



NOT TO SCALE
LOCATION MAP



For Booking & Enquiries

www.vishwakproperties.in



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



MOWNISHWAR NAGAR
OMR, THAIYUR





MOWNISHWAR NAGAR

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Set on a 0.75 - acre expanse, Mownishwar Nagar is an **MLPA DTCP Approved premium villa plots**. Located at **Thaiyur, OMR**. The project is just 6 minutes drive from Kelambakkam Junction. We bring you perfectly laid out plots, ranging from **617 Sq.ft to 1020 Sq.ft.**, Located close to prominent schools, colleges, hospitals and industries. Mownishwar Nagar Astron 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

2'x2' 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

Entrance Arch

DTCP Approved Project

Ready for Construction

30 & 20ft Black Top Wide roads

Fully Compounded Gated Community

Suitable for investment and construction

Location Advantages

Billabong High International School - 1 min

Kelambakkam Juntion - 6 mins

Velammal New Gen CBSE School - 5 mins

Siruseri Sipcot - 10 mins

Jeppiar SSR Engineering College - 10 mins

Thiruporur - 6 mins



M.L.P.A Approved of House Plot in S.No.514/7, 8A at Thaiyur Village,
Thaiyur Panchayat, Thiruporur Taluk, Kanchipuram, District



PLOT	SURVEY NO	SQ.FT
1	514/8A	1020
2	514/8A	941
3	514/8A	813
4	514/8A	858
5	514/8A, 514/7	1020
6	514/8A, 514/7	800
7	514/8A, 514/7	800
8	514/8A, 514/7	800
9	514/8A, 514/7	800
10	514/7	798
11	514/7	707
12	514/7	617
13	514/7	527
14	514/7	684