

**PURAVANKARA**

RERA No. TN/29/Building/0008/2023

A WORLD WITHIN, WAITING FOR YOU.

**PURVA  
WINDERMERE**

NEAR MEDAVAKKAM

FLOOR PLAN BROCHURE



Building the Finest,  
Smartest, Happiest Homes  
or Families across India.



PRESENCE IN

**9**

CITIES

**54**

MILLION SQ. FT.  
DEVELOPED

**50,000+**

HOMES  
DELIVERED

**2 LAC+**

HAPPY  
RESIDENTS

BENGALURU | CHENNAI | COIMBATORE | GOA | HYDERABAD | KOCHI | MANGALORE | MUMBAI | PUNE

# The Inspiration of *Wonder*



## **Piecing together nature**

Through well-manicured central greens



## **Relaxing & Soothing**

Hues from beautiful greens for an enhanced lifestyle



## **Earthy tones**

Inspired by nature to evoke warmth



## **Timeless Development**

Because nature never goes out of style



## **Central Axis**

Beautiful vistas through the clubhouse & landscape



## **IQ Homes**

Homes with Smart Home Features

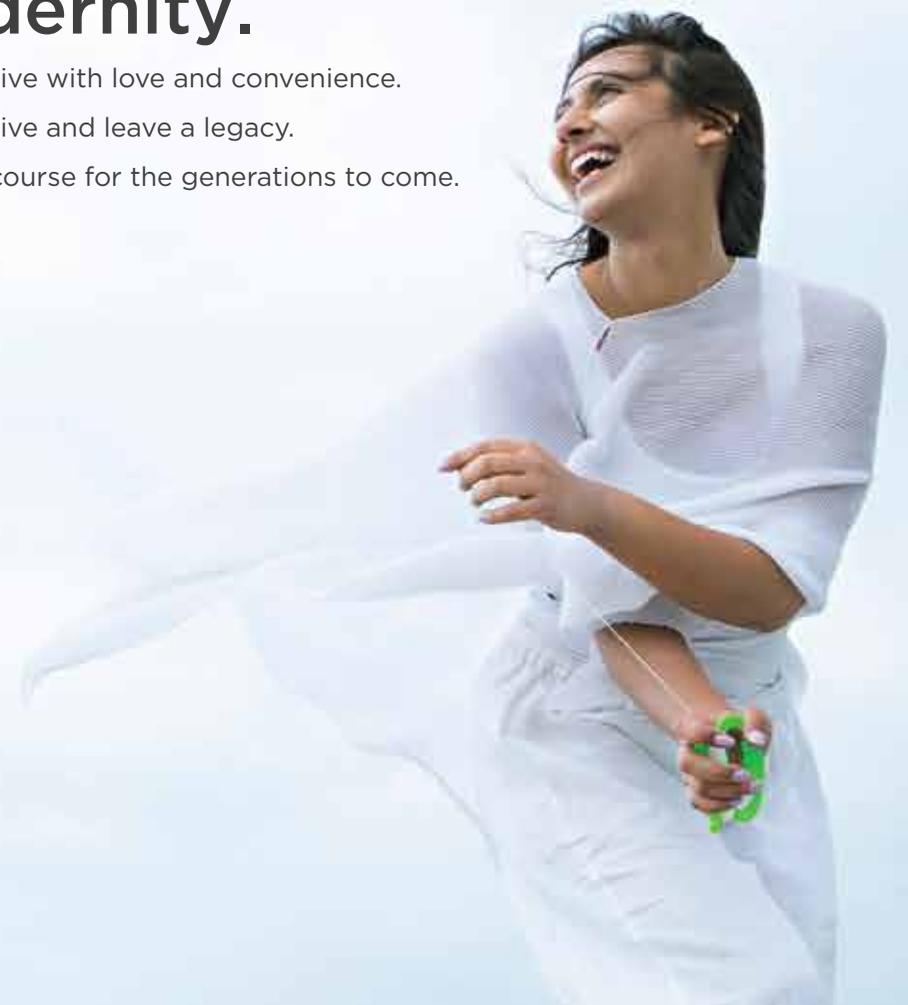


## A Legacy that is Rooted in Nature with Supreme Modernity.

Imagine that wonderful life. A life filled with laughter, filled with moments that thrive with love and convenience.

Life needs a space that fulfills your dream. A life that is grand enough to live and leave a legacy.

Purva Windermere is that home that lets you live your life in grandeur as you set the course for the generations to come.



# MASTERPLAN

TOWER M6, M7  
(S+12 FLOORS)

MLCP-2  
(S+2 FLOORS)

FUTURE EXPANSION

COMMERCIAL BLOCK  
(G+1 FLOORS)

TOWER P1  
(S+12 FLOORS)

CLUB HOUSE 2

TOWER M4  
(S+12 FLOORS)

TOWER M5  
(S+12 FLOORS)

TOWER P2  
(S+12 FLOORS)

CLUB HOUSE 1

TOWER P3  
(S+11 FLOORS)

TOWER M1, M2, M3  
(S+11 FLOORS)

TOWER P4  
(S+11 FLOORS)

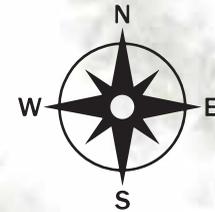
TOWER L  
(S+12 FLOORS)

TOWER K  
(S+12 FLOORS)

E15  
(S+10 FLOORS)

MLCP-1  
(S+2 FLOORS)

E16  
(S+7 FLOORS)



LAKE

## AMENITIES

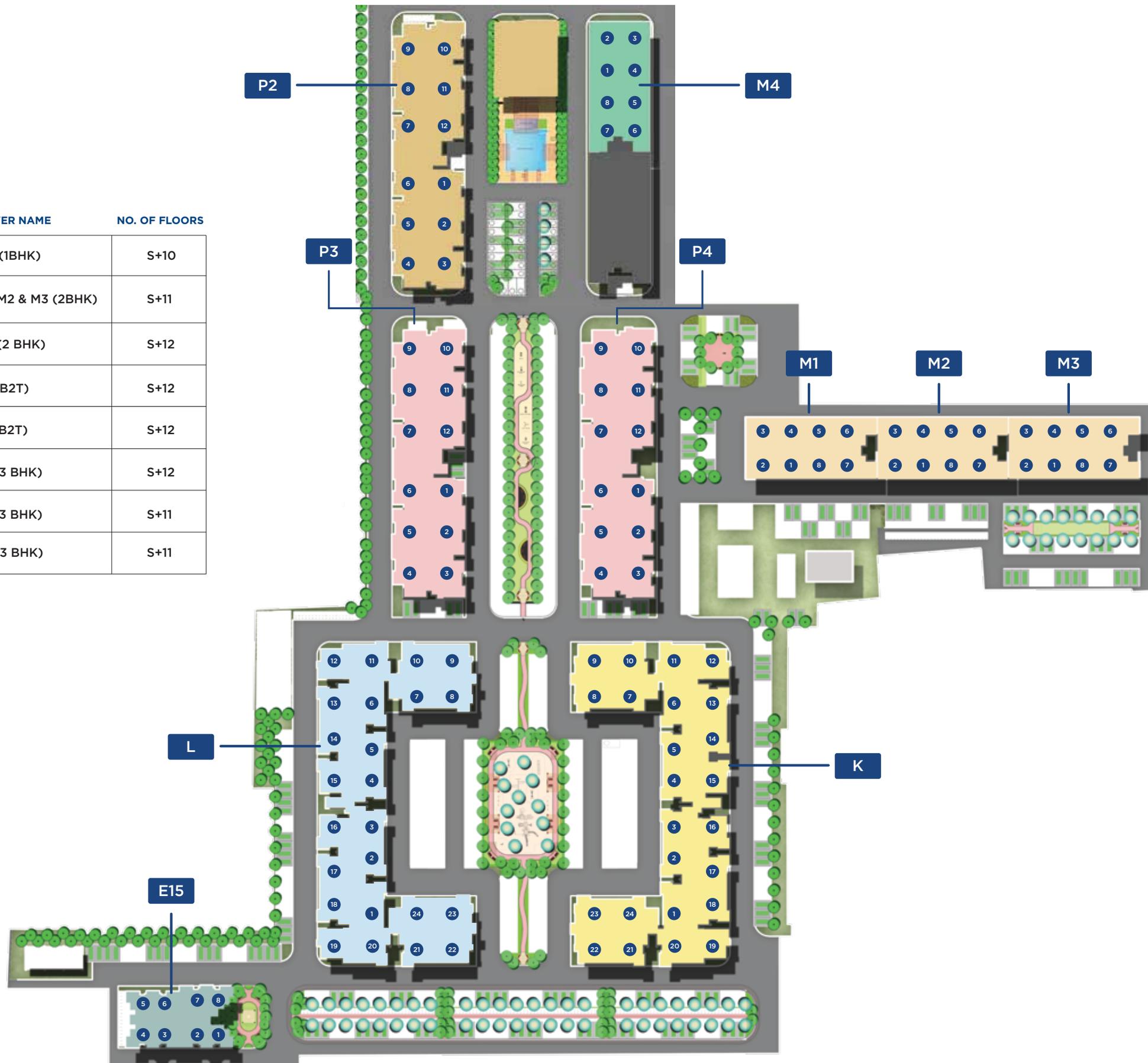
1. MULTI COURT-TENNIS/VOLLEYBALL
2. OUTDOOR GYM
3. PET ZONE
4. CHILDREN'S PLAY AREA
5. CRICKET PRACTICE PITCH
6. SEATING AREA
7. GARDEN WALK
8. GAZEBO
9. SKATING RINK
10. REFLEXOLOGY PATHWAY
11. TREE HOIUSE
12. GARDEN BENCHES
13. JOGGING TRACK/WALKING TRACK
14. MEDITATION DECK
15. HALF BASKETBALL COURT
16. CLUB HOUSE 2

- PHASE 4A
- PHASE 4B
- PHASE 4C
- EXISTING BUILDING

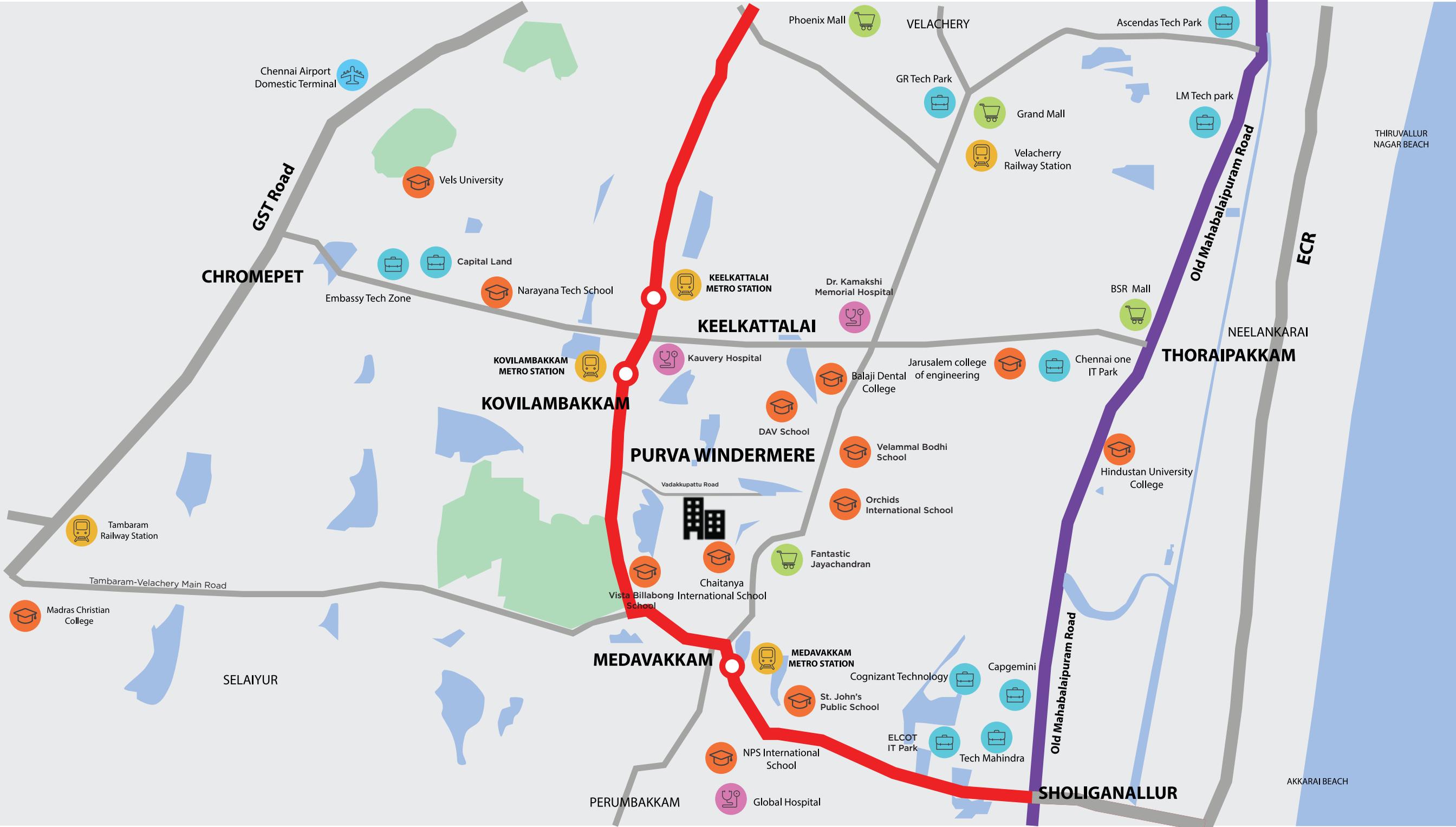
BHAVANI AMMAN KOLI STREET

LAKE

TOWER NAME	NO. OF FLOORS
E15 (1BHK)	S+10
M1, M2 & M3 (2BHK)	S+11
M4 (2 BHK)	S+12
K (3B2T)	S+12
L (3B2T)	S+12
P2 (3 BHK)	S+12
P3 (3 BHK)	S+11
P4 (3 BHK)	S+11



# LOCATION MAP



**LEGENDS :**

-  Schools & Colleges
-  Hospitals
-  Offices
-  Railway Station
-  Airport
-  Shopping
-  Proposed Metro Lines

# The Inspiration of Wonder

Purva Windermere is set to gift you a life located close to all important locations that would elevate your life. Here you can access everything from your location in the shortest time.

## EDUCATIONAL INSTITUTES

Sri Chitanya Techno School  
AKG Public School  
Kizzards Pre School  
Tatva Pre School  
Asan Memorial College  
National Institute of Ocean Technology  
Sree Balaji Dental College



## RESTAURANTS SHOPPING

Café Coffee Day  
Dominos  
Gateway Hotel  
Aloft  
Citadines  
Gupta Bhavan  
Sangeetha Veg Restaurant



## TECH PARKS

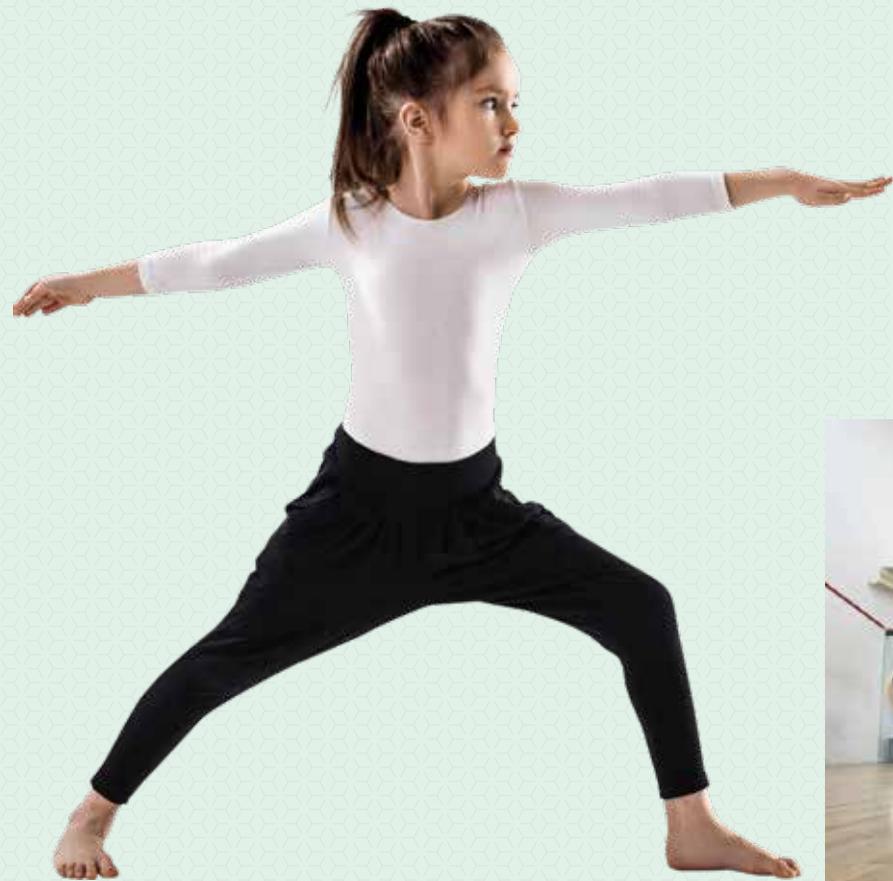
Ramanjuam Tech Park  
Tidel Park  
International Tech Park  
Olympia Tech Park  
Ceedeeyes Tech Park  
Bahwan Cybertek IT Park  
Chennai One SEZ

## HEALTHCARE

Global Hospital  
Apollo Hospital  
V Cure Hospital  
VS Hospital



# With 40+ Amenities, There is Something Wonderful for Everyone.



## Where Fun Time is Endless

Here both luxury & technology are blended with perfection to match the modernity of the outer world along with the values of our roots.

Lobby/Reception  
Restaurant  
Locker + Restrooms  
Crèche  
Indoor Games  
Multipurpose Hall

Swimming Pool  
Billiards Room  
Unisex Salon  
Entertainment Centre  
Jamming Room  
Aerobics / Yoga Room

Table Tennis  
Gymnasium  
Health Club  
Cards Room  
Squash Court  
Association Room

# Where Being Healthy & Happy Goes Together



## Wonderful Offerings

Multi Court | Half Basketball Court | Children's Play Area | Cricket Practice Pitch | Jogging Track | Indoor Games  
Skating Rink Pet Zone | Meditation Deck | Outdoor Gym | Gazebo | Multipurpose Hall | Reflexology Pathway  
Paved Garden | Treehouse | Garden Benches | Pergola Area

# Typical Floor Plans

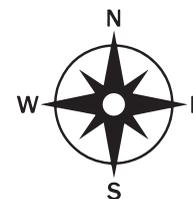
# TOWER E15 - 1BHK, 1T



## KEY PLAN



## TOWER - EWS 15 - 1B1T TYPICAL FLOOR PLAN 1st TO 10th FLOOR



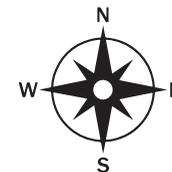
### Disclaimer:

(1) All the plans, designs, images, dimensions, facilities and other details herein are purely indicative in nature and the intended recipient should note that these are to be treated as purely provisional and informative and as such only tentative subject to approval from respective authorities. We reserve the right to modify / change / amend / after any of any of the aforesaid in the best interest of the development with out prior intimation / notice and without any obligation. the content herein should not be constructed as an offer / invitation to offer / contract and does not have any legal binding. the printed material inter alia images, content therein is for representative purpose only.

# TOWER M1 - 2BHK, 2T



## TOWER - M1- 2B2T TYPICAL FLOOR PLAN 1st TO 11th FLOOR

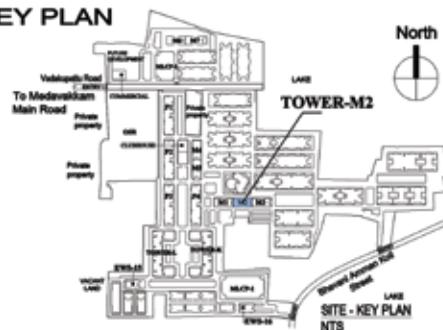


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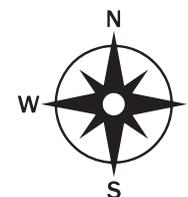
# TOWER M2 - 2BHK, 2T



## KEY PLAN



## TOWER - M2- 2B2T TYPICAL FLOOR PLAN 1st TO 11th FLOOR



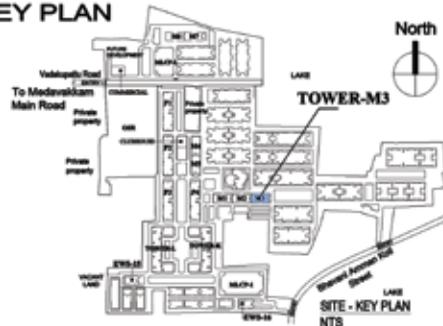
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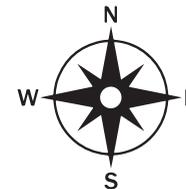
# TOWER M3 - 2BHK, 2T



## KEY PLAN



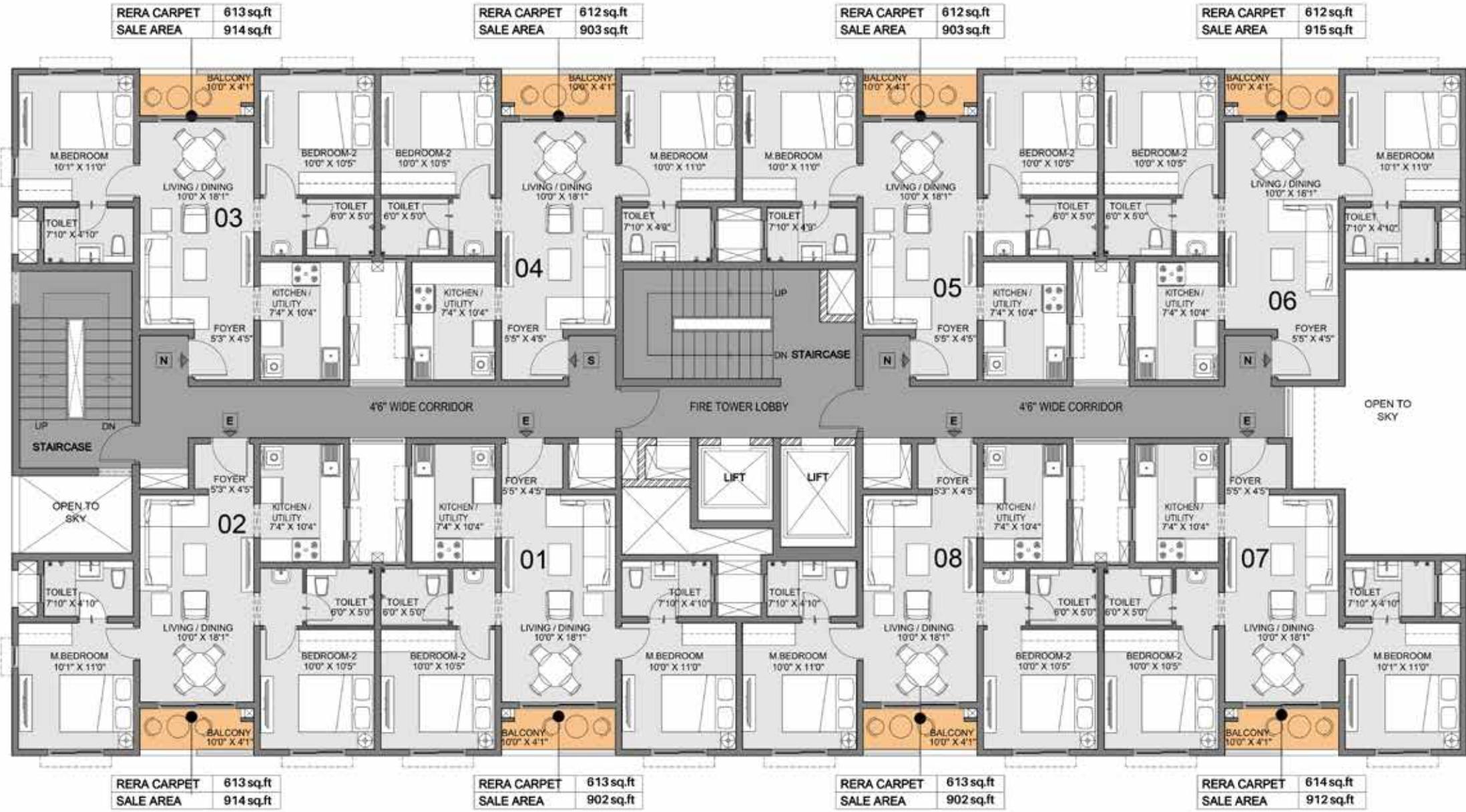
## TOWER - M3- 2B2T TYPICAL FLOOR PLAN 1st TO 11th FLOOR



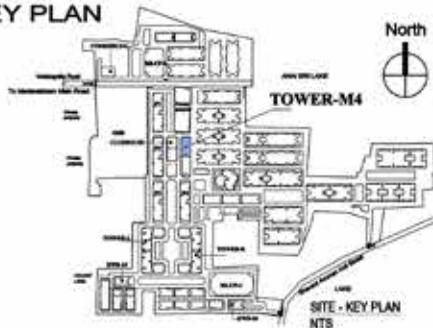
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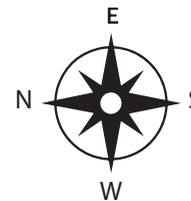
# TOWER M4 - 2BHK, 2T



## KEY PLAN



## TOWER - M4- 2B2T TYPICAL FLOOR PLAN 1st TO 12th FLOOR



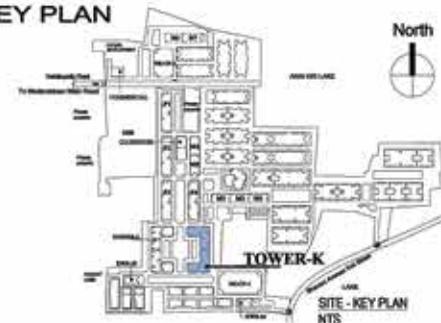
### Disclaimer:

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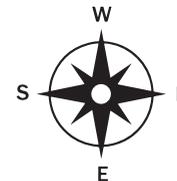
# TOWER K - 3BHK, 2T



## KEY PLAN



## TOWER - K-3B2T TYPICAL FLOOR PLAN 1st TO 12th FLOOR



### Disclaimer:

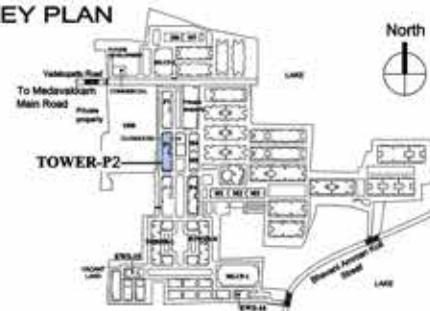
(1) All the plans, designs, images, dimensions, facilities and other details herein are purely indicative in nature and the intended recipient should note that these are to be treated as purely provisional and informative and as such only tentative subject to approval from respective authorities. We reserve the right to modify / change / amend / after any of any of the aforesaid in the best interest of the development with out prior intimation / notice and without any obligation. the content herein should not be constructed as an offer / invitation to offer / contract and does not have any legal binding. the printed material inter all images, content therein is for representative purpose only.

# TOWER P2 - 3BHK, 3T

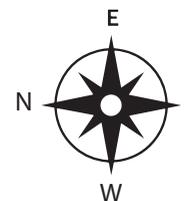


1 FOOT = 0.3048M

## KEY PLAN



## PURVA WINDERMERE TOWER - P2-3B3T TYPICAL FLOOR PLAN 1st TO 12th FLOOR



### Disclaimer:

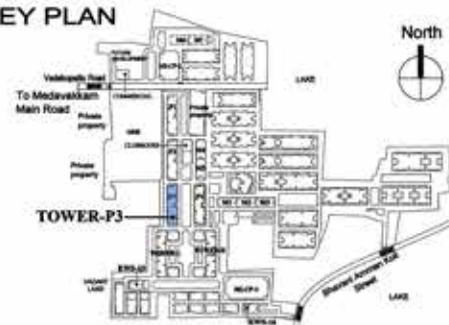
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# TOWER P3 - 3BHK, 3T

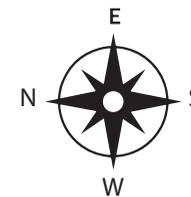


1 FOOT = 0.3048M

## KEY PLAN



## PURVA WINDERMERE TOWER - P3-3B3T TYPICAL FLOOR PLAN 1st TO 11th FLOOR



### Disclaimer:

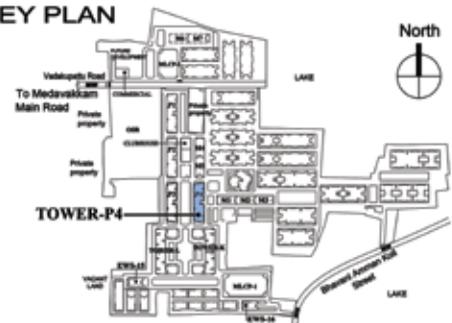
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# TOWER P4 - 3BHK, 3T

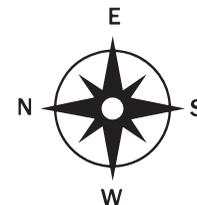


1 FOOT = 0.3048M

## KEY PLAN



## TOWER - P4-3B3T TYPICAL FLOOR PLAN 1st TO 11th FLOOR

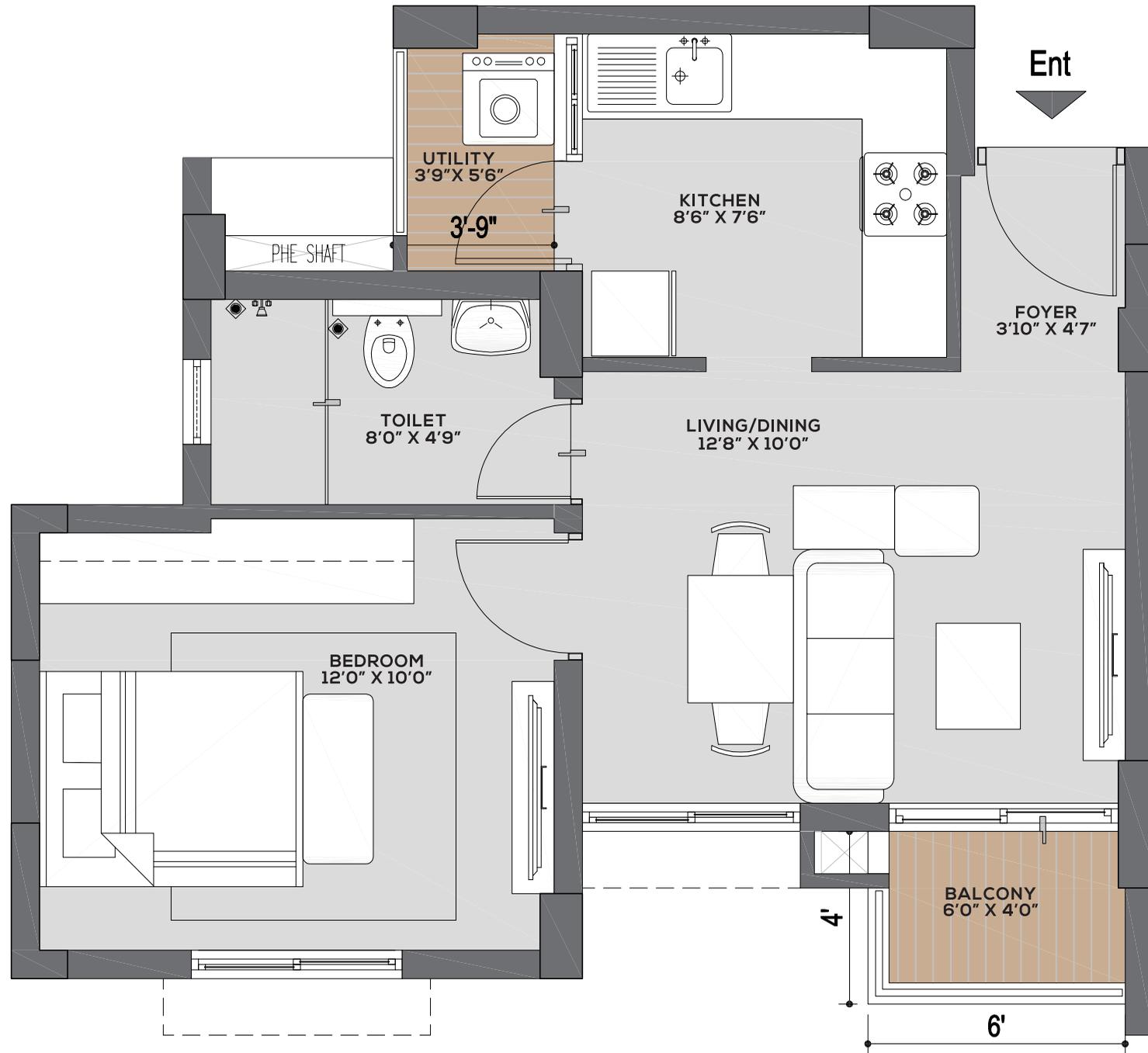


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# Typical Unit Plans

# TOWER E15,16: 1BHK, 1T | UNIT - 04

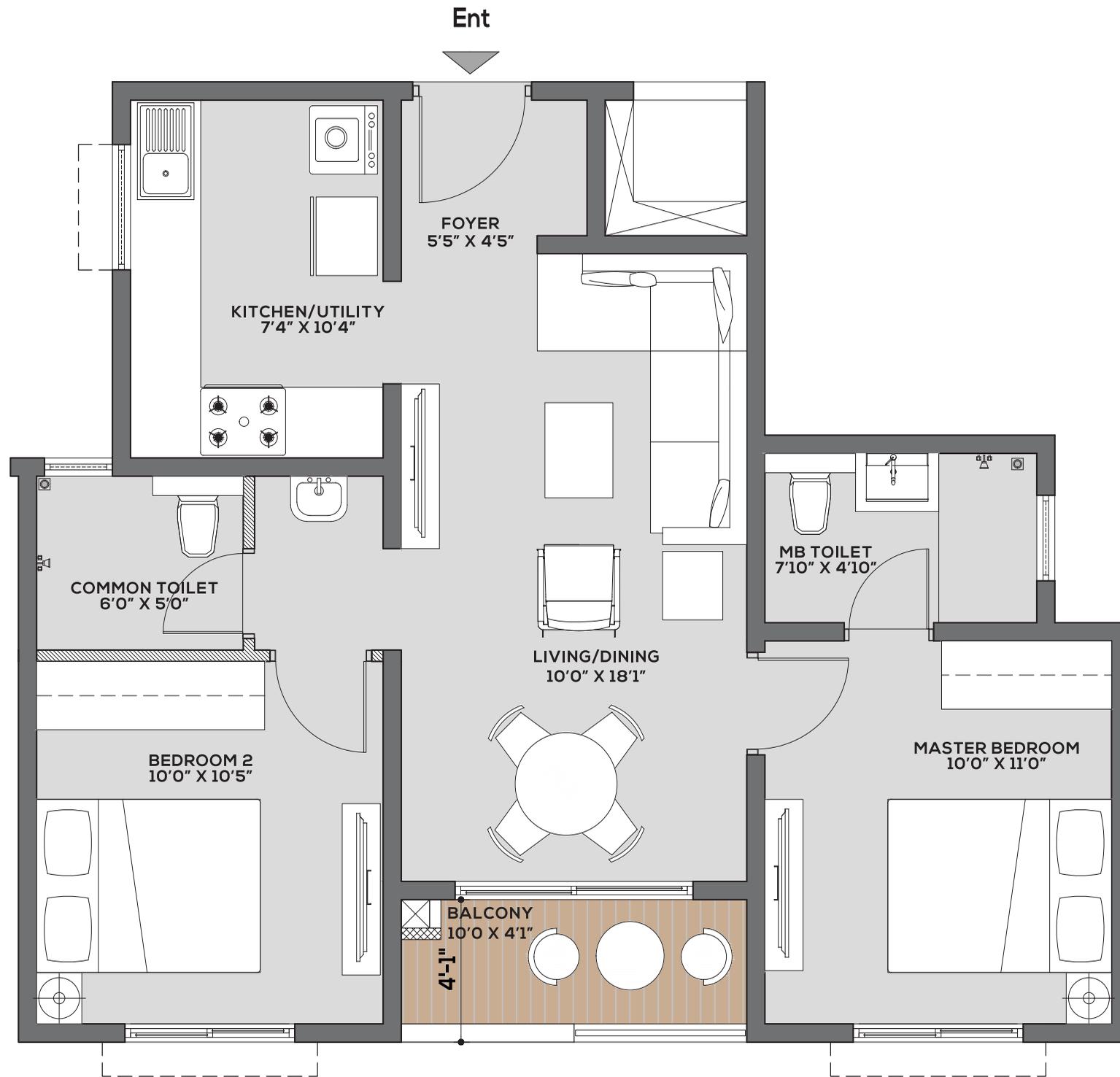


Indicative Saleable Area	~624 Sq. ft.
RERA Carpet Area	~379 Sq.ft.
Indicative Usable Area	~417 Sq.ft.

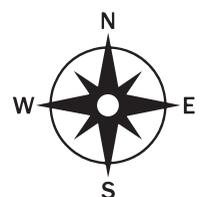


1 Foot = 0.3048m

# TOWER M1, M2 & M3: 2BHK, 2T | UNIT - 01

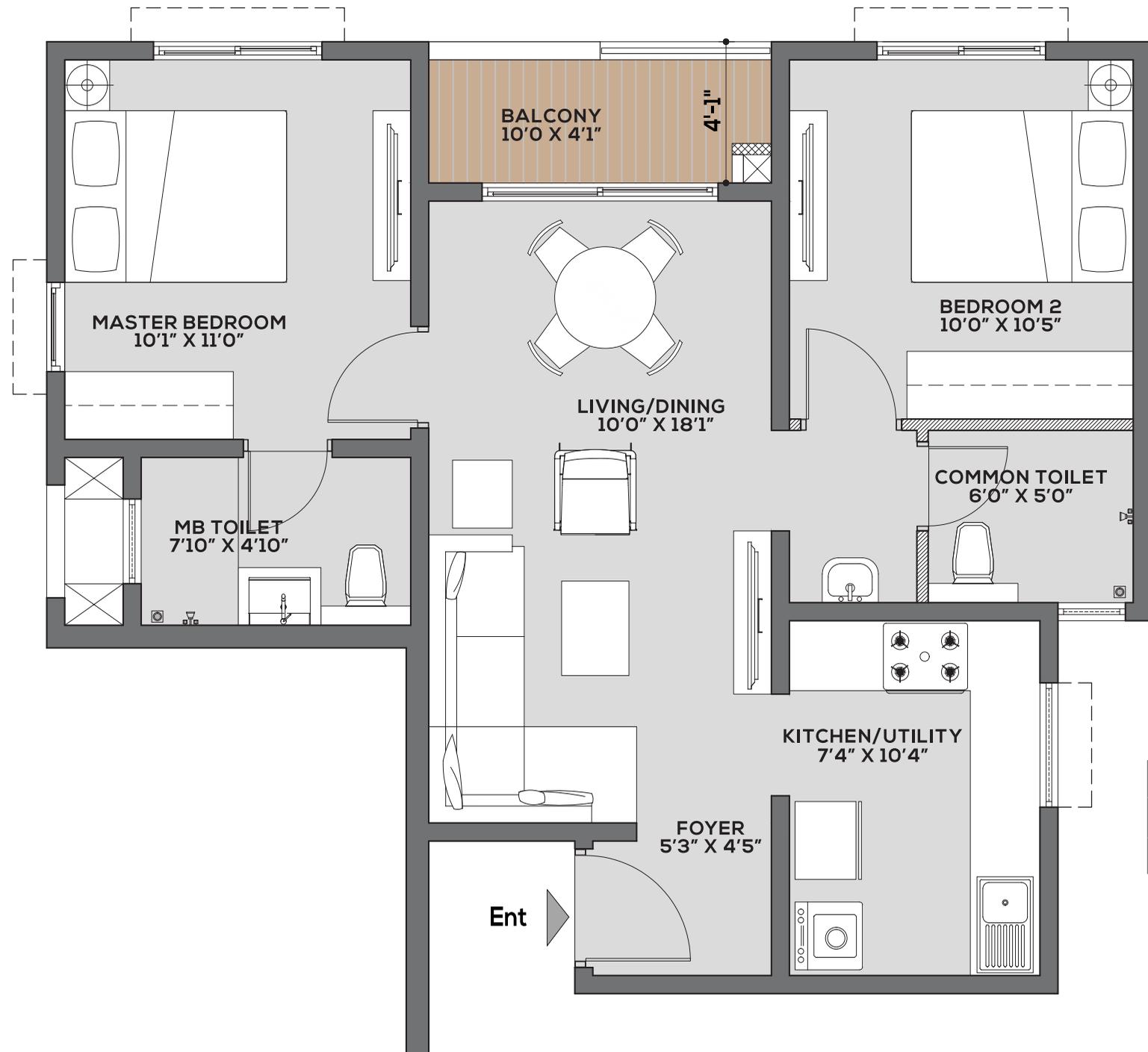


Indicative Saleable Area	~902 Sq.ft.
RERA Carpet Area	~613 Sq.ft.
Indicative Usable Area	~648 Sq.ft.

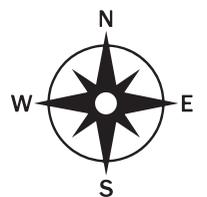


1 Foot = 0.3048m

# TOWER M1, M2 & M3: 2BHK, 2T | UNIT - 03

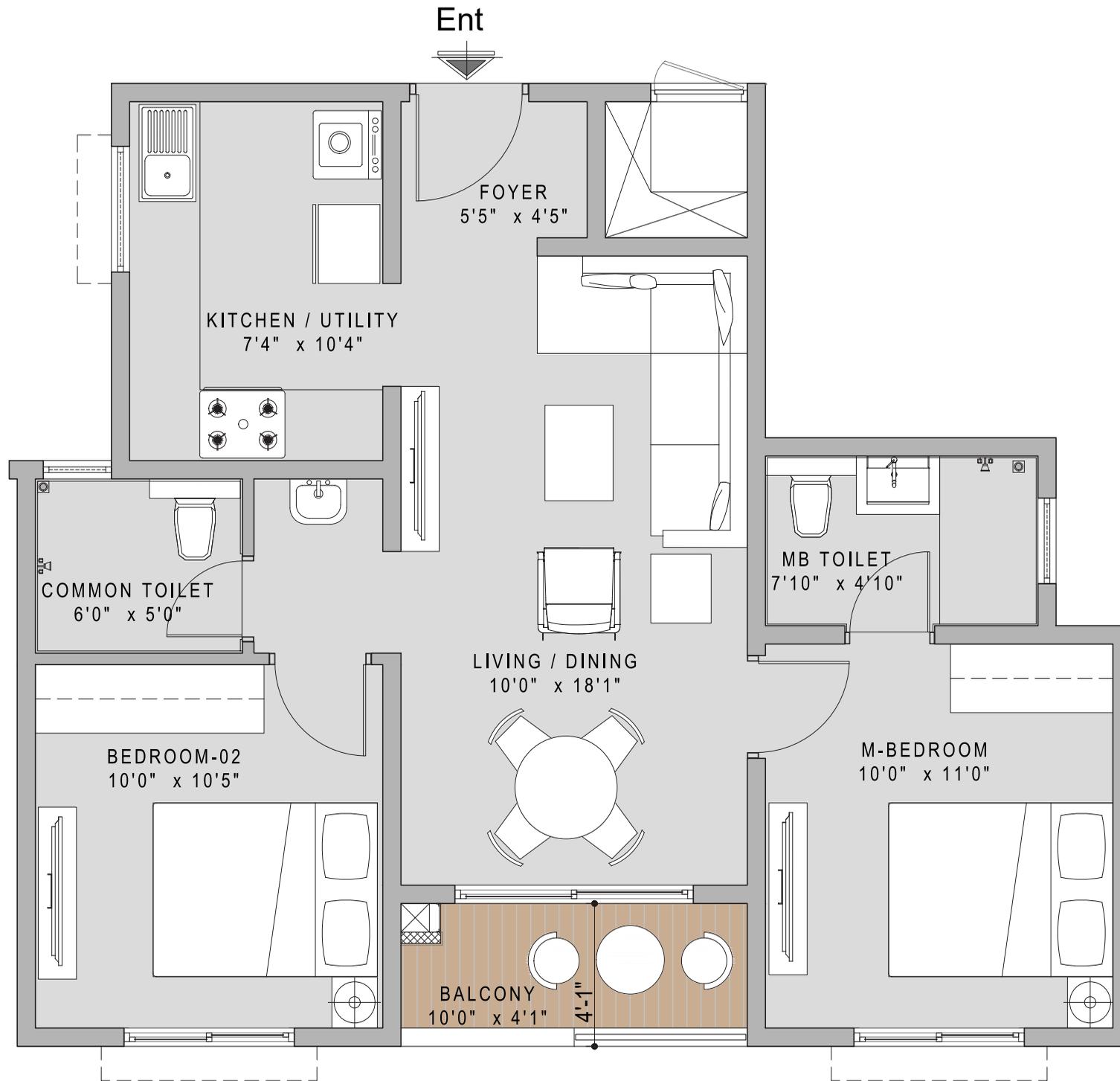


Indicative Saleable Area	~914 Sq.ft.
RERA Carpet Area	~613 Sq.ft.
Indicative Usable Area	~648 Sq.ft.

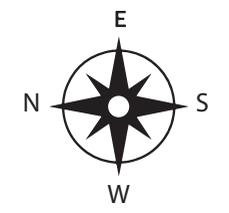


1 Foot = 0.3048m

# TOWER M4: 2BHK, 2T | UNIT - 01

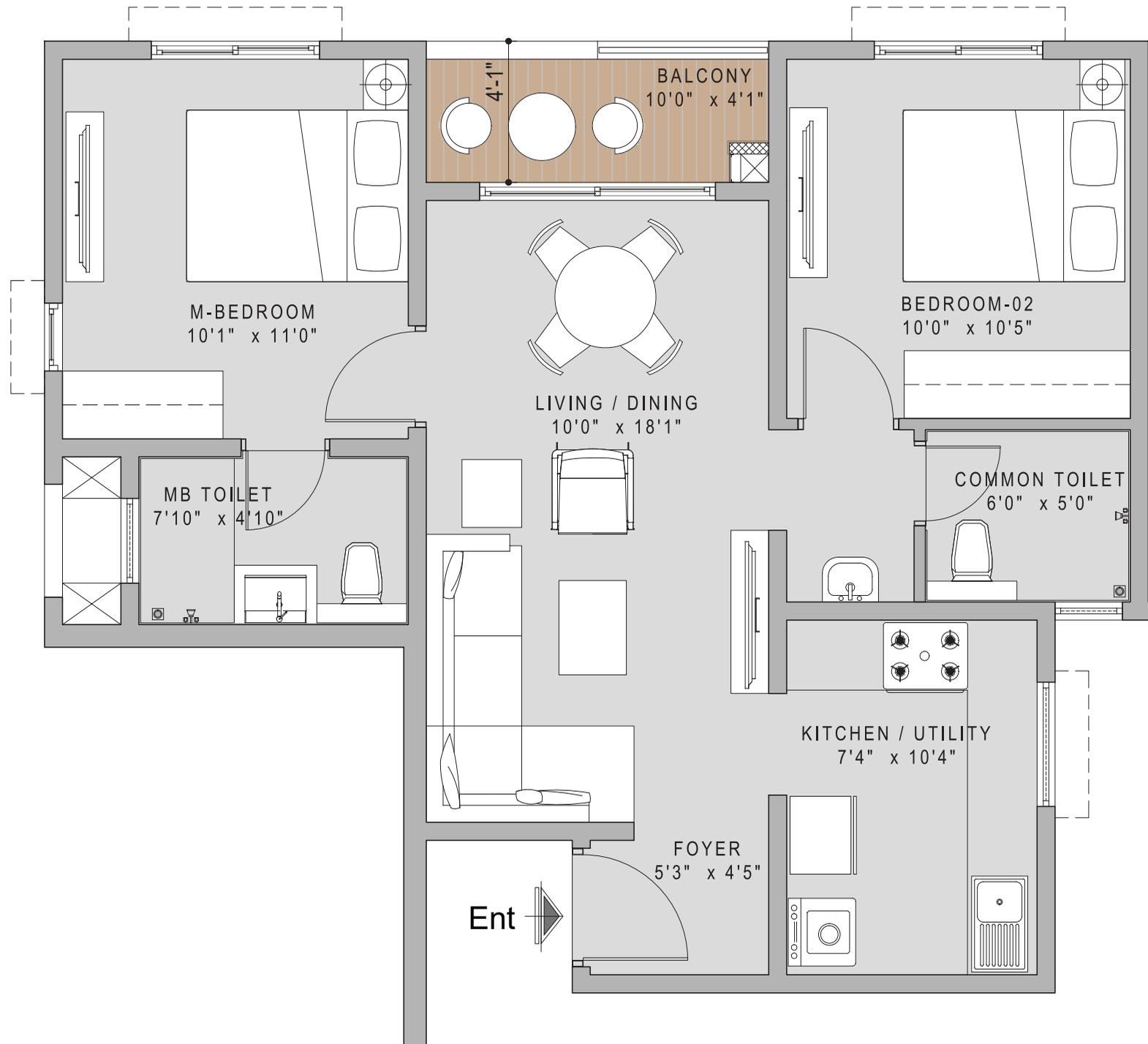


Indicative Saleable Area	~902 Sq.ft.
RERA Carpet Area	~613 Sq.ft.
Indicative Usable Area	~648 Sq.ft.

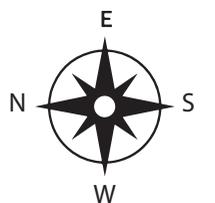


1 Foot = 0.3048m

# TOWER M4: 2BHK, 2T | UNIT - 03

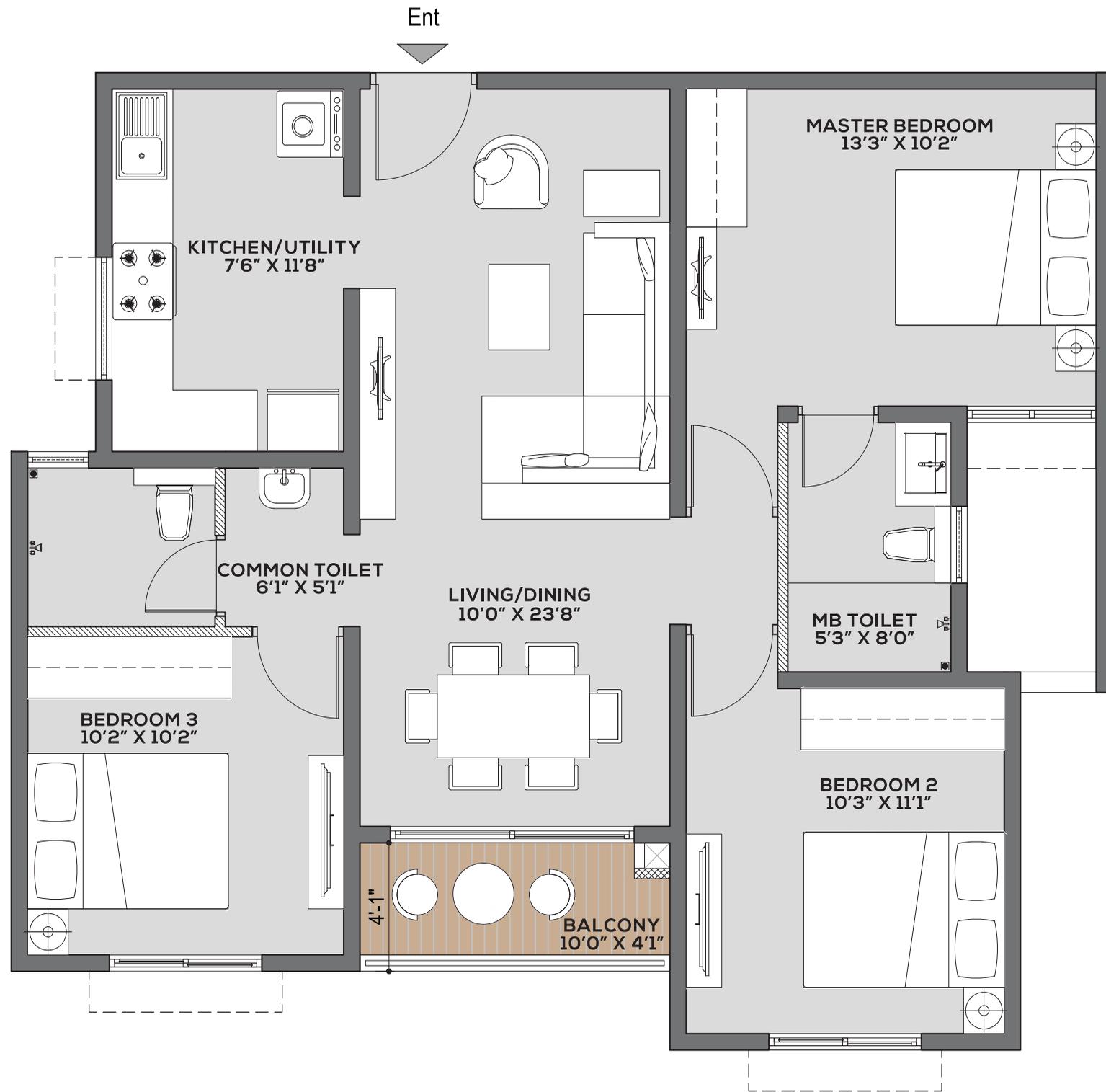


Indicative Saleable Area	~914 Sq.ft.
RERA Carpet Area	~613 Sq.ft.
Indicative Usable Area	~648 Sq.ft.

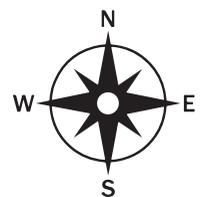


1 Foot = 0.3048m

# TOWER K: 3BHK, 2T | UNIT - 07

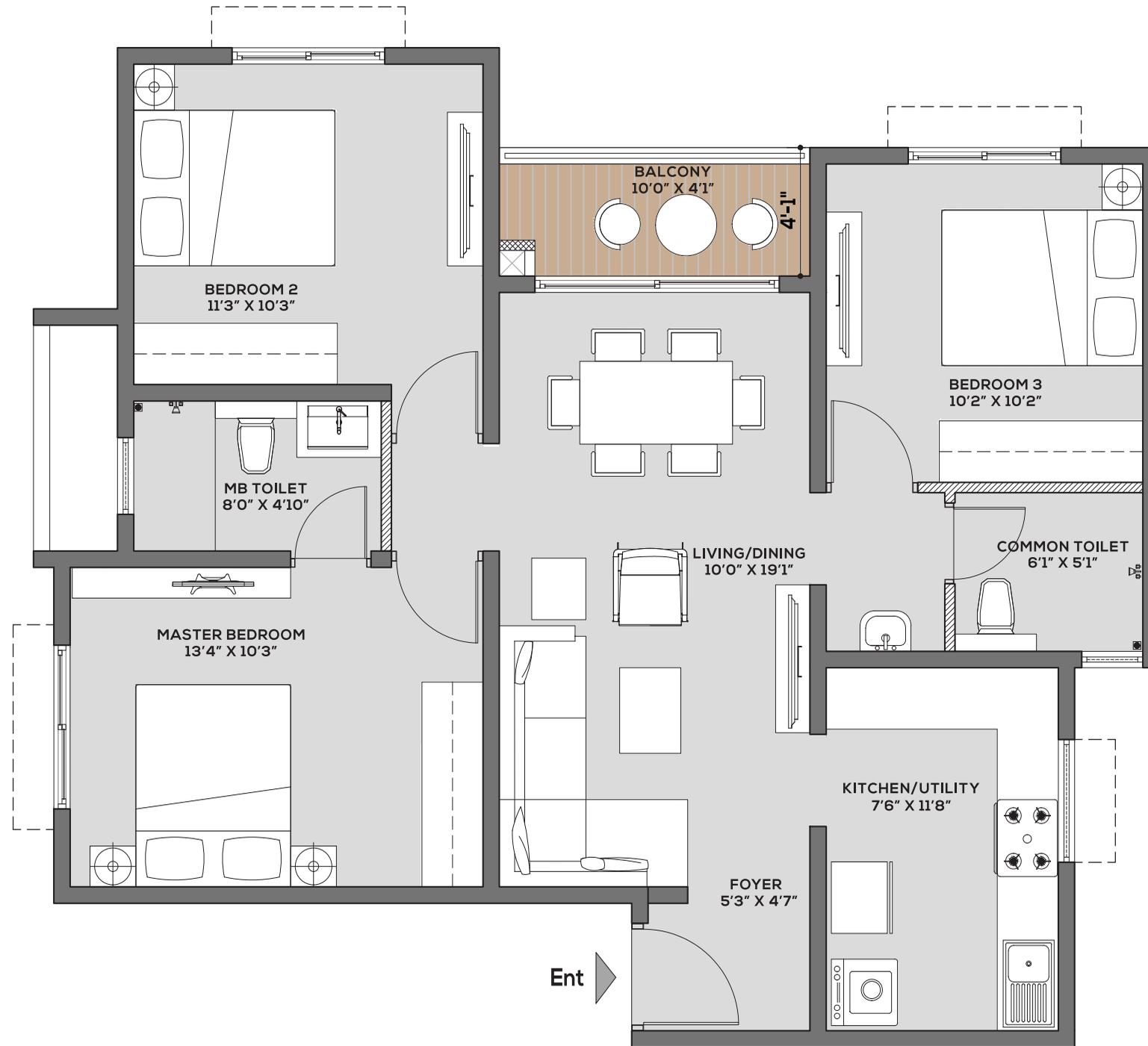


Indicative Saleable Area	~1204 Sq.ft.
RERA Carpet Area	~838 Sq.ft.
Indicative Usable Area	~872 Sq.ft.



1 Foot = 0.3048m

# TOWER K: 3BHK, 2T | UNIT - 23

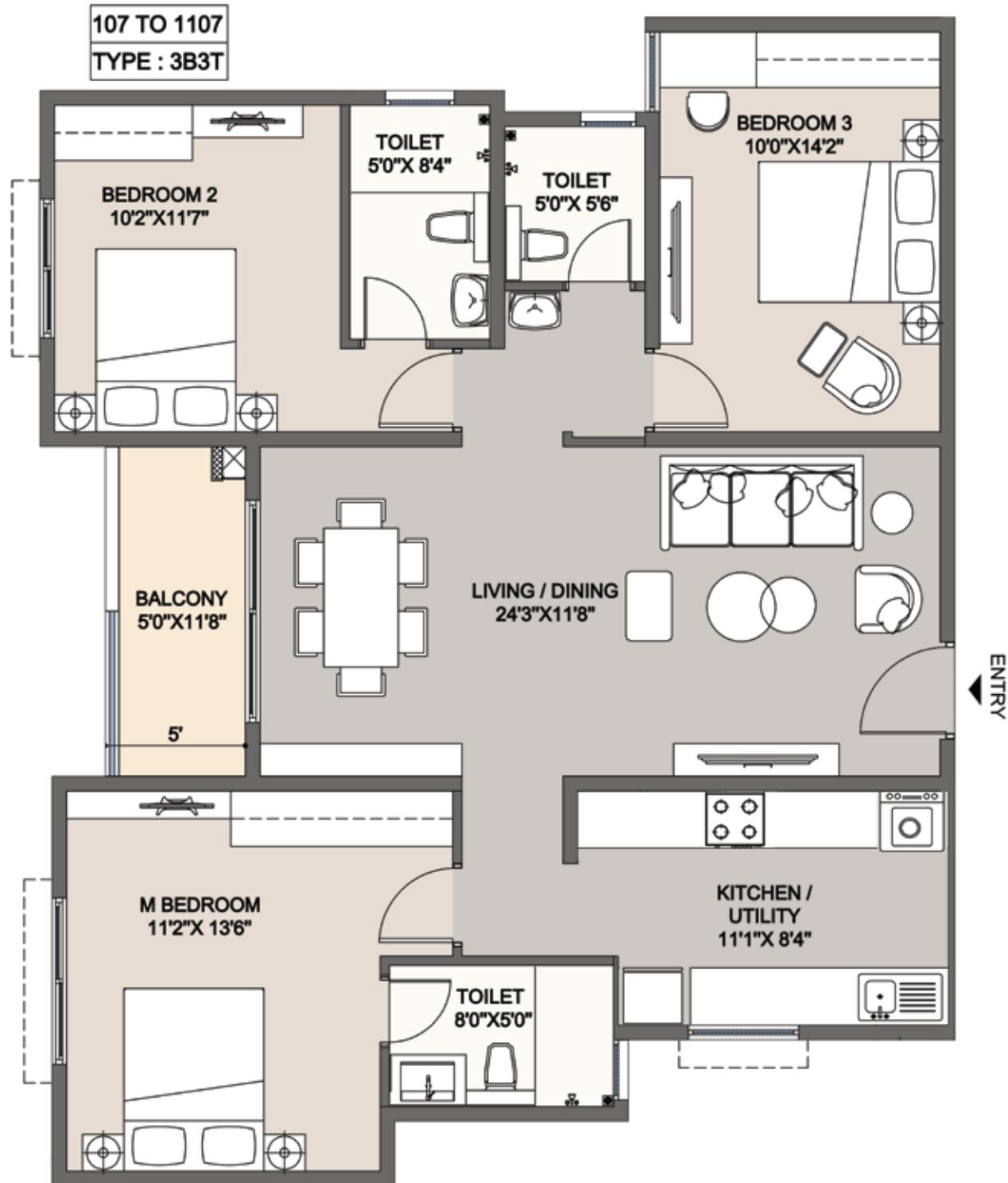


Indicative Saleable Area	~1169 Sq.ft.
RERA Carpet Area	~805 Sq.ft.
Indicative Usable Area	~840 Sq.ft.

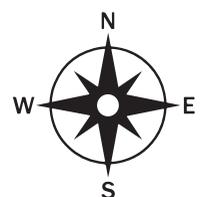


1 Foot = 0.3048m

# TOWER P2 & P3: 3BHK, 3T | UNIT - 07

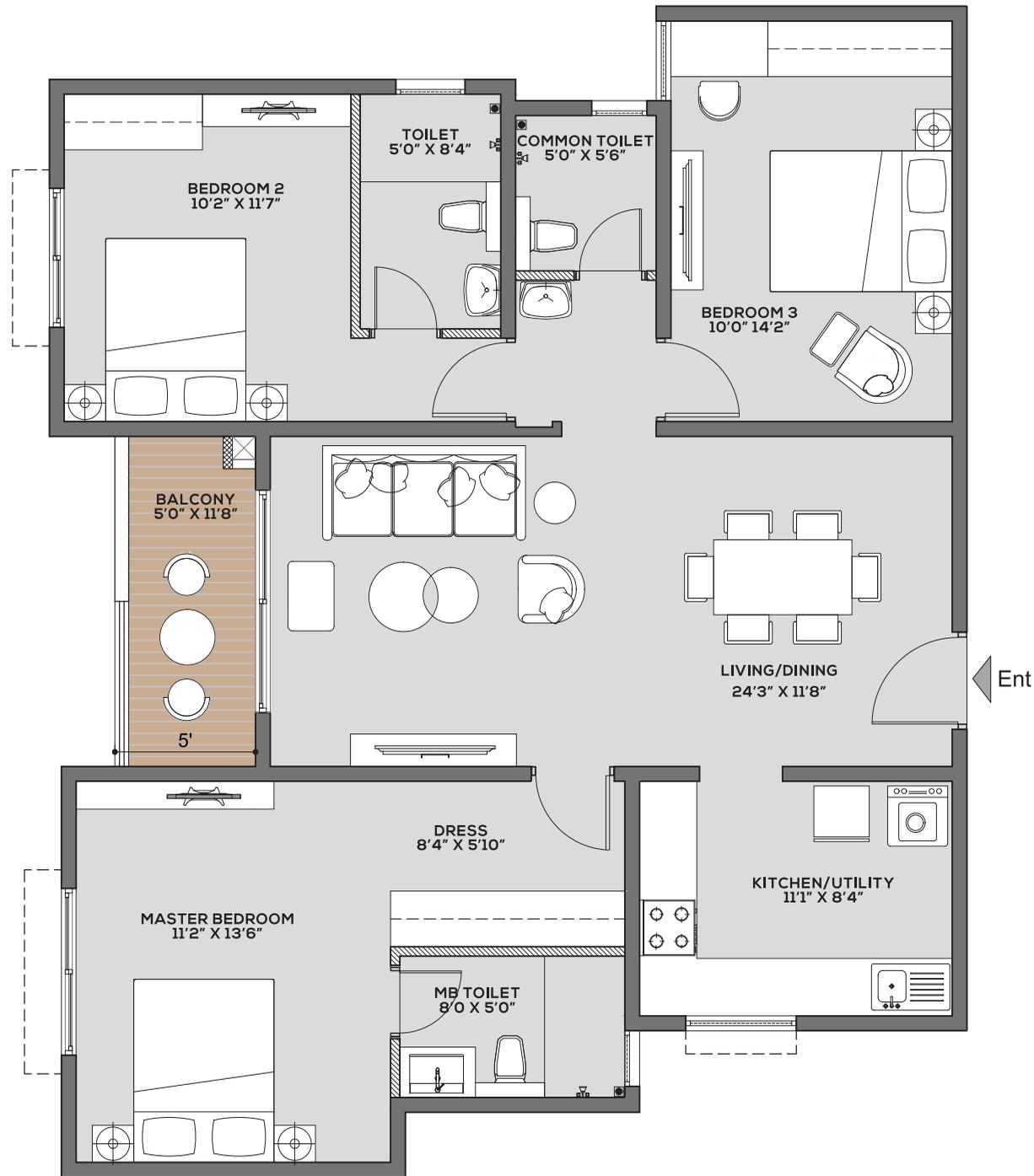


Indicative Saleable Area	~1491 Sq.ft.
RERA Carpet Area	~1037 Sq.ft.
Indicative Usable Area	~1088 Sq.ft.



1 Foot = 0.3048m

# TOWER P4: 3BHK, 3T | UNIT - 07



Indicative Saleable Area	~1491 Sq.ft.
RERA Carpet Area	~1037 Sq.ft.
Indicative Usable Area	~1088 Sq.ft.



1 Foot = 0.3048m



A 55-ACRE TOWNSHIP WITH 42-ACRE OF OPEN SPACE.

**Your Path to Wellness  
Starts at Home**



## Physical Wellness

- Swimming Pool
- Health Clinic
- Badminton Court
- Indoor Gymnasium
- Billiards Room
- Aerobics/Yoga Room
- Table Tennis
- Squash Court
- Tennis/Volleyball Court
- Half Basketball Post
- Cricket Practice Net
- Outdoor Gymnasium
- Reflexology Pathway
- Jogging Track
- Skating Rink
- Childrens' Play Area
- Toddlers' Play Zone

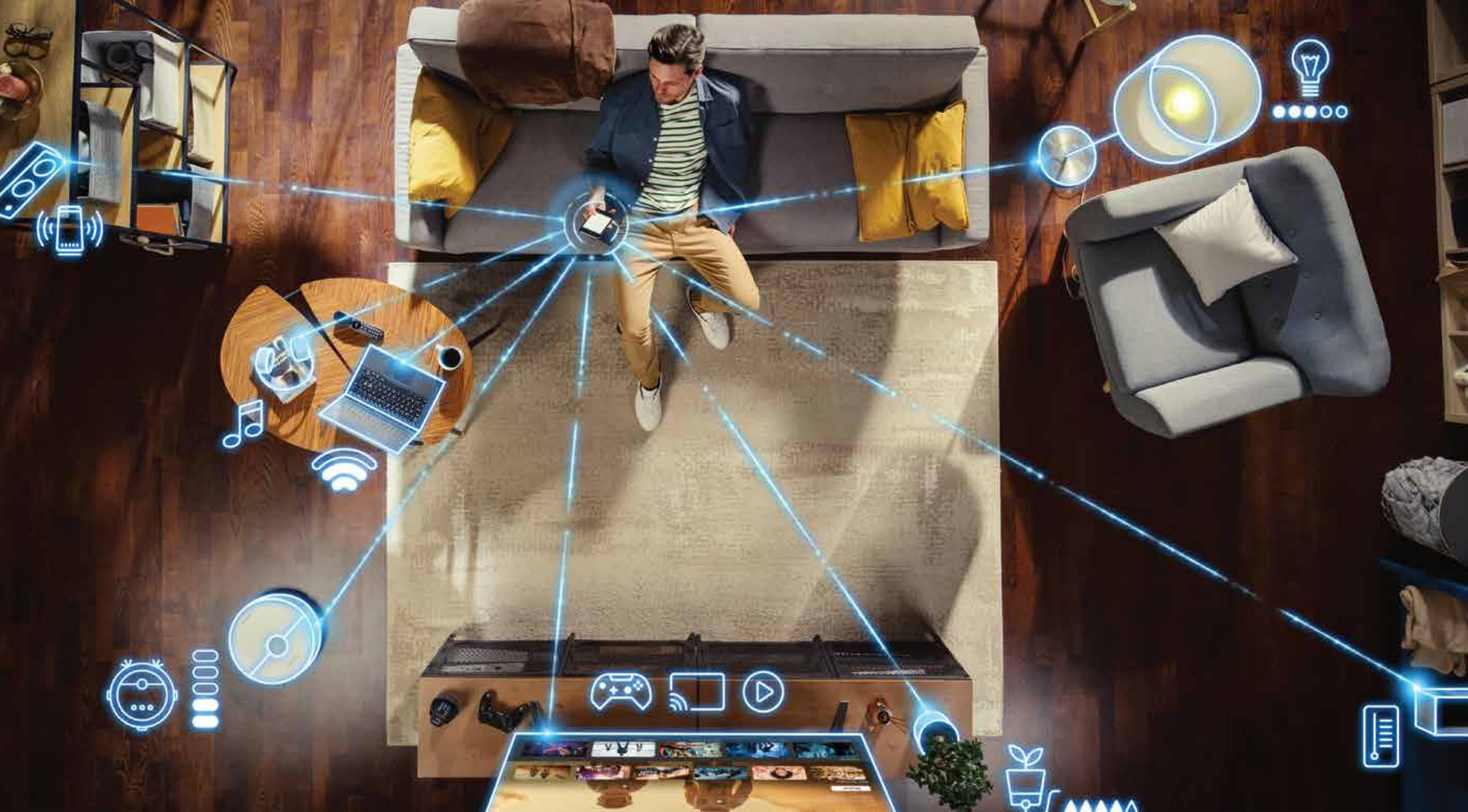
## Environmental Wellness

- 76% Open Space & Abundant Greenery
- Waste Segregation Provisions
- EV Charging Facility

# Social, Emotional, Spiritual & Intellectual Wellness

- Modern Facade Design And Architecture
- Grand Entrance Lobbies
- Well-Equipped Clubhouse
- Multi-Purpose Hall
- Gazebo
- Creche
- Entertainment Centre
- Association Room
- Pet Zone
- Jamming Room
- Celebration Spaces
- Cards Room
- Reading Room
- Treehouse
- 24x7 Security
- Meditation/Yoga Deck
- Locker Room
- Unisex Salon
- Paved Gardens
- Pergola Area
- Garden Benches
- Provision For Restaurant
- Senior Citizen Court





## Tech-Enabled Wellness

- Ac Control - Living & Master Bedroom
- Lights Control - Living & Master Bedroom
- Fans Control - Living & Master Bedroom
- Geyser Control - Master & Guest Bathroom
- Curtain Control - Living Room (Not applicable for 1 BHK)
- Motion Sensor - Kitchen & Master Bathroom
- Digital Main Door Lock
- IP Based Video Door Phone

# SPECIFICATIONS

## FLOORING

- Bedrooms, Living, Dining, Kitchen/Utility & Foyer - Vitrified Tiles (Except 1 BHK Utility)
- 1 BHK Utility/Balcony & Toilets - Ceramic Tiles

## DOORS

- FRAME - Polished solid wood/prefinished engineered wood frame
- SHUTTER - Engineered Shutter with Veneer/Laminate/Olefin finish with required hardware
  - Kitchen to Utility : UPVC/Alumimium Frames with Shutters
  - Living/Dining to Balcony/Terrace : 2.5 Track Glazed, UPVC/Aluminum Sliding Shutters  
with track provision for insect mesh

## WALLS

- Internal walls - Gypsum plastered, painted with Acrylic Emulsion (Except for 1 BHK)
  - 1 BHK - Cement plastered painted with Acrylic Emulsion
    - Kitchen - Ceramic Tiles Dado up to 2' above Counter
    - Toilets - Ceramic Tiles up to False Ceiling

# SANITARY FIXTURES

## TOILETS

- Shower : Overhead shower
- Fittings : Health faucet, flush valve, pillar cock, angular stock cock  
as required, single level diverter & spout

## KITCHEN

- Floor Traps - Floor Traps
- Fittings - Sink mixer & angular stop cock provision for water purifier and geyser as required

## ELECTRICAL

### General Electric Works :

ISI Certifies cables, FRLS wiring through PVC conduits concealed in walls & ceilings with modular switches, light points, fan points, exhaust points, power points, geyser points, TV points, telephone points, data points available at living/dining and bedrooms as per design.

### DG Power Backup:

100% backup for common area lightings, pumps, lifts & fire services based on standard diversity factors.

1 BHK - 1000 W

2 BHK - 2000 W

3 BHK - 3000 W



Site Office: Bhavani Amman Koil St, Pallikaranai, Chennai - 600100  
Regional Head Office: 33, 2nd Street, S Beach Ave, MRC Nagar, Raja Annamalai Puram, Chennai, Tamil Nadu - 600028

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The images used are only indicative   

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All the plans, designs, images, dimensions, facilities and other details herein are purely indicative in nature and the intended recipient should note that these are to be treated as purely provisional and informative and as such only tentative subject to approval from respective authorities. We reserve the right to modify / change / amend / alter any of the aforesaid in the best interest of the development without prior intimation / notice and without any obligation. The content herein should not be constructed as an offer / invitation to offer / contract and does not have any legal binding. The printed material inter alia images, content therein is for representative purpose only. (2) Dado, sink, faucet & cooking platform in Kitchen are not provided to enable the customer to install modular kitchen of their choice RERA No. TN/29/Building/0008/2023; TN/29/Building/0009/2023; TN/29/Building/0010/2023. Visit [rera.tn.gov.in](http://rera.tn.gov.in)

#### Funding Partner

The Project is mortgaged in favour of Universal Trusteeship Services Limited for funding by ICICI Bank Limited & Standard Chartered Bank and the buyer will be required to obtain a no objection certificate prior to entering into Agreement for Sale of any unit/flat in the project.