



Eden Gardens

LIVE ONE
WITH NATURE



Eden Garden - Project Introduction

Name of the Project is **EDEN GARDEN** - To its name, project is located in greenish area and adjacent to 150ft Eastern by pass from Vandalur to Velacherry

Project Name : **EDEN GARDEN**

Location : **Tambaram - Mappeddu junction**

Total Flats : 78

Approval : CMDA (357/A-D/2013)

Type : Stilt + 4

Handover : 18 Months from the date of booking.

Price : Rs. 4040/Sq Ft

Eden Garden - Elevation





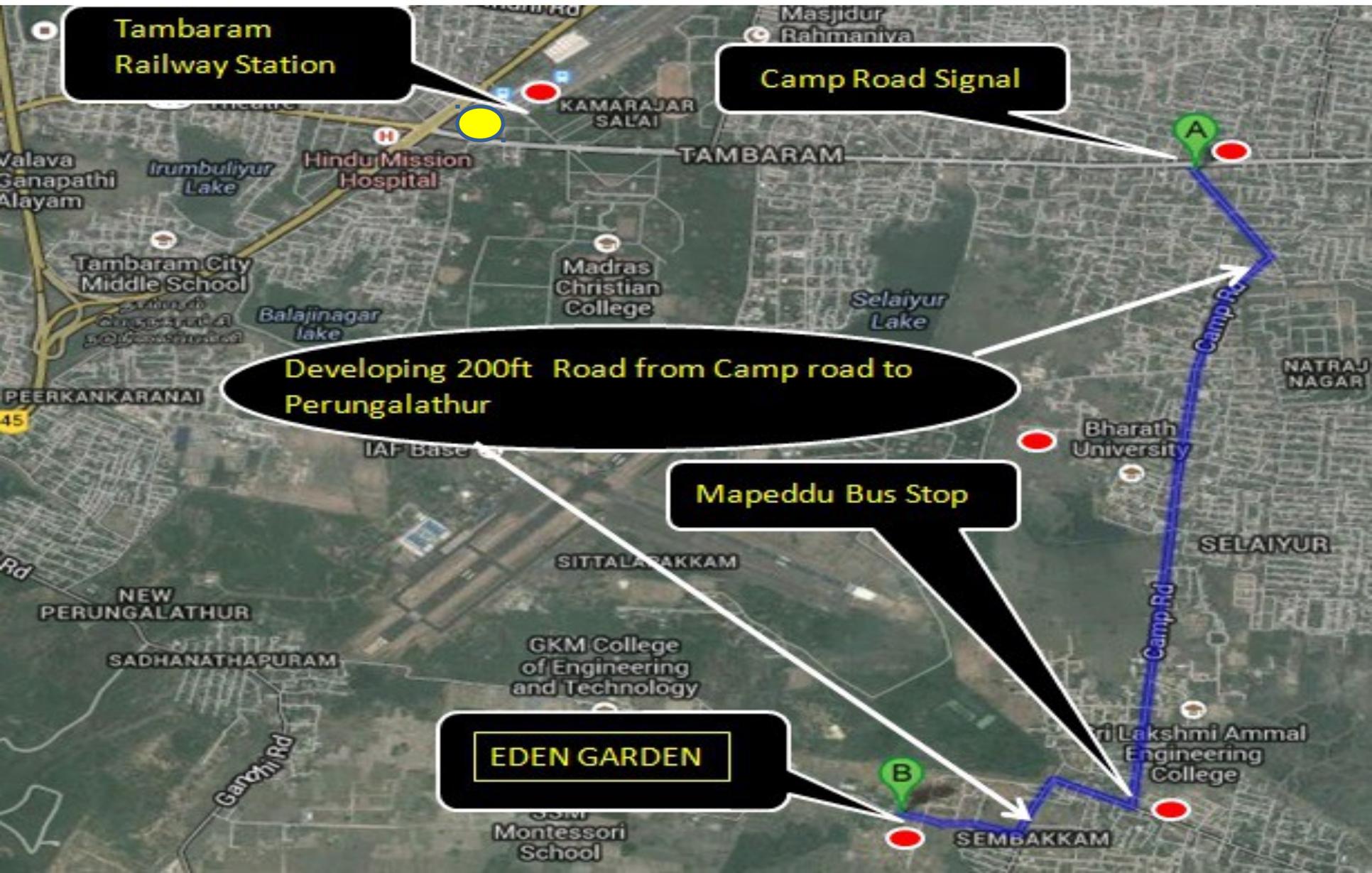
of Apartments	type	sqft Range
148	2BHK	787 - 1163 sq.ft
	3BHK	1111 - 1395 sq.ft

SITE PLAN



First Floor B Second Floor

Eden Garden – Location



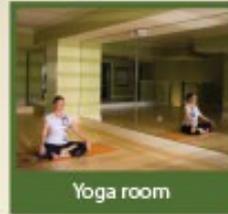
Amenities in Eden Garden



Gymnasium



Indoor play area



Yoga room



Multipurpose hall



Video door calling



Landscaped garden



Power Back up for Elevators & Common Areas



Kids play area



Senior Citizen corner



Walking track



CCTV at the main security gate



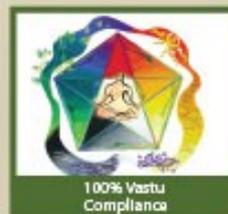
24/7 Security



Water treatment plant



Sewage Treatment plant



100% Vastu Compliance



Eden Gardens
AMENITIES

If you can think it, there's a good chance it's already there. At Eden Gardens , we have left no stone unturned to provide you with all the ingredients to make life truly comfortable and convenient. Everything that you need, and more, find a home here.



Specification for Eden Garden project

Specifications For Eden

The flats will be constructed with minor changes in dimensions, location, etc. as desirable or necessary to ensure sound engineering practice at the discretion of the Builder.

With Fe500 ISI TMT steel

Structure works:

RCC Column framed structure with isolated footing and beams using Fe500 ISI TMT steel. RCC framed structure with beam and slab according to structural designs with seismic consideration.

Peripheral walls: 9" Class 1 Chamber Brick walls.

Internal partition walls: 4 1/2" thickness using Class 1 Chamber Brick.

Doors and Windows:

Main Door: First class teak wood frame and shutters designed aesthetically and polished with natural finish. Godrej or equivalent make locks with brass hinges and fixtures. Peep hole.

Other Doors: High quality country wood frame and shutters. Dulux premium enamel paint and glass.

Windows: Openable UPVC frame and plain / toughened glass shutter with MS grill.

Bathroom Louvers: UPVC frames, Glass blades.

Flooring and Cladding works:

Living / Dining Room, Common Bedrooms, Kitchen: Granite Slab with 24" x 18" Sink

Granite Slab with 24" x 18" Sink

Utility: Skid ceramic tiles and glazed ceramic tiles dado up to 5' height. Balcony: Skid ceramic tiles for flooring.

Staircase Flooring: Granite for Ground Floor & Tiles for other Floors

Kitchen Counter: Granite slab with 24" x 18" high grade stainless steel sink

International Brand lift with 8 Person Capacity

Finishing and Painting works:

Internal walls: One coat of primer with two coats of altek or equivalent putty and two coats of premium emulsion paint.

External walls: One coat of primer and two coats of exterior emulsion paint. Finishing according to the elevation design by architect and

Steel works: All Metal works to be finished with two coats of enamel paint.

Plumbing and Sanitary works: Sanitary fittings and hardware in sanitary fittings in closets and wash basins will be provided with Jaguar / Hindware or equivalent.

CP fittings: Jaguar or Equivalent CP Fittings will be provided at all areas. Each bathroom will have wall mixer for shower area. Health faucet will be provided in all toilets, geyser points in all bathrooms. One towel ring will be provided.

Piping works: CPVC / UPVC pipes for water supply and high quality PVC drain pipe will be provided.

Electrical works:

Wiring: Concealed and quality multi strand copper wiring using brands like Polycab / Finolex or equivalent make.

Switches: High end modular switches will be provided like Anchor / Panasonic.

Lighting: Six nos. of power points to be provided in kitchen.

Drive way: Drive way with parking will be provided.

Provision for Geyser in all bathrooms.

1 Main distribution box for each floor.

1 MCB for each room provided in the distribution box.

Lifts: International branded lifts with automatic doors will be provided.

Premium Emulsion paint

9" Class 1 Brick Walls

Jaguar CP Fittings in all areas

First Class Teak wood frame

Reputed vitrified tiles

Finolex/Polycab copper wiring and Panasonic or equivalent Switches

International Brand lift with 8 Person Capacity

Existing Amenities near by

Educational Institutes :

GKM CBSE School

Alwin Memorial CBSE School

SSM CBSE Montessori School

Zion Matriculation Higher Secondary School

GKM College of Engineering and Technology

Bharat University

Sri Lakshmi Ammal Engineering College

Transport, Hospital Facilities and Shopping :

10 Min's drive to Tambaram Railway Station and Bus Terminus

25 Min's drive to International and Domestic Airports

10 Min's drive to developing Vandalur Bus Terminal

Project is located adjacent the developing Eastern by pass from Vandalur to Velachery.

5 Min's travel to developing Mono Rail at Camp Road junction.

5 Min's drive to Reliance Fresh, Clothing center, Hospitals, Medical shops.

Future development near our project

Eastern Bypass from Vandalur to Velachery

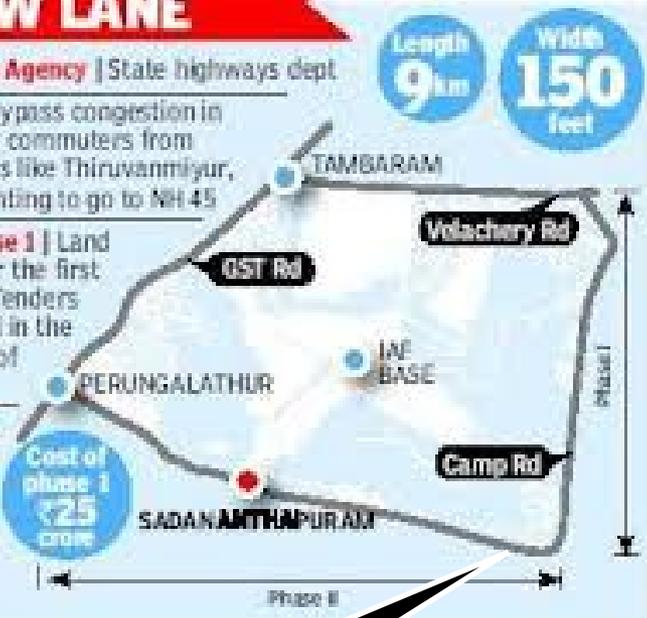
ON SLOW LANE

Implementing Agency | State highways dept

Purpose | To bypass congestion in Tambaram for commuters from southern areas like Thiruvannmiyur, Velachery wanting to go to NH 45

Status of Phase I | Land acquisition for the first 4km is done. Tenders will be floated in the second week of December

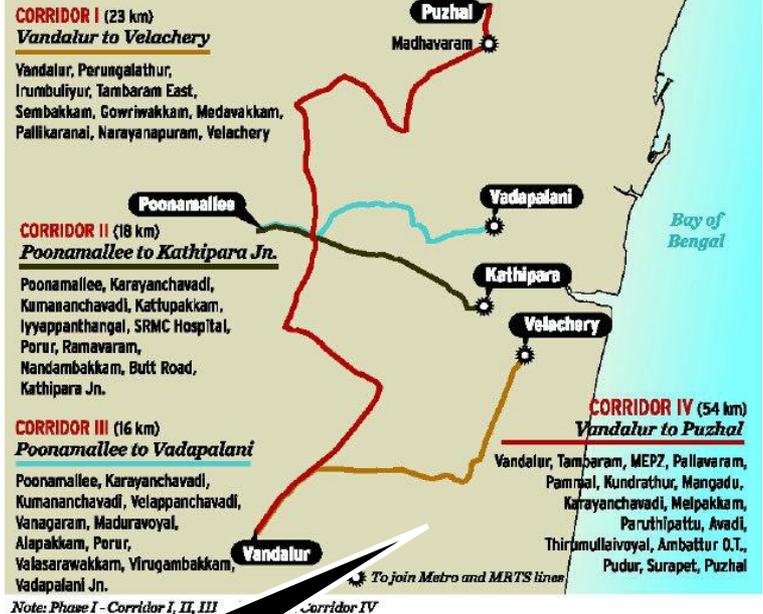
Phase 2 | Around 60,000 square meters of land to be acquired. No plot acquired so far



EDEN GARDEN

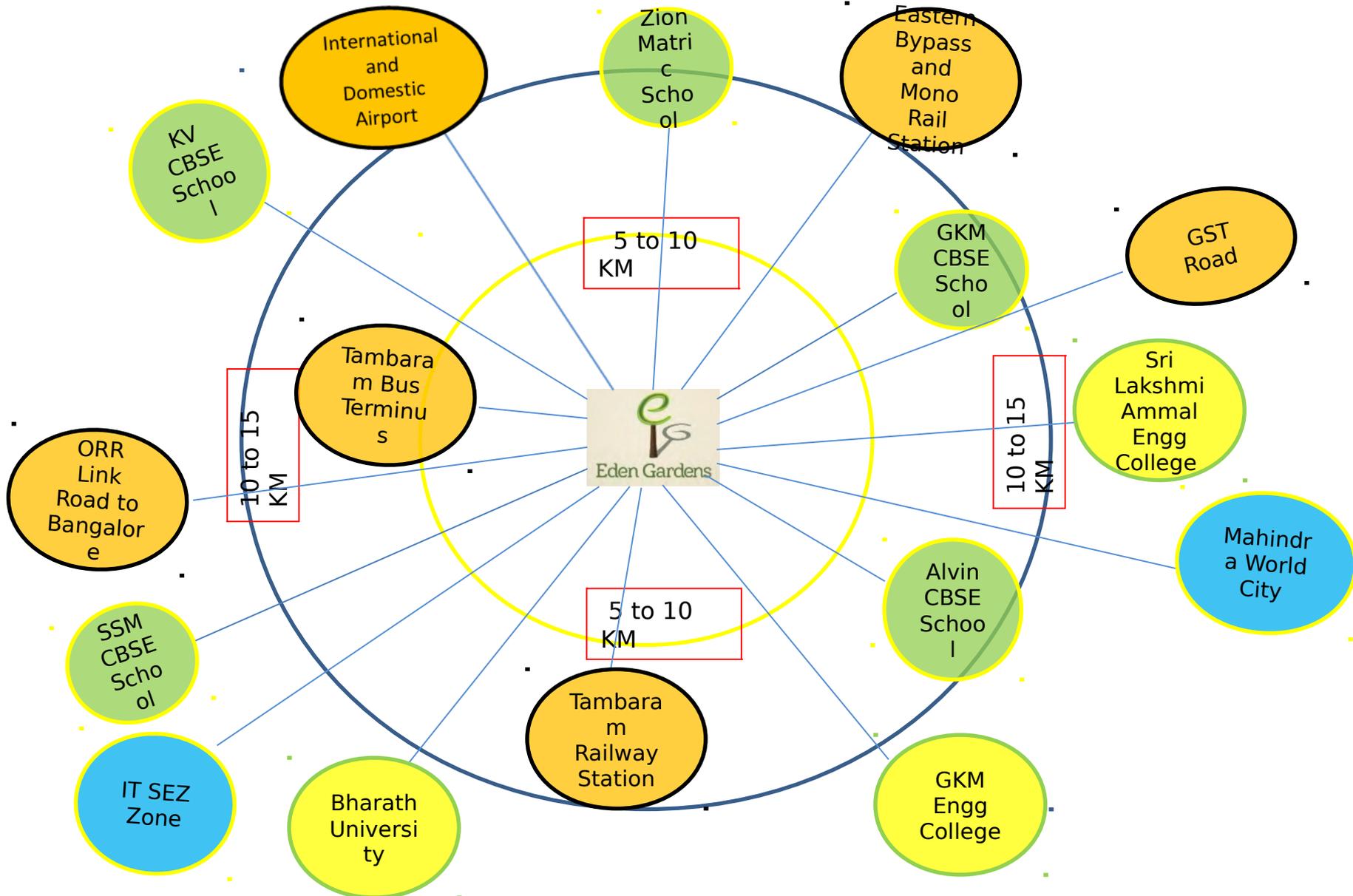
Mono Rail system from Vandalur to Velachery

PROPOSED MONORAIL CORRIDORS



EDEN GARDEN

Why..? I want to purchase this project



Best Investment on Earth is Earth

Thank You...