



The privileges of a township for the price of a flat.

Your own home in Chennai. At Rajakilpakkam, between Velachery and Selaiyur, just off the 100 ft Velachery-Tambaram Road on the Madambakkam Main Road. Your choice of apartments for just Rs.685/- per sq.ft onwards. A full-fledged residential complex built over 4.3 acres of land, away from the pollution and noise of the city. The complex's own transport is available from Hansa Garden to Tambaram railway station and back.

The site is well connected by buses with Tambaram, Parys, Mount Road, Saidapet, Velachery, TNagar and Broadway. And within a short radius you have reputed schools, colleges and hospitals. The first phase consisting of 140 flats and 54 flats of the second phase have been completed.

Easy finance

The project has been appraised by Leading Financial Institutions like HDFC, ICICI, Sundaram Finance Ltd., GIC Housing Finance Ltd., Maharishi Housing Finance Ltd., etc. You can easily avail of a housing loan subject to your eligibility from any Housing Finance Company of your preference.

Hansa Garden at a glance

- Location** Rajakilpakkam, Chennai 600 073. About 5 kms from Tambaram Railway Station, towards Chennai, on Madambakkam Main Road, off Velachery Tambaram Road.
- Project Area** 4.30 acres.
- Land Coverage** Only 38% is covered with building. Remaining 62% of the project area will be open space.
- Type of Buildings** Apartments in ground + 3 floors in several well-designed blocks.
- Programme of Development** In three phases from October 97-December 2001.



Specifications

- Door frame** Seasoned treated country wood.
- Shutters** Commercial ply, flush shutters main door with teak finish.
- Windows** Steel casement with sash bars, protection rods and pinheaded glass.
- Flooring** Entire flat area in ceramic tiles.
- Dadoing** (Ceramic tiles): Bath 4 feet from floor. Toilet 2 feet 6 inches from floor. Kitchen 2 feet from platform. Skirting 4 inches from floor.
- Kitchen** Cuddapah slab platform with sink. Open shelf with cuddapah slabs.
- Bedroom** Open wardrobe with RCC slabs. One loft above wardrobe in one bedroom.
- Bathroom/Toilet** Single bedroom - one IWC in white colour with two taps. Double bedroom-one EWC in attached toilet and one IWC in common toilet- both in white colour with two taps and one shower each.
- Wash basin** One white colour wash basin of standard make for each flat.





Plumbing

All water supply and drainage lines by rigid PVC pipes.

Water

From open wells/bore wells.

Electrical

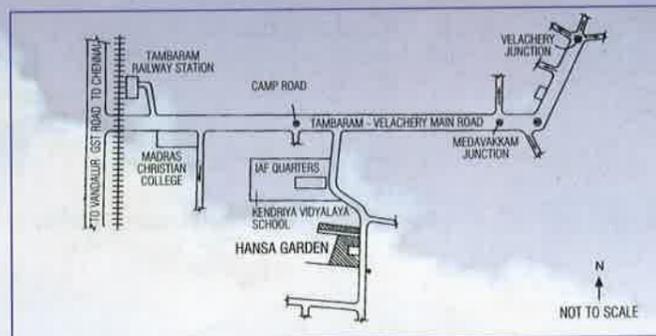
Adequate electrical points in each flat. Three phase connection and additional points, optional at extra cost. Sufficient number of common lights around the campus.

Painting

Walls internal and external-two coats of cement paint with one coat of primer.

Amenities

- Complex's own transport from Hansa Garden to Tambaram Railway Station
- Dish Antenna connection and GPABX telephone connection in every apartment
- Water treatment plant
- Sewage treatment plant providing sufficient water for gardening and landscaping
- Well developed garden and lawn
- Ceramic tile flooring for the whole apartment
- Sufficient open car / two-wheeler parking
- Common lighting
- Well laid roads
- Play area for children with play equipment
- Community hall



Please call us for more details and booking.



Hansa Estates Private Limited
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 e-mail: hansaest@md4.vsnl.net.in



RAJAKILPAKKAM
CHENNAI - 73

**COMFORTABLE LIVING
HAS NEVER BEEN
SO AFFORDABLE**





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Your own home in Chennai. At Rajakilpakkam, between Velachery and Selalpur, just off the 100 ft Velachery-Tambaram Road on the Madambakkam Main Road. Your choice of apartments for just **Rs.685 / sq ft.** onwards. A full-fledged residential complex built over a sprawling 4.3 acres of land, well out of the way of city pollution and noise. Transport (shuttle service) from Hansa Garden to Tambaram Railway Station.

The site is well connected by buses with Tambaram, T.Nagar and Parrys. And within a short radius you have reputed schools, colleges and hospitals.

Easy finance

The project has been appraised by GIC Housing Finance Limited. You can easily avail of a housing loan subject to your eligibility from GICHFL or any other Housing Finance Company of your preference.

Hansa Garden at a glance

Location : Rajakilpakkam, Chennai 600 073. About 5 kms from Tambaram Railway Station, towards Chennai, on Madambakkam Main Road, off Velachery-Tambaram Road.

Project area : 4.30 acres.

Land coverage : Only 38% is covered with building. Remaining 62% of the project area will be open space.

Type of buildings : Apartments in ground + 3 floors in several well-designed blocks.

Programme of development : In three phases from June 1997 - Nov 1999.

Specifications

Door frame : Seasoned treated country wood. Shutters : Commercial ply, flush shutters, main door with teak finish.

Windows : Steel casement with sash bars, protection rods and pinheaded glass.

Flooring : Entire flat area in ceramic tiles, common area in mosaic.

Dadoing (Ceramic tiles) : Bath 4 feet from floor. Toilet 2 feet 6 inches from floor. Kitchen 2 feet from platform. Skirting 4 inches from floor.

Kitchen : Cudappah slab platform with sink. Open shelf with cudappah slabs.

Bedroom : Open wardrobe with RCC slabs. One loft above wardrobe in one bedroom.

Bathroom / Toilet : Single bedroom - one IWC in white colour with two taps. Double bedroom - one EWC in attached toilet and one IWC in common toilet - both in white colour with two taps and one shower each.

Wash basin : One white colour wash basin of standard make for each flat.

Shoe rack : At a convenient place with one slab.

Plumbing : All water supply and drainage lines by rigid PVC pipes.

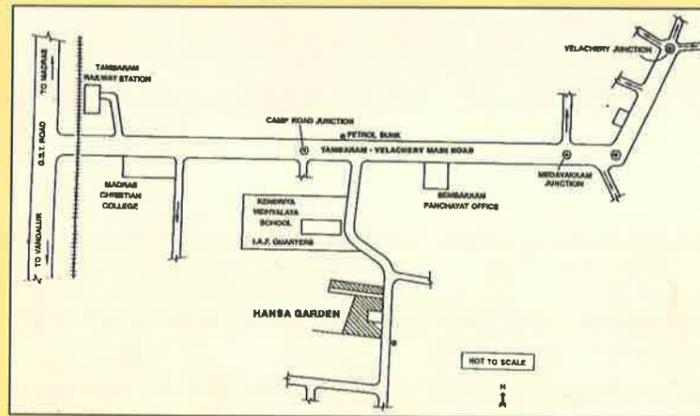
Water : From open wells / bore wells.

Electrical : Adequate electrical points in each flat. Three phase connection and additional points, optional at extra cost. Sufficient number of common lights around the campus.

Painting : Walls - internal and external - two coats of cement paint with one coat of primer.

Amenities

- Transport (shuttle service) from Hansa Garden to Tambaram Railway Station
- Dish antenna connection and GPABX telephone connection in every apartment
- Sewage treatment plant providing sufficient water for gardening and landscaping
- Ceramic tile flooring for the whole apartment • Housing loans through GICHFL
- Sufficient open car / two wheeler parking • Space for nursery school • Space for doctor's consulting room • Shopping area • Common lighting • Well laid roads • Play area for children • Community hall



Architects

Architects Allied, Chennai 600 034.

Site address

Madambakkam Main Road, Rajakilpakkam, Chennai 600 073.

Please call us for more details and booking.



HANSA ESTATES PRIVATE LIMITED

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