

THE NEW ADDRESS OF  
**DISTINCTION**  
IN FINE LIVING



**KATTUPAKKAM**

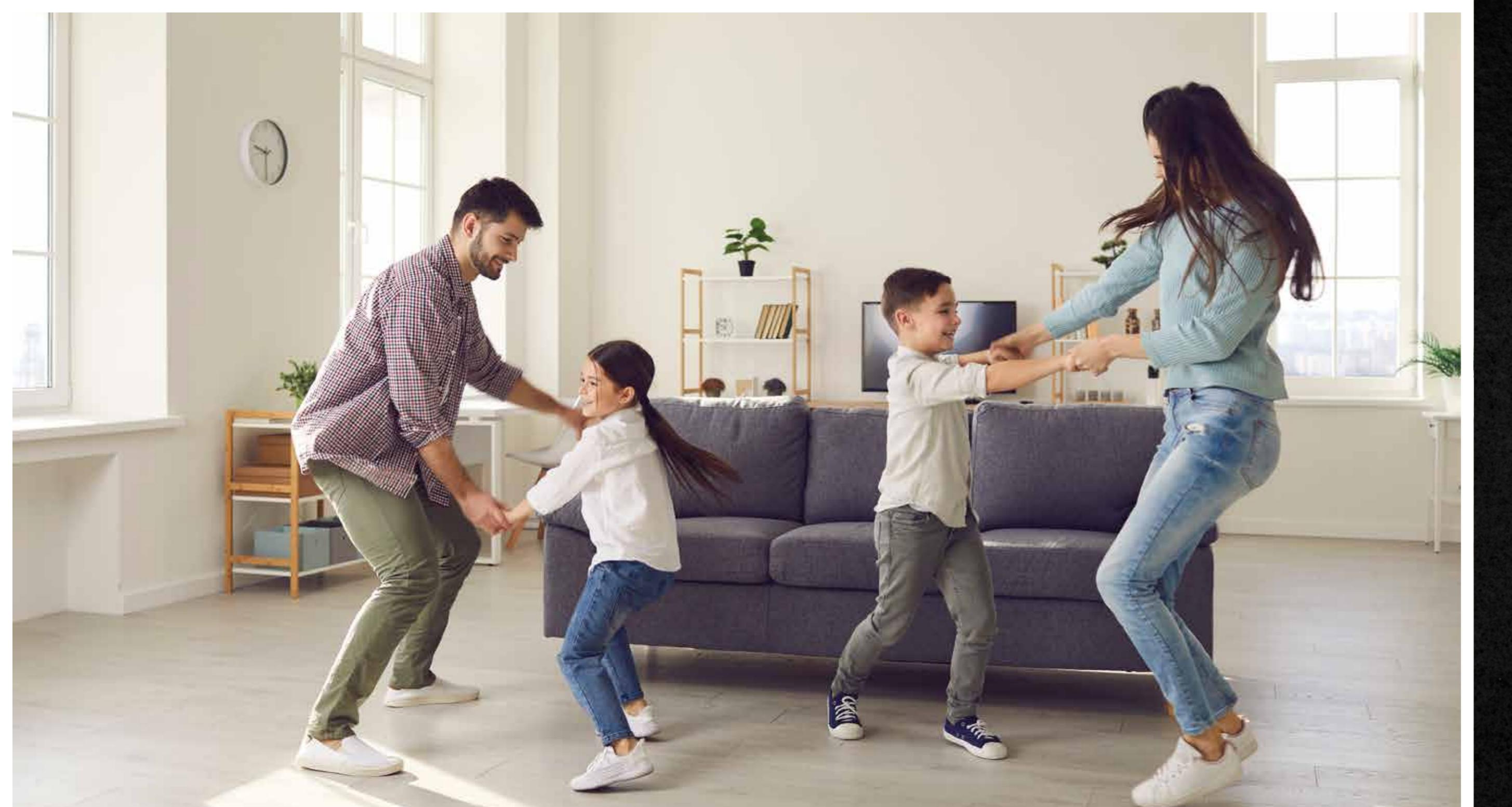
# WELCOME TO THE HEAVENLY ABODE



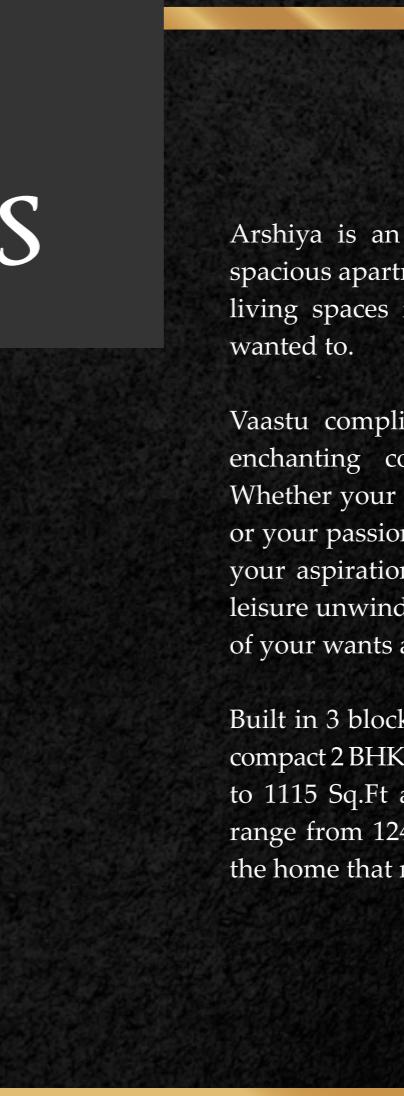
LML Homes has long been appreciated, credited and trusted as a reputed builder of quality homes. Distinguished by zero space wastage design and an excellent eye for fine detailing, homes by LML are timeless in beauty and stand tall as the preferred choice of home investors. Continuing it's exemplary work LML Homes proudly present Arshiya, a prestigious residential community at Kattupakkam in Chennai.

Arshiya, means a 'heavenly abode'. Justifying its name, this beautiful trend setting residential project arises near Poonamallee High Road at Kattupakkam. Covering a generous expanse of 14.5 Grounds, Arshiya communicates a spirit of life and zest by accommodating 74 comfort packed apartments.

We at LML Homes welcome you to a contemporary style of comfort living in the heavenly abode of Arshiya. Come, discover what awaits you when you make Arshiya your new home.



# LIVE THE LIFE OF YOUR DREAMS

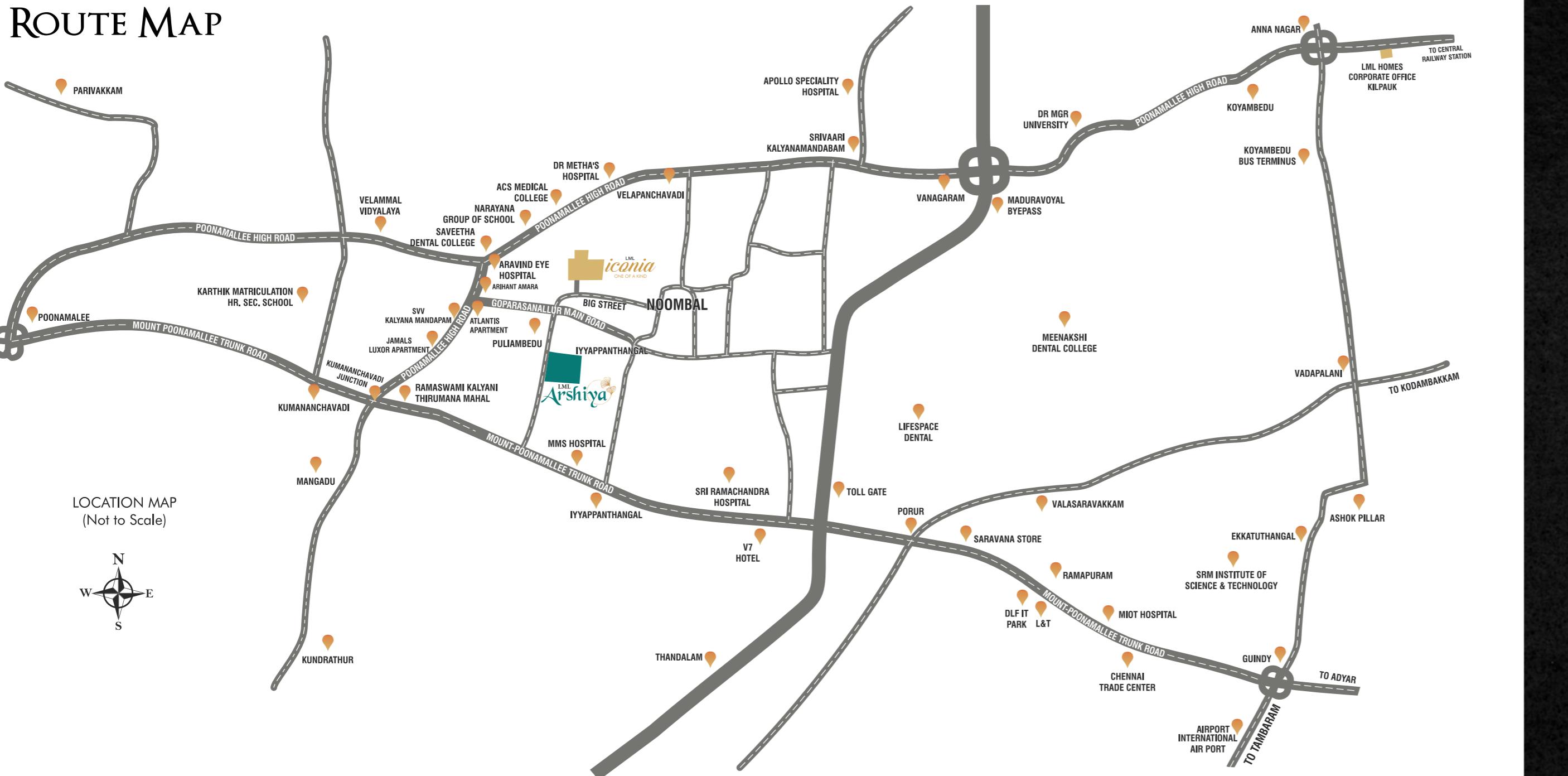


Arshiya is an exquisite collection of elegant and spacious apartments designed to provide the perfect living spaces for you to live the life you always wanted to.

Vaastu compliant by design, every home in this enchanting community redefines urban living. Whether your priority is for well ventilated indoors or your passion is for quality fittings and fixtures or your aspirations are for an outdoor with inspiring leisure unwinds, Arshiya seamlessly meets a variety of your wants and needs.

Built in 3 blocks on Stilt + 3 and Stilt + 5 Floors, the compact 2 BHK apartments are spread across 836 Sq. Ft to 1115 Sq.Ft and the comfort 3 BHK apartments range from 1243 Sq. Ft to 1411 Sq.Ft. Come, choose the home that meets your lifestyle needs.

# ROUTE MAP



# WHERE THE TRA LEADS T THE CIT

Conveniently located near Poonamallee High Road close to the proposed Poonamalee Metro Station, Arshiya is just 15 minutes drive from Koyambedu Flyover. Add this to the ease and fast accessibility to the employment zones of Porur, Manapakkam, Avadi, Ambathur and to the city, your home at Arshiya is truly an appreciating asset. What's more, set amidst the touch points of everyday, Arshiya is advantageous close to educational institutions, healthcare centers, hospitality establishments and entertainment hubs. Come, check out how close and how near you are to the prime landmarks and destinations.

### DISTANCE

- Porur - 3.5 kms
  - Mangadu Junction - 3.7 kms
  - Iyyappanthangal Junction - 3 kms
  - Vanagaram Junction - 4.2 kms
  - Maduravoyal Bye Pass Junction - 5.1 kms
  - Poonamallee bus Terminus - 5.2 kms
  - Thiruverkadu Junction - 5.6 kms
  - Koyambedu - 9.7 kms
  - Guindy railway Station - 12.5 kms
  - Airport - 17.7 kms

# LOCATIONS NEARER & CLOSER TO YOUR HOME



## HOSPITALS

Aravind Eye Hospital - 600 mtrs | Saveetha Hospital - 800 mtrs  
Dr Mehta Hospital - 2.4 kms | Sri Ramachandra Hospital (SRMC) - 3 kms  
Be Well Hospital - 4.5 kms | Apollo Speciality Hospital - 5.4 kms



## MATRICULATION SCHOOLS

AVL Matriculation School - 2 kms | Kalashetra Matriculation School - 2.2 kms  
Karthick Matriculation School - 2.7 kms | Sundar Matriculation School - 4.5 kms



## CBSE SCHOOLS

Sana Model School - 1.2 kms | Pupil Public School - 1.7 kms  
Sindhi model School - 1.9 kms | Kids Campus International School - 3.4 kms  
Narayana E Techno School-5 kms | Sri Vidhya Academy - 6.8 kms  
Sri Krish International School - 8.5 kms | Chennai Public School - 9 kms  
Spartan International School - 9 kms



## ENTERTAINMENTS

Gokulam Cinemas, Poonamallee - 4.9 kms  
GK Cinemas - 6.5 kms  
Rohini Complex, Koyamedu - 9.2 kms  
Vijaya Mall, Vadapalani - 10 Kms  
Chandra Metro Mall - 10 kms  
VR Mall - 12 kms



## TEMPLES & CHURCHES

Thiruverkadu Karumariamman Temple - 4.5 km

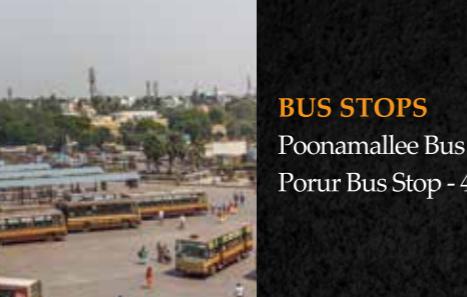
Mangadu Kamatchiamman Temple - 8.2 kms

CSI St. Mary Magdalene Church - 3 kms | CSI Wesley Church - 4 kms



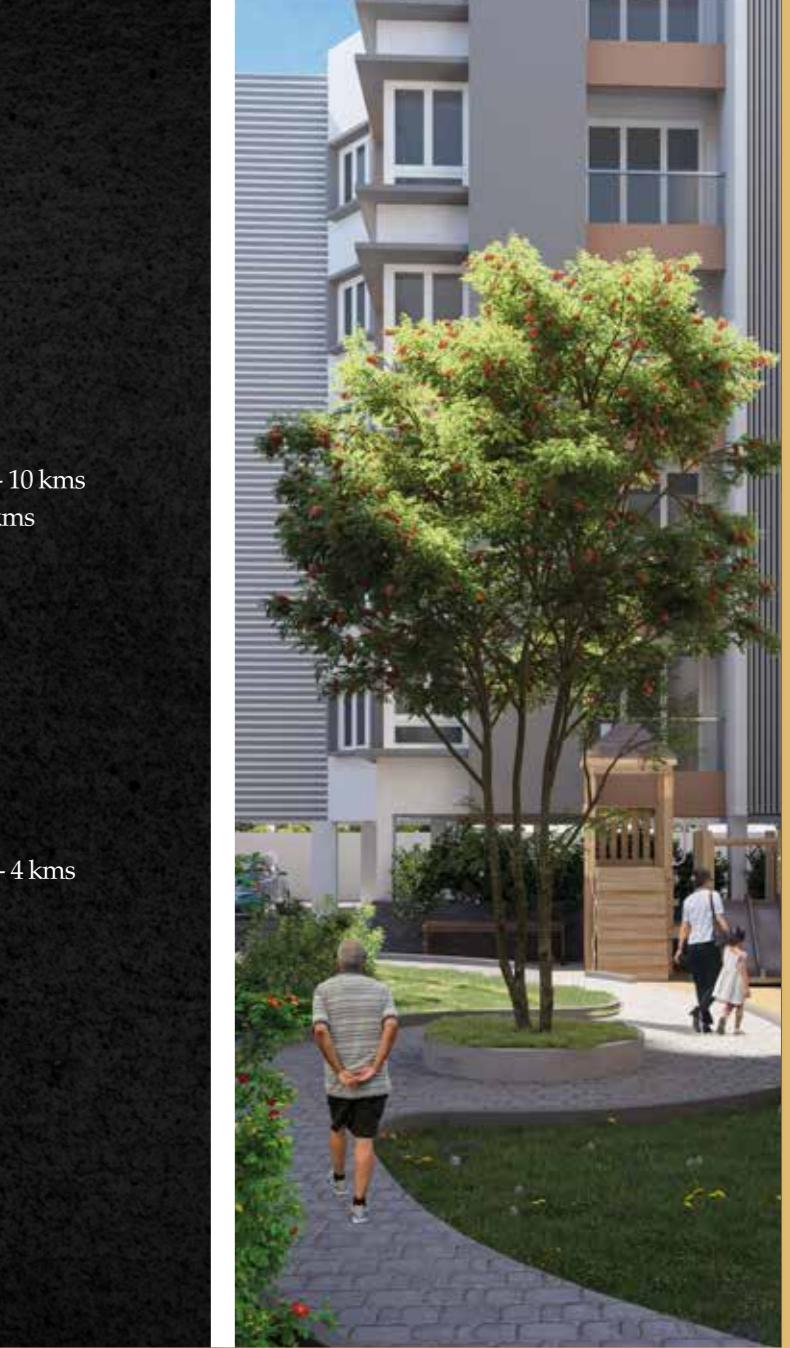
## RAILWAY STATIONS

Kattupakkam Metro station - 700 mtrs | Koyamedu Metro Rail - 10 kms  
Avadi Railway Station - 9.2 kms | Vadapalani Metro Rail - 11.2 kms



## BUS STOPS

Poonamallee Bus Terminus - 4.3 km  
Porur Bus Stop - 4.6 kms | Koyamedu Bus Terminus - 11 kms



# RELAX & REJUVENATE IN A WORLD OF LEISURE UNWINDS



Arshiya is also the best address for living a leisure life in absolute relaxation mode. The outdoors of the community are as spacious as the indoors of the lifestyle homes. The idyllic surroundings featuring lush landscapes are complimented by a world of unwinds for you refresh and relive another day at Arshiya, refreshingly. Come, see how you would want to unwind your day at Arshiya.

## INDOOR UNWINDS

Air-Conditioned Gym | Indoor Games Room  
Multipurpose Hall

## OUTDOOR REFRESHERS

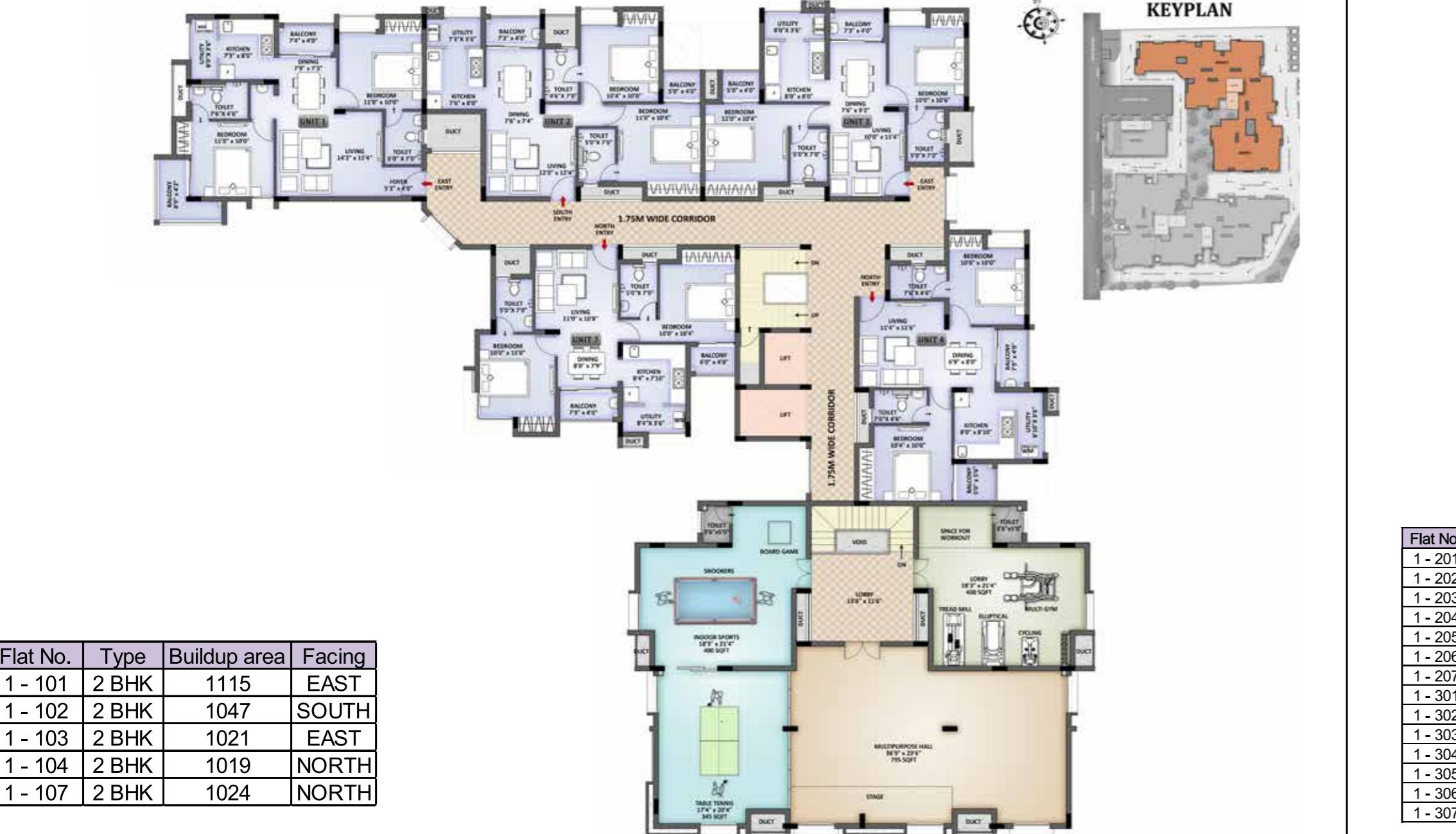
Paved Pathways | Landscape Garden  
Children Play Area

## PROJECT FEATURES

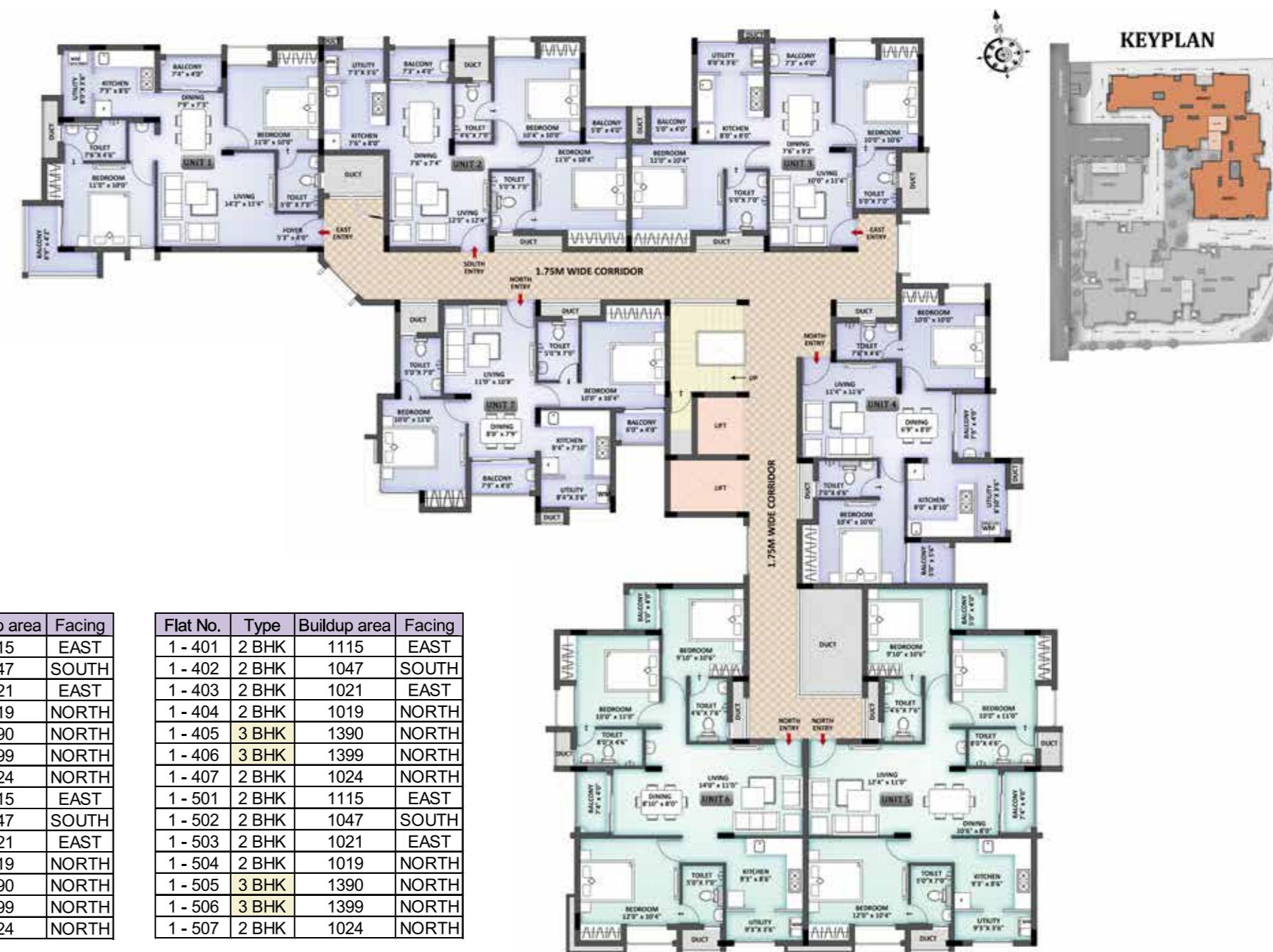
High Speed Elevator | Security Cabin  
24x7 Securities with CCTV | Generator Powered  
For Common Area & Lift | MYGATE App  
Sewage Treatment Plant

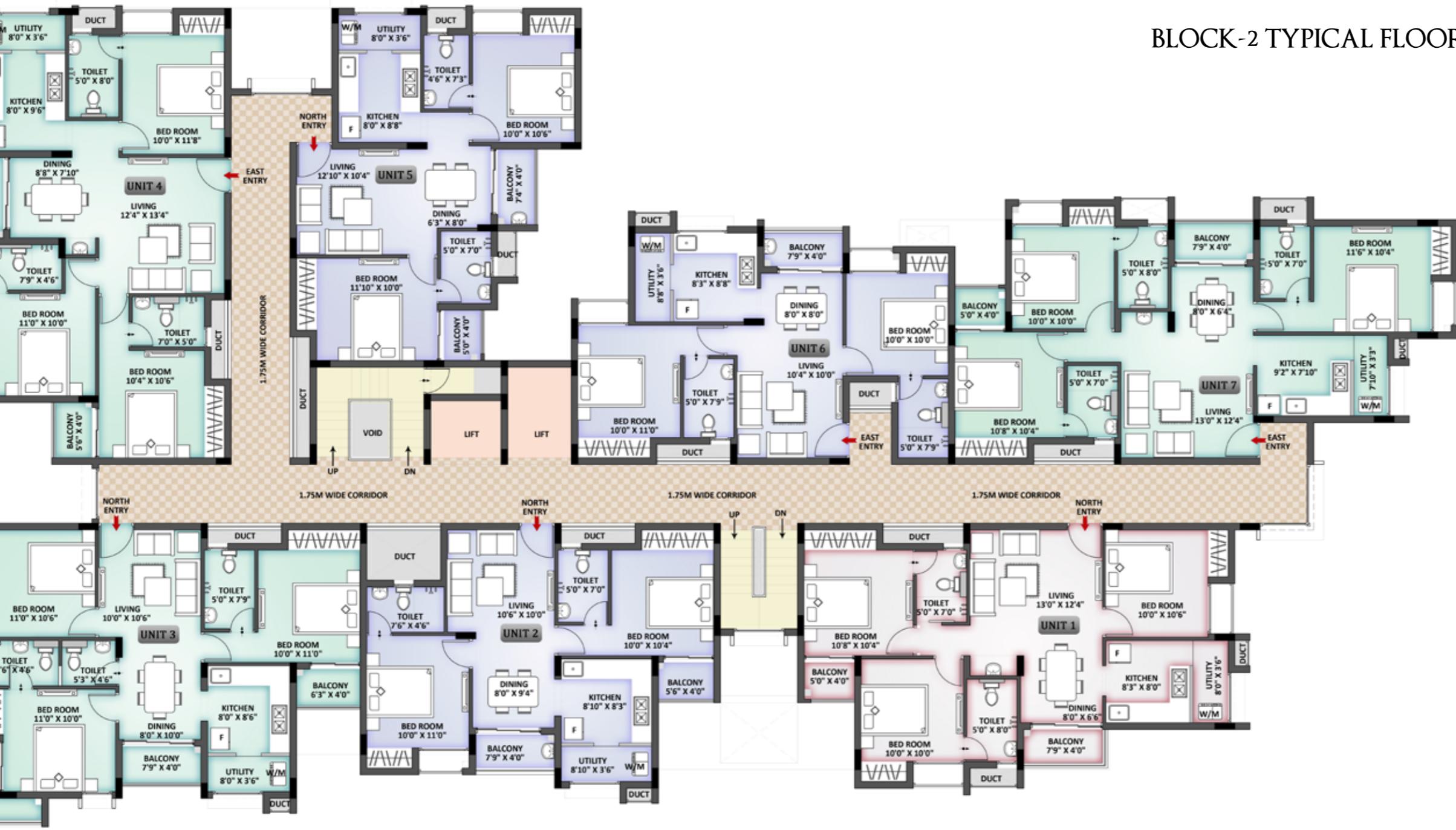


BLOCK-1 FIRST FLOOR PLAN

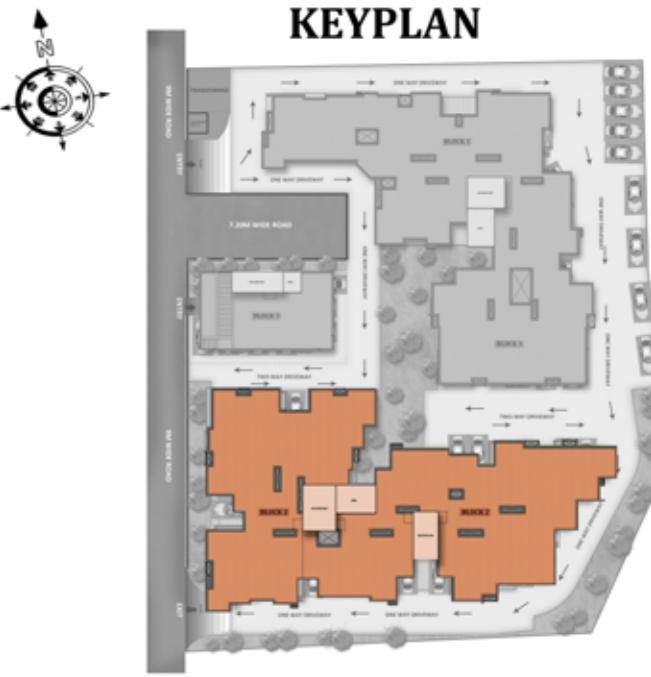


BLOCK-1 TYPICAL FLOOR PLAN (2ND, 3RD, 4TH & 5TH FLOOR)





BLOCK-2 TYPICAL FLOOR PLAN (1ST, 2ND, 3RD, 4TH & 5TH FLOOR)



Flat No.	Type	Buildup area	Facing
2 - 101	3 BHK	1243	NORTH
2 - 102	2 BHK	1024	NORTH
2 - 103	3 BHK	1324	NORTH
2 - 104	3 BHK	1411	EAST
2 - 105	2 BHK	1033	NORTH
2 - 106	2 BHK	992	EAST
2 - 107	3 BHK	1353	EAST
2 - 201	3 BHK	1243	NORTH
2 - 202	2 BHK	1024	NORTH
2 - 203	3 BHK	1324	NORTH
2 - 204	3 BHK	1411	EAST
2 - 205	2 BHK	1033	NORTH
2 - 206	2 BHK	992	EAST
2 - 207	3 BHK	1353	EAST
2 - 301	3 BHK	1243	NORTH
2 - 302	2 BHK	1024	NORTH
2 - 303	3 BHK	1324	NORTH
2 - 304	3 BHK	1411	EAST
2 - 305	2 BHK	1033	NORTH
2 - 306	2 BHK	992	EAST
2 - 307	3 BHK	1353	EAST

Flat No.	Type	Buildup area	Facing
2 - 401	3 BHK	1243	NORTH
2 - 402	2 BHK	1024	NORTH
2 - 403	3 BHK	1324	NORTH
2 - 404	3 BHK	1411	EAST
2 - 405	2 BHK	1033	NORTH
2 - 406	2 BHK	992	EAST
2 - 407	3 BHK	1353	EAST
2 - 501	3 BHK	1243	NORTH
2 - 502	2 BHK	1024	NORTH
2 - 503	3 BHK	1324	NORTH
2 - 504	3 BHK	1411	EAST
2 - 505	2 BHK	1033	NORTH
2 - 506	2 BHK	992	EAST
2 - 507	3 BHK	1353	EAST

KEYPLAN

## BLOCK-3 TYPICAL FLOOR PLAN (1ST, 2ND & 3RD FLOOR)



Flat No.	Type	Buildup area	Facing
3 - 101	2 BHK	899	NORTH
3 - 102	2 BHK	836	NORTH
3 - 201	2 BHK	899	NORTH
3 - 202	2 BHK	836	NORTH
3 - 301	2 BHK	899	NORTH
3 - 302	2 BHK	836	NORTH





# HIGH QUALITY SPECIFICATIONS



## STRUCTURE

RCC framed structure with foundation designed to withstand Seismic loads Walls with solid blocks/AAC blocks in cement mortar.



## FLOORING

Living, dining and bedroom area will be finished with good quality 2x2 Vitrified tiles of builder's choice with necessary skirting.



## PLUMBING & SANITARY

Ceramic (Anti-skid) flooring in toilet. Bathroom walls covered with ceramic tiles. Closets and washbasins in white Parry ware.



## WINDOWS & VENTILATORS

Windows and Ventilators made of UPVC/ Aluminium provided with a clear glass pane.



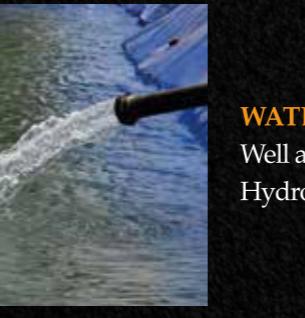
## PAINTING

Living, dining and bedroom walls with two coats putty only all wooden frames, shutters with enamel paint.



## ELECTRICAL

Concealed copper wiring suitable for three-phase supply, with ISI quality Switches and sockets with adequate point for all.



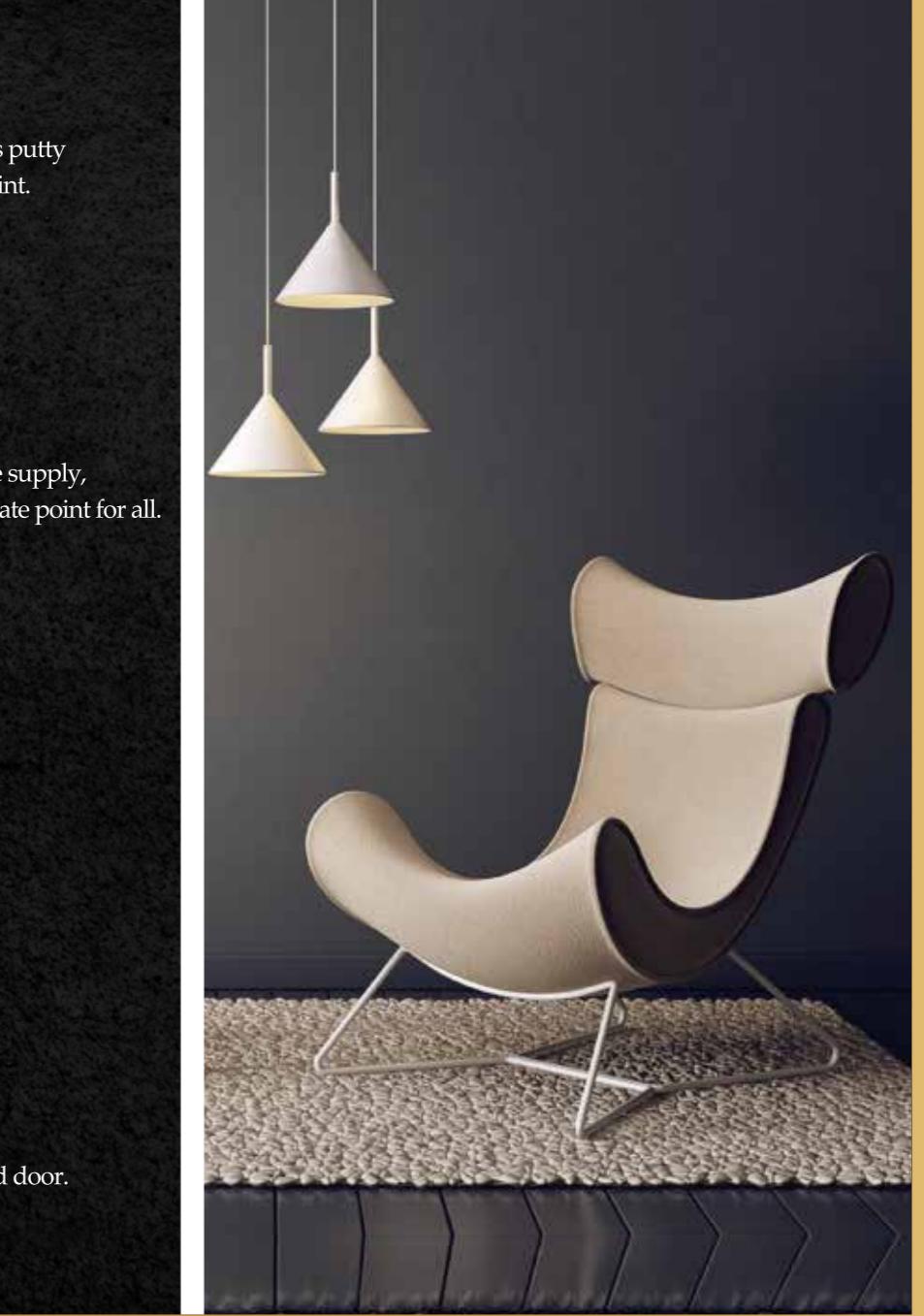
## WATER SUPPLY

Well and RCC sump of adequate capacity Hydro pneumatic system for water supply.



## DOORS

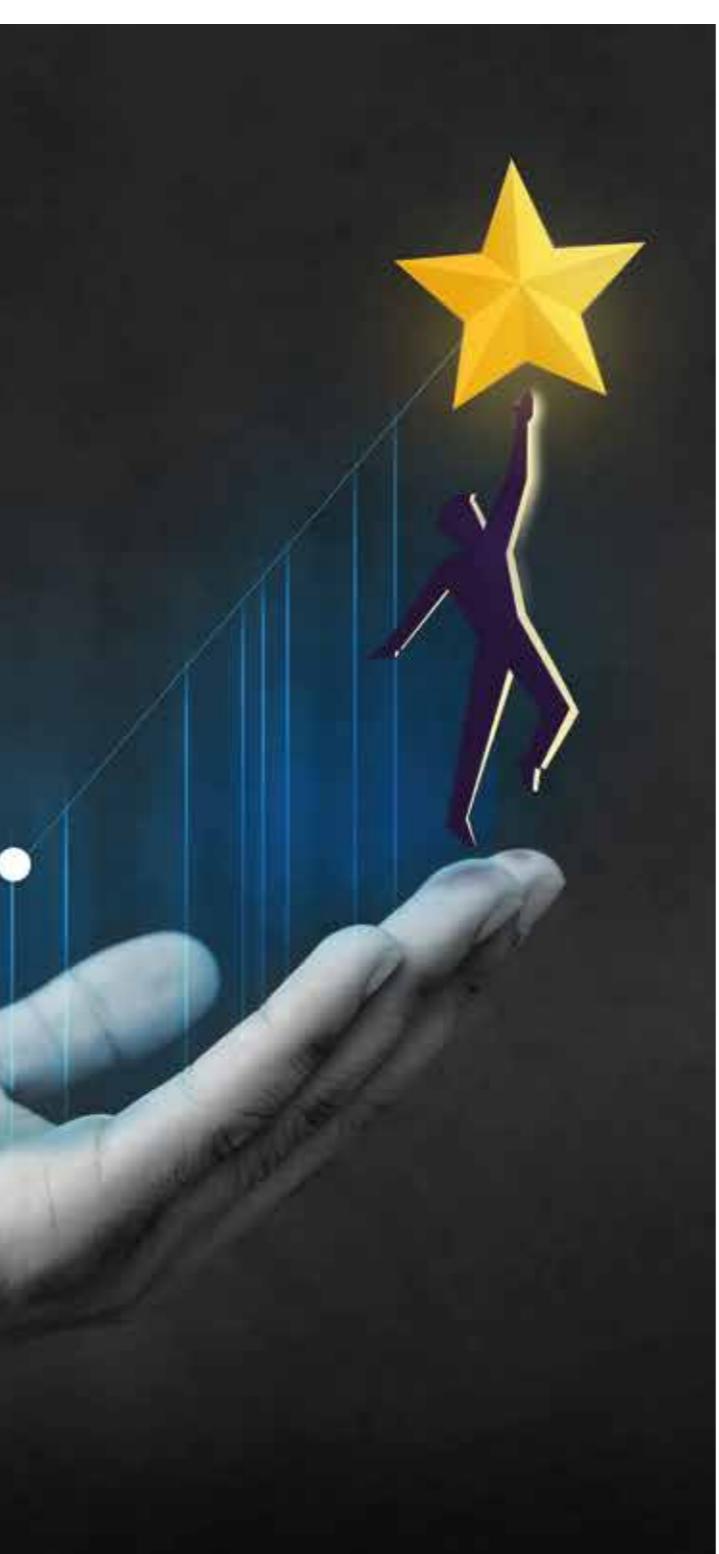
Main door frame of hardwood and shutter with solid core door of 35 mm SS finished door fitting for main door with Godrej or equivalent lock and door.





## BUILDING VALUES, CEMENTING CREDIBILITY

Pioneering a whole new concept in community living, LML Homes delivers contemporary lifestyle homes complete with the best of living luxuries in environments inspired by nature. Built on the foundation of its core principles of quality, value and integrity, LML has completed 40 prestigious projects with over 300 lifestyle homes. Delivering projects of such magnitude on time, unmatched and uncompromising in quality and speed demands the expertise of experienced construction professionals, skilled workforce and an enterprising management. LML Homes has it all and is committed to pursue its good work at Arshiya too.



## WINNING AWARDS, CELEBRATING REWARDS

The seeds of LML Homes commitment to quality, smart use of construction technology, ethical business practices and customer satisfaction have taken deeper roots to bear the fruits of labour. LML Homes is proud to showcase the prestigious awards.

- Diligently following the guidelines and standards set for member builders and developers by Confederation of Real Estate Developers' Associations of India - CREDAI, LML Homes is proud to be awarded as a certified MEMBER of CREDAI.
- The mega project LML Prakriti, a gated community to 231 lifestyle apartments has won the **MOST PROMISING RESIDENTIAL PROJECT AWARD** in Chennai – an initiative by Silicon India Magazine at Real Estate Awards - 2021. The award is the reward for LML Prakriti setting new benchmarks in the field of Indian Real Estate.
- LML HOMES has been awarded the **RELIABLE DEVELOPER OF THE YEAR OF 2021** at the ET Excellence Award, an initiative by Times of India to honour companies who have achieved excellence in respective fields of business.
- The **BEST VALUE FOR MONEY PROJECT AWARD** was awarded to LML Sugam at Sulekha Awards 2017. The award is for the innovative architecture, use of smart technology and zero space wastage at LML Sugam, Perumbakkam.

PROMOTED & DEVELOPED BY



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