

!ND!GO

I N D I G O N A G A R

Turning heads and tides with indigo

Independent Premium 2 BHK & 3 BHK Duplex Villas

VAMAJA
VAMAJA REALTY Pvt Ltd

INDIGO NAGAR is pinpointed at Naduveerapattu, near Tambaram and is in close proximity to Kishkinta amusement park, Sairam engineering college within CMDA limits surrounded by greens all around to escape the concrete mound of hectic cityscapes.

These exclusive Independent Duplex villas of 2BHK / 3BHK at Indigo nagar will fulfill all your dreams of having a villa in lush green healthy environment with natural light and ventilation. A villa where you can relax with your family and make your own garden and also terrace garden. Weave happiness and memories that you can cherish a lifetime.



AERIAL VIEW



STREET VIEW



The INDIGO NAGAR is designed to house five typologies of cost-efficient villas and a scenic look around the entirety of the site.

PLOT NOS. 3, 4, 5, 6, 7, 17, 18, 19, 20, 31, 37



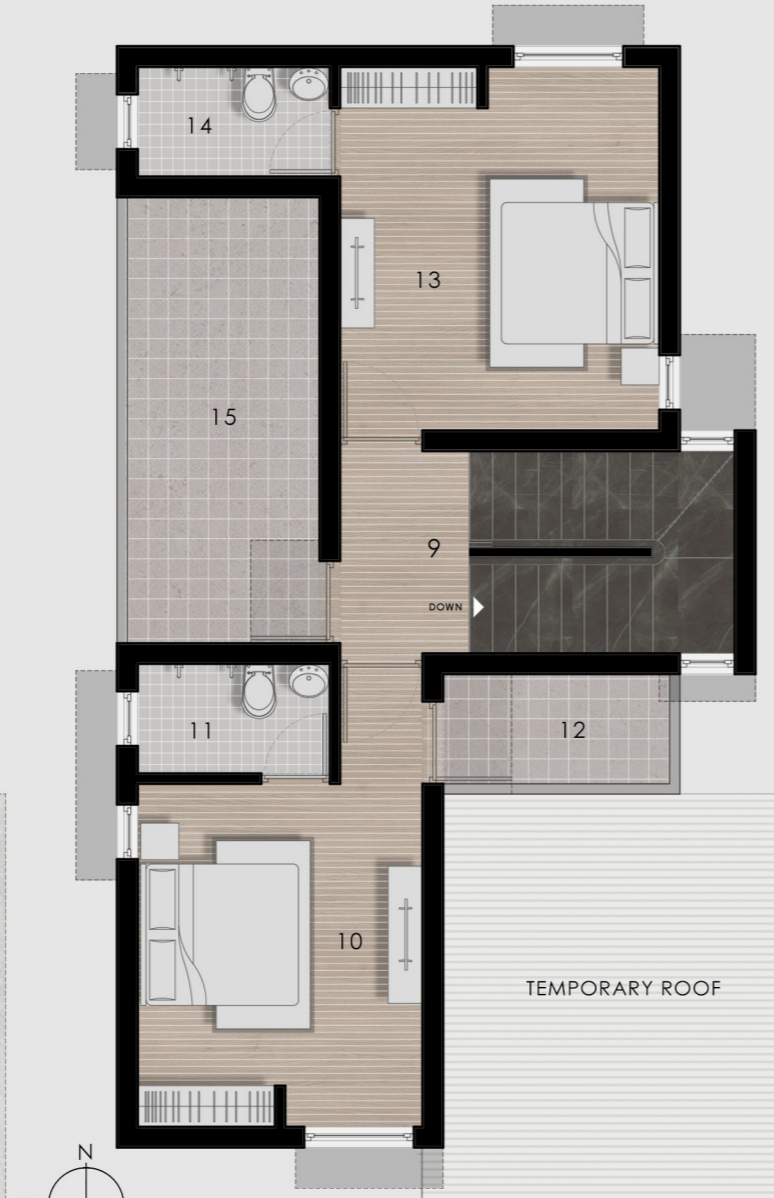
KEY PLAN

LEGEND

- | | | |
|---------------------|---------|----------|
| 1. Parking | 12'4.5" | X 14'10" |
| 2. Veranda | 5'0" | X 7'10" |
| 3. Foyer | 5'10" | X 7'10" |
| 4. Living room | 12'0" | X 10'9" |
| 5. Dining | 10'1" | X 12'6" |
| 6. Kitchen | 8'6" | X 8'9" |
| 7. Master bedroom | 10'4.5" | X 12'6" |
| 8. Toilet | 7'0" | X 4'0" |
| 9. Staircase | 9'8" | X 7'4.5" |
| 10. Bedroom 2 | 10'4.5" | X 12'6" |
| 11. Toilet | 7'0" | X 4'0" |
| 12. Covered Balcony | 7'10" | X 4'0" |
| 13. Bedroom 3 | 11'7" | X 13'3" |
| 14. Toilet | 7'0" | X 4'0" |
| 15. Terrace | | |



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Plot area

Plot No.	Area
3	1494 sq.ft
4	1498 sq.ft
5	1498 sq.ft
6	1501 sq.ft
7	1495 sq.ft
17	1404 sq.ft

Plot No.	Area
18	1456 sq.ft
19	1456 sq.ft
20	1456 sq.ft
31	1469 sq.ft
37	1517 sq.ft

Built-up area

Floor	Area
Ground floor	736 sq.ft
First floor	616 sq.ft
TOTAL	1352 sq.ft
Temporary roof	185 sq.ft

AREA STATEMENT

Carpet area	
Floor	Area
Ground floor	580 sq.ft
First floor	499 sq.ft
TOTAL	1079 sq.ft

PLOT NO. 21

LEGEND

- 1. Parking 8'7" X 14'10"
- 2. Veranda 5'0" X 7'10"
- 3. Foyer 5'10" X 7'10"
- 4. Living room 9'3" X 10'9"
- 5. Dining 10'1" X 12'6"
- 6. Kitchen 8'6" X 8'9"
- 7. Master bedroom 10'4.5" X 12'6"
- 8. Toilet 7'0" X 4'0"
- 9. Staircase 9'8" X 7'4.5"
- 10. Bedroom 2 10'4.5" X 9'6"
- 11. Toilet 4'3" X 7'0"
- 12. Covered Balcony 7'10" X 4'0"
- 13. Bedroom 3 11'7" X 13'3"
- 14. Toilet 7'0" X 4'0"
- 15. Terrace



KEY PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Plot area

Plot No.	Area
21	1371 sq.ft

Built-up area

Floor	Area
Ground floor	712 sq.ft
First floor	636 sq.ft
TOTAL	1348 sq.ft
Temporary roof	129 sq.ft

AREA STATEMENT

Carpet area	
Floor	Area
Ground floor	579 sq.ft
First floor	521 sq.ft
TOTAL	1100 sq.ft

PLOT NOS. 8, 9, 10, 11, 12, 36

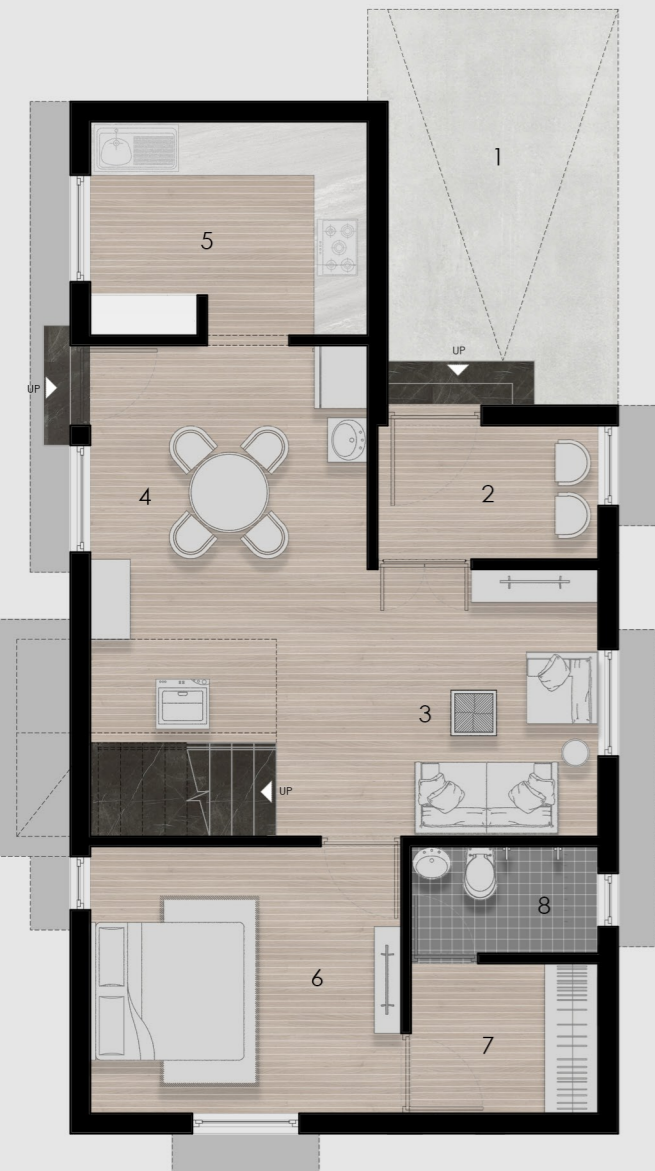
LEGEND



- 1. Parking 13'1" X 14'10"
- 2. Foyer 8'3" X 5'0"
- 3. Living room 12'0" X 10'0"
- 4. Dining 10'4.5" X 11'0"
- 5. Kitchen 10'4.5" X 8'0"
- 6. Master bedroom 11'7" X 10'0"
- 7. Walk-in wardrobe 7'0" X 5'7"
- 8. Toilet 7'0" X 4'0"
- 9. Staircase 9'8" X 7'4.5"
- 10. Bedroom 2 11'7" X 10'0"
- 11. Walk-in wardrobe 7'0" X 5'7"
- 12. Toilet 7'0" X 4'0"
- 13. Bedroom 3 10'4.5" X 14'7"
- 14. Toilet 7'0" X 4'0"
- 15. Terrace
- 16. Covered Balcony 7'10" X 4'6"



KEY PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Plot area

Plot No.	Area
8	1443 sq.ft
9	1456 sq.ft
10	1456 sq.ft
11	1456 sq.ft
12	1404 sq.ft
36	1469 sq.ft

Built-up area

Floor	Area
Ground floor	718 sq.ft
First floor	624 sq.ft
TOTAL	1342 sq.ft
Temporary roof	186 sq.ft

AREA STATEMENT

Carpet area	
Floor	Area
Ground floor	596 sq.ft
First floor	516 sq.ft
TOTAL	1112 sq.ft

PLOT NOS. 32, 33, 34, 35, 38, 39



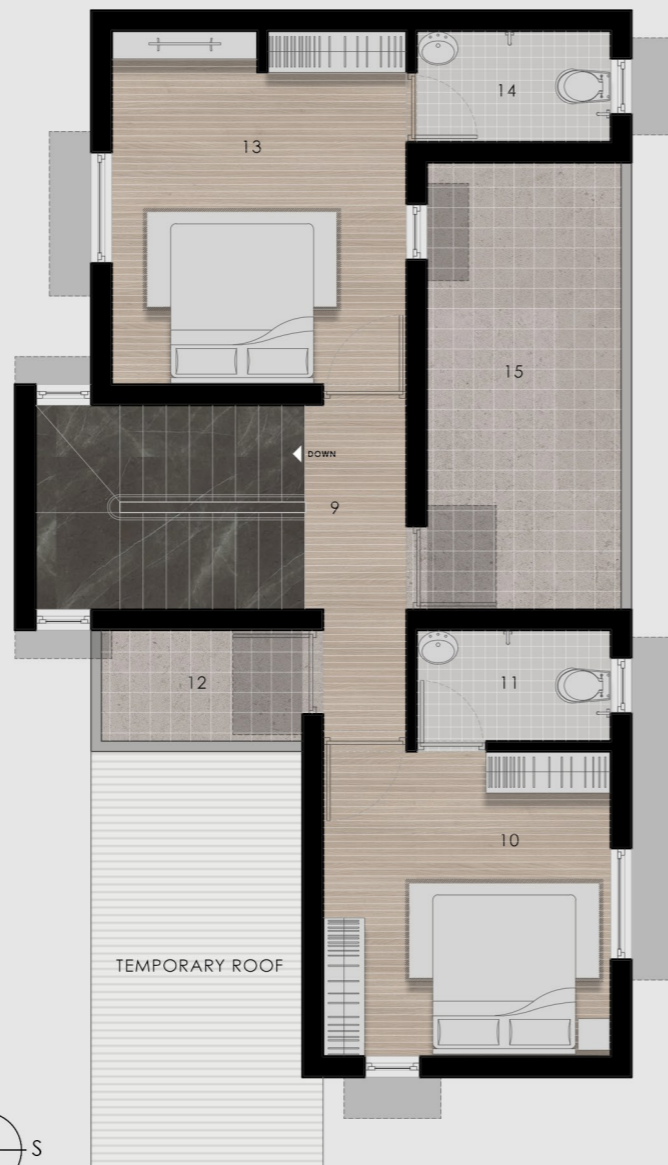
KEY PLAN

LEGEND

- 1. Parking 11'4.5" X 15'0"
- 2. Veranda 5'0" X 7'10"
- 3. Foyer 4'10" X 7'10"
- 4. Living room 11'0" X 10'7"
- 5. Dining 9'7" X 12'0"
- 6. Kitchen 8'0" X 8'9"
- 7. Master bedroom 10'4.5" X 11'0"
- 8. Toilet 7'0" X 4'0"
- 9. Staircase 9'8" X 7'4.5"
- 10. Bedroom 2 10'4.5" X 11'0"
- 11. Toilet 7'0" X 4'0"
- 12. Covered Balcony 6'10" X 4'0"
- 13. Bedroom 3 10'7" X 12'9"
- 14. Toilet 7'0" X 4'0"
- 15. Terrace



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Plot area

Plot No.	Area
32	1287 sq.ft
33	1300 sq.ft
34	1300 sq.ft
35	1287 sq.ft
38	1337 sq.ft
39	1312 sq.ft

Built-up area

Floor	Area
Ground floor	686 sq.ft
First floor	567 sq.ft
TOTAL	1253 sq.ft
Temporary roof	173 sq.ft

AREA STATEMENT

Carpet area	
Floor	Area
Ground floor	536 sq.ft
First floor	455 sq.ft
TOTAL	991 sq.ft

PLOT NOS. 1, 2, 13, 14, 15, 16



KEY PLAN

LEGEND

- | | | | |
|---------------------|---------|---|--------|
| 1. Parking | 12'4.5" | X | 11'6" |
| 2. Living room | 12'4.5" | X | 6'9" |
| 3. Dining | 8'4.5" | X | 5'10" |
| 4. Kitchen | 6'3" | X | 10'3" |
| 5. Bedroom 1 | 9'0" | X | 7'4.5" |
| 6. Toilet | 7'0" | X | 4'0" |
| 7. Staircase | 9'8" | X | 7'4.5" |
| 8. Bedroom 2 | 11'5" | X | 10'3" |
| 9. Toilet | 7'0" | X | 4'0" |
| 10. Terrace | | | |
| 11. Covered balcony | 2'6" | X | 13'3" |



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Plot area

Plot No.	Area
1	918 sq.ft
2	932 sq.ft
13	897 sq.ft
14	910 sq.ft
15	910 sq.ft
16	897 sq.ft

Built-up area

Floor	Area
Ground floor	438 sq.ft
First floor	350 sq.ft
TOTAL	788 sq.ft
Temporary roof	144 sq.ft

AREA STATEMENT

Carpet area	
Floor	Area
Ground floor	328 sq.ft
First floor	280 sq.ft
TOTAL	608 sq.ft

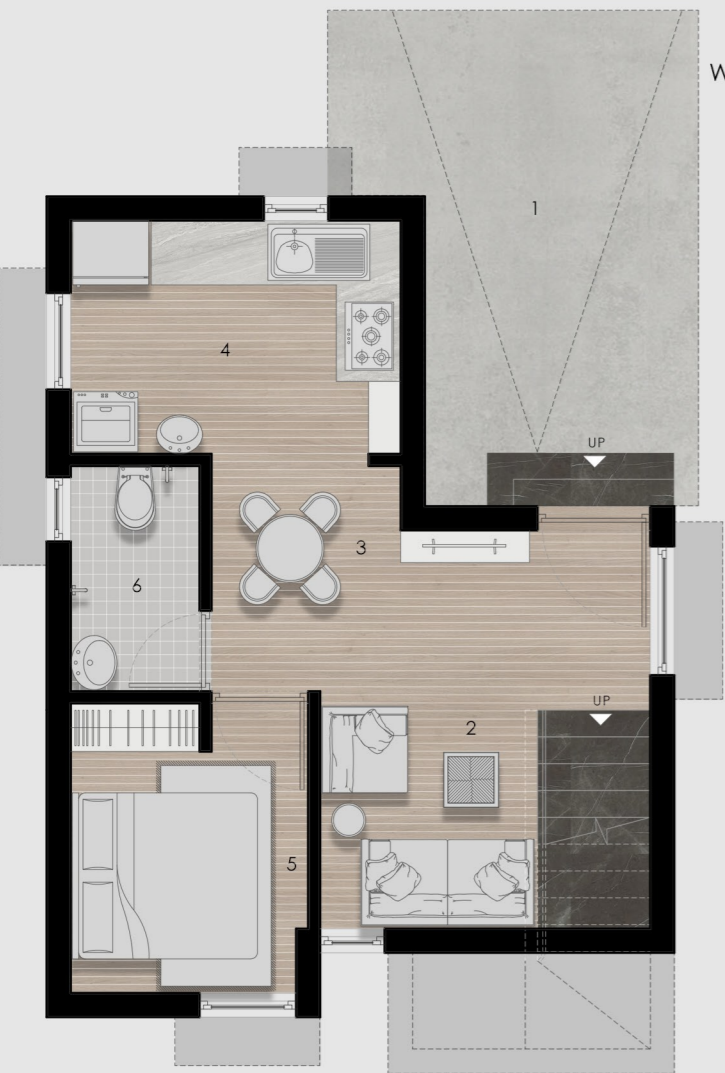
PLOT NOS. 22, 23, 24, 25, 26, 29, 30



KEY PLAN

LEGEND

- | | | | |
|---------------------|--------|---|---------|
| 1. Parking | 11'6" | X | 15'4.5" |
| 2. Living room | 6'9" | X | 12'4.5" |
| 3. Dining | 5'10" | X | 7'0" |
| 4. Kitchen | 10'3" | X | 7'3" |
| 5. Bedroom 1 | 7'0" | X | 9'0" |
| 6. Toilet | 4'0" | X | 7'0" |
| 7. Master bedroom | 10'3" | X | 11'5" |
| 8. Toilet | 7'0" | X | 4'0" |
| 9. Terrace | | | |
| 10. Staircase | 7'4.5" | X | 9'8" |
| 11. Covered balcony | 10'3" | X | 2'6" |



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Plot area

Plot No.	Area
22	1129 sq.ft
23	1103 sq.ft
24	1076 sq.ft
25	1049 sq.ft
26	1026 sq.ft
29	859 sq.ft

Plot No.	Area
30	953 sq.ft

Built-up area

Floor	Area
Ground floor	438 sq.ft
First floor	337 sq.ft
TOTAL	775 sq.ft
Temporary roof	181 sq.ft

AREA STATEMENT

Carpet area	
Floor	Area
Ground floor	329 sq.ft
First floor	273 sq.ft
TOTAL	602 sq.ft

PLOT NO. 27



KEY PLAN

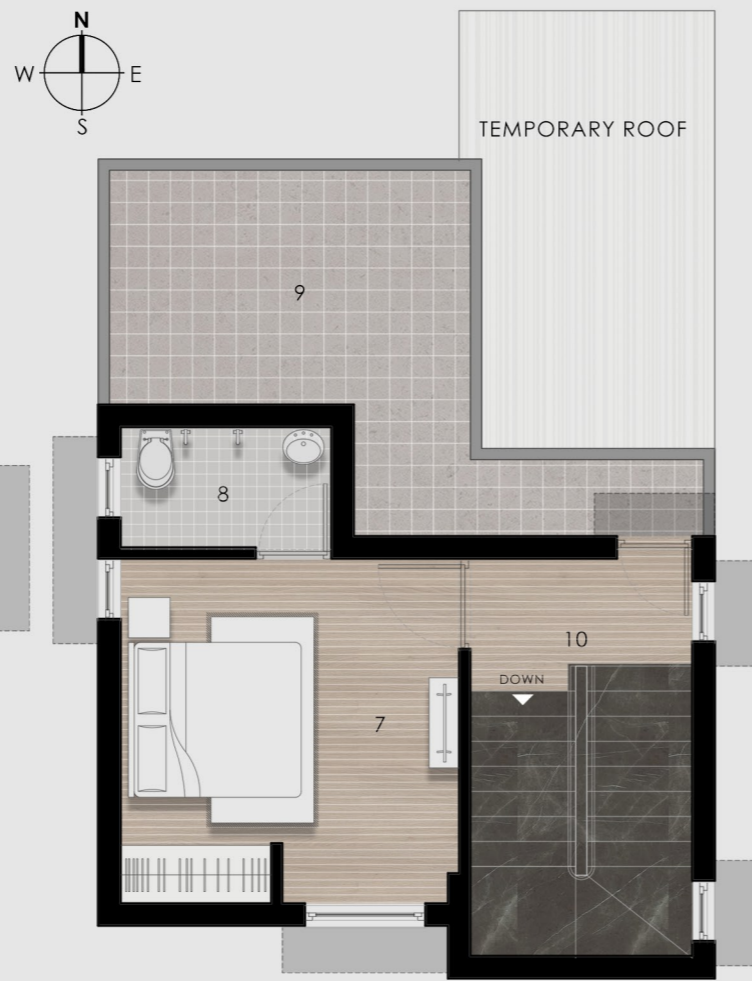


LEGEND

- | | | |
|---------------------|--------|-----------|
| 1. Parking | 7'9" | X 15'4.5" |
| 2. Living room | 7'1" | X 12'4.5" |
| 3. Dining | 8'10" | X 8'9" |
| 4. Kitchen | 13'3" | X 5'10" |
| 5. Bedroom 1 | 10'0" | X 9'0" |
| 6. Toilet | 4'0" | X 7'0" |
| 7. Master bedroom | 13'3" | X 11'5" |
| 8. Toilet | 7'0" | X 4'0" |
| 9. Terrace | | |
| 10. Staircase | 7'4.5" | X 9'8" |
| 11. Covered balcony | 13'3" | X 2'6" |



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Plot area

Plot No.	Area
27	1175 sq.ft

Built-up area

Floor	Area
Ground floor	515 sq.ft
First floor	385 sq.ft
TOTAL	900 sq.ft
Temporary roof	123 sq.ft

AREA STATEMENT

Carpet area	
Floor	Area
Ground floor	399 sq.ft
First floor	314 sq.ft
TOTAL	713 sq.ft

PLOT NO. 28



KEY PLAN

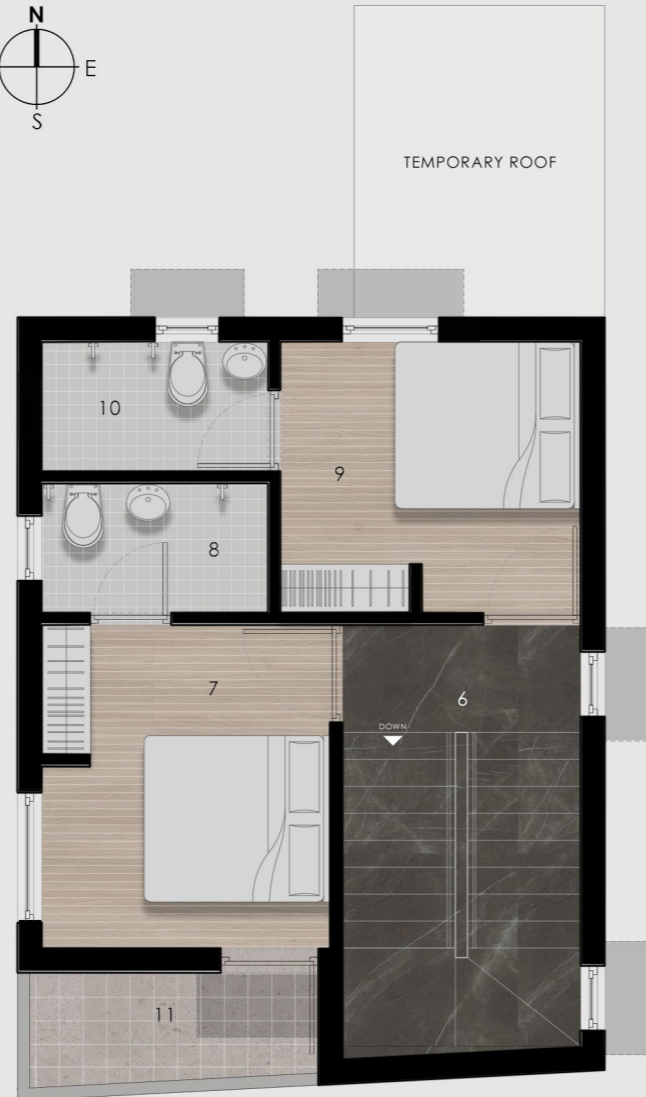


LEGEND

- | | | | |
|-------------------|--------|---|--------|
| 1. Parking | 11'6" | X | 16'1" |
| 2. Living room | 8'6" | X | 8'7" |
| 3. Dining | 7'9" | X | 12'8" |
| 4. Kitchen | 9'8" | X | 9'7" |
| 5. Toilet | 5'0" | X | 3'6" |
| 6. Staircase | 7'4.5" | X | 9'11" |
| 7. Master bedroom | 8'11" | X | 10'0" |
| 8. Toilet | 7'0" | X | 4'0" |
| 9. Bedroom 1 | 9'3" | X | 8'4.5" |
| 10. Toilet | 7'0" | X | 4'0" |
| 11. Terrace | 8'11" | X | 3'4" |



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Plot area

Plot No.	Area
28	760 sq.ft

Built-up area

Floor	Area
Ground floor	435 sq.ft
First floor	399 sq.ft
TOTAL	834 sq.ft
Temporary roof	143 sq.ft

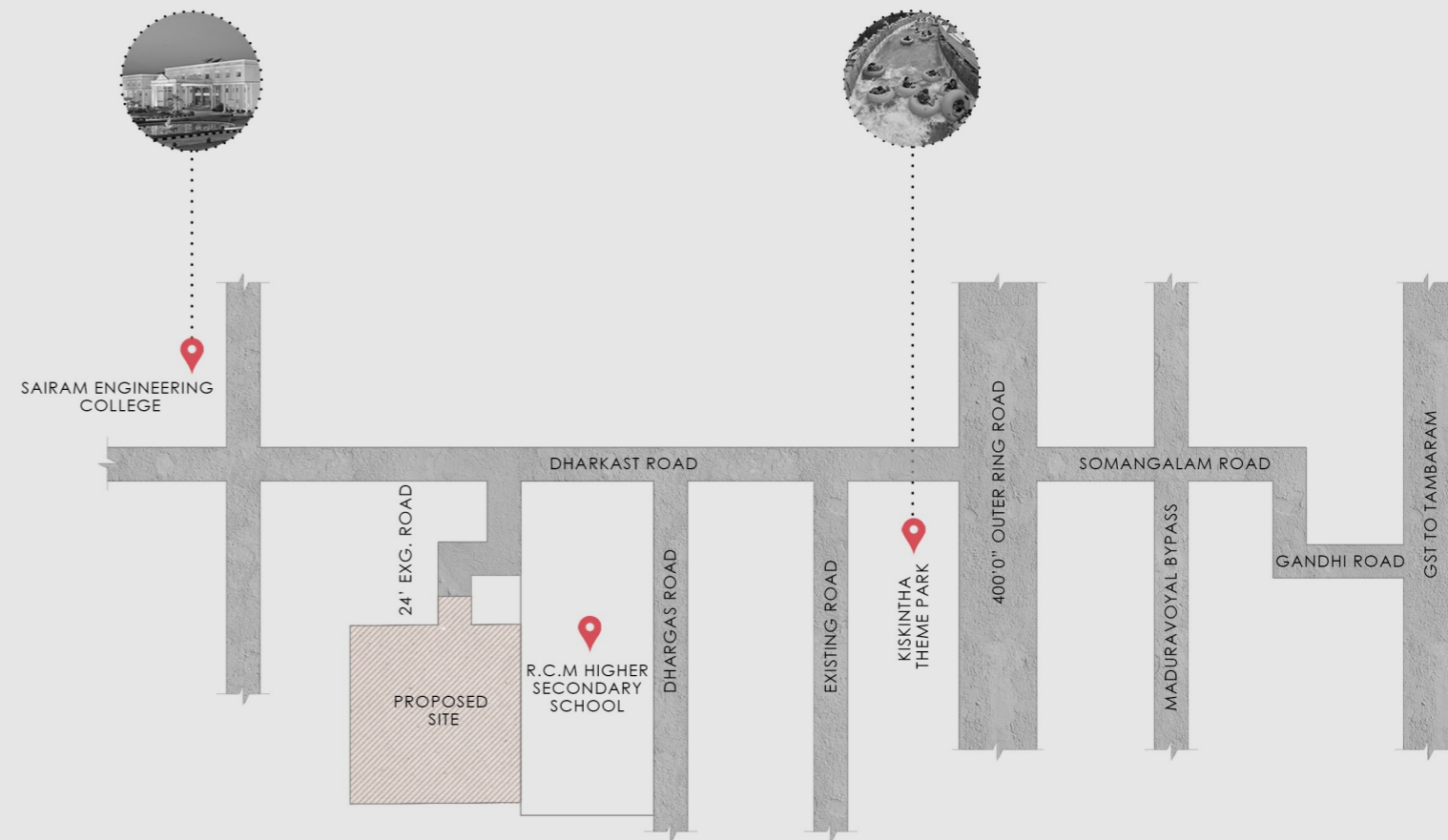
AREA STATEMENT

Carpet area	
Floor	Area
Ground floor	300 sq.ft
First floor	327 sq.ft
TOTAL	627 sq.ft

SPECIFICATIONS

- STRUCTURE**
 - RCC framed structure as per IS code.
 - Conventional brick walls
- FLOOR FINISH**
 - 2' x 2' vitrified tiles
 - Antiskid Ceramic tiles upto 7ft height for bathrooms
- DOORS & WINDOWS**
 - Main door - Teakwood frame & panel door
 - Bedrooms & Balcony - Flush / panel doors with paint finish
 - Bathrooms - Flush doors UPVC windows
- SANITARY**
 - Parryware or equivalent bath fittings
 - Parryware or equivalent sanitary fittings
- PAINTING**
 - Premium emulsion with putty finish for interiors
 - ACE paint finish for exterior
 - Varnish for main doors, enamel paint for window grills
- ELECTRICAL**
 - Three phase electricity connection
 - Metal switch boxes and modular switches
 - Inverter compliant wiring
 - Electrical switch points and wiring will be done as per electrical drawing.
- KITCHEN**
 - Polished black granite counter top with granite sink
 - Glazed ceramic tiles dadoo for 2' height
- EXTRA CHARGEABLE WORK**
 - If any additional points required other than electrical drawings will be charged separately.
 - Safety grill doors as per design will be in additional charge.
 - Car park temporary roof as per design will be in additional charge.
 - Additional civil works other than floor plans will be charged separately.

LOCATION MAP



CMDA Approval No.LO/PPD/65/2019
TNRERA Reg.No.-TN/01/Layout/006/2020

LOCATION HIGHLIGHTS

-  6Km from Tambaram Railway station / Bus terminal
-  5Km from Proposed Chennai mofussil bus terminal at Vandalur
-  2Km from Outer Ring Road(ORR)
-  1.5Km from Kishkinta theme park
-  1Km from Sairam Engineering college
-  Next to R.C.M.Hr.Sec. School
-  13Km from Chennai Airport

Promoted by

VAMAJA

VAMAJA REALTY Pvt Ltd

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