



ULTRA'S

ANANDAVATIKA



A PREMIUM GATED VILLA COMMUNITY

@Poonamallee - Avadi Main Road, Chennai.

ROUTE MAP



LOCATION HIGHLIGHTS

EXCELLENT CONECTIVITY:

- ✦ 1 km from Bangalore Highway
- ✦ 2.1 kms from Thiruverkadu Bus Depot
- ✦ 3 kms from ORR (400 Ft. Vandalur Bypass)
- ✦ 5.5 kms from Avadi Rly Station/ Avadi Bus Depot
- ✦ 6.5 kms from IRR (200 Ft. Maduravoyal Bypass)
- ✦ 7.9 kms from Porur Juntion
- ✦ 8.5 kms from Ambattur Industrial estate
- ✦ 10.5 kms from Koyembedu Metro station

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THE WAY TO THE GARDEN OF YOUR LIFE

Surrounded By
91+ SCHOOLS



Encircled By
50 + COLLEGES



Close & Near By
66+ HOSPITALS



Entertained By
26+ THEATRES



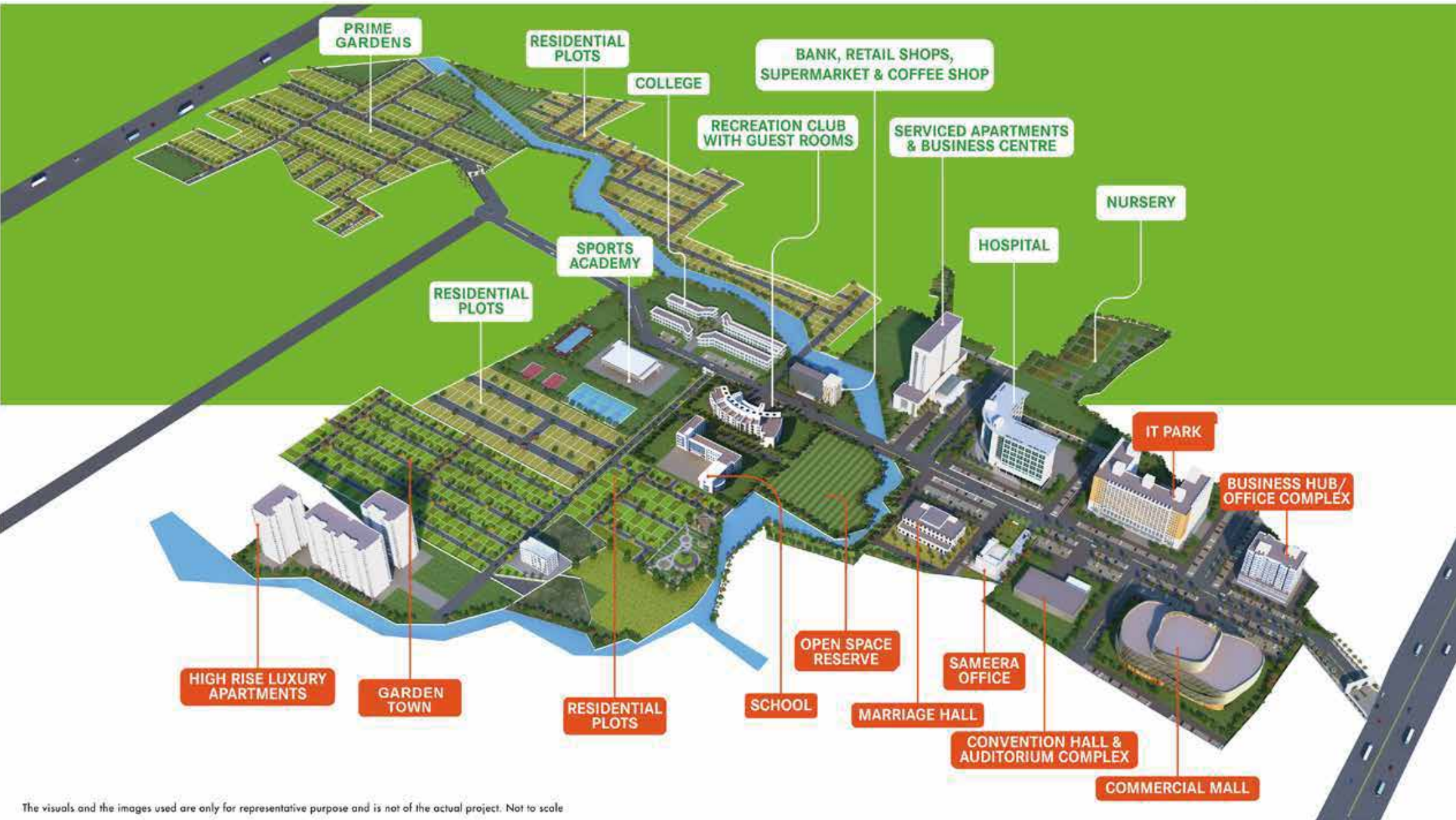
Serviced By
**20+ SUPER
MARKETS**



Neighbourd By
6 + MALLS



LOCATION HIGHLIGHTS



PROJECT HIGHLIGHTS



A SAFE & SECURE COMPOUNDED TOWNSHIP

A compound wall all along the periphery of 117 acres ensures absolute protection within Sameera 117 for you and your property.



CMDA AND RERA APPROVED PREMIUM PLOTS

Sameera 117 offers clearly marked and easily identifiable vaasthu complaint villa plots approve by CMDA and RERA. The value-appreciating plots range from small sizes to build compact home to large plots to build spacious villas.



APPRECIATING INVESTMENT OPPORTUNITIES IN FINE LIVING

Sameera 117 opens the door to a world of infinite investment opportunities that starts from owning a plot to lifestyle villas and high-rise apartments. This integrated township also raises the curtains to investment in educational institutions, health care and fine living that the township needs

PROJECT HIGHLIGHTS



EXCELLENT CONNECTIVITY BY RAIL & ROAD

Advantageously set at just 1 km from Chennai-Bengaluru NH-4, Sameera 117 connects different locations of the city with three-way accesses. One by 'the work-in-progress' Metro Rail at Poonamallee; two is from Maduravoyal, a vital connectivity to CMBT at Koyambedu and three is through Porur, a prime link to South Chennai



A BOOMING NEIGHBOUR AMIDST A FLOURISHING NEIGHBOURHOOD

Sameera 117 is strategically located with Poonamallee in the South, Ambattur in the East, Thirumazhisai in the West and Avadi in the North. Combine this close proximity to the excellent connectivity; Sameera 117 is truly the preferred choice of investment in ready to construct villa plots at the most enchanting integrated township.



A GRAND ENTRY ARCH

A magnificent and imposing arch welcomes you to the world of fine living at Sameera 117, the home to Prime Gardens, Garden Town and many more townships to blossom.

PROJECT HIGHLIGHTS

Anandavatika is a Premium Gated Villa Community targeting the affluent seeking high-quality living in the midst of dynamic city living. Located inside Sameera 117, which is a 117 Acres of Integrated Township situated on the Ponnammalle - Avadi Road, Chennai.

Anandavatika comprises Individual Villas, Attached Villas, and an Apartment Block making it the most preferred gated community in Chennai.

The Apartment Complex is named Anandam

There are three types of Independent Villas named Elite (3 BHK Luxury Villa) designed for today's trend, Max (3 BHK Comfort Villa) and Nano (2 BHK Compact Villa) are designed around balancing the 5 elements- Light, Wind, Space, Water and Earth

- ❖ Premium Gated Community
- ❖ Vastu Compliant
- ❖ Landscaped, well-paved Internal Road
- ❖ 24-hr Water Supply
- ❖ 24-hr Security with Intercom
- ❖ CCTV Cameras around the Community Designer Street Lighting
- ❖ Standby UPS Power Supply
- ❖ Rainwater Harvesting Pits
- ❖ Grey Water Management
- ❖ Fitness Room
- ❖ Multipurpose Air Conditioned Hall





ELITE- LUXURY VILLAS



MAX - COMFORT VILLAS



NANO - COMPACT VILLAS



ANANDAM APARTMENTS

GREEN | CLEAN | SECURED | GATED COMMUNITY

ELITE- LUXURY VILLAS





ELITE - FLOOR PLAN 2300 SQ.FT(Approximate)

The Spacious area is translated into more luxury, privacy and a better living experience without compromising on vastu. The Foyer opens to a grand double storey living, and dining room overlooking the water body giving a pleasant dine time.

The placement of clear openings in the dining and staircase area are strategic, thus allowing the smooth circulation of natural breeze.

Rammed earth is used in producing a superior thermal mass, temperature and noise control, strength and durability, low maintenance, fire proofing as well as its beauty and the pleasure of building with natural materials.

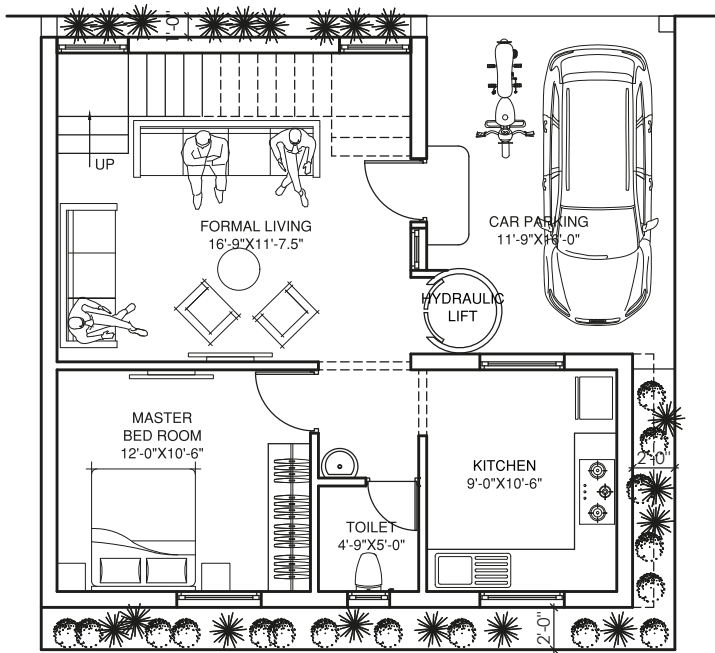
GREEN | CLEAN | SECURED | GATED COMMUNITY

MAX-COMFORT VILLA

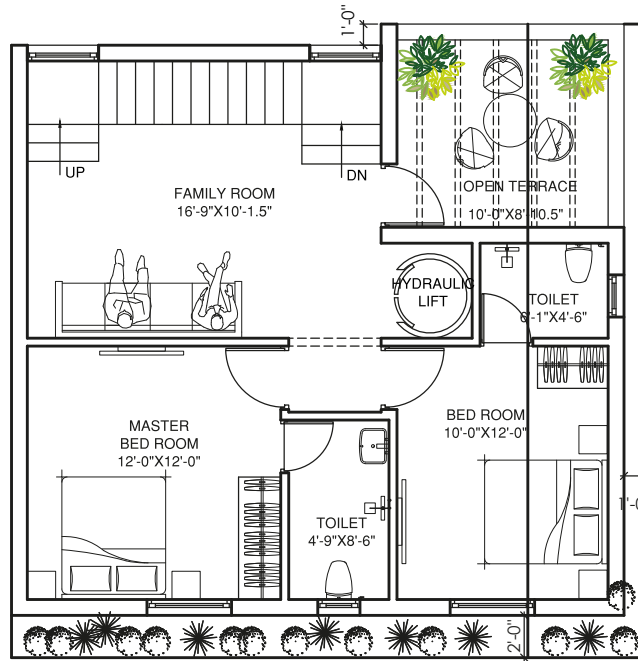


MAX

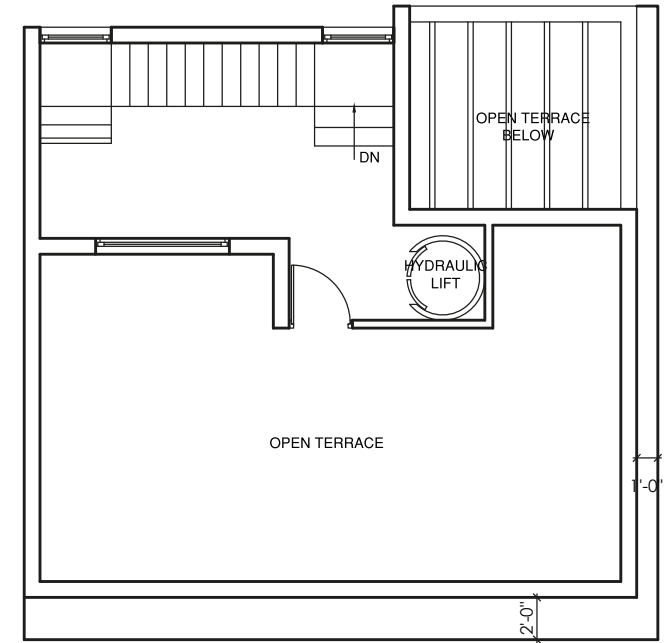
FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

SALEABLE AREA

GROUND FLOOR - 783 SQ.FT

TERRACE - 241 SQ.FT

FIRST FLOOR - 690 SQ.FT

TOTAL AREA- 1714 SQ.FTt

NANO- COMPACT VILLA

GREEN | CLEAN | SECURED | GATED COMMUNITY



NANO

FLOOR PLAN



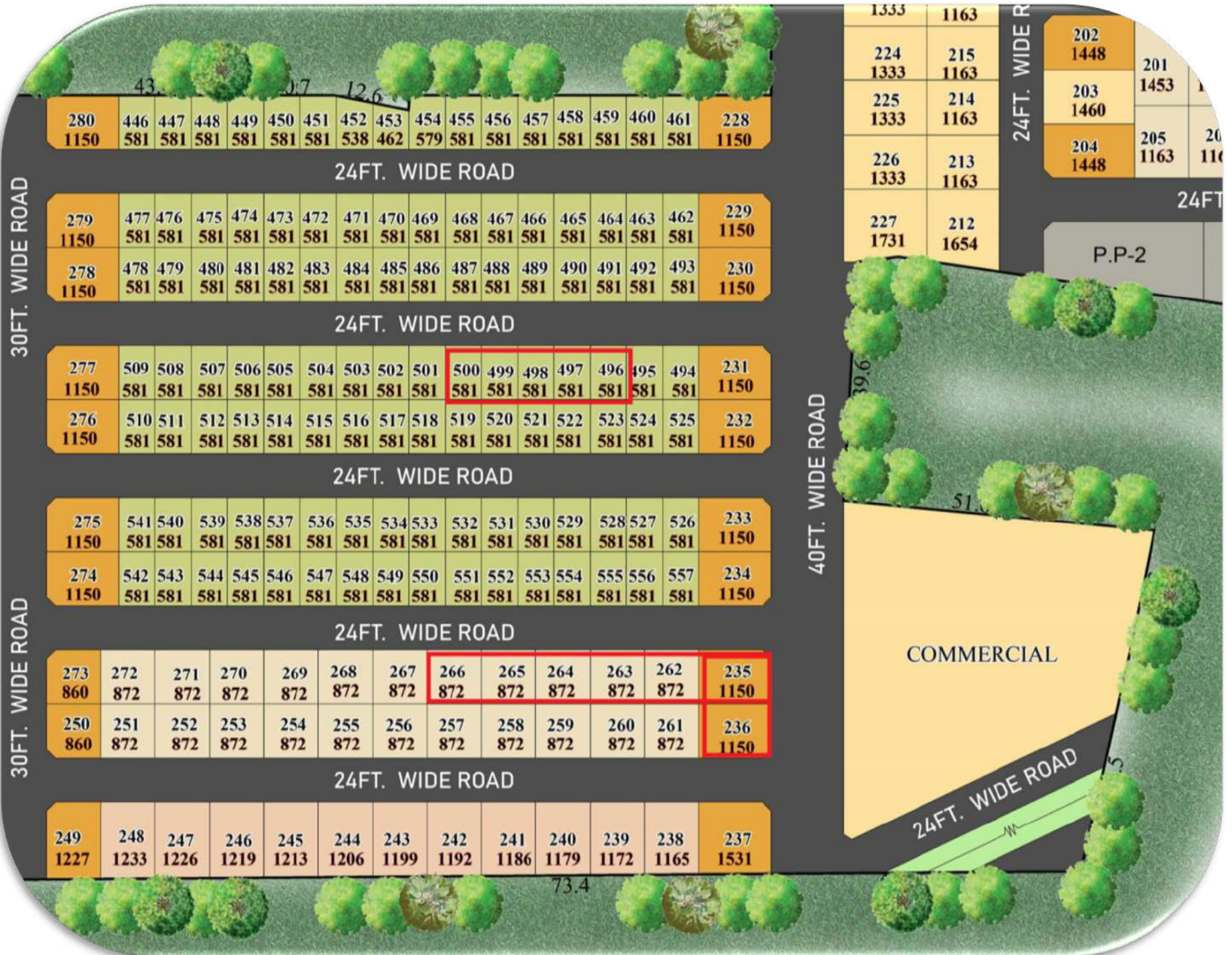
GROUND FLOOR PLAN



FIRST FLOOR PLAN

SALEABLE AREA:

GROUND FLOOR	- 524 SQ.FT
FIRST FLOOR	- 524 SQ.FT
TERRACE	- 150 SQ.FT
TOTAL AREA	- 1,198 SQ.FT



ULTRA'S ANANDAVATIKA - RATE CARD

S.No	Name	Type	Land Area/ In SFT	Land Rate/ In SFT	Land Cost	Area of Villa / Apartment	Construction Cost/Per SFT	Total Construction Cost in Rupees	Total Sale Price Unit in Rupees	TNEB / Legal Fees	Stamp Duty - Land Registration	Construction Agreement Stamp Duty	GST 5%	Total Cost
1	Elite	3BHK Luxury Villa	1150	5,555.00	6,388,250.00	2300.00	2,850.00	6,555,000.00	12,943,250.00	200,000.00	702,707.50	131,100.00	647,162.50	14,624,220.00
2	Max	3BHK Comfort Villa	872	5,555.00	4,843,960.00	1714.00	3,000.00	5,142,000.00	9,985,960.00	200,000.00	532,835.60	102,840.00	499,298.00	11,320,933.60
3	Nano	2BHK Compact Villa	581	5,555.00	3,277,455.00	1198.00	3,000.00	3,594,000.00	6,821,455.00	200,000.00	355,020.05	71,880.00	341,072.75	7,789,427.80

SPECIFICATIONS

STRUCTURE	RCC Framed structure.
WALLS	Living, Dining, Bedrooms and Kitchen Vitrified tiles, Balconies, Utility and Toilets Antiskid/ Matt ceramic tiles, GF/FF/SF - Main entrance lobby- Ultra designer tiles/Vitrified tiles.
DOORS	Bricks/Solid/ Hollow blocks will be used for filler walls.
WINDOWS / VENTILATORS	Heavy gauge UPVC frames glazed sliding/hinged windows. Heavy gauge UPVC frames with louvers / hinged and exhaust provision in kitchen/toilets only.
PLUMBING, SANITARY FITTINGS	Quality CPVC pipes in the concealed areas for hot & cold water lines and quality PVC for external lines. Wash basin (good quality white colored ceramic ware) with bottle trap along with good quality Fittings, Good quality vitreous White coloured Floor mounted EWC, with seat cover, flush white tank and health faucet. Wall Dado coloured glazed tiles from floor up to 0'7" ht.
ELECTRICAL	Best quality cables/wiring through PVC conduits concealed in walls and ceilings, light points, Fan/exhaust points, power points, call bell point telephone points, TV points, two AC points one in master bed and guest bedroom. The electrical system will be Three Phase supply with individual meters as per TNEB norms.
TV / TELEPHONE / INTERNET POINT	One outlet each in Living & Master bedroom for TV/ Telephone/ Internet.

NOTE:

GST applicable as on the date of registration

Total cost = Unit value+car parking +regn+GST+eb/sewage/water connection charges +corpus fund **

ABOUT US

We take pride in introducing ourselves as one of the pioneers in the field of Property Development, Facility Management and Property Management in the U.A.E. You will be happy to lot that we have been part of the development team which has developed more than 30 million square feet of various type of developments such as Residential, Commercial, Malls and Mixed Use Development. We have advised various prestigious clients in the above aspects of Property Related Business across U.A.E., India, Malaysia and Vietnam. Global experience in property development and facility management makes ultra shelters a unique company. The acquired skill sets and combined managerial experience help Ultra Shelters deliver value for money and products with highest level of customer satisfaction. We also manage home stays and serviced accommodations under the brand of "Aditi Home Stay" in Chennai.

UNITED ARAB EMIRATES

PROJECT MANAGEMENT

We have been a part of the team which manages over 30 projects across the whole of U.A.E. including Al-Rayyan, a 3 million square feet of mixed-use containing residences, offices & hypermarkets, located in Sharjah and Rivera, a boutique mall in Dubai.



Al Rayyan



Riah Towers



The Grandeur Residences



Gold Crest Execut



Habitat



Rivera Tower



The Centrum



Belvedere

OUR COMPLETED PROJECTS - INDIA



MANTHRAS



HARMONY



ENCLAVE



GOLDEN RESIDENCY



GOLDEN RESIDENCY 1



SYMPHONY APARTMENTS



SYMPHONY TOWN HOMES



ASTA



DAKSHIN



SERVICES

We are an associate of BRIGHT ENVIRONMENT L.L.C located at DUBAI U.A.E

The Bright Environment is fast-growing Integrated Facility Management service provider based in Dubai, U.A.E, and your single point of contact for a broad range of soft and hard FM services.



FM Consulting



Operations and Maintenance



Security and CCTV Services



Housekeeping Services



Landscaping Management



Building Management Services



Concierge Services



Cleaning Services



Mechanical, Electrical and Plumbing



Pest Control Services



Generator Maintenance



Disaster Management



DEVELOPED BY



U L T R A
SHELTERS

HOUSING INDIA'S DREAMS

GREEN | CLEAN | SECURED | GATED COMMUNITY

SITE ADDRESS:

Ultra's Anandavatika, Sameera 117 Township Prime Gardens, Poonamallee, to, Avadi Main Rd,

Parivakkam, Chennai, Tamil Nadu 600056, India

For Sales : sales@uscind.com

Mobile : +91 952403331 / +91 9791095848 / +91 507731708

OFFICE ADDRESS

Unit A- 1, Plot No.273, LIG-II Type, Nolambur Phase II scheme, Chennai 600037

Landline : +91 44 43555100

The brochure is purely conceptual and not a legal document, The Specifications / Designs are subject to change to suit the practicality of the site and Architect's decision shall be final.