



Sabarmathi's

IRIS

TWIN VILLAS AT UTHANDI, ECR



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Plot no. 115,
VGP Gandhi First Main Road,
Uthandi (Part II), Chennai 600119.



Incepted in 2007, Sabarmathi Foundations is an enterprise with unwavering core values of integrity, quality and innovation. With a plethora of successful projects and satisfied customers, Sabarmathi has established a strong foothold in the construction business.

At Sabarmathi, we are steadfast in providing the best quality products combining with best practices resulting in dynamic and smart living spaces. We strongly believe in the quote that 'a satisfied customer is the best business strategy of all' and thus we have a very special relationship with every customer we work with.

We take utmost care with every project of ours, whether it is a private villa or a residential apartment. Our experience in building robust, secure buildings is unparalleled with any other construction business. Each and every product that we use in our projects is of a high standard of quality. We also ensure that our building plans make the best possible utilization of the available space, and at the same time, do not compromise on the look. Most importantly, every building we construct is also Vaastu Compliant.

With Sabarmathi building your dream home, all you need to do is sit back and watch the marvel unfold.



TYPE
BUILT-UP AREA

4 BHK - TWIN VILLAS
2500 SQ. FT



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1

- 1 LIVING ROOM & DINING
- 2 LIVING ROOM & DINING
- 3 KITCHEN



2



3





STAIRWAY & HALL 4
HALL 5



6



MULTI-PURPOSE ROOM / MEDIA ROOM 6





7

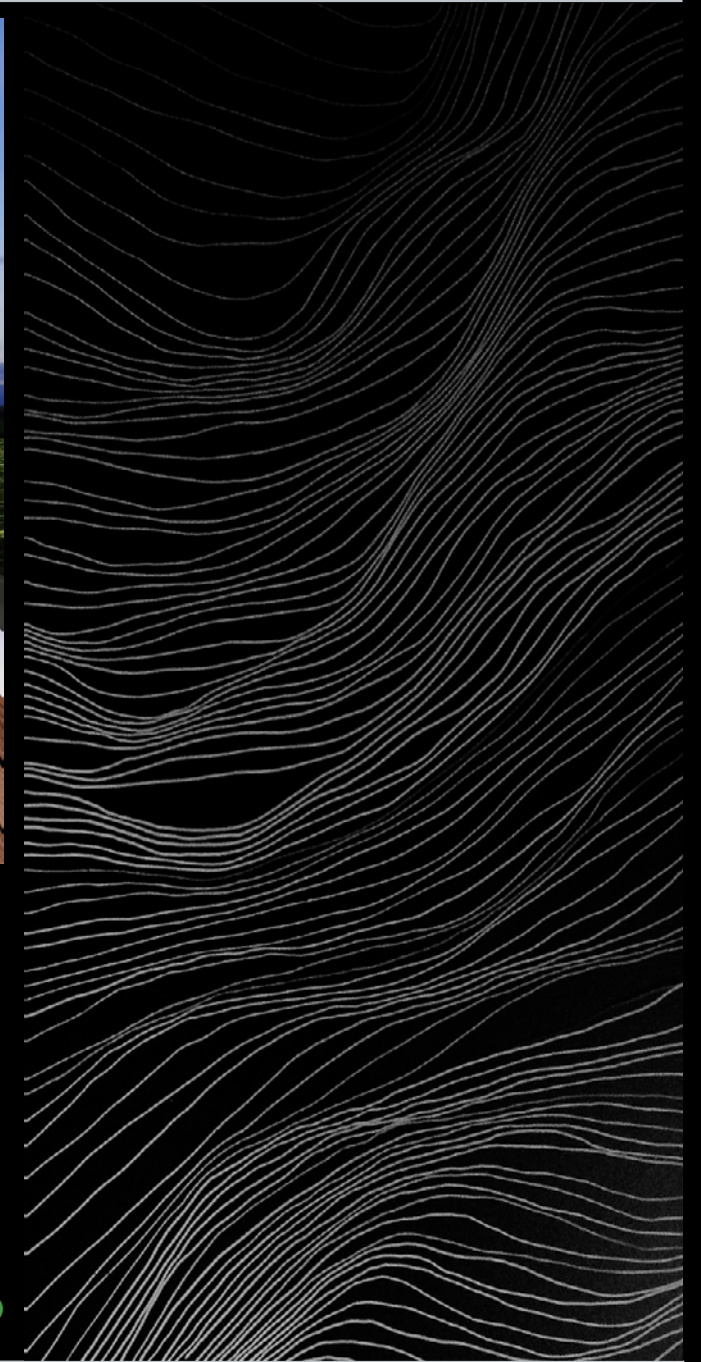
7 BEDROOM
8 BALCONY



8









TERRACE 9





SUPERIOR AMENITIES & FEATURES

-  Terrace Garden
-  Provision for Power Backup
-  Provision for Home theatre
-  Rain Water Harvesting
-  Covered Car Parking
-  Video Door Phone
-  Digital Door Lock and Access Control



SPECIFICATIONS

PANEL WALLS

- Internal: 100mm Thick Solid Block/Brick Wall
- External: 200mm Thick Solid Block/Brick Wall

STRUCTURE

- R.C.C. Framed

PLASTERING

- Internal: Smooth
- External: Rough

PAINTING

- High quality putty finished semi matt washable quality interior grade acrylic emulsion paint for all interior areas.
- Putty finished matt finish non-dust collecting, anti-fungal quality exterior grade acrylic emulsion paint for all exterior areas.
- PU coated paint finish for toilet doors.

STAIRCASE

- Stainless Steel Handrails with standard spaced stainless steel balustrades.

KITCHEN

- Modular Kitchen with Granite/Quartz Platform with Stainless steel sink. Provisions for RO, Dish washers, etc.
- Wall tiles upto 2 feet above platform.

PLUMBING AND SANITARY SYSTEMS

- High quality piping for hot and cold water.
- Automatic pressurized plumbing system.
- Water supply system backed by the latest

building management system technology.

- Underground Sump for Water Storage
- Underground Septic tank for Sewage disposal.

DOORS & WINDOWS

- Main Door - Teakwood paneled door with SS hardware.
- Other Doors-Teak wood frames with solid flush doors with designer polished veneer finish with SS hardware.
- Toilet Doors Teak wood frames with solid flush doors with designer polished veneer finish on room side and PU coated paint finished on toilet side with SS hardware.
- Windows - UPVC windows with mosquito proofing.
- Open able / Sliding doors to all sit outs and verandahs shall be UPVC frames and shutters with toughened glass and SS Hardware.

ELECTRICAL

- Anchor / Legrand modular switches with adequate lighting/power points at suitable locations.
- TV/Data points in all bedrooms/ study / family rooms and other suitable locations.
- Electrical system backed by the latest building management system technology.
- 100% generator backed building.

CAR PARKING

- Pressed concrete Paver blocks/Tiles

LANDMARKS NEARBY



MUTTUKADU BOAT HOUSE

8.5 kms

Rowing, wind surfing water skiing and speed boat riding.



COVELONG BEACH

11 kms

Fishing village with Colonial Dutch Fort and wind surfing opportunities.



DAKSHIN CHITRA

5.5 kms

Heritage centre for Arts, Crafts & Architecture.



ISKCON TEMPLE

6.5 kms

Tamil Nadu's largest Radha Krishna temple.



ACADEMY FOR PERSONALIZED LEARNING - APL GLOBAL SCHOOL

13.5 kms

Internationally acclaimed school.



RAGAS DENTAL COLLEGE & HOSPITAL

3 kms

Internationally acclaimed Institute for advanced dentistry.



JEPPIAR ENGINEERING COLLEGE

11.5 kms

Located next to Sathyabama University.



SHOLINGANALLUR PRATHYANGIRA DEVI TEMPLE

6.5 km

Famous temple of the Goddess, Shri Maha Prathyangira Devi





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+91 90031 73334

sabarmathifoundations@gmail.com

www.sabarmathifoundations.com

CORPORATE OFFICE

Plot No.27, Door No.1, Bodhi Vriksha,
Sai Illam, 4th Street, Palm Gardens,
Akkarai, ECR, Chennai - 600119.

REGISTERED OFFICE

Plot No.39, Door No.2/213, Buddha Gaya,
First Floor, Karpagambal nagar, 2nd Street,
Kottivakkam, Chennai - 600041.