



# GRANDEUR BUNGALOWS

Nr.POONAMALLEE



*Every King searches for his throne, and within  
these gates rises a realm where*

LIFE BECOMES A  
*Royal Chapter*



**3-5 BHK VILLA**  
**₹75 | ₹1.4**  
**LAKHS | CRORES**



PPD/L0/0129/2025

TNRERA/PLI/6518/2025

# Why MANJU GROUPS?

“ Manju Groups has been bringing the best innovations around the globe to change the way we live. Our mission is to design landmarks that are founded on a foundation of trust that spans more than two decades, meet the greatest international standards, and perfectly encapsulate our society's ideals. Driven by our mission of "Building a Better Life," we go above and beyond to construct the best developments on the planet.



**300+**  
Projects

**35000+**  
Happy Customers

**30 Million Sq.Ft**  
Developed & Delivered



**THE BREEZE OF Nr. POONAMALLEE CARRIES  
THE FRAGRANCE OF TOMORROW'S PROSPERITY.**

# WHY Nr. POONAMALLEE is Worth Every Rupee

Beyond Luxury: The Data That Makes the Decision Easy

FACTOR	KEY DATA	VALUE TO BUYER
Connectivity	NH - 48, Outer Ring Road, Upcoming Metro, 25-acre Bus Terminal	Fast Commute, Strong Resale
Price Growth	300% RISE IN 10 YRS, 15–25% MORE BY 2025	Proven high appreciation
Urban Plan	311-Acres CMDA Satellite Township, Integrated with 1650 Acres government land pooling scheme, similar to Anna Nagar preplanned township, ensuring organized infrastructure and planned growth.	Assured long-term growth
Job Hubs	Near SIPCOT, Porur IT belt, Poonamallee industries	Strong rental & resale demand
Lifestyle	Premium gated Bungalows, green & secure	Luxury + exclusivity
Education/Health	Hospitals & Top schools - A key educational hub with numerous reputed institutions nearby.	Family-ready infrastructure
Charm	Surrounded by malls, entertainment zones, healthcare facilities, Heritage temples & serene environment	Emotional + market value
Investment	₹1Cr+ in growth-rich zone	High ROI + premium living

# Recognized by the Nation's Most Trusted News Sources

## In the Spotlight: Nr. Poonamallee Rise

*"CMDA's blueprint places Nr.Poonamallee at the heart of Chennai's future satellite city network, driving urban growth and infrastructure upgrades. "*

*The Times of India*

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*"Property values in Nr.Poonamallee have surged over 300% in a decade, with analysts predicting further double-digit growth in the near term."*

*The Economic Times*

*"Large-scale land pooling and township projects are reshaping Nr.Poonamallee into a high-value, self-sustaining urban hub."*

*The New Indian Express*

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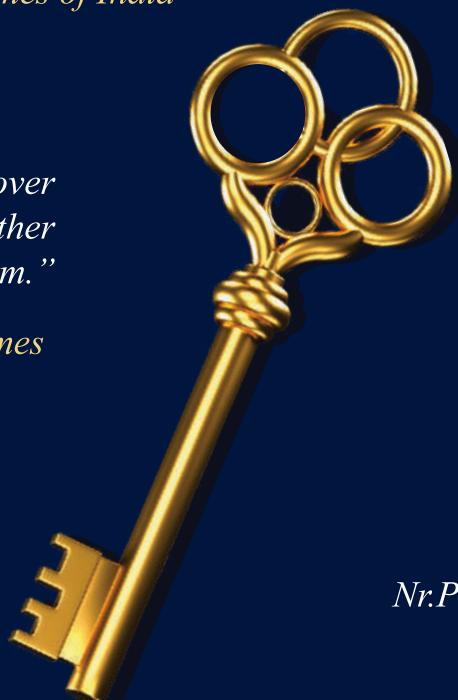
*"With Metro Phase-2 and a 25-acre modern bus terminal in development, Nr.Poonamallee is emerging as a transit-rich investment corridor."*

*The Hindu BusinessLine*

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*"Nr.Poonamallee strategic location between Chennai's industrial and IT belts positions it as a long-term hotspot for premium residential demand."*

*The Hindu*



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*"West Chennai's property boom is led by Nr.Poonamallee, where planned infrastructure is set to outpace many established suburbs."*

*The Hindu BusinessLine*

Every delay today writes tomorrow's "if only".  
The finest seats in fortune's theatre are taken first.



A home here isn't built;  
it's composed like a symphony.



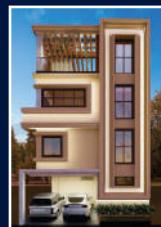
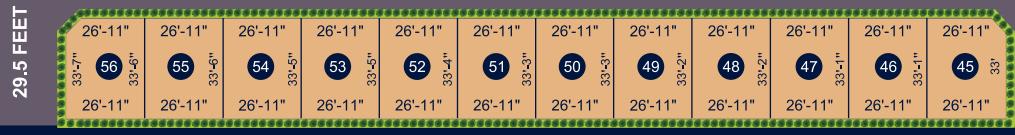
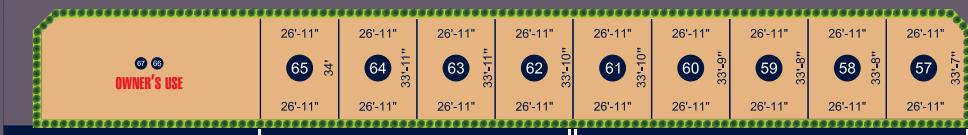
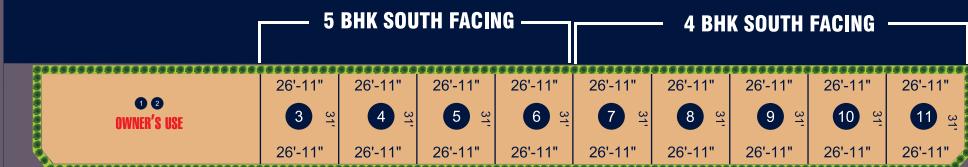
**LUXURY-X**  
FUTURE BEYOND LIMITS

# GRANDEUR BUNGALOWS

NR.POONAMALLEE



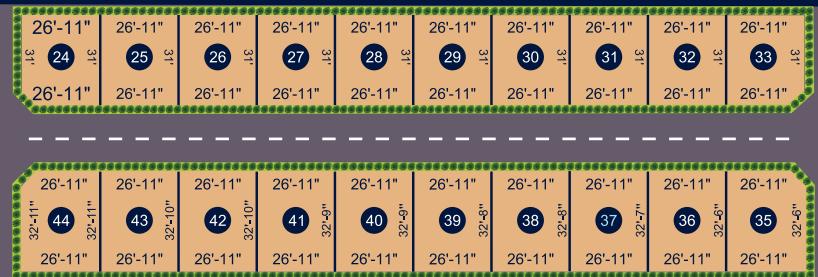
60 FEET WIDE ROAD





## MASTER PLAN

**RESERVED FOR PERSONALISED VILLAS**



**RESERVED FOR PERSONALISED VILLAS**

29.5 FEET WIDE ROAD

**3 BHK NORTH  
FACING 1 CCP**

**RESERVED FOR PERSONALISED VILLAS**

is the crowd-pulled chapter of a bestseller.

Act fast

# LUXURY-X

## A Location in Demand

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## A Layout with Vision.

Our pricing is realistic,  
not inflated, and designed to  
give you the best value.

## AREA STATEMENT

PL.NO.	EXTENT	BUILDUP AREA	BHK	PL.NO.	EXTENT	BUILDUP AREA	BHK	PL.NO.	EXTENT	BUILDUP AREA	BHK	PL.NO.	EXTENT	BUILDUP AREA	BHK
3	834 SQ.FT.	2553	5	23	822 SQ.FT.	2553	5	43	885 SQ.FT.	2399	4	63	913 SQ.FT.	2750	5
4	834 SQ.FT.	2553	5	24	822 SQ.FT.	2275	4	44	874 SQ.FT.	2399	4	64	914 SQ.FT.	2750	5
5	834 SQ.FT.	2553	5	25	834 SQ.FT.	2275	4	45	877 SQ.FT.	2750	5	65	915 SQ.FT.	2750	5
6	834 SQ.FT.	2553	5	26	834 SQ.FT.	2275	4	46	890 SQ.FT.	2750	5	68	674 SQ.FT.	1481	3
7	834 SQ.FT.	2553	5	27	834 SQ.FT.	2275	4	47	892 SQ.FT.	2750	5	69	687 SQ.FT.	1481	3
8	834 SQ.FT.	2553	5	28	834 SQ.FT.	2275	4	48	893 SQ.FT.	2750	5	70	573 SQ.FT.	1481	3
9	834 SQ.FT.	2553	5	29	834 SQ.FT.	2275	4	49	894 SQ.FT.	2750	5	71	574 SQ.FT.	1481	3
10	834 SQ.FT.	2553	5	30	834 SQ.FT.	2275	4	50	895 SQ.FT.	2750	5	72	576 SQ.FT.	1481	3
11	822 SQ.FT.	2553	5	31	834 SQ.FT.	2275	4	51	896 SQ.FT.	2750	5	73	578 SQ.FT.	1481	3
12	822 SQ.FT.	2553	5	32	834 SQ.FT.	2275	4	52	898 SQ.FT.	2750	5	74	579 SQ.FT.	1481	3
13	834 SQ.FT.	2553	5	33	822 SQ.FT.	2275	4	53	899 SQ.FT.	2750	5	75	581 SQ.FT.	1481	3
14	834 SQ.FT.	2553	5	34	1012 SQ.FT.	2553	5	54	901 SQ.FT.	2750	5	76	583 SQ.FT.	1481	3
15	834 SQ.FT.	2553	5	35	863 SQ.FT.	2399	4	55	902 SQ.FT.	2750	5	77	584 SQ.FT.	1481	3
16	834 SQ.FT.	2553	5	36	876 SQ.FT.	2399	4	56	891 SQ.FT.	2750	5	78	587 SQ.FT.	1481	3
17	834 SQ.FT.	2553	5	37	878 SQ.FT.	2399	4	57	893 SQ.FT.	2750	5	79	587 SQ.FT.	1481	3
18	834 SQ.FT.	2553	5	38	879 SQ.FT.	2399	4	58	906 SQ.FT.	2750	5				
19	834 SQ.FT.	2553	5	39	880 SQ.FT.	2399	4	59	907 SQ.FT.	2750	5				
20	834 SQ.FT.	2553	5	40	882 SQ.FT.	2399	4	60	910 SQ.FT.	2750	5				
21	834 SQ.FT.	2553	5	41	883 SQ.FT.	2399	4	61	911 SQ.FT.	2750	5				
22	834 SQ.FT.	2553	5	42	884 SQ.FT.	2399	4	62	912 SQ.FT.	2750	5				



CMDA NO.  
PPD/LO/0129/2025



RERA Appl No.  
TNRERA/2/LO/3060/2025



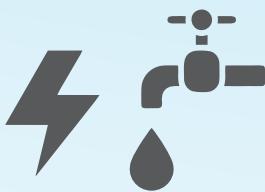
**Children's Arena**  
**(Kids Play Area)**



**Urban Greens**  
**(Park for Adults)**



**Serenity Park**  
**(Senior Citizen Park)**



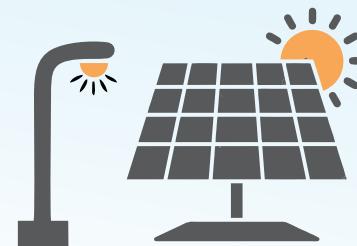
**Essential Utilities**  
**(Uninterrupted Power & Water Supply)**



**Grand Avenues**  
**(Wide Blacktop Roads)**



**Concealed Utility Pathways**  
**(Under Ground EB Line)**



**Radiance by the Sun**  
**(SOLAR Street Light)**

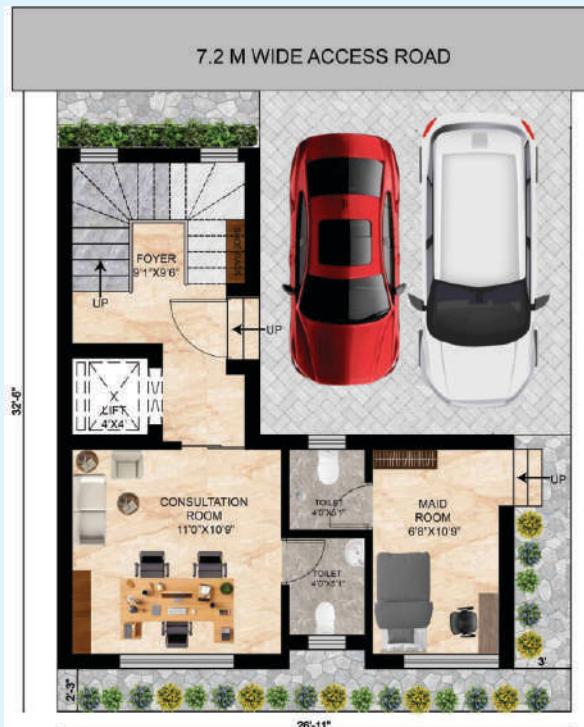


**Surveillance 24/7**  
**(CCTV Monitoring)**

OPTION-2

## NORTH FACING 5 BHK VILLA

GROUND FLOOR PLAN



FIRST FLOOR PLAN



ELEVATION



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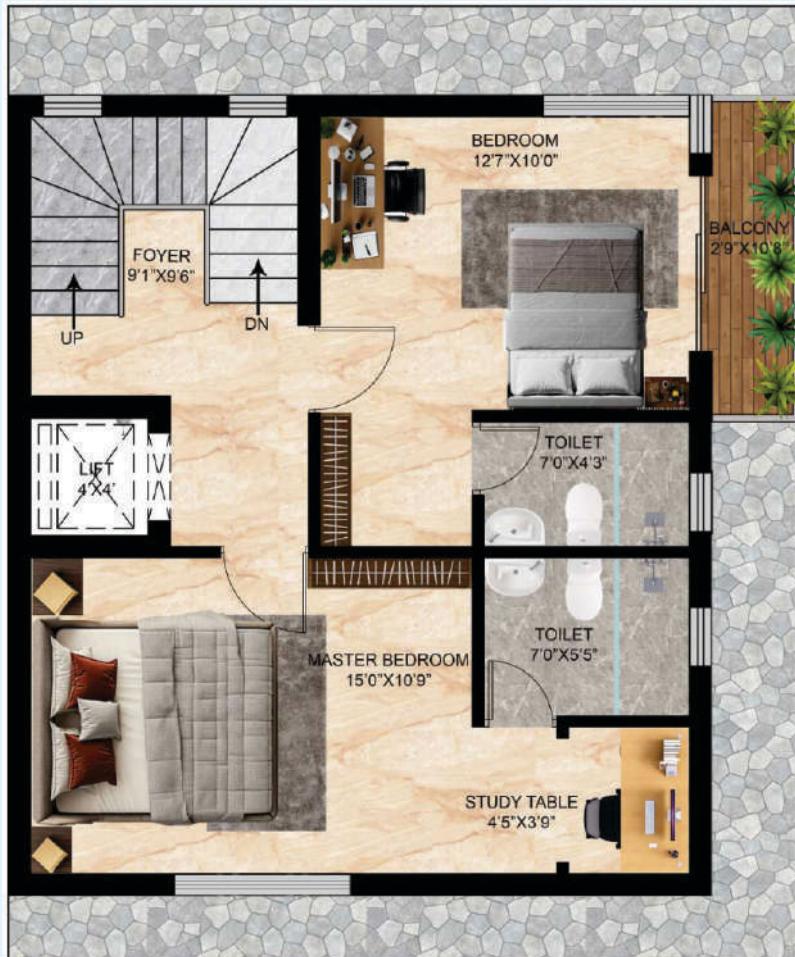
Ground Floor : 647 Sq.ft  
First Floor : 705 Sq.ft

BUILDUP AREA  
**2750 Sq.Ft**



# NORTH FACING 5 BHK VILLA

## SECOND FLOOR PLAN



## THIRD FLOOR PLAN



Second Floor : 685 Sq.ft  
Third Floor : 713 Sq.ft

BUILDUP AREA  
**2750 Sq.Ft**



# **NORTH FACING 4 BHK VILLA**

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## GROUND FLOOR PLAN



## FIRST FLOOR PLAN



# ELEVATION



**Ground Floor : 773 Sq.ft**  
**First Floor : 722 Sq.ft**

**BUILDUP AREA  
2399 Sq.Ft**

# NORTH FACING 4 BHK VILLA

N  
▲

## SECOND FLOOR PLAN



## TERRACE FLOOR PLAN



Second Floor : 904 Sq.ft

BUILDUP AREA

**2399 Sq.Ft**

# NORTH FACING 3 BHK VILLA

## GROUND FLOOR PLAN



## FIRST FLOOR PLAN

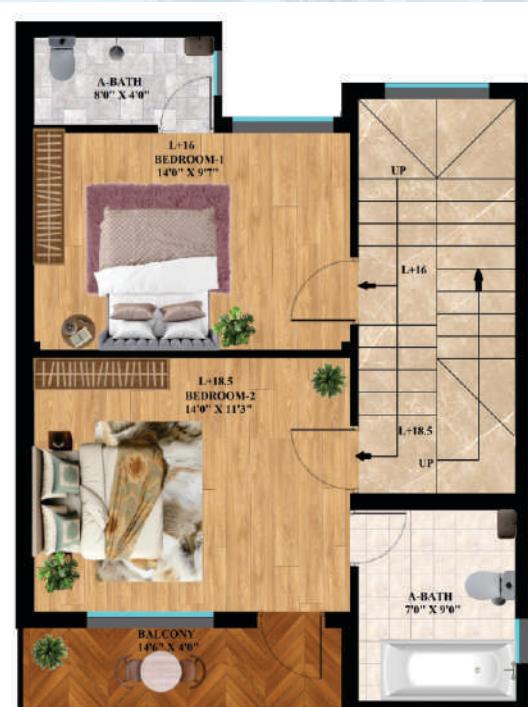


Ground Floor : 431 Sq.ft  
First Floor : 658 Sq.ft

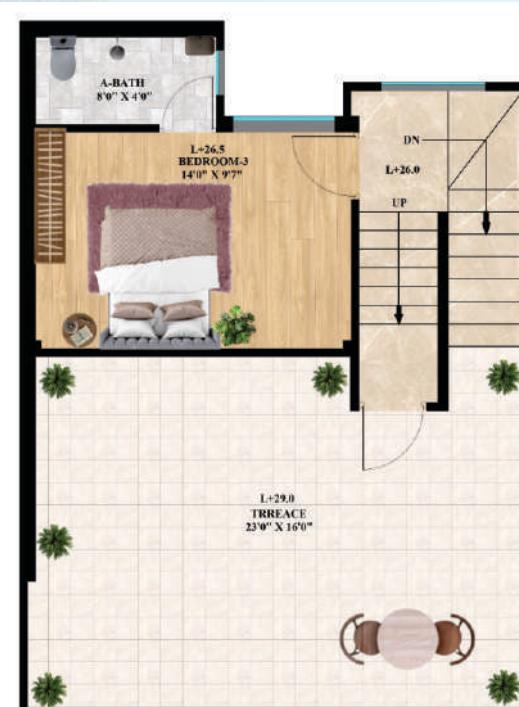
BUILDUP AREA  
**2060 Sq.Ft**

# NORTH FACING 3 BHK VILLA

## SECOND FLOOR PLAN



## THIRD FLOOR PLAN



## ELEVATION



Second Floor : 664 Sq.ft  
Third Floor : 307 Sq.ft

BUILDUP AREA  
**2060 Sq.Ft**

# NORTH FACING 3 BHK VILLA

N  
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## GROUND FLOOR PLAN



## FIRST FLOOR PLAN



## SECOND FLOOR PLAN



Ground Floor : 459 Sq.ft  
First Floor : 499 Sq.ft  
Second Floor : 524 Sq.ft

BUILDUP AREA  
**1482 Sq.Ft**

# SOUTH FACING 5 BHK VILLA

## GROUND FLOOR PLAN



## FIRST FLOOR PLAN



## OPTION-2



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Ground Floor : 617 Sq.ft  
First Floor : 637 Sq.ft

BUILDUP AREA  
**2553 Sq.Ft**

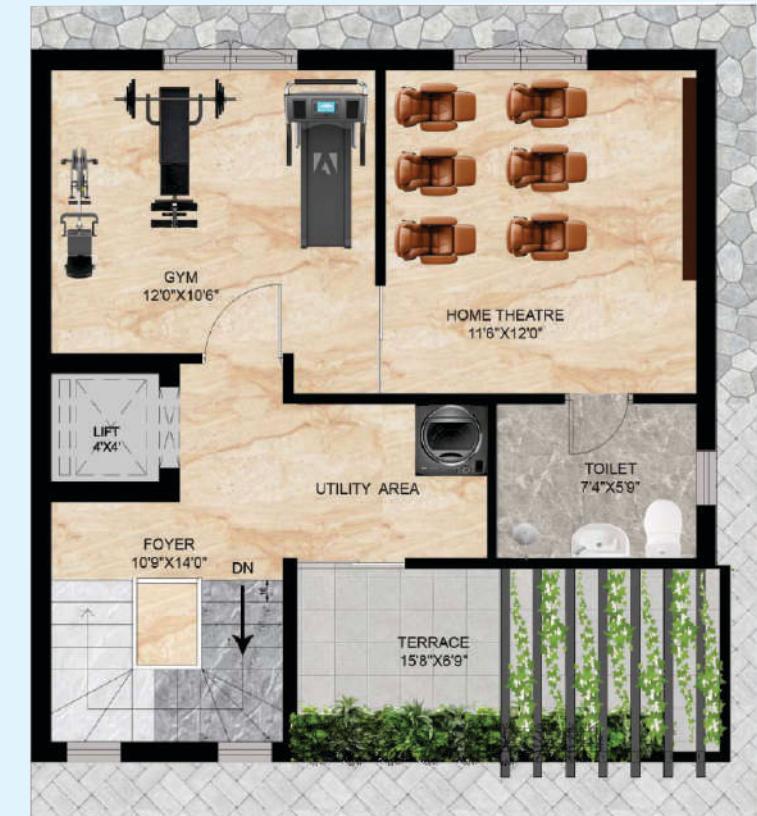
# SOUTH FACING 5 BHK VILLA

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## SECOND FLOOR PLAN



## THIRD FLOOR PLAN



Second Floor : 637 Sq.ft  
Third Floor : 662 Sq.ft

BUILDUP AREA  
**2553 Sq.Ft**

# SOUTH FACING 4 BHK VILLA



## GROUND FLOOR PLAN



## FIRST FLOOR PLAN



Ground Floor : 725 Sq.ft  
First Floor : 678 Sq.ft

BUILDUP AREA  
**2275 Sq.Ft**

# SOUTH FACING 4 BHK VILLA

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## SECOND FLOOR PLAN



## TERRACE FLOOR PLAN



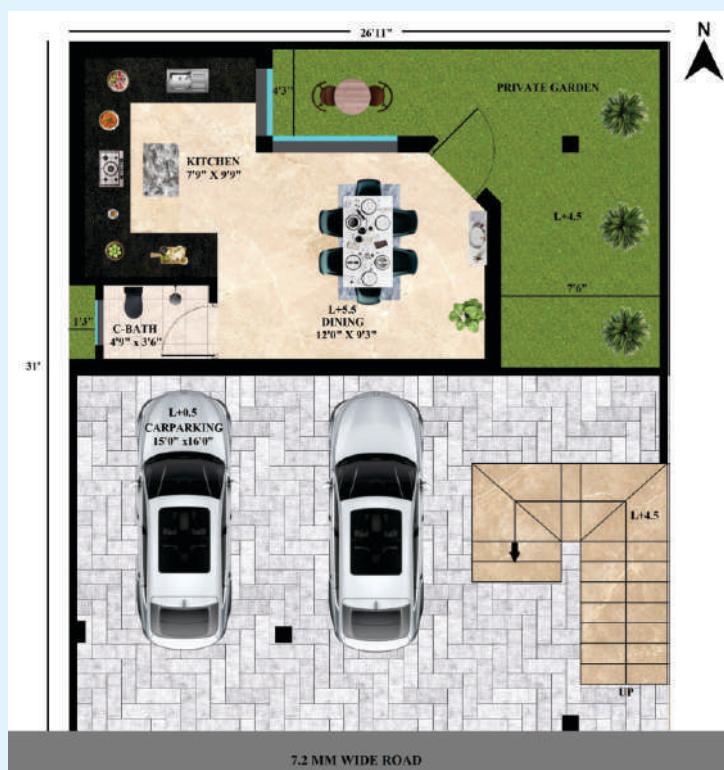
Second Floor : 872 Sq.ft

BUILDUP AREA

**2275 Sq.Ft**

# SOUTH FACING 3 BHK VILLA

## GROUND FLOOR PLAN



## FIRST FLOOR PLAN



## ELEVATION



Ground Floor  
First Floor

: 431 Sq.ft  
: 658 Sq.ft

BUILDUP AREA  
**2060 Sq.Ft**

# SOUTH FACING 3 BHK VILLA

## SECOND FLOOR PLAN



## THIRD FLOOR PLAN



Second Floor : 664 Sq.ft  
Third Floor : 307 Sq.ft

BUILUP AREA  
**2060 Sq.Ft**

## SPECIFICATIONS FOR RESIDENTIAL BUILDING

### STRUCTURE:

- Seismic Zone III compliant RCC framed structure •
- Walls will be of Red Bricks and plastered on both sides •



### WALL TILES:

- Toilets** - Premium tiles up to RoofLevel •
- Kitchen** - Designer tiles DADO up to RoofLevel over the counter •
- Utility** - Designer tiles DADO up to 3 feet height •
- Balcony** -Designer tiles as per architect's design intent •



### WINDOWS & VENTILATORS:

- UPVC windows with Mosquito Net and MS Solid Grill with Enamel •  
Finish with 32mm thick one side teak veneer WPVC Doors •



### KITCHEN:

- Granite counter top and sink with drain board. •
- Provision for RO point, exhaust fan and chimney points. •



### ELECTRICAL:

- Wires – Finolex •
- Modular switches (Havells / GM) •
- MCB and RCCB(Legrand Brand) •



Television point provision in Living and Bedrooms •

Telephone point provision in Living, Bedrooms, Kitchen & Parking with EPABX system •

AC Points Provision in Living & Bedrooms •

Kitchen - Power sockets for chimney, refrigerator, microwave oven, mixer & grinder. •

Invertor - Lights & fans wiring in all rooms •

3 phase electricity supply - Panel Board with UG Cable. •



### FLOORING:

- Living, Bedroom, Kitchen & Dining** –Premium vitrified tiles •
- Staircase** - Granite •
- Toilets/Utility/Balcony/ Common Area** - Anti-skid tiles as per architect's design intent



### DOORS:

- Main Door** –8' Height Engineered door frame with 45mm thick teak wood veneer shutter or Modular Door Shutters, polished on both sides, with Automatic smart door Lock System.
- Bedroom Door** –7' Height Engineered door frame with 32mm thick modular door shutter, polished on both sides
- Toilet Door** - Engineered door frame with 32mm thick WPVC Doors



### RAILING:

- Staircase & Balconies: Internal staircase railing will be of Stainless Steel
- Balcony railing will be of SS with Glass partition.



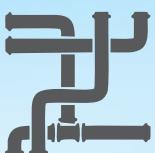
### PAINTING:

- INTERNAL WALLS AND CEILING** - Two coats of putty, one coat primer and two coats of emulsion paint (Asian / Nippon / JSW)
- EXTERIOR WALLS** - Finished with 1 coat of primer & 2 coats of exterior Emulsion paint with colour as per architect design intent



### SANITARY & PLUMBING (JAQUAR / PARRYWARE)

- Wall-hung EWC with concealed cistern
- Premium white table top wash basins in dining area
- Premium Faucets and CP fixtures in toilets and kitchen
- Provision for geyser and exhaust fan in all toilets
- Washing machine provision in Utility / Terrace
- Water supply and drainage lines in premium UPVC /CPVC pipes from Ashirvad brand
- Shower - single lever diverter with Spout & Overhead Shower,
- Wet Area -Fixed Toughened glass partition ( Master Bedroom)



## SPECIFICATIONS FOR RESIDENTIAL BUILDING



### WATER SUPPLY:

- **Triple Layer water tank** -2000 lit. capacity for 5 & 4 BHK; 1500 lit. Capacity for 3 BHK (Sintex/Ashirvad)
- **Bore well** – 100' to 200' feet depth with a suitable pump with AMC Switches,
- **Rainwater harvesting system** implemented to recharge ground water levels



### SEWAGE LINE:

- Septic tank and soak pit shall be provided as per design requirements (RCC or Brickwork)



### AMENITIES:

- **Video calling door bell** of reputed make provided for each unit
- 24-hour security with **CCTV surveillance for entrance arch, internal roads, park area etc...**
- **Intercom facility** connecting all villas to the central security station
- **Entrance Arch – Access controlled boom barrier** for Entry & Exit point with a dedicated **security room**
- **Solar Lights** for all Roads
- **Voice & Data** Connection system wiring & Router will be provided for all the villas (prepaid Plan)
- **Power Backup** - 125 KVA Diesel Generator to connect 1 light and 1 fan in living, dining and all bedrooms with a load limiter of 1 KVA for all Villas



- **Park:**
  - 1) **Covered Children's Play area** with Play things (Slider, Duck swing rider, seesaw & spring rider, Merry go round).
  - 2) **Adult Play area** 25'x50' Multipurpose Turf (Tennis, Badminton & volley ball).



- **3) Senior Citizen** – Walking Track, RCC Bench, Outdoor Basic GYM Equipments etc.
- **Landscape** Suitable landscape at appropriate places in the project as per intent
- **Compoundwall** – A Compound wall is provided around the entire Site Boundary.





“ What feels like a balcony today,  
Becomes a lifetime of sunsets tomorrow.

Coffee cools, seasons change,  
but the view from your home stays eternal. ”



## MANJU INFRAPROJECTS LLP

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