



*Welcome
to the garden of life*



KOCHAR'S
Arjun garden
LIFESTYLE APARTMENTS



GERUGAMBAKKAM

Welcome to Kochar's Arjun Garden,
a thoughtfully designed contemporary residential retreat
where you can enjoy a lifetime of peace, comfort and tranquility
in an atmosphere of picturesque natural beauty.

KOCHAR'S
Arjun garden
LIFESTYLE APARTMENTS
GERUGAMBAKKAM

*Cherish Nature.
Experience Luxury*

Presenting Kochar's Arjun Garden - Best in class homes for discerning home buyers who are looking for an exceptional, value-for-money investment.

Spread imposingly on a landscaped site area of 2.05 acres, in the rapidly developing location of Gerugambakkam, near Porur, this aesthetically designed residential offering accommodates within its impressive compounds a fine selection of 136 stylish & spacious 2, 2.5 & 3 BHK apartments ranging from 941 sq.ft. to 1389 sq.ft.



Discover The Eternal Charm Of A
Privileged Lifestyle

Kochar's Arjun Garden with its opulent club house, air conditioned gym, manicured park and gardens, indoor games room and other attractive amenities, achieves a prestigious aura. In this serene and elegant haven, blessed with natural splendor and unpolluted surroundings, the mind, the body and the spirit can all be revived and renewed.

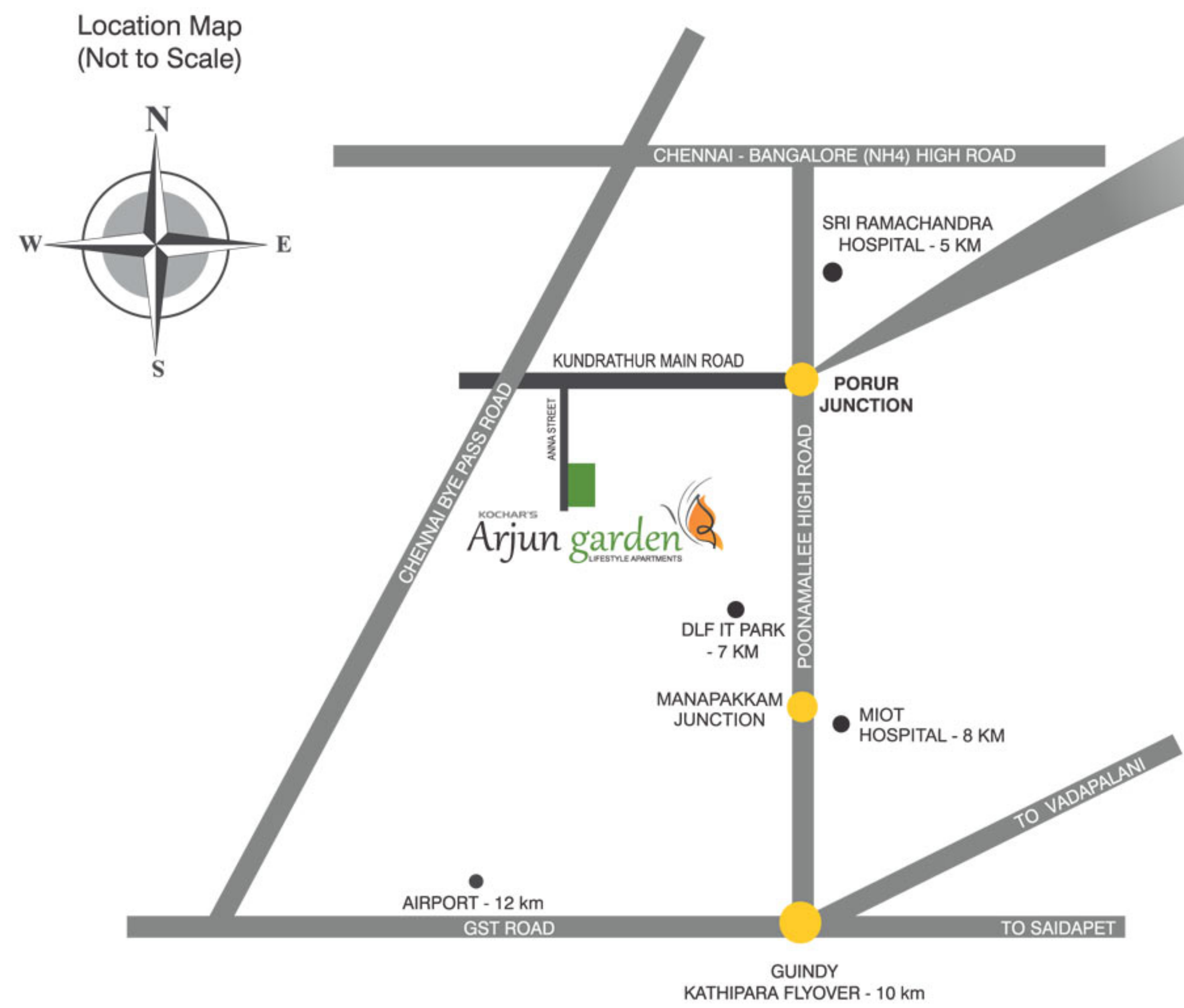
- Club House • Multi-purpose Hall • Fully Equipped Air-Conditioned Gymnasium
- Table Tennis • Carrom • Power Back-up for Lifts & Common Areas
- Jogging Track • Landscaped Garden • Senior Citizen's Nook • Toddlers Corner





ELEGANT DESIGN! IMPRESSIVE FEATURES!

A Divine Setting With
Heavenly Comforts



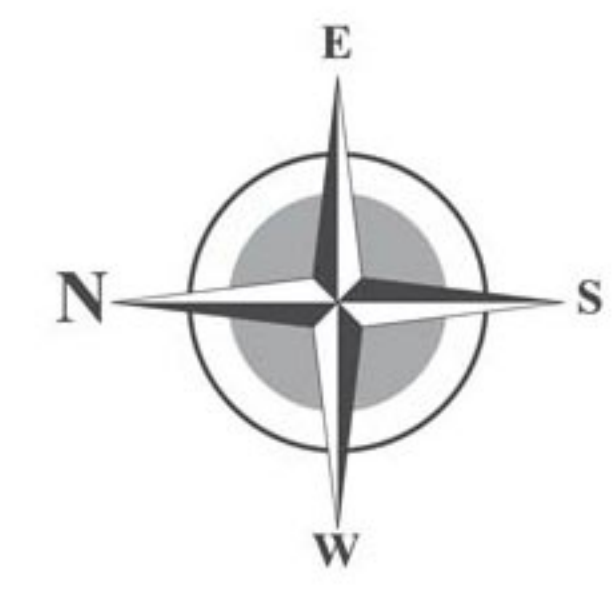
- Kochar's Arjun Gardens enjoys close proximity to educational institutions, hospitals, restaurants, shopping, entertainment & all other everyday necessities.
- Live a blessed life in a peaceful & divine setting with the world-renowned Anjaneyar temple situated right behind the project. This remarkable temple built by actor Arjun is the first of its kind in the world.



SITE PLAN

SUMMARY

BLOCK	2BHK	2BHK+S	3BHK	TOTAL
A	24	8	8	40
B	24	8	8	40
C	24	8	8	40
D		8	8	16



3 BHK - Flat No - 101, 201, 301
1358 sq.ft.

2 BHK - Flat No - 102, 202, 302
1000 sq.ft.

2 BHK - Flat No - 103, 203, 303
1009 sq.ft.

2 BHK - Flat No - 104, 204, 304
1005 sq.ft.

2.5 BHK - Flat No - 105, 205, 305
1163 sq.ft.



Typical Floor Plan
(First, Second & Third)
Block - A, B, & C

3 BHK - Flat No - 110, 210, 310
1389 sq.ft.

2 BHK - Flat No - 109, 209, 309
1008 sq.ft.

2 BHK - Flat No - 108, 208, 308
1006 sq.ft.

2 BHK - Flat No - 107, 207, 307
1006 sq.ft.

2.5 BHK - Flat No - 106, 206, 306
1159 sq.ft.



2 BHK - Flat No - 401
1106 sq.ft. + 223 sq.ft. O.T.

2 BHK - Flat No - 402
941 sq.ft. + 49 sq.ft. O.T.

2 BHK - Flat No - 403
950 sq.ft. + 49 sq.ft. O.T.

2 BHK - Flat No - 404
943 sq.ft. + 51 sq.ft. O.T.

2.5 BHK - Flat No - 405
1100 sq.ft. + 53 sq.ft. O.T.



Fourth Floor Plan
Block - A, B, & C

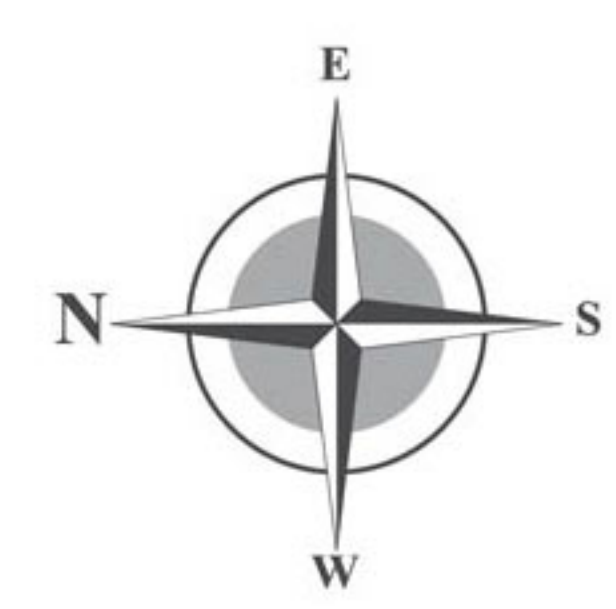
2 BHK - Flat No - 410
1137 sq.ft. + 223 sq.ft. O.T.

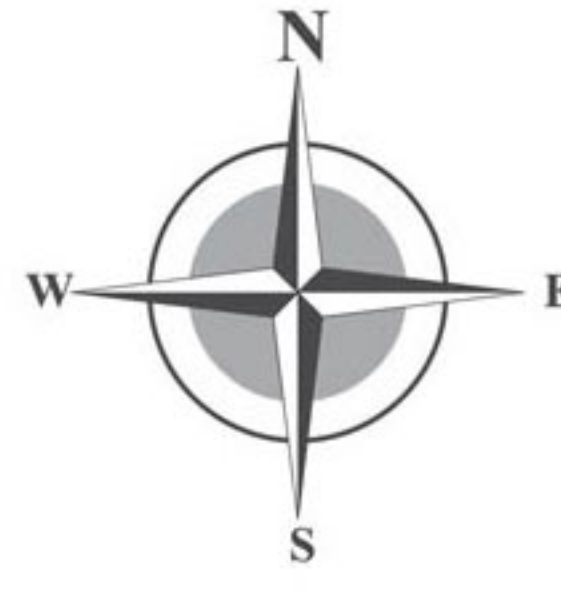
2 BHK - Flat No - 409
947 sq.ft. + 51 sq.ft. O.T.

2 BHK - Flat No - 408
945 sq.ft. + 51 sq.ft. O.T.

2 BHK - Flat No - 407
950 sq.ft. + 47 sq.ft. O.T.

2.5 BHK - Flat No - 406
1096 sq.ft. + 53 sq.ft. O.T.





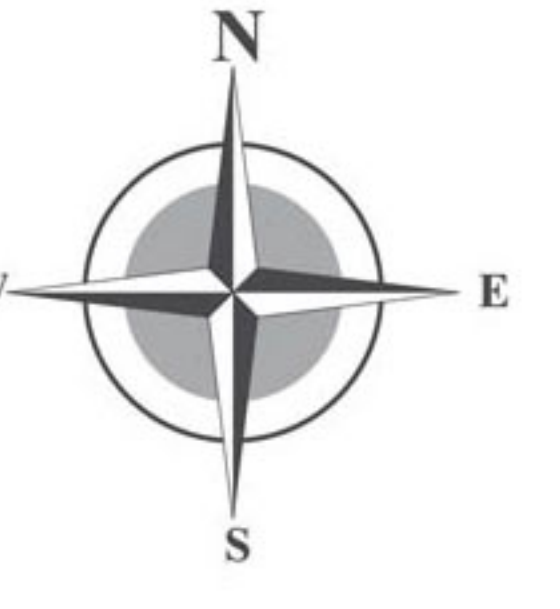
Typical Floor Plan
(First, Second & Third)
Block - D

3 BHK
Flat No - 104, 204, 304
1285 sq.ft.



3 BHK
Flat No - 101, 201, 301
1279 sq.ft.

3 BHK
Flat No - 102, 202, 302
1285 sq.ft.



Fourth Floor Plan
Block - D

3 BHK
Flat No - 404
1200 sq.ft. + 71 sq.ft. O.T.



3 BHK
Flat No - 401
1193 sq.ft. + 71 sq.ft. O.T.

3 BHK
Flat No - 403
1193 sq.ft. + 71 sq.ft. O.T.

3 BHK
Flat No - 402
1200 sq.ft. + 71 sq.ft. O.T.

2 BHK - Flat No -102
1000 sq.ft.



INDIVIDUAL FLOOR PLANS
Block - A,B,C&D

2.5 BHK - Flat No - 106
1159 sq.ft.



2 BHK - Flat No - 107
1006 sq.ft.

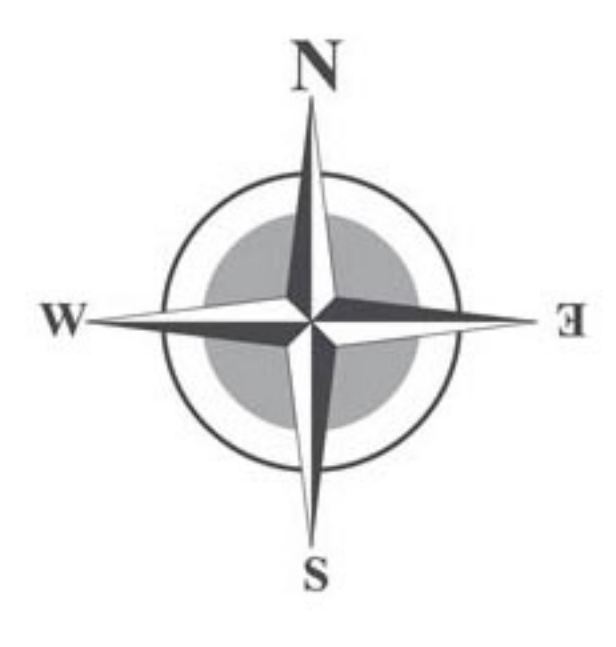
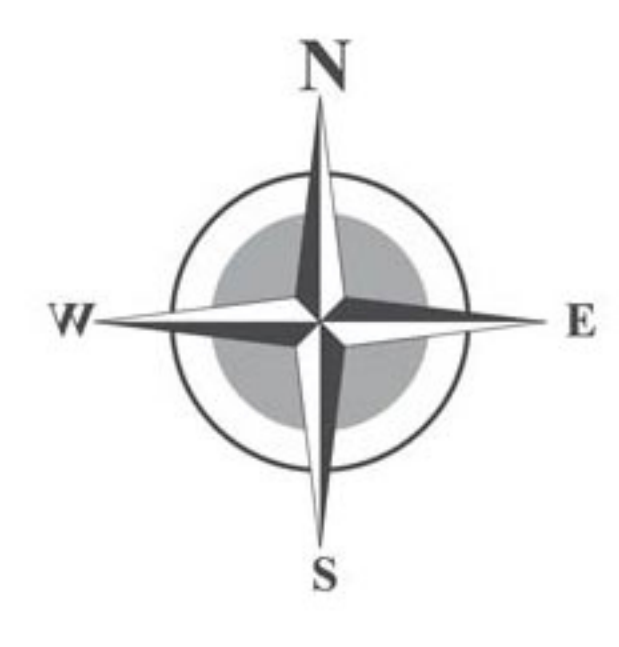


INDIVIDUAL FLOOR PLANS
Block - A,B,C&D

3 BHK - Flat No - 110
1389 sq.ft.



2 BHK + O.T. - Flat No - 410
1137 sq.ft. + 223 sq.ft. Open Terrace



Specifications

STRUCTURE	: RCC Framed Structure
WALLS	: 8" & "4" Solid Block masonry of Good quality
FLOORING	
LIVING, DINING, BED ROOMS & KITCHEN	: 2' x 2' Vitrified tiles.
BALCONY & UTILITY	: 1'x1' Anti skid Ceramic tile.
TOILETS	: Anti skid ceramic tile for flooring & 7' Dadoing with Glazed ceramic tile.
COMMON AREA	: Ground floor entrance lobby with Granite flooring and other lobbies with patterned vitrified tile flooring.
STAIRCASE	: Cemented tiles / kota stones.
JOINERY ITEMS	
MAIN DOOR	: Teak wood frame with Teak veneer finish flush door
FRENCH DOORS	: UPVC sliding doors with panelled glazed shutters.
WINDOWS	: UPVC Sliding windows with panelled glazed shutters.
BED ROOM DOORS	: Second quality Teak wood frame with flush door of enamel paint finish.
TOILET DOORS	: Second quality Teak wood frame with water proof flush door of enamel painted.
VENTILATOR	: UPVC with exhaust provision & glazed louvers.
HANDLES / HINGES	: Good quality Branded Stainless Steel hardware fittings
LOCKS	: Good quality Branded Mortise lock for Main door, cylindrical locks for Bedroom doors & Keyless cylindrical locks for toilet doors.
PAINTING	
EXTERNAL	: Weather shield paint
CEILING	: Putty with OBD finish
INTERNAL WALLS	: Putty with emulsion paint
GRILLS	: Enamel Painted
PLUMBING SANITARY	
BATHROOM	: Paryware / Hindware / Equivalent Sanitaryware. CP Fittings (Something special / Metro or equivalent)
KITCHEN	: Granite Platform with Stainless Steel sink, 2' dadoing above the kitchen platform.
LOFTS	: Provided in Kitchen & Master Bedroom.
LIFTS	: Lift of Johnson / Kone / Otis or equivalent - semi - automatic (ARD) / for required capacity.
ELECTRICAL	: Three phase power supply, TV and Telephone points in Living and all Bedrooms, Split AC provision in all bedrooms, Washing machine point in Utility, Adequate power points / Exhaust provision / Modular Switches.





KOCHAR HOMES PRIVATE LIMITED

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PROJECT APPROVED BY ALL LEADING BANKS