



Exclusive Channel Partner  
**VIP**  
HOUSING and  
PROPERTIES  
ISO 9001 : 2008 CERTIFIED



Eden Gardens

# LIVE ONE WITH NATURE







Eden Gardens











Eden Gardens

Total Number of Apartments	Type	Sqft Range
148	2BHK	787 - 1163 sq.ft
	3BHK	1111 - 1395 sq.ft

# SITE PLAN



A - First Floor    B - Second Floor  
C - Third Floor    D - Fourth Floor



# LOCATION HIGHLIGHTS

- > Surrounded by leading educational institutions
  - GKM College of Engineering and Technology
  - Bharath University
  - Sri Lakshmi Ammal Engineering College
  - Zion Matriculation Higher Secondary School
  - Alwin Memorial CBSE School
  - SSM Montessori School

- > Close proximity to Tambaram Railway Station and Bus Terminus
- > Close proximity to Hindu Mission, COSH and New Lifeline Hospitals
- > Close proximity to Perungalathur, the mofussil connect for all buses to the South
- > 25 Minutes drive to International and Domestic Airports

## Route Map



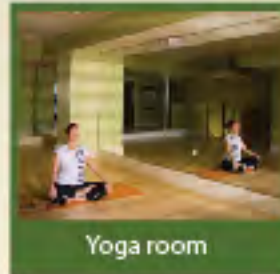




Gymnasium



Indoor play area



Yoga room



Multipurpose hall



Video door calling



Landscaped garden



Power Back up for Elevators & Common Areas



Kids play area



Senior Citizen corner



Walking track



CCTV at the main security gate



24/7 Security



Water treatment plant



Sewage Treatment plant




100% Vastu Compliance



Eden Gardens  
AMENITIES

If you can think it, there's a good chance it's already there. At Eden Gardens, we have left no stone unturned to provide you with all the ingredients to make life truly comfortable and convenient. Everything that you need, and more, find a home here.





## Specifications For Eden gardens project

The flats will be constructed to this specification, subject to minor changes in dimensions, locations found desirable or necessary to ensure sound engineering practice at the sole discretion of the Builder.

### Structure works:

RCC Column framed structure with isolated footings and tie beams using Fe500 ISI TMT steel. RCC framed structure with beams and slabs according to structural designs with seismic consideration.

Peripheral walls: 9" Class 1 Chamber Brick walls.

Internal partition walls: 4 1/2" thickness using Class 1 Chamber Brick.

### Doors and Windows:

Main Door: First class teak wood frame and shutters designed aesthetically and polished with natural polish. Godrej or equivalent make locks with brass hinges and fixtures. Peep hole will be provided.

Other Doors: High quality country wood frame, flush door shutters with Asian / Dulux premium enamel paint and high quality door fittings.

Windows: Openable UPVC frame and plain / toughened glass shutter with MS grill.

Bathroom Louvers: UPVC frames, Glass blades.

### Flooring and Cladding works:

Living / Dining Room, Common Bedrooms, Kitchen and internal passages: Reputed make Vitrified tiles (24" X 24" with skirting)

All Bathrooms: Anti-skid ceramic flooring tiles and glazed digital ceramic tiles dado up to 7' height

Utility Area: Anti-skid ceramic tiles and glazed ceramic tiles dado up to 5' height

Balcony: Anti-skid ceramic tiles for flooring.

Staircase Flooring: Granite for Ground Floor & Tiles for other Floors

Kitchen Counter: Granite slab with 24"x 18" high grade stainless steel sink.

Common corridor: All floors - flooring with non-slip ceramic tiles.

Lift lobby: Wall cladding with granite finish.

### Finishing and Painting works:

Internal walls: One coat of primer with two coats of altek or equivalent putty and two coats of premium emulsion paint.

External walls: Finishing according to the elevation design by architect and painting with one coat of primer and two coats of exterior emulsion paint.

Steel works: All MS steel works will be painted with one coat of primer and two coats of enamel paint.

### Plumbing and Sanitary works:

Sanitary fittings and closets: All sanitary fittings in closets and wash basins will be provided with Jaguar / Hindware or equivalent.

CP fittings: Jaguar or Equivalent CP Fittings will be provided at all areas. Each bathroom will have wall mixer for shower area. Health faucet will be provided in all toilets, geyser points in all bathrooms. One towel ring will be provided.

Piping works: CPVC / UPVC pipes for water supply and high quality PVC drain pipe will be provided.

### Electrical works:

Wiring: Concealed good quality multi strand copper wiring using brands like Polycab / Finolex or equivalent make.

Switches: High end modular switches will be provided like Anchor / Panasonic or equivalent.

Kitchen provisions: Six nos. of power points will be provided in kitchen.

Provision for exhaust fan in Kitchen & toilets.

Drive way: Drive way will be paved with high-strength paverblocks and car parking will be provided with Grano flooring.

Provision for Geyser in all bathrooms.

1 Main distribution box for each flat fitted with inverter wiring provision.

1 MCB for each room provided in the distribution box.

Lifts: International branded lifts with automatic doors will be provided.





Project Owned, Designed  
and Developed by



**Evocon** - Evolving Constructions, true to its name, focuses on delivering high quality living spaces with immense value proposition to its clients through development of Integrated Townships, Luxury Villas and Lifestyle Apartments across South India. Evocon has become one of Tamil Nadu's most recognized real estate brand, and takes pride in fulfilling the dreams and aspirations of multitude of families. Attention to detail, superior quality, consistency and timely delivery are the standards that Evocon lays its foundation on. The life and experience of owning an Evocon property is unprecedented.

The very vision of Evocon Private Limited is to offer its clients, affordable properties at strategic locations, which in future will become a key stone of their wealth and emotional security. Starting off with a bang, Evocon currently has 2 million square feet of residential living space under development. The ongoing projects are:

- > Space Aura - 76 Lifestyle apartments at Navalur, Chennai.
- > Sky Rise - Premium MSB Project comprising 229 Lifestyle apartments at Avadi, Chennai.
- > Star Way - An Integrated Township comprising 756 Lifestyle apartments at Ganapathi, Coimbatore.
- > Silicon Shelter - 64 Lifestyle apartments at Ganapathy, Coimbatore.
- > Asheville - An Integrated Township comprising 255 Luxury villas in Salem.

**Evocon Private Limited**  
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**VIP Housing and Properties** - Tamil Nadu's fastest growing property development company through its strategically located & meticulously planned townships has positioned itself as a company selling affordable real estate with huge and immediate potential for appreciation. VIP Housing and Properties undertakes the marketing of Integrated Townships, Luxury Villas, Lifestyle Apartments and approved Residential Plots. VIP Housing and Properties's current projects under promotion alone measure a living area of 5 million sq. ft. Its vast database of satisfied customers who have got their investments multiplied in a short span, stand as a testament to the company's success in the property development industry. With a passion to address the growing needs of its customers, VIP Housing and Properties has forayed in to the potential 124 Billion Dollar Housing Industry in India and all of its recent projects turning out to be an instant success selling 2000 Homes in 3 Years. It is all set to create a new trend in the Housing Industry in Tamil Nadu. VIP Housing and Properties's vast clientele is spread across 14 countries. VIP Housing and Properties has a clientele of more than 10,000 happy clients in Chennai alone.

**VIP Housing & Properties**  
#17b/1, Mahalinga Chetty Street, Mahalingapuram,  
Nungambakkam, Chennai - 34. | [www.viphousing.in](http://www.viphousing.in)

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