

INITIATED BY



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RERA NO: TN /01/ Building / 0147 / 2019 DATED 25.09.2019 | [www.tnrrera.in](http://www.tnrrera.in)



Approved By Leading Banks & Finance

Marketing Partner



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A wide-angle photograph of a serene landscape. In the foreground, a calm lake with a light turquoise tint stretches across the frame. The middle ground is dominated by a large, steep hillside covered in dense green forests. A few small houses with red roofs are nestled among the trees on the lower slopes. In the background, more hills and mountains are visible under a clear blue sky with a few wispy white clouds.

Welcome  
To Where  
Nature Lives

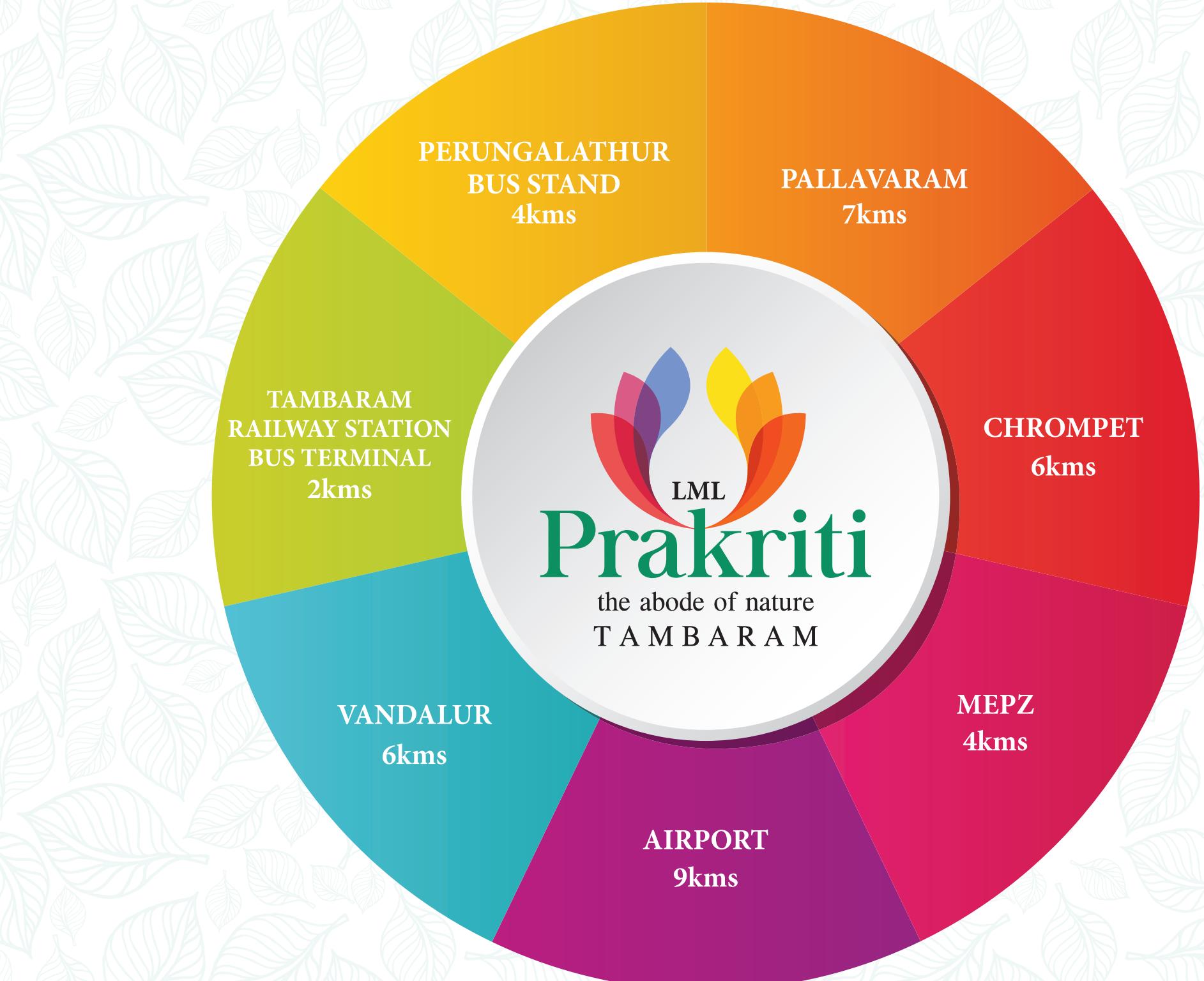
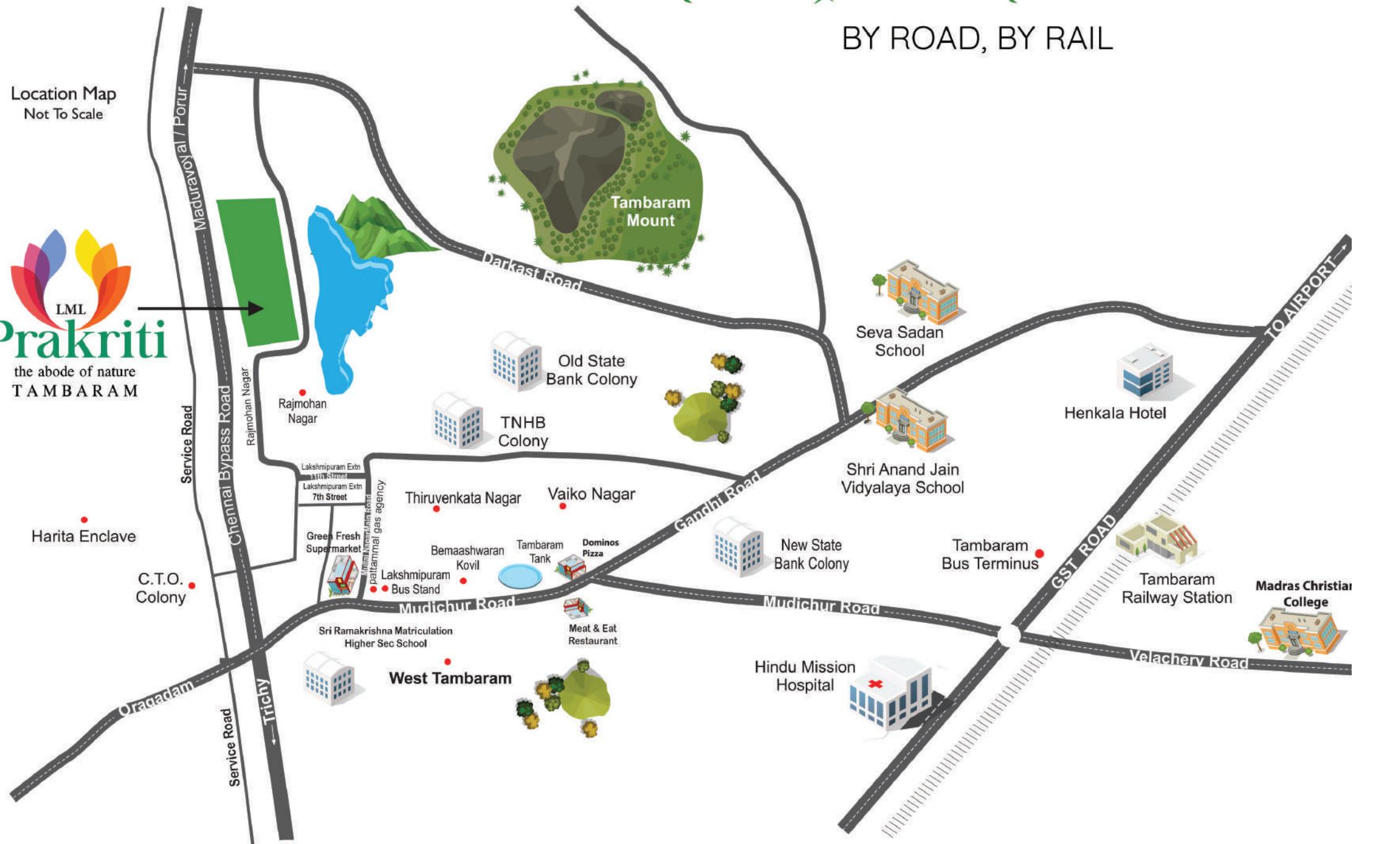
**'Prakriti'** in Sanskrit means '*Nature*'. It is also what that is found in nature in its unaltered form and everything that you can sense. Prakriti is in your thoughts, memories, desires, and even in your aspirations. Bringing Prakriti into your life is **LML HOMES**. Prakriti, an embodiment to one of the finest residential community of lifestyle homes, gives shape, infuses pure energy and adds a new meaning to your life.

We invite you to explore the lifestyle homes of Prakriti in the '**Lap of Mother Nature**' at West Tambaram, Chennai.



# Connecting People & Places

BY ROAD, BY RAIL



A Secure  
Gated Community  
of 231 Units



Compact 2,  
Spacious 2, 3 &  
4 BHK Apartments



Sizes 600 to  
2019 sq. ft



6 Magnificent  
Blocks



Stilt + 4  
Floors



RERA & CMDA  
Approved



Naturally set in an enchanting destination and advantageously located at just 2 kms from the Tambaram Railway Station and the Tambaram Main Bus Terminus, traveling to different parts of the city from Prakriti gets easier and faster thanks to the double connectivity by rail and by road too. Add to this, Prakriti is surrounded by reputed schools, colleges, health care establishments, IT Parks and shopping centers. Most importantly, the development of Prakriti is closer to the Outer Ring Road. This elevated connectivity makes commuting to Porur, Ambattur and North Chennai much easier, faster and saves valuable time.

# Why should you invest in Tambaram?



► Tambaram, located on the GST Road, connects to other parts of India via NH-4 and NH-5;

► Tambaram is one of the oldest localities serving as a suburb in the Chennai Metropolitan. It is part of the Kanchipuram district in the Indian state of Tamil Nadu;

► The Chennai suburban railway network operates from Chennai Beach to Tambaram;

► This area is also a part of the Metropolitan Transport Corporation (Chennai) bus network;

► The locality houses the Madras Export Processing Zone, which earns foreign exchange for the country;

► The Olympia Tech Park, TEK Meadows and MPL Silicom Towers are located approximately 15-km away;

► Chennai Bypass Expressway, Kundrathur Road, GST Road and ORR are some of the prominent roads, which run though the area;

► The Chennai International Airport is located at a distance of 10-km via NH 45 and Tambaram Railway station is the nearest station within three-km.

SOURCE: MAGICBRICKS BUREAU

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## LOCAL SNAPSHOT:

Schools: 6+ (The Oxford School, St Mary's Matriculation Higher Secondary School)

Hospitals: 5+ (Apollo Hospital, Parvathy Hospital)

Restaurants: 6+ (Pizza Hut, Hot Chips)

ATM/Banks: 6+ (IOB ATM, Indian Bank)

Grocery Stores: 6+ (Neelgiri market, SM Super market)

Pharmacy: 6+ (Ragaventha Medicos, NG Manikandan Medicos)

Police Station: Selaiyur Police Station  
TEL: 044 2239 6003

Fire Station: Tamil nadu Fire Service State Training Centre  
Officer: M Shahul Hameed  
Phone: 22418035

Power Office: Tamil Nadu Electricity Board  
Phone: 044 2239 4635

Local MLA: Raja S.R.

## RATING & REVIEW:

This locality is recommended for

Retirees

Family

Couple

Environment

Commuting

Places of interest

Neighbourhood

Public transport

Schools

Roads

Parking

Restaurants

Safety

Connectivity

Hospital

Cleanliness

Traffic

Market

## PROPERTY TYPES

Units	Size (sq ft)	Range (in Rs)
1-BHK	450-700	14.80-35 lakh
2-BHK	600-1260	24-55 lakh
3-BHK	1000-1700	33-77 lakh

# Here's why you should own a home at Imt Prakriti

MATRICULATION SCHOOLS	CBSE SCHOOLS	COLLEGES	RAILWAY STATIONS	IT PARKS
Sri Ramakrishna Matriculation Higher Secondary School - 0.5km	San Academy - 0.5Km Lords International School - 2Km SKB Vidhyashram School - 3.2km Ravindra Bharathi Global School - 3.4km Alwin Public school Padappai - 11km	Madras Christian College - 2.25Km Cresent University - 6Km Sairam Engineering College - 8Km GKM College of Engineering - 6Km TMG Arts & Science College - 6.2Km Sree Balaji Medical College - 6.5Km SDNB Vaishnav College for Women - 7Km Bharath University - 7Km Peri Engineering College - 7.7Km Sri Venkateswara College of Engineering - 8.2Km New Prince Shri Bhavani College of Engineering & Technology - 9.3Km Tagore Engineering College - 10km Madha Engineering college - 10Km Madha Medical College - 12Km SRM University - 16Km	Tambaram railway station - 2.25Km Perungalathur - 3Km Vandalur - 6Km	Sriram Gateway SEZ - 3Km MEPZ - 4Km L&T Estancia SEZ - 10Km SIPCOT Oragadam - 18Km Mahindra world City SEZ - 21Km
Sri Ramana Vidyalaya Matriculation School - 0.7Km	STATE BOARD SCHOOL	HOSPITALS	THEATRE	
SIR & LADY M.Venkatasubba Rao Matriculation School - 1.5Km	Seventh Day Adventist High School - 2.7Km Corley Higher Secondary School - 2.5Km Jaigopal Garodia National Higher Secondary School - 4.4Km Peerankarani Government School - 4.4Km	AG Hospital - 1.5Km Hindu Mission Hospital - 1.5Km Deepam Hospital - 2.7Km Annai Arul Hospital - 2.8Km Kumaran Hospital - 1.5Km Dr.Agarwal Eye Hospital - 1.5Km Cosh Hospital - 3.5Km Parvathy Hospital - 6Km Sree Balaji Hospital - 6.5Km Global Hospital Perumbakkam - 16Km	Vidhya Theatre - 2Km MR Theatre - 2.2Km National Theatre - 2.3Km Varadharaja Theatre - 5Km Vettri Theatre - 6.5Km	
Sri Anand Jain Vidyalaya Matriculation School - 1.5Km	BUS STOPS			
Valluvar Gurukulam Matriculation School - 2Km	Lakshmiapuram Bus Stop - 0.5km Tambaram Bus terminous - 2.25Km Erumbuliyur Junction - 2.5Km Perungalathur - 3Km Camroad Junction - 6Km			
St Joseph Matriculation School - 2.5Km				
MCC Matriculation School - 2.5Km				
Anna Matriculation School - 2.7Km				
Sri Sankara Vidyalaya - 3Km				
Sitadevi Garodia Hindu vidyalaya - 3.9Km				
NSN Matriculation School - 4.1Km				
Sairam Matriculation School - 5.8Km				
Hilton Marticulation School - 6Km				



## Where the Elements of Vasthu Sasthra Converge

Prakriti at West Tambaram is blessed by the quintessential 'elements of vasthu sasthra'. A beautiful water body on one side and an imposing mountain on the other side symbolize 'the land of prosperity'. Combine this unique setting of Prakriti which is a rare phenomenon to the space-efficiently built vasthu compliant lifestyle homes, truly Prakriti is the land of Swarna Bhoomi.



# Building Quality Homes

# Promoting Healthy Living

Spread across a serene natural setting of **3.5 acres**, Prakriti is a development of **231 Lifestyle Homes** comprising of **Compact 2BHK, Spacious 2BHK, 3BHK and Luxurious 4BHK apartments**. 100% vasthu specific in design, the lifestyle homes are seamlessly and functionally built with zero waste of space. What's more, the ample ventilation of the space-efficient homes ensure free flow of natural light and breeze resulting in quality living and good health. The best is, the lavish open area of this enchanting development gives more space to move around the community.



# Rejuvenating Life Relaxing Lifestyle



There is more to Prakriti than just its vasthu blessed location, its space-efficient green homes, its quality living environment and its excellent connectivity to the city. Prakriti is a galaxy of entertainment and relaxation too. Everything in your wish list to indulge in is here. Come, explore what all you can do to quench the desires of your heart, the aspirations of your mind and the pleasures of your soul.

## LIFESTYLE LUXURIES

- |                           |                             |                                       |
|---------------------------|-----------------------------|---------------------------------------|
| Laundry Room              | Guest Bed Rooms             | Audio Intercom Facility               |
| Mini Theatre              | Shuttle / Volley Ball Court | 24X7 Security with CCTV               |
| Fully Fitted Ac Gymnasium | Walking Track               | Genset Backup for Common Areas & Lift |
| Kitchen                   | Outdoor Kids Play Area      | Visitors Car Parking                  |
| Cafeteria                 | Garden Area                 | Soft & Hard Landscape                 |
| Indoor Game Room          | Temple                      | Security Cabin                        |
| Creche                    | Multi-purpose Hall          | Billiards                             |
| Departmental Store        | Automated Elevator          |                                       |
| Designed Lobby            | Table Tennis                |                                       |

Prakriti opens the door to an active lifestyle by imparting quality professional training in yoga, aerobics, karate, music, western and classical dances and arts and crafts. Reputed professionals with rich experience and expertise in specific fields are handpicked to train the residents of Prakriti. The classes conducted at the spacious multi-purpose hall within the residential development aims to nurture a healthy and indulgent lifestyle. Most importantly, this initiative is an inspiration for the residents of Prakriti to pursue their cherished passion.



## Centre of Training & Excellence



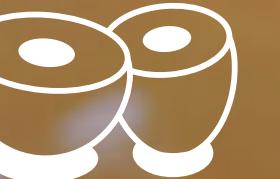
Yoga



Western Dance



Classical Dance



Music



Karate & Martial Arts



Art and Crafts



MAIN ENTRANCE

LML  
HOMES  
A Unit Of Lucky Mercantile Ltd.  
SINCE 1992

LML  
**Prakriti**  
the abode of nature  
TAMBARAM

H004454



FRONT ELEVATION



LANDSCAPE ALLEY

## AERIAL VIEW GARDEN & PLAY AREA



WALKING PATH



GAZEBO



**GARDEN & PLAY AREA VIEW**

**1** GAZEBO

**3** TOT'S PLAY AREA

**5** BADMINTON COURT / VOLLEYBALL COURT

**2** CHILDRENS PLAY AREA

**4** JOGGING TRACK

**6** LAWN

**7** STAGE FOR FUNCTION

**8** TODLER PLAY AREA

**9** TEMPLE

**10** TRANSFORMER YARD

**11** VISITORS PARKING

**12** ENTRY & EXIT

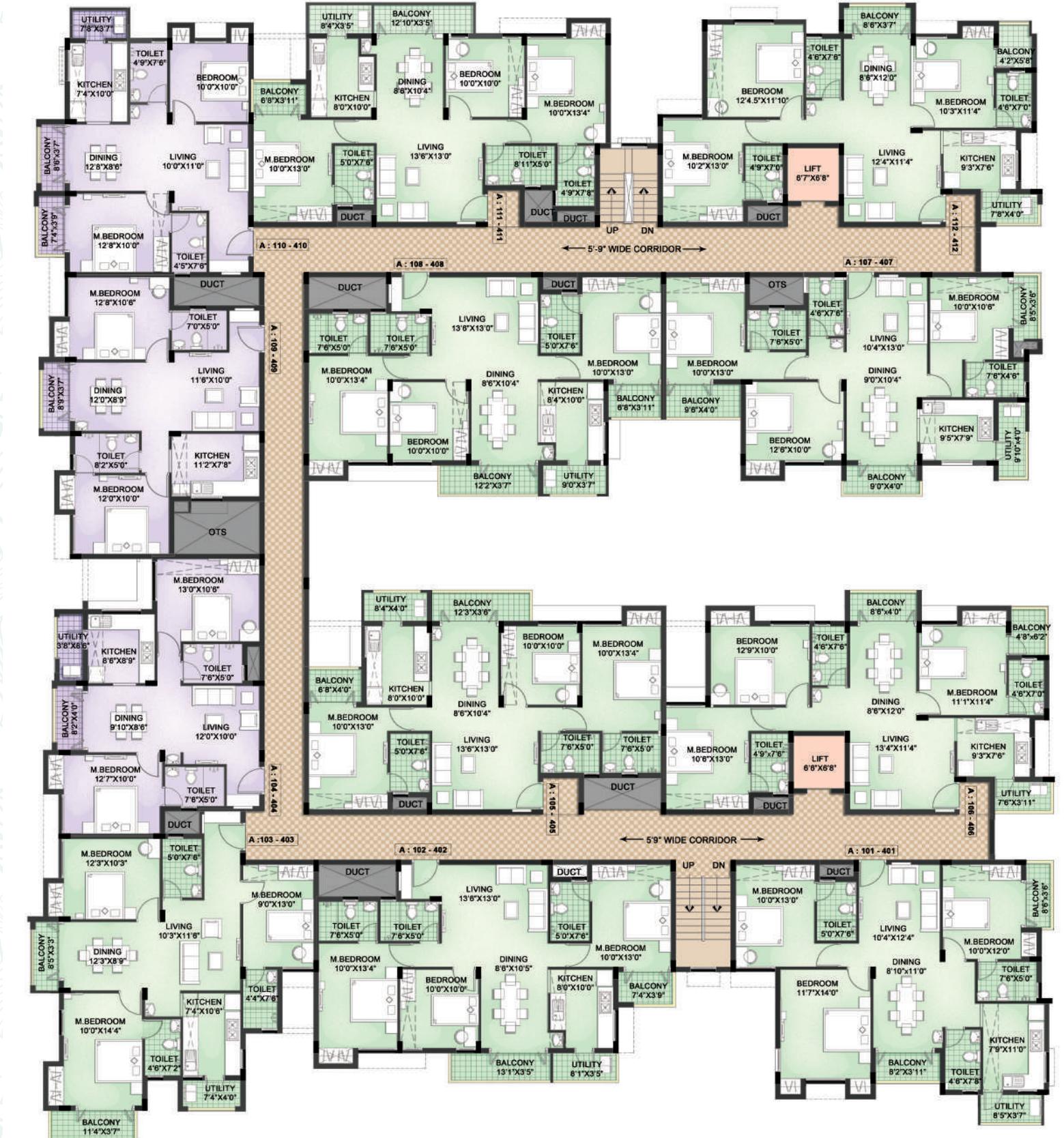


# KEY PLAN





## BLOCK A





BLOCK B



FLAT Nos.	SALES AREA	TYPE
101 - 401	904 sq. ft.	2 BHK
102 - 402	1016 sq. ft.	2 BHK
103 - 403	1013 sq. ft.	2 BHK
104 - 404	1046 sq. ft.	2 BHK
105 - 405	1014 sq. ft.	2 BHK
106 - 406	1004 sq. ft.	2 BHK
107 - 407	1438 sq. ft.	3 BHK
108 - 408	1383 sq. ft.	3 BHK
109 - 409	1362 sq. ft.	3 BHK
110 - 410	1019 sq. ft.	2 BHK
111 - 411	1029 sq. ft.	2 BHK
112 - 412	1282 sq. ft.	2.5 BHK
113 - 413	1395 sq. ft.	3 BHK

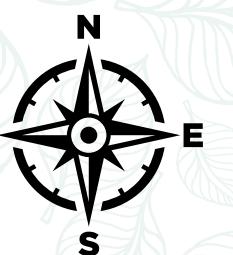




## BLOCK C



FLAT Nos.	SALES AREA	TYPE
101 - 401	1038 sq. ft.	2 BHK
102 - 402	1044 sq. ft.	2 BHK
103 - 403	1042 sq. ft.	2 BHK
104 - 404	1024 sq. ft.	2 BHK
105 - 405	1027 sq. ft.	2 BHK
106 - 406	1272 sq. ft.	2.5 BHK
107 - 407	1316 sq. ft.	3 BHK
108 - 408	1008 sq. ft.	2 BHK
109 - 409	1023 sq. ft.	2 BHK
110 - 410	1041 sq. ft.	2 BHK
111 - 411	1310 sq. ft.	2.5 BHK
112 - 412	1306 sq. ft.	2.5 BHK





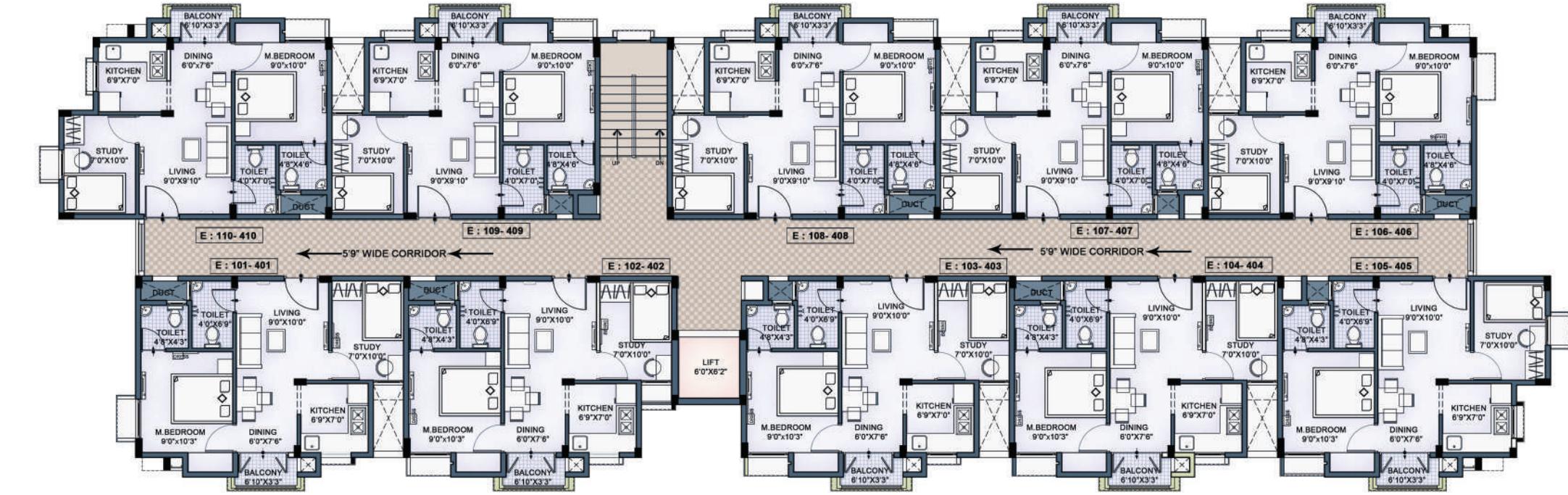
## BLOCK D



FLAT Nos.	SALES AREA	TYPE
101 - 401	1443 sq. ft.	3 BHK
102 - 402	1042 sq. ft.	2 BHK
103 - 403	1320 sq. ft.	3 BHK
104 - 404	1009 sq. ft.	2 BHK
105 - 405	1009 sq. ft.	2 BHK
106 - 406	1040 sq. ft.	2 BHK
107 - 407	1089 sq. ft.	2 BHK
108 - 408	1042 sq. ft.	2 BHK
109 - 409	1028 sq. ft.	2 BHK
110 - 410	1028 sq. ft.	2 BHK

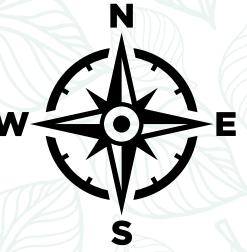


## BLOCK E



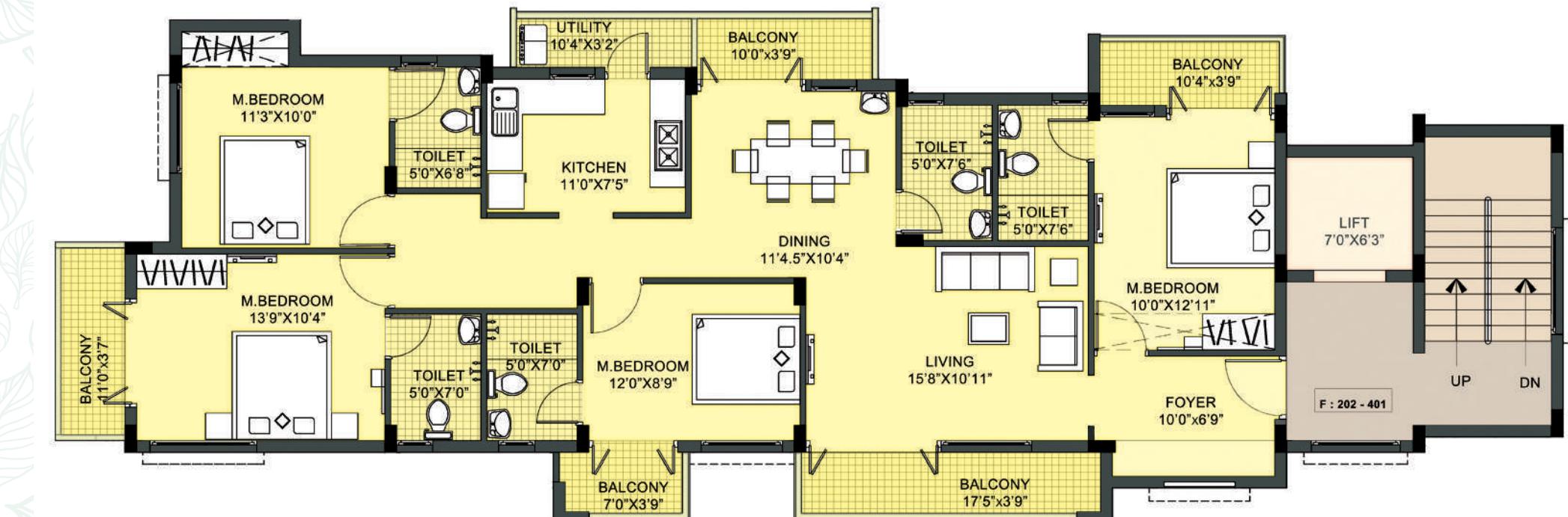
FLAT Nos.	SALES AREA	TYPE
101 - 401	600 sq. ft.	1.5 BHK
102 - 402	600 sq. ft.	1.5 BHK
103 - 403	600 sq. ft.	1.5 BHK
104 - 404	597 sq. ft.	1.5 BHK
105 - 405	601 sq. ft.	1.5 BHK

FLAT Nos.	SALES AREA	TYPE
106 - 406	598 sq. ft.	1.5 BHK
107 - 407	597 sq. ft.	1.5 BHK
108 - 408	598 sq. ft.	1.5 BHK
109 - 409	598 sq. ft.	1.5 BHK
110 - 410	600 sq. ft.	1.5 BHK

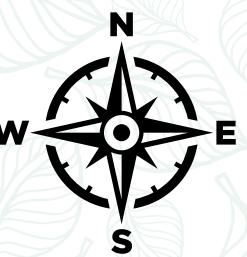




## BLOCK F



FLAT Nos.	SALES AREA	TYPE
102 - 104	2019 sq. ft.	4 BHK



# Upscale Specifications

**STRUCTURE:** RCC framed Structure with Foundation designed to withstand Seismic loads as per structural design confirming to BIS. Walls using Solid Blocks/AAC Blocks in cement mortar with adequate reinforcement at required levels.

**FLOORING:** Living, dining and bedroom area will be finished with good quality 2X2 Vitrified tiles of builder's choice with necessary skirting. Car parking to be finished with Grano flooring or carparking tile and Staircase shall be finished with Kota/granite stone as per Architect's design.

**DOORS:** Main door frame will be hard wood and shutter will be engineered solid core door of 35 mm with uv polished natural wood veneers on both side. Other doors will be with good quality wood frames and flush doors painted on both sides. SS finished door fittings will be provided for Main Door with Godrej or equivalent lock, door eye & tower bolt. Door and frame will not be provided for kitchen.

**WINDOWS & VENTILATORS:** Window and Ventilator will be of UPVC/Aluminum with clear glass pane will be provided.

**KITCHEN:** Kitchen Platform will be polished granite with a single bowl of stainless steel sink and gazed tiles dado of 2' feet above the kitchen platform, 3' feet dado in utility area (if provided).

**PLUMBING & SANITARY:** Ceramic flooring (Anti-Skid) in the toilets will be provided as per builder's choice. Bathroom walls will be covered with ceramic tiles as per builders choice up to cellingheight. Concealed/ open plumbing line from UG sum will be provided. All closets and washbasins will be white (Parryware/equivalent) or builders choice. Provision in plumbing for connecting one geyser in each toilet. Hot and cold wall mixer will be provided for shower area inside the bathrooms. All C.P fittings will be of Parryware/equivalent or builder's choice. Toilet closets will be EWC floor/wall mount only of Parryware/equivalent or builder's choice.

**PAINTING:** Living, dining and bedrooms walls will be finished with two coat putty with one coat primer only. All wooden frames, shutters will be finished with enamel paint.

**ELECTRICAL:** Concealed copper wiring suitable for three-phase supply, will be of ISI quality. Switches& sockets with adequate points for light, fan and power supply will be provided. Separate meter for lighting in common areas and for the pumps. Three phases supply with auto phase changer with trip switch will be provided for each flat/apartment. One calling bell point will be provided. Provision for Split Air Conditioner in all bedrooms.

**WATER:** Well and RCC sump of adequate capacity, hydro pneumatic system for water supply.



## BUILDING CREDIBILITY ON THE LINEAGE OF 25 YEARS TRUST

In the year 1992, the seed of trust was sown in the world of finance by **Mr. Suresh Chand Kothari**. In its 25 eventful years, the seed has spread its roots of credibility and success in automotive and property finance. And today, it stands imposingly as Lucky Mercantile Limited, the symbol of trust and credibility. Inspired by its success in the finance world and to cash in on the growing opportunities in the world of property development, LML Homes, a unit of Lucky Mercantile Limited was started in the year 2005.

Within a span of 14 years, LML Homes, headed by **Mr. Mahesh Kothari**, the Managing Director and the son of Chairman Mr. Suresh Chand Kothari, has emerged as one of the most trusted property development companies in Chennai. LML pursues excellence in construction by building quality homes at affordable prices. With 34+ completed projects & 4 lakh sq. ft. under construction, truly, the lineage of trust continues in the world of **LML Homes**.

# Aiming Bigger Scaling Higher

### OUR VISION

- To develop high quality architecturally appealing residential living spaces.
- To provide home buyers with a functionally designed layout and amenities to meet the desired lifestyles.
- To ensure homes are cost effective, affordable and delivered on time.

### OUR MISSION

- Employ renowned architects, experienced engineers and skilled workforce to guarantee the quality of construction.
- Adopt state-of-the-art construction technologies to complete projects faster, saving on project cost, ensuring timely delivery and living up to the customer's expectations.