



# Lavanya

Full-floor designer residences  
**POES GARDEN**





# *Patience pays at Poes Garden*

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An address worth waiting for  
Tucked away in a quiet alcove  
Ideally connected  
Spacious full-floor residences  
Beautifully designed  
Superbly finished







Chaitanya Lavanya | Old no. 68 / New no. 66, Poes Garden, Chennai 600086





# *3 bedroom residences*

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*5 lavish*

3,194 sq ft plans

3 bedrooms **plus** family room

Full-floor homes – open on four sides

Stilt + 5 floors

3 car parks

Meticulous landscaping

100% power back up





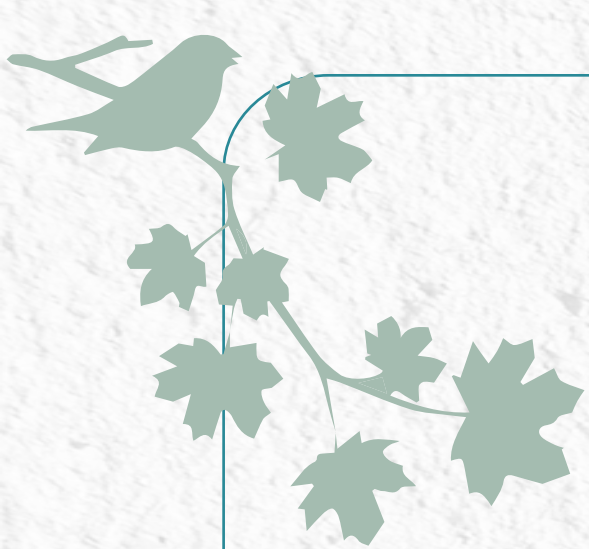


## *Distinctive elevation*

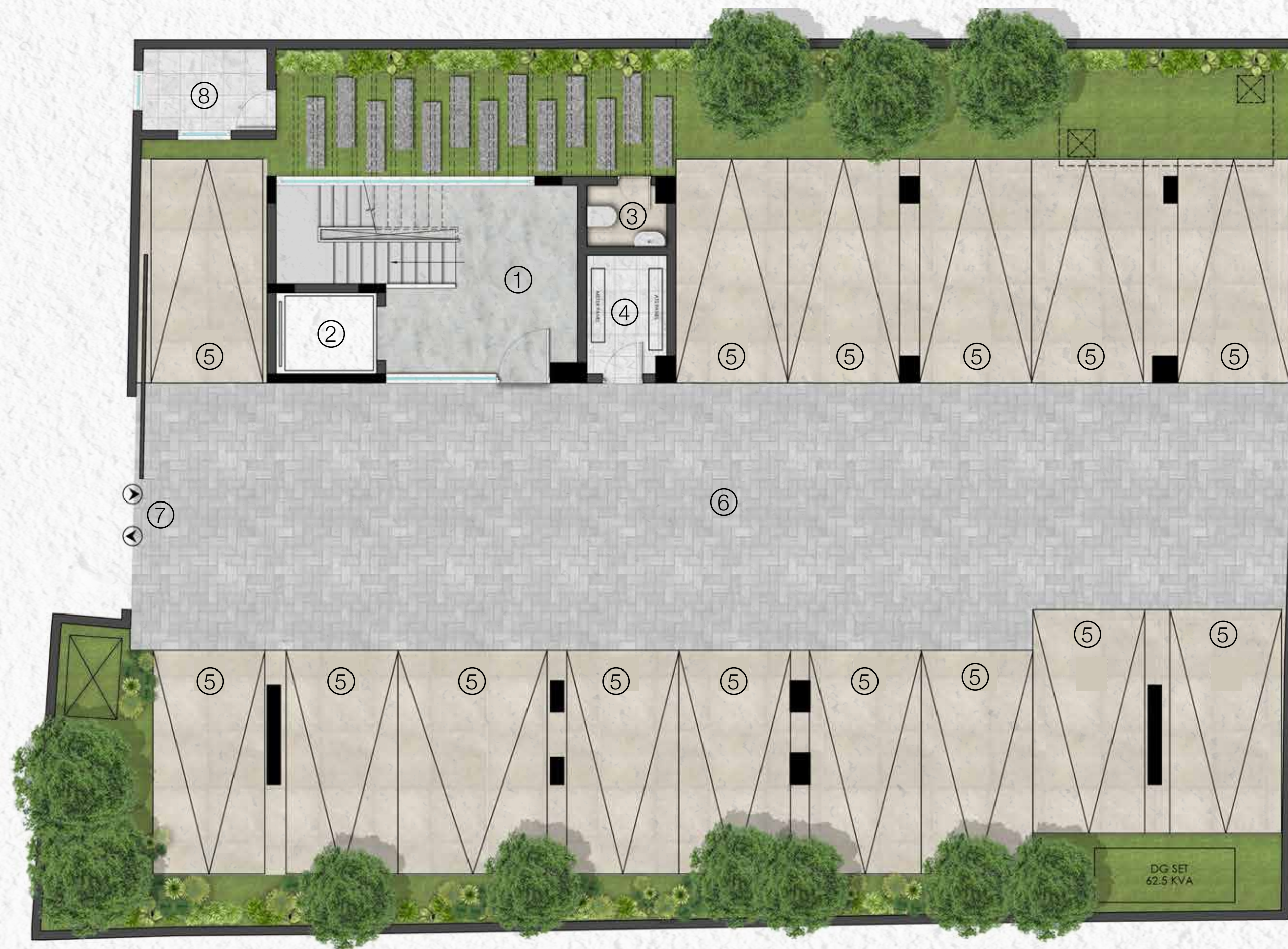
- Marble cladding
- Large decks
- Light-absorbing natural stone panel
- Cosy balconies
- White granite trim
- Concealed utilities







- 1. Lobby
- 2. Lift
- 3. Drivers / Security toilet
- 4. Electricity room
- 5. Car parks
- 6. Wide driveway
- 7. Entry and exit
- 8. Security



*Form and function  
blend perfectly in the  
stilt plan*

Landscaped campus

Granolithic flooring / interlock pavers

Two-lane driveway

3 car parks per residence

100% generator power back up

Designated spaces for utilities mgt.

Elegantly styled lobby











## *Typical floor plan*

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1 apartment per floor

3,194 sq ft plan

Generous, unhurried spaces

Public / private area demarcation

Family room extends into balcony

Large living / dining extends into balcony

Bedrooms sized for large format wardrobes & private entertainment / work consoles



## Typical floor plan

1. Foyer.....	5'6" x 6'0"
2. Living.....	14'8" x 25'8"
3. Family room.....	19'4" x 11'1"
4. Balcony.....	4'5" x 11'1"
5. Master bedroom.....	13'9" x 17'2"
6. Master bedroom sit out	
7. Master beadroom washroom..	6'0" x 9'0"
8. Bedroom 1.....	12'0" x 17'2"
9. Bedroom 1 washroom.....	6'0" x 9'0"
10. Dining.....	12'1" x 18'2"
11. Powder room.....	6'0" x 5'0"
12. Balcony.....	12'1" x 5'4"
13. Puja.....	6'0" x 5'0"
14. Kitchen.....	11'6" x 14'0"
15. Utility.....	11'6" x 5'4"
16. Staff room.....	11'6" x 8'7"
17. Staff washroom.....	5'8" * 3'10"
18. Bedroom 2.....	18'9" x 13'11"
19. Bedroom 2 washroom.....	6'0" x 9'0"







Concept rendered image A of the living room





Concept rendered image of the dining room extending onto a large deck







Concept rendered image of the family lounge





Concept rendered image of the master bedroom extending into a cosy sit out



1. Open terrace for photovoltaic panels
2. Overhead tank above
3. ODU
4. Wash room
5. Lobby
6. Lift
7. Gazebo
8. Seating



## *Terrace plan for active living*

- Distinct recreation and utility zones
- Large expanse for socializing & relaxation
- Wrap-around landscaping
- Comfortable seating
- Raised planters
- Spacious gazebo







*Superbly  
crafted residences*

Made possible by outstanding design and first rate engineering

LAVANYA

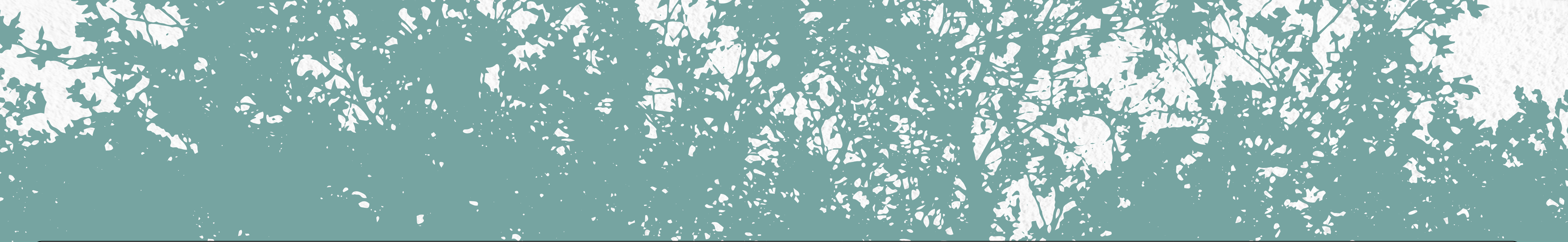




STRUCTURE	FLOORING & TILES	KITCHEN & UTILITY	DOORS, WINDOWS & RAILINGS	SANITARYWARE & PLUMBING	SURFACE FINISHES
Seismic zone III complaint RCC frame structure	<b>Foyer, Living, Dining, Bedrooms</b> Imported marble ; coordinated skirting	Polished black granite platform with double nose edge at ergonomic 32” from the floor, over RCC counter supported by suitable brickwork	<b>Main Door</b> 7’6”. Solid timber teak wood door shutter with suitable frame. Melamine polish finished door	<b>Sanitaryware</b> Grohe / Duravit / Roca or equivalent	<b>Internal Walls</b> Finished with Asian putty, one coat of primer ; two coats of Asian paint
Solid concrete block masonry	<b>Balcony</b> 2’x2’ vitrified tiles with coordinated skirting	Stainless steel double bowl sink in kitchen & single bowl sink and draining board in utility of Nirali or equivalent make	<b>Internal Doors</b> 7’6”. Factory finish. 32mm thick veneer door with suitable frame. Toilet doors – one side veneer ; other side painted / laminated	EWC wall mounted with concealed tank	<b>Internal Ceilings</b> Finished with Asian putty; emulsion (Asian Paints) roller finish
Stone cladding on sections of external wall faces	<b>Kitchen</b> 2’x2’ vitrified tiles with coordinated skirting	Provision for exhaust	Yale or equivalent brand lock with SS fittings on doors	Counter wash basin in all washrooms & powder rooms	<b>Exterior Walls</b> Weather-proof exterior emulsion
	1’x2’ backsplash glazed tiles up to 2’ above counter		<b>Windows</b> Aluminium sliding clear glass frames and bug screens with Saint Gobain glass or equivalent	Chrome-Plated (CP) Fittings Grohe / Roca or equivalent	
	<b>Utility</b> 2’x2’ vitrified non-skid tiles with 1’x2’ dado up to 3' height in wet area		<b>French Doors</b> Shuco/equivalent sliding clear glass frames and bug screens with Saint Gobain glass or equivalent	<b>Plumbing</b> Single lever hot and cold water mixer unit for high-pressure showers	
	<b>Toilets</b> 1’x2’ vitrified non-skid tiles with dado up to 7’6” height		<b>Grills</b> MS Grills fixed on walls. Zinc-chromate anti corrosive primer with enamel paint	Shower cubicle partition in all washrooms	
	<b>Terrace Deck</b> All-weather outdoor tiles			Concealed master control stop cock in each restroom on the inside for easy maintenance	
				Provision for geyser in all toilets Hot water provision in kitchen	

Specifications  
matter





ELECTRICAL DISTRIBUTION & WIRING	COMMON AREAS	EXTERNAL AREAS	EXTERNAL AREAS	MORE UTILITIES ON CAMPUS
TV, telephone and modem points in all bedrooms and living room	<b>Ground Floor</b> Polished granite combination design flooring with matched skirting	Paving with granolithic flooring / concrete interlock pavers	<b>GENERATOR</b> 100% power backup with generator of suitable rating to support all electrical requirements including air-conditioning	Rainwater harvesting system
Electrical distribution and concealed wiring suitable for 3-phase power supply	<b>Upper Floor Lobbies</b> Polished granite slab with matched skirting	Brick kerbs and drains along the compound wall to divert rain water to rain harvesting pit	<b>SECURITY</b> Access control doors CCTV cameras in common areas Video doorbell Automatic gates	OH tank with float switch  Pressure pump
Fire-resistant electrical wires of Finolex or Anchor make	Stone cladding around elevator	<b>LANDSCAPING</b> Dense landscaped garden with seating		Solar cells as per CMDA norms
Switches and sockets of Schneider / Legrand or equivalent make	<b>Staircases</b> Granite flooring with skirting	Greenery along compound wall, and on terrace		Segregated waste disposal zone Electrical & high-pressure water points in car park area
Air-conditioning points in all rooms	Handrails with MS grill work	<b>ELEVATOR</b> One 8-10 passenger capacity elevator of Mitsubishi or equivalent make going upto the terrace		Electric vehicle charging station
One MCB for each room in the main distribution box is each residence				
Three-phase power supply				
All products like switches and accessories, PVC conduits, switchgear, wiring cable, etc are compliant with IS Code of Practice for electrical wiring				
<b>AIRCONDITIONING</b> Air-Conditioners in Living / Dining / Bedrooms and Family Room. Mitsubishi or equivalent				

While all reasonable care has been taken in providing this information, the specifications mentioned are subject to change, as may be required by the Developer and Architect, whose decision will be final. Any change in specifications would be equivalent to, or of a higher standard.





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## Contact us to learn more

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