



KUNDAPURAM

Affordable Homes

KUTHAMBAKKAM

NEAR POONAMALLEE & THIRUMAZHISAI

குந்தபுரம்

KUNDAPURAM

Kundapuram is an affordable housing project located in Kuthambakkam near Poonamallee and Thirumazhisai. Consisting of 46 compact apartments, the Phase I building is built using Light Gauge Steel (LGS) technology, offering superior advantages over conventional buildings. Designed to fit an open environment, the building offers modern architecture, an open atrium, superior finishes, upscale fittings, abundant natural light & ventilation and plenty of open spaces.

Kundapuram is surrounded by lush green landscaped gardens with abundant open spaces for outdoor recreation and children play area. The safety of the gated community is enhanced by a round-the-clock security service. The rainwater harvesting system, sewage treatment plant (Eco-STP) and solar streets lights are added to the sustainability features of the project.

Experience a relaxed rural lifestyle within the Chennai city limits with good connectivity to nearby towns, shops, industries, hospitals, and schools.

SALIENT FEATURES

Close to Chennai's largest upcoming 300-acre TNHB Satellite Township at Thirumazhisai

Close to upcoming Chennai's third mofussil bus terminus in Kuthambakkam

Built using Light Gauge Steel (LGS) Technology

In the midst of a large 28-acre mango farm with serene surroundings

Thoughtfully designed Studio, 1, 1.5 & 2 BHK unit plans

90% open space with greenery for abundant light and ventilation

Surrounded by prominent business hubs, manufacturing plants, shops, multiplex, transportation hubs, IT/ ITES companies, schools, colleges and hospitals



AMENITIES

KUNDAPURAM

Kundapuram brings you a range of amenities & features that are thoughtfully included to ensure a healthy lifestyle.



Mango farms | Solar street lights | Abundant ground water | Sewage treatment plant (ECO-STP)
Rainwater harvesting | Round the clock security | Children play area | Open car parking | Sit out area
Landscaped garden | Jogging & Walking track

ELEVATION VIEW

CLASS. COMFORT. CONVENIENCE
Celebrate a finer, easier & better lifestyle





GROUND FLOOR PLAN

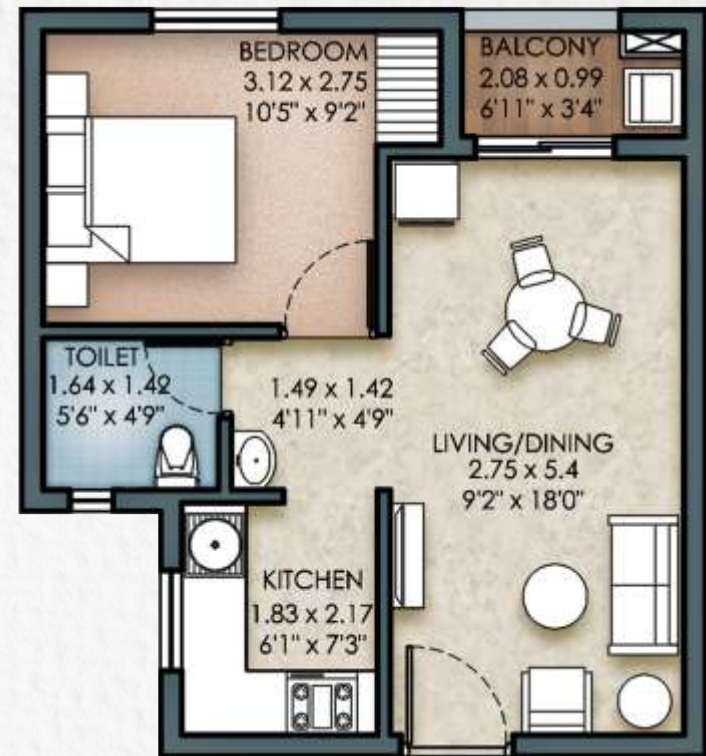


1ST & 2ND FLOOR PLAN



1BHK+1T

GROUND FLOOR
G01 | G14 - NORTH



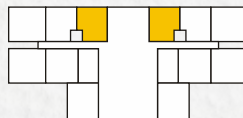
1BHK+1T

GROUND FLOOR
G02 | G13 - NORTH

FIRST FLOOR
F102 | F115 - NORTH

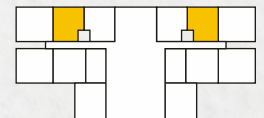
SECOND FLOOR
S202 | S215 - NORTH

KEYPLAN

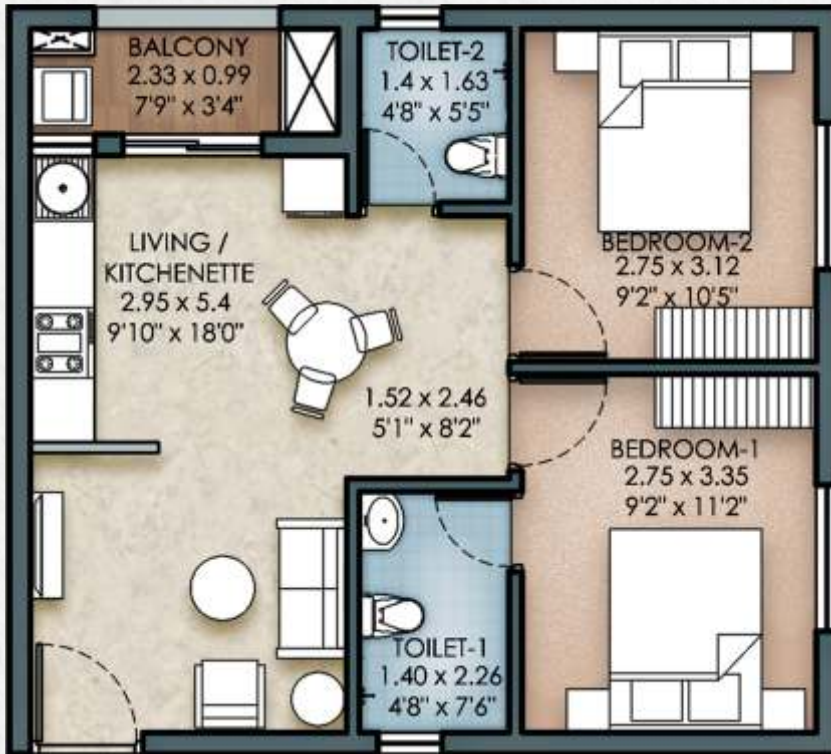


UNIT TYPE	SALEABLE AREA (SFT)	PLINTH AREA(SFT)	CARPET AREA(SFT)
1BHK+1T	523	433	366

KEYPLAN



UNIT TYPE	SALEABLE AREA (SFT)	PLINTH AREA(SFT)	CARPET AREA(SFT)
1BHK+1T	519	430	366



2BHK+2T

GROUND FLOOR

G03 | G12 - NORTH
G04 | G11 - SOUTH

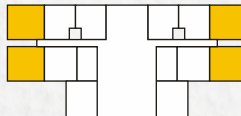
FIRST FLOOR

F103 | F114 - NORTH
F104 | F113 - SOUTH

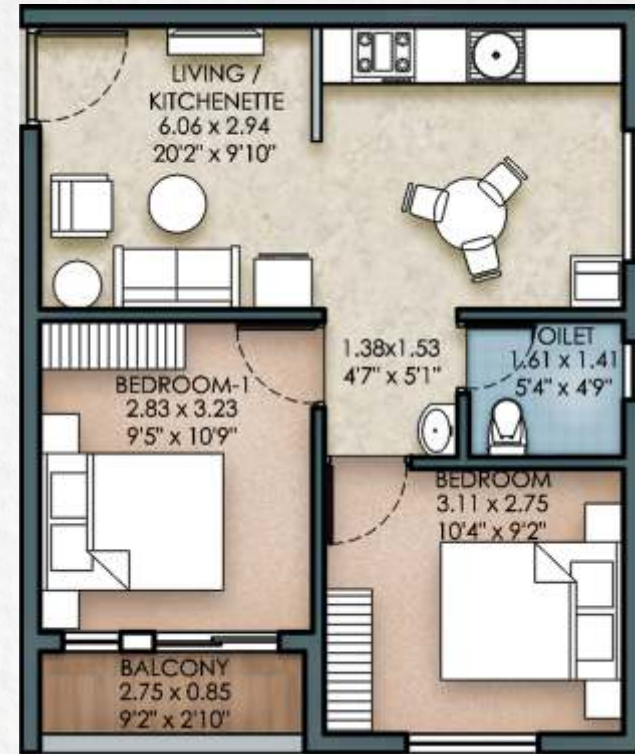
SECOND FLOOR

S203 | S214 - NORTH
S204 | S213 - SOUTH

KEYPLAN



UNIT TYPE	SALEABLE AREA (SFT)	PLINTH AREA(SFT)	CARPET AREA(SFT)
2BHK+2T	685	567	484



2BHK+1T

GROUND FLOOR

G07 - EAST
G08 - WEST

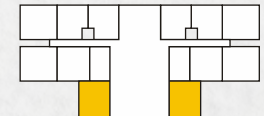
FIRST FLOOR

F107 - EAST
F110 - WEST

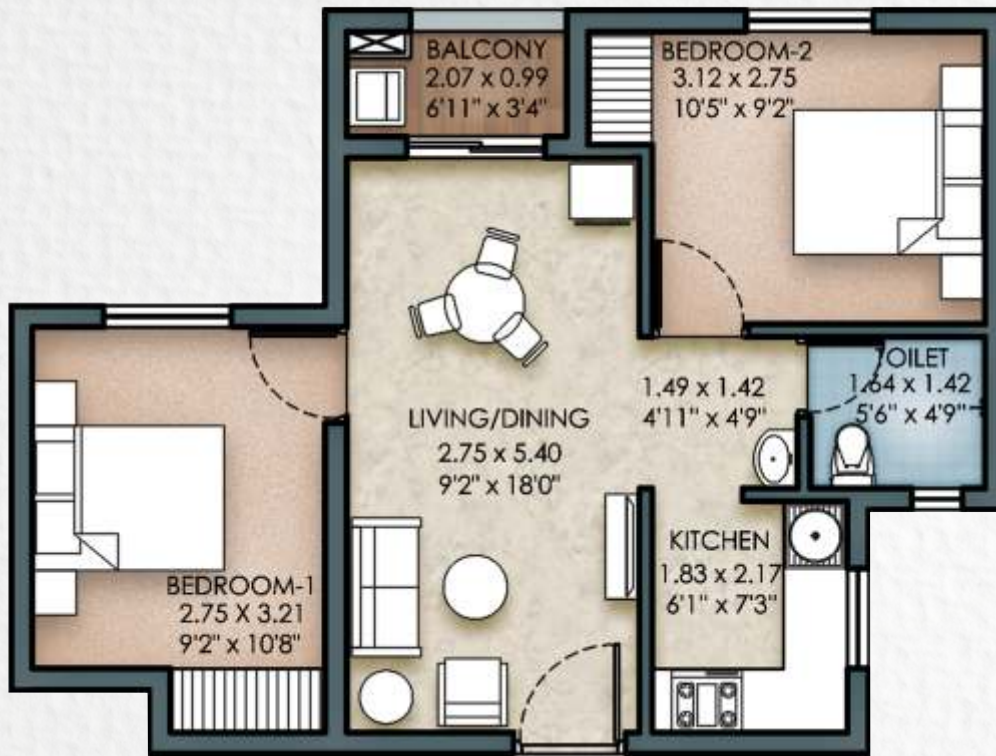
SECOND FLOOR

S207 - EAST
S210 - WEST

KEYPLAN



UNIT TYPE	SALEABLE AREA (SFT)	PLINTH AREA(SFT)	CARPET AREA(SFT)
2BHK+1T	632	524	448



2BHK+1T

FIRST FLOOR

F101 | F116 - NORTH

SECOND FLOOR

S201 | S216 - NORTH



1.5BHK+1T

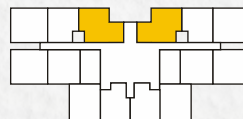
FIRST FLOOR

F108 | F109 - SOUTH

SECOND FLOOR

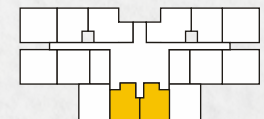
S208 | S209 - SOUTH

KEYPLAN

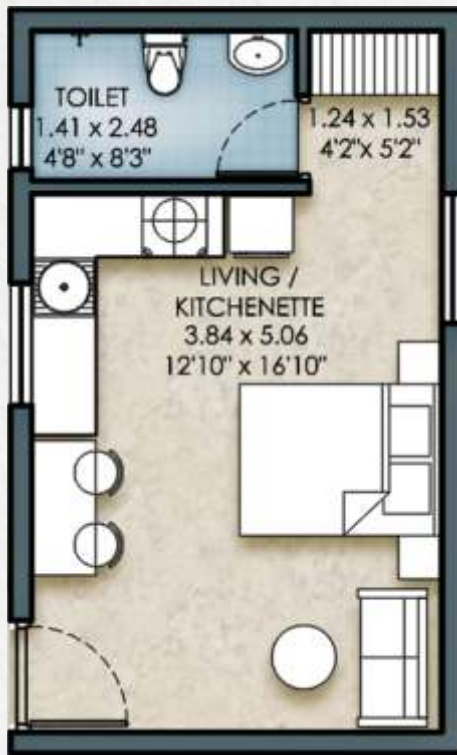


UNIT TYPE	SALEABLE AREA (SFT)	PLINTH AREA(SFT)	CARPET AREA(SFT)
2BHK+1T	670	555	479

KEYPLAN



UNIT TYPE	SALEABLE AREA (SFT)	PLINTH AREA(SFT)	CARPET AREA(SFT)
1.5BHK+1T	540	447	382



STUDIO

GROUND FLOOR

G06 - EAST
G09 - WEST

FIRST FLOOR

F106 - EAST
F111 - WEST

SECOND FLOOR

S206 - EAST
S211 - WEST



1BHK+1T

GROUND FLOOR

G05 | G10 - SOUTH

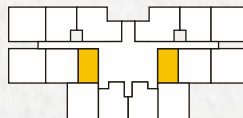
FIRST FLOOR

F105 | F112 - SOUTH

SECOND FLOOR

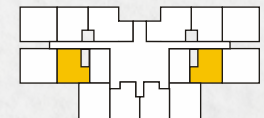
S205 | S212 - SOUTH

KEYPLAN



UNIT TYPE	SALEABLE AREA (SFT)	PLINTH AREA(SFT)	CARPET AREA(SFT)
STUDIO	368	305	275

KEYPLAN



UNIT TYPE	SALEABLE AREA (SFT)	PLINTH AREA(SFT)	CARPET AREA(SFT)
1BHK+1T	523	434	388

SPECIFICATIONS

FOUNDATION

RCC columns, isolated footings up to basement slab level for staircase and atrium bridge and with the thickness of the base slab is 200 mm (M30 GRADE CONCRETE) in a construction concept of load bearing structure.

STRUCTURE

Light Gauge Steel (LGS Technology)

FLOORING

Joint free tiles (ORIENT BELL 24" * 24" vitrified tile) laid with 4" high skirting. Toilet floor and wall tiling up to 8' ft height with ceramic tiles.

KITCHEN

Kitchen counter with black granite and up to 2'ft height ceramic tiles backsplash on the walls . Stainless steel sink of size 18" *16"*8"(JAGUAR- ESSCO BRAND). Aquaguard provision with SS angle cock provided.

DOORS

Main door with Neem wood frames size of 4" *3" with quality wood panel shutters (VENEER DOOR) provided and One number of SS tower bolt, Three number of SS hinges and high quality door handle with lock (GODREJ BRAND) provided.

INTERNAL DOORS

In quality frames of size 4" *3" will be used for all internal doors and One number of SS tower bolt, Three number of SS hinges and high quality cylindrical lock (GODREJ BRAND) to be provided.

FLUSH DOORS

Flush doors provided for toilets (PLASTIC FILM COATED WATER PROOF DOORS).

WINDOWS AND SLIDING DOOR

Aluminium jindal section powder coated with clear glass, M S safety grill as per design will be provided for windows and sliding doors in balcony.

PLUMBING

2" Dia pipes used for water lines in kitchen and toilet. 4" Dia pipes used for drainage, rain water and rain water harvesting recharge pit provided. All the toilets having geyser provision with inlet and outlet angle cock.

SANITARY FITTINGS

High quality sanitary fixtures (JAGUAR ESSCO).

CP fittings – JAGUAR ESSCO fittings equivalent.

ELECTRICAL

PVC conduit pipes used for concealed lines heavy duty 1.5mm thick pipes for wall and roof work. POLY CAB brand wires used for all the circuit and Anchor Roma classic switches and M.C.B type distribution board (STANDARD ANCHOR BRAND) provided for all the units.

STAIRCASE

Hand rail of 3' height with safety grills. staircase flooring finished with vitrified tile (1' *1' 10mm thick VITRIFIED TILE) and M.S steps and top tile finished steps provided.

WATER SUPPLY

20 KLD capacity underground water storage with 16 KLD capacity Over head tank.

180 Feet Bore well plus 150 feet Bore well for backup.

3 hp Submersible for UG sump / 5 hp Submersible for borewell.

SEWAGE TREATMENT PLANT

Bio Technology Treatment Plant (ECO-STP) capacity of 25 KLD with Low Maintenance Cost.

COMMON AREA

5'ft height surrounded compound wall along with 2 gates, Paver flooring provided in Common Area and Parking floor.

All around building LED light provided.

Solar light provided for the site's internal common roads.

LOCATION HIGHLIGHTS

- ▶ Very close to Chennai's satellite township, Thirumazhisai
- ▶ Upcoming Metro Railway Station from Poonamallee has commenced.
- ▶ Chennai's Third CMBT Bus terminus in Kuthambakkam
- ▶ More than 15 Schools & Colleges in 12 kms radius.
- ▶ Over 100+ companies employing more than 5 lakh workforce within a 15 km radius.
- ▶ Just 20 mins from Proposed Greenfield Airport



Where everything is within easy reach

Nearby Vicinities

- Poonamallee - 10 kms
- Sriperumbudur - 15 kms
- Thiruvallur - 15 kms
- Porur - 18 kms
- Koyambedu - 25 kms
- Tambaram - 30 kms

Nearby Schools

- Apollo Vidyashram CBSE - 4 mins
- St. John's International Residential School - 8 mins
- St. Johns Matric Hr.Sec.School - 10 mins
- Mahavir Rajasthani International School - 12 mins
- Spartan CBSE International School - 10 mins
- Loyola International School - 10 mins
- Chennai Public School - 12 mins

Nearby Colleges

- Apollo Engineering College - 2 mins
- CTM College of Arts & Science - 6 mins
- Saveetha Medical College - 6 mins
- Rajalakshmi Institute of Technology - 8 mins
- DMI College of Engineering - 8 mins
- Sree Sastha College of Engineering - 12 mins
- Animalar College of Engineering - 13 mins

Nearby Hospitals

- Saveetha Medical College Hospital - 6 mins
- Pandian Hospital, Sriperumbudur - 15 mins
- Jaya Hospital, Sriperumbudur - 15 mins
- Govt Hospital, Sriperumbudur - 15 mins

LOCATION MAP



Shanbagam Estate Private Limited

SITE LOCATION



For Booking & Enquiries



97909 48000

www.kundapuram.com

Site & Corporate office : # 803/101, Padur - Mevalurkuppam Road, Kuthambakkam, Chennai, Tamil Nadu, India 600124.