



**PREMAVATHY  
NAGAR**



Home for Everyone...



Villa Aerial View



# PREMAVATHY NAGAR

MARAIMALAI NAGAR

We, PKR Estates are working with a goal of '**A Home for Everyone**'.

Premavathy Nagar is a residential project located in **Maraimalai Nagar**. We are offering **1BHK, 2 BHK & 3BHK Villas** with car parking facility and well connected water and drainage system. The **aesthetic design** and **excellent build quality** are the key features of this project.

Community Living. Designed as Independent Villas. Each of it is a Self-sufficient residential unit. Premavathy Nagar gives the fulfillment of living in a gated community, but not encroached by the neighbours.

Premavathy Nagar is strategically located in the fastest developing residential/business hub in Chennai "Maraimalai Nagar". It is in a good residential area with all the amenities and will ease your day-to-day life. Its proximity to well developed areas provides easy access.

At Premavathy Nagar each of the villas is crafted to perfection with efficient floor plan design, best of quality in construction and on-time delivery.



### Area Statement

PLOT	SURVEY NO	SQ.FT	PLOT	SURVEY NO	SQ.FT
1	149/5	920	56	172/1	792
3	149/5 & 172/1	1350	57	172/1	1080
5	172/1	620	58	172/1	720
7	172/1 & 190/5B	806	59	172/1 & 190/5B	720
8	190/5B	806	60	190/5B	720
9	190/5A2A & 5B	806	61	190/5B	720
10	190/5A2A	775	62	190/5B	720
11	190/5A2A & 2B	775	63	190/5B	720
12	190/5A2B	775	64	190/5A2C & 5B	720
13	190/5A2B	775	65	190/5A2C	720
SHP 1	190/5A2B	930	66	190/5A2C	720
15	190/5A2B	775	68	190/5A2C	1080
16	190/5A2A, 2B, 2C & 5B	775	69	190/5A2C	720
17	190/5A2A & 5B	775	70	190/5A2C	720
18	190/5A2A & 5B	806	71	190/5A2C & 5B	720
20	172/1 & 190/5B	806	72	190/5B	720
SHP 2	172/1	500	73	190/5B	720
22	172/1	620	74	190/5B	720
25	172/1	720	75	190/5B	720
26	172/1	720	76	172/1 & 190/5B	720
27	172/1	1080	77	172/1	720
28	172/1	1080	78	172/1	1080
29	172/1 & 190/5B	720	79	172/1	792
30	190/5B	720	80	172/1	720
31	190/5B	720	81	172/1	720
32	190/5B	720	82	172/1	864
33	190/5B	720	83	172/1	875
34	190/5ASC & 5B	720	84	172/1	700
35	190/5A2C	720	85	172/1	700
40	190/5A2C	720	86	172/1	680
41	190/5A2C & 5B	720	87	172/1	680
42	190/5B	720	88	172/1	680
43	190/5B	720	89	172/1	680
44	190/5B	720	90	172/1	680
45	190/5B	720	91	172/1 & 190/5B	660
47	190/5B	720	95	190/5B	660
48	172/1 & 190/5B	720	98	190/5A2C	900
49	172/1	1080	99	190/5A2C	900
50	172/1	1080	SHP 3	190/5A2C	420
51	172/1	900	102	190/5A2C	480
52	172/1	720	103	190/5A2C	560
53	172/1	720	105	190/5A2C	700
54	172/1	720	106	190/5A2C	780
55	172/1	720			



## Amenities





**1 BHK VILLA ELEVATION**



**2 BHK & 3 BHK VILLA ELEVATION**



**Villa North Facing - Typical Floor Plan**  
 Buildup Area - 529 Sqft Land Area - 720 Sqft



**Villa South Facing - Typical Floor Plan**  
 Buildup Area - 529 Sqft Land Area - 720 Sqft



## PREMAVATHY NAGAR

### 2 BHK & 3 BHK FLOOR PLAN



**North Facing - Typical Ground Floor Plan**  
Builtup Area - 638.50 Sq.ft Land Area - 775 Sqft



**North Facing 2 BHK - First Floor Plan**  
Builtup Area 1010.50 Sq.ft Land Area - 775 Sqft



**North Facing 3 BHK - First Floor Plan**  
Builtup Area - 1258 Sq.ft Land Area - 775 Sqft

## SPECIFICATION

### FOUNDATION

R.C.C columns, isolated footings up to roof level over 4" thick 40 mm BGM in C.C 1:4:8 mix and 3" thick m- sand bed.

### FLOORING

Joint free tiles (24" x 24") will be laid with 4" ht skirting.  
Toilet floors will be finished with ceramic tiles.  
Toilet walls will be finished with wall tiles upto 7' height.

### KITCHEN

Kitchen counter will be finished with black top granite and ceramic tiles upto 2' on the walls along the granite platform.  
Stainless steel sink of size 2'6"x1'-6" - no drain board.

### DOORS

**Main door** with good quality wood frame of size 5"x3" with quality wood panel shutters will be provided. Two brass tower bolts, Four brass hinges and quality handle will be provided.

**Internal Door** in quality frames of size 4"x2.5 " will be used for all internal Doors. UPVC Windows with glass M.S safety grills as per design. Bedroom doors Provided with lock.

**Flush doors** will be provided for bedrooms.

**PVC door** will be provided for toilets.

### PLUMBING

3/4" pipes will be used for water lines to kitchen and toilets, 4" dia rain water pipes will be used to drain water from the open terrace from any two points.

Toilets will have geyser provision with inlet and outlet angle cocks.

Individual bore-well will be provided (upto 100ft depth).

Mono block motor will be provided.

### SANITARY FITTINGS

All quality sanitary fixtures from Parryware.  
CP fittings - Metro fittings / equivalent.

### ELECTRICAL

P.V.C pipes will be used for concealed lines heavy duty 2mm pipes for roofs, medium 1.5mm pipes for walls. Orbit wires will be used. Anchor Roma Switches will be provided. M.C.B Type distribution board (Standard) will be provided.

### CUPBOARDS AND LOFTS

Open cupboards & loft will be provided in Kitchen & bedroom along any one wall with Kadappa slab.



Premavathy nagar, uber luxury lifesyle villas designed exclusively for a deserving few. The villas are set in a tranquil location, free from noise and clutter and the ambience unwinds you.

### Unique location advantage

It is just ten minutes away from Maraimalai Nagar Junction.

Very close to Industrial Hubs and MNCs.

Reputed Schools, Colleges, Residential Townships and MNCs are in the vicinity.

### Location Advantage

6 kms from GST Road

15 kms to Guduvanchery

18 kms to Urapakkam

26 kms to Tambaram

14 kms to Chengalpattu

13 kms to Thiruporur

## Know your neighborhood

### Colleges

SRM Group of Institutions, Kattankulathur

C.S.I Ewart Women's Christian College

Balamani Arunachalam College Of Engineering & Technology

ARS College of Engineering

Kanniga Parameshvari Womens College

### Schools

Vidhyasagar CBSE School

TMS Vidhyalaya Matriculation School

JRK Global School

Mahindra World School

Shankara Vidhyalaya School

Shining Stars Pre School

### Companies

Ford

Sipcot

Mahindra World City

BMW

Capgemini

Infosys



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