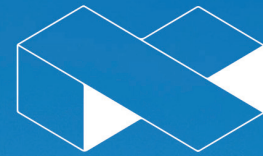


Infinity's
CHINTHAMANI

A BREATH OF FRESH AIR
IN THE HEART OF THE CITY



Infinity
Foundations

PRESENTS

Luxurious 4 BHK Apartments at the Heart of Chennai!



Crafting the Future

Infinity's CHINTHAMANI

A BREATH OF FRESH AIR IN THE
HEART OF THE CITY.

Chinthamani is situated in the upscale and tranquil area of Srinagar Colony - a serene residential area nestled in the heart of Chennai. This will be a Stilt + 5 Floor building featuring five luxurious apartments, with only one apartment on each floor. Meticulously crafted to align with Vaasthu principles, each apartment is designed to provide an ideal balance of luxury, comfort, and modern living.



Unmatched Excellence for Exceptional Living



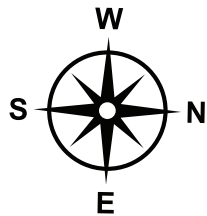
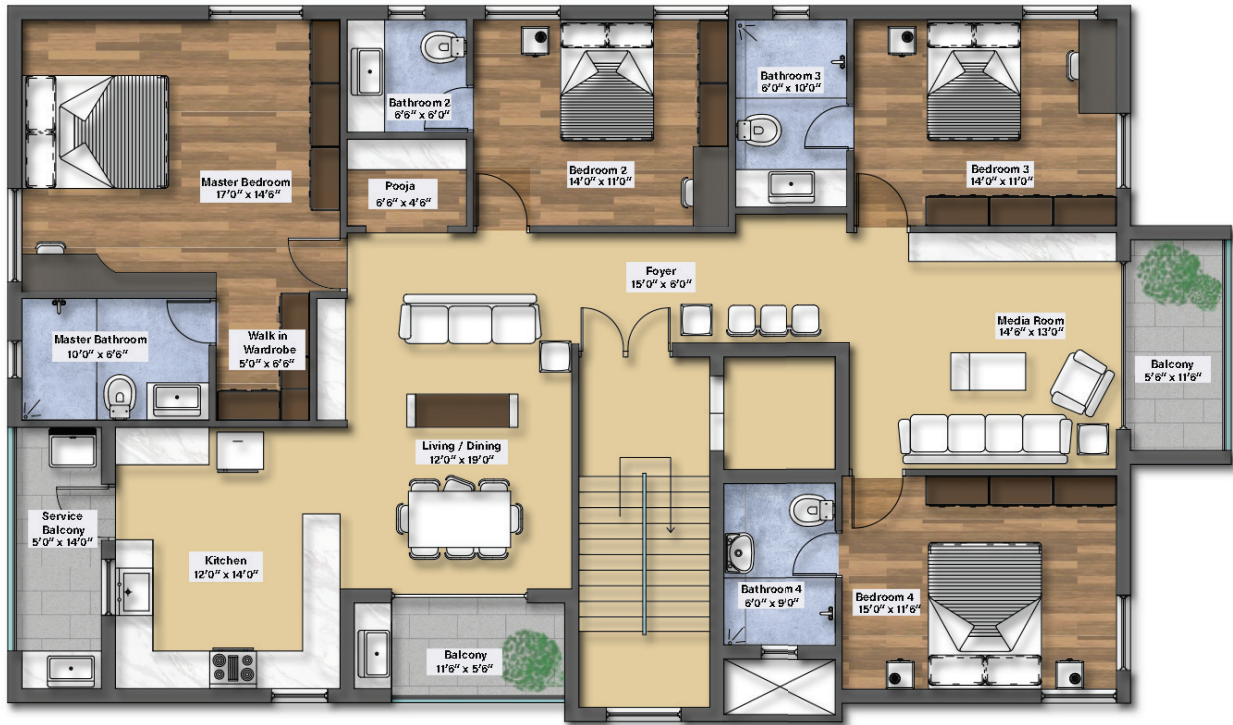
- Only 5 dwelling units in 2.25 Grounds of land area
- Independent floor - Only 1 Apartment per floor
- Spacious apartments with four-sided ventilation
- Maximum UDS - 1,080 sq.ft per apartment
- Beautiful landscaping and elevation



Tranquil Living

Situated in Srinagar Colony, one of the city's most desirable locations, this area is known for its lush greenery and serves as a prominent green landmark. This neighborhood features elegant upscale homes and is surrounded by Chennai's notable landmarks, including the Governor's residence, Raj Bhavan, Guindy National Park, the renowned Indian Institute of Technology (IIT), and Anna University, placing it at the center of excellent connectivity. With easy access via Taluk Office Road, Sardar Patel Road, Velachery Main Road, and Anna Salai, getting to various parts of the city is quick and convenient. Plus, it's just a 15-minute drive to the airport.

Perfection in living



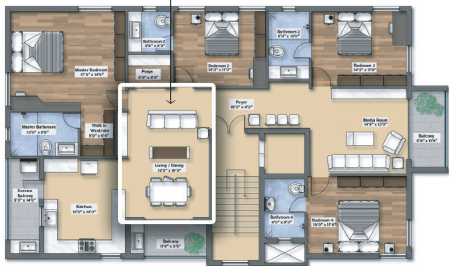
TYPICAL FLOOR PLAN.
Total Built-Up Area: 2,535 sq.ft (approx).
Total Carpet Area: 1,923 sq.ft (approx)



40 FEET ROAD



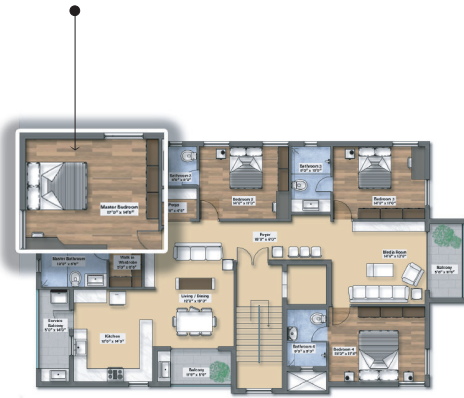
LIVING DINING | A vast, inviting space designed for cherished moments and unforgettable memories with loved ones.





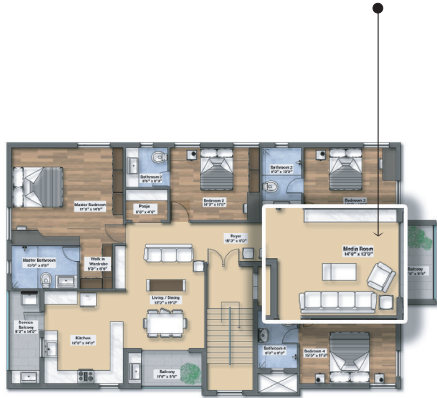
MASTER
BEDROOM

A sanctuary of serenity and style, where elegance meets comfort in every detail.



MEDIA
ROOM

A spacious media room, perfect for indulging in cinematic adventures and immersive entertainment.





Redefining comfort and convenience

- Well integrated living spaces, beautiful landscaping and elevation.
- Contemporary designs incorporating traditional values (Vaasthu Compliance)
- Johnson/Kone Elevator
- Power Backup - Full Backup
- Two Reserved Car Parking for each unit.
- Rainwater Harvesting System
- Individual Gas Piping for each apartment with separate cylinder room in stilt floor
- Network data ports in Living room and Bedroom
- Video Door Phone
- CCTV Surveillance for all common areas.
- Lobby Reception
- Watchman Room in stilt floor
- Common Bathroom in stilt floor
- Pressure Pump
- Sustainable Energy for Common Area Lighting
- Pest Control Measures
- Electric Vehicle Charging Points
- Adequate Fire Extinguishers placed in common areas

A Glimpse of the
isometric view



Design Highlights



Four sided cross
ventilation



Three spacious
balconies for ample
sunlight into the spaces



Anthropometric
guidelines met for
comfortable and efficient
space usage



Concealed plumbing lines
and electrical lines



Working Triangle
accommodated in
kitchen space planning



Defined wet and dry zones
in all bathrooms for better
hygiene and maintenance

Vaasthu Highlights



East facing main
entrances
for all apartments



Spacious Pooja rooms
facing East



All Kitchens are located in
South East (Agni Moola)



Kitchen Platforms
facing East



Master Bedrooms are located in
South West (Nairuthi)



Road facing Balconies (at
Kubera Baagam)

Where Design Meets Purpose

| | | | |
|---------------------|---|-------------------|---|
| FLOORING AND TILING | <div>LIVING AND DINING:<ul style="list-style-type: none">Vitrified Tiles 4’ x 2’BEDROOMS:<ul style="list-style-type: none">Vitrified Tiles 4’ x 2’KITCHEN:<ul style="list-style-type: none">Floor - Vitrified Tiles 4’ x 2’2’x1’ Glazed tiles up. to 3 ft above the kitchen platformTabletop with Jet Black granite slab (with half round edge finish) on cooking platformUTILITY:<ul style="list-style-type: none">Anti-Skid Vitrified Tiles 1’x1’2’x1’ Glazed Tiles up. to 3 ft above the sink areaBATHROOMS:<ul style="list-style-type: none">Anti-Skid Vitrified 1’x1’Bathroom walls with Designer Tiles with highlighters upto Ceiling HeightLIFT AREA, LOBBY AREA, STAIR AREA:<ul style="list-style-type: none">Granite Flooring with 4” Skirting</div> | DOORS AND WINDOWS | <div>MAIN DOOR:<ul style="list-style-type: none">First quality Teakwood frames with customized Factory made (Treated Solid); Teakwood Doors (with simple design and melamine finish). Size 7’0” x 3’6" and with a frame thickness of 5"x 4".BEDROOM:<ul style="list-style-type: none">Teakwood frames 7’ x 3’ (4 "x 3" thickness) with modular double panel; First quality skin doors / Flush Doors Provided with Godrej mortise locksBATHROOM:<ul style="list-style-type: none">Waterproof laminated WPVC Frames and DoorsBALCONIES:<ul style="list-style-type: none">Balconies from Living Room will be provided with UPVC sliding doors with thick plain glass. Other balconies will be provided with WPVC frames and sliding doors.WINDOWS:<ul style="list-style-type: none">Branded First Quality UPVC Frames and ShuttersSliding type shutters along with MS Grill with Mosquito Mesh</div> |
| | <div>SANITARYWARE AND PLUMBING:<ul style="list-style-type: none">BATHROOMS:<ul style="list-style-type: none">European Coupled Closet, Health Faucet and Wash Basin - Roca / equivalentWall Mixer Tap with Hand Shower + Rain shower (Taps will be of Jaguar - Florentine series)KITCHEN AND UTILITY AREA:<ul style="list-style-type: none">Stainless Steel Sink in Kitchen - Size - 36”x18” with drain board.Stainless Steel Sink in Utility Area - Size - 24”x18” - single basin without drain board.Provision for one washing machine, one water purifier and one dishwasher in utility area.PLUMBING:<ul style="list-style-type: none">Both OHT and Sump (stilt area) will be constructed with concrete structureOne borewell and one Sump for Metro water in stilt floorNecessary PVC & UPVC pipelines will be provided as per requirements (Brand- Finolex / Varun / Ashirwad / equivalent)</div> | | <div>PAINT<ul style="list-style-type: none">Internal walls (including Lobby, Stair, Headroom, etc.) and all ceilings (including bathrooms) will be finished with two coats of BIRLA wall care putty.1 Coat of Primer + 2 Coats of Emulsion paint for both interior and exterior walls.Asian Emulsion paints for all ceilings (including bathrooms).All exterior walls (including car park area, OHT, Head Room, etc.) will be finished with Asian weatherproof paint.Bedroom, Balcony & Bathroom Doors - Asian Enamel paint (matt finish)ELECTRICAL<ul style="list-style-type: none">Three phase concealed copper wiring (Finolex / Havells / or equivalent).Main board with changeover switches, with necessary points in all rooms.Modular Switches (Legrand / Panasonic / equivalent)Concealed pipelines for DTH & Internet in hall and bedroomsNetwork data ports in Living room and Bedrooms1 Electric Vehicle Charging Point in the stilt car park area, for each owner.</div> |



About Infinity

Infinity Foundations, formerly known as Maasters Builders & Promoters, was established in 1992 by the visionary (Late) Shri. V. Sridhar, along with Smt. Indhira Sridhar. Since its inception, Infinity Foundations has been synonymous with quality construction, timely project delivery, and exceptional value for its customers.

Pioneering the incorporation of Vaasthu principles in apartment constructions, Infinity Foundations quickly carved a niche for itself in crafting boutique apartment projects in prime residential locales.

For over three decades, Infinity has left an indelible mark on the real estate landscape of Chennai and Coimbatore, having successfully completed numerous projects and earned the trust of over 500 satisfied customers. Today, the baton of leadership has passed on to Mr. Prashanth Sridhar and Mr. Rakshith Sridhar, inheritors of the legacy and armed with keen business acumen. Their vision is to continue the tradition of delivering unmatched quality homes that cater to the evolving needs of modern homebuyers.


At Infinity Foundations, we strive to redefine the benchmarks of quality in the real estate industry while upholding deep-rooted values.



Infinity
Foundations

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