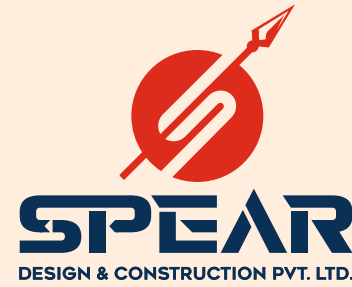




Luxurious Residential Property



About Us

We Two enthusiastic minds from veteran university have started the Spear Design and Construction Pvt Ltd in the historic city of Chennai, we started our carrier as structural Engineer in the year of 2008, have designed countless landmark projects spread across our country through our carrier, we are specialized in the Post tensioning technology, and have designed myriad number of successful projects with this technology. Now we are very excited to introduce Mayura Flats at Adyar.

Mayura Flats offering a relaxed living with an exclusive lifestyle at a thriving location in the heart of the city. This three-storey elegant building comes with luxury Residential apartments, two flats at each floor with three bed rooms and one covered car parking for each flat.

“Inviting you to be a part of this excellence.”

One Floor, Two Flats



3 Floor



6 Units



3 BHK



1420
Sq.ft (Area)



515
Sq.ft (UDS)

Discover the Difference with Spear

Step into the world of quality shelters, where sustainability and style meet. Our Structural firm specializes in rejuvenating existing spaces through our expertise from 1,400 sq.ft to luxury homes. Let us bring your dream space to life with our regionally sensitive and sustainable designs.



Mayura Flats

Your key to serene Living

Welcome to Spear Homes- a luxurious residential property in the heart of Adyar , Chennai. with its prime location it offers unparalleled access to the city's best Places. Don't miss the chance to own a slice of Chennai's thriving urban landscape on 11/7, Jeevarathinam Nagar, 1st Street, Adyar.



IIT Madras,
Anna University
2 Kms



Kamakshi Memorial Hospital,
Mint Hospital
500 Mts



Restaurant & Shopping
100 Mts



Edward Elliot's Beach
1 Kms



Besant Nagar Bus Depot,
Adyar Bus Depot
500 Mts



Indira Nagar Railway Station
1.5 Kms

Lifestyle Enhancements

- Crafted with precision using materials Including **Wire - cut Red Bricks, River Sand** , and **Coromandel / Ramco Cement** (India cements).
- Individual pipeline Gas system At stilt Level.
- Reticulated Anti - Termite For Individual Flats.
- Vaasthu - Compliment Design.
- Bespoke 6 - passenger **SCHINDLER Lift** .
- Exquisite Flooring options From Vitrified 2X4 Tiles to Marble.
- **Advanced Security Features:** CCTV , Automated Car park Gate,
- Video Door Phone and Smart Card Access.
- Modern Electrical Amenities with Strategically Placed Wiring and Switches.
- Aesthetically Designed Bathroom Solutions.



FLOOR PLAN



UNIT A



UNIT B

ISOMETRIC VIEW



UNIT - A PLAN

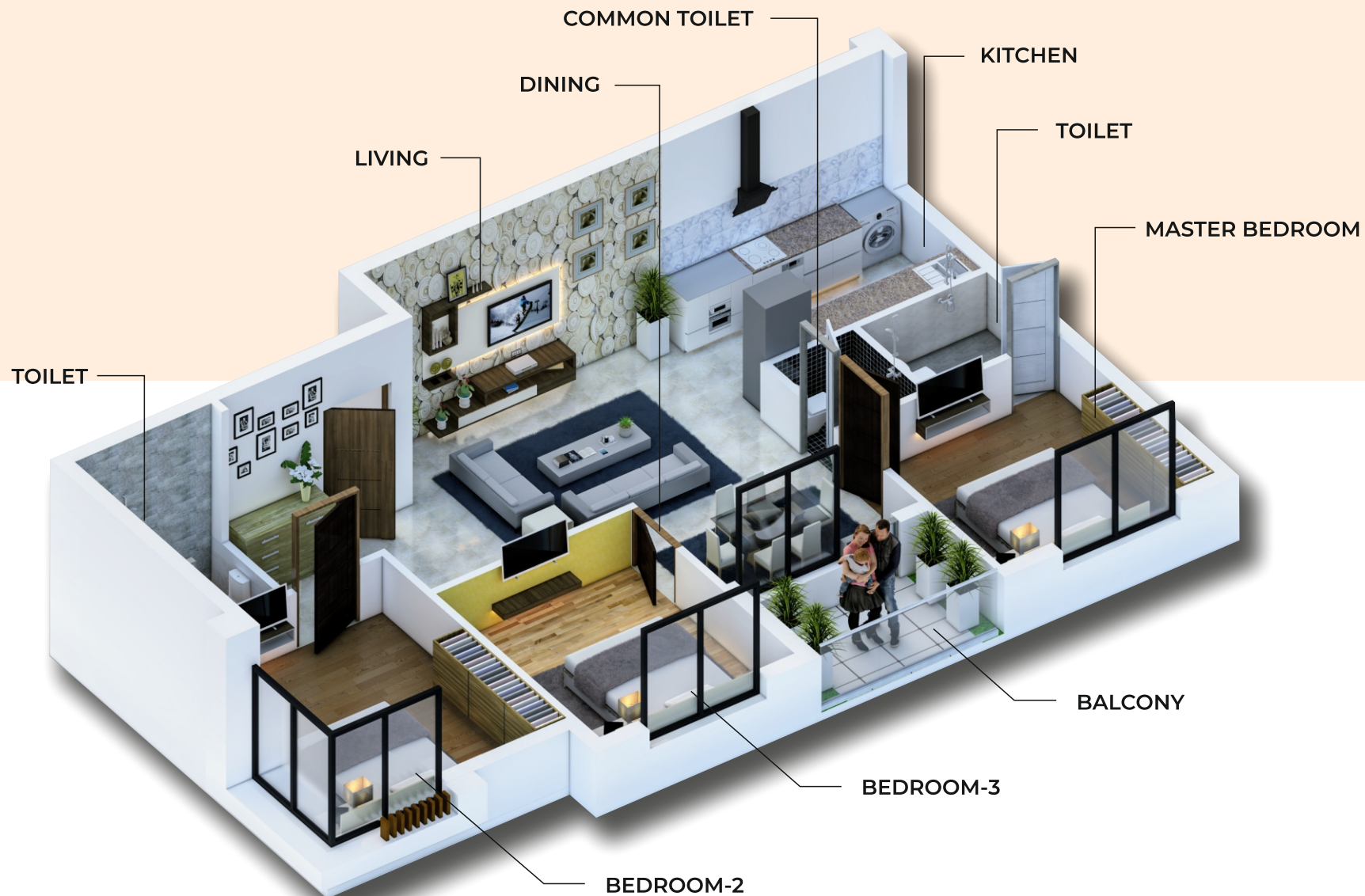


Plinth Area - 1093 Sq.ft | Common Area - 327 Sq.ft | Saleable Area - 1420 Sq.ft

UDS - 515 Sq.ft | Land Area - 3391 Sq.ft

CMDA Approved
RERA Not Applicable

ISOMETRIC VIEW



UNIT - B PLAN

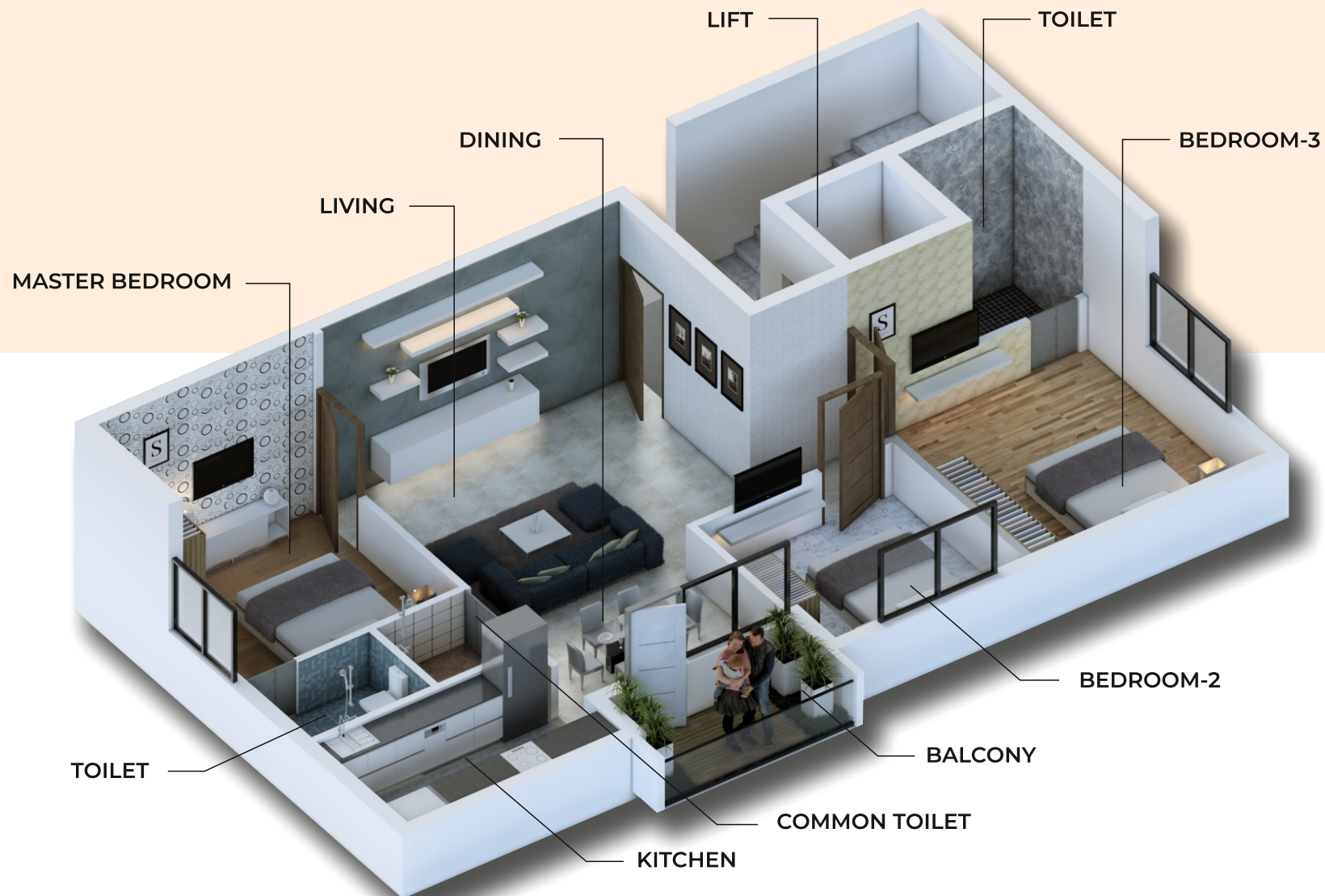


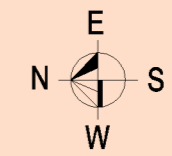
Plinth Area - 1093 Sq.ft | Common Area - 327 Sq.ft | Saleable Area - 1420 Sq.ft

UDS - 515 Sq.ft | Land Area - 3391 Sq.ft

CMDA Approved
RERA Not Applicable

ISOMETRIC VIEW





TYPICAL FLOOR (4-BHK OPTION)

PLINTH AREA 2196 Sq.ft | Common Area 654 Sq.ft | Saleable Area 2850 Sq.ft

UDS 1030 Sq.ft | Land Area 3391 Sq.ft

PARKING PLAN



SIX COVERED CAR PARKING



MAYURA FLATS C.L.SUBRAMANIAN

Special Amenities

- Elevating Common Areas Through Expert Landscaping.
- One Covered Car Parks For Each Unit.
- Individual Pipeline Gas system For Each Flat at the Stilt Level.
- CCTV Surveillance Camera With Recording Facility.
- Automatic Lift With V3FF & ARD From **SCHINDLER LIFT**.
- A Common Driver Toilet Is provided In a Stilt Level.
- Terrace Finished With a Layer of Pressed White Thermatek Tiles.
- Granite Finish Staircase Installed With SS Handrails From **S- RAIL** .
- Pest Control Measures In All Stages of Construction By **PCI** .
- Headroom , Lift Room Flushed Steel Doors





C.L.SUBRAMANIAN

Project Specifications

Geotechnical Investigation (Soil Test)

- Conduct a Soil Test to determine SBC (Safe Bearing Capacity) for the proposed construction.
- Derive a Soil Test Report with foundation recommendations based on investigation.

Foundation

- Earthquake -resistant R.C.C. framed structure in compliance with IS 1893-2016 and IS 456-2000.
- Anti - termite treatment in compliance with IS 6313-2001.
- Basement height of 3 feet, filled with soil and consolidated with M.sand and P.C.C.

Electrical and Power Backup

- 3-phase electricity supply and independent meters.
- Video door phone system with smart card access.
- FRLS wires from Premium Brands.
- Split A/C points for living, dining & all bedrooms.
- Modular switches and sockets from Premium Brands.
- Earth leakage circuit breaker to prevent shock.

Ground Water Investigation (Bore Well)

- Use scientific methodology to divine bore well location.
- Conduct water test analysis to determine TDS (Total Dissolvable Solids).
- Derive report with TDS values and LPH discharge (Liters Per hour).

Super Structure

- R.C.C. framed the structure with RCC columns, beams and PT slabs.
- Building Designed for Zone - III Earthquake Resistance compliance with IS 1893-2016 and IS 456-2000.

Plumbing & Sanitary

- Inner plumbing with FINOLEX CPVC pipes, and overhead tanks with FINOLEX UPVC pipes
- Outer plumbing with FINOLEX PVC pipes.
- All toilets have concealed wall- hung closets with soft - closing seat covers from KOHLER, Health Faucets from KOHLER, opel prime seriethermostatic shower mixer with 3- way diverters from KOHLER, and glass shower enclosures from KOHLER.

Project Specifications

Doors And Windows

- Teak wood frame & shutters for the main entrance door.
- Teak wood frame & steam beach wood frame for internal doors.
- WPC frame & WPC Tubular core shutter for toilet doors.
- UPVC openable windows from SIMTA ASTIX / SAINT GOBAIN.
- MS grills in all windows.

Flooring & Wall Tiles

- Living, Dining, and Bedrooms have first - quality vitrified tiles from SOMANY/ KAJARIA of 8' feet*4' feet tiles with 4" inch height skirting .
- Bathrooms have first - quality wall tiles of 2 " feet* 1' feet glazed/ Matt from SOMANY/ KAJARIA and flooring with matching first - quality anti - skid tiles .
- The staircase lobby is finished with designer granite flooring.
- Master Bedroom with wooden flooring.

Kitchen

- Black Granite countertop with CARYSIL sink .
- CP fittings from KOHLER.
- Provision of exhaust fan, refrigerator, and water purifier.
- Adequate power points for all kitchen appliances.
- Ceramic/ printed tiles on the wall 2' above the countertop .

Painting & Finishing

- Internal walls and ceiling shall be finished with 2 coats of BIRLA wall care putty . One coat of ASIAN primer . TWO coats of premium emulsion from ASIAN PAINTS .
- M.S.Grill shall be painted with one coat of zinc chromate primer and finished with two coats of synthetic enamel paint from ASIAN PAINTS.
- External Walls have one coat of cement - based textured finish. one coat of exterior primer from ASIAN PAINTS and two coats of weather shield Max from ASIAN PAINTS.

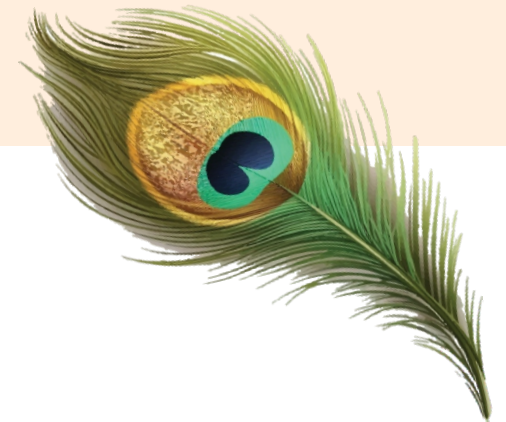
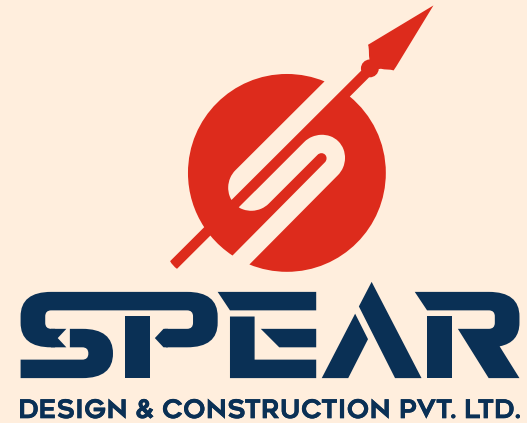




NOTE: The above Images are conceptual
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YOUR KEY TO LUXURY LIVING

MAYURA FLATS C.L.SUBRAMANIAN



CONTACT US

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Web

Site Location

