RITHIKA
Let's Landmark It
An ISO : 9001-2008 Company

You will be moving in the right direction with

PSN

Paradise

@ URAPAKKAM, OFF GST

A project by
PSN PROPERTIES

ACTUAL PHOTO

WHY URAPAKKAM?

Located at Chennai – Trichy Highway (NH 45) Urapakkam is gaining popularity for residential properties. Beyond by the affordable property values here and the proximity to several IT industries and educational institutes, the locality is being highly preferred for end use.

"In the extended city limits towards the South, Urapakkam has become a gateway to Chennai. The surrounding established industries and educational institutions are feeding the residential demand here. The locality has already gained momentum in real estate development due to several new projects coming-up.

AFFORDABLE VALUES

Currently, the property (land) values in Urapakkam range from ₹3,000-3,900 per sqft. Located around areas such as Tambaram and Vandalur, it comes as an economical option for those having a limited budget. "A 2BHK apartment of size varying between 650-1000 sqft can be bought within ₹30-40 lakh, whereas a similar flat is available within ₹45-65 lakh in Tambaram and Vandalur."

AVAILABLE OPTIONS

While single-floor apartments are the most available in the locality, there is ample supply for other property types such as multi-storey apartments, independent houses and villas and residential plots. The locality offers plots in sizes ranging from 1500-2400 sqft within ₹40-70 lakh...

RENTAL RETURNS

Recording high residential demand from students in the area and professionals working in the nearby IT companies, the locality has the potential to reap healthy rental returns. Presently, the rental values in Urapakkam range from ₹9,000-15,000 per month for a 1000 sqft apartment.

CONNECTIVITY AND INFRASTRUCTURE

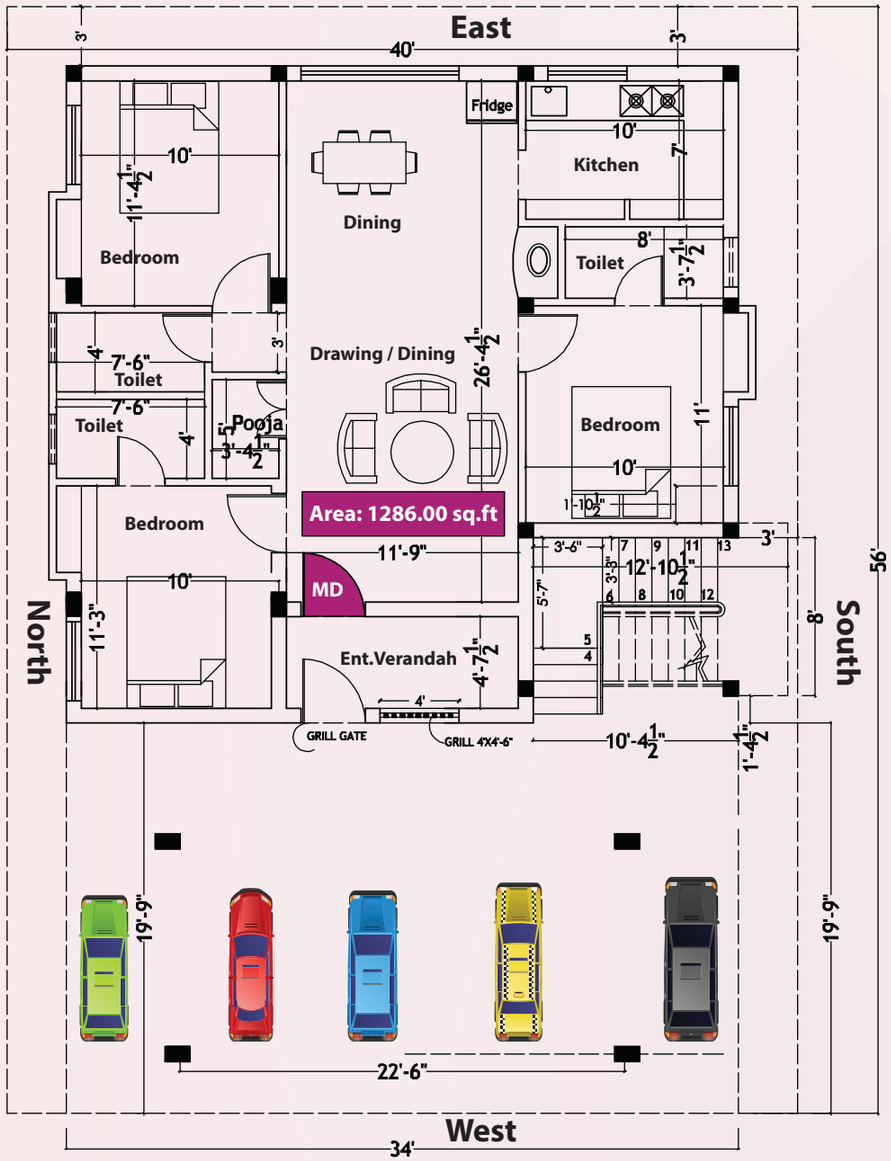
Being located on the NH-45 is one of the major advantages for Urapakkam. This highway is a part of the golden quadrilateral and connects the locality to all parts of the city. In addition to that, the locality is well-served by the public transport in the form of buses, autos and railways. Reportedly, the locality is also proposed to be connected by the metro rail in future.

In terms of infrastructure, the locality offers a good mix of educational centres, healthcare facilities, workplaces and educational institutions.

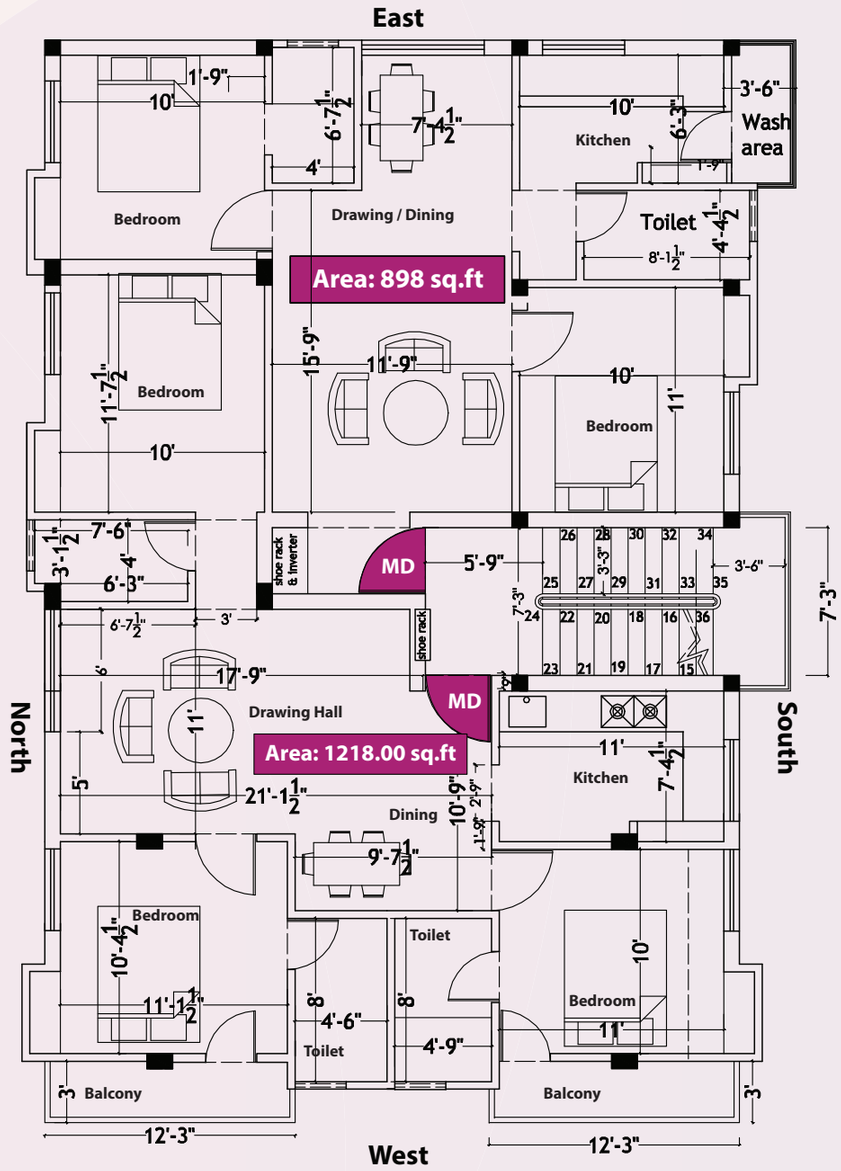
Thus, if you are an end user looking for a property in your budget, Urapakkam could be an ideal choice in respect to affordability and livability.

TYPICAL FLOOR PLAN

BLOCK A
GROUND FLOOR

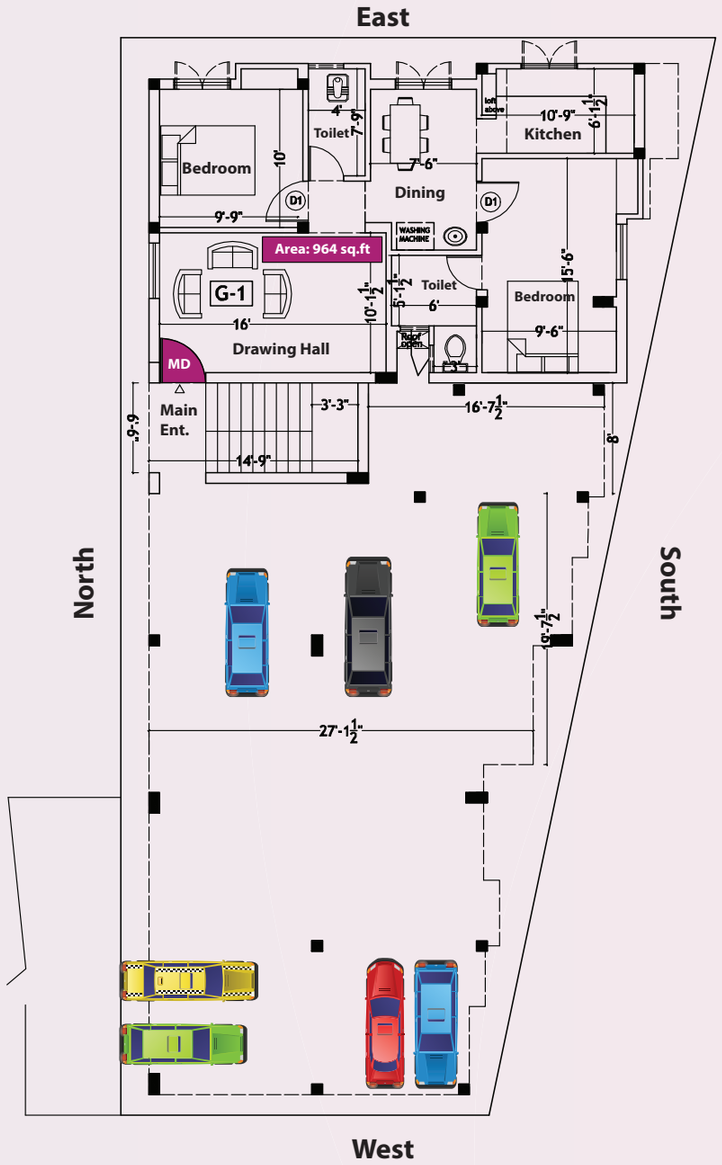


BLOCK A
FIRST & SECOND FLOOR

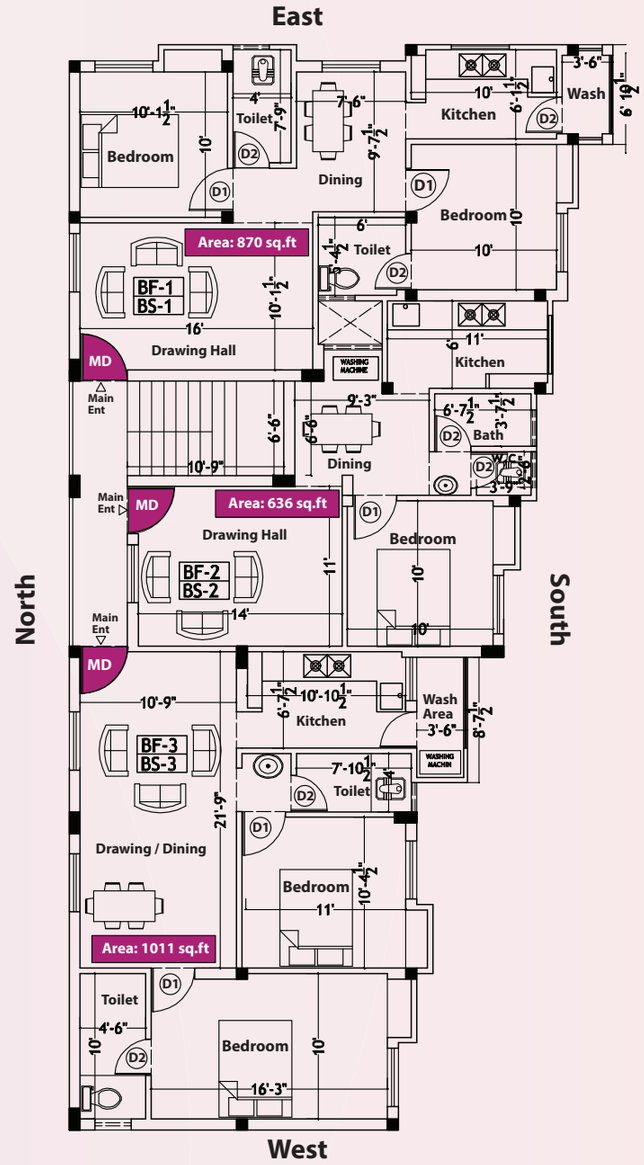


TYPICAL FLOOR PLAN

BLOCK B
GROUND FLOOR

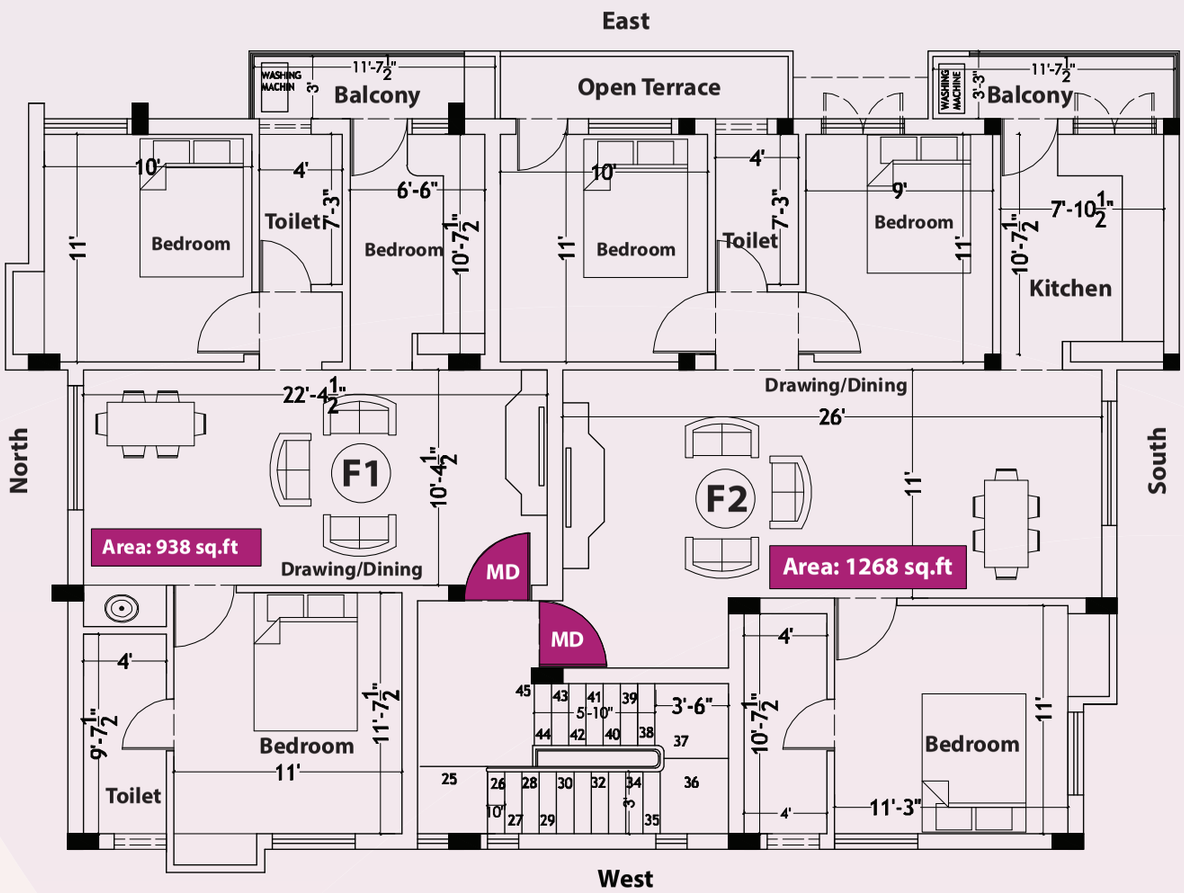


BLOCK B
FIRST & SECOND FLOOR

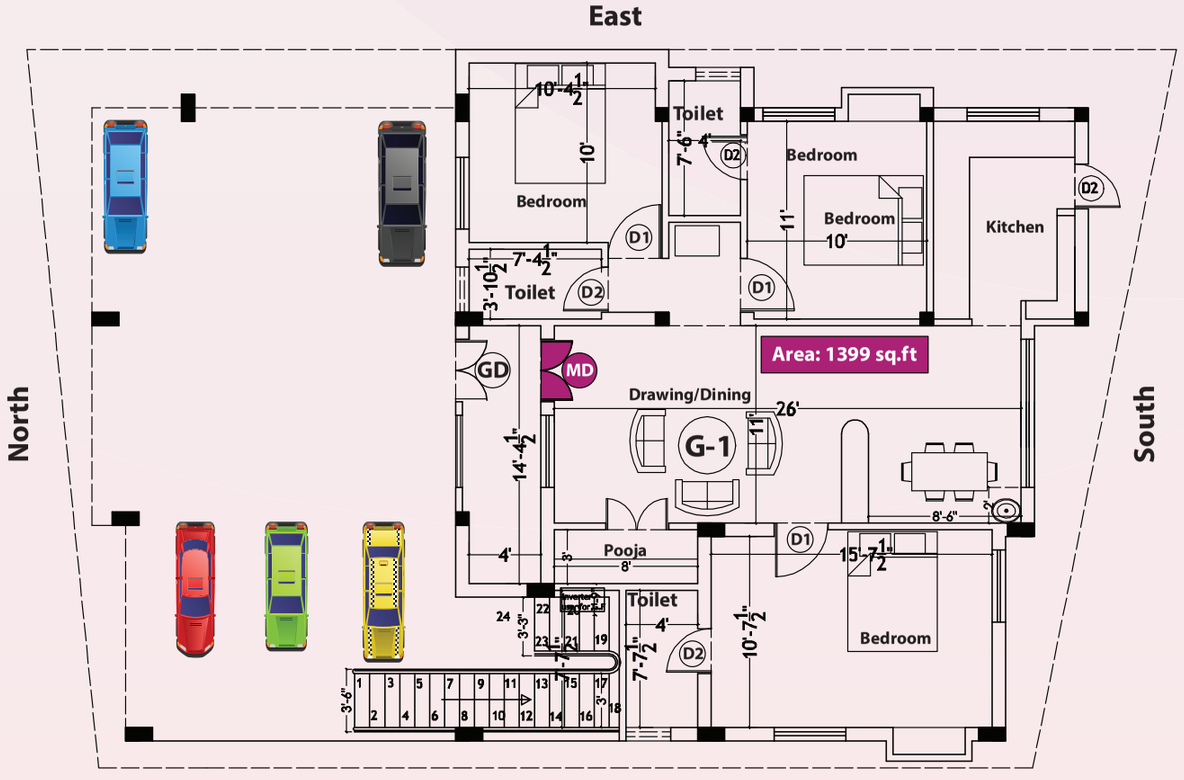


TYPICAL FLOOR PLAN

BLOCK C
FIRST & SECOND FLOOR



BLOCK C
GROUND FLOOR



PSN PARADISE AREA DETAILS

A - BLOCK AREA DETAILS

Type	A - Block	Flat No	Facing	Floor	No of Bed Rooms	UDS	Built up Area	Unit Status
Flats	A	AG1	West	Ground Floor	3 BHK	512 - Sq.ft	1286- Sq.ft	
Flats	A	AF1	East	First Floor	3 BHK	486 - Sq.ft	1218 - Sq.ft	
Flats	A	AF2	South	First Floor	2 BHK	358 - Sq.ft	898 - Sq.ft	
Flats	A	AS1	East	Second Floor	3 BHK	486 - Sq.ft	1218 - Sq.ft	
Flats	A	AS2	South	Second Floor	2 BHK	358 - Sq.ft	898 - Sq.ft	

B - BLOCK AREA DETAILS

Type	B - Block	Flat No	Facing	Floor	No of Bed Rooms	UDS	Built up Area	Unit Status
Flats	B	BG1	West	Ground Floor	2 BHK	426 - Sq.ft	964 - Sq.ft	
Flats	B	BF1	West	First Floor	2 BHK	385 - Sq.ft	870 - Sq.ft	
Flats	B	BF2	North	First Floor	1 BHK	281 - Sq.ft	636 - Sq.ft	
Flats	B	BF3	East	First Floor	2 BHK	447 - Sq.ft	1011 - Sq.ft	
Flats	B	BS1	West	Second Floor	2 BHK	385 - Sq.ft	870 - Sq.ft	
Flats	B	BS2	North	Second Floor	1 BHK	281 - Sq.ft	636 - Sq.ft	
Flats	B	BS3	East	Second Floor	2 BHK	447 - Sq.ft	1011 - Sq.ft	

C - BLOCK AREA DETAILS

Type	C - Block	Flat No	Facing	Floor	No of Bed Rooms	UDS	Built up Area	Unit Status
Flats	C	CG1	North	Ground Floor	3 BHK	558 - Sq.ft	1399 - Sq.ft	
Flats	C	CF1	West	First Floor	2 BHK	375 - Sq.ft	938 - Sq.ft	
Flats	C	CF2	North	First Floor	3 BHK	506 - Sq.ft	1268 - Sq.ft	
Flats	C	CS1	West	Second Floor	2 BHK	375 - Sq.ft	938 - Sq.ft	
Flats	C	CS2	North	Second Floor	3 BHK	506 - Sq.ft	1268 - Sq.ft	

GENERAL SPECIFICATIONS

STRUCTURE
R.C.C FRAMED STRUCTURE WITH BRICK WALLS

FLOORING
2'X2' DOUBLE POLISHED STAIN FREE VITRIFIED TILES

TOILET WALL TILES UP TO 7'-0" HEIGHT

TEAK WOOD FRAMES FOR ALL DOORS AND WINDOWS

MAIN DOORS OR HIGH QUALITY MOULDED FLUSH DOORS, WINDOWS ARE TEAK WOOD PANELS, BED ROOM DOORS ARE GOOD QUALITY FLUSH DOORS

ALL DOORS AND WINDOWS WITH NECESSARY FITTINGS

HALL
HALL WILL HAVE PART FALSE CEILING, WITH SPOT LIGHT PROVISION.

WALL FINISH
ALL INTERNAL WALLS WILL BE PUTTY FININSH, FINISHED WITH EMULSION PAINT

ELECTRICAL
ORBIT OR POLY CAB FIRE RESISTANCE WIRES WITH GOOD QUALITY SWITCHES, WITH

ADEQUATE LIGHT, FAN AND PLUG POINTS, ALL BEDROOMS WILL HAVE A/C POINTS.

WATER SUPPLY
ALL INTERNAL CPVC PIPES WILL BE CONCEALED, WITH GOOD QUALITY CP FITTINGS

ATTACHED TOILET WILL HAVE EWC, COMMON TOILET WILL HAVE IWC.

KITCHEN
GRANITE PLATFORM WITH STAINLESS STEEL SINK,WALL TILES FROM PLATFORM TOP TO 7'-0" LEVEL

COMMON
STAIRCASE TREAD AND RISER WILL BE FINISHED WITH GRANITE, STAINLESS STEEL RAILING. ALL FLATS WILL HAVE FREE COVERED CARPARKING.

12000 LITRES SUMP AND SEPTIC TANK PROVIDED IN EACH BLOCK

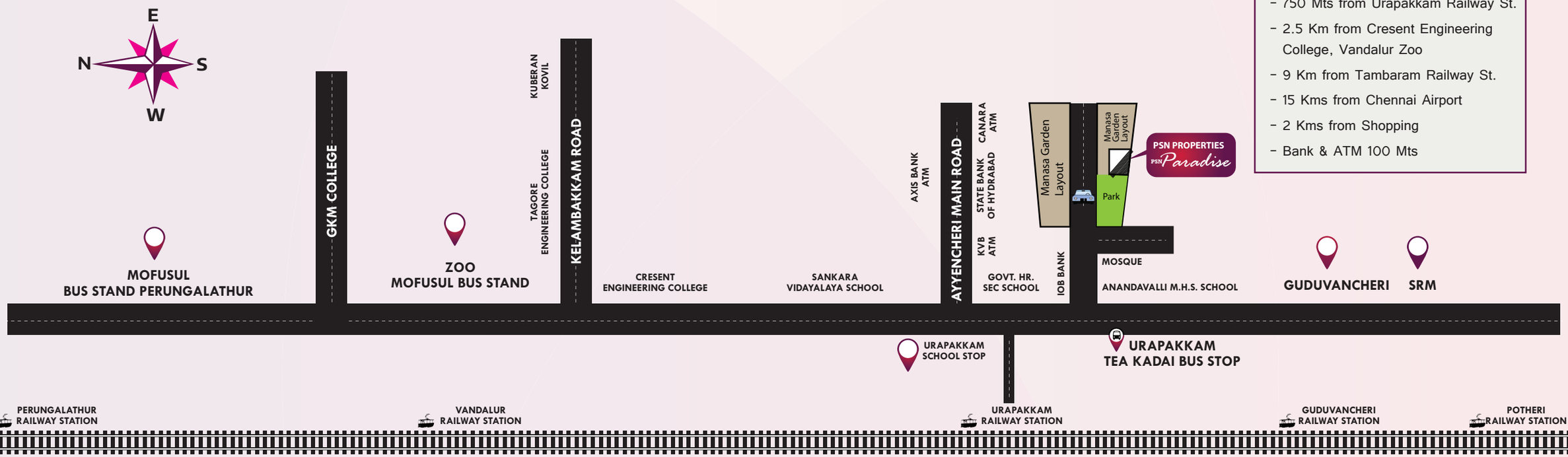
4000 LITRES OVER HEAD WATER TANK PROVIDED IN EACH BLOCK

ALL THE FLATS ARE READY FOR OCCUPATION.

TERRACE WILL BE FINISHED WITH WHETHER PROOF KERALA TILES.

NEARBY

LOCATION MAP



DISTANCE KEY

- 100 Mts from G.S.T.Road, Urapakkam Bus Stop.
- 750 Mts from Urapakkam Railway St.
- 2.5 Km from Cresent Engineering College, Vandalur Zoo
- 9 Km from Tambaram Railway St.
- 15 Kms from Chennai Airport
- 2 Kms from Shopping
- Bank & ATM 100 Mts

RITHIKA™
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An ISO : 9001-2008 Company

RITHIKA REALTORS (P) LTD

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