



About Lancor

Lancor Holdings Limited has been creating landmarks in Chennai for over 35 years. This includes The Atrium, Westminster, TCP, and Abode Valley to name a few. Our priority has always revolved around trust, transparency, and competency, which is what brings us close to our customers and remains so. The standards we commit to, not just equal, but most often supercede the best in class available. Carefully designed facilities and pleasing finishes ensure an effective blend of utility and aesthetics to delight our customers.

Awards



Highest Transparency Award -
CNBC AWAAZ CRISIL - CREDAI
Real Estate Awards 2009



Highest Customer Protection Award -
CNBC AWAAZ CRISIL - CREDAI
Real Estate Awards 2010



Menon Eternity



The Best Gated Community Project 2017
by Times of India
Lancor Lumina



The Best Customer Centric Project 2018
by Times of India
TCP Altura



The Best Senior Living Project 2019
by Times of India
Lancor Harmonia



11th Annual Estate Awards 2019
Senior Citizen Housing Project of the Year (South) -
Lancor Harmonia

townsville

@SRIPERUMBUDUR

Lancor's Townsville, a gated community located in Sriperumbudur, presents a delightful amalgam of non-urban serenity and the convenience of a developed urban conglomerate.

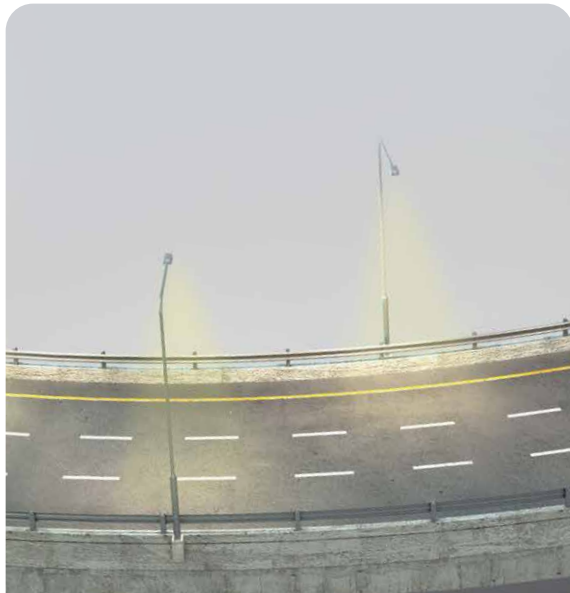
The rapidly expanding presence of several manufacturing and office facilities in the neighborhood, compounded by the increasing hassle of commuting from Chennai, has led to a spurt in demand for living spaces in the area.

Further it is a fact that Sriperumbudur is poised for exponential development, with the visible growth of infrastructure around it - the new express highway and upcoming international airport. As a consequence both the property value and rental returns will see sizeable appreciation in the near future, making this location an attractive investment opportunity too. No wonder, Townsville is fast emerging as a preferred choice for both home buyers and investors.

**Your property
value
appreciates
as you buy**



**UPCOMING
NEW INTERNATIONAL
AIRPORT**



**UPCOMING
BANGALORE EXPRESS
HIGHWAY**



**FAST GROWING
INDUSTRIAL HUB BOTH FOR
ELECTRONICS & AUTOMOBILES**

Proximity Highlights



Educational Institutions

St. John's International Residential School
Panimalar Medical College
Saveetha Medical College
St. Joseph's Residential School



Utilities

Sriperumbudur Bus Terminus
Sriperumbudur Toll Plaza
Thiruvallur Railway Station



Places of Worship

Vallakottai Murugan Temple
Ramanujar Temple



Health Care

Saveetha Hospital
KMT Ayurveda Hospital



Work Places

Delphi - TVS
Hyundai Motors
Wheels India
Empee Distilleries
LOGOS Industrial Park
Saint Gobain
Murugappa Group



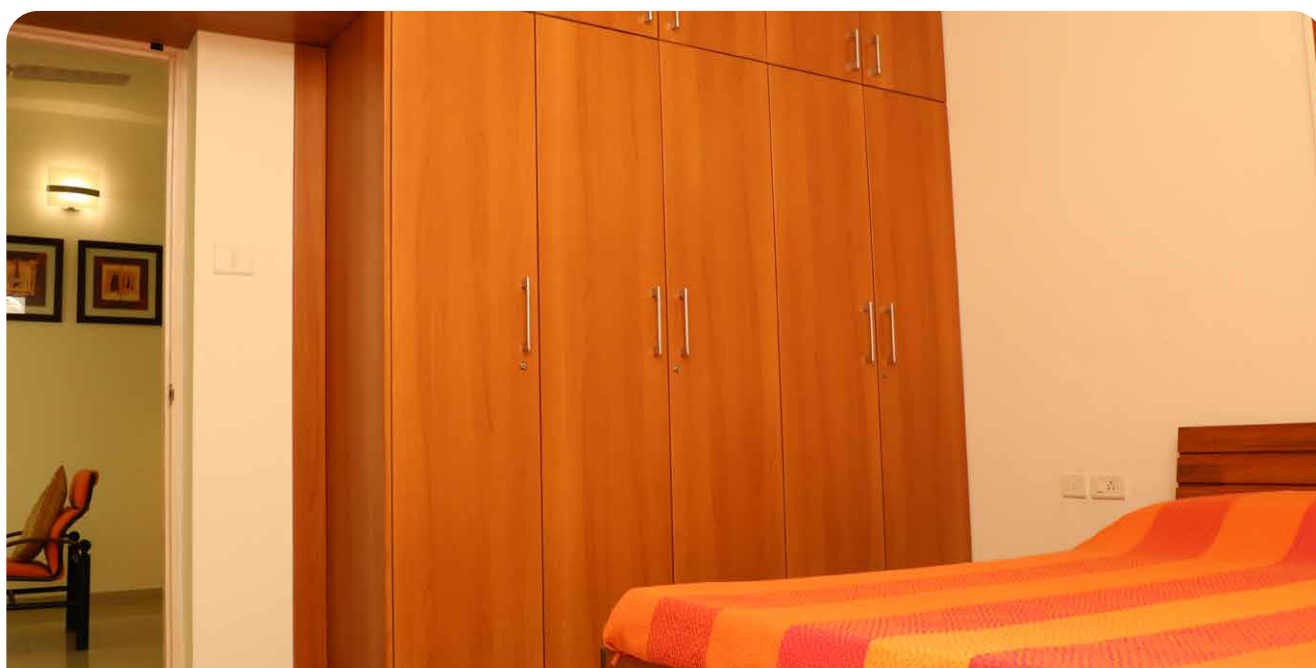
Entertainment

Queensland
EVP Cinemas

Spacious Ready to move in 3 BHK Homes



Living Room



Master Bedroom



Bedroom



Kitchen



Bathroom

Lifestyle Amenities



Gym



Temple



Multipurpose Hall



Supermarket



Restaurant



Swimming Pool

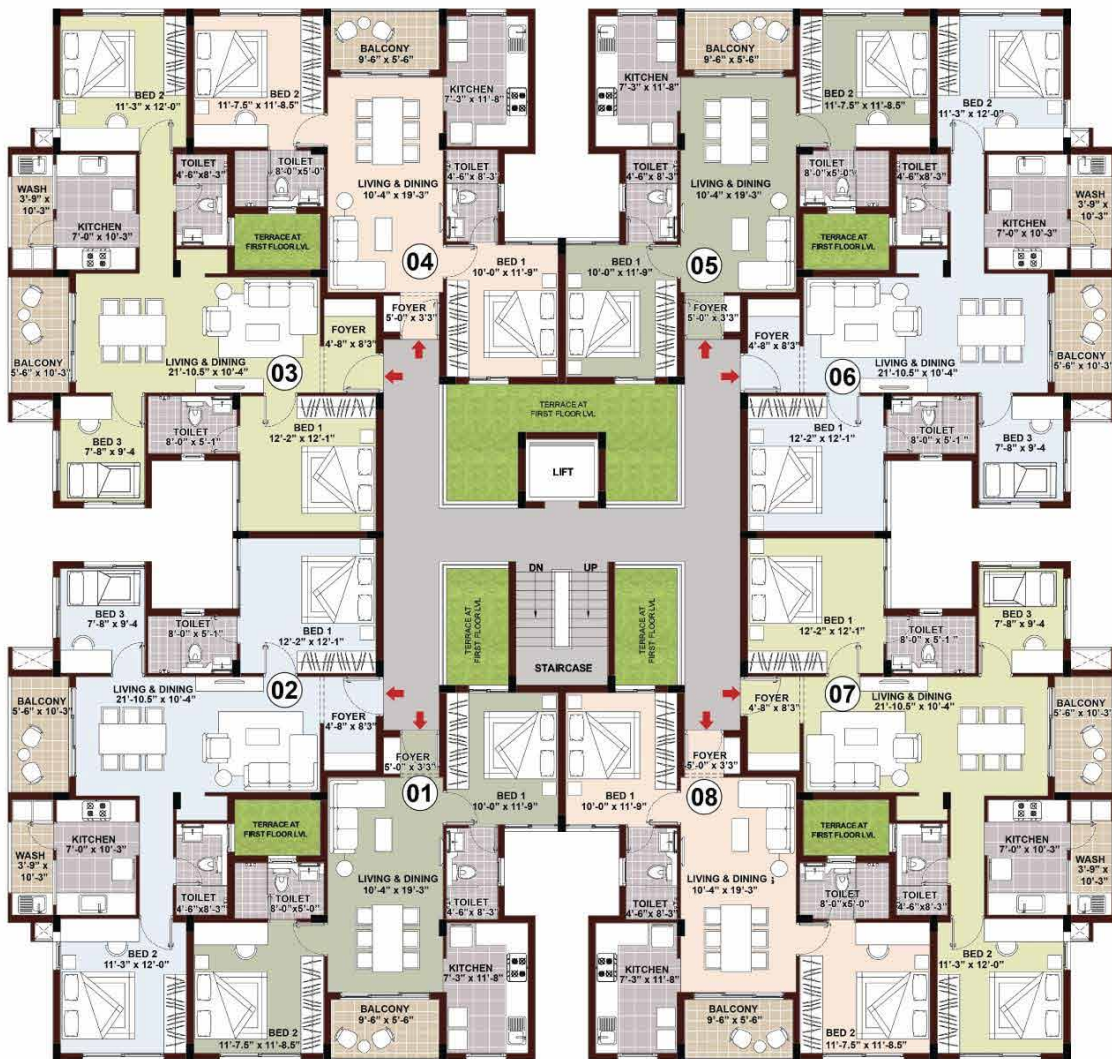
Floor Plans

TYPICAL FLOOR PLAN BLOCKS A, B, C & D

NORTH



APT. NO.	02, 03, 06, 07 : 1197 SQ.FT.
APT. NO.	01, 04, 05, 08 : 906 SQ.FT.



APT. TYPE 02
BLOCKS A, B, C & D (102 - 402)

NORTH



CARPET AREA	929 SQ.FT.
PLINTH AREA	1039 SQ.FT.
SALEABLE AREA	1197 SQ.FT.



Blocks A, B, C & D

Note: • Furniture shown are indicative only and do not form part of the contract • Dimensions are wall to wall exclusive of finishes.

APT. TYPE 03
BLOCKS A, B, C & D (103 - 403)

NORTH



Blocks A, B, C & D

CARPET AREA	929 SQ.FT.
PLINTH AREA	1039 SQ.FT.
SALEABLE AREA	1197 SQ.FT.

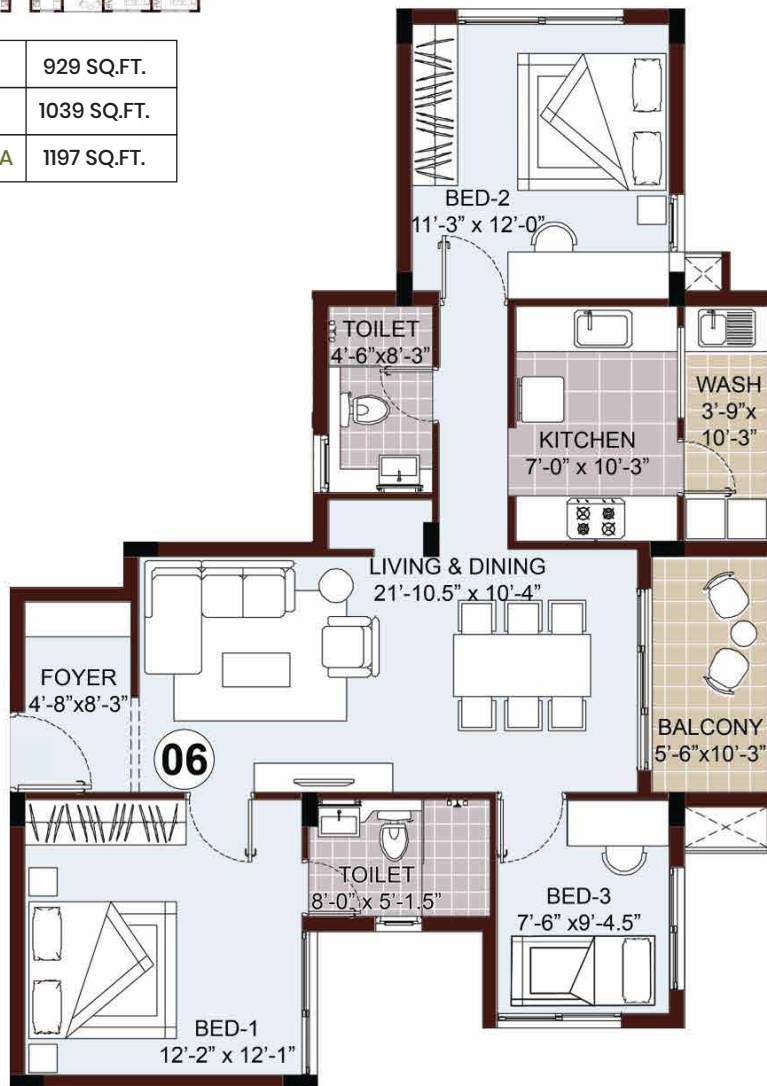


Note: • Furniture shown are indicative only and do not form part of the contract • Dimensions are wall to wall exclusive of finishes.

APT. TYPE 06
BLOCKS A, B, C & D (106 - 406)



CARPET AREA	929 SQ.FT.
PLINTH AREA	1039 SQ.FT.
SALEABLE AREA	1197 SQ.FT.



Note: • Furniture shown are indicative only and do not form part of the contract • Dimensions are wall to wall exclusive of finishes.

APT. TYPE 07
BLOCKS A, B, C & D (107 - 407)



CARPET AREA	929 SQ.FT.
PLINTH AREA	1039 SQ.FT.
SALEABLE AREA	1197 SQ.FT.



Note: • Furniture shown are indicative only and do not form part of the contract • Dimensions are wall to wall exclusive of finishes.

Specifications

STRUCTURE

- RCC framed structure with RC foundations conforming to BIS.
- Pre-constructional anti-termite treatment will be provided under foundations, external perimeter of the building as per BIS for the complete building.
- Walls will be constructed using Flyash/Earthern bricks set in cement mortar.
- 8" thick brick work (Flyash/Earthern) for the outer wall, 4" thick brick work (Flyash/Earthern) wall for the internal partition wall.
- All brick work edges are protected with GI strips (as recommended by the architect) and plastered.
- Ceiling height will be maintained at 9'4" clear from FFL.

WALL FINISHES

- Internal walls will be finished with cement plaster and wall putty (Ramco or equivalent) and painted with plastic emulsion.
- The toilet walls will be finished with imported ceramic tiles of colours and size as recommended by the architect upto 7'0" height.
- Wash area will be finished with ceramic tiles upto 7'0" height.
- Above the kitchen platform 2'0" height will be finished with ceramic tiles of colours and suitable size as specified by the architect.
- Loft will be provided in kitchen & master bedroom.
- Exterior faces of the building (including the balconies) will be finished with cement plaster – with ACE emulsion.

CEILING

- Ceiling areas of living, dining, bedroom & balconies will be finished with cement plaster & wall putty (Ramco or equivalent) and painted with plastic emulsion. Ceiling areas of toilet, kitchen & wash and other areas will be finished with cement plaster and cement paint.

FLOOR FINISHES

- Living, dining and bedrooms will be finished with vitrified tiles 2'0" x 2'0"/1'6" x 1'6" as prescribed by the architect.
- Kitchen, utility, balcony and toilets will be finished with ceramic tiles of suitable size as recommended by the architect. 4" high skirting matching the floor tile will be provided in the kitchen and balcony.

COMMON AREA FINISHES

- Staircase will be finished with polished Kota slabs as recommended by the architect. Staircase walls will be finished with cement plaster and texture with plastic emulsion paint.
- Car parks & driveways will be finished with granolithic flooring.

DOORS & WINDOWS

- **ENTRANCE DOORS** Teak wood frame with 45mm thick Masonite shutter from 'Diamond/Sakthi' or equivalent brand – polished with varnish on both sides. Godrej ultra lock or equivalent will be provided.
- **BEDROOM DOORS** Chemically treated kiln seasoned Salwood frame, 30mm thick BSC flush shutter from 'Diamond/Sakthi' or equivalent brand with Godrej cylindrical locks or equivalent and finished with enamel paint on both sides.
- **TOILET DOORS** Chemically treated kiln seasoned Salwood frame, 30mm thick BSPC shutter, from 'Diamond/Sakthi' or equivalent with Godrej cylindrical locks or equivalent, finished on both sides with enamel paint.
- **WINDOWS** Powder coated aluminium sliding glazed windows/UPVC sliding windows will be provided in all rooms with security MS grills.
- **FRENCH DOORS** Powder coated aluminium/UPVC sliding type French doors will be provided.

KITCHEN

- 20 sq.ft. counter top platform (dry fixing) will be finished with 18mm thick granite slabs 2' wide at a height of 2'9" from the floor level and provided with stainless steel single bowl sink. Sink cock will be provided.
- Wash area will have a single bowl stainless steel sink and provision for fixing washing machine.
- Provision for fixing exhaust fan, ceiling fan, fridge, grinder etc. and Aqua Guard will be made.

TOILETS

- All sanitary ware will be of Parryware or equivalent make - 'White' colour.
- All CP fittings will be of Parryware or equivalent range.
- Wall mixer with overhead shower will be provided in all toilets.
- All toilets will have provision for connecting a geyser and an exhaust fan.

ELECTRICAL

- Concealed insulated copper multi-strand wires in all apartments. Each apartment will be provided with distribution board having MCBs. All switches and sockets will be of MK (Ivory)/Anchor Roma or equivalent make.
- TV and telephone points will be provided in living and master bedroom.

	Light Points nos.	Fan Points Nos.	5 amps Points Nos.	15 / 20 amps Points Nos.
Sit-out	1		1	
Living & Dining	5 (Incl. Chandelier Pt.)	2	5	1 A/c (Split)
M.Bedroom	2	1	4	1 A/c (Split)
Other Bedrooms	2	1	2	1 A/c (Split)
Each Toilet (including exhaust fan)	2	1	2	1
Kitchen	1	2 (incl. Exhaust Fan)	4	2
Wash	1	Nil	1	1

LIFT

- Each building will be served by a six passenger lift of KONE or equivalent make with automatic openable doors.

POWER SUPPLY & GENERATOR

- 3 phase power supply with generator back up for all lighting loads of the apartment with manual changeover arrangement (lights, fans, 5A) common area lighting, lifts and pumps will be provided.

WATER

- Common underground RCC sump of adequate capacity for borewell/treated water, overhead tank with a partition wall for treated water will be provided.
- Common water treatment plant for domestic usage will be provided.

SEWAGE

- Common sewage treatment plant will be provided. Treated water will be circulated (for gardening purpose) as specified, where safe for use.

SPORTS & RECREATION

- Sports & Recreation facilities consisting of gymnasium and indoor games will be provided.

LANDSCAPING

- The entire project will be magnificently landscaped.

Other Projects

LUMINA @GUDUVANCHERY



2 BHK: 930 SQ.FT.

LUMINA @GUDUVANCHERY



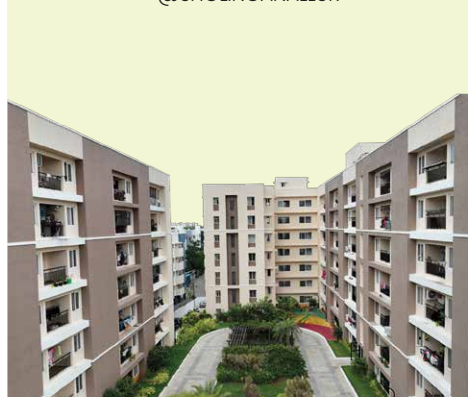
COMPACT 2 BHK/
STUDIO APARTMENT - 618 SQ.FT.

INFINYS @KEELKATTALAI



3 BHK: 1096 - 1115 SQ.FT.

TCP ALTURA @SHOLINGANALLUR



2 & 3 BHK: 962 - 1081 SQ.FT.



SCAN FOR
PROJECT LOCATION

LANCOR
CREATING ENDURING VALUE

LANCOR HOLDINGS LIMITED, VTN Square, 2nd Floor, 58, G N Chetty Road,
T. Nagar, Chennai - 600 017. Ph: 044 - 66949471 | www.lancor.in
CIN: L65921TN1985PLC049092

SITE ADDRESS: LANCOR TOWNSVILLE APARTMENTS,
Ramapuram Village, Opp. 'Vakkil Thottam', Sriperumbudur - 602 105