



SITE ADDRESS:
Newry Enclave, Plot No. 5, Poonamallee - Avadi High Road,
Paruthipattu, Avadi, Chennai - 600 071.
RERA.Regd.No : TN/2/Building/0006/2017

Pillars of strength

Architect	KEMBHAVI ARCHITECTURE FOUNDATION
Structural Consultant	JAYS CIVIL TEC DESIGN PRIVATE LIMITED
Civil Contractor	HARINARAYANAN STRUCTURALS PVT LTD

Project approved by all leading banks

THE NEWRY ADVANTAGE

- A division of the renowned Hong Kong based Newry Group
- ISO 9001:2008 certified, process driven company
- Integrity, reliability and transparency built into every step of business
- Business expertise for more than 2 decades
- Completed over 2.5 million sq.ft.
- More than 1500 happy families
- Our assurance: Customer satisfaction, On-time delivery & Highest quality

WE CARE... WE PROMISE... WE DELIVER...



NEWRY PROPERTIES PRIVATE LIMITED

Office Address: 'NEWRY GRANDEUR' No. 19 (Old No. 11), B Block,
 2nd Avenue, Annanagar East, Chennai - 600 102.

Phone: **4343 9494** 📞 **75500 84343**

email: mktg@newry.co.in | www.newry.co.in

The information provided in this Brochure is a representation of the proposed development. This is neither a legal offer nor an invitation to offer. Any alterations of plans & elevations, specification & amenities will be at the sole discretion of the Developer and are subject to change without prior notice.

One sq.ft. = 0.0929 sq.m. | One ft. = 0.3048 m.



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RESERVED FOR THOSE WHO
 DARED TO REACH FOR THE SKY



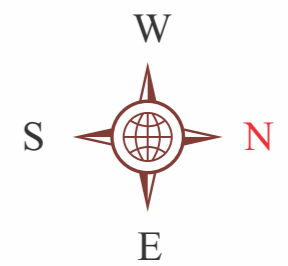
Promoted by Ashwarya Properties Private Limited



**At Newry Enclave, Paruthipattu,
 Poonamallee - Avadi High Road**

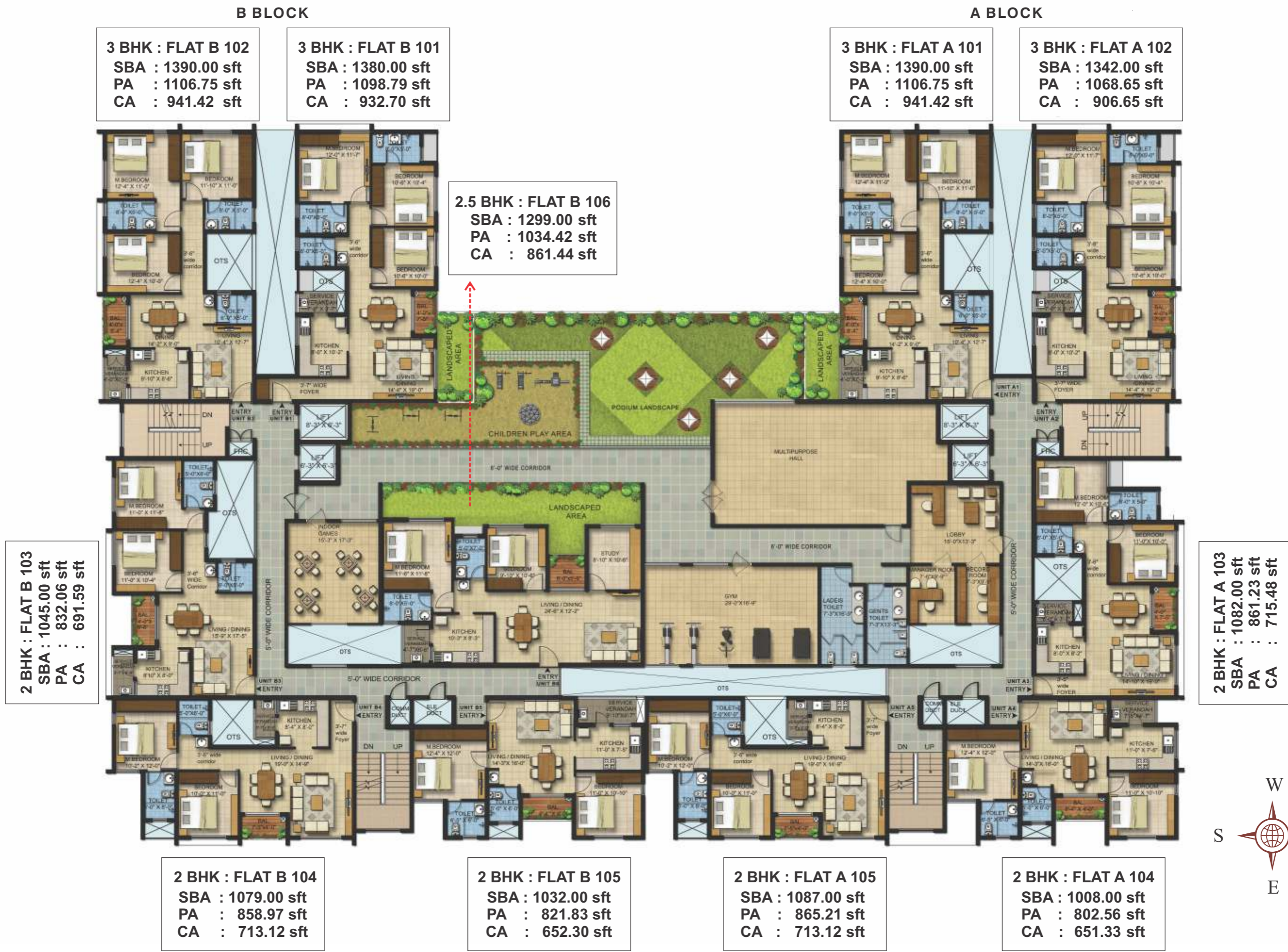
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SITE PLAN



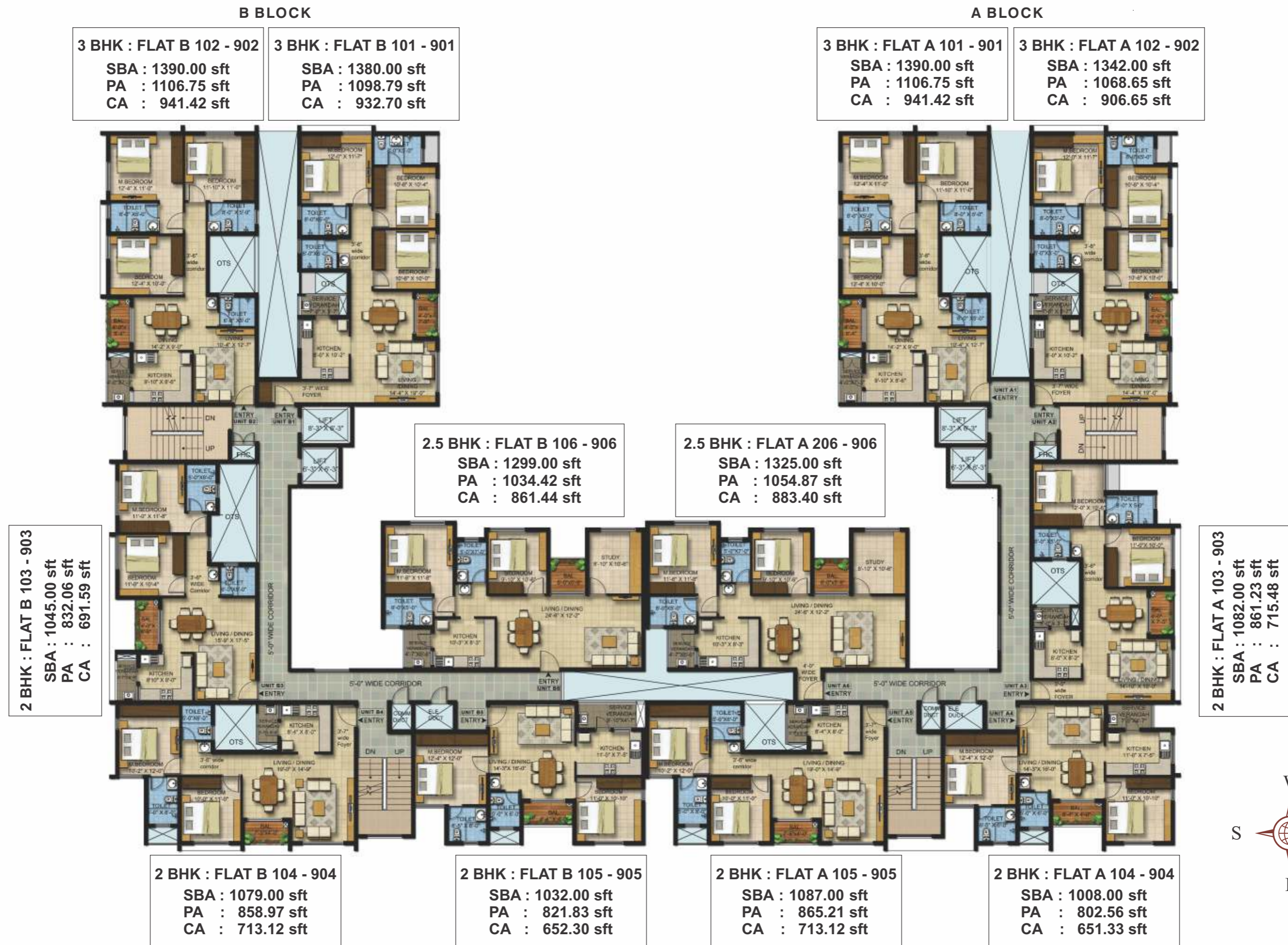
FIRST FLOOR PLAN

Note :
 SBA : Super Buildup Area
 PA : Plinth Area
 CA : Carpet Area as per RERA



TYPICAL FLOOR PLAN

Note :
 SBA : Super Buildup Area
 PA : Plinth Area
 CA : Carpet Area as per RERA



SPECIFICATIONS

STRUCTURE

- RCC framed structure with RC foundations conforming to BIS.
- Anti-termite treatment as per BIS for the complete building.
- All walls with AAC Block in cement mortar.
- 8" thick outer wall and 4" thick internal partition wall.

WALL FINISHES

- Cement plaster and Altech putty finish with Emulsion Paint for all internal walls.
- The toilet walls will be finished with double glazed ceramic tiles up to 8'-0" height.
- Toilets, Kitchen, Balconies and other areas will be finished with cement plaster and Tractor emulsion.
- Wash area will be finished with Ceramic Tiles up to 3' height.
- 2' above the kitchen platform will be finished with double glazed ceramic tiles.
- Exterior faces of the building will be finished with cement plaster and Exterior emulsion Paint.

CEILING

- All ceiling areas will be finished with cement plaster/Gypsum plaster and painted with Tractor Emulsion.

FLOOR FINISHES

- Living, Dining & Bedrooms will be finished with 2' x 2' Vitrified tiles with matching skirting.
- Kitchen, Balconies & Toilets will be finished with Non-slippery Ceramic Tiles.
- Wash/service will be finished with Non-slippery Ceramic tiles.
- All floor lobbies/corridors, staircase will be finished with concrete tiles flooring.
- Car park areas will be finished with cement concrete granolith flooring.
- Driveway will be finished with interlocking Blocks.

DOORS & WINDOW

- **Entrance Doors** - 8'-0" - Solid Finger Joined rubber wood frame with teak veneered shutter with melamine polish on both sides with Godrej or Yale locks or Equivalent.
- **Bedroom Doors** - 7'-0" - Moulded skin Panelled Doors with Godrej or Yale lock or Equivalent.
- **Toilet Doors** - 7'-0" - Moulded skin Panelled Doors.
- **Windows** - UPVC windows as per the Design of the Architect. Grills on chargeable basis
- **French Windows** - UPVC French doors without grills as per the Design of the Architect.

KITCHEN

- Platform will be done with Granite Slabs 2' wide and provided with Stainless Steel Single Bowl sink with drain board.
- Provision for fixing chimney and Aqua Guard will be made.

TOILETS

- All sanitary ware will be of Jaquar or equivalent.
- All CP fittings will be of Jaquar or equivalent.
- All toilets will have provision for connecting a Geysers.
- STP treated water for WC flushing
- Health Faucets, diverter with an overhead shower will be provided in all toilets.

ELECTRICAL

- Concealed Insulated Copper Multi-strand Fire retardant wires of Q-flex or Anchor in all Apartments.

- Each Apartment will be provided with a distribution board having MCB's.
- All switches & sockets of Anchor or Legrand or Equivalent
- TV and Telephone Points will be provided in Living and Master bedroom.

INTERNET

- Provision given for Internet Connection in Living.

LIFT

- The building will be served by one Ten passenger lift and one sixteen passenger lift of Johnson or Schindler make or Equivalent in each block.

POWER SUPPLY & GENERATOR

- 3 Phase Power Supply with Generator Back -Up For common lighting, lifts, pumps and for few lighting, fan points including fridge point inside the apartment.

SECURITY

- Intercom connection to the security will be provided. Security camera's will be provided in strategic areas.

COMMON TOILET

- Common Toilet for drivers and domestic help would be provided in the stilt floor

COMPOUND WALL

- 5 feet high compound wall on all sides of the plot.

LANDSCAPING

- Suitable landscaping shall be done.

SUMP

- Underground sump of adequate capacity would be provided.

BOREWELL

- Bore well of required depth would be provided.

RAIN WATER HARVESTING

- As per the CMDA requirements

OTHER AMENITIES

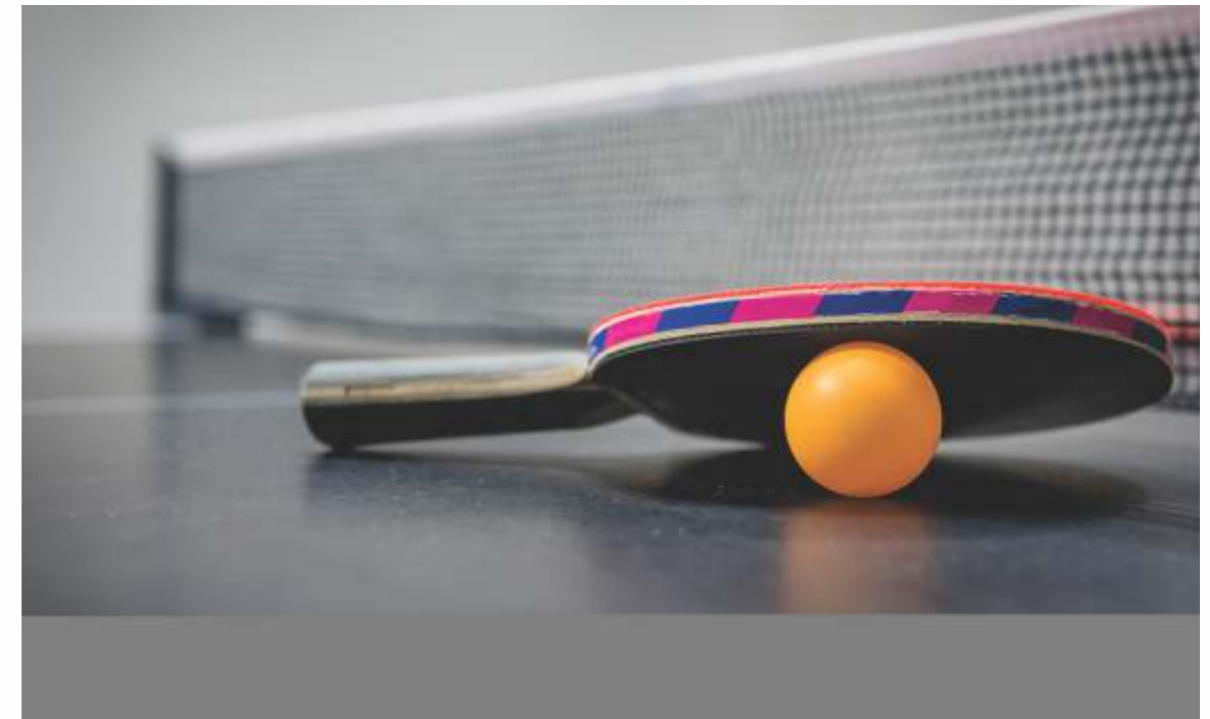
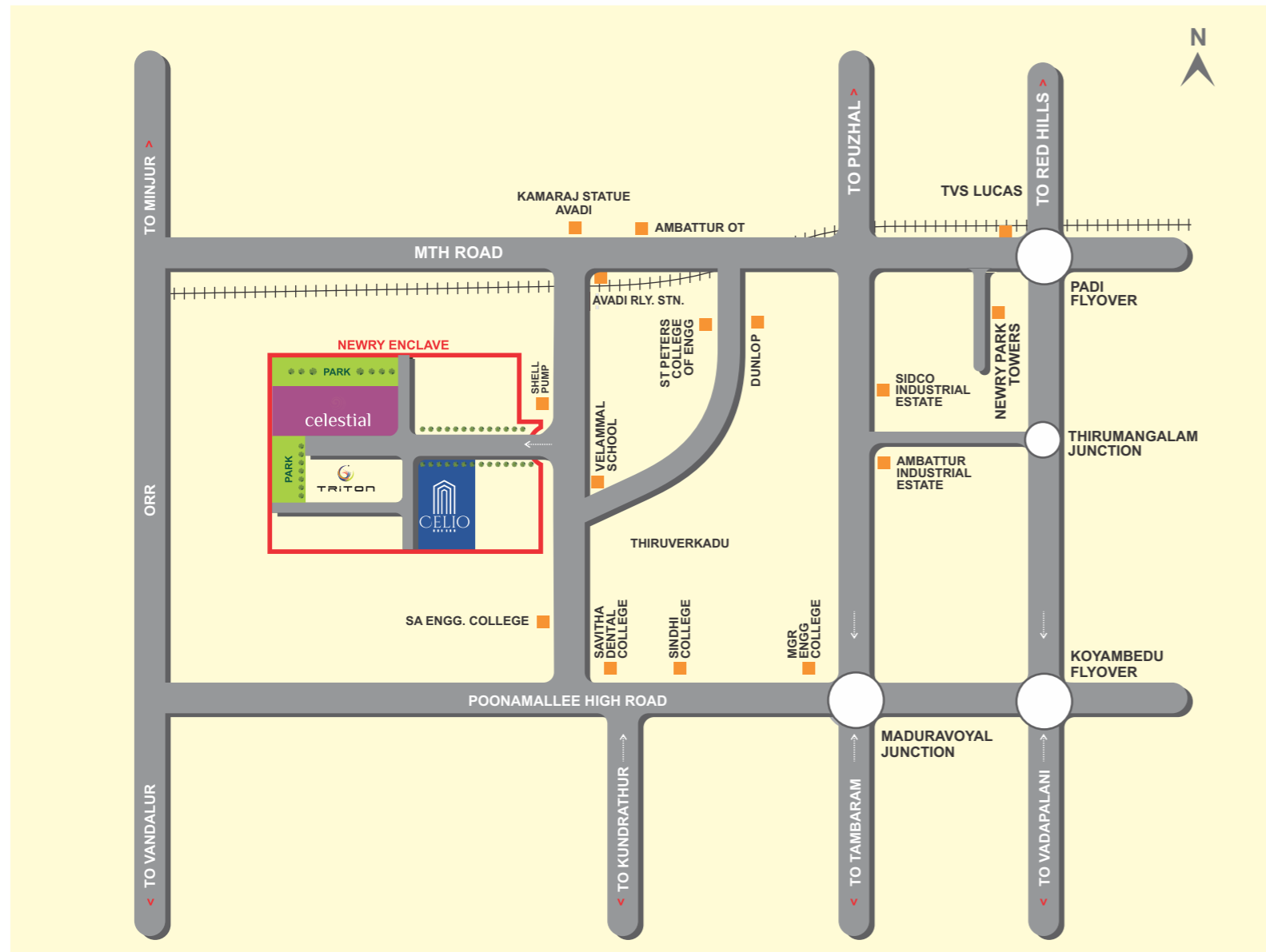
- Gymnasium
- Indoor games
- Association Room
- STP
- Multi-purpose hall

EXTRA WORK

If any additional work is required to be carried out or extra fittings are to be provided, the same will be executed at extra cost after the Allottee approves the estimate for extras and pays the extra cost in Advance.

LOCATION MAP

AMENITIES



STRATEGIC ADVANTAGE

The third phase of the hugely successful Newry Enclave, Celio is strategically located on the Avadi-Poonamallee road, offering easy connectivity to key hubs in the city. Helping you access the best Schools, Colleges, Office Spots, Shopping and Entertainment without a long and tedious drive.

Schools

- Velammal Matriculation School - 100 mtrs
- Velammal Vidyalaya - 1.3 kms
- Sudarsanam Vidyashram CBSE School - 2.6 kms
- Ravindra Bharathi Global School - 2.6 kms
- J.G.V.V. School - 2.7 kms
- Immaculate School - 4.7 kms
- Narayana E-Techno School - 5.0 kms
- The Pupil School - 5.0 kms
- Chennai Public school Thirumazhisai - 11.6 kms

Colleges

- Mahalakshmi Women's College - 600 mtrs
- S.A. Engineering College - 2.6 kms
- St. Peter's University - 4.4 kms
- Saveetha Dental College - 4.8 kms
- ACS Medical College - 5.2 kms
- Sindhi College of Arts & Science - 5.6 kms
- DRBCCC Hindu College - 7.1 kms
- Jaya College - 10.5 kms
- VEL Tech University - 12.8 kms

Hospitals

- KC Multi-Specialty Hospital - 2.3 kms
- Avadi Govt Hospital - 4.0 kms
- Dr. Agarwal's Eye Hospital - 4.2 kms
- Apollo Hospital - 8.0 kms
- Sir Ivan Sted - Ford Hospital - 10 kms

Super markets

- Udhayam Supermarket in Newry Enclave - 0 kms
- Nilgiris Supermarket - 800 mtrs
- RMK Super Market - 3.6 kms
- Ponnu Super Market - 4.0 kms



- Well-equipped Gym
- Power Backup

- Children's Play Area
- Multipurpose Hall

- Indoor games