



Turning Lands into Landmarks

# BIGGEST BUNGALOW COMMUNITY IN North Chennai



Site Address : S.I.S CAPETOWN, S.NO: 115/1A1, METTUR MAIN ROAD, SURAPET, CHENNAI - 600 066.

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SIS  
CAPETOWN

OFF AMBATTUR

PREMIUM PLOTS. PERFECT LOCATION.

This brochure has been prepared in good faith and overall view of the property. Any Areas / Measurements / Distance referred to are given as a guide only. Photographs are neither comprehensive nor current; no assumptions should be made that any contents shown are included in the sale nor with regards to the parts of the property that have been shown. Images are for illustrative purposes only.

Welcome to the  
Bungalow life.



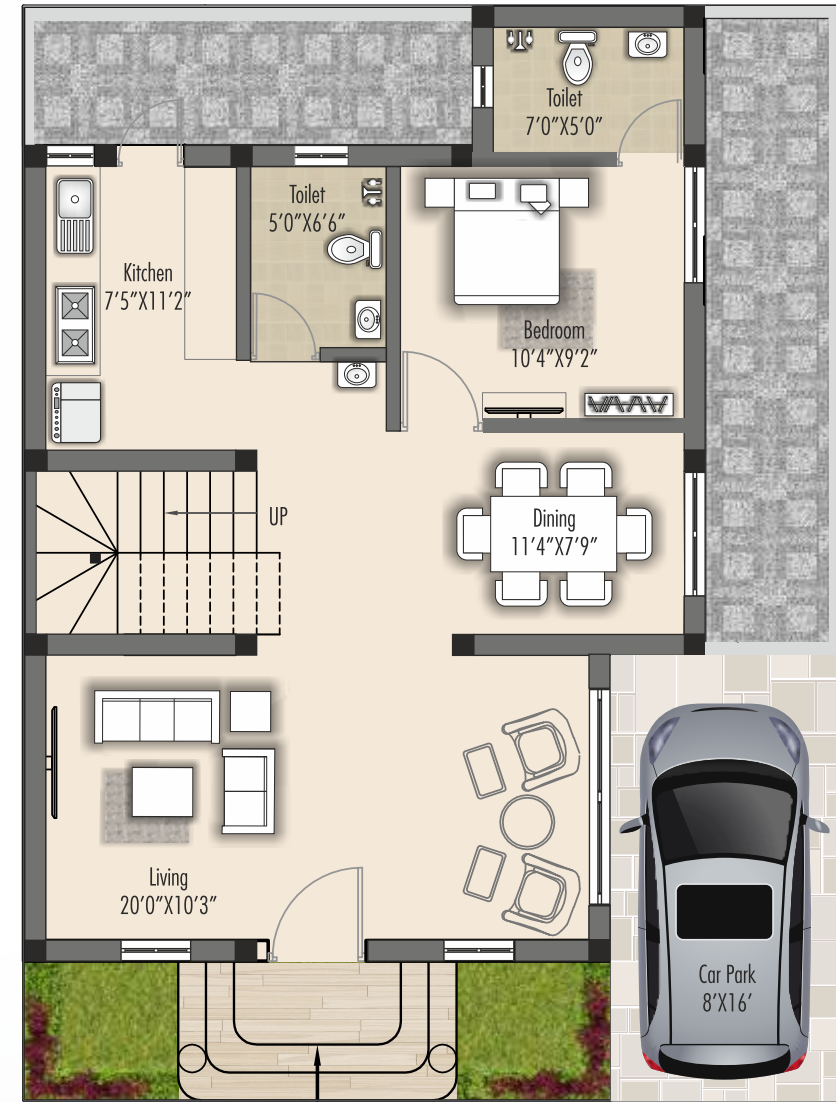
## Your Space Your Home

Our parents and grandparents grew up in bungalows. Usually on their very own plot of land. Enjoying total freedom, privacy and the security of a tight knit community.

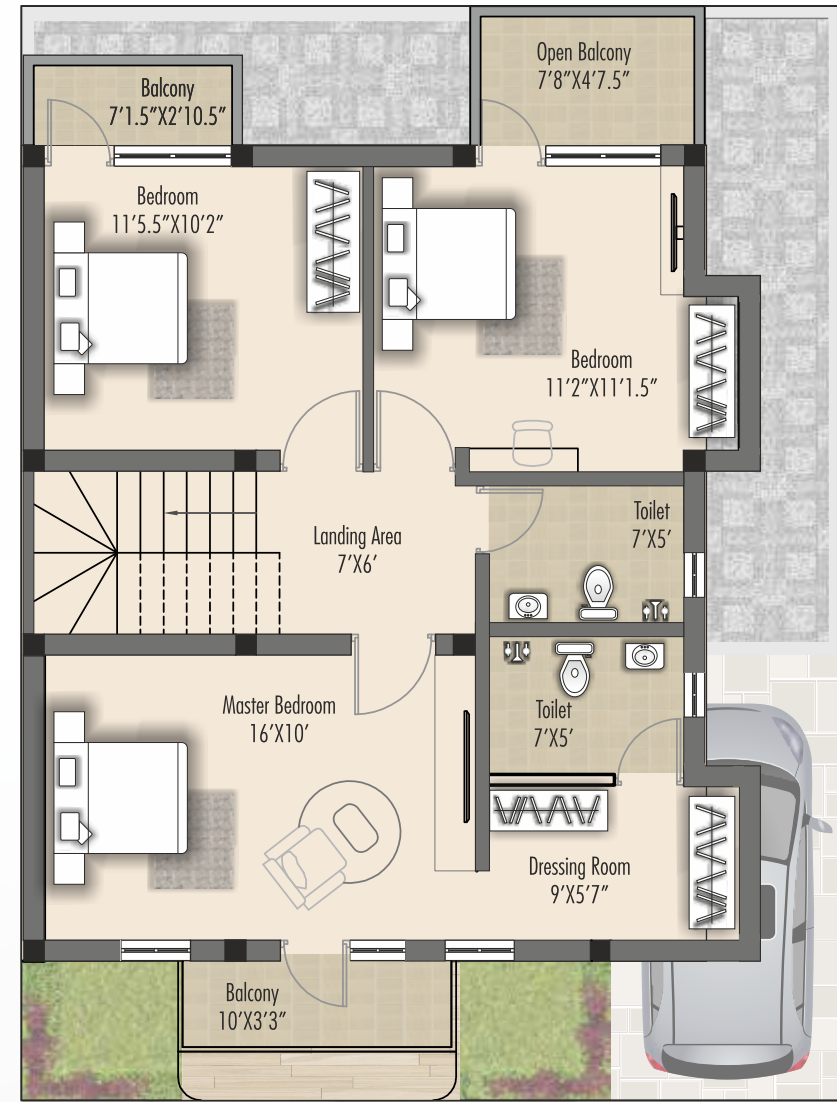
Living in a bungalow allows you to express yourself through your home. Right from choosing the colour of your walls, the plants in your garden or minor modifications to your home – you can do it all exactly the way you want.

At S.I.S Capetown you will get the opportunity to experience true freedom in North Chennai's Largest Bungalow community. All of it well within the Chennai Corporation limits, surrounded by all the amenities of modern living.





GROUND FLOOR

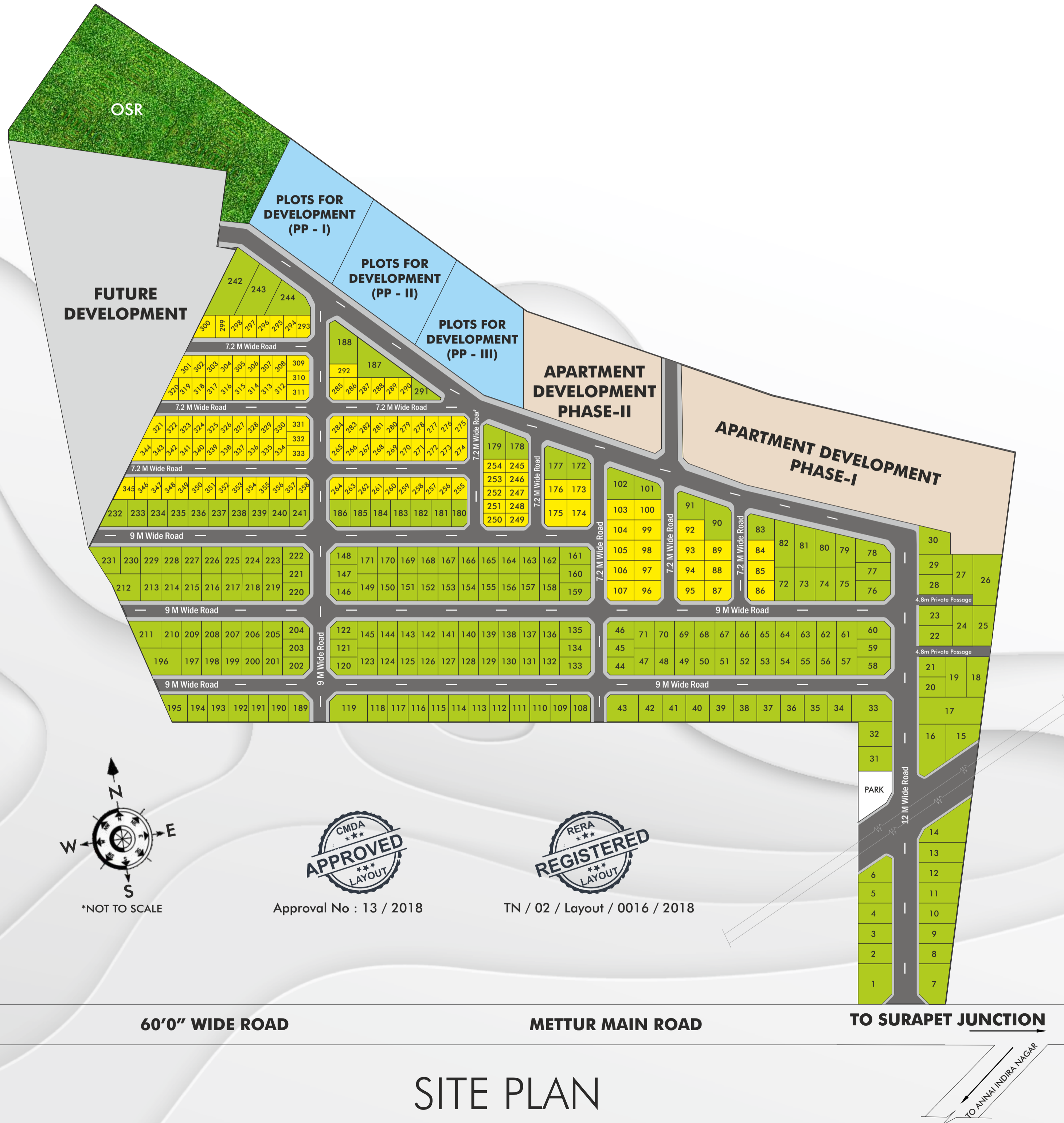


FIRST FLOOR

Area Statement  
 Plot size - 1163 sq.ft.  
 Ground Floor - 724 sq.ft.  
 First Floor - 847 sq.ft.  
 Head room - 122 sq.ft.  
 Total built-up area - 1693 sq.ft.







## Plot Details

PLOT NO.	area in sq.ft.	PLOT NO.	area in sq.ft.	PLOT NO.	area in sq.ft.
1	2797	91	1443	212	1602
2 - 5	1453	92 - 94	1163	213 - 219	1163
6	1379	95 - 96	1150	220	985
7	2363	97 - 100	1163	221	1033
8	1401	101	1129	222	985
9	1511	102	1660	223 - 230	1163
10	1621	103 - 106	1163	231	1368
11	1732	107 - 108	1150	232	1215
12	1842	109 - 118	1163	233 - 240	1163
13	1952	119	2122	241	1114
14	2736	120	985	242	3843
15	1873	121	1033	243	2803
16	2665	122	985	244	2157
17	3632	123 - 132	1163	245 - 248	646
18	1746	133	1176	249 - 250	634
19	1744	134	1188	251 - 254	646
20 - 21	1163	135	1176	255	735
22 - 23	1453	136 - 145	1163	256 - 263	646
24	1744	146	985	264 - 265	634
25	1723	147	1033	266 - 273	646
26	2816	148	985	274 - 275	735
27	1744	149 - 158	1163	276 - 283	646
28 - 29	1453	159	1176	284	634
30	1678	160	1188	285	687
31 - 32	1776	161	1176	286 - 290	646
33	2277	162 - 171	1163	291	787
34 - 42	1356	172	1155	292	807
43	1803	173	1017	293	634
44	1021	174	1352	294 - 299	646
45	1033	175	1280	300	830
46	1021	176	969	301	666
47 - 57	1163	177	1472	302 - 308	646
58	1243	178	1135	309	741
59	1292	179	1542	310	646
60	1243	180	885	311	741
61 - 71	1163	181 - 185	1163	312 - 319	646
72 - 75	1453	186	1114	320	550
76	1463	187	2379	321	816
77	1343	188	2192	322 - 330	646
78	1467	189	1114	331	741
79	1347	190 - 194	1163	332	646
80	1551	195	1228	333	741
81	1756	196	2029	334 - 343	646
82	1961	197 - 201	1163	344	701
83	1371	202	985	345	751
84 - 85	1163	203	1033	346 - 357	646
86 - 87	1150	204	985	358	634
88 - 89	1163	205 - 210	1163		
90	2076	211	1546		



\*NOT TO SCALE



Approval No : 13 / 2018



TN / 02 / Layout / 0016 / 2018

# SITE PLAN

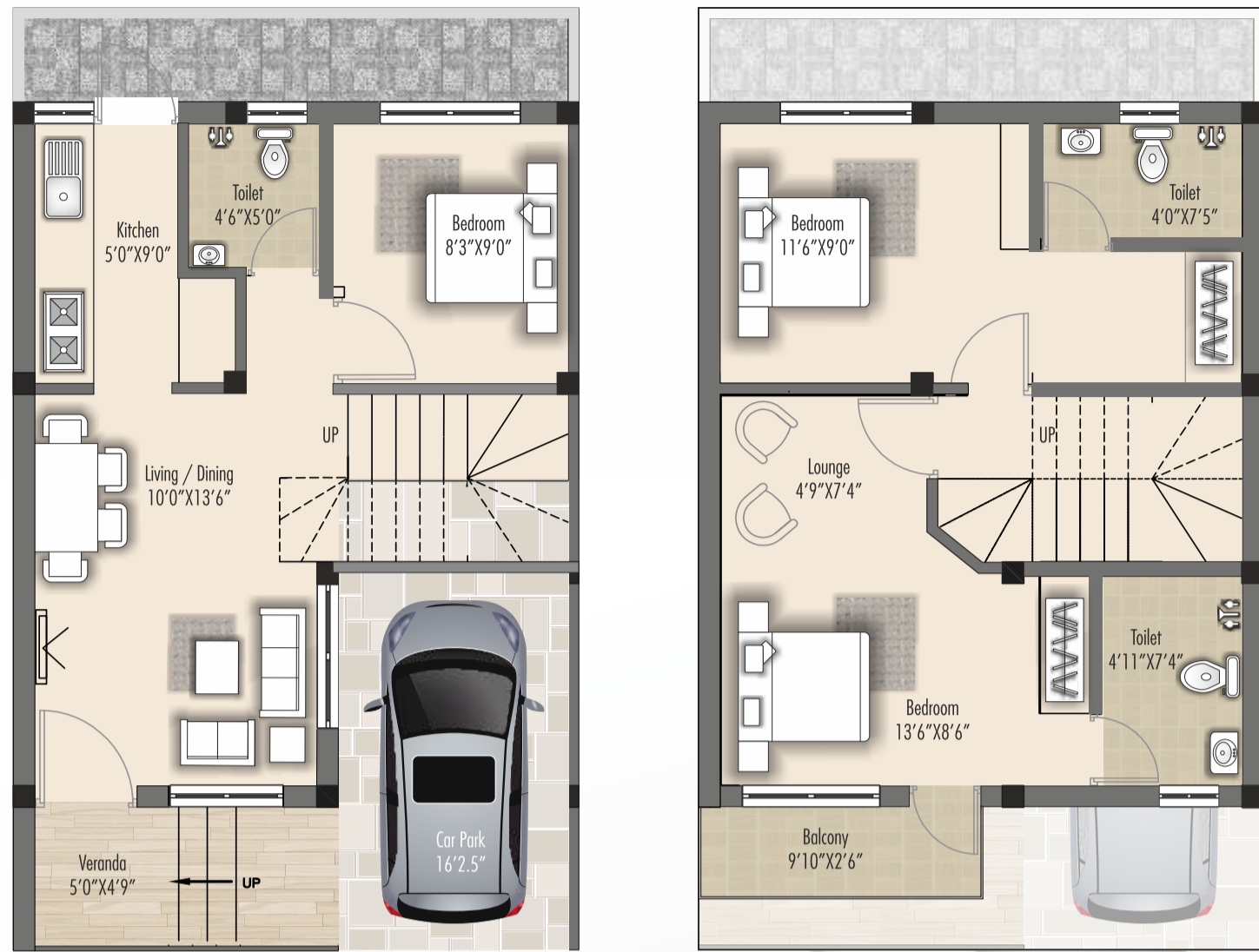
60'0" WIDE ROAD

METTUR MAIN ROAD

TO SURAPET JUNCTION

TO ANNAI INDIRA NAGAR





GROUND FLOOR

FIRST FLOOR

**Area Statement**  
 Plot size - 645 sq.ft.  
 Ground Floor - 415 sq.ft.  
 First Floor - 513 sq.ft.  
 Head Room - 84 sq.ft.  
 Total built-up area - 1012 sq.ft.



## S.I.S CAPETOWN

S.I.S CAPETOWN,  
 S.NO: 115/1A1, METTUR MAIN ROAD,  
 SURAPET, CHENNAI - 600 066.



## Distance Chart

	KMS	DRIVE TIME
<b>SCHOOLS &amp; COLLEGES</b>		
Velammal Vidyalaya	- 1.5Kms	5 mins
Gurujee Vivekananda School, Murugambedu, Kallikuppam	- 2 Kms	5 mins
Velammal Vidyaashram (CBSE)	- 2 Kms	5 mins
Velammal Engineering College	- 2 Kms	5 mins
Velammal School of Excellence	- 2 Kms	5 mins
Annai Violet Arts and Science College - Ambattur	- 3.9 Kms	11 mins
Benson College Of Hotel Management And Culinary Arts	- 5.4 Kms	13 mins
<b>HOSPITALS</b>		
The Madras Medical Mission	- 10 Kms	15-20 mins
Rettler Sri Kumaran Health Centre	- 4 Kms	12-20 mins
DRJ Hospital	- 4 Kms	12-20 mins
B.B. Hospital	- 5 Kms	12-20 mins
<b>EASY ACCESS TO CENTER</b>		
Koyambedu	- 12 Kms	20-25 mins
Anna Nagar	- 10 Kms	25 mins
Central Railway Station	- 16 Kms	35mins
Perambur	- 10 Kms	20 mins
Perungalathur	- 37 Kms	1 hour
Velachery	- 28 Kms	1 hour
OMR	- 32 Kms	1.15 hour
<b>SHOPPING</b>		
Saravana Stores	- 9 Kms	15 mins
Shopping Singapore	- 5 Kms	13 mins
<b>IT PARKS/INDUSTRIES IN AND AROUND</b>		
TATA Communications	- 3 Kms	5 mins
SIDCO Industrial Estate	- 6.5 Kms	5-10 mins
Lucas TVS	- 8.5 Km	15 mins
TVS Group of India	- 7.7 Kms	10 mins
India Bulls IT Park	- 8.9 Kms	15 mins
Brakes India	- 8.6 Kms	15 mins
TI Cycle of India	- 8.1 Kms	15 mins
National Institute of Epidemiology	- 9.8 Kms	20 mins
Wabco India Pvt Ltd	- 8.6 Kms	15-20 mins
Nagappa Industrial Estate	- 3 Kms	5 mins
Kattupuli Harbour	- 32 Kms	1 hour

## Project Features

- Avenue Trees
- Clear Title
- Within Corporation
- Well Connected Roads
- Ready for Construction
- Solid Blacktop Roads
- CMDA APPROVED  
Approval No: 13/2018
- RERA APPROVED  
TN/02/layout/0016/2018



# Specifications

## FOUNDATION/ STRUCTURE (GROUND + 1 FLOOR)

- Sand - M-Sand
- Cement - Bharathi/ Dalmia / Coromandel
- Steel - Isteel/ ARS
- Bricks - Chamber bricks
- Roof Height - 10'6" including roof slab thickness & Basement Height will be 3'0" from Road Lvl

## WALL FINISHES

- Paint - Interior-2 coat putty one coat primer, 2 coat tractor emulsion with roller finish. Exterior- one coat white cement, 2 coat ace. Main door - varnish

## WINDOWS

- Toilet Ventilators - 3'x2': 2nd quality teak frame(4"x3") with pin head glass

## DOORS

- Main door - 1st qty teak wood (3'6" x7'0"), with 5"x4" frame size, 1.25" door thickness, Brass handle, Magnetic door catch, Martice lock, 8" tower bolt, 5" hinges, Door stopper with polishing
- Bed rooms, Kitchen, Toilet door frames - 2nd quality gana teak wood frame (4"x3")with Ready made Flush doors.

## FLOOR FINISHES

- Hall, Bedroom and Kitchen - Vitrified tile Flooring : SOMANY or RAK tile (2'X2')for all floor with 4" skirting.
- Toilet - Somany Antiskid Ceramic tile for flooring, wall upto 7' height
- Kitchen - Granite Table top
- Ceramic tile up to - 2' height from Kitchen table top
- Staircase - Granite flooring and Hand rail of 3'0" Height from 2" dia S.S pipe

## SANITARY

- Ceramic ware - Parryware
- CP Fittings - Parryware
- Pipes - CPVC - Concealed PVC - Outline
- Overhead tank - Sintex tank

## ELECTRICAL

- Wires - Orbit, Kundan /Havells wiring
- Modular Switches - Anchor -Mylinec /legrand with metal box
- Distribution box - Standard/Norwood

**Disclaimer:** The above mentioned plans, elevations & specifications are only a recommendation to construct your own bungalow on the plot sold by S.I.S.



With our philosophy of 'Turning Lands into Landmarks' we at S.I.S believe that every residence ought to be a masterpiece. Both in construction quality and aesthetic design. Our projects are perfectly located and priced to give you the very best lifestyle at the very best price.

Choose from our range of lifestyle apartments or premium plots and make an investment that will be a true landmark in your future.

### International Awards



### Our Signature Projects in Chennai & Trichy

S.I.S Meridian: Velachery, Chennai | S.I.S Danube: Pallikaranai, Chennai | S.I.S Safaa: Urapakkam, Chennai  
| S.I.S Marakesh: Urapakkam, Chennai | S.I.S Acropole Phase I & II: Trichy

