



LUMINA
guduvanchery
2020

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WELCOME TO **LUMINA**

This is the 2nd phase of the most successful project on GST Road. At Lancor, we believe that homes are not just about spaces for a family to eat and sleep in. But a space where dreams are nurtured and aspirations are given space to soar and communities are given room to thrive.

This same spirit is what unites the over 350 families already living in Phase 1 of Lumina, and what inspired us to take it to the next level with Lumina 2020.

In this phase, there are over 238 elegantly designed well, lit and ventilated 2BHK apartments ranging from 618 sq. ft. to 1320 sq. ft. and fitted with best-in class amenities and finishes.





WELCOME TO NEXT-GEN HOMES FOR NEXT-GEN SPORTS STARS

Lumina now comes with a host of world-class sporting facilities that will enable your child to become a Next-Gen Champion. From covered badminton courts, to floodlit tennis courts, swimming pools, cricket nets, jogging/skating tracks, TT, Billiards and a fully equipped gym, Lumina comes with facilities to train for almost every sport imaginable. And what's more, there's no need to exercise your imagination, since almost all of the facilities are already in operation at Lumina today!

And because brining up Next Gen Champions could be tiring, there are a host of lifestyle amenities at Lumina's XX,XXX sq. ft., contemporary club house, Unwind, for the proud parents to relax including a lounge, party halls, indoor games room etc. Lumina will soon also house a restaurant, an ATM, a pharmacy and a mini departmental store for the added convenience of the residents.







WHAT MAKES LUMINA DIFFERENT?

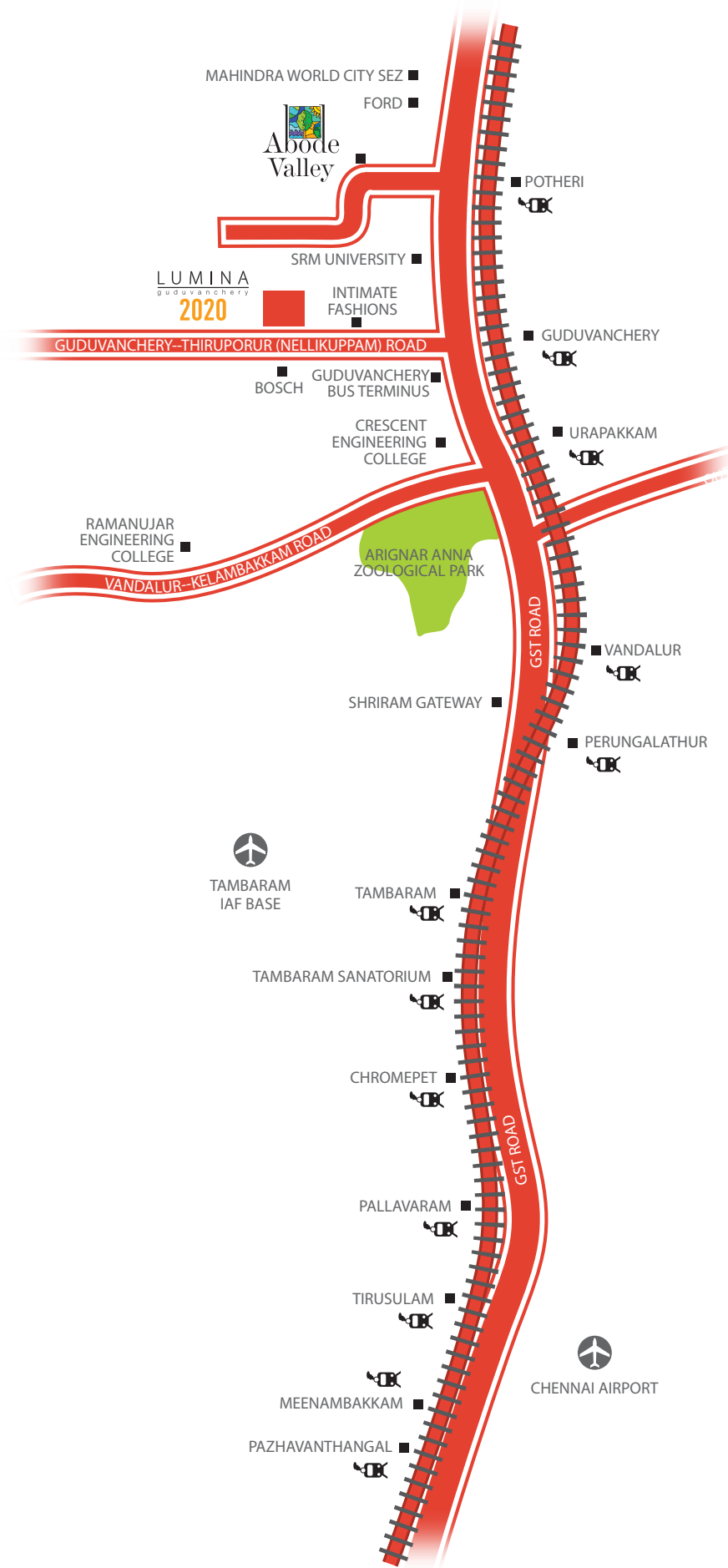
Lumina is not just a collection of well-designed apartments, it recognizes your unique lifestyle requirements and addresses them at every level. It sets a whole new benchmark for lifestyle apartments in terms of the individual unit layouts, the finishes, the amenities and lifestyle features offered.

LUMINA COMPRISES OF THESE UNIQUE FEATURES AND MORE

- Contemporary apartment design and premium finishes
- Airconditioning in the apartments with 100% power back-up
- Stylish club house and a wide range of sporting & recreational amenities
- In-house restaurant, convenience store and ATM
- 24 Hour healthcare facility
- Pay-per-use city pick-up and drop-off facility

LOCATION MAP

Distances From	in Kms
Lancor Abode Valley, Potheri	6.5
Tambaram	14
Shriram Gateway	12
Vandalur Zoo	10
Crescent Engineering College	10
Sankara Vidyala Matric Higher Sec. School	9
Guduvanchery Railway Station	3.5
Guduvanchery Bus Stand	3
Vidhya Mandir School (Potheri)	6
SRM University	6
Maraimalai Nagar Industrial Area	8
Ford	9
Mahindra World City	14
Airport	24
GST Road	Less than 3



IDEAL LOCATION

Lumina is ideally situated less than 3 kms off GST Road at Guduvanchery and enjoys an enviable location. It is close enough to the rapidly developing GST Road and the corporates housed there, but far enough to protect you from the ensuing pollution and traffic jams and provide you with an exclusive oasis of calm.

Note: • Distances are approximate • Map is not to scale.





D - BLOCK

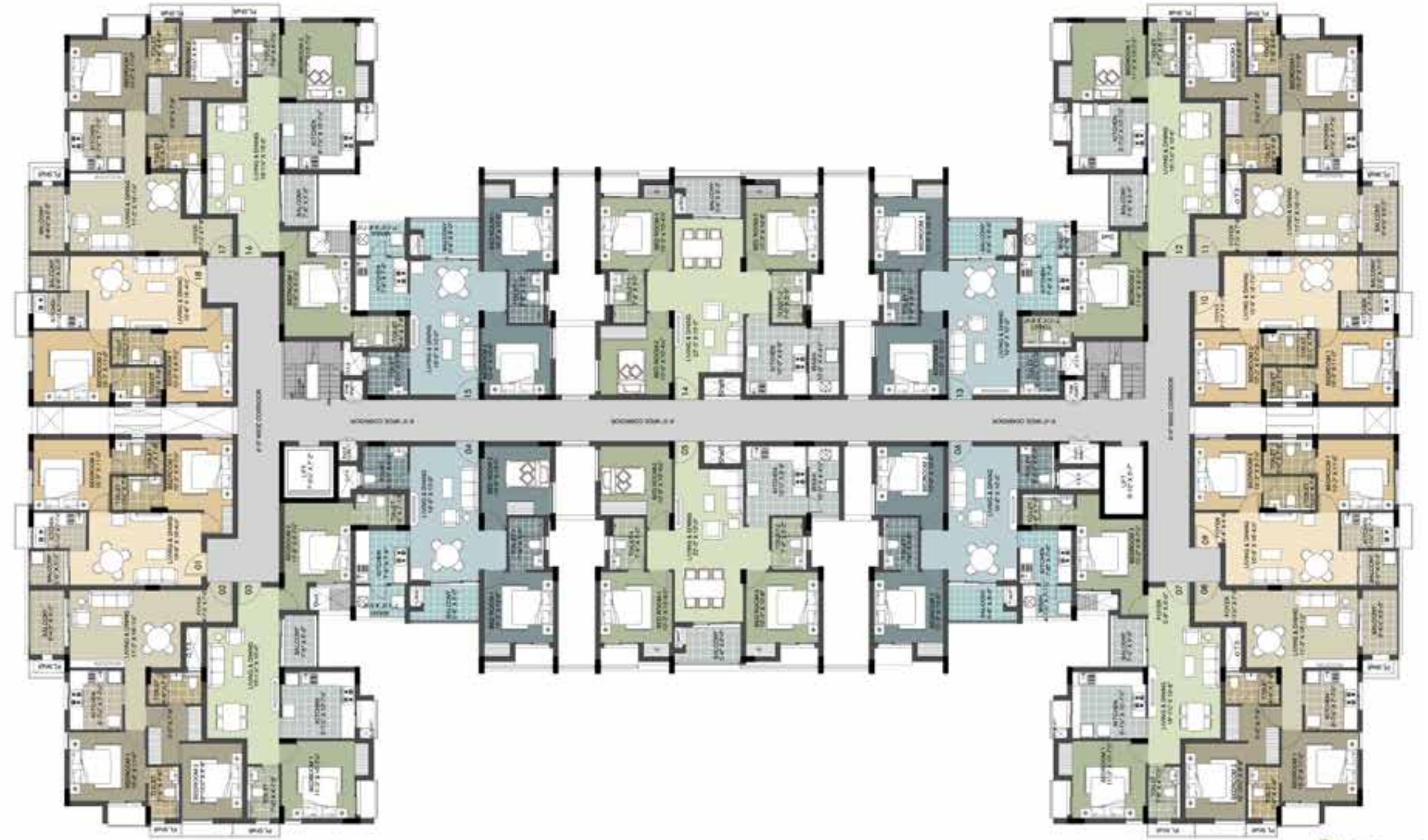
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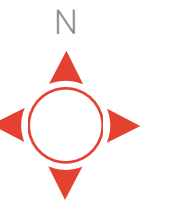
H2- BLOCK

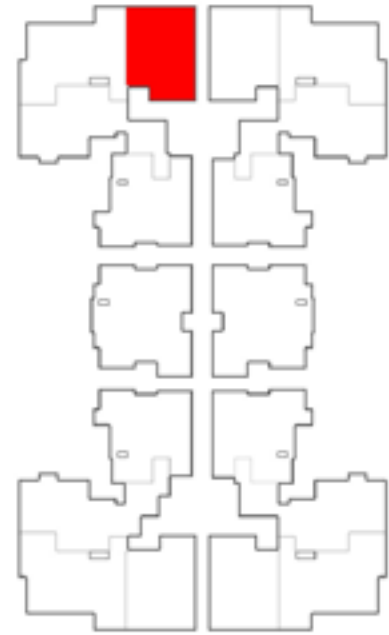
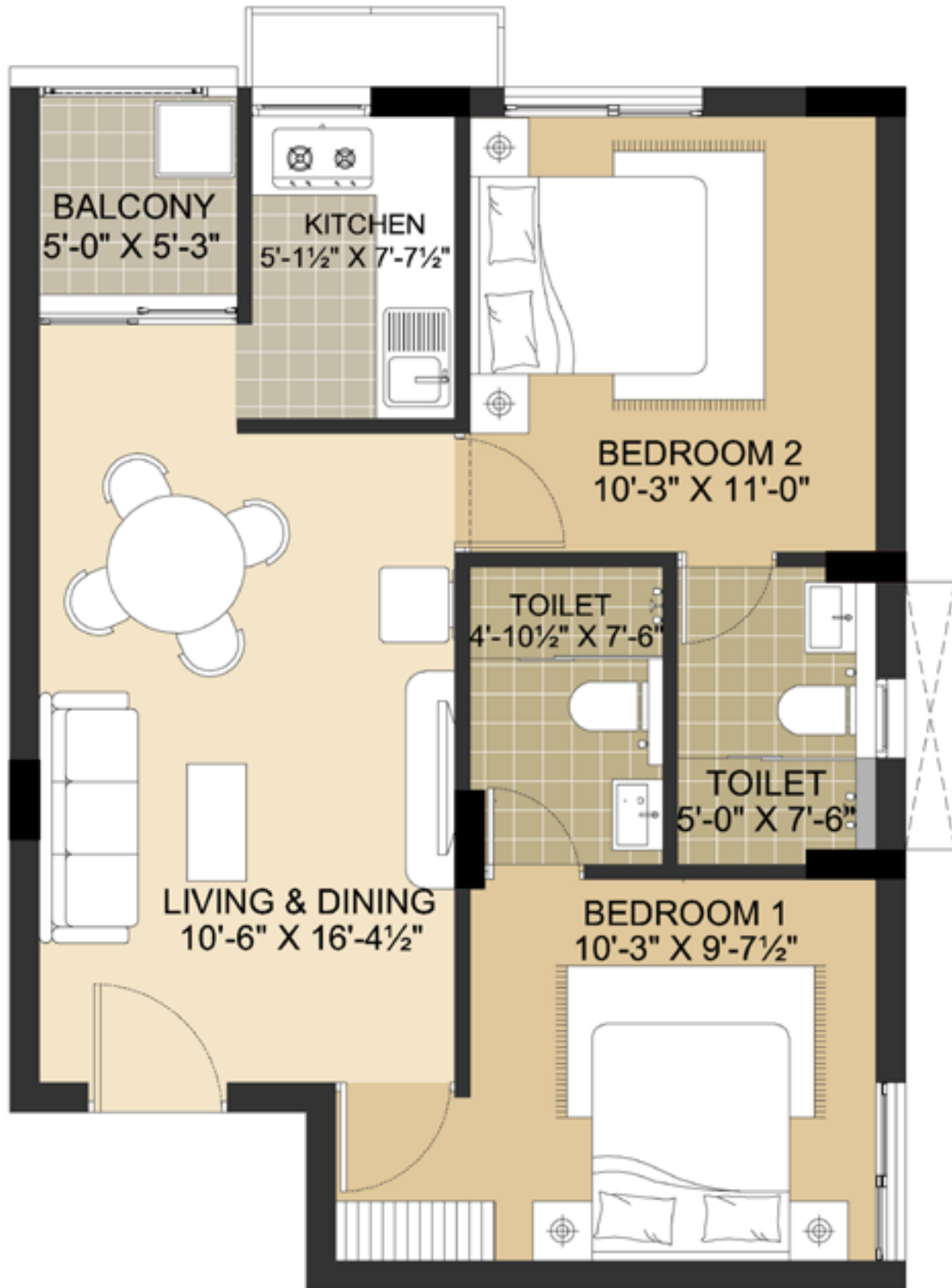
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TYPICAL FLOOR PLAN



BLOCK - D | TYPICAL FLOOR PLAN



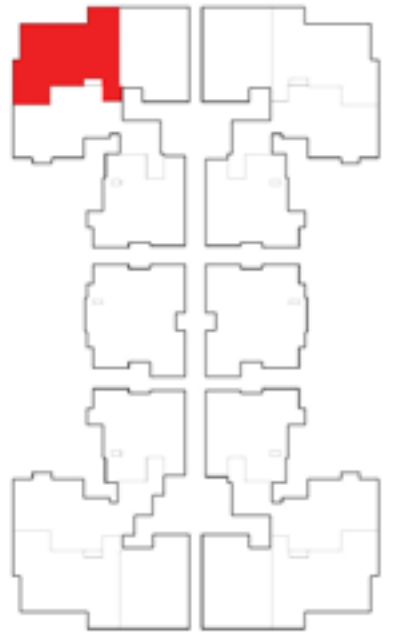


RERA CARPET AREA - 548 SQ. FT.
EXCLUSIVE BALCONY AREA - 026 SQ. FT.
PLINTH AREA - 643 SQ. FT.
SALEABLE AREA - 822 SQ. FT.



BLOCK - D | APT. NO. : 101 - 701

Note : Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes

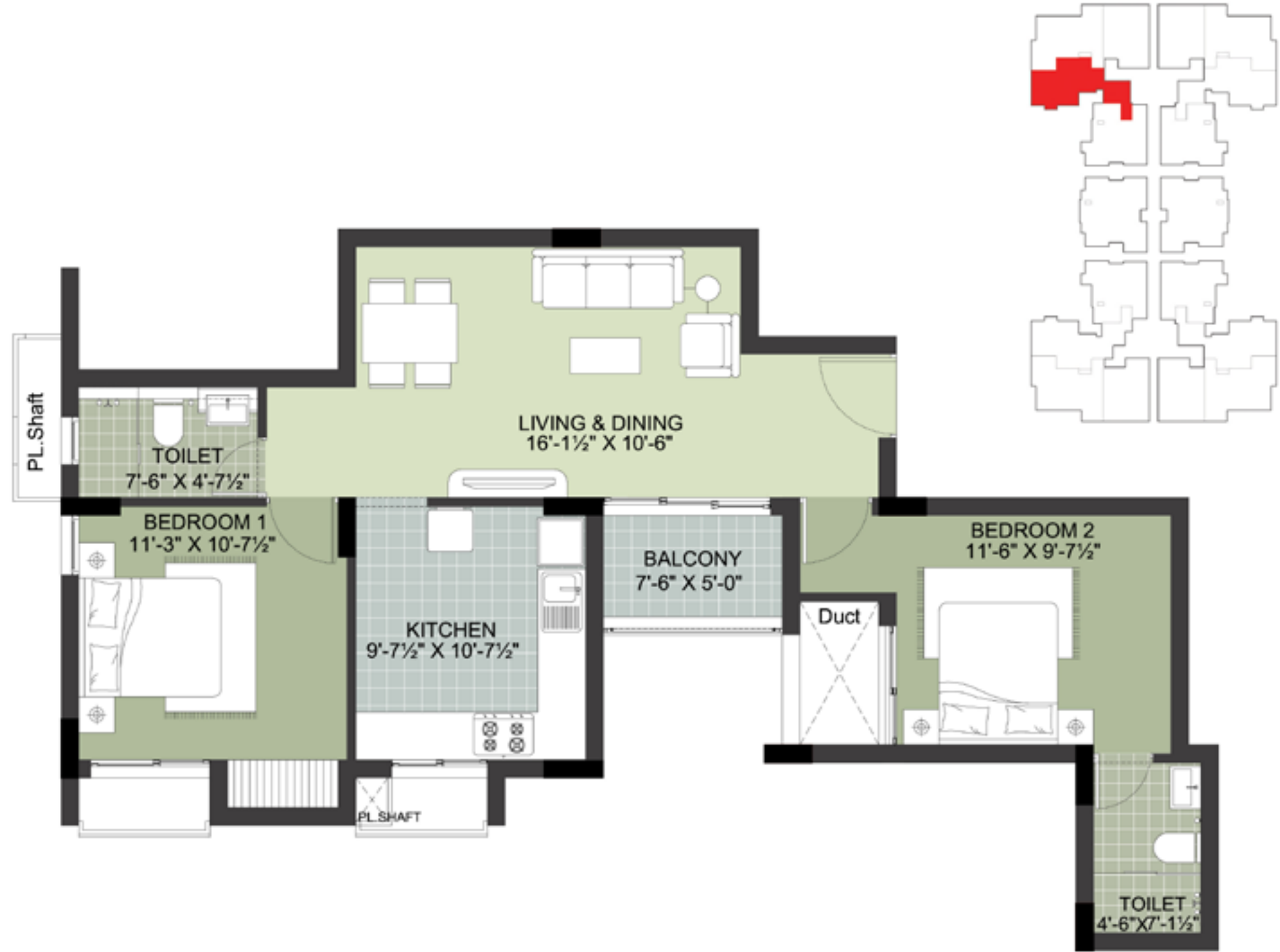


RERA CARPET AREA - 669 SQ. FT.
EXCLUSIVE BALCONY AREA - 049 SQ. FT.
PLINTH AREA - 802 SQ. FT.
SALEABLE AREA - 1025 SQ. FT.



BLOCK - D | APT. NO. : 102 - 702

Note : Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes



RERA CARPET AREA - 662 SQ. FT.
EXCLUSIVE BALCONY AREA - 038 SQ. FT.
PLINTH AREA - 808 SQ. FT.
SALEABLE AREA - 1033 SQ. FT.

BLOCK - D | APT. NO. : 103 - 703

Note : Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes

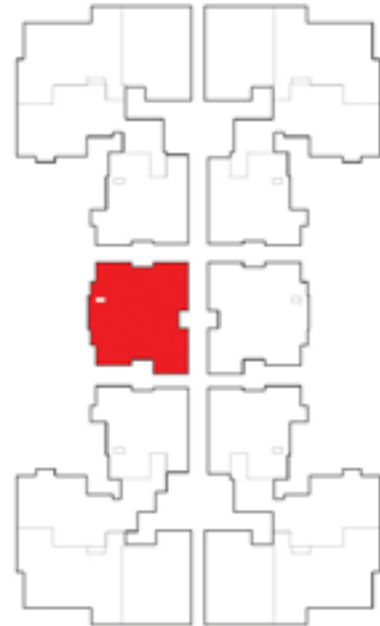


RERA CARPET AREA - 590 SQ. FT.
EXCLUSIVE BALCONY AREA - 083 SQ. FT.
PLINTH AREA - 773 SQ. FT.
SALEABLE AREA - 988 SQ. FT.

BLOCK - D | APT. NO. : 104 - 704

Note : Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes



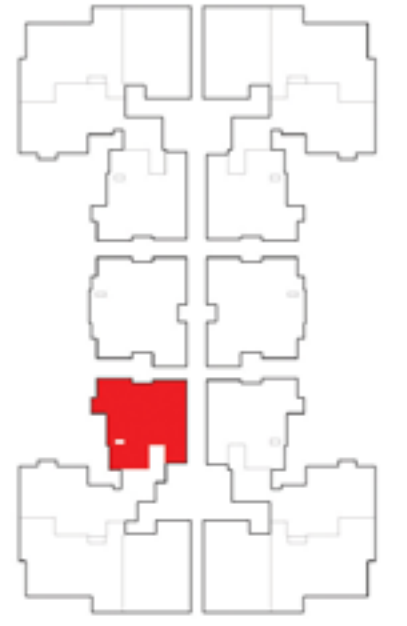
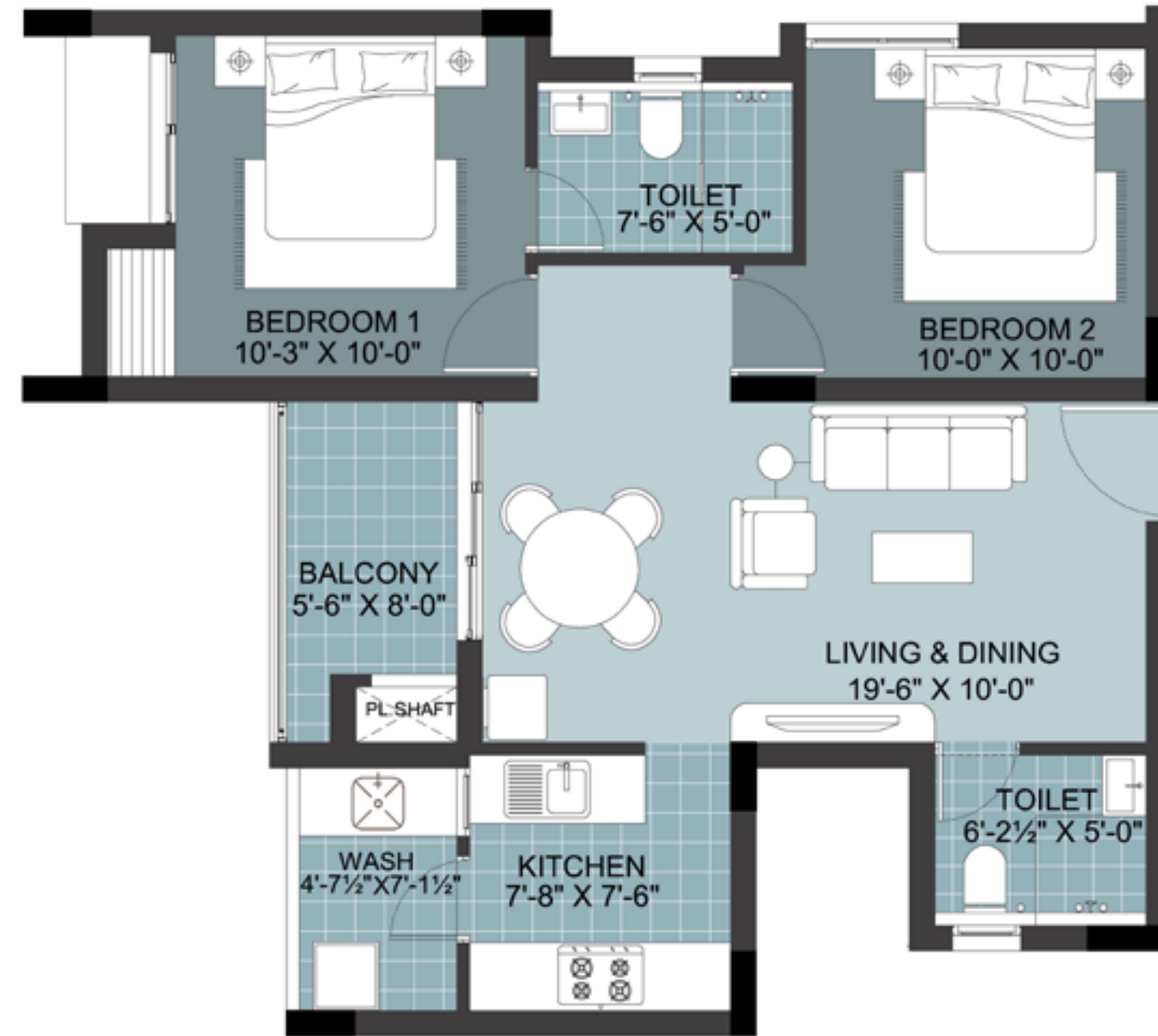


RERA CARPET AREA - 820 SQ. FT.
EXCLUSIVE BALCONY AREA - 094 SQ. FT.
PLINTH AREA - 1033 SQ. FT.
SALEABLE AREA - 1320 SQ. FT.



BLOCK - D | APT. NO. : 105 - 705

Note : Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes

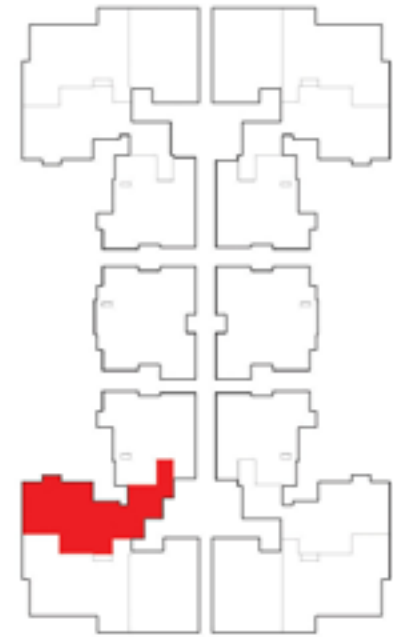


RERA CARPET AREA - 581 SQ. FT.
EXCLUSIVE BALCONY AREA - 083 SQ. FT.
PLINTH AREA - 761 SQ. FT.
SALEABLE AREA - 973 SQ. FT.



BLOCK - D | APT. NO. : 106 - 706

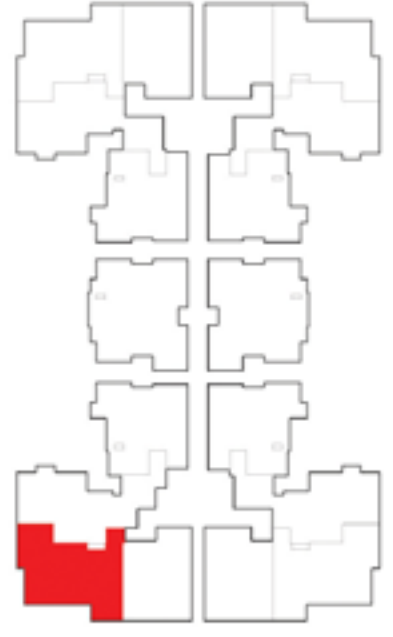
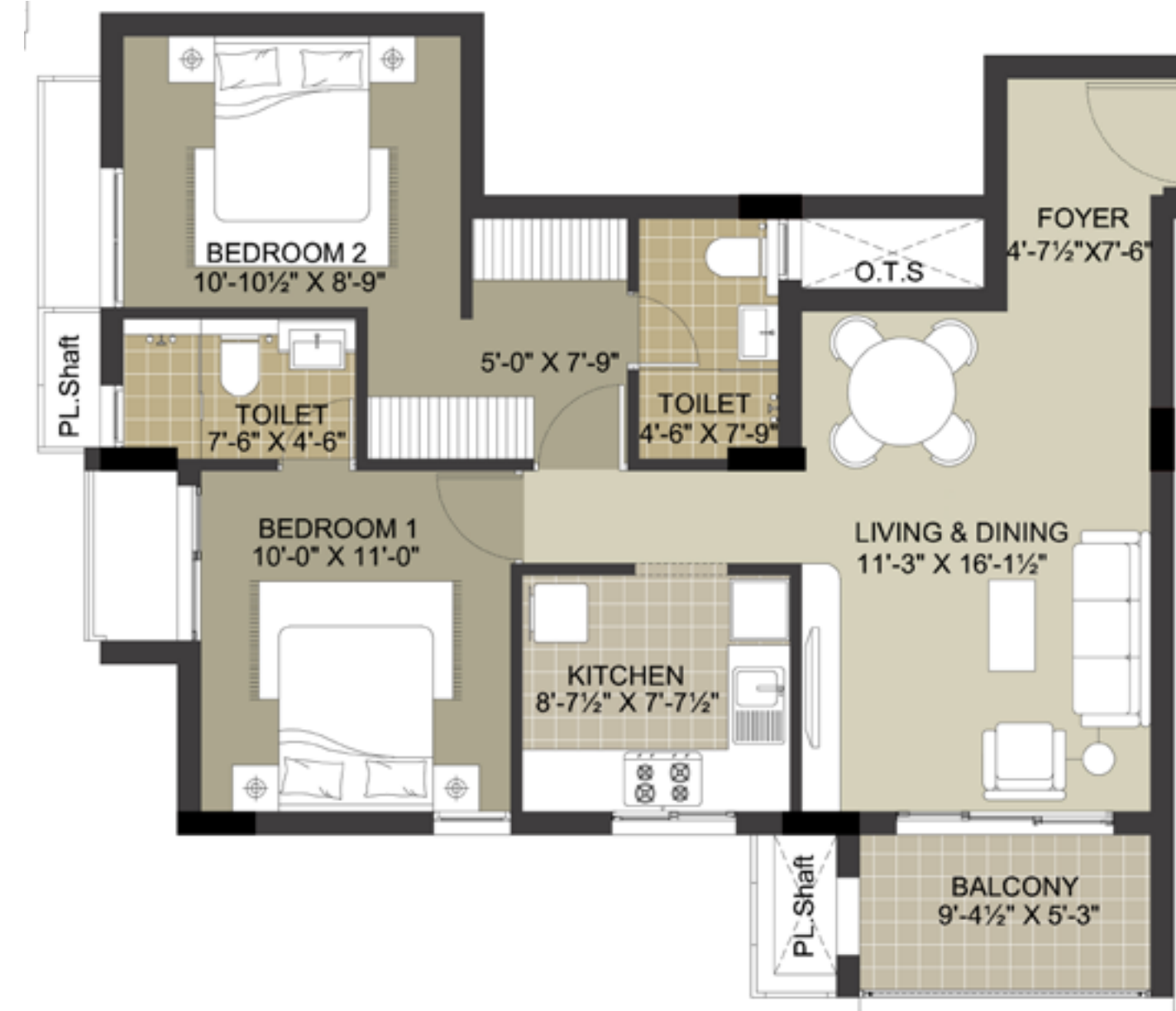
Note : Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes



RERA CARPET AREA - 661 SQ. FT.
EXCLUSIVE BALCONY AREA - 036 SQ. FT.
PLINTH AREA - 806 SQ. FT.
SALEABLE AREA - 1030 SQ. FT.

BLOCK - D | APT. NO. : 107 - 707

Note : Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes

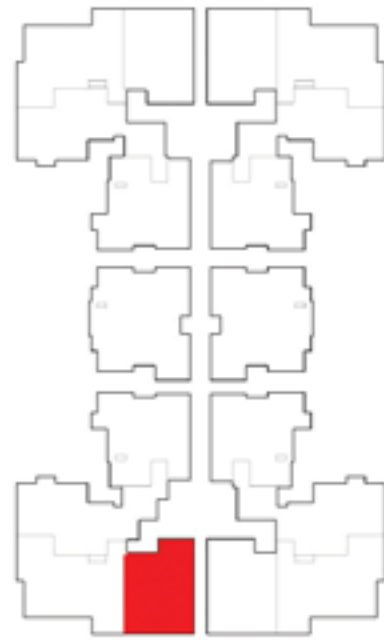
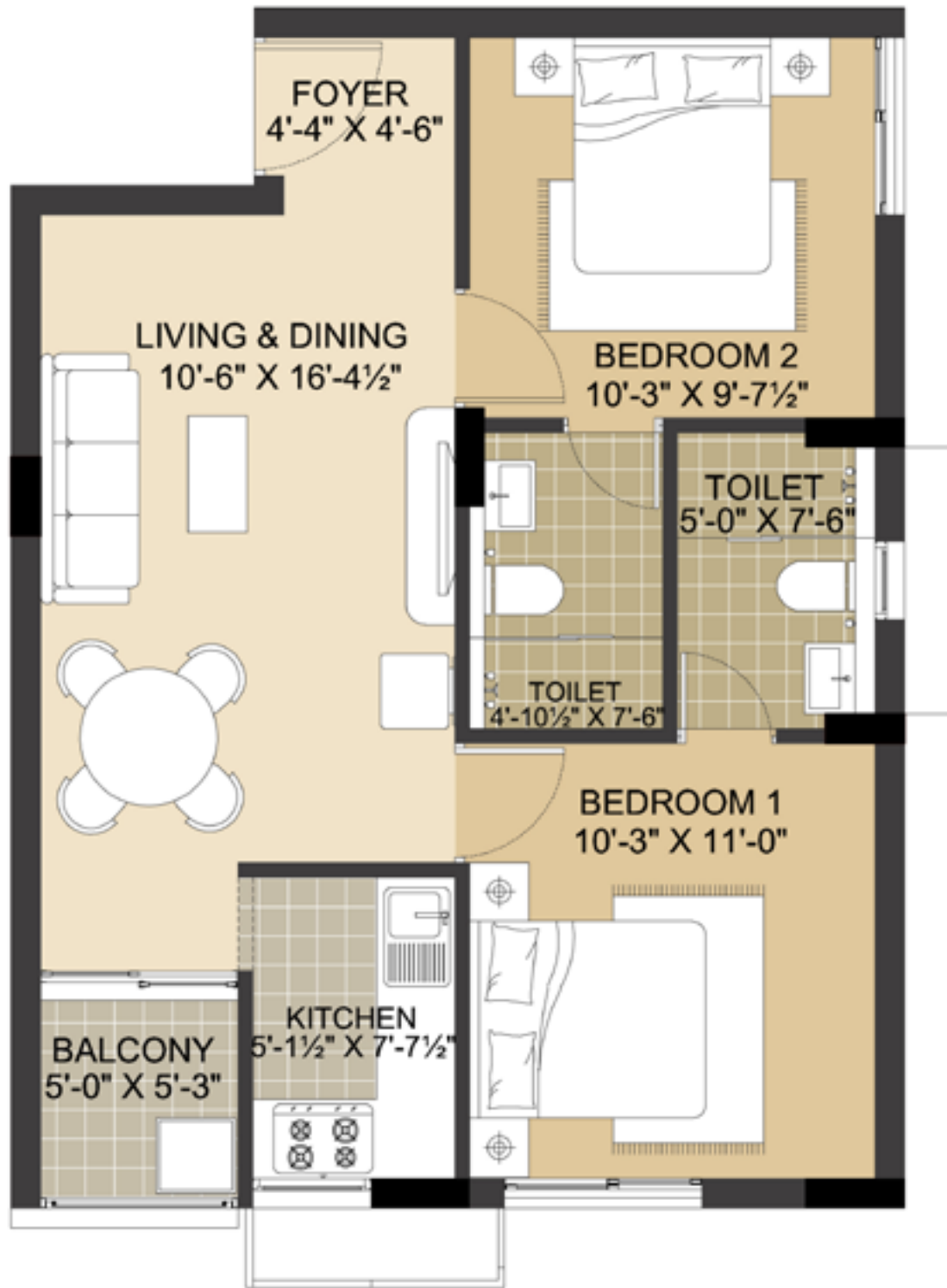


RERA CARPET AREA - 669 SQ. FT.
EXCLUSIVE BALCONY AREA - 049 SQ. FT.
PLINTH AREA - 802 SQ. FT.
SALEABLE AREA - 1025 SQ. FT.

BLOCK - D | APT. NO. : 108 - 708

Note : Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes



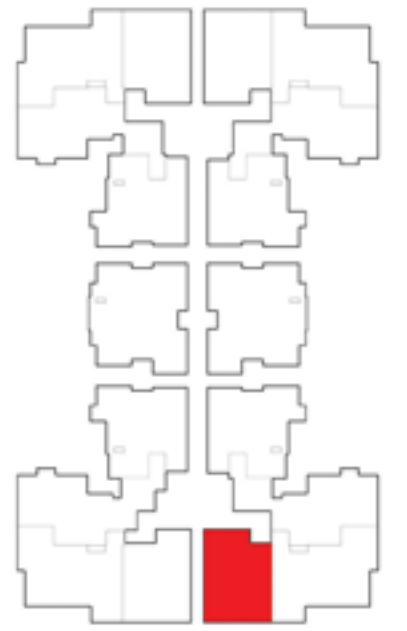
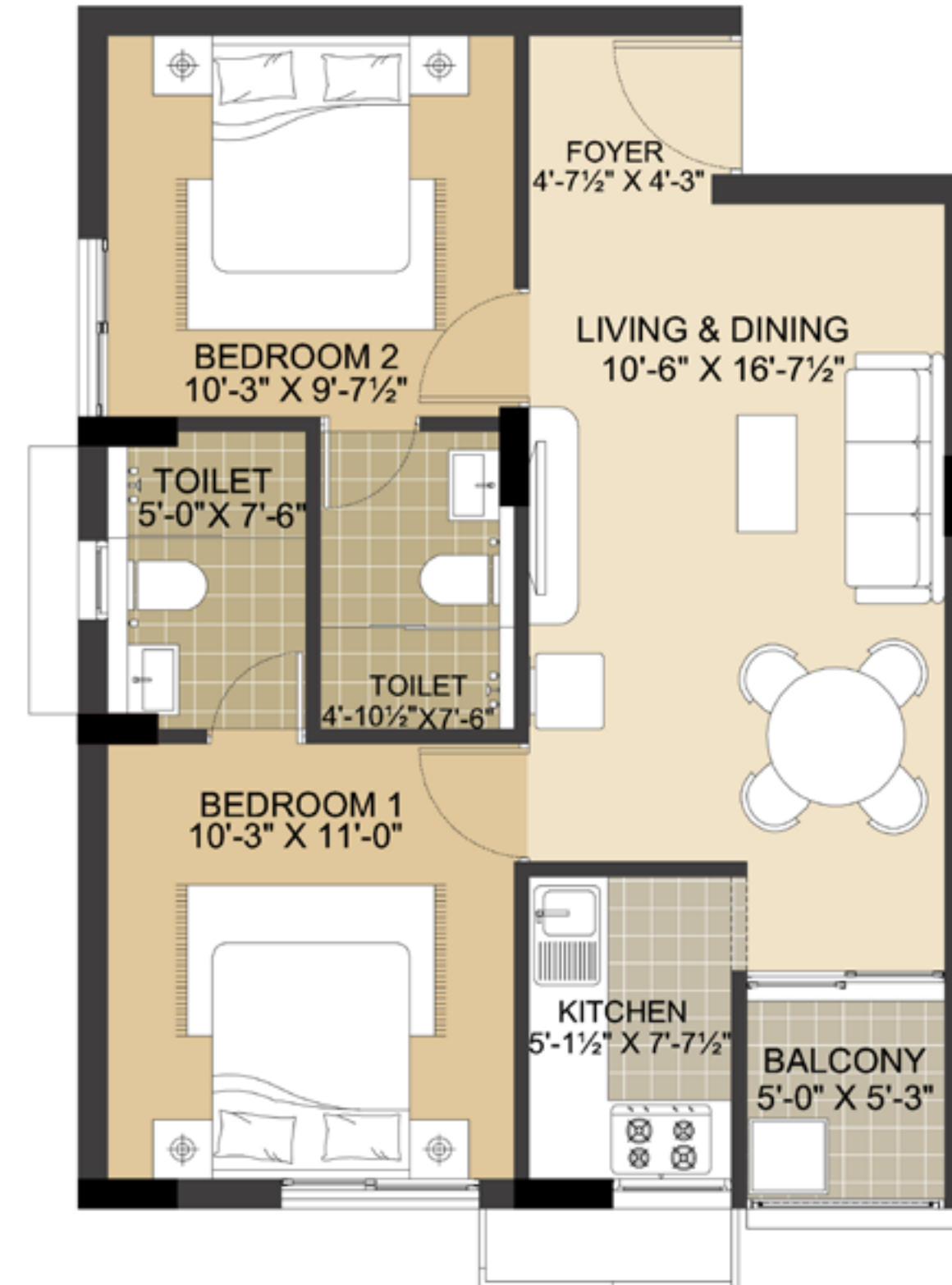


RERA CARPET AREA - 554 SQ. FT.
EXCLUSIVE BALCONY AREA - 026 SQ. FT.
PLINTH AREA - 650 SQ. FT.
SALEABLE AREA - 831 SQ. FT.



BLOCK - D | APT. NO. : 109 - 709

Note : Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes

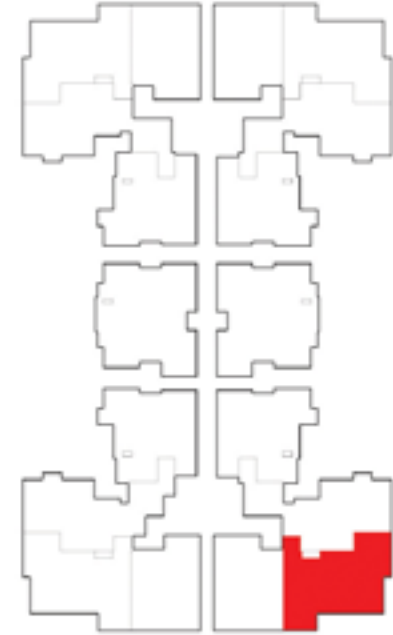


RERA CARPET AREA - 557 SQ. FT.
EXCLUSIVE BALCONY AREA - 026 SQ. FT.
PLINTH AREA - 652 SQ. FT.
SALEABLE AREA - 833 SQ. FT.



BLOCK - D | APT. NO. : 110 - 710

Note : Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes

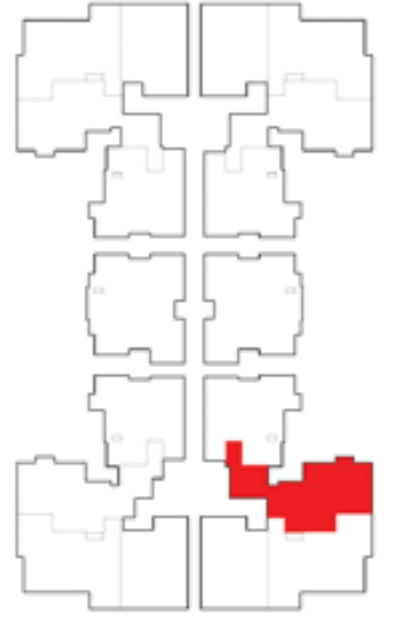


RERA CARPET AREA - 667 SQ. FT.
EXCLUSIVE BALCONY AREA - 049 SQ. FT.
PLINTH AREA - 800 SQ. FT.
SALEABLE AREA - 1023 SQ. FT.



BLOCK - D | APT. NO. : 111 - 711

Note : Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes

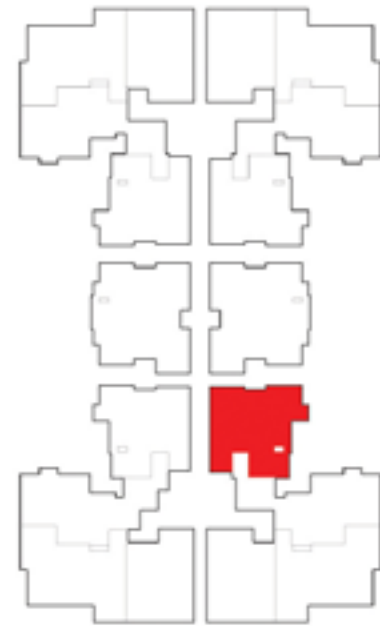
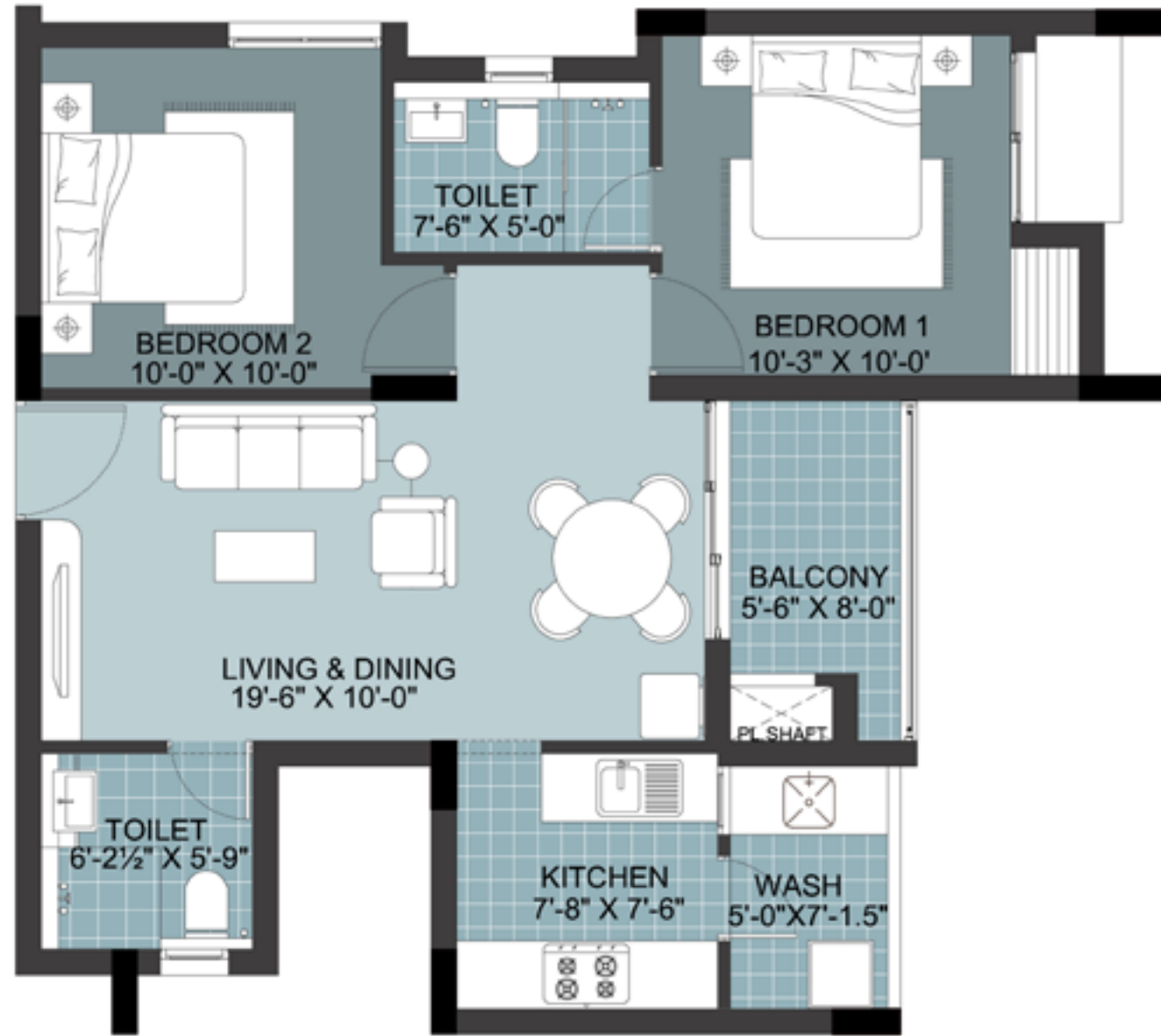


RERA CARPET AREA - 659 SQ. FT.
EXCLUSIVE BALCONY AREA - 038 SQ. FT.
PLINTH AREA - 806 SQ. FT.
SALEABLE AREA - 1030 SQ. FT.



BLOCK - D | APT. NO. : 112 - 712

Note : Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes

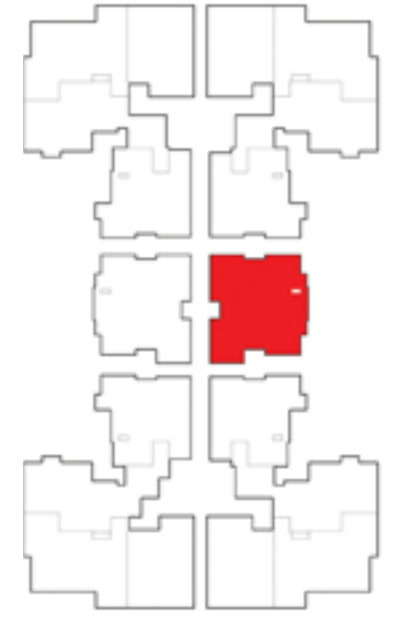
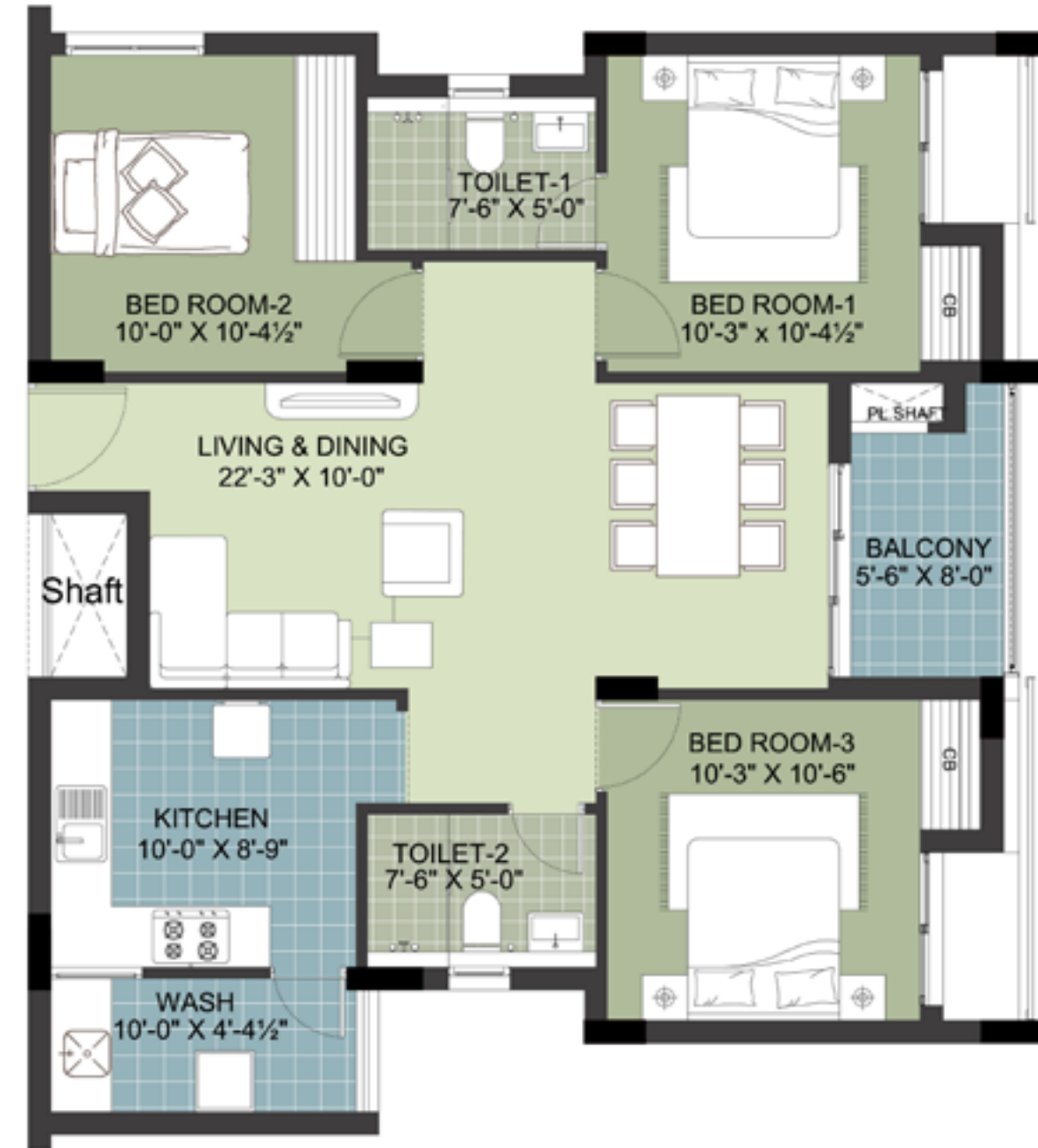


RERA CARPET AREA - 585 SQ. FT.
EXCLUSIVE BALCONY AREA - 083 SQ. FT.
PLINTH AREA - 767 SQ. FT.
SALEABLE AREA - 980 SQ. FT.



BLOCK - D | APT. NO. : 113 - 713

Note : Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes

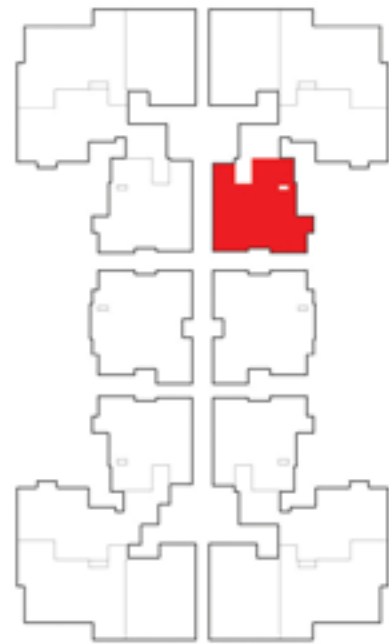
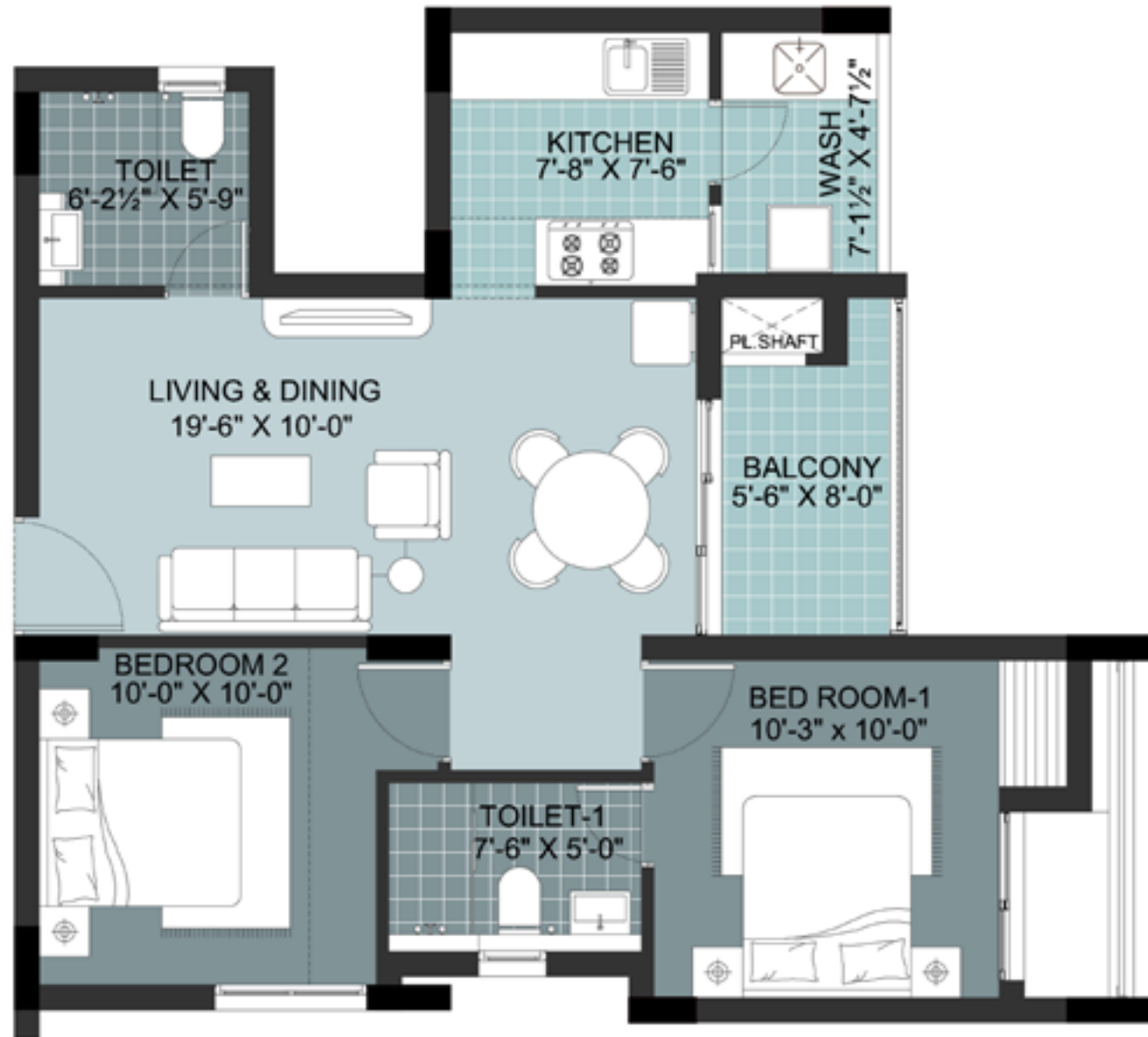


RERA CARPET AREA - 820 SQ. FT.
EXCLUSIVE BALCONY AREA - 094 SQ. FT.
PLINTH AREA - 1033 SQ. FT.
SALEABLE AREA - 1320 SQ. FT.



BLOCK - D | APT. NO. : 114 - 714

Note : Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes

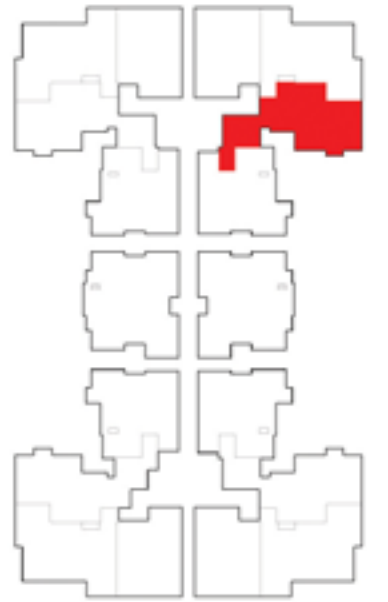
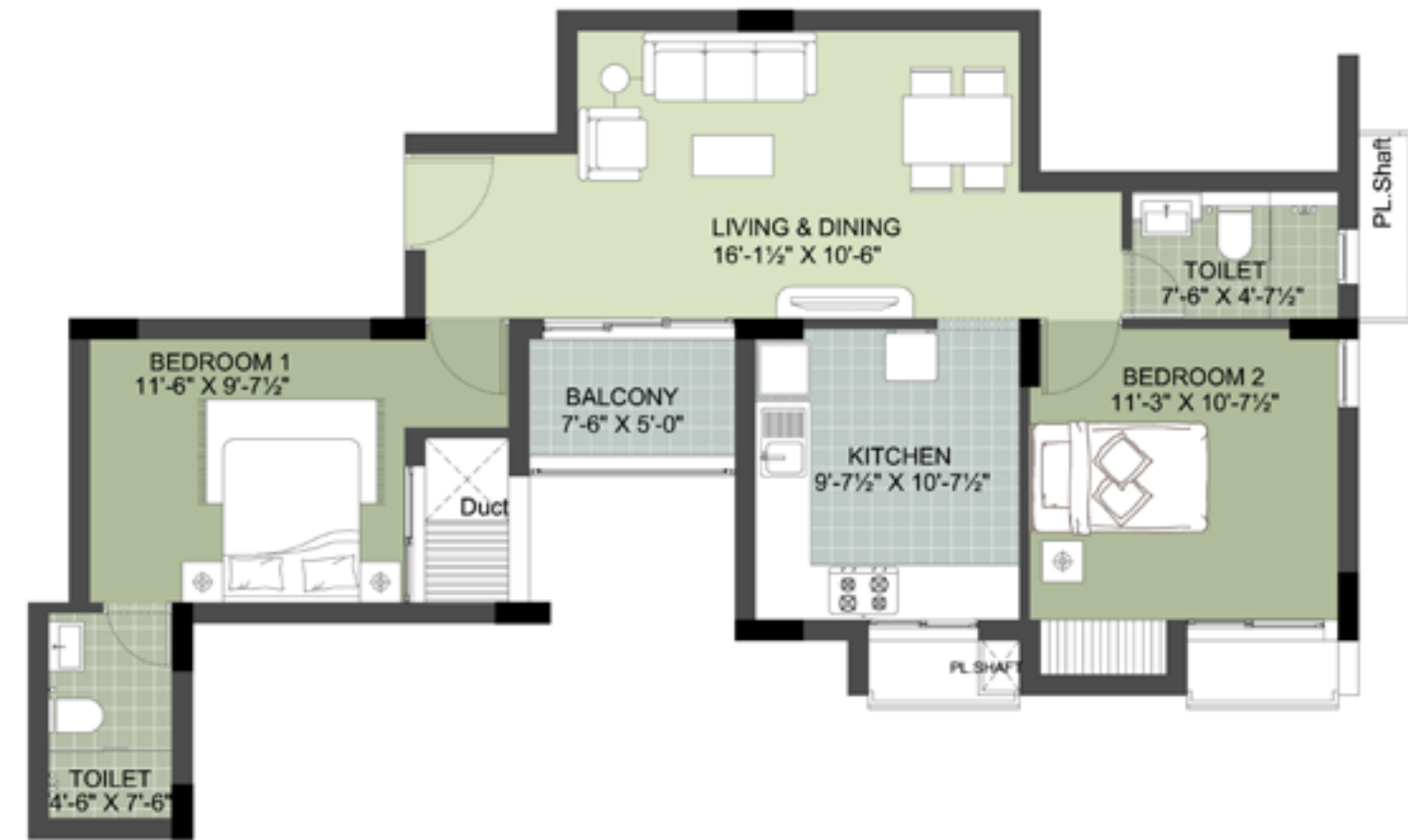


RERA CARPET AREA - 585 SQ. FT.
EXCLUSIVE BALCONY AREA - 083 SQ. FT.
PLINTH AREA - 767 SQ. FT.
SALEABLE AREA - 980 SQ. FT.



BLOCK - D | APT. NO. : 115 - 715

Note : Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes

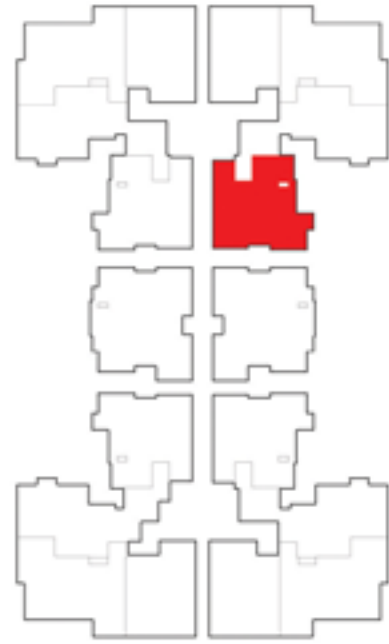


RERA CARPET AREA - 660 SQ. FT.
EXCLUSIVE BALCONY AREA - 038 SQ. FT.
PLINTH AREA - 806 SQ. FT.
SALEABLE AREA - 1030 SQ. FT.



BLOCK - D | APT. NO. : 116 - 716

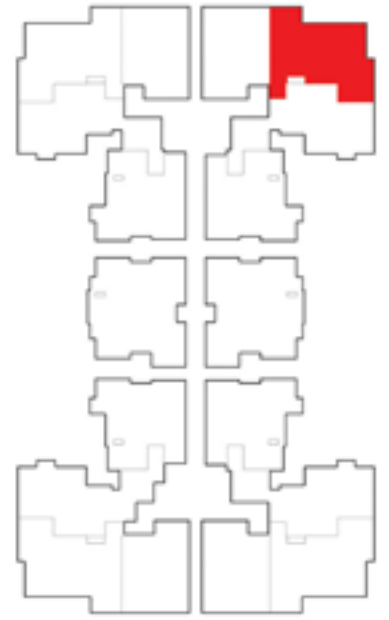
Note : Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes



RERA CARPET AREA - 668 SQ. FT.
EXCLUSIVE BALCONY AREA - 049 SQ. FT.
PLINTH AREA - 801 SQ. FT.
SALEABLE AREA - 1024 SQ. FT.

BLOCK - D | APT. NO. : 117 - 717

Note : Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes



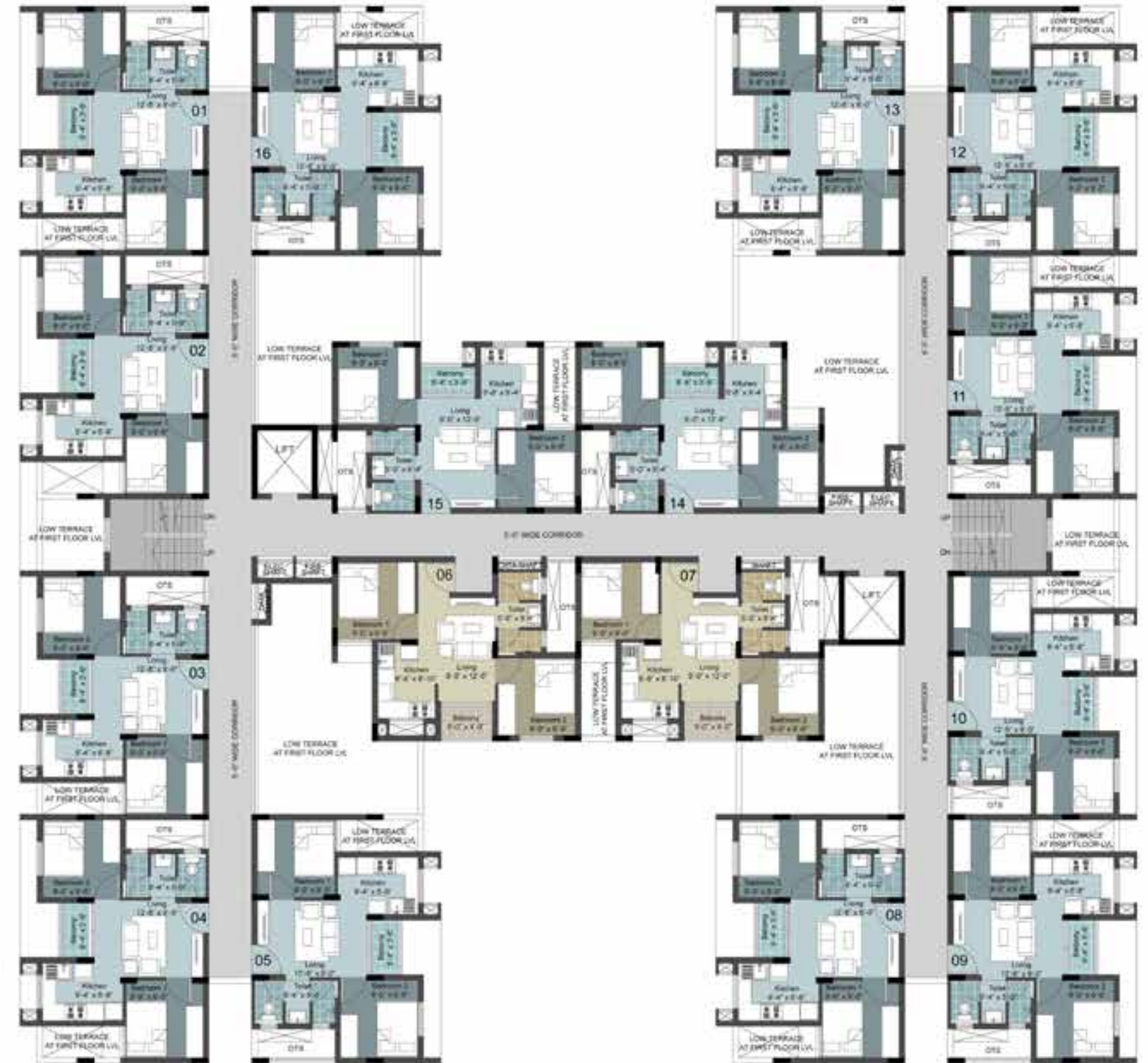
RERA CARPET AREA - 548 SQ. FT.
EXCLUSIVE BALCONY AREA - 026 SQ. FT.
PLINTH AREA - 644 SQ. FT.
SALEABLE AREA - 822 SQ. FT.

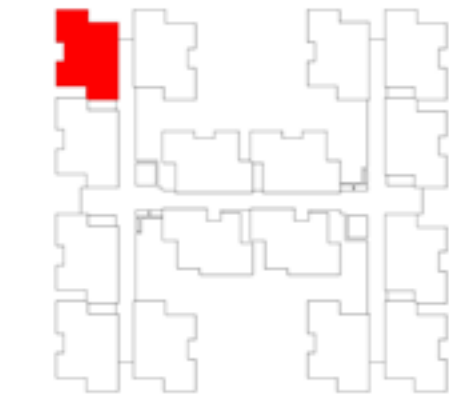
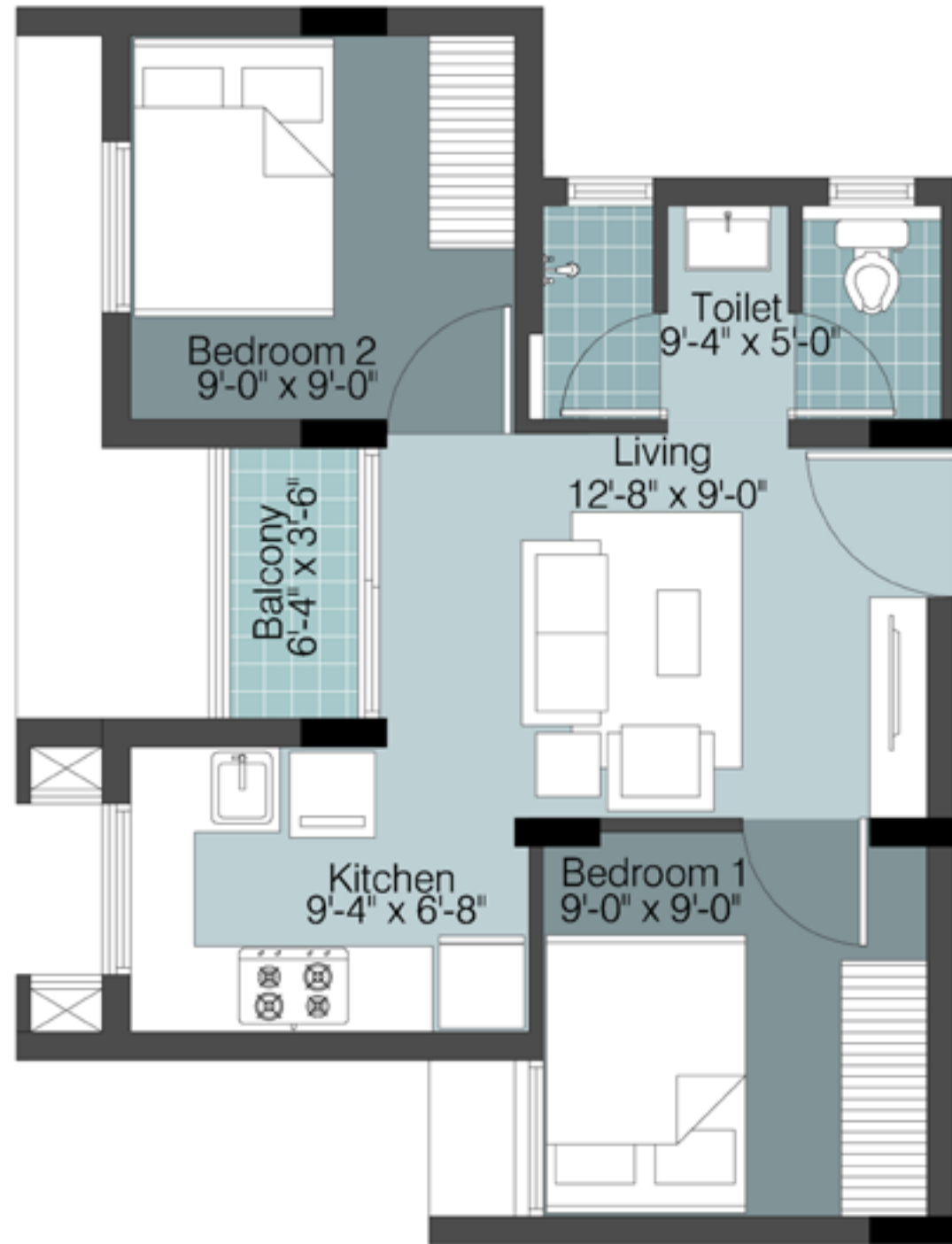
BLOCK - D | APT. NO. : 118 - 718

Note : Furniture shown are indicative only and do not form part of the contract. Dimensions are wall to wall exclusive of finishes

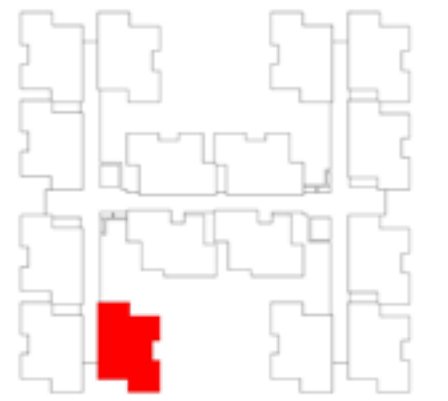
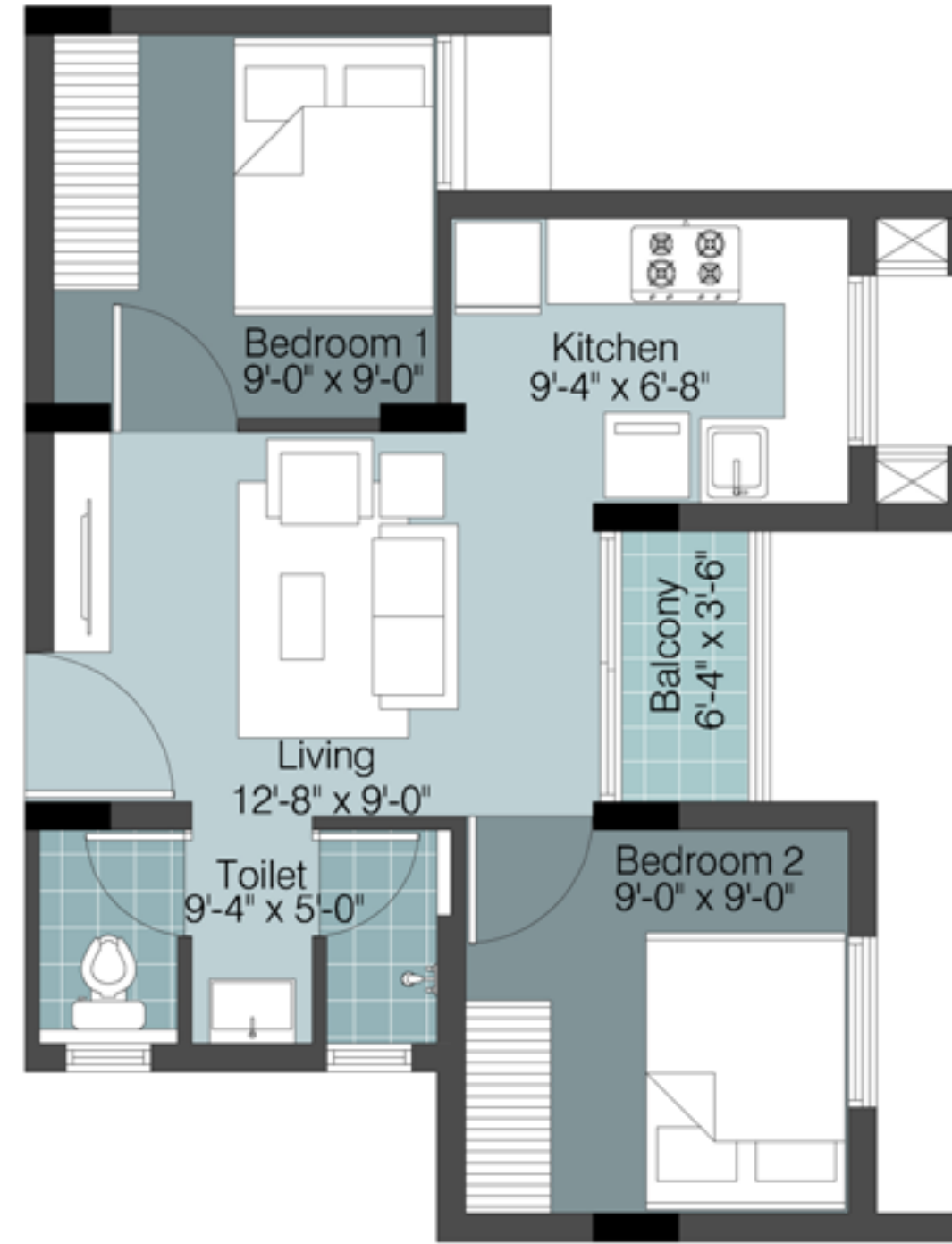


TYPICAL FLOOR PLAN



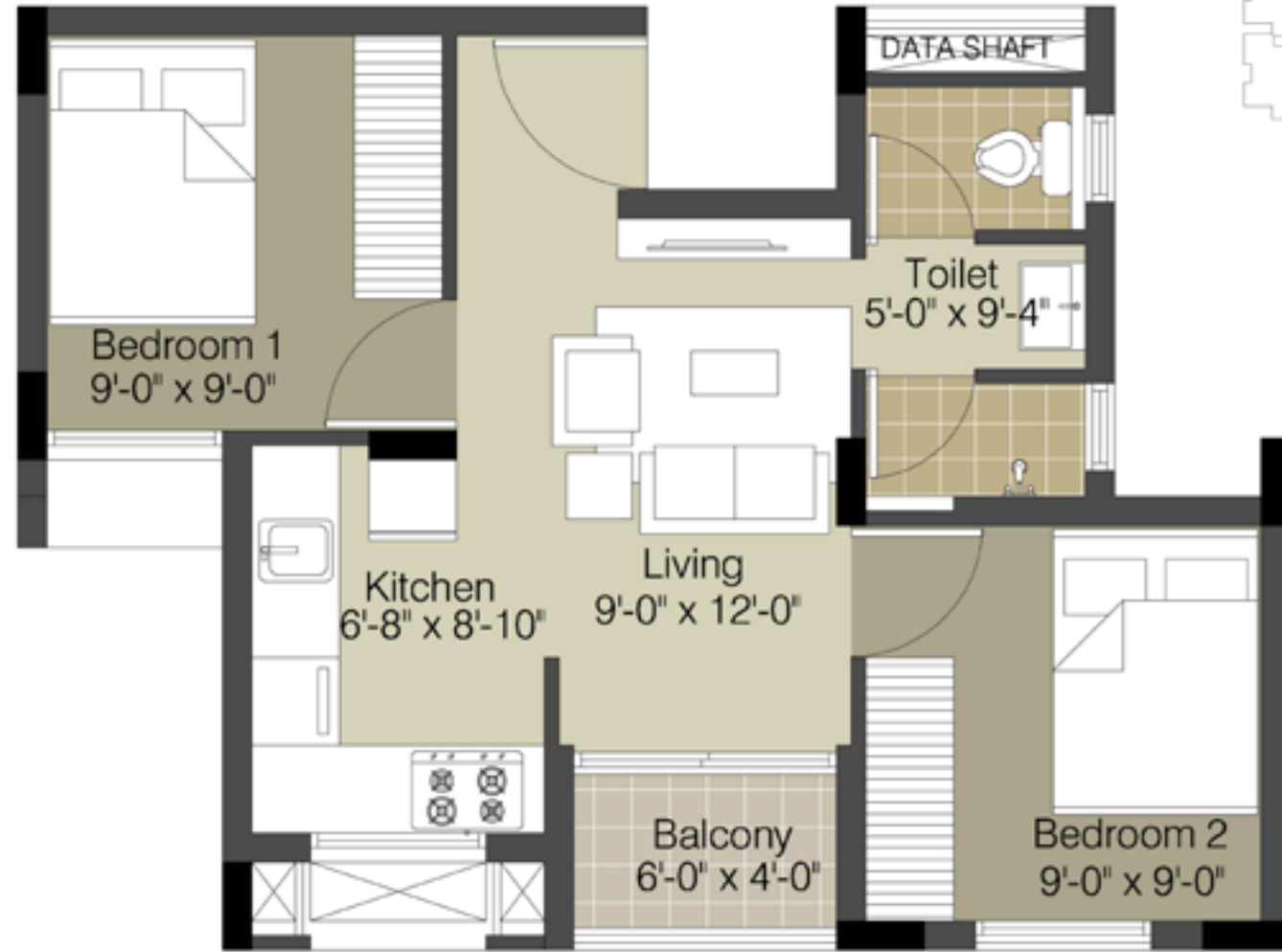
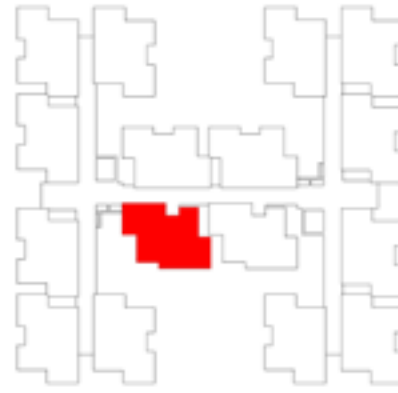


RERA CARPET AREA - 392 SQ. FT.
EXCLUSIVE BALCONY AREA - 022 SQ. FT.
PLINTH AREA - 483 SQ. FT.
SALEABLE AREA - 618 SQ. FT.

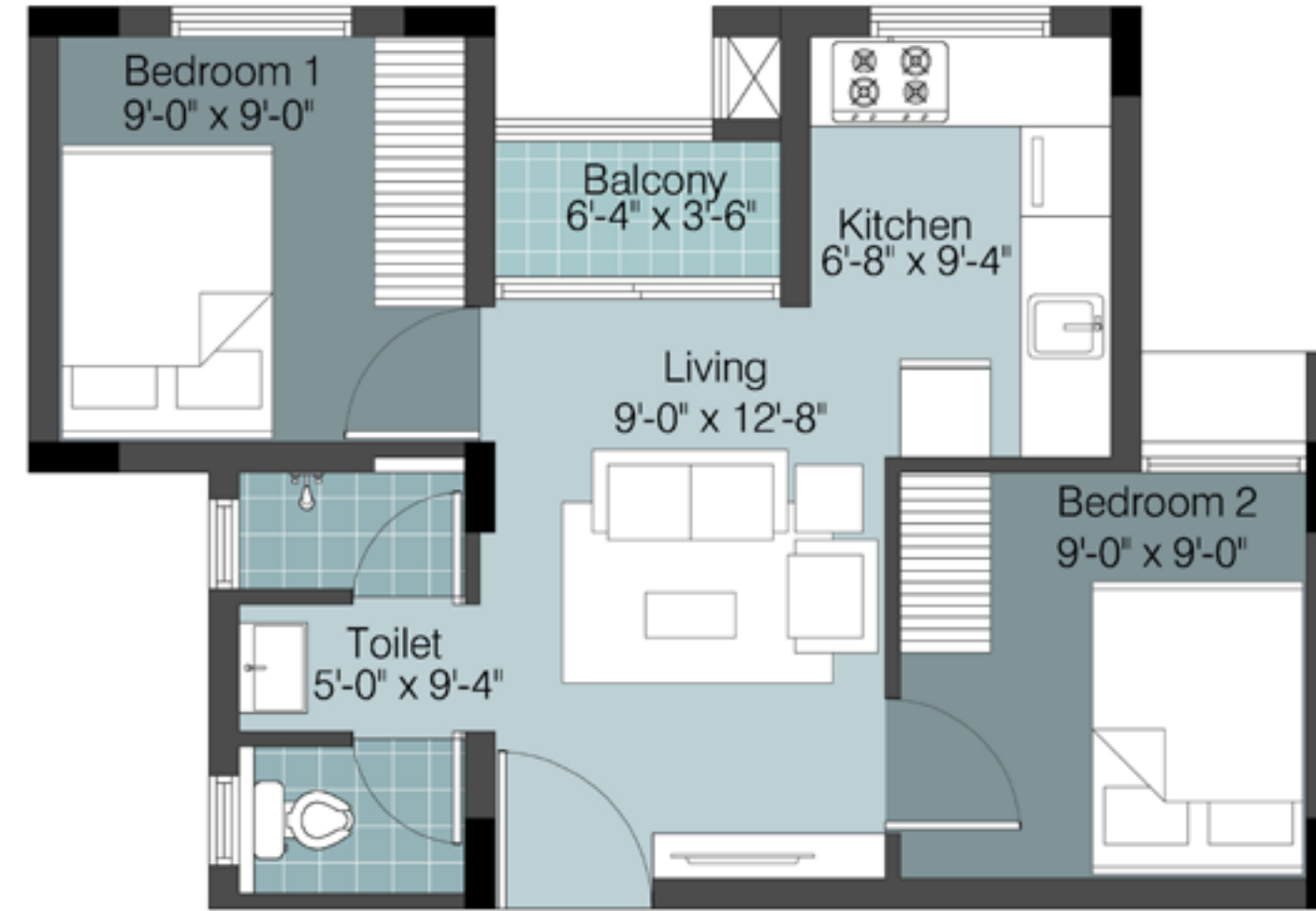
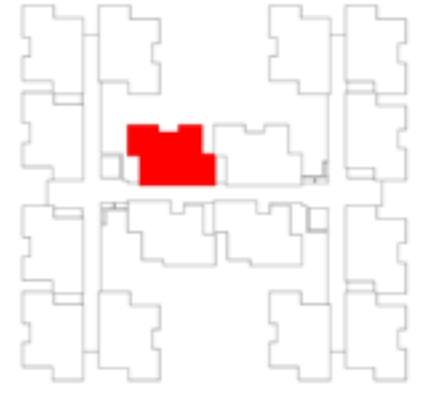


RERA CARPET AREA - 392 SQ. FT.
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EXCLUSIVE BALCONY AREA - 022 SQ. FT.
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SALEABLE AREA - 618 SQ. FT.



BLOCK - D | APARTMENT SELECTION GUIDE [AREA IN SQ. FT.]

FLOOR	APT. NO.	PLINTH AREA	RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SALEABLE AREA	FLOOR	APT. NO.	PLINTH AREA	RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SALEABLE AREA
1 ST FLOOR	101	643	548	26	822		214	1,033	820	94	1,320
	102	802	669	49	1,025		215	767	585	83	980
	103	808	662	38	1,033		216	806	660	38	1,030
	104	773	590	83	988		217	801	668	49	1,024
	105	1,033	820	94	1,320		218	644	548	26	822
	106	761	581	83	973	3 RD FLOOR	301	643	548	26	822
	107	806	661	36	1,030		302	802	669	49	1,025
	108	802	669	49	1,025		303	808	662	38	1,033
	109	650	554	26	831		304	773	590	83	988
	110	652	557	26	833		305	1,033	820	94	1,320
	111	800	667	49	1,023		306	761	581	83	973
	112	806	659	38	1,030		307	806	661	36	1,030
	113	767	585	83	980		308	802	669	49	1,025
	114	1,033	820	94	1,320		309	650	554	26	831
	115	767	585	83	980		310	652	557	26	833
	116	806	660	38	1,030		311	800	667	49	1,023
	117	801	668	49	1,024		312	806	659	38	1,030
	118	644	548	26	822		313	767	585	83	980
2 ND FLOOR	201	643	548	26	822		314	1,033	820	94	1,320
	202	802	669	49	1,025		315	767	585	83	980
	203	808	662	38	1,033		316	806	660	38	1,030
	204	773	590	83	988		317	801	668	49	1,024
	205	1,033	820	94	1,320		318	644	548	26	822
	206	761	581	83	973	4 TH FLOOR	401	643	548	26	822
	207	806	661	36	1,030		402	802	669	49	1,025
	208	802	669	49	1,025		403	808	662	38	1,033
	209	650	554	26	831		404	773	590	83	988
	210	652	557	26	833		405	1,033	820	94	1,320
	211	800	667	49	1,023		406	761	581	83	973
	212	806	659	38	1,030		407	806	661	36	1,030
	213	767	585	83	980		408	802	669	49	1,025

BLOCK - D | APARTMENT SELECTION GUIDE [AREA IN SQ. FT.]

FLOOR	APT. NO.	PLINTH AREA	RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SALEABLE AREA	FLOOR	APT. NO.	PLINTH AREA	RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SALEABLE AREA
	409	650	554	26	831		608	802	669	49	1,025
	410	652	557	26	833		609	650	554	26	831
	411	800	667	49	1,023		610	652	557	26	833
	412	806	659	38	1,030		611	800	667	49	1,023
	413	767	585	83	980		612	806	659	38	1,030
	414	1,033	820	94	1,320		613	767	585	83	980
	415	767	585	83	980		614	1,033	820	94	1,320
	416	806	660	38	1,030		615	767	585	83	980
	417	801	668	49	1,024		616	806	660	38	1,030
	418	644	548	26	822		617	801	668	49	1,024
5 TH FLOOR	501	643	548	26	822		618	644	548	26	822
	502	802	669	49	1,025	7 TH FLOOR	701	643	548	26	822
	503	808	662	38	1,033		702	802	669	49	1,025
	504	773	590	83	988		703	808	662	38	1,033
	505	1,033	820	94	1,320		704	773	590	83	988
	506	761	581	83	973		705	1,033	820	94	1,320
	507	806	661	36	1,030		706	761	581	83	973
	508	802	669	49	1,025		707	806	661	36	1,030
	509	650	554	26	831		708	802	669	49	1,025
	510	652	557	26	833		709	650	554	26	831
	511	800	667	49	1,023		710	652	557	26	833
	512	806	659	38	1,030		711	800	667	49	1,023
	513	767	585	83	980		712	806	659	38	1,030
	514	1,033	820	94	1,320		713	767	585	83	980
	515	767	585	83	980		714	1,033	820	94	1,320
	516	806	660	38	1,030		715	767	585	83	980
	517	801	668	49	1,024		716	806	660	38	1,030
	518	644	548	26	822		717	801	668	49	1,024
6 TH FLOOR	601	643	548	26	822		718	644	548	26	822
	602	802	669	49	1,025						
	603	808	662	38	1,033						

BLOCK - H2 | APARTMENT SELECTION GUIDE [AREA IN SQ. FT.]

FLOOR	APT. NO.	PLINTH AREA	RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SALEABLE AREA	FLOOR	APT. NO.	PLINTH AREA	RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SALEABLE AREA
1 ST FLOOR	101	483	392	22	618		216	484	392	22	618
	102	483	392	22	618	3 RD FLOOR	301	483	392	22	618
	103	483	392	22	618		302	483	392	22	618
	104	483	392	22	618		303	483	392	22	618
	105	484	392	22	618		304	483	392	22	618
	106	484	389	24	618		305	484	392	22	618
	107	484	389	24	618		306	484	389	24	618
	108	484	392	22	618		307	484	389	24	618
	109	483	392	22	618		308	484	392	22	618
	110	483	392	22	618		309	483	392	22	618
	111	483	392	22	618		310	483	392	22	618
	112	483	392	22	618		311	483	392	22	618
	113	484	392	22	618		312	483	392	22	618
	114	483	392	21	618		313	484	392	22	618
	115	483	392	21	618		314	483	392	21	618
	116	484	392	22	618		315	483	392	21	618
2 ND FLOOR	201	483	392	22	618		316	484	392	22	618
	202	483	392	22	618	4 TH FLOOR	401	483	392	22	618
	203	483	392	22	618		402	483	392	22	618
	204	483	392	22	618		403	483	392	22	618
	205	484	392	22	618		404	483	392	22	618
	206	484	389	24	618		405	484	392	22	618
	207	484	389	24	618		406	484	389	24	618
	208	484	392	22	618		407	484	389	24	618
	209	483	392	22	618		408	484	392	22	618
	210	483	392	22	618		409	483	392	22	618
	211	483	392	22	618		410	483	392	22	618
	212	483	392	22	618		411	483	392	22	618
	213	484	392	22	618		412	483	392	22	618
	214	483	392	21	618		413	484	392	22	618
	215	483	392	21	618		414	483	392	21	618

BLOCK - H2 | APARTMENT SELECTION GUIDE [AREA IN SQ. FT.]

FLOOR	APT. NO.	PLINTH AREA	RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SALEABLE AREA	FLOOR	APT. NO.	PLINTH AREA	RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SALEABLE AREA
	415	483	392	21	618		615	483	392	21	618
	416	484	392	22	618		616	484	392	22	618
5 TH FLOOR	501	483	392	22	618	7 TH FLOOR	701	483	392	22	618
	502	483	392	22	618		702	483	392	22	618
	503	483	392	22	618		703	483	392	22	618
	504	483	392	22	618		704	483	392	22	618
	505	484	392	22	618		705	484	392	22	618
	506	484	389	24	618		706	484	389	24	618
	507	484	389	24	618		707	484	389	24	618
	508	484	392	22	618		708	484	392	22	618
	509	483	392	22	618		709	483	392	22	618
	510	483	392	22	618		710	483	392	22	618
	511	483	392	22	618		711	483	392	22	618
	512	483	392	22	618		712	483	392	22	618
	513	484	392	22	618		713	484	392	22	618
	514	483	392	21	618		714	483	392	21	618
	515	483	392	21	618		715	483	392	21	618
	516	484	392	22	618		716	484	392	22	618
6 TH FLOOR	601	483	392	22	618						
	602	483	392	22	618						
	603	483	392	22	618						
	604	483	392	22	618						
	605	484	392	22	618						
	606	484	389	24	618						
	607	484	389	24	618						
	608	484	392	22	618						
	609	483	392	22	618						
	610	483	392	22	618						
	611	483	392	22	618						
	612	483	392	22	618						
	613	484	392	22	618						

SPECIFICARIONS FOR BLOCK - D

Structure

- RCC framed structure with RC foundations conforming to BIS.
- Pre-constructional anti-termite treatment will be provided under Foundations, external perimeter of the building as per BIS for the complete building.
- Walls will be constructed using Flyash blocks (AAC) / Earthen blocks / concrete blocks .

Wall finishes

- Internal walls will be finished with gypsum/ cement plaster and painted with emulsion above Wall putty.
- The toilet walls will be finished with ceramic tiles upto a height of 7'-0" height.
- Common areas will be finished with cement plaster and emulsion paint. The stairways will have ceramic tile dado upto a height of 7'0" and painted with emulsionabove.
- Wash area will be finished with ceramic tiles up to 5'-0" height.
- Dado of 2' above the kitchen platform will be finished with ceramic tiles.
- Lofts will be provided in two locations in each apartment.
- Exterior faces of the building (including the balconies) will be finished with cement plaster and paint.

Ceiling

- Ceiling in all areas will be finished with Wall putty and painted with OBD.

Floor finishes

- Living, Dining & Bed rooms will be finished with Vitrified tiles.
- Kitchen, Wash area (if applicable), balcony & toilets will be finished with ceramic tiles.
- 4" high skirting matching the floor tile will be provided wherever required.

Common Area finishes

- Staircase & Lobbies will be finished with Natural stone as suggested by the Architect.
- Car parks and Driveways will be finished with Granolithic flooring.

Doors & Windows

MAIN DOORS

- Teak wood frame with 40mm thick shutter polished on both sides with necessary hardware.

Bedroom doors

- Seasoned wooden frame, 30mm thick shutter finished with enamel paint on both sides with necessary hardware.

TOILET DOORS

- Seasoned wooden frame, 30mm thick shutter finished with enamel paint on both sides with necessary hardware.

WINDOWS

- UPVC sliding windows will be provided in all rooms.

FRENCH DOORS

- UPVC Sliding Type French doors will be provided.

Kitchen

- Counter top Platform (dry fixing) will be finished with 18mm thick granite slabs 2'wide. Stainless Steel Single Bowl sink will be provided in each kitchen.
- Provision for fixing washing machine will be made.

Toilets

- All Sanitary ware will be of 'White' Color and suitable number of CP fittings will be provided.
- Single lever Divertor with Overhead shower will be provided in all toilets

Electrical

- Concealed insulated copper multi-strand wires will be provided with distribution board having MCBs. Required Number of switches and sockets will be provided.
- Empty conduit for TV point will be provided in the living room.
- One telephone point will be provided in the living room.

Lift

- Each building will be served by 2 nos of Passenger Lifts with automatic openable doors.

Power Supply & Generator

- 3 phase power supply with generator back up for all lighting loads of the apartment with manual changeover arrangement (lights, fans, 6A points), common area lighting, lifts and pumps will be provided.

Compound Wall

- 5' high compound wall will be provided along the perimeter

Landscaping

- The entire Project will be suitably landscaped.

Water

- Adequate bore wells will be provided. Water Treatment Plant of adequate capacity will be provided.
- Underground RCC sump of adequate capacity for Borewell / WTP Treated water/ STP Treated water. Overhead tank with a partition wall for WTP Treated water/ STP
- Treated water will be provided.

Sewerage

- Common Sewerage treatment plant will be provided. Treated water will be circulated for flushing in toilets and for Landscaping

Sports & Recreation

- Sports and recreation facility consisting of Gymnasium, Multipurpose Halls, Table Tennis, Billiards, 2 Badminton Courts, Tennis court, Net Practice for Cricket and 2 Swimming Pools, Skating rink with 4 tracks will be provided

Fire Protection System

- Fire protection system is designed and installed as per National Building Code of India and other necessary fire safety measures will be provided in compliance with the Statutory Norms.

ABOUT LANCOR

Lancor Holdings Limited, a Public Limited Company listed on the Bombay Stock Exchange, has been creating landmarks in Chennai for over 30 years. Among its more well known projects include The Central Park Projects, Abode Valley, The Atrium, Westminster and Menon Eternity. Lancor has constantly sought to establish new benchmarks in property development by offering its customers world-class facilities and finishes. Its reputation has been built on the cornerstones of trust and transparency.



Highest Customer Protection Award
- CNBC AWAAZ CRISIL
- CREDAI Real Estate Awards 2010



LEED Green Building
Certification - Platinum from
United States Green Building Council



Highest Transparency Award
- CNBC AWAAZ CRISIL
- CREDAI Real Estate Awards 2009

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