points in bedrooms.
- Geyser point in bathrooms.
- 2 Nos of 15 amps and 2 Nos of 5 amps power point in Kitchen.
- 1 No. of light point in entrance veranda.
- 1 No. of light point in car park area.
- 1 No. of external light point in the front and rear of the property.
- 1 No. of light point in the terrace.
- Inverter circuit will be provided.

### FINISHERS

- 24"x24" vitrified tile flooring in Living, Dining, Bed rooms & Kitchen.
- 12"x12" anti-skid tile for floor and 7" high dado in bathrooms.
- Terra cotta roof tiles will be provided in lower / upper terrace.
- Black granite counter top with stainless steel sink and 2' dado above counter in the Kitchen.
- One wash basin with tap connection & 2' Dado in the dining area.
- White colour European Water Closet (EWC) of Parryware or equivalent make, wash Basin, Shower, Cold & Hot Water CP fittings in the bathrooms.
- 1 coat of water proofing compound, 2 coats of putty, 1 coat of primer, 2 coats of Internal / External emulsion painting

### Water Supply

Adequate capacity of 2 sintex overhead tanks for bore well water will be provided for each house.

**Borewell** : Depth as per survey with suitable capacity and standard make of pump.

**Iron Removal Unit (IR unit)** : An individual iron removal unit of required capacity will be provided.

**Sewage Treatment Plant (STP)** : An individual Sequence Batch Reactor (SBR) STP of required capacity will be provided.

**Pavers** : Grey / Terra cotta coloured cement tiles will be provided from the entrance gate till the main door veranda.

**COMPOUND WALL BOUNDARIES** : Compound wall will be provided only on the rear boundary all other boundaries will be provided with decorative grills.

**Main Entrance Gate** : M S Gate with enamel finish.

## ADDED AMENITIES



1 ACRE PARK



GATED COMMUNITY



AVENUE TREES



LED STREET LIGHTS



STORM WATER DRAINS



SECURED COMPOUND WALL

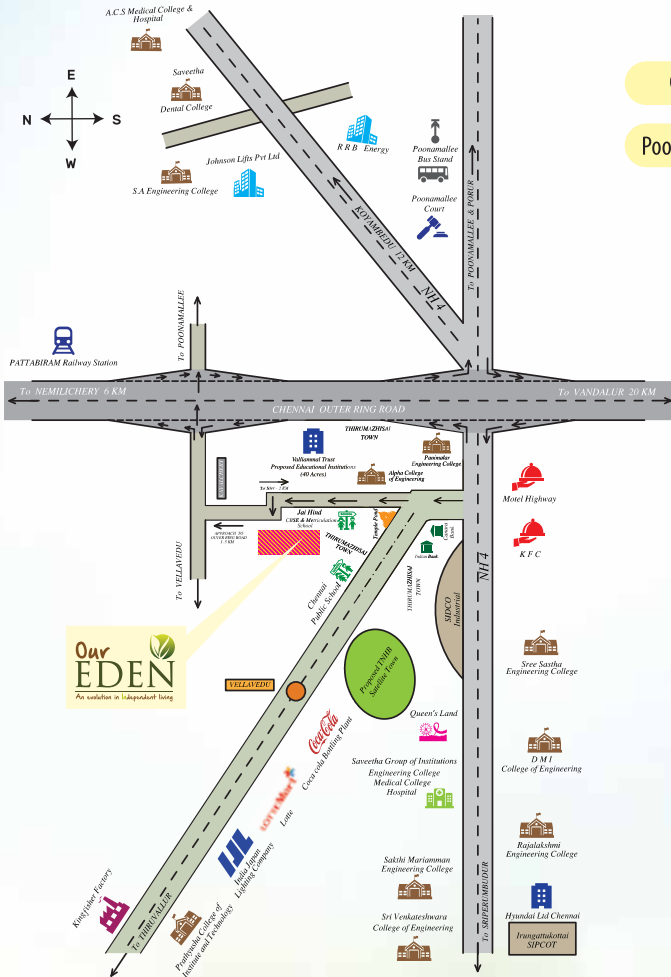


GRAND ENTRANCE ARCH



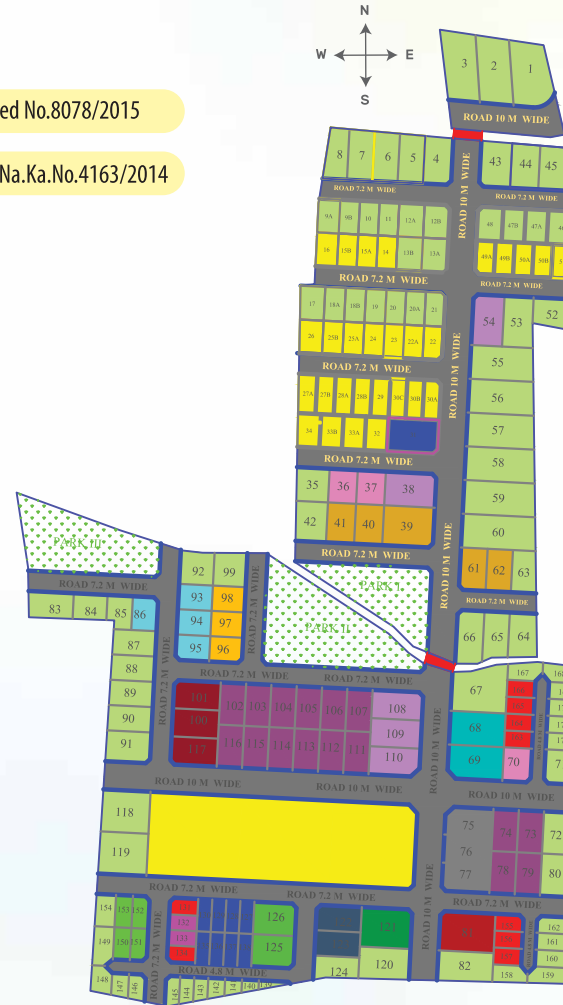
QUALITY BLACK TOP ROADS

# LOCATION



# SITE PLAN

CMDA Approved No.8078/2015  
 Poonamallee PU.Na.Ka.No.4163/2014



PLOT NO	AREA SQ FT
14	904
15A	904
15B	904
16	990
22A	893
22B	904
23	904
24A	936
24B	936
25	936
26	1067
27A	965
27B	980
28	980
29A	980
29B	980
30A	892
30B	904
30C	904
32	1033
33A	1033
33B	1033
34	1034
49A	872
49B	872
50A	872
50B	891
51	898

## NORTH FACING HOUSE



### AREA STATEMENT

Ground floor area	495.30 Sq.ft
Car Park area	106.50 Sq.ft
First floor area	270.00 Sq.ft
Total area	<u>871.80 Sq.ft</u>

# NORTH FACING HOUSE



## SOUTH FACING HOUSE



### AREA STATEMENT

Ground floor area	438.70 Sq.ft
Car Park area	99.05 Sq.ft
First floor area	323.05 Sq.ft
Total area	<u>860.80 Sq.ft</u>

SOUTH FACING HOUSE



**Muktha Foundations Private Limited** was incorporated by *Muktha* housing and estates private limited in the year 2008 with the determination to ease and comprehend the values of comfort in the field of construction and property development. Based in Chennai for almost two decades and has carved a niche for itself among the best in the real estate business. It has always remained steadfast in its mission to maintain high standards in quality, design, construction and customer satisfaction. It is with these objectives and prospects of rapid growth in the future, *Muktha* aims to expand its roots to every area of the industry. *Muktha* always an expression to your dream home....



## BENEFITS OF USING GFRG TECHNOLOGY IN CHENNAI

- › **Smart-cool:** GFRG technology will make homes cooler by 4 degrees and save considerably on electricity.
- › **Quake-resistant:** Resists Earthquake in Seismic zone V, highest risk of an earthquake. Building structural design from IIT-Madras.
- › **Fire-safe:** Fireproof to withstand 1000 degrees for 4 hours.
- › **Anti-flood:** Water resistant, even during floods no worry about any water leakage problems, repels water.
- › **Green-clean:** Eco-friendly material, saves tons of cement, reduces carbon footprint decreasing global warming.
- › **Superior Strength:** 5X stronger than the conventional building, lasts up to 80 years
- › **Rapid construction:** Faster than conventional buildings, fast return of investment.
- › **Less is more:** Reduction in construction materials, Plastering not required, pre-fabricated panels finished Perfectly. More Carpet Area, thickness of panels 5 inches.



### MUKTHA FOUNDATIONS PRIVATE LIMITED

2/296 B, First Floor, DRR Avenue, Behind Audco Nagar  
Kattupakkam, Chennai - 600 056. P : 044-2679 2488/2489  
M : +91 98843 23385, 98843 98537, 98843 98532, 98840 98576  
sales@mukthafoundations.com | www.mukthafoundations.com



HOME LOANS APPROVED BY

