

AN OPPORTUNITY SO RARE.
A LOCATION SO PRIME.
A PRICE SO FAIR.



Kolapakkam, Porur

LIVE YOUR LIFE
THE WAY YOU LOVE IT.

LIVE YOUR LIFE IN LUXURY AT KOLAPAKKAM, PORUR.

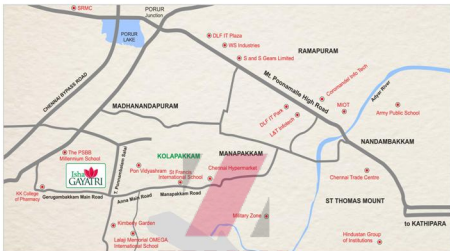
Isha Gayatri, an unrivalled luxury dwelling, is a development of 218 high-end Apartments built on 400 plus 4 spacious floors in a sprawling land area of 2.85 acres. Located at Kolapakkam, near Porur this awe-inspiring gated community is easily accessible from Mount - Pharamasalar Road and Porur - Kundrathur Road. Effortlessly furnished and impeccably styled, a choice of **2 BHK (120sq.ft), 2, 2.5 and 3 Bedrooms** space efficient homes designed with stunning views ranging from **590 Sq.Ft. to 1408 Sq.Ft.** come with contemporary lifestyle and leisure facilities for you to live a life in luxury.

LIVE YOUR LIFE IN LEISURE

Just, Isha Gayatri has not only a distinctive designer feel, but it remains friendly, entertaining and a welcome place to chill out with friends and families. Little wonder, when it comes to leisure Isha Gayatri pulls out the stops too. The development offers a symphony of lifestyle pleasures for you to indulge in. Come, pick the one you would love to include in to relax, rejuvenate and refresh in the comfort of your own home, a home at Isha Gayatri.

EXPERIENCE A BLISSFUL LIFE

- MULTIPURPOSE HALL
- GYMNASIUM
- JENNONG ROOM
- INDOOR GAMES
- KIDS PLAY AREA
- LANDSCAPED GARDENS
- JOGGING TRACK
- POWER BACK UP FOR COMMON AREAS
- STP
- ELEVATOR FOR ALL THE BLOCKS
- ASSOCIATION OFFICE
- SUPERMARKET



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DISTANCE INDICATOR

Major Junctions

Porur Junction	3.8 kms
Chennai Trade Centre	5.2 kms
Kathipara Junction (Guindy)	6.8 kms
Airport	7.8 kms
Bhai Shop Bus Stand	1.8 kms

Schools

PSBB Millennium School	1.7 Kms
Pon Vidyashram	0.9 Kms
OMEGA International School (Lalaji Memorial)	0.8 Kms
St. Francis International School	0.8 Kms
Saraswathy Vidyalaya School	0.4 Kms
Sri Krish International School (CBSE)	4.6 Kms
Little Flower Matric Hr. Sec. School	1.3 Kms
Emmanuel Nursery & Primary School	3.1 Kms

Hospitals

MIOT Hospital	4.8 Kms
Sri Ramachandra Medical Centre	5.7 Kms
Kedar Hospital	3.3 Kms
Venkateswara Homeopathic Hospital	4.1 Kms

Colleges

St. Joseph College of Arts & Science	3.8 Kms
Madha Medical College	5.9 Kms
Madha Arts & Science College	3.9 Kms
Venkateswara Homeopathic Medical College	4.1 Kms
Alpha Arts and Science College	5.4 Kms

Others

DLF IT Park	4.0 Kms
Olympia Tech Park	7.5 Kms
Babuji Memorial Ashram	3.9 Kms
Korean Restaurant with Indoor Screen Golf Club	6.3 Kms

Live your life, in close comfort...

It is a comfort and a pleasure to live in places that has all your daily touch points at reaching distances. **Isha Gayatri** is located at one such destination which is surrounded by reputed schools, colleges, healthcare establishments, IT parks, shopping malls, banking institutions, utility outlets and entertainment centers. Ofcourse with the existing well established infrastructure facilities including well laid roads and easy connectivity to different parts of the city.

Live your life, in luxury at Isha Gayatri...

Isha Gayatri, an unrivalled luxury dwelling, is a development of 216 high-end apartments built on stilt plus 4 spacious floors in a sprawling land area of 2.88 acres. Located at Kolapakkam, near Porur this awe-inspiring gated community is easily accessible from Mount - Poonamallee Road and Porur - Kundrathur Road. Effortlessly luxurious and uniquely styled, a choice of **2 BHK (compact), 2, 2.5 and 3 Bedroom's** space efficient homes designed with stunning views ranging from **590 Sq.ft. to 1406 Sq.ft.** come with contemporary lifestyle and leisure facilities for you to live a life in luxury.

Payment Schedule

On Booking	Rs.2,00,000/-
On Signing Agreement (less booking advance) (Within 20 days from date of booking, whichever is earlier)	: 20%
On Registration of UDS (Within 20 days from date of Agreement, whichever is earlier)	: 15%
On Completion of Foundation Work	: 15%
On Completion of Second floor slab	: 15%
On Completion of Fourth floor slab	: 15%
On Completion of respective flat block work	: 10%
On Completion of respective flat internal plastering work	: 5%
At the time of handing over or 15 days from date of intimation, whichever is earlier (With Corpus fund & Maintenance charges)	: 5%

- Registration & Stamp duty charges have to be paid 3 days in advance at the respective time of Registration
- Service Tax & Facility Charges is to be paid in respective % along with every stage payment

SPECIFICATIONS

Structure	RCC Framed Structure
Wall	Fly ash Solid Block / Fly ash Bricks with cement Mortar
Main Door	1st Quality African teakwood frame with flush door shutters, both side teakwood veneers. Godrej / Equivalent lock will be provided.
Bedroom Doors	Engineered wood frame with flush door shutter with godrej / Equivalent lock will be provided.
Toilet Doors	Engineered wood frame with flush door shutters OSC & PU prime coat
Balcony Doors	Engineered wood frame with flush door shutters one side PU prime coat
French Doors	Engineered wood frame with Panelled Glass shutters (Except 2 BHK Compact)
Ventilators	Adjustable Aluminium Louvers
Floor and Cladding	2'0"X2'0" Vibrified Tiles for Living, Dining, Bedrooms and Kitchen 1'0"X1'0" Antiskid Ceramic flooring tiles for Toilets, Balcony and Utility Branded Ceramic Tiles of size 12"X18" dadoing upto 7'0" height in all bathroom walls Branded Ceramics Tiles of size 12"X18" dadoing upto 2 feet above the kitchen counter length as per original Architectural drawing
Plumbing	All concealed water lines with CPVC pipes All Ceramic Fittings : Parryware or Equivalent Brand EWC with dual flushing Cistern & Wash Basin All CP Fittings with water efficient fixtures, Jaquar or equivalent Branded kitchen stainless steel sink, single bowl
Windows	UPVC windows with M.S. Grill
Kitchen Counter	Black granite counter
Staircase	Staircase steps with Kota Stone and with MS Handrail
Painting	Putty with Emulsion for interior walls Putty with Emulsion paint finish for ceiling Exterior weather shield paint for external walls Enamel paint finish for doors and M.S. Grills Main door - Polish with Teakwood Finish
Common	8 Passengers Lift of Johnson Make / Equivalent Power Backup for Common areas Adequate bore well and sump will be provided for water supply Drive way with Paving Block

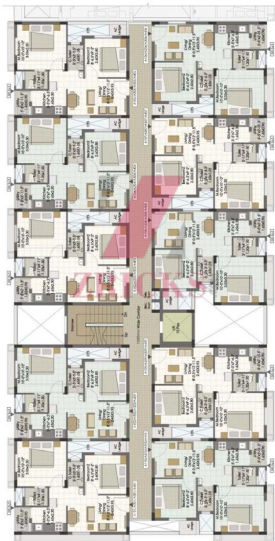
Amenities

- Multipurpose hall
- Jogging track
- Gymnasium
- Power back up for common areas
- Aerobics room
- STP
- Indoor games
- Lift for all the blocks
- Kid's play area
- Association office
- Landscaped gardens
- Supermarket

STILT PLAN



BLOCK A - TYPICAL FLOOR PLAN
2 BHK (compact)





BLOCK B - TYPICAL FLOOR PLAN
2 BHK



BLOCK 6 - STILT FLOOR PLAN





BLOCK C - TYPICAL FLOOR PLAN
2 BHK



BLOCK D - STILT FLOOR PLAN



BLOCK 1 - TYPICAL FLOOR PLAN
2 BHK



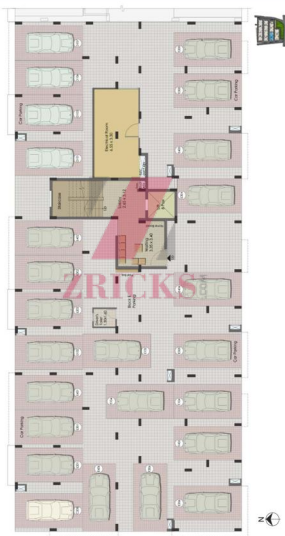
BLOCK D - STILT FLOOR PLAN



BLOCK E - TYPICAL FLOOR PLAN
2.5 BHK



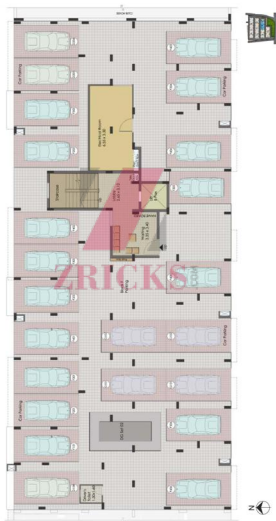
BLOCK E - STILT FLOOR PLAN



BLOCK E - TYPICAL FLOOR PLAN
2.5 BHK



BLOCK 5 - STILT FLOOR PLAN





KEY PLAN

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Isha Homes
Isha Homes (P) Ltd. | 10th Floor | Promoters' Building
10th Floor, 10th Cross, 10th Main Road, 10th Stage
Adyar, Chennai - 600 028. Ph: 434 4347, 4747
www.ishahomes.com
10th Floor | 10th Cross | 10th Main Road | 10th Stage

PROMOTERS

BLOCK G (3BHK)

FIRST FLOOR PLAN

SHEET TITLE

**KEMBHAVI
ARCHITECTURE FOUNDATION**
4th & 5th Floor, 4th Cross, 4th Main Road,
4th Stage, Block G, Isha Homes, Adyar, Chennai
Tel: 097-25411857, 25447754
Website: www.kembhaviarchitecture.com
E-mail: info@kembhaviarchitecture.com

ARCHITECT



PROPOSED APARTMENTS AT
GEBUGAMBAKKAM, CHENNAI

PROJECT NAME

BLOCK 5 - TYPICAL FLOOR PLAN
3 BHK



BLOCK 6 - STILT FLOOR PLAN



LIVE YOUR LIFE IN COMFORT

It is a comfort and a pleasure to live in places that has all your daily touch points at reaching distances. Isha Gayatri is located at one such destination which is surrounded by reputed schools, colleges, healthcare establishments, IT parks, shopping malls, banking institutions, utility outlets and entertainment centers. Ofcourse with the existing well established infrastructure facilities including well laid roads and easy connectivity to different parts of the city.



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