



MEKALAM

@ LITTLE MOUNT, SAIDAPET

6 UNITS | 2 BHK | 1007 SQ.FT



STILT PLUS 3 FLOORS

2 APARTMENTS PER FLOOR

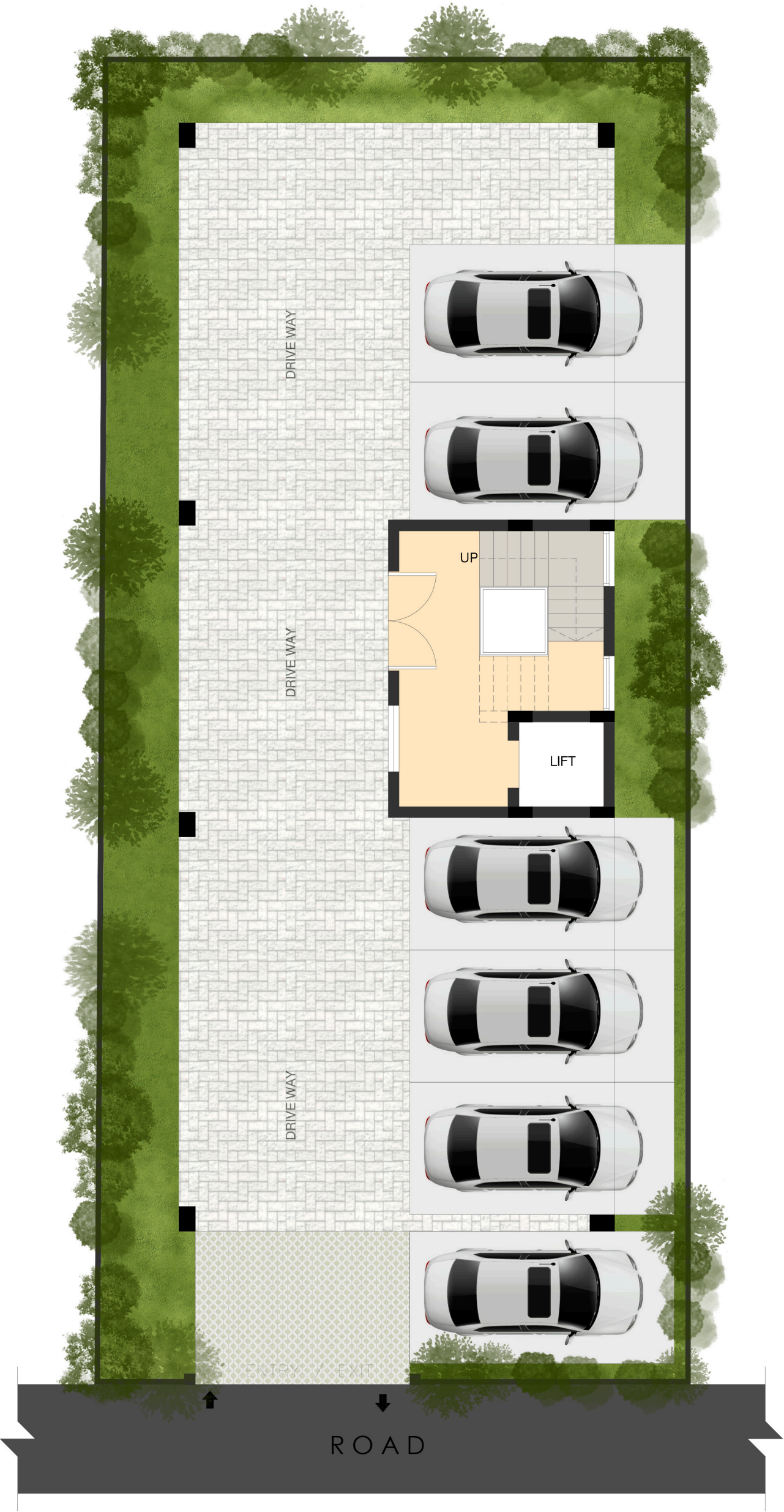
6 UNITS

1007 SQ.FT EACH

2 BHK HOMES



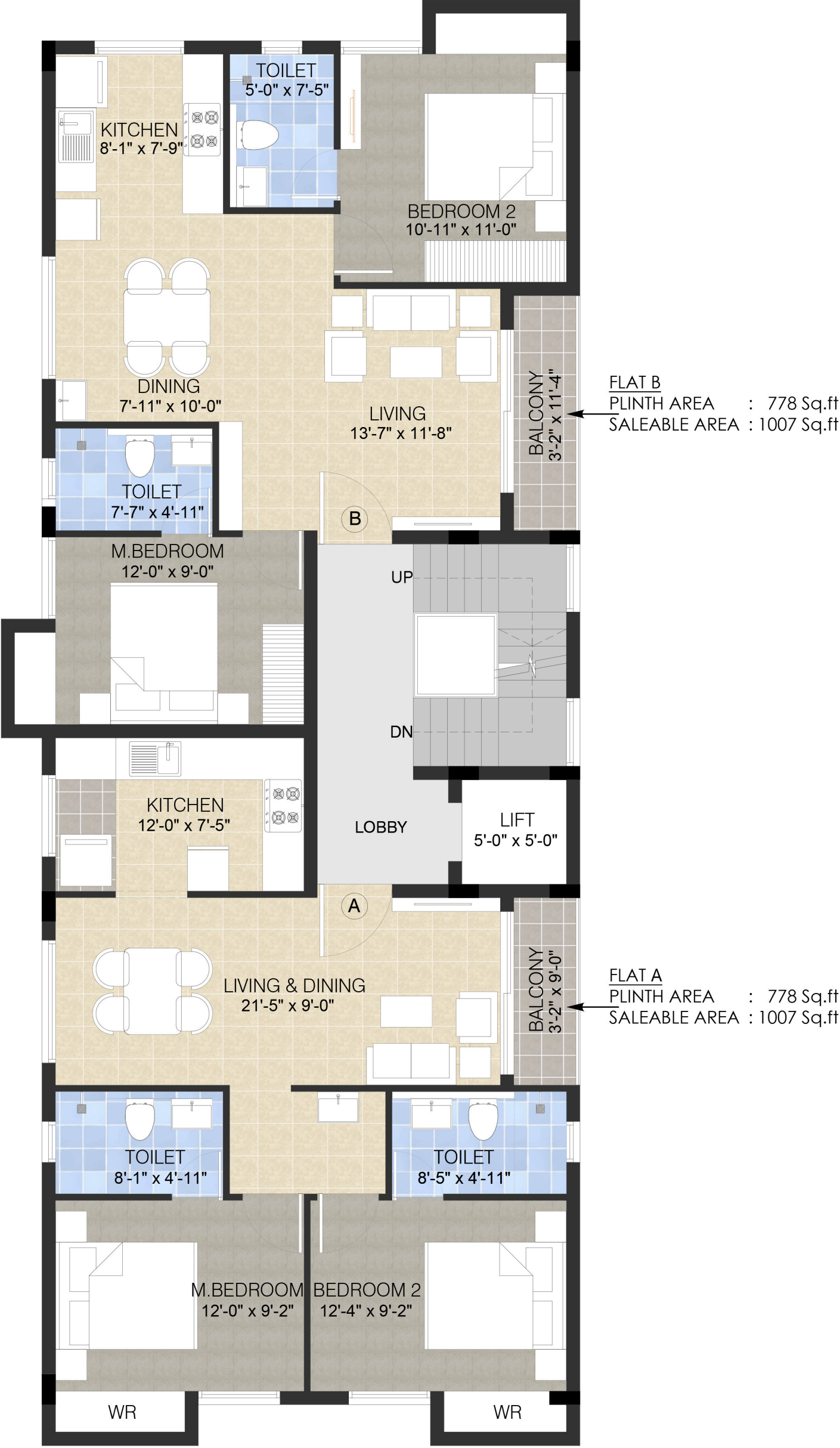
STILT FLOOR PLAN



STILT FLOOR PLAN



TYPICAL FLOOR PLANS



TYPICAL FLOOR PLAN (FIRST, SECOND & THIRD)



PROJECT HIGHLIGHTS



ONE CAR PARK



EV CHARGING POINT



24/7 CCTV SURVEILLANCE



GATED SECURITY



24/7 ELECTRICITY BACK UP

PLANNING PERMIT NO.

PPA/WDCN13/O1628/2024

BUILDING PERMIT NO.

BA/WDCN13/O1881/2024

SPECIFICATIONS

STRUCTURE

RCC FRAMED STRUCTURE

ALL WALLS WILL BE OF ACC BLOCKS

WALL AND FLOOR TILES

GENERAL FLOORING – VITRIFIED TILES | TOILETS – TILES ON THE WALLS UPTO 7 FEET & ANTI-SKID TILES ON THE FLOOR AS PER ARCHITECT DESIGN

INTERNAL WALL FINISHES

EMULSION PAINT

EXTERNAL WALL FINISHES

EXTERIOR GRADE EMULSION PAINT

WINDOWS

UPVC SLIDING WINDOWS WITH MS GRILLS

ELECTRICAL SWITCHES

ANCHOR PANASONIC

DOORS

TEAK/ HARDWOOD FRAMES WITH SOLID CORE LAMINATED FLUSH DOORS

BATHROOMS

CP FITTINGS – SANITARYWARE – PARRYWARE / HINDWARE

KITCHEN FINISHES

GRANITE COUNTERS WITH WALL DADO – SS SINK WITH DRAINBOARD

TELEPHONE AND BROADBAND

TV AND BROADBAND OUTLETS IN LIVING ROOM AND MASTER BEDROOM

VIDEO DOOR PHONE

LIFTS

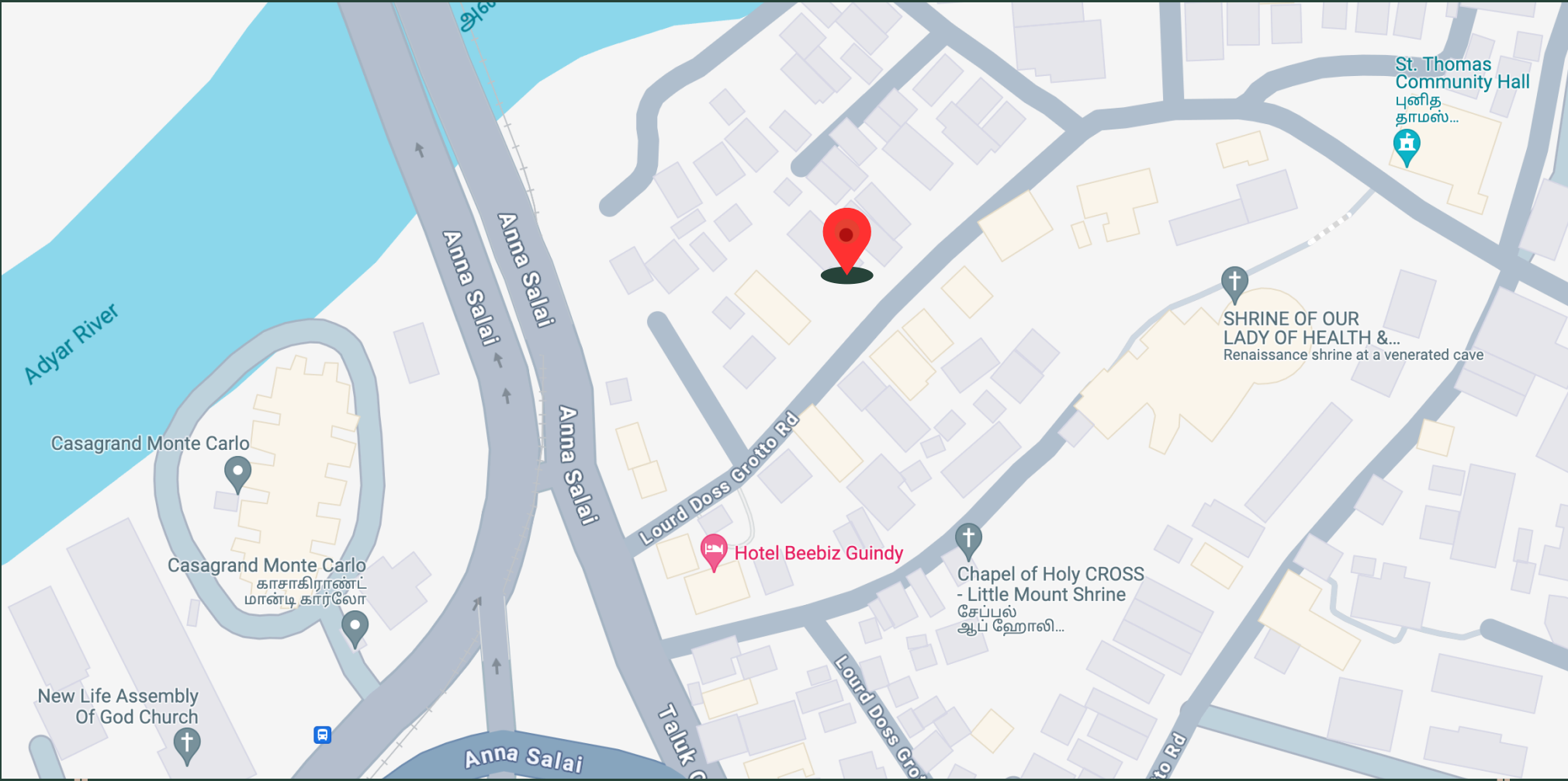
ELEVATOR OF JOHNSON MAKE

POWER BACK-UP

1000W PER APARTMENT/ COMMON LIGHTING / LIFT/ MOTOR/ PUMP

INDIVIDUAL EV CHARGING PROVISION FOR ALL FLATS

LOCATION MAP



LITTLE MOUNT METRO STATION 400 M

AIRPORT 10 KM

APOLLO MEDICAL CENTRE 3 KM

RAINBOW CHILDREN’S HOSPITAL 600 M

OLYMPIA TECH PARK 2.5 KM

IIT MADRAS 2.5 KM

ANNA UNIVERSITY 2.7 KM

HOTEL LEMON TREE 800 M

PARK HYATT 850 M

ITC 1 KM

PHOENIX MALL 3 KM

NEW LIFE ASSEMBLY CHURCH 280 M

ST.THOMAS LITTLE MOUNT CHURCH 250 M

PAYMENT SCHEDULE

ADVANCE RS.5,00,000/- ON BOOKING

30% OF THE TOTAL CONSIDERATION ON SIGNING OF THE AGREEMENT (LESS ADVANCE)

20% OF THE TOTAL CONSIDERATION ON COMPLETION OF FOUNDATION

30% OF THE TOTAL CONSIDERATION ON COMPLETION OF STRUCTURE

15% OF THE TOTAL CONSIDERATION ON COMPLETION OF INTERNAL WALL & FLOORING

5% OF THE TOTAL CONSIDERATION ON HANDING OVER

OTHER CHARGES

INFRASTRUCTURE CHARGES

REGISTRATION PAYABLE – AT ACTUALS

GST – AT ACTUALS

DEPOSITS FOR TNEB / CMWSSB AND LEGAL CHARGES

HANDING OVER IN JUNE 2025



4/27, LOURD DOSS GROTTA ROAD
LITTLE MOUNT, SAIDAPET
CHENNAI - 600015



TUYA HOMES: REG OFFICE : 12, T. T. K ROAD,
ROYAPETTAH, CHENNAI - 600014



SALES OFFICE : No. 2/88 S. M TOWERS, OMR,
PERUNGUDI, CHENNAI - 600096



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