**VIP HOUSING EMPIRE ESTATE-ECR**

**Plots & Villas** Approved: Panchayat
Plot in : Chennai To Pondicherry {ECR}
Manamai Village (Next to Mahapalipuram)
Kanchipuram {District & Taluk}
Total Area: 16 Acres
Total Plots: 296
Total Villas:50
Park: 3 Available
Plot Road Sizes: Main Road & Cross Road 30”
Plot Available: 1000 to 2400 Sq.ft
Guide Line Value: Rs.400
Villas Price:41 Lacks On wards
Plot Price Rs:740 per sq.ft
Registration: Free
Maintenance: Free for 5 years.
Reg office: Thirukalukundram

**Location Highlight**Located on ECR 5 minutes drive from Mahapalipuram.
15 Minutes Drive from Japanese Township coming up at OMR IT Corridor.
Surrounded by many collages like Great Lakes Institute of Management,Hindusthan Institute of Maritime Training,Dhanalakshmi Srinivasan Collage of Engineering and Technology,Don Bosco Polytechnic Collage etc,
Surrounded by many Resort Such us Esthell Resorts,Confluence Banquets and Resort,Shiva Gardens,The Village Retreat Concept Hotel,Theaters & More Tourist Spots.
30 minutes drive from OMR IT Parks.
Surrounded by many Educational Institutions, Hospitals,Banks and ATM.

**Amenities And Features**Black Top Roads
Street Lights
Swimming Pool
Multipurpose Hall
Indoor Games
Gymnasium
Security Room
All Roads are 30 feet Roads
International Standard Club House
Children Play area With Play Equipment's
Secured Compound Wall
Ground Water Facility
Easy Access To Transport Facilities

**Villas Over View:**Evocon and VIP Housing proudly presents to you a new frontier in residential life, “EMPIRE ESTATE” – premium lifestyle villas at Manamai, near Mahabalipuram. Empire Estate – a niche beach side property is located at Manamai which is just 5 minute’s drive from Mahabalipuram. Empire estate being spread across a vast area of 16 acres and comprising of 346 premium villa plots offering a well-developed layout is a state of the art living with a sense of space, style and a great ambience. Needless to say it comes with many amenities, as per your desire, Empire Estate also holds a delightful service of constructing your preferred villas at an affordable price and the beauty of the ocean makes you relaxing and calm. The construction of the villas inside the layout will be undertaken by Evocon Pvt Ltd.
4 types of Villas as spacious as your heart
Type A - 1000 to 1200 sq ft plot area - Saleable area - 1473 sq ft.
Type B - 1000 to 1200 sq ft plot area - Saleable area - 1475 sq ft.
Type C - 2000 to 2400 sq ft plot area - Saleable area - 2472 sq ft.
Type D -2000 to 2400 sq ft plot area - Saleable area - 2619 sq ft.

**Specifications**
The Villas to be constructed to this specification subject to minor changes in Dimensions, locations found desirable or necessary to ensure sound engineering Practice at the sole discretion of the Builder.
**TYPE OF CONSTRUCTION**
RCC framed structure with adequate footings, columns and RCC slabs with ISI branded TMT steel rebars according to structural designs with seismic consideration.Class 1 chamber brickwork of 9” thick for outer walls and 4.5" thick for inner partition wall with plastering.

**FLOORING/DADOING**
Flooring will be done with good quality 2’ x 2’ Vitrified Tiles of reputed make for Hall, Dinning, Bed Rooms & Kitchen. Wooden Laminated Flooring in Master Bed Room will be provided Ceramic Tile Flooring for wash area, balcony and toilets will be provided of reputed make. Glazed ceramic tile dadoing will be done for 2’ height above kitchen platform, 7’ height for Toilet and 3’ height for utility wash area.

**DOORS**
Main doors will be of Indian teak wood frame and shutter designed aesthetically & polished with natural look as per Architect design. Reputed make locks with brass hinges, safety chain and peep hole will be provided. Other doors will be with good quality country wood frame and single leaf flush doors with SS fittings and locks ofgood quality and painted on both sides with enamel paint. One Number of French door/window will be provided in the balcony area.

**WINDOWS AND VENTILATORS**
Steel grills (painted) will be provided for windows as per architect design. Sliding Windows and louvered ventilators will be of UPVC frames and plain glass of reputed make

**KITCHEN**
Counter Granite slab with SS sink of reputed make will be provided.

**PAINTING/FINISHING**
Interior Walls: Wall putty with two coat of premium emulsion.
Exterior Walls: Apex range emulsion with two coats

**PLUMBING AND SANITARY FITTINGS**
Hindware or equivalent make with 1 no western water closets and 1 wash basin for each bath room will be provided.
Jaguar/Parryware or Equivalent CP fittings will be provided in bathroom, kitchen, wash area. Each bathroom will have wall mixer for shower area. Health faucet for all toilets & geyser points in all bathrooms will be provided.
CPVC pipes for water supply, High quality PVC Drain pipes will be provided.

**ELECTRICAL WIRING**
Concealed wiring with adequate ISI branded switches, plug sockets and DB boards will be provided. Inverter options will be made in each House. One calling bell point will be provided.

**OTHERS**Car Park will be paved with Paver Blocks/Tiles.
Common water point near gate.
UG sump & over head tank will be provided.
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**Kitchen**
Kitchen counter top will be provided with granite.
Adequate shelves will be provided.
24"X18" Stainless steel sink will provided.
6 nos. of Electrical plug points in Kitchen to accommodate all kitchen accessories.
Separate water point for RO / Aqua guard connection.

**Plumbing and Fittings**
CP fittings: Parryware / Jaguar plumbing CP fittings with seven years of company warranty.
Basins/ Ceramics: Parryware / Hindware branded one western toilet basins and one Indian toilet basins will provided. Wash basin will provided in all bathrooms.

**Pipes**
CPVC pipes for water supply and high quality drain pipes will be provided.
Septic tank of 4000 litres and Water underground sump of 4000 litre capacity will be provided.
One overhead tank of 3000 litre capacity will be provided.

**Electrical works**
Wiring will be done with concealed wiring with Finolex / Kundan / Orbit make.
Anchor Roma or equivalent fittings for switches and Power points.
MCB for safe circuit control.
Circuit wiring for Inverter provision.
Properly designed light fitting points, fans, AC points and power points in all rooms.
TV cable and telephone cable points in living and master bed room.

**Finishing**
Exterior elevation will be executed according to Architects impression.
Internal walls will painted with two coats of premium emulsion after wall putty.
External walls will painted with two coats of Apex emulsion / equivalent paint for longer life.
Exterior MS gate with painting will be provided.

**Others**
Terrace weathering course with terracotta tiling above brick surki work.
Car parking with paver block or according to architect design.
Compound wall of 4.5' height.
Rain water harvesting.