



VOORA
Elevating the art of fine living

Quintessentially Timeless.



T R M COURT



MYLAPORE

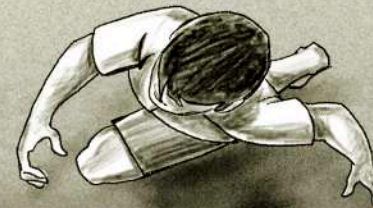
Divinely Traditional.



A story crafted *A story crafted to divine perfection.* to divine perfection.



The art of building beautiful homes is a craft mastered by few, but one that is second nature to Voora. The name and repute of Voora, rooted in a 3-decade legacy, has set the bar high on the standards of what it means to live, work and do life in spaces that are functional yet stylish, well-thought out and designed for life to thrive. Voora understands the true meaning of building spaces that shift the experience of reality to one that experiences the art of beautiful living in spaces that engage the senses. From affordable homes to luxury villas and uber-luxe homes that are the epitome of class, Voora is a master at crafting the perfect home for you.





Life imitates art, *Life imitates art, in divine homes.* in divine homes.



Located on the historic lane of Dr. Ranga Road, TRM Court is designed provide villa-style living with the convenience and amenities of an apartment complex. In order to provide the space and privacy unique to villas, TRM Court replicates this to perfection by crafting only one home on each floor. Each home comes build with two balconies, encouraging an environment where life can thrive and grow. Each villa-ment is designed to offer a serene retreat, ensuring that the best of life's moments are held close at the heart of your home. Located in scenic and suburban Mylapore, you home at TRM Court is one bound to elevate everyday moments, where life imitates the art of fine living in a divine home.

5 VILLA-MENTS | 2520 SQ. FT. | 3 BHK HOMES





A divine life of splendid conveniences.

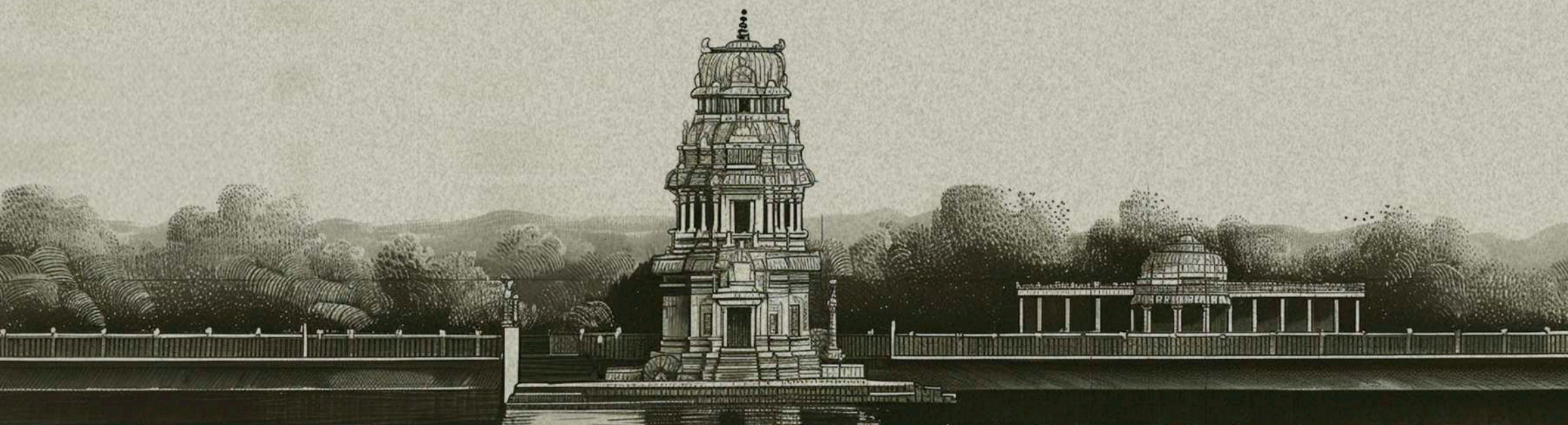
Amenities

Security Amenities

- Ⓣ CCTV surveillance in common areas with DVR recording facility provided with concealed wiring.
- Ⓣ Access Control Entry - Video Door Phone placed in dining room of each apartment.
- Ⓣ Secured access-controlled lobby.

Other Amenities

- Ⓣ Reticulated gas supply for each apartment. Gas cylinder chamber would be provided in the ground floor with secure safety measures.
- Ⓣ Concealed piping to accommodate satellite TV, telephone and Internet cabling provisions.
- Ⓣ Watchman's room with toilet would be provided on the ground floor.
- Ⓣ Solar power for common areas.



Explore a world of tranquil bliss.





Specifications

Type of construction

RCC foundation - complying with seismic code requirements.
RCC frame structure with block work. The height of each floor shall be 9'6".

Flooring & wall finishing

Lift Lobby: Wall and floor Colored granite as per Architect design.
Staircases: Granite flooring with SS hand Railing as per Architect design.
Car park Area: Grano flooring with grooves.
Foyer, living/dining, kitchen: Premium 4'x 6' and all bedrooms: Premium 2' x 4 ' vitrified tile flooring with 4" Skirting.
Toilets: Design tile concepts up to roof.
Balconies: Antiskid tiles with MS railings.
Service Area: 3'0" ht dado tiles all 3 sides.
Kitchen counter: Galaxy Black granite counter of 18mm thickness with dado tiles above counter up to 2'0" ht.

Sanitary & Plumbing

Sanitary fittings: EWC wall-hung of Hindware/Jaquar or equivalent with concealed cistern.
Faucets: All Faucets shall be single lever Hindware/Jaquar or equivalent make.
Plumbing: All water supply lines shall be CPVC pipes. Drainage lines and storm water drain pipes shall be in PVC.
Kitchen & Service Area: Wall-mounted faucet would be provided and one SS sink with drain board.
Bore well with required depth equipped with motor.
Adequate underground sump of 12000 litres and over head tank of 6000 litres with automatic water level controller as per MEP design.
Pressure pump will be provided with adequate pipeline capacity to take the load.
Rainwater harvesting will be done.

Doors & Windows

Window Shutters: UPVC sliding windows with plain glass and mosquito net.
Main door - Frame and shutters of solid Teakwood. Handles, Tri-bolt lock of Europa/Yale/Godrej equivalent make with antique hardware.
Internal doors - Teakwood frame with laminated flush door shutters with locks of Europa/Yale/Godrej or equivalent make with SS brush finish hardware.

Electrical

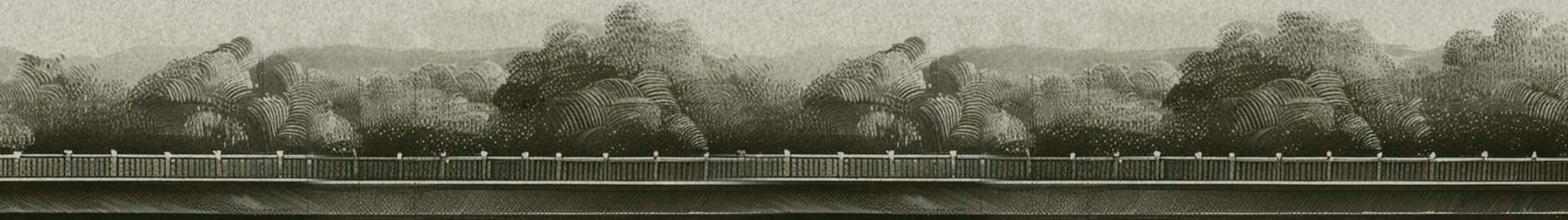
Concealed copper wiring of Anchor or equivalent make.
Wiring shall be done for lighting for 10amps., 20amps. and AC points in the apartment.
Switches: All switches shall be Anchor by Panasonic - Roma or equivalent make.
35 KVA Generator: Power backup will be provided for all common services including Lift, Power backup for flats - 5 lights, 5 fans, 1 fridge, living room TV, 1 10amps. socket in living room, kitchen and master bedroom.
Common area and external Light fittings would be provided.
Solar panels would be provided as per the CMDA by-laws. The power generated would be connected to the common power grid.
Automatic EB-DG phase changer will be provided.
All main switchboards in each bedroom, living room and dining room additional 5A socket will be provided.

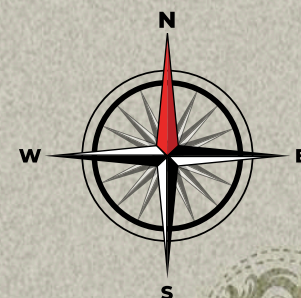
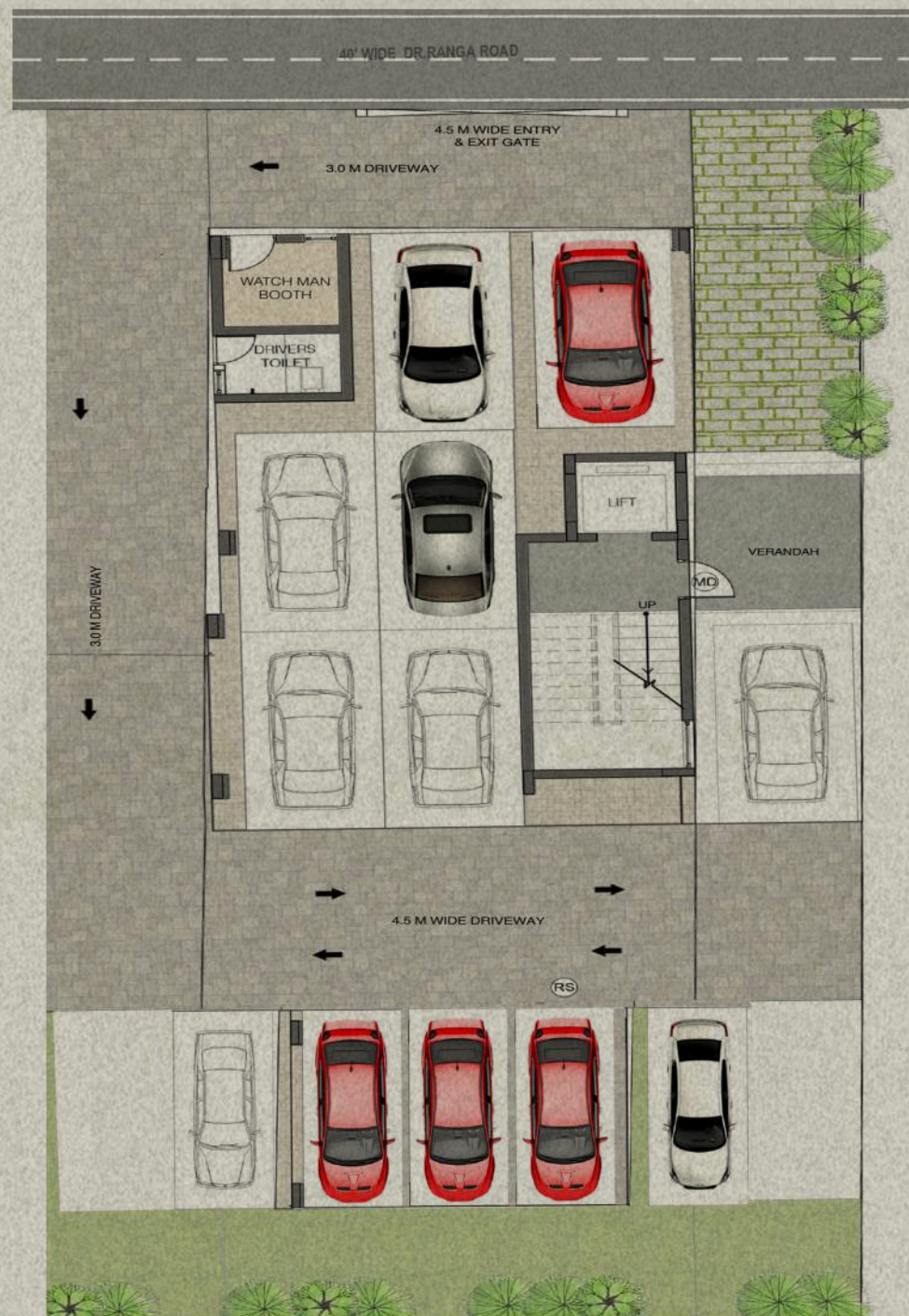
Wall, Ceiling and Joinery Treatment

Internal walls and ceilings - 2 coats putty, 1 coat primer and 2 coats emulsion roller finish.
External walls and stilt floor columns and walls - 1 coat primer and 2 coats exterior emulsion.
Joinery - All Internal doors enamel paint over primer/laminated
Main door - Varnish finish on both sides.



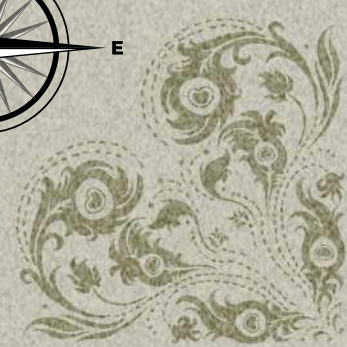
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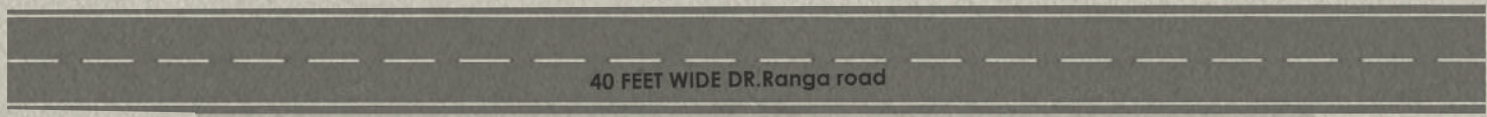
- T Elevator**
Elevators: 8-passenger capacity 1 no. lift with automatic doors and spray paint finish to match building Scheme. (Lift access will be provided up to terrace floor)
- T Safety Amenities**
CCTV in common areas with DVR recording facility with concealed wiring will be provided.
Video Door Phone to be viewed in dining room of each apartment.
Secured access-controlled lobby will be provided.
- T Other Amenities**
Reticulated Gas supply for each apartment. Gas cylinder chamber would be provided in the Ground Floor with reliable safety measures.
Concealed piping to accommodate Satellite TV, Telephone & Internet Cabling would be provided.
Watchman Room with Toilet would be provided on the Ground Floor
- T Car Parking**
1 no. covered car parking would be provided to every apartment.
One 15amp. plug point socket will be provided for each car park for EV charging.
- T Terrace**
Landscaped area and gathering space will be provided on the terrace as per feasibility and architect's design.
Open landscape area with seating and planter box will be provided with necessary features such as statue and lighting.
- T External Area Finish**
Interlock pavers/parking tiles to be laid in driveways.
Landscape - As per site feasibility and architect's design.
- T External Area Finish**
Front Façade would be executed as per Architect's Façade Design.
Compound Wall - Front compound wall would be executed as per Architect's design of 6 feet height.
Front façade and front compound wall as per the Architect Design.
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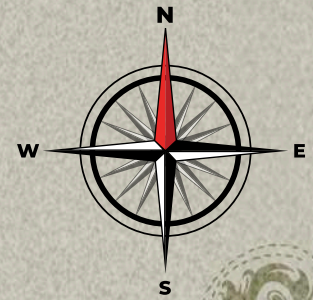
site floor plan

Disclaimer: The plan and images are indicative depiction and subject to revisions without prior notice.





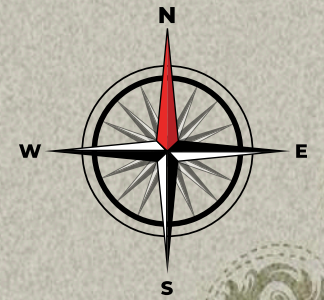
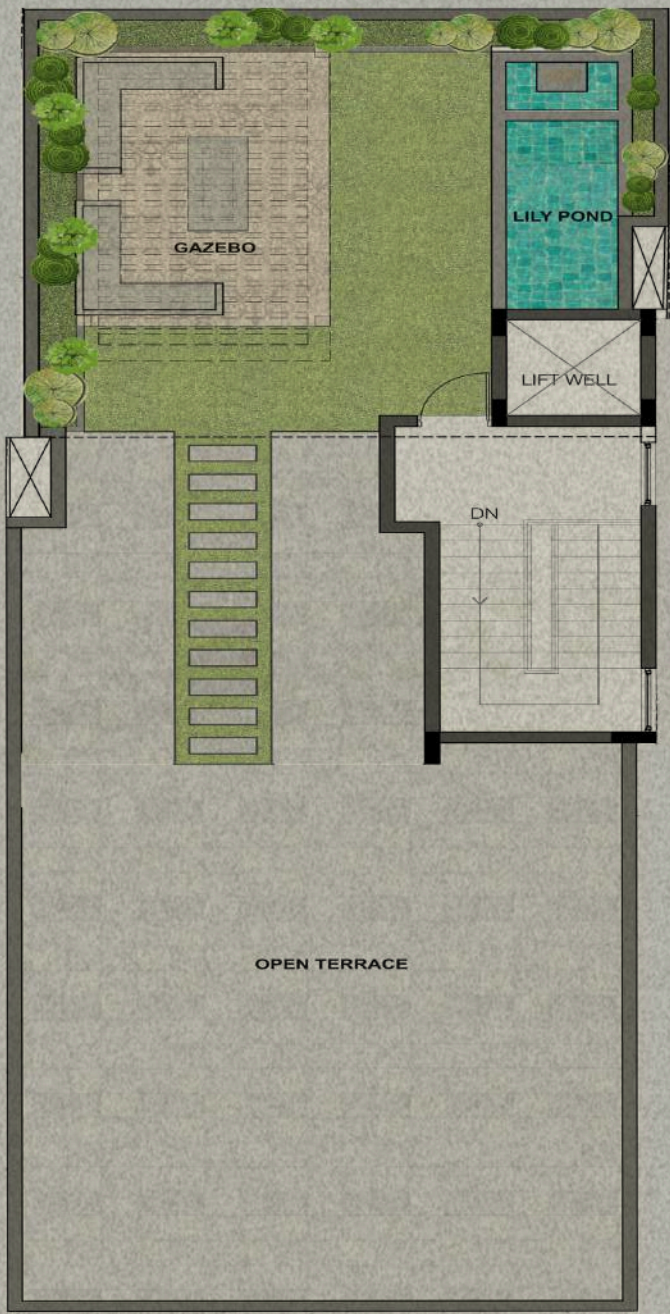
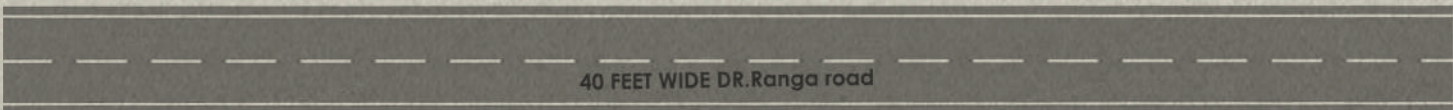
SBA (SQ.FT.)	BHK
2520	3



typical floor plan

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terrace floor plan

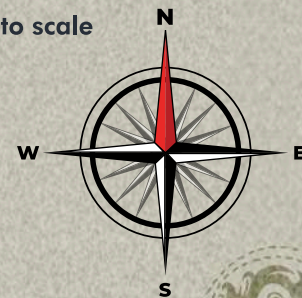
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Location map



- Sai baba Temple- 290m
- Thirumayilai, Railway Station - 450m
- Nageswara Rao Park - 500m
- P S Senior Secondary School -550m
- Ramakrishna Mutt -700m
- Kapaleeshwarar Temple -1Km
- Mandaveli Railyway Station - 1Km
- Kauvery Hospital - 1.1Km

map not to scale






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