



Semmanchery

*Simply because
time is money...*

In a fast paced world where even a simple task like buying your mother a saree, a toy for your child, taking your wife for a health check up or just reaching your office or home in time is close to impossible, comes Navin's Maris Dale, a rare little hamlet of incredible convenience that offers you just about everything at arm's reach.

Something within you has always been saying that you must find more time for your family, for your health and for all the good things in life. Well, the moment has arrived.

Welcome to Maris Dale.



At times,
a picture is worth a million words...

Features

- ▶ Covered / open car park
- ▶ Separate visitors parking
- ▶ Stand-by generator
- ▶ Fitness centre
- ▶ Games / leisure lounge
- ▶ Yoga / multi-purpose hall
- ▶ Rain water harvesting
- ▶ Sewage treatment plant
- ▶ Reading room
- ▶ Children's play area
- ▶ Avenue trees
- ▶ Security intercom
- ▶ Strict adherence to the approved plan



Specifications

- Structure – RCC framed structure
- Walls – Hollow cement blocks in cement mortar
- Doors – Main door in teak wood frame and other doors in country wood with flush type shutters
- Windows – UPVC windows with glazed shutters
- Kitchen – Polished granite platform with stainless steel sink and ceramic tiles cladding
- Toilets – Ceramic tile flooring and cladding with good quality sanitary fittings
- Flooring – Vitrified tile flooring inside the flat
- Electricity – Three phase electric supply with concealed copper wiring, circuit breaker and AC point in all bedrooms
- Finishing – Walls and ceiling plastered suitable to take cement paint and painted with Supercem / Surfacer or equivalent cement paint; Doors and windows – Enamel paint; Main entrance door – Varnish Sealer Finish; Outer walls – Exterior Matt Finish
- Water supply arrangements – Bore well / open well for tapping groundwater – Sump to store water with arrangements for pumping water to overhead tank; Lines run from these tanks to each flat
- Lifts – 3 passenger lifts of reputed make



Where everything in life is so homely

So close to home. So open to life

Imagine owning a home that you could perhaps never have imagined in the wildest of your dreams. A home so close to the most happening part of the city

Navin's, your most favourite and trusted builder for over 2 decades, proudly presents Maris Dale, an unconventional epitome of meticulous craftsmanship and stunning presentation.

Distinguished for its trendsetting architectural innovation, precise space planning, awesome landscapes and varied amenities, Navin's Maris Dale, comprises of 49 swanky 2 & 3 BHK apartments that unlock the floodgates of comfort, convenience and relaxation.

Curtail your worries. Regulate life. Avail Maris Dale

Car parking site plan



Site Address:
Door No. 3/61, Pondichery Road,
Kumaran Nagar, Semmanchery,
Chennai- 600 119

OCP Leisure Area OCP





Block A
Typical Floor Plan





Block B
First Floor Plan





Block B
Typical Floor Plan





Block C
Typical Floor Plan





Area Statement

BLOCK	FLAT NO.	BED ROOMS	SALEABLE AREA	CARPET AREA	WALL AREA	PLINTH AREA	COMMON AREA
BLOCK -A TYPICAL FLOOR	A1 & A2	3 BR	1441.00	1086.00	150.00	1236.00	205.00
	A3 & A4	3 BR	1381.00	1017.00	168.00	1185.00	196.00
BLOCK -B FIRST FLOOR	B1	3 BR	1459.00	1082.00	170.00	1252.00	207.00
	B2	2 BR	1125.00	826.00	139.00	965.00	160.00
	B3	2 BR	1070.00	764.00	154.00	918.00	152.00
	B4	2 BR	977.00	722.00	116.00	838.00	139.00
	B5	2 BR	1014.00	748.00	122.00	870.00	144.00
BLOCK -B TYPICAL FLOOR	B1	3 BR	1459.00	1082.00	170.00	1252.00	207.00
	B2	2 BR	1125.00	826.00	139.00	965.00	160.00
	B3	2 BR	1070.00	764.00	154.00	918.00	152.00
	B4	3 BR+Study	2032.00	1395.00	348.00	1743.00	289.00
BLOCK -C TYPICAL FLOOR	C1 & C4	2 BR	1041.00	723.00	170.00	893.00	148.00
	C2	2 BR	1061.00	785.00	125.00	910.00	151.00
	C3	3 BR	1852.00	1301.00	288.00	1589.00	263.00

Schedule of payments

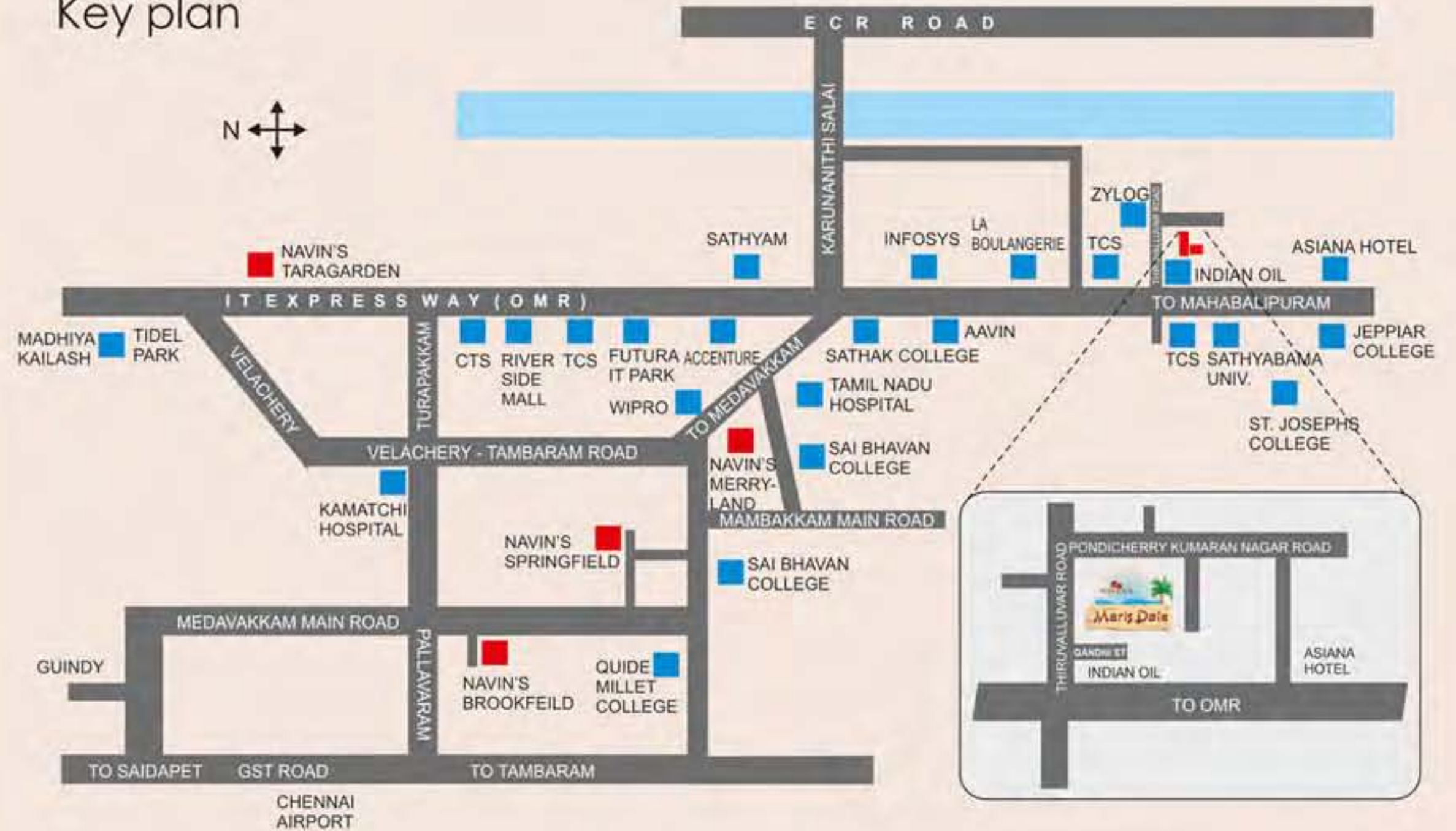
- Down payment at the time of booking : 20%
- At the time of registration : 25%
- At foundation stage : 15%
- On completion of respective roof slab : 15%
- On completion of internal plastering : 15%
- Laying of flooring : 5%
- Before handing over : 5%

Extra expenses

- Registration charges
- Legal fees, documentation charges and incidental expenses
- Sales tax/ VAT and Service tax
- Infrastructure charges
- Service connection charges, fees, deposits and incidental expenses for electricity, water supply, sewage treatment plant
- Contribution to Building Maintenance Fund

Note : Details shown in this brochure are for the purpose of illustration only. The information is subject to change without notice and will not form part of any agreement or contract.

Key plan




NAVIN'S
 "The Home Makers Who Care"
AN ISO 9001:2008 CERTIFIED GROUP

Promoter : Navin Builders

Corporate Office: "NAVIN'S Triumph" No. 802 & 804, Anna Salai, Nandanam, Chennai - 600 035,
 Ph : +91-44-43207777 Tele Fax : +91-44-42181919 Email: marketing@navinhousing.com,
enquiries@navinhousing.com Web site: www.navinhousing.com

For bookings contact: +91 - 98408 28811/22/33/44/45