



AMARPRAKASH[®]

Tamilnadu's
Most Trusted Developer



STRESS

Free Living

Awaits You



The
Royal Castle

Stress Free Living





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AMARPRAKASH is an Indian conglomerate company headquartered in Chennai, India.

We epitomize in quality Homes and excellent customer service. Our various Real Estate Services include construction of Quality Homes, Home Decor, Property Maintenance Services, Rental/Resale Services and Infrastructure.

With 11 years of magnificent track records, we have successfully served more than 4500 happy customers and handed over Eight Projects with the residential development of more than 2 million Sq.ft and another 8 million Sq.ft of residential and commercial development under construction.

Customer Service and value added services, is how we make a difference.

Accolades



CRISIL ★ ★ ★ ★ ★ 5 STAR RATING

CRISIL Real Estate Star Ratings provide city specific all-round assessment of real estate projects to help buyers benchmark and identify quality projects within their city.

The key factors evaluated in the Star Ratings process are quality of legal documentation, construction related risks, financial flexibility/viability of the project besides the background, and track record of the project sponsor.

Most Awarded company of the year 2014



Most Awarded company of the year 2015





Mother

- Family's health
- Day-to-day routine in the family like preparing food, maintaining cleanliness in the home
- Family's day-to-day needs
- Want to be a perfect home maker



Father

- Safety of the family
- Family's well-being
- Kids education
- After work a peaceful home

STRESS of ***Mr. Rajesh Rajarathinam & Family***

Kids



- Commuting to and from school every day in the city traffic
- Peer pressure
- Understanding lessons
- Need of games & activities

Grandparents



- Health
- Living atmosphere
- Places of worship
- Whiling time
- Well being of their grandchildren and family

STRESS

is the opposite word of peace

can affect both physical and mental health

steals the happiness and reduces your self-confidence

develops negative attitude and thoughts

never eradicates the future risk/problem, but instead it weakens your present strengths



How we made
Stress -*Free Living* possible

@


The Royal Castle
Stress *Free Living*

People find **peace** at their homes



Sweet
potable water



Clean air



Good
infrastructure



Vasthu
compatibility



Vibrant location



Connectivity



Tranquil atmosphere
that supports
Peaceful Living



70%
Open space

After various considerations and evaluations, we finalized this particular location, Thirumudivakkam, Chromepet, which is ideal to construct homes that will satisfy our Customer's expectations.

The core motto of "The Royal Castle" is to provide a Peaceful Living to our Customers. So we did various researches and found some proven ways and means to reduce everyday **stress** and inherit it in this project.



Airport - 15 minutes drive



Railway Station - 10 minutes drive



Bus Terminus - 10 minutes drive



IRR - 5 minute drive



A **safe** place

A safe and secure place will help to have a peaceful mind at "*The Royal Castle*".

24 X 7 Security and Three level access control system will ensure the freedom from safety related **stressors**.



3 Level Security System



3 Level Access Control



24x7 Security



CCTV Camera

Time for *silence*



Stress comes from worries and worry comes from unpleasant thoughts and surroundings.

Meditation and Yoga will help you to analyze the reason for the above said **stress** and will help to shed unnecessary and unpleasant thoughts.



Rejuvenation Center



Yoga Center



Sauna, Steam & Jacuzzi



Meditation



Everything at your reach

Isn't it wonderful when you get everything
at your reach!!!

You can reduce a lot of **stress** by avoiding a long
commute for any of your essential needs. Further,
it makes you feel more comfortable and relaxed.



Super Market



Shopping Mall



Laundromat



Business Hotel



*Keeps you **healthy***



A regular exercise will help to reduce **stress** hormones.

Physical activity releases endorphins which make the brain feel better.



Swimming Pool



Jogging Track



Gymnasium



Clinic



*Play to sweat out your **stress***



Playing games will help in
reducing **stress**.

In addition, this will also refine our concentration
skills and rational thinking.



Basketball



Volleyball



Badminton



Cricket Practice Net



Happy learning · lessons & life



Jain Public School

No more worries on deciding a residential school or day school for your kid. Located within the project, Jain Public School (CBSE) will ensure your kids getting a holistic education and all the benefits of residential school without taking away their family life.

Besides, it makes your kids **stress**-free from travelling a long distance to reach their school. Eventually, it helps to reduce your worry related to the safety of your kids.



Library



Digital Board Classroom



Play Ground



Science Lab



Enhance your kid's *creativity*



Every kid is gifted with a creative and unique talent.

As their parent, it's your responsibility to encourage the creativity in your children by offering them a supportive environment that helps to develop their creative mind.



Arts & Crafts



Dance



Martial Arts



Music

*A **place** to cherish childhood*



Physical activity is very important to improve mental and physical strength of your kid. Moreover, it helps to reduce their anxiety and boost their self-confidence.

Besides, it also develops their social skills like team work, a sense of 'give and take' etc.



Outdoor Games



Skating



Indoor Games



Creche

Express *gratitude*



Gratitude transforms the state of mind. And this will make you to be thankful for what you have rather than worrying about things that may be or may not be as we want.

Surrounded by 4 Ancient Temples and 70% Green and Open Space, you will find the absolute peace to develop an attitude of gratitude.



70% Open Space



Dhamma Sethu-Vipassana Meditation Center



Kundrothur - Murugan Temple



Thirunneermalai - Sri Ranganatha Temple

The *Royal* Club

Burst out your everyday **stress** by
spending time at
"The Royal Club" that has
international standard amenities



Mini Theatre



Unisex Salon



Multipurpose Hall



Library





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The Royal Castle
Stress Free Living

Actual
Image



Site map

More Amenities to make you **stress-free**

- | | |
|-------------------|-----------------------|
| 1 Entry | 7 Water Body |
| 2 Gazebo | 8 Palm Tree Court |
| 3 Flower Garden | 9 Cricket Pitch |
| 4 Pebble Walk Way | 10 Volley Ball Court |
| 5 Skating Rink | 11 Jogging Track |
| 6 Basket Ball | 12 Children Play Area |

Legends

- | |
|--------------------------------------|
| 1 Main Entrance |
| 2 Business Hotel |
| 3 Commercial Complex |
| 4 Residential Apartments Entrance |
| 5 Drive Area |
| 6 School |
| 7 Club House |
| 8 O.S.R. - 1 (Kids Play Area & Park) |
| 9 O.S.R. - 2 (Kids Play Area & Park) |



Actual Image - 400 ft. Outer Ring Road (ORR)

Living at *The Royal Castle* will make you to avail the advantage of getting easy access to 400 feet outer ring road and IRR (Inner Ring Road). Therefore, you can reach the major areas of Chennai and National Highways with ease. Further, Chennai's SIDCO industrial hubs are located very close to ORR Chennai. Thus, the working professionals can reach their office without any hassles. With close proximity to Chennai ORR and IRR road, your asset will witness multifold appreciation in the near future.



Actual Image - Inner Ring Road (ORR)



Source : The New Indian Express

- The 62 kms ORR is connected to all the 4 National Highways namely NH-45(GST) on Vandalur, NH-4 (Bangalore Highway) on Nazarethpet, NH-205 on Nemilicherry (Chennai-Tirupati Highway) and NH-5 on Nallur (Chennai-Kolkata).
- Apart from the IT companies, the employment opportunities in the automobile and component industries are available in Minjur, Vandalur, Mannivakkam, Ponneri and Mudichur.
- ORR is a prominent route connecting Chennai to the Ennore Port, the hub for major import and export business activities.
- The proposed Vandalur Bus Terminus will provide convenience for people residing in the ORR area to commute.
- The 400 feet ORR offers a very good connectivity to other fringes of the city through flyovers and eases the traffic in this area.
- The proposed Rapid Mass Transit System (RMST) in this region will enhance faster and easier connectivity.
- Thirumudivakkam in ORR is the third preferred residential area in 2014. (Based on The Hindu).
- Expected to have a more than 300% appreciation in the coming years.





Mr. Harsha Software Engineer
Proud Owner of E 209 Apartment

Peaceful life:

"I really wonder how the company could think of all the necessary amenities needed by a family for a Peaceful Life. Everything was a perfect as it could be. I feel very good and proud about my investment towards a Peaceful Life. All the best for your future endeavors."



Mr. Sujith Ravi Project Lead, Mitron Global Technology Pvt. Ltd.
Proud Owner of P 503 Apartment

Authentic documentations showcases quality of homes and delivery:

"My wife was the one who told me that we should see 'The Royal Castle' project in detail. We went to AMARAPRAKASH office and once the executive explained the meaning of CRISIL rating and the various accreditations with respect to the quality of construction and service, we were really convinced. Rest were the general details and specifications that helped us further to make the right choice of home based on our exact needs."

On September 28th, 2014 for the first time in Tamilnadu's history
AMARAPRAKASH delivered
987 Homes in one go

TAMILNADU'S
BIGGEST
HANDOVER



987 HOMES
DELIVERED
ON TIME



Delivered
1300
HOMES in 2014

Will Deliver
2000
HOMES in 2015

Will Deliver
3000
HOMES in 2016

Specifications

STRUCTURE:

- RCC framed structure with Pile / Raft Foundation designed to withstand seismic loads as per structural design conforming to BIS.
- Walls using Solid blocks / Bricks in cement mortar with reinforcement at sill level and Lintel as per structural design standards.
- Ceiling height will be maintained at 9'6" clear from finished floor level other than sunken area.

WALL FINISHES:

- Internal Walls will be finished with smooth finished cement plaster, Wall Care Putty coats and Premium Emulsion paint.
- Exterior walls will be finished with neat cement plaster, white cement coat and Weather Proof Exterior Emulsion paint.
- Toilet walls will be finished with Designer Glazed Ceramic Tiles and height up to 7'0" level as per architect's concept. Trimes Dadoing and profiles in PVC will be used to protect the edges of the ceramic tiles as per architect's design.
- Kitchen Platform Walls will be finished with Ceramic Tiles and height up to 2'0" above the Cooking Platform.
- Ceiling surfaces will be finished with neat cement plaster, white cement coat and cement paint.

FLOORING:

- Living, Dining, Kitchen and Bed Room Area will be finished with 24" x 24" Vitrified Tiles with 4" high skirting as per architect's concepts.
- Utility and Toilet area will be finished with Acid Proof Anti-Skid Ceramic Tiles as per architect's concept.
- Balcony, Common area and Lift Lobby will be finished with Vitrified Tiles and Granite as per architect's Concept and Developer discretion.
- Car parking and Staircase area will be finished with VGF / Paver Blocks / Granite as per architect's concept.
- Terrace area will be finished with 9" x 9" pressed Weathering course Terracotta Tiles / Brick Bat Coba / Cement Plaster finishers as per architect concept.



JOINERIES:

- Entrance Main Door will be provided with Seasoned Teak Wood or equivalent / Imported Frames and OST Flush / Moulded Doors with Varnish finish on both sides, Brass / SS Fittings, Locks and accessories.
- All Bedroom, Toilet and Balcony Doors will be provided with Seasoned Country Wood / Sal wood or equivalent / Imported Frames and Water Proof Hardcore Flush/ Moulded Doors with required fittings as per architect's design.
- Modular Sliding two panel UPVC Window Frames and Shutters with safety MS Grills will be provided for all window opening as per architect's concept.
- Modular Sliding French Door will be provided for Balcony as indicated in the floor plan as per architect's design.

RAILING:

- Staircase Handrail will be provided S.S Railing as per Architect Design.
- Balcony Railing will be provided as per Architect Design.

KITCHEN:

- Reticulated Gas Supply provision will be provided as per architect's design and BIS standards.
- Counter Top Granite platform will be finished with Granite slab 2'0" wide at a height of 2'6" from the finished floor level along with Stainless Steel Single bowl sink and CP long body tap.
- Provision for Exhaust fan, Mixer, Grinder, Microwave and Refrigerator will be provided.
- Optional Kota Stone Shelf can be provided below the Kitchen slab as per client's requirement.
- Optional Modular Kitchen can be provided as per client's requirement.

BED ROOMS:

- Optional Kota / Cudappah Stone Wardrobe and a Loft shall be provided only if as indicated in floor plan as per architect's design at the discretion of Developer.
- One Air Conditioner Electrical point will be provided in each Bedroom.

PLUMBING AND SANITARY:

- All Sanitary Wares will be new range EWC (White Colour) and PVC / Ceramic with flush tanks as per architect's design and concepts.
- A Single bowl new range white wash basin will be provided in or near the Rest room or dining space as Indicated in the floor plan.
- All CP fittings and Taps (like 2 in 1 Wall mixer, Shower, Health faucet etc.) will be provided as per architect's design.
- All Bathrooms will have provision for an Exhaust Fan and Geyser connection.
- All toilets will be provided with bore well water connection and Flushing with treated water connection.
- One common OHT with partition will be provided for Treated water / Bore well / Fire Fighting.
- Washing machine inlet and outlet provision if in utility area only.

ELECTRICAL:

- 3 Phase power supply and Concealed Insulated Multi strand Copper wires will be provided in all units with Individual Distribution Box with Isolator/ RCCB / ELCB / MCB's as per the norms of CEIG.
- All Switches and Sockets will be provided in Metal Box and Modular Switches with Cover plates.
- Wiring for Inverter will be provided at the decision of developer.
- Multi DTH

POWER BACKUP:

- Corridors, Passages, Driveways, and Amenities shall be under DG back up.

ELEVATORS:

- Each block will be served by 2 or more fully automatic lifts with variable Voltage Variable Frequency (VVF) and Automatic Rescue Device (ARD).



WATER PROOFING & ANTI-TERMITE TREATMENT:

- Water proofing treatment using brush bond technology for all rest rooms, utility, Sunken and other water storing bodies as per architect design.
- Anti Termite treatment as per BIS for each building of the project with a guarantee certification of 10 years.

WATER:

- Adequate Bore wells shall be provided to meet the daily requirements of the community as per architect's concept.
- Underground Common RCC sump of adequate capacity for Drinking water / Panchayat Water Supply / Treated Water will be provided as per Architect's design.
- Reverse Osmosis facility will be provided to meet the Drinking water requirement.

SEWERAGE:

- Sewerage treatment plant will be provided and treated water shall be used for common purposes / Flushing as recommended by the architect as per BIS standards.

EXTERNAL:

- Hard and soft Landscaping around the building as per architect details.
- Compound wall in outer periphery with required Gates.

SECURITY:

- CCTV.
- 3 Level Access Control.
- All Blocks and common areas under 24 x 7 security surveillance.
- Optional Video door phone facility can be provided as per client's requirement.



We thank our Customers

As this project, "The Royal Castle" is an outcome of the expectations set by our customers, who were looking for a home to Live a Peaceful Life, by getting rid of their routine **stressful** life.



To know more
scan this QR code



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www.amarprakash.in

Corporate Office : # 412/7, G.S.T. Road, Chromepet, Chennai - 600 044.
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