



Aspirational Lifestyle

LOCATED IN THE HEART OF THE CITY

The lifestyle you have always aspired for awaits you at **GP KALYAN** Chinmaya Nagar, a cozy haven in the heart of the city with 3 BHK and 2 BHK homes. Koyambedu Bus terminus, Koyambedu market, Koyambedu Metro railway station are wonderfully located within 2 km radius and Egmore & Chennai Central railway station are just 20 minutes drive from **GP KALYAN**. Come experience a whole new lifestyle specially for elite customers like you.



Site Address:

No.53 & 54, 3rd Street
Chinmaya Nagar Extension
Veda Nagar, Virugambakkam
Chennai - 600092

- Ground + 3 Floors
- Ground : Car Parking
- 3 Flats in each floor ranging from 997 sq.ft to 1253 sq.ft 2 & 3 BHK

Ground Floor Plan

Features

- Covered Car Park for each flat
- CCTV with Security Cameras
- Security Intercom
- Pleasing Landscaping
- Rainwater Harvesting
- Interlocking pavers for stilt parking floor
- Strict adherence to approval plan
- Entrance and other floor lobby with granite flooring



SPECIFICATION

Structure : RCC framed structure.

Walls : Engineered blocks in cement mortar.

Doors : Elegant looking teak wood framed Main door with both sides PU finished designer doors. Bedroom doors with good quality timber frame with both sides polished imported moulded skin shutters. Toilet doors with good quality timber frame with double side polished imported skin shutters.

Windows : Good quality UPVC windows

Kitchen : Polished granite platform with stainless steel sink and 2'.0" ht ceramic tiles dadoing above counter.

Flooring : Nano Vetrified tile flooring inside the flat.

Toilets : Ceramic tile flooring and designer wall dadoing upto 7' ht with Jaquar or excellent sanitary and CP fittings.

Electricity : Three phase electrical power supply with concealed FLRS copper wiring and circuit breakers. AC points in all Bedrooms. Modular Switches.

Finishing : Internal walls and ceiling are finished with putty and emulsion paint. Outer walls are finished with premium anti-fungal emulsion paint.

Water : Bore-well/ open well for tapping ground water. Sump to store water with arrangements for pumping water to Overhead tank.

Lifts : Automatic 6 passenger lift of reputed make.

Staircase : Granite flooring with elegant looking handrails.

G.P Constructions, having been in real estate market for more than 20 years with a credit of numerous projects in and around Chennai, make it a point to guide the customers to take right decision on their investment.



Our expertise in outstanding design, Quality Construction, timely delivery and transparent approach towards customers supported us a steady growth over the years. Today GP Constructions stands as a name to reckon with for your happy living.

Typical Floor Plan



F1 S1 T1 1240 Sq.Ft -3 Bedroom

F2 S2 T2 1253 Sq.Ft -3 Bedroom

F3 S3 T3 997 Sq.Ft -2 Bedroom

Location Plan



Schools

Chinmaya Vidhyalaya - 0.25 km
Schram Academy - 4 km
Rajagopal Garodia - 1.5 km
DAV School, Anna Nagar - 4 km

Hospitals

Meenakshi Ammal Dental College - 4 km
Annai Hospital, J.J.Hospital - 1.2 km
Ramachandra Medical - 5 km
Vee Care (Nr Koyambedu Junction) - 2 km
Savetha Dental College - 3.5 km

Colleges

MGR University - 3 km
Jawahar Engineering College - 2 km

Airport

Chennai Airport - 14 km

Access To Bus

Chinmaya Nagar bus stop - 0.25 km
Koyambedu Bus Terminus - 2 km
Vadapalani Bus Terminus - 3.2 km

Access To Train

Koyambedu Metro Terminal - 2.2 km
Egmore - 10km
Central Station - 13km

Closeby Places

Maduravoyal Junction - 5.5 km
Anna Nagar - 4 km
Vadapalani - 3 km

Completed Projects

SATHYA GARDEN, Devi Nagar, Chennai - 600109
SIGAA GARDEN, Ayanambakkam, Chennai - 600 095
EASWARI GARDEN, Thirumullaivoyal, Chennai - 600062
MANI'S NEST, Thirumullaivoyal, Chennai - 600 062
VAANI GARDEN, Ambattur, Chennai - 600 053
DEVI GARDEN, Valasarawakkam, Chennai - 600 087
YUVA ARCADE, Ambattur, Chennai - 600053



Vaani Garden, Vijayalakshmiapuram



Easwari Garden, Thirumullaivoyal



Mani's Nest, Thirumullaivoyal



Yuva Arcade, Ambattur



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