



# Grace & Mercy

@ Madipakkam



2&3 BHK  
*Luxury*  
**APARTMENTS**

Great opportunity to make your  
smart move



Elland Developers: Pioneering Quality Living Spaces. At Elland Developers, we are a beacon for those aspiring to own their perfect home. Our unwavering commitment is to honor your dreams of quality living by meticulously crafting spaces that are not only luxurious but also give substantial value for your investment. Our designs embody spaciousness, desirability, and the essence of comfort, turning the key to make your dream home a reality. With our dedicated team of diligent engineers, we guarantee excellence in design, architecture, construction, and maintenance with uncompromising quality. Your dreams, Our realty.....







*Luxury*  
APARTMENT







# Grace & Mercy

@ Madipakkam



*Your Dreams Our Realty*

Grace & Mercy our latest project at Chennai, Madipakkam, Ram nagar south, is an example of quality building, with just 12 apartments. It allows us to focus on the little details that make a house, a home. A testament to our mission—nestled amidst technology parks, the Velachery railway station, top-tier schools, expansive shopping malls, premier hospitals, and vibrant entertainment options, airport ensuring a life of ease and splendor. Choose Elland Developers, where your value for money is paramount and where every square inch is crafted with you in mind, to start living the life you've always dreamed of."











## 1st 2nd & 3rd FLOOR PLAN

W - F1, F2 | W- S1, S2 | W- T1, T2

**2BHK- 860sqft**

West side F-2,S-2,T-2

**3BHK- 1116sqft**

West side F-1,S-1,T-1











## 1st 2nd & 3rd FLOOR PLAN

E - F1, F2 | E- S1, S2 | E- T1, T2

**2BHK- 860sqft**

East side F-2,S-2,T-2

**3BHK- 1116sqft**

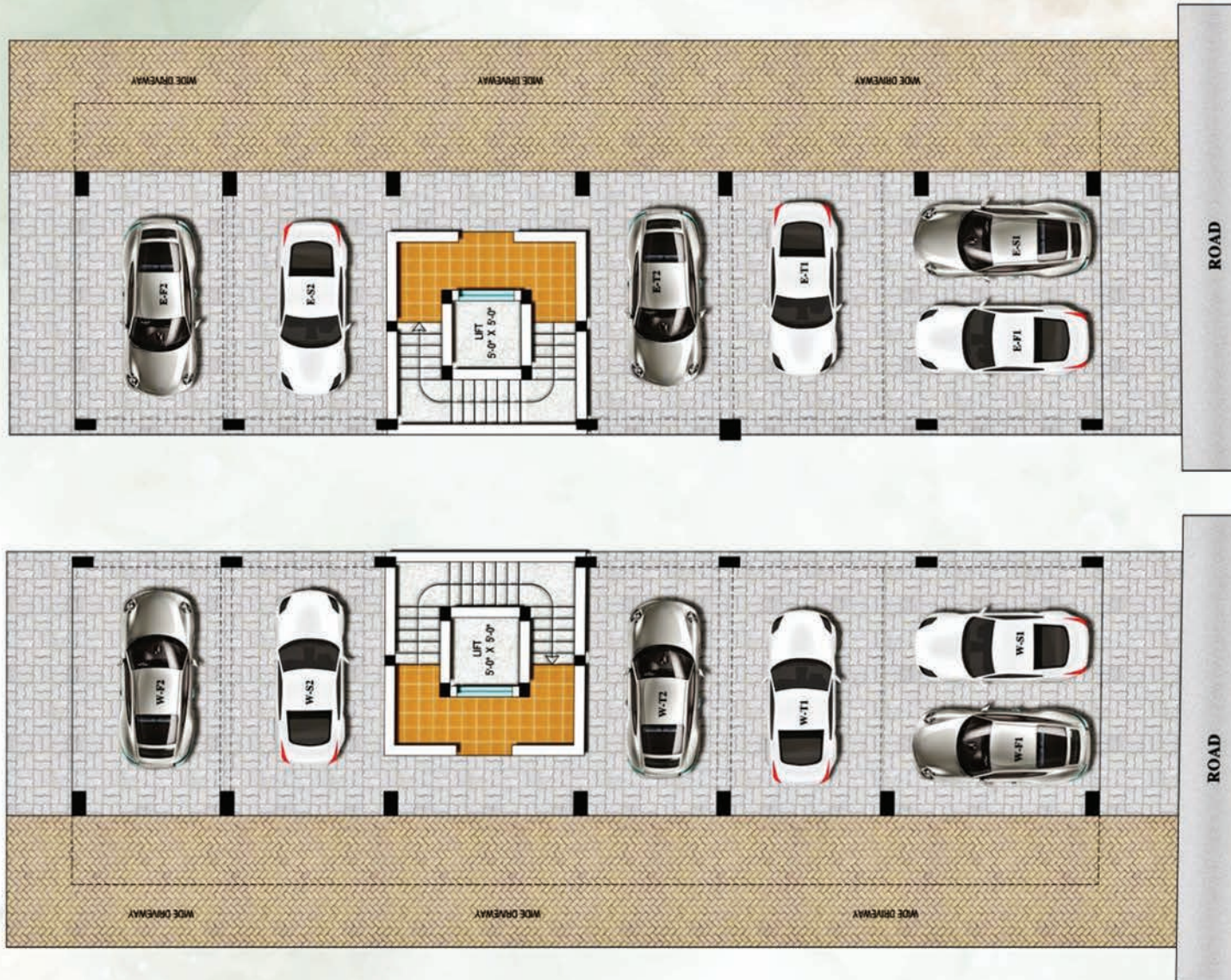
East side F-1,S-1,T-1











## Stilt Floor Plan









# SPECIFICATIONS



## Structure:

- R C C. framed structure with RCC columns, beams and slabs. Brick masonry filler walls, stilt plus Three floors with earthquake resistant design.



## Doors and Windows:

- Main entrance door - teak wood frame & shutters with melamine polish
- Internal doors - Teakwood frames & factory made ABS shutters
- Toilet door - Water proofed SPC frames & factory made ABS shutters
- UPVC openable windows
- MS grills in all windows
- Locks from GODREJ
- Safety Grill For main door Entrance



## Wall Finishes:

- Plastering - smoothly plastered
- Finished with BIRLA wall care putty
- All internal walls painted with Asian Royal Shine emulsion paint.



## Bathrooms:

- Shower head with spout & concealed thermostat from JAQUAR
- Health faucet from JAQUAR
- White concealed wall mount EWC from JAQUAR
- Provision for exhaust fan & geyser Counter top/ wall hung wash basin JAQUAR
- CP fittings from JAQUAR



## Kitchen:

- Black Granite counter top with sink
- CP fittings from JAQUAR
- Provision for exhaust fan, refrigerator, water purifier
- Adequate power points for all Kitchen appliances
- Ceramic/Printed tiles on the wall 2' above the counter top



## Electrical and power back up:

- 3 phase electricity supply and independent meters
- ORBIT wires
- Split A/C points for Living, Dining & all bedrooms
- Modular switches and sockets of ANCHOR ROMA make
- Earth leakage circuit breaker to prevent shock
- TV, telephone points in living & master bedroom
- 2way switches for master bedroom



## Flooring

- Living, Dining & Kitchen with Vitrified flooring (2x4) from SOMANY
- Balconies/utility - matt finished vitrified tiles/Non-skid tiles
- Bathroom - Non-skid tiles for flooring & Ceramic wall tiles upto ceiling



## Special Features:

- Landscaping for common areas
- One covered car parks for each flat
- Lobby with elegant seating in stilt floor
- CCTV surveillance camera with recording facility.
- Automatic lift
- Weathering Cooling Tiles
- Rainwater harvesting
- Sump and overhead tank for metro water & borewell
- One borewell for supplement usage



# AMENITIES



**CCTV**  
(24 X 7 SECURITY)



**E-BIKE CHARGING**



**LIFT ACCESS**



**COVERED  
CAR PARKING**



## Why ELLAND ?

Trusted Developer

Approval Adherences

Prime locations

Perfect Property Titles

Multi-level Quality Checks

Innovative Designs

Elegant Flats

Customer Delight

Timely Delivery

100% vastu complaint flats



### Schools

1. Pon Vidyashram - 3Mins
2. Sunshine - 3Mins
3. DAV - 5Mins
4. Kendra Vidyalaya - 16Mins



### College

1. Jerusalem college of engineering - 9Mins
2. VELS Institute of Science, Technology & Advanced Studies - 21Mins
3. IIT Madras - 22Mins



### Multi Speciality Hospitals

1. Kamatchi Hospital- 10Mins
2. Sree Balaji Dental College & Hospital - 10Mins



### Entertainment Places

1. Phoenix Mall Park - 13Mins
2. Palladium Mall - 15Mins
3. Grand Square Mall - 6Mins
4. Grand Galada Mall - 24Mins



### Travelling Distance

1. Chennai Airport - 24 Mins
2. Velachery Railway Station - 4 Mins
3. Madipakkam Bus Stand - 11Mins



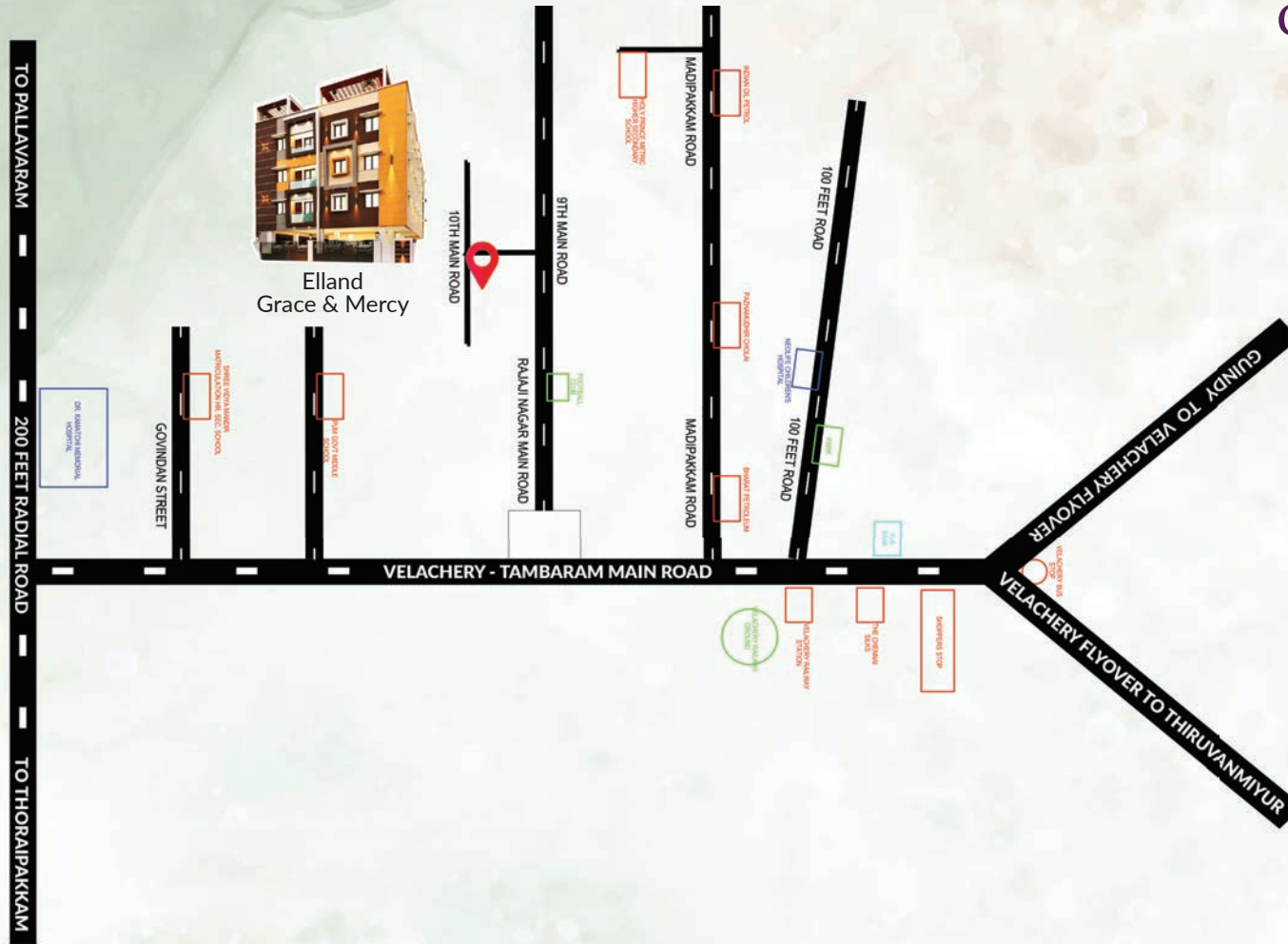
## PAYMENT SCHEDULE

Stage of Work	Percentage	Installment No.
While booking	20%	I
On completion of foundation work	25%	II
On completion of Ground/Still Floor Roof Slabs	10%	III
On completion of First Floor Roof Slabs	8%	IV
On completion of Second Floor Roof Slabs	8%	V
On completion of Third Floor Slabs	8%	VI
On completion of Fourth Floor Slabs	8%	VII
On completion of Brickwork in respective Flats	8%	VIII
On Handing Over	5%	IX

**DD/Cheque should be drawn in favour of Elland Developers @ Chennai.**



# Route Map



Scan for Site Location

Disclaimer: All image are artistic visualisation and reditions of proposed development and are for representations purpose only.  
The developer reserves the right to get design, area, plans, etc. revised and will be subject to the approval of relevant authority/ies. Conditions apply

## ELLAND DEVELOPERS

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