

**Launching @ Chrompet**

**VIJAYA GANAPATHY**



# VIJAYA GANAPATHY

Project pre approved by  
AXIS / ICICI / HDFC / KOTAK / SBI

3 B H U P K <sup>3T</sup>  
(1470 sft)

Everlasting Value for Investment

Many a "First of its kind" features

Modern living

24/7 Power Backup

Ready to Occupy / NO-GST



📍 New No: 23 , 5th Main Road, Purushotham Nagar,  
Chromepet, Chennai - 600 044.

# 26 FAB

**Feature Advantage Benefit**



“ Many a First of its kind Features ”

## Clear Titles & Project pre approved by Financial institutions



### Undisputable Possession

Pre approval by banks and financial institutions is one of the factors that can assure you the credibility of the project. Reputed prominent lenders have done the preliminary due diligence of project in advance and all documents cum legalities are already checked and the project is approved for funding and thus the home buyer frees himself from worrying whether the property complies to all the requisite legal and technical aspects or not and guarantees an Undisputable Possession forever. Additionally this ensures the turnaround time on the entire loan is significantly reduced. Quick processing of the loan enables the applicant in the easy purchase of a property.

## 6 in 1 Private complex



**Township features yet at Low maintenance and better resale value as compared to townships**

A well-designed private standalone building offering good amenities equal to townships will offer you exclusivity, status, privacy and a certain affluence value. From a resale perspective, a well maintained property with good gentry will always fetch you a premium over a massy township development. Also in township apartments it will be difficult to find a buyer where so many units are for sale at any given point of time as compared to well made private complex. The other advantage of such standalone buildings are that as there are few members, managing and decision making is easy and fast and very low maintenance as compared to townships and no exorbitant corpus contributions towards maintenance .

## Great neighborhood

Chrompet Railway Station



Hastinapuram Bus Stand



St Mark School



Kumara Kundram Temple



Saravana Store



Chennai Airport  
(10 min drive)



Rela Hospital



Vaishnav College



Perfect Urban living with comfort and convenience

Prime residential locality surrounded by Educational institutions - Premier multi speciality hospitals - Trauma hospital Shopping center - Temples - Railway stations, Bus terminus - Medical college, Movie theater, all within 2 Km . What's more the Chennai airport within 10 minutes driving distance.

# Spacious 3 B H U P K **3T** "Designer Home"



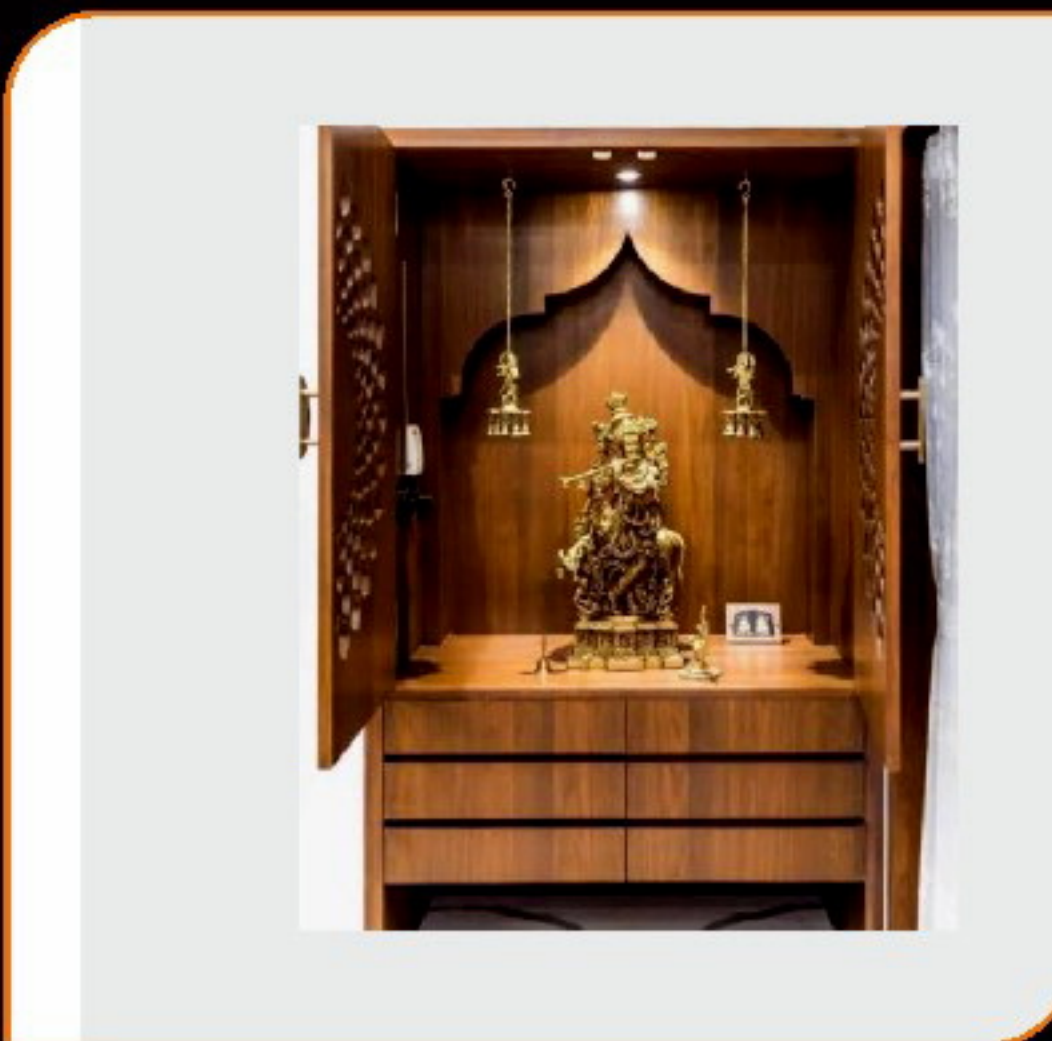
**Bed room**



**Hall**



**Utility**



**Puja**



**Kitchen**



**3-Toilet**

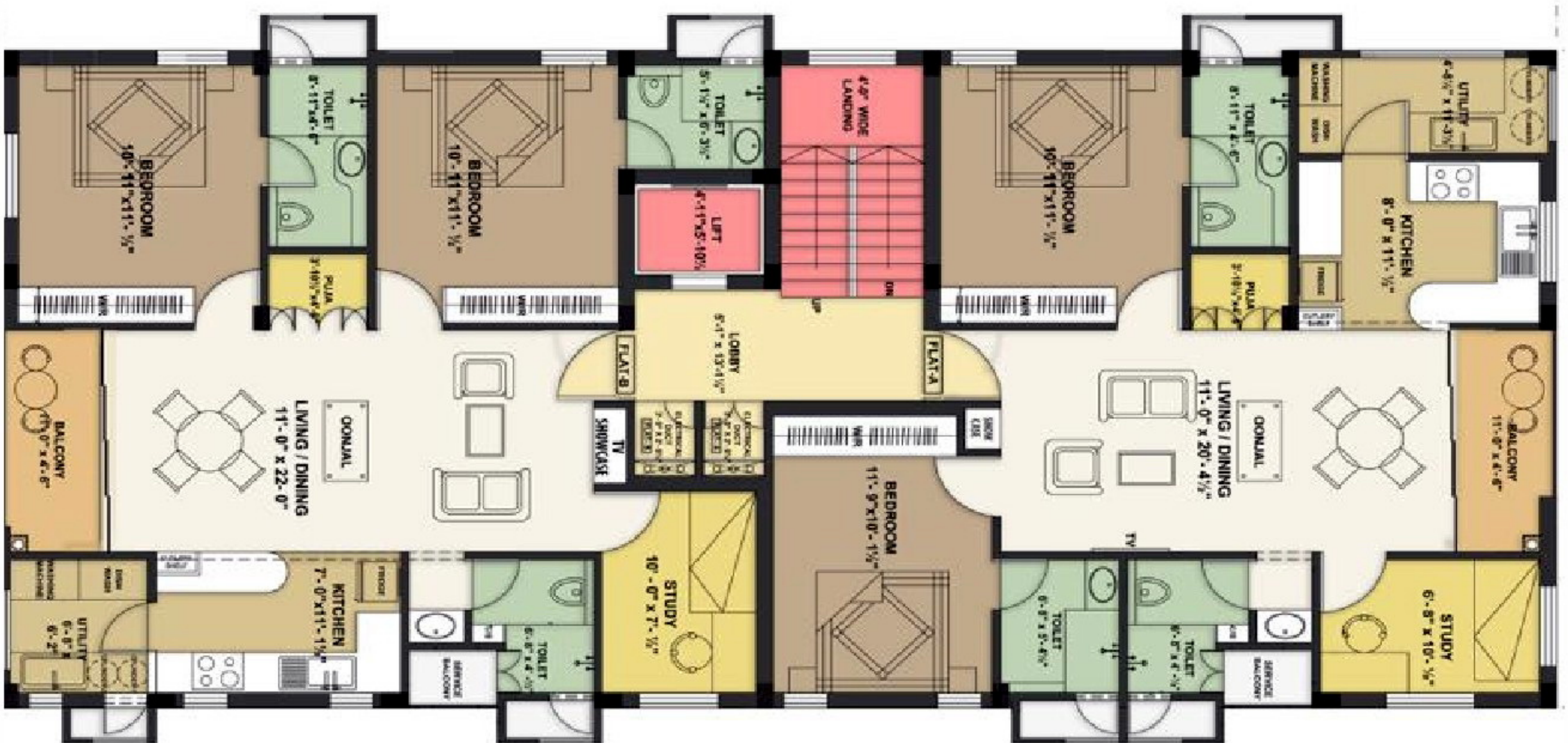
**Toilet**

**More space, Self Contained and user friendly features**

Its no more just BHK. Now we offer B H U P K ( 3 T ) - (Bedrooms - Hall - Utility - Puja - Kitchen with 3 toilets). Exclusive space for every needs with user friendly features and truly a "Designer Home" with all essential amenities and ideal for today's modern living.

# Larger than standard windows

**LIVE YOUR MOMENTS.  
SAY  
"YES TO 3 Sided Ventilation"**



## Optimum Cross Ventilation

Every apartment is unique in design with larger than standard window sizes & balconies allows naturally flowing air to go through the interiors from the 3 sides entry points, offering optimum natural breeze, ventilation and daylight with lowest moisture content thus contributing to a healthy living condition.



# Unjal (swing) Provisions in living room



Enhanced Charm with mix of traditions

First of its kind in category. No breaking of ceiling to enjoy the comfort of a swing in Living area . We provide pre concealed hooks on the ceiling (embedded during the ceiling concrete for highest safety) for the Unjal (Swing) provision in Living area perfectly enabling you to just buy and fix the unjal of your choice and enjoy the feature of traditional living with ease.

## Wide & long balcony in living room



An Outdoor space within indoor area

The wide and long balcony with glass doors in the living room comes with a ceiling hooke for a fan or a hammock helps enjoy the outdoor within apartment and indeed is an enlarged living space with fresh ventilation and daylight all day. Also a perfect place to create granary within apartment for those who love plants. For those who own a pet this is a luxury to your pets .

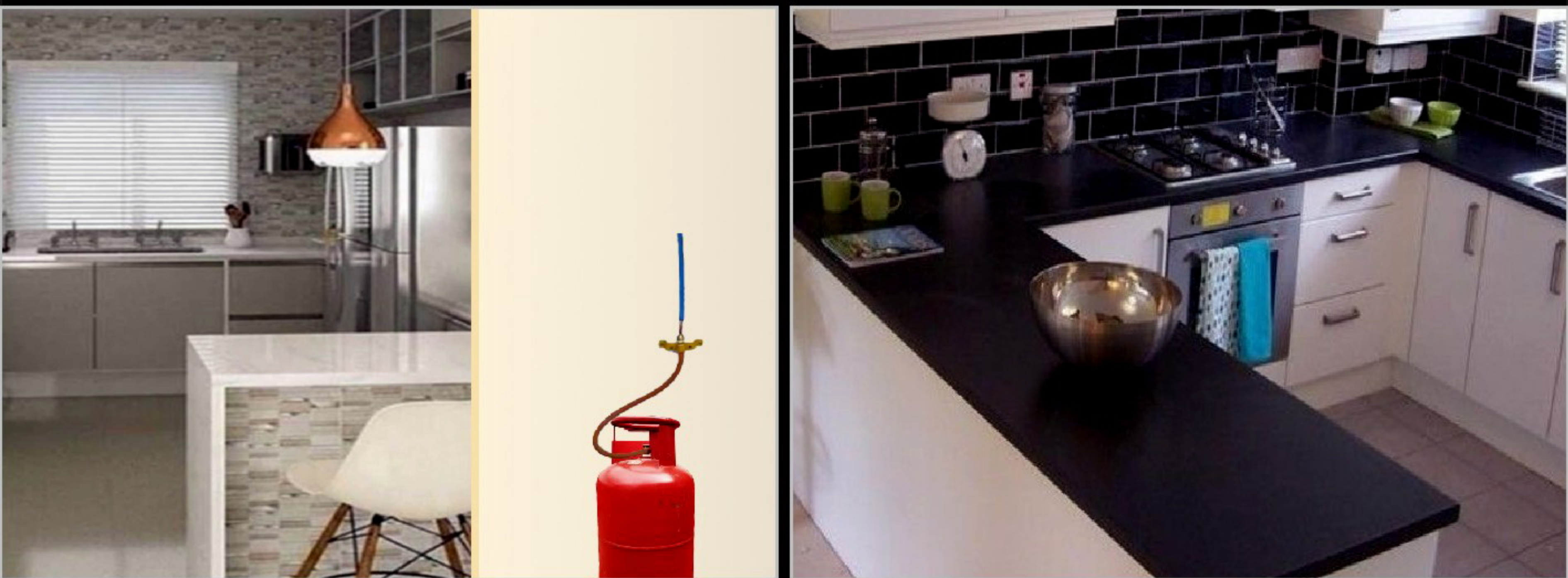
## Exclusive Utility Area



Frees your Kitchen Space - Adds to Cleanliness

First of its kind in category. Designed for washing machine - Granite counter top with "Quartz stone" wash tubs for maid - gas cylinders with piped connectivity to kitchen and storing all cleaning. (Janitor ) materials . Adding cleanliness and aesthetics within the apartment.

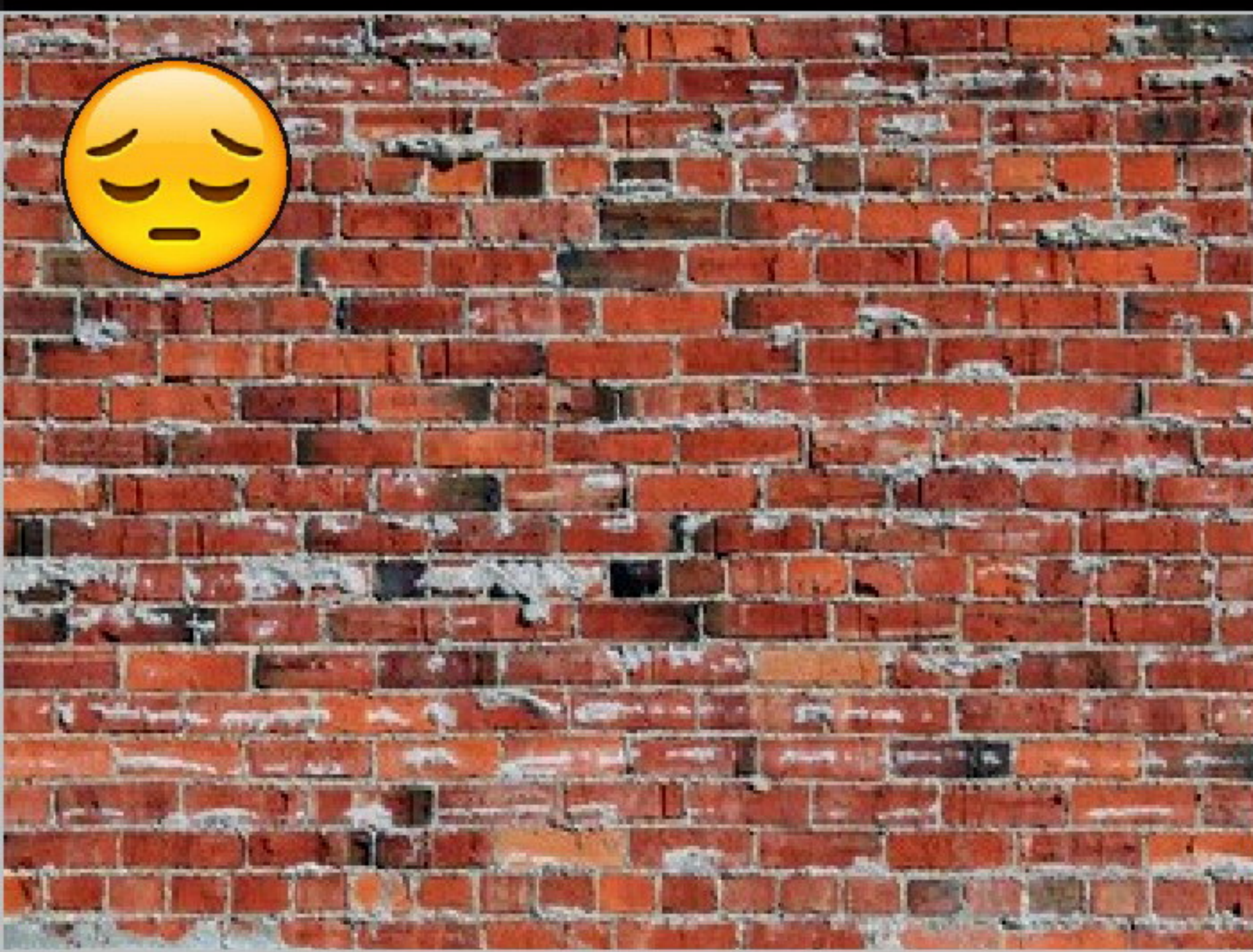
# Open Kitchen-Piped gas + Leak proof Quartz Sink + Backsplash dado glass walls



## Space saving Flexible Kitchen option

First of its kind in category. The open kitchen comes with space saving piped gas connection (with cylinders placed in Utility area outside kitchen and connected through a copper pipe) + Granite top coupled with Leak proof Quartz stone sink to suit the needs of family of any size. What's more the dado glass (instead of tiles) adds to the aesthetics of whole kitchen besides being useful as writing board for daily reminders.

# AAC block walls



## Superior Quality walls

Autoclaved aerated concrete blocks is an innovative new age building material and is a modern alternative to conventional red clay bricks due to its unique properties that provides superior protection to the building structure (as compared to red clay bricks) in many ways like light weight, eco friendly, fire Resistant, pest resistant, thermal insulation, sound insulation and moisture resistant.

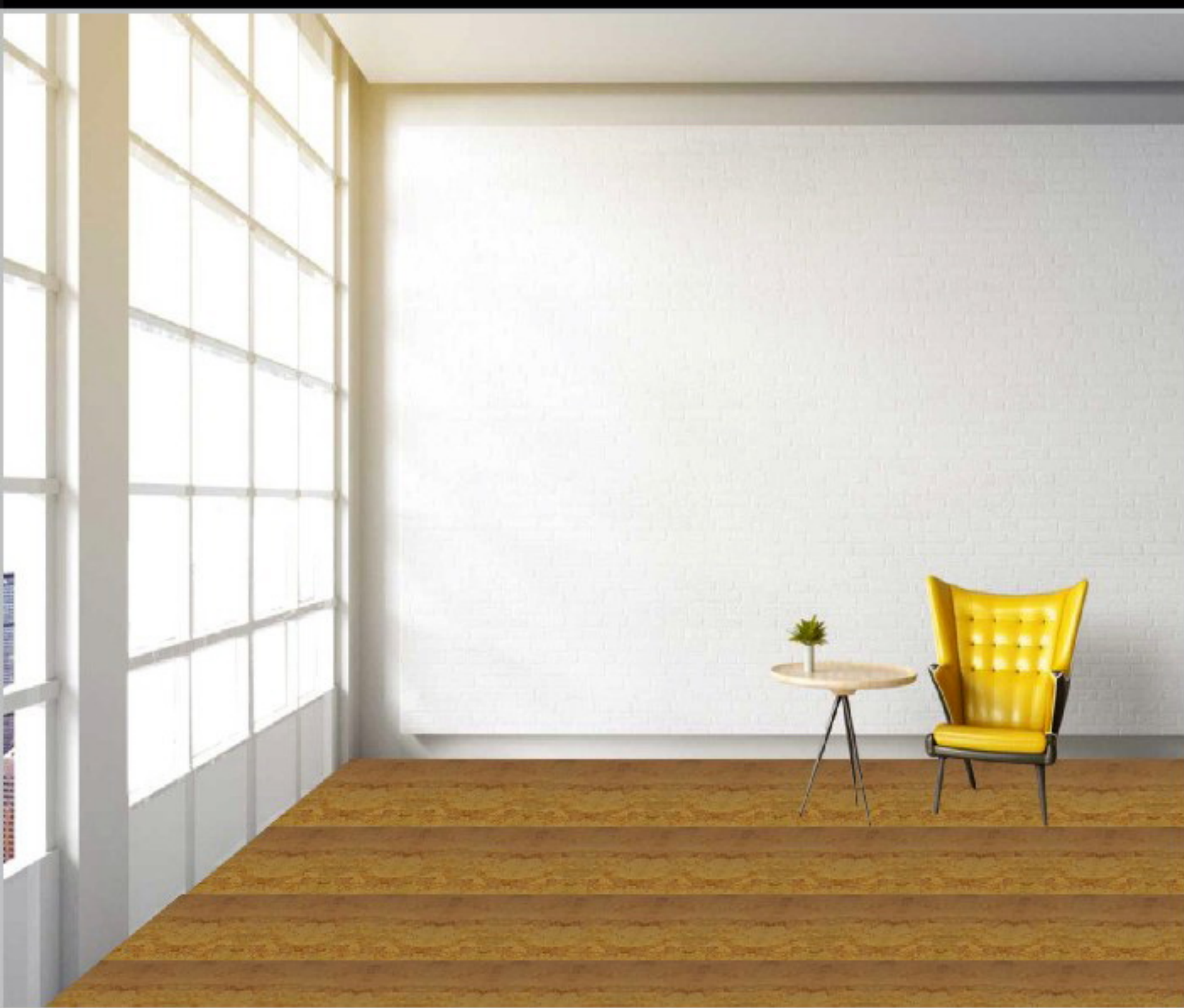
# Gyproc plastering



## Smooth and crackless walls

First of its kind in category. Gypsum plastering is an environmental friendly internal plastering surfaces which provides excellent thermal - anti fungal - fire resistant and acoustic properties with virtually no shrinkage cracks while providing superior rich and smooth finish as compared to traditional sand cement plastering.

# Designer flooring



## Aesthetically Superior flooring

Flooring is a crucial part of any interior design and can easily make or break your space. Beautiful floors make your home more inviting and can improve its value. We provide premium branded, carefully chosen aesthetically superior designer flooring (Scratch free, Stain free, Anti skid) for respective usage for all the areas both inside and outside.

# UPVC 3 Track Sliding windows



More Light - Air - Mosquito - Insect proof

UPVC (Unplasticized Polyvinyl Chloride) is a stronger, long lasting, water resistant, weather proof and thus its virtually maintenance free as compared to wooden or other aluminium / steel windows. This also adds to the wholesome aesthetics of the apartment. The three track feature comes with inbuilt mosquito and insect protection nets .



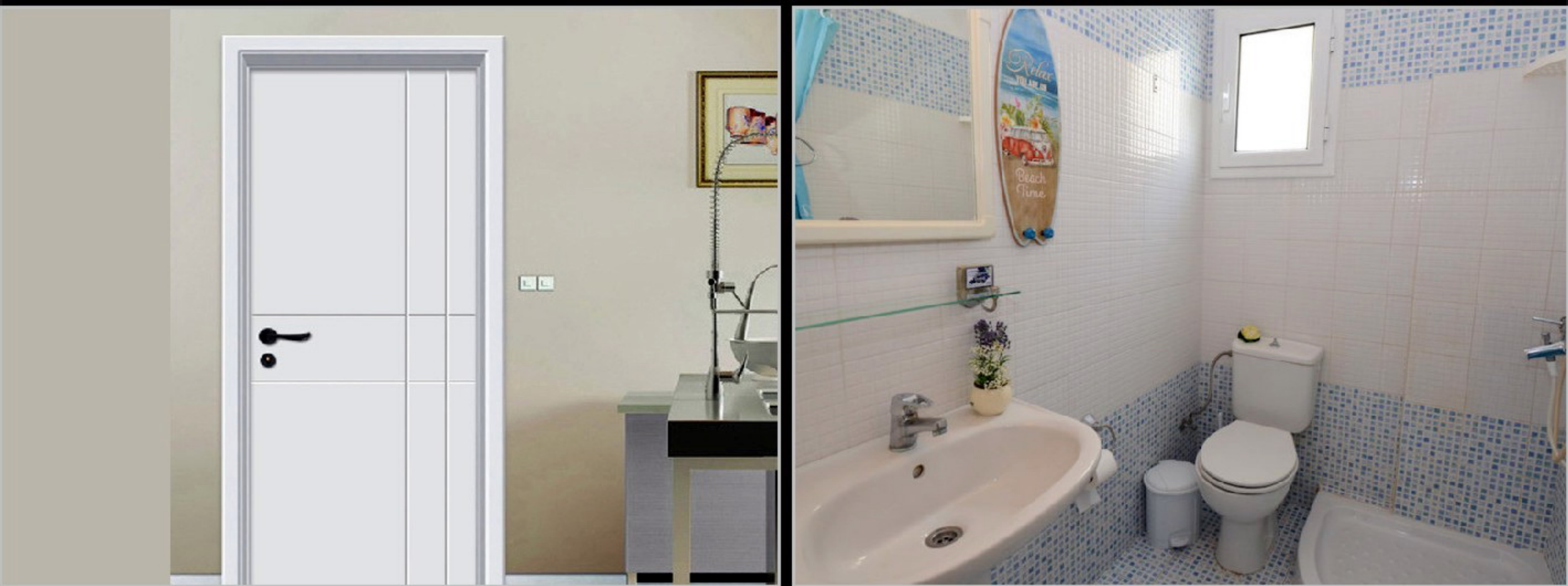
# Factory finished pre engineered doors



Doors with Perfect combination of Aesthetics,  
Quality and ease of maintenance

We provide luxurious laminated solid flush doors with broader architrave adding aesthetics to the apartment besides being environment friendly - resistant to termites, water, moisture offering longer durability with least maintenance. The Factory finished quality also guarantees against defects like warping, bulging, shrinkage, brittleness, crack and delimitation.

## WPC - Bathroom doors



100% water proof Bathroom doors

WPC (Wood Plastic Composite) made from a unique combination of wood fiber and new plastic and is 100% water proof and termite resistant ideal for wet areas like bathrooms and provides longer durability than pure flush or wooden doors.

## High end sanitary fittings



Premium brand with Assurance of Quality & Longer Durability

The bathroom is one of the most important rooms in your house having so many plumbing fixtures, and fittings like faucets, a shower, a basin, a water closet, a health faucet, a water heater and accessories installed in such a small space. What we don't see is the hidden stuff - pipes, diverters, the parts inside a faucet, hidden inside the cistern are the piston, the syphon, the float ball and rod, the inlet tube and valve. All of these need to work perfectly and you need high quality, dependable products which don't leak, drip, burst or malfunction and that's exactly what we assure in providing Premium branded (as compared to many local similar) sanitary fittings with assurance of quality, longer durability.

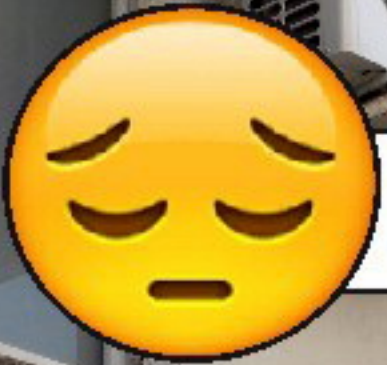
## Exclusive shafts for water and drain ducts



No exposed water and drain lines

First of its kind in the category. User friendly shafts provides natural ventilation along with exhaust fans and all importantly with ease of access to maintain plumbing lines through shaft doors from within each apartment. Enhances Iconic Elevation.

# Exclusive AC - ODU - Balcony



**Conventional Design**



**Aindro Design**

**No exposed Out door Ac units**

First of its kind in category. Exclusively created for out door Ac unit placements, free from pigeon menace and exposure to extreme weather beside ease of access to install and maintain AC out door units through shaft doors from within each apartment. Enhances Iconic Elevation

## Exclusive Electrical DB shafts



No exposed Electrical DB inside apartment /  
60 Electrical points per apartment

First of its kind in category. Exclusively created DB shafts for each apartment in lobby with Ease of access to electrical maintenance - Inverter placement and highest safety. Also adding aesthetics and more space inside apartment. What's more - we provide 60 Electrical points in user friendly positions and you dont have to alter or add any more electrical points.

## Plug and Play Ac



### Most modern built in AC installation

First of its kind in category. No breaking of walls for running Power - Copper - Drain lines as we provide all of PCD lines concealed and terminated to pre designated ODU locations and drains to designated drain points and corresponding MCB switches for ODU and IDU in lobby shaft DB. Just buy any AC brand of your choice, fit ODU and IDU at the respective locations and switch on remote and your Ac is on. Highly user friendly and adding Aesthetics within apartment for ever.

# Lift elevators



## Highest Safety with Automatic Rescue Devise

Elevator is one of the major decision when buying a home, because you will have many times children and elderly using the elevator and you do not have a standby maintenance team or technician unlike big commercial complex and hence the most important factors to look at are the quality, safety, post sales maintenance and service. We provide international branded traction elevator with highest safety including the automatic rescue device (The lift automatically moves to nearest floor in case of power failure) with proven track record in quality, safety and post sales maintenance including breakdown support.



## Lift upto terrace



**Boon to Senior citizens and Physically challenged**

First of its kind in category. Accessibility upto terrace floor ideal for elderly senior citizens and physically challenged to enjoy the terrace without any restriction or difficulties.

# CCTV & Bio metric controls



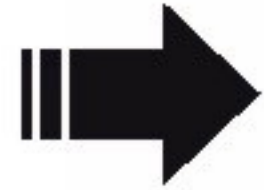
## Advanced Security Infrastructure

First of its kind in category. We provide Bio metric access control feature as a fool proof security feature with 24/7 Surveillance of the premises through CCTV for the entire complex including LIFTS with latest Remote Monitoring for Guaranteed Safety and Security.

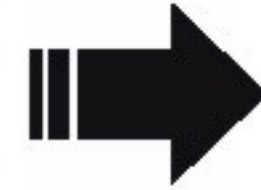
## 24/7 - Power back up



3 Phase Changer



Inverter



Generator Power

Truly un interrupted 24/7 power supply

First of its kind in category. We provide most cost effective infrastructure to suit any type of power support with 1) Phase changeover if any one of three phase fails. 2) Inverter option when you need only light and fan during short duration power cuts. 3) Generator when you are confronted with longer duration of power cuts or at times when you need AC / other power gadgets to operate during even short power cuts. A highly user friendly design with all options to suit any type of power support. 4) DG comes with 2 YR warranty and 5 YR FOC - AMC .

## Ready to occupy



“You buy what you see”

Saves simultaneous burden Rent/EMI &  
save on your taxes too..

The major benefit (of buying a completed apartment) is that you are completely aware and know exactly what you are buying while inspecting the apartment with respect to quality of construction, the design and all amenities. Additional advantages are immediate occupation which ultimately saves you from the double burden of paying your rent and the EMIs. On the tax savings front the deduction under 80C for the principal amount and the interest paid on the housing loan cannot be claimed as deduction until the date of completion of apartment and here our "Ready to Occupy" completed apartment is treble advantage.

# No GST



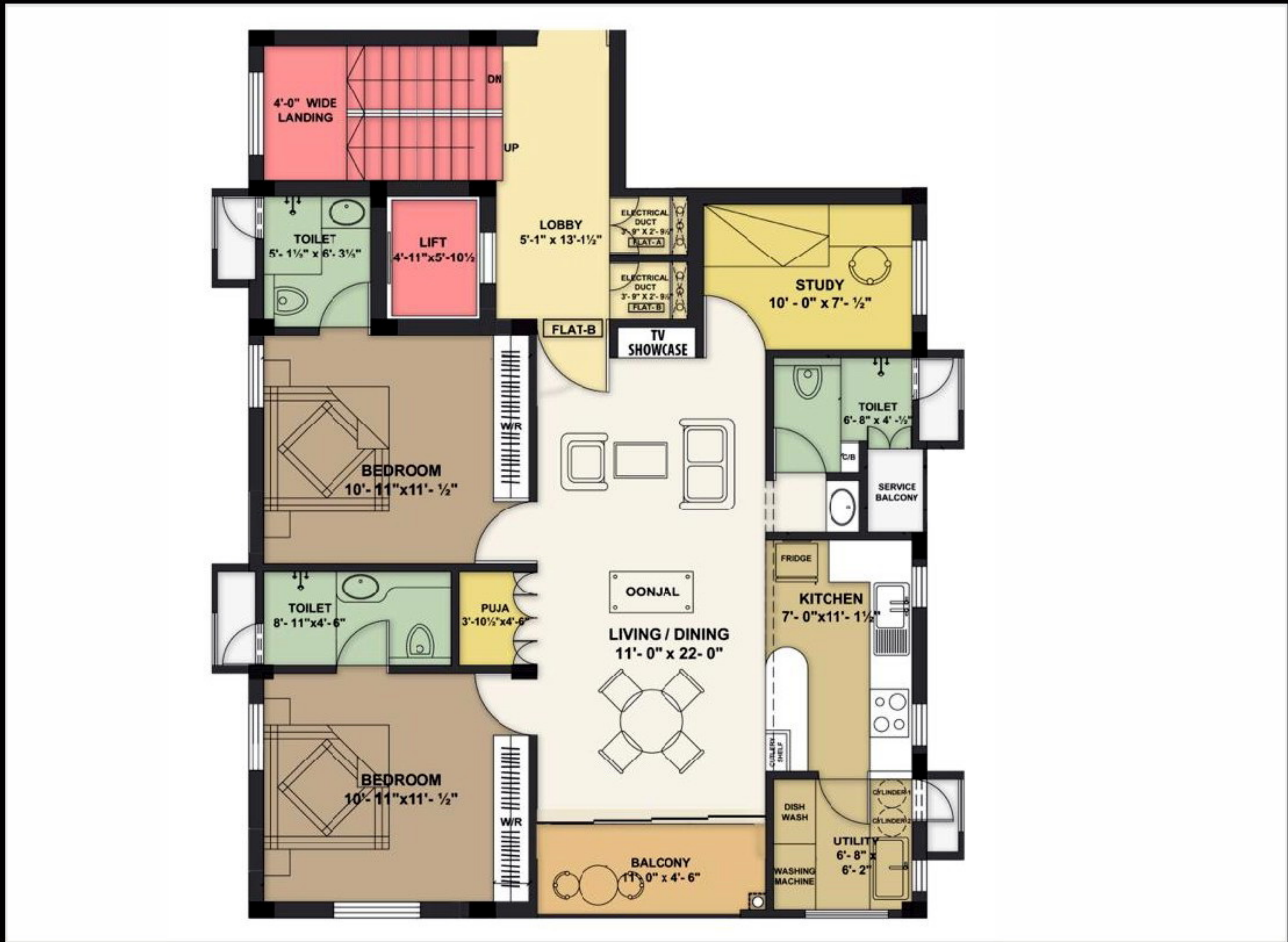
Huge 7.5 % Savings

A legitimate clear saving of 7.5 % as the existing GST rules permit NO GST for completed apartment .

# Typical Floor Plan



## Apartment Front Side (Road Facing) 101-201-301



## Apartment Rear Side (Road Facing) 102-202-302



**26**

**FEATURE**



**BENEFIT**

**14**

Features justifying  
Everlasting Value for  
Investment

- Clear Titles and Project Pre Approved by Financial Institutions
- 6 In 1 Private Complex
- Great Neighborhood
- Spacious 3 B H U P K ( 3 T ) Designer Home
- Larger Than Standard Windows
- AAC Block Walls
- Gyproc Plastering
- Upvc 3 Track Sliding Windows
- Factory Finished Pre Engineered Doors
- WPC - Bathroom Doors
- High End Sanitary Fittings
- Premium Branded Elevators
- Ready To Occupy
- No GST

- ➔ Undisputable Possession - Quick and Easy purchase of property
- ➔ Township features yet at Low maintenance and better resale value as compared to townships
- ➔ Perfect Urban living with comfort and convenience
- ➔ More space, Self Contained and user friendly features with exclusive space for all needs
- ➔ 3 Sided Ventilation - Optimum Cross Ventilation
- ➔ Eco friendly, Resistant to Fire / Pest & moisture with thermal and sound insulation
- ➔ Smooth & crackles walls as compared to clay bricks
- ➔ More Light - Air - Mosquito - Insect proof
- ➔ Doors with Perfect combination of Aesthetics, Quality and Ease of maintenance
- ➔ 100% water proof
- ➔ Premium brand with Assurance of Quality and Longer Durability
- ➔ Highest Safety with Automatic Rescue Devise
- ➔ "You buy what you see" Saves simultaneous burden on Rent/EMI & Save on your taxes too
- ➔ Huge Savings of 7.5% on total cost

**6**

Features offering User friendly  
& Aesthetically Pleasing amenities

- Unjal (swing ) Provisions In Living Room
- Designer Flooring
- Exclusive Shafts For Water and Drain Ducts
- Exclusive AC - ODU - Balcony elevation
- Exclusive Electrical DB Shafts
- Plug and Play AC

- ➔ Enhanced Charm with mix of traditions
- ➔ Aesthetically Superior flooring
- ➔ No exposed water and drain lines, ease of maintenance and iconic elevation
- ➔ No exposed Out door AC units, Ease of installation - Maintenance and iconic
- ➔ No exposed Electrical DB inside apartment / 60 Electrical points per apartment
- ➔ Ready to use most modern built in AC installation

**6**

Features exclusively created  
for Ideal modern day living

- Lift Upto Terrace
- CCTV & Bio Metric Controls
- 24/7 - Power Back up
- Wide and Long Balcony in Living Room
- Open Kitchen with Piped Gas Connectivity
- Exclusive Utility Area

- ➔ Boon to Senior citizens and Physically challenged
- ➔ Advanced Security Infrastructure
- ➔ Truly un interrupted 24/7 power supply
- ➔ An out door space within indoor area
- ➔ Space saving Flexible Kitchen - Modern leak proof "Quartz stone" counter sink & piped gas connection
- ➔ Frees your Kitchen Space - Adds to Cleanliness



🔑 Modern Living demands design perfection and stellar quality in construction.

🔑 Choosing the right housing company can transform the overall aspects of owning a property.

🔑 **aindro** "**Vijay Ganapathy**" offers the design, built quality, durability, ease of operation and other many first of its kind features, which are comparable to the best of "**Township Living Experience**" yet in a "**6 in 1 private complex**", offering truly "**Dream Home**" with "**Ever lasting value for investment, Aesthetically pleasing & Ideal for modern day living**".

**aandro**  
New Generation Homes



[www.aandro.com](http://www.aandro.com)

Colors Condominium Pvt. Ltd.

3A- "Indira Enclave" - III floor 31/12, First Avenue, Indira Nagar, Adyar, Chennai - 600 020.

E.mail: [crm@aandro.com](mailto:crm@aandro.com) +91 82481 23221