

LUXURIOUS  
**2&3**  
BHK

# G. P. B. BUILDERS

## NIDHULAN PARK VIEW CASTLE

### AMENITIES

- ◆ Swimming Pool
- ◆ Gym
- ◆ Children's Park
- ◆ Access Control
- ◆ Video Door Phone
- ◆ CCTV
- ◆ Power Backup
- ◆ Automated Lift
- ◆ 24hrs Security
- ◆ Car Parking

KOLAPAKKAM  
RAMAMOORTHY  
AVENUE

Landmark:  
Opp to vellammal  
Bodhi  
Campus

**Dream Home**  
FOR YOUR FAMILY

### HIGHLIGHTS OF THE PROJECT

- ◆ No Common wall
- ◆ Individual Villa Type Flat
- ◆ 4km From Miot & SRMC Hospital
- ◆ Within 50 to 100 m.  
5 International & CBSE Schools.
- ◆ Ample Ventilation in NEWS Sides.
- ◆ Exact opposite to Kolapakkam New Children Park.
- ◆ Near By Metro Station & Saravana Stores.
- ◆ Highly Rental Value.
- ◆ Highly Security & Safety Project.

BOOK  
NOW

# 950000 64217

Office: 11A, GPB Tower, Sakthi Nagar Main Road, Porur, Chennai - 600116.

**SITE ADDRESS:** Plot. No: 58/1A, Ramamoorthy Avenue, Kolapakkam, Chennai - 127.  
Landmark : (Opp to Children's Park & Vellammal BODHI Campus)



VELLAMMAL BODHI CAMPUS, ORCHID INTERNATIONAL SCHOOL, PON VIDHYASHRAM SCHOOL, LALAJI OMEGA INTERNATIONAL SCHOOL



# GPB BUILDERS NIDHULAN PARK VIEW CASTLE





# STILT PARKING PLAN





# DHURUV - BLOCK





# DHURUV - BLOCK

FLAT  
NO.  
**1A**  
**2A**  
**3A**  
**4A**  
**5A**



3D VIEW - A  
DHURUV BLOCK



# DHURUV - BLOCK

FLAT  
NO.

1B

2B

3B

4B

5B



3D VIEW - B  
DHURUV BLOCK



# DHURUV - BLOCK

FLAT  
NO.  
**1C**  
**2C**  
**3C**  
**4C**  
**5C**



3D VIEW - C  
DHURUV BLOCK



FLAT  
NO.  
1D  
2D  
3D  
4D  
5D



## DHURUV - BLOCK



3D VIEW - D  
DHURUV BLOCK



# AAROV - BLOCK

FLAT NO.



FLAT NO.



FLAT NO.



FLAT NO.



FLAT NO.



FLAT NO.



AREA - 573 SFT

UP  
DN



# AAROV - BLOCK



3D VIEW - E  
AAROV BLOCK



FLAT  
NO.  
1E  
2E  
3E  
4E  
5E

FLAT NO. 1E,2E,3E,4E,5E  
AAROV - BLOCK



# AAROV - BLOCK



3D VIEW - F  
AAROV BLOCK



FLAT  
NO.  
1F  
2F  
3F  
4F  
5F



# AAROV - BLOCK



3D VIEW - G  
AAROV BLOCK



FLAT  
NO.  
**1G**  
**2G**  
**3G**  
**4G**  
**5G**



# AAROV - BLOCK



3D VIEW - H  
AAROV BLOCK



**FLAT  
NO.**  
**1H**  
**2H**  
**3H**  
**4H**  
**5H**



# AAROV - BLOCK



3D VIEW - I  
AAROV BLOCK



FLAT  
NO.  
11  
21  
31  
41  
51



# AAROV - BLOCK



3D VIEW - J  
AAROV BLOCK



**FLAT  
NO.**  
**1J**  
**2J**  
**3J**  
**4J**  
**5J**



## Used Brands

**UltraTech**  
**CEMENT**  
*The Engineer's Choice*

**SOMANY**

**FINOLEX**  
PIPES & FITTINGS

**ORBIT**  
THE POWER OF PEOPLE  
WIRES & CABLES

 **ANCHOR**

  
asianpaints

*Parryware*  
*always in fashion*

**ashirvad**  
PIPES

**NITCO**  
TILES MARBLE MOSAICO

 **JOHNSON**  
*Not just tiles, Lifestyles.*

GRAND  
LEGACY OF  
**65**  
YEARS



## Amenities:



**Swimming Pool**



**Play Area**



**Gym**



**Car Parking**



**Video Door Phone**



**Access Control**



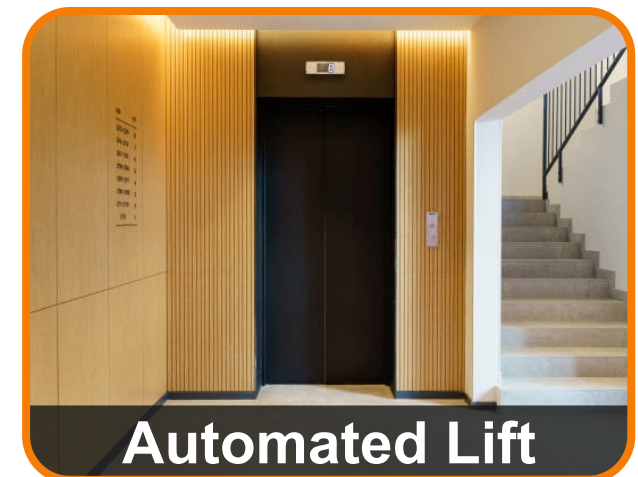
**CCTV**



**24hrs Security**



**Power Backup**



**Automated Lift**



## **SPECIFICATION**

**STRUCTURE:** RCC pile foundations and framed structures with partition walls.

**FLOORING:** 1200mmx600mm vitrified tiles in all rooms & Hall. Anti Skid ceramic tiles in balconies, kitchen & bathrooms. Staircase floorings are marble (or) Granite

**TOILET:** Half White coloured Parryware slimline EWC matching wash basins, with CP taps and fittings (Parryware). Provision of water heater. Ivory coloured glazed tiles 600mmx300mm splash back upto 7 feet height.

**KITCHEN:** Black or Red Granite bench top and stainless steel sink 600mmx450mm and ivory coloured glazed tiles 600mmx300mm splash back upto 2 feet height.

**MAIN DOOR:** Main door with teakwood frame with paneled melamine finish shutter.

**DOORS & WINDOWS:** Country wood (Teak Wood) framed door and flush shutters with necessary fittings and UPVC Windows with 4mm pinheaded glass.

**ELECTRICALS:** High quality finolex or Orbit copper electrical cables, MCB controllers for all power points, Anchor roma or MK modular switches and plugs. Enough point, UPS Provision & 3 Phase EB Connection.

**PLUMBING:** All concealed tubes in Ashirwad CPVC and external plumbing with high quality finolex or equivalent PVC tubes.

**OUTER FLOORING:** Paving Block or ant Skid Tiles Flooring for all open space and Button Tiles for Car parking.

**PAINTING INTERIOR/EXTERIOR:** Interior walls finished 2 coat Brila Wall putty with 2 coat dam proof primer, 2 coat interior emulsion paint. Exterior walls with texture putty and 2 coat exterior emulsion and all door, windows & grills with enamel paint.

**WATER PROOFING:** Water proofing for all bathroom floors.



## HIGHLIGHTS OF THE PROJECTS

- 1) No Common wall
- 2) Individual villa Type Flat
- 3) 4 km From Miot & SRMC Hospital
- 4) Within 50 to 100 m. 5 Internatinal & CBSC Schools  
(Velamal Bhodi campus, ORCHID International School,  
Pon Vidyashram School, Lalaji Omega Internetizatis Schools, etc..)
- 5) Ample Ventilation in NEWS Sides
- 6) Exact Opp. to Kolappakkam New Children Park
- 7) Near By Metro Station & Saravana Store
- 8) Highly Rental Value
- 9) High Security & Safty Project
- 10) CMDA & RERA APPROVED

## PAYMENT SCHEDULE

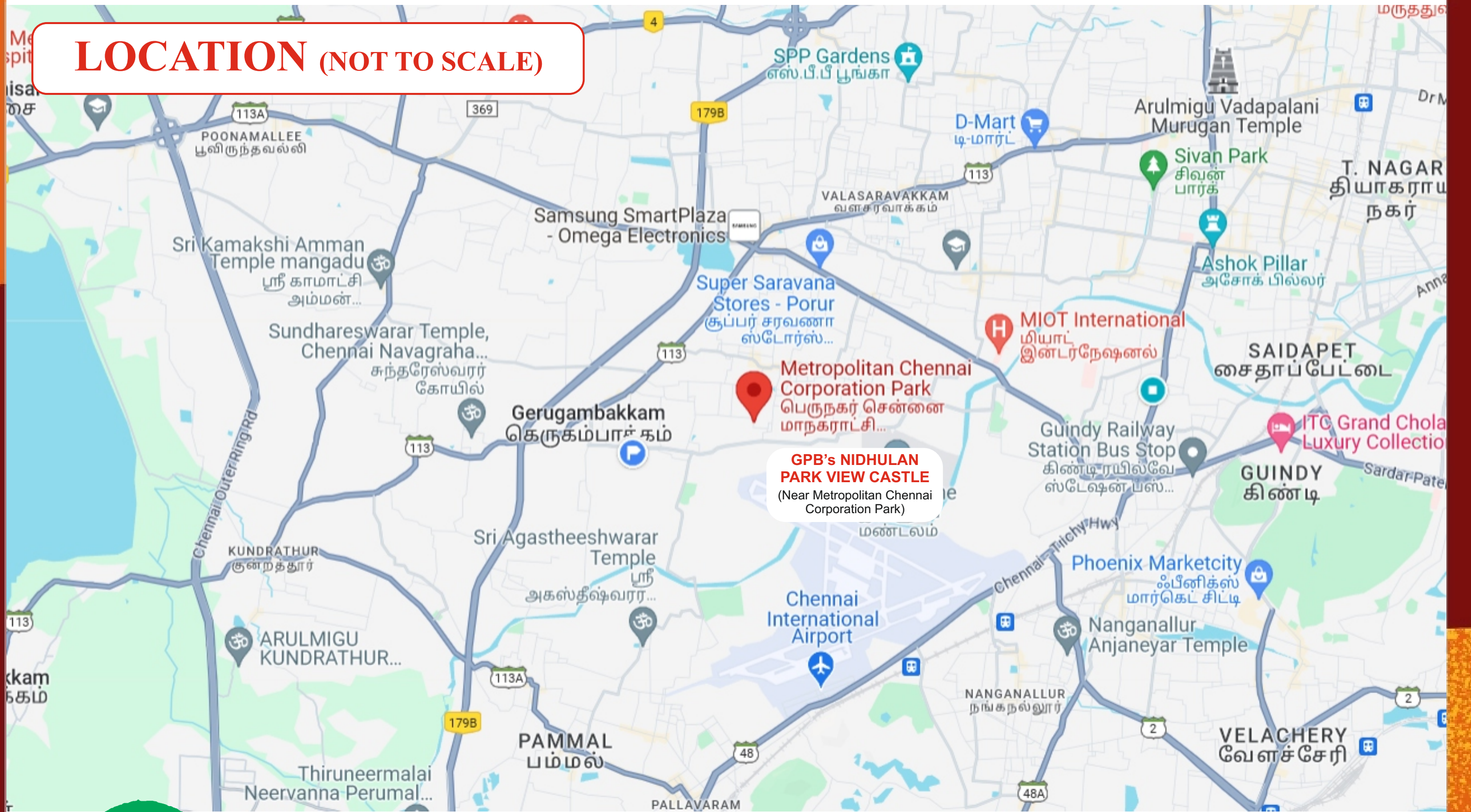
- |  |       |
|--|-------|
| 1) Booking Adavance                        | : 05% |
| 2) UDS & Construction Agreement            | : 20% |
| 3) Registered UDS & Construction Agreement | : 40% |
| 4) Completion of Basement                  | : 10% |
| 5) Completion of GF Roof                   | : 05% |
| 6) Completion of FF Roof                   | : 05% |
| 7) Completion of SF Roof                   | : 05% |
| 8) Completion of Brick Work                | : 03% |
| 9) Completion of Plastering                | : 04% |
| 10) Completion of Flooring & Painting      | : 02% |
| 11) Handling over                          | : 01% |

## Banking Partner





## LOCATION (NOT TO SCALE)



# G.P.B Builder & Promoters Pvt. Ltd

No. 11A, GPB Tower, Sakthi Nagar, Main Road,  
Porur, Chennai - 600116.