

NORTH FACING

1 BHK COMPACT VILLA



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ISOMETRIC VIEW



Distance from nearest educational institutions

PERI Institute of Technology - 1 km | Sri Niketan Patasala - 3 km | Narayana e Techno School - 3 kms

Alwin International School - 4 kms | Crescent Engineering College - 4 kms | SRM University - 9 kms

Dhaanish Ahmed College of Engineering - 7 kms

For Booking & Enquiries

www.vishwakproperties.in

Corporate Office : Bil Complex, #45/22, Alagesan Street, West Tambaram, Chennai - 600045.





GATED COMMUNITY CMDA PLOTS & VILLAS
MANNIVAKKAM
NEAR VANDALUR GST HIGHWAY

Set on a 3.14 - acre expanse, Vijay Ganapathy Nagar is an CMDA Approved premium villa plots. Located at Mannivakkam, just 5 minutes drive from Vandalur GST Highway. We bring you perfectly laid out plots, ranging from 553 sq.ft to 2286 sq.ft., Located close to prominent schools, colleges, hospitals and industries.

Vijay Ganapathy Nagar brings you a once-in-a-lifetime opportunity to buy the plot of your dreams, which bring you the space and freedom to build your home the way you want it.

Specifications

STRUCTURE
RCC framed structure as designed by Structural Engineers.
Red Bricks work will be done as per Plan.

PLASTERING
Plastering work will be done for both Internal and External Walls.

FLOORING
2x2' Vitrified Tiles for all Rooms.

KITCHEN
Black Granite Kitchen Platform.
Stainless Steel Tap for water provision.

PLUMBING AND SANITARY
Stainless Steel Tap with Heater Provision.
High quality Bathroom (Parry ware) and Sanitary Fittings.
Concealed Plumbing (CPVC).

DOORS AND WINDOWS
Complete Teak Wood Frame for Main Door.
All Windows will be attached with Steel Fixed Grills.
Safety Grill Gate will be provided.

ELECTRICAL WORKS
3 Phase Electrical backups (ISI wires) for each Villa.
Anchor Switches.

CUPBOARDS
Cupboards will be attached for all Rooms.

PAINTING
Good Quality of Paints will be used for Internal and External Walls.

STANDARD FEATURES
Covered Car Parking.
Septic Tank will be provided.
1000 Litres Water Tank will be provided.
Bore well will dig appropriate Depth.

ADDITIONAL CHARGES
Building Approved Plan.
EB Deposit Charges for Government.



Project Highlights

Grand Entrance Arch

Ready for Construction

24.30 & 33ft Black Top Wide roads

Fully Compounded Gated Community

Suitable for investment and construction

Location Advantages

400 Ft Outer Ring Road - 2 mins

GST Road - 5 mins

Vandalur Railway Station - 5 mins

New CMBT Urapakkam Bus Stand - 6 mins

Tambaram - 10 mins

Airport - 25 mins



Residential Layout of "Vijay Ganapathy Nagar" Comprising in S.No.242/1 & 2A, 2B & 3 of Mannivakkam Village, Vandalur Taluk, Chengalpattu District, Kattankulathur, Panchayat Union.



NORTH FACING 2 BHK DUPLEX VILLA ISOMETRIC VIEW

BUILT UP AREA - 1170 SQ.FT
LAND AREA - 632 SQ.FT

CAR PARKING
12'1½"X13'1½"

