

# Lilac Springs

Convenience & Luxury was  
Never This Affordable







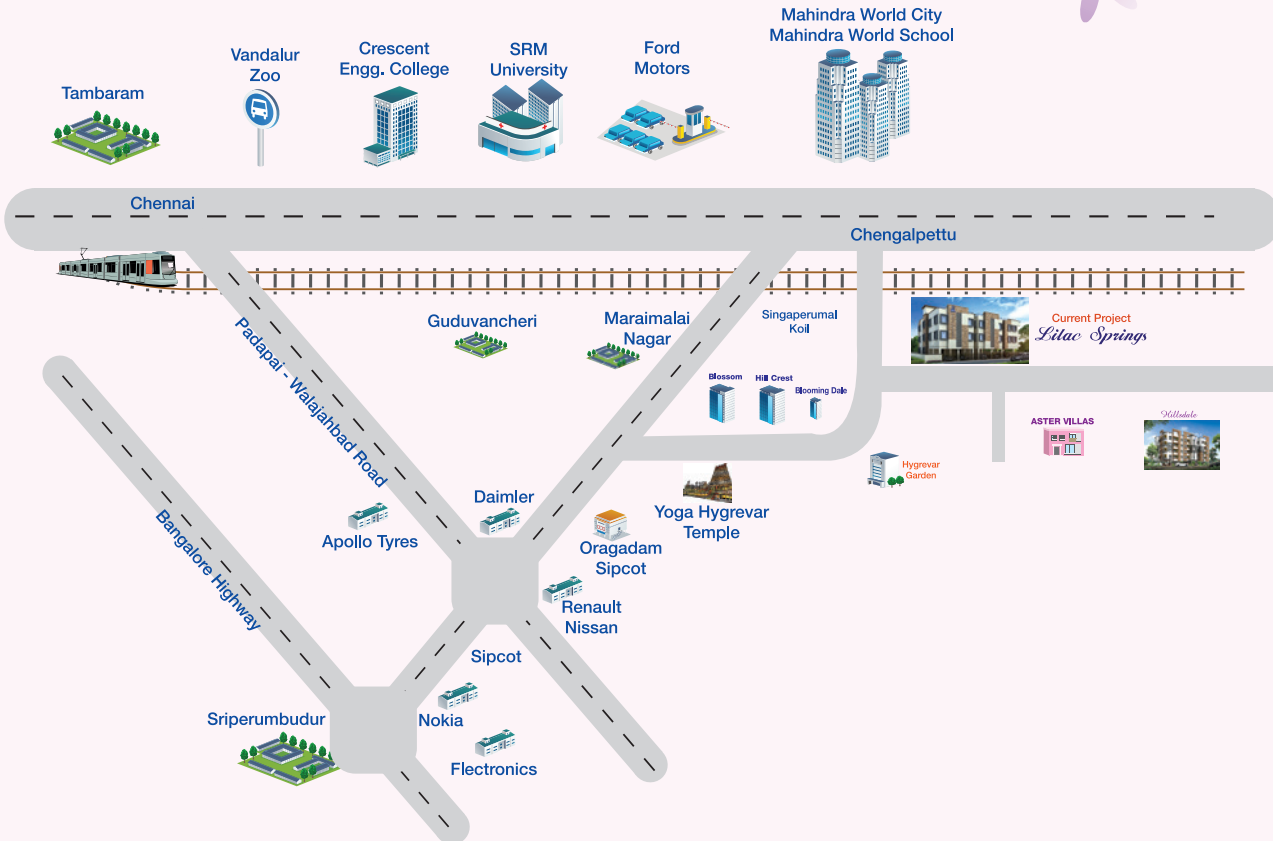
## *Lilac Springs*

**E**xclusive Apartments Opposite to Mahindra World City. The Serene, the Winds and the Green Land Scape attached. To the life royal at Smart Constructions **Lilac Springs**, A gated residential community.

Select from 12 lifestyle apartments, each offering a range of modern experiences that scale up your life in every way. Carefully designed rooms in modern style without compromising vastu give you sense of exclusivity and yet invite you to make your home here. Be the verified tile floor living room, or opulently appointed bedrooms with bathrooms. or the bright sunlit kitchen where you can cook up magical moments for the family. Premium fixtures and accessories in every room complete the story of picture perfect Home.

**Smart constructions Lilac Springs.** Go ahead.  
Announce your arrival...

# Location



## Key Hubs

Mahindra World City

GST Road

Closest Railway Station  
Singaperumal Koil

Maraimalai Nagar

SRM University & Hospital

Oragadam SIPCOT

## Approx kms

1 km

0.75 km

3 km

5 km

11 km

12 km

## Companies proximate to Mahindra City

Infosys Technologies, MRV, BMW, Capgemini, Renault, Mastek, Mind Tree, Wipro, Ascendas, Sundaram Clayton, Wabco TVS, Brakes India, Armstrong, TTK Healthcare, etc.

Also functioning within the campus are Apollo Clinic & Pharmacy, Banks, Food Courts & A School, 4 Star Hotel Holiday Inn Express, with 140 rooms nearing completion.

# Why Invest

**M**ahindra World City, New Chennai is situated on GST road - The fastest growing southern corridor. The city is spread across 1400 acres India's first operational Special Economic Zone (SEZ).

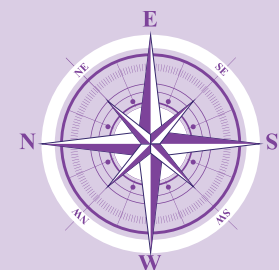
Mahindra City currently employs over 55,000 people in the companies housed in it. The expected working population in Mahindra world city by the year 2020 is 2,00,000.

Infosys Technologies has its biggest campus inside Mahindra World City and currently employs over 23500 people. With an investment cost of US\$527 million, this facility alone will span over 3.5 million sq.ft. and will eventually house around 35,000 employees.

Lilac Springs is just a walk away from the city and it is a sure bet for those looking for serene and luxury yet comfortably fits in your wallet.

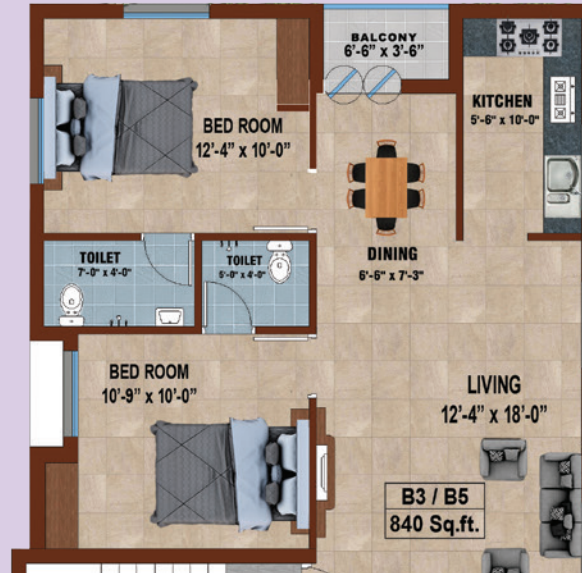
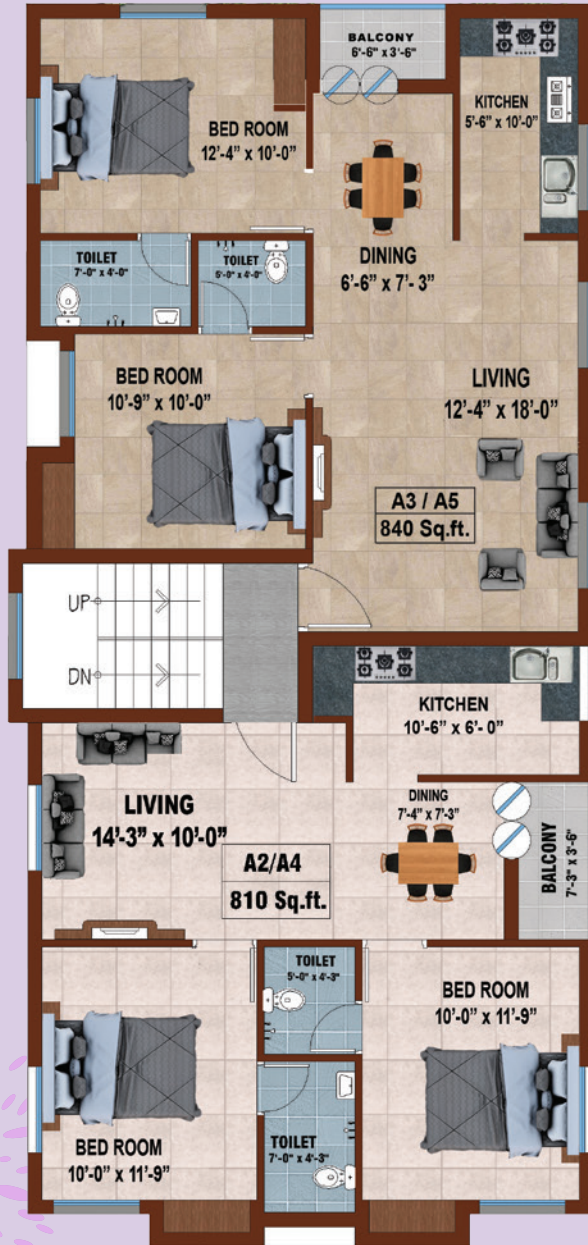
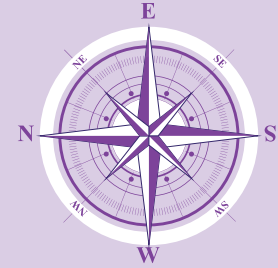


# Ground Floor Plan





# Typical Floor Plan 1<sup>st</sup> & 2<sup>nd</sup>



# Specifications

<b>Flooring</b>	Vitrified flooring for Living , Dining & Bed Room Antiskid Ceramic Tiles For Kitchen, Toilet & Balcony Glazed Wall Tiles Up To 7' in All Bathrooms
<b>Kitchen</b>	Black Granite Top For Counter With Stainless Steel Sink With Drain Board. Glazed Wall Tiles Up To 2' Height from Work Top.
<b>Fittings</b>	Jaguar Premium Range Chromium Plated Fittings. Wash Basin In White Color Parryware / Hindware / Equivalent. Ewc In White Color Parryware / Hindware Or Equivalent.
<b>Structure</b>	RCC Framed Structure with Plastered Walls.
<b>Doors</b>	Main Door- Teak Wood Frame and Solid Door Bedroom Doors – Teak Wood Frame with International Skin Doors. Bathroom Doors – Teak Wood Frame with internal skin doors Aqua proof Coating Inside.
<b>Windows</b>	NCL Secelor Windows with grills
<b>Painting</b>	Interior - Two coats of Putty with emulsion paint Exterior - Combination of texture and putty finish with 2 coats of emulsion paint
<b>Electricals</b>	All Internal Circuits in PVC Tubes With ISI Brand Wires. Adequate Modular Switches of Legrand / Anchor or Equivalent
<b>CCTV</b>	CCTV Camera Security with Facility
<b>Power Backup</b>	Power Backup of 500 kVA for Each Apartment

## Payment Schedule

On Booking	15%
Registration of UDS	15%
On Completion of Foundation	15%
On Completion of Stilt Floor Roof Slab	10%
On Completion of First Floor Roof Slab	10%
On Completion of Second Floor Roof Slab	10%
On Completion of Brickwork	10%
On Completion of Plastering	10%
On Completion of Painting	5%



# Some of Our Projects



## Upcoming Projects

- Maruthi - Comprising 20 Apartments
- Lakeside - Comprising 16 Apartments
- Fernhill - Comprising 28 Apartments
- Hills View - Comprising 32 Apartments
- Orchid Villa



Creating Living Spaces

## **Smart Constructions & Developers Pvt. Ltd.,**

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