

INITIATED BY

kesariya

PROMOTED & DEVELOPED BY



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Corporate Office : No.271 (Old No. 182), Mc Nichols Road, Poonamalli High Road, Kilpauk, Chennai - 600 010.

Phone : 044 420 83 999 | 87600 88999

Site Address : Near West Tambaram EB office, Rajmoham Nagar, Tambaram, Chennai, Tamil Nadu 600045

E-Mail : enquiry@lmlhomes.in

RERA NO: TN /01/ Building / 0147 / 2019 DATED 25.09.2019 | www.tnrera.in



Approved By Leading Banks & Finance

Marketing Partner

ANAROCK
RESIDENTIAL



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*Welcome
To Where
Nature Lives*

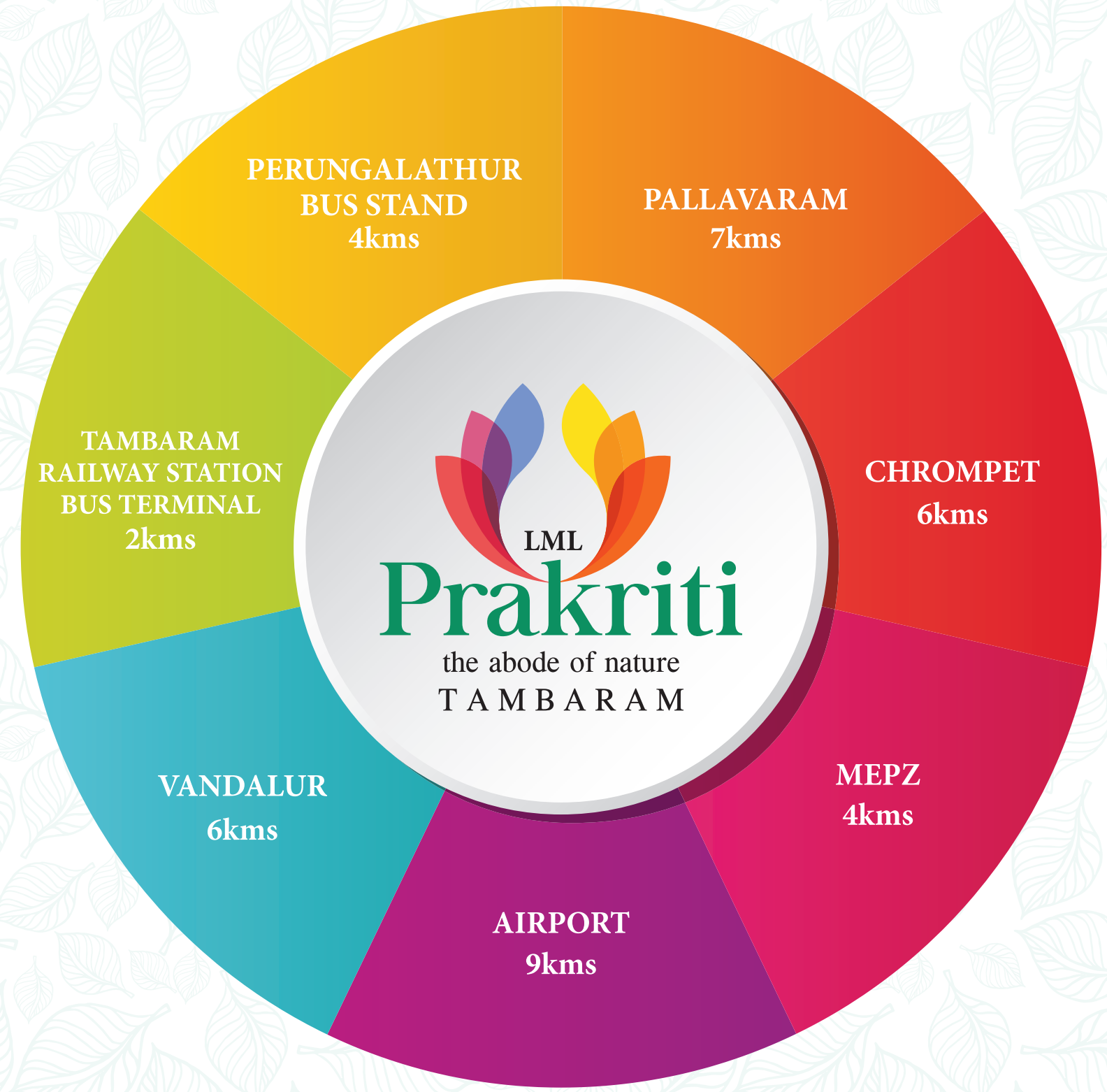
'Prakriti' in Sanskrit means 'Nature'. It is also what that is found in nature in its unaltered form and everything that you can sense. Prakriti is in your thoughts, memories, desires, and even in your aspirations. Bringing Prakriti into your life is **LML HOMES**. Prakriti, an embodiment to one of the finest residential community of lifestyle homes, gives shape, infuses pure energy and adds a new meaning to your life.

We invite you to explore the lifestyle homes of Prakriti in the 'Lap of Mother Nature' at West Tambaram, Chennai.



Connecting People & Places

BY ROAD, BY RAIL



 A Secure Gated Community of 231 Units

 Compact 2, Spacious 2, 3 & 4 BHK Apartments

 Sizes 600 to 2019 sq. ft

 6 Magnificent Blocks

 Stilt + 4 Floors

 RERA & CMDA Approved



Naturally set in an enchanting destination and advantageously located at just 2 kms from the Tambaram Railway Station and the Tambaram Main Bus Terminus, traveling to different parts of the city from Prakriti gets easier and faster thanks to the double connectivity by rail and by road too. Add to this, Prakriti is surrounded by reputed schools, colleges, health care establishments, IT Parks and shopping centers. Most importantly, the development of Prakriti is closer to the Outer Ring Road. This elevated connectivity makes commuting to Porur, Ambattur and North Chennai much easier, faster and saves valuable time.

Why should you invest in Tambaram?



4.4 on 5

In the last few years, Tambaram has seen excellent price appreciation thanks to great infrastructure, amenities, and affordability

RATING & REVIEW:
This locality is recommended for

Retirees Family Couple

Environment	Commuting	Places of interest
Neighbourhood ★★★★★	Public transport ★★★★★	Schools ★★★★★
Roads ★★★★★	Parking ★★★★★	Restaurants ★★★★★
Safety ★★★★★	Connectivity ★★★★★	Hospital ★★★★★
Cleanliness ★★★★★	Traffic ★★★★★	Market ★★★★★

PROPERTY TYPES

Units	Size (sq ft)	Range (in Rs)
1-BHK	450-700	14.80-35 lakh
2-BHK	600-1260	24-55 lakh
3-BHK	1000-1700	33-77 lakh

- LOCAL SNAPSHOT:**
- Schools:** 6+ (The Oxfam School, St Mary's Matriculation Higher Secondary School)
 - Hospitals:** 5+ (Apollo Hospital, Parvathy Hospital)
 - Restaurants:** 6+ (Pizza Hut, Hot Chips)
 - ATM/Banks:** 6+ (IOB ATM, Indian Bank)
 - Grocery Stores:** 6+ (Neelgiri market, SM Super market)
 - Pharmacy:** 6+ (Ragaventhira Medicos, NG Manikandan Medicos)
 - Police Station** Selaiyur Police Station TEL: 044 2239 6003
 - Fire Station** Tamil nadu Fire Service State Training Centre Officer: M Shahul Hameed Phone: 22418035
 - Power Office** Tamil Nadu Electricity Board Phone: 044 2239 4635
 - Local MLA** Raja.S.R

- ➔ Tambaram, located on the GST Road, connects to other parts of India via NH-4 and NH-5,
- ➔ Tambaram is one of the oldest localities serving as a suburb in the Chennai Metropolitan. It is part of the Kanchipuram district in the Indian state of Tamil Nadu,
- ➔ The Chennai suburban railway network operates from Chennai Beach to Tambaram,
- ➔ This area is also a part of the Metropolitan Transport Corporation (Chennai) bus network,
- ➔ The locality houses the Madras Export Processing Zone, which earns foreign exchange for the country,
- ➔ The Olympia Tech Park, TEK Meadows and MPL Silicom Towers are located approximately 15-km away,
- ➔ Chennai Bypass Expressway, Kundrathur Road, GST Road and ORR are some of the prominent roads, which run through the area,
- ➔ The Chennai International Airport is located at a distance of 10-km via NH 45 and Tambaram Railway station is the nearest station within three-km.

SOURCE: MAGGIORIS BUREAU

Here's why you should own a home at *Iml Prakriti*

MATRICULATION SCHOOLS

Sri Ramakrishna Matriculation Higher Secondary School - 0.5km

Sri Ramana Vidyalaya Matriculation School - 0.7Km

SIR & LADY M.Venkatasubba Rao Matriculation School - 1.5Km

Sri Anand Jain Vidyalaya Matriculation School - 1.5Km

Valluvar Gurukulam Matriculation School - 2Km

St Joseph Matriculation School - 2.5Km

MCC Matriculation School - 2.5Km

Anna Matriculation School - 2.7Km

Sri Sankara Vidyalaya - 3Km

Sitadevi Garodia Hindu vidyalaya - 3.9Km

NSN Matriculation School - 4.1Km

Sairam Matriculation School - 5.8Km

Hilton Marticulation School - 6Km

CBSE SCHOOLS

San Academy - 0.5Km

Lords International School - 2Km

SKB Vidhyashram School - 3.2km

Ravindra Bharathi Global School - 3.4km

Alwin Public school Padappai - 11km

STATE BOARD SCHOOL

Seventh Day Adventist High School - 2.7Km

Corley Higher Secondary School - 2.5Km

Jaigopal Garodia National Higher Secondary School - 4.4Km

Peerkankarani Government School - 4.4Km

BUS STOPS

Lakshmipuram Bus Stop - 0.5km

Tambaram Bus terminous - 2.25Km

Erumbuliyur Junction - 2.5Km

Perungalathur - 3Km

Camproad Junction - 6Km

COLLEGES

Madras Christian College - 2.25Km

Cresent University - 6Km

Sairam Engineering College - 8Km

GKM College of Engineering - 6Km

TMG Arts & Science College - 6.2Km

Sree Balaji Medical College - 6.5Km

SDNB Vaishnav College for Women - 7Km

Bharath University - 7Km

Peri Engineering College - 7.7Km

Sri Venkateswara College of Engineering - 8.2Km

New Prince Shri Bhavani College of Engineering & Technology - 9.3Km

Tagore Engineering College - 10km

Madha Engineering college - 10Km

Madha Medical College - 12Km

SRM University - 16Km

RAILWAY STATIONS

Tambaram railway station - 2.25Km

Perungalathur - 3Km

Vandalur - 6Km

HOSPITALS

AG Hospital - 1.5Km

Hindu Mission Hospital - 1.5Km

Deepam Hospital - 2.7Km

Annai Arul Hospital - 2.8Km

Kumaran Hospital - 1.5Km

Dr.Agarwal Eye Hospital - 1.5Km

Cosh Hospital - 3.5Km

Parvathy Hospital - 6Km

Sree Balaji Hospital - 6.5Km

Global Hospital Perumbakkam - 16Km

IT PARKS

Sriram Gateway SEZ - 3Km

MEPZ - 4Km

L&T Estancia SEZ - 10Km

SIPCOT Oragadam - 18Km

Mahindra world City SEZ - 21Km

THEATRE

Vidhya Theatre - 2Km

MR Theatre - 2.2Km

National Theatre - 2.3Km

Varadharaja Theatre - 5Km

Vettri Theatre - 6.5Km



Where the Elements of Vasthu Sasthra Converge

Prakriti at West Tambaram is blessed by the quintessential 'elements of vasthu sasthra'. A beautiful water body on one side and an imposing mountain on the other side symbolize 'the land of prosperity'. Combine this unique setting of Prakriti which is a rare phenomenon to the space-efficiently built vasthu compliant lifestyle homes, truly Prakriti is the land of Swarna Bhoomi.



AMPLE
VENTILLATION
ENSURES MORE
LIGHT & AIR

Building Quality Homes

Promoting Healthy Living



Spread across a serene natural setting of **3.5 acres**, Prakriti is a development of **231 Lifestyle Homes** comprising of **Compact 2BHK, Spacious 2BHK, 3BHK and Luxurious 4BHK apartments**. 100% vastu specific in design, the lifestyle homes are seamlessly and functionally built with zero waste of space. What's more, the ample ventilation of the space-efficient homes ensure free flow of natural light and breeze resulting in quality living and good health. The best is, the lavish open area of this enchanting development gives more space to move around the community.



Rejuvenating Life Relaxing Lifestyle

There is more to Prakriti than just its vastu blessed location, its space-efficient green homes, its quality living environment and its excellent connectivity to the city. Prakriti is a galaxy of entertainment and relaxation too. Everything in your wish list to indulge in is here. Come, explore what all you can do to quench the desires of your heart, the aspirations of your mind and the pleasures of your soul.

LIFESTYLE LUXURIES

Laundry Room

Mini Theatre

Fully Fitted Ac Gymnasium

Kitchen

Cafeteria

Indoor Game Room

Creche

Departmental Store

Designed Lobby

Guest Bed Rooms

Shuttle / Volley
Ball Court

Walking Track

Outdoor Kids Play Area

Garden Area

Temple

Multi-purpose Hall

Automated Elevator

Table Tennis

Audio Intercom Facility

24X7 Security with CCTV

Genset Backup for Common
Areas & Lift

Visitors Car Parking

Soft & Hard Landscape

Security Cabin

Billiards

Prakriti opens the door to an active lifestyle by imparting quality professional training in yoga, aerobics, karate, music, western and classical dances and arts and crafts. Reputed professionals with rich experience and expertise in specific fields are handpicked to train the residents of Prakriti. The classes conducted at the spacious multi-purpose hall within the residential development aims to nurture a healthy and indulgent lifestyle. Most importantly, this initiative is an inspiration for the residents of Prakriti to pursue their cherished passion.



Centre of Training & Excellence



Yoga



Western Dance



Classical Dance



Music



Karate & Martial Arts



Art and Crafts



LML HOMES
A Unit Of Lucky Mercantile Ltd.
SINCE 1992

LML Prakriti
the abode of nature
TAMBARAM

MAIN ENTRANCE



FRONT ELEVATION



LANDSCAPE ALLEY

AERIAL VIEW GARDEN & PLAY AREA





GARDEN & PLAY AREA VIEW

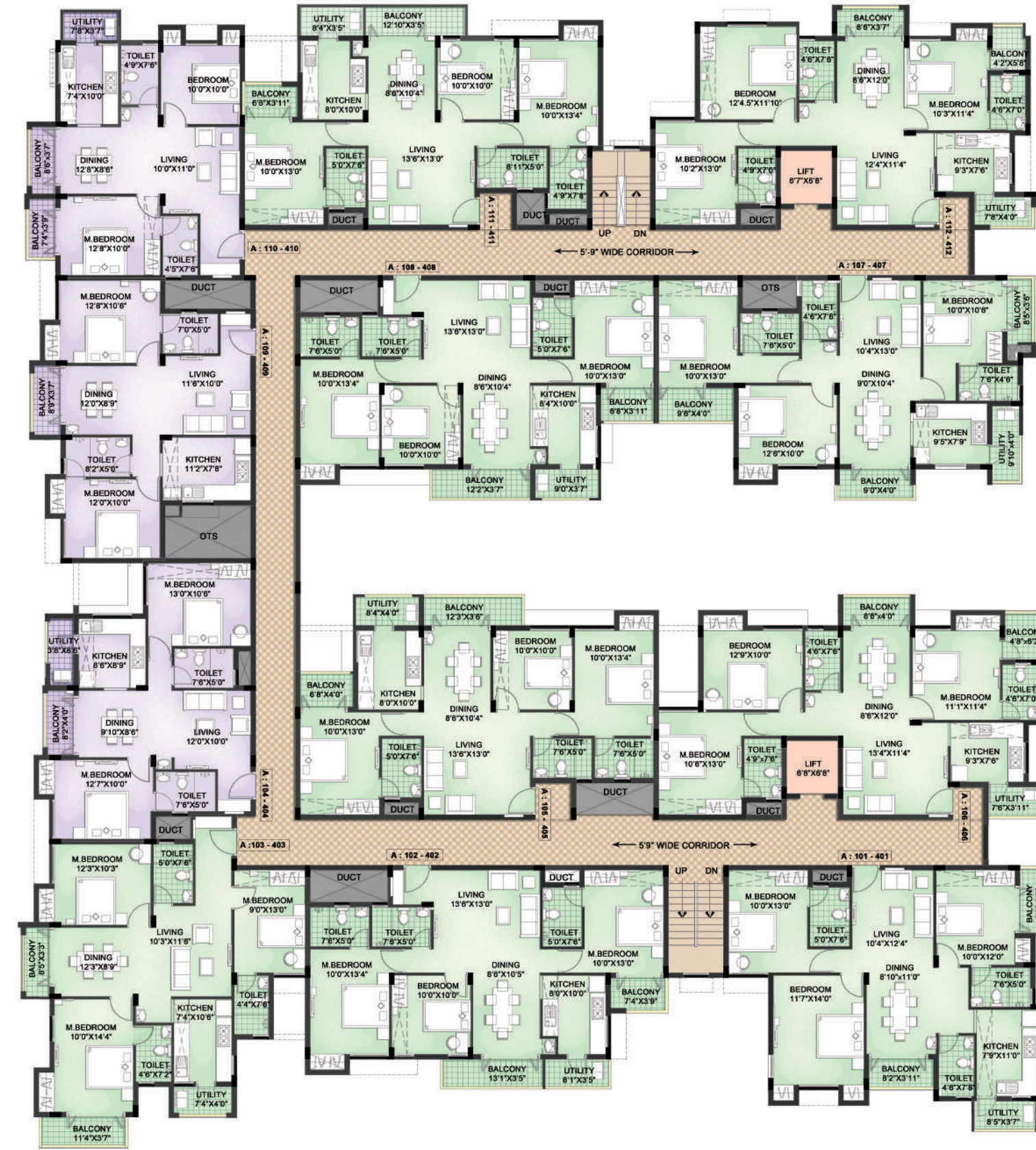
- ① GAZEBO
- ② CHILDRENS PLAY AREA
- ③ TOT'S PLAY AREA
- ④ JOGGING TRACK
- ⑤ BADMINTON COURT / VOLLEYBALL COURT
- ⑥ LAWN
- ⑦ STAGE FOR FUNCTION
- ⑧ TODLER PLAY AREA
- ⑨ TEMPLE
- ⑩ TRANSFORMER YARD
- ⑪ VISITORS PARKING
- ⑫ ENTRY & EXIT



KEY PLAN



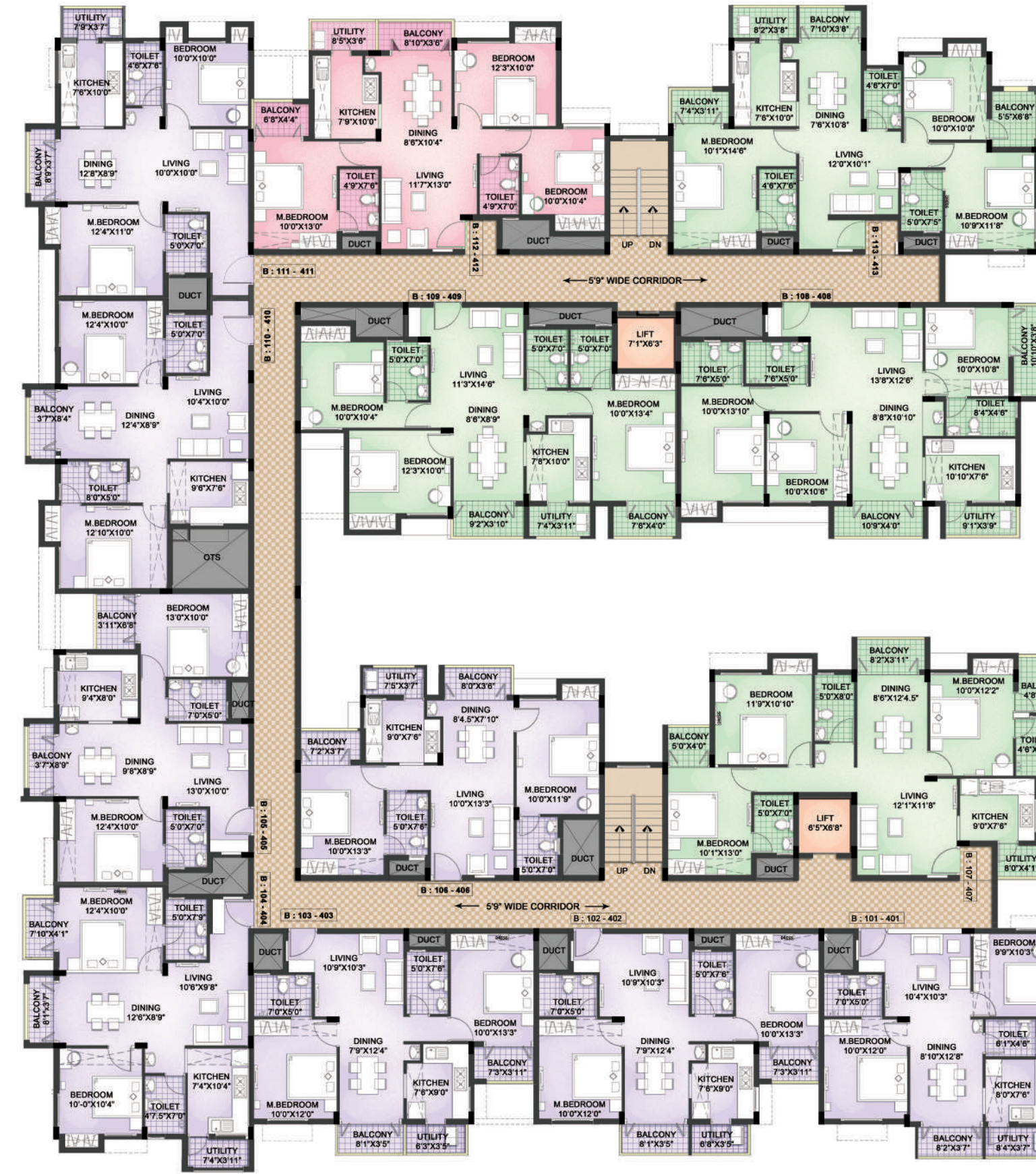
BLOCK A



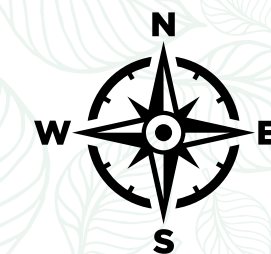
FLAT Nos.	SALES AREA	TYPE
101 - 401	1415 sq. ft.	3 BHK
102 - 402	1406 sq. ft.	3 BHK
103 - 403	1384 sq. ft.	3 BHK
104 - 404	1039 sq. ft.	2 BHK
105 - 405	1405 sq. ft.	3 BHK
106 - 406	1428 sq. ft.	3 BHK
107 - 407	1407 sq. ft.	3 BHK
108 - 408	1402 sq. ft.	3 BHK
109 - 409	1040 sq. ft.	2 BHK
110 - 410	1043 sq. ft.	2 BHK
111 - 411	1411 sq. ft.	3 BHK
112 - 412	1399 sq. ft.	3 BHK



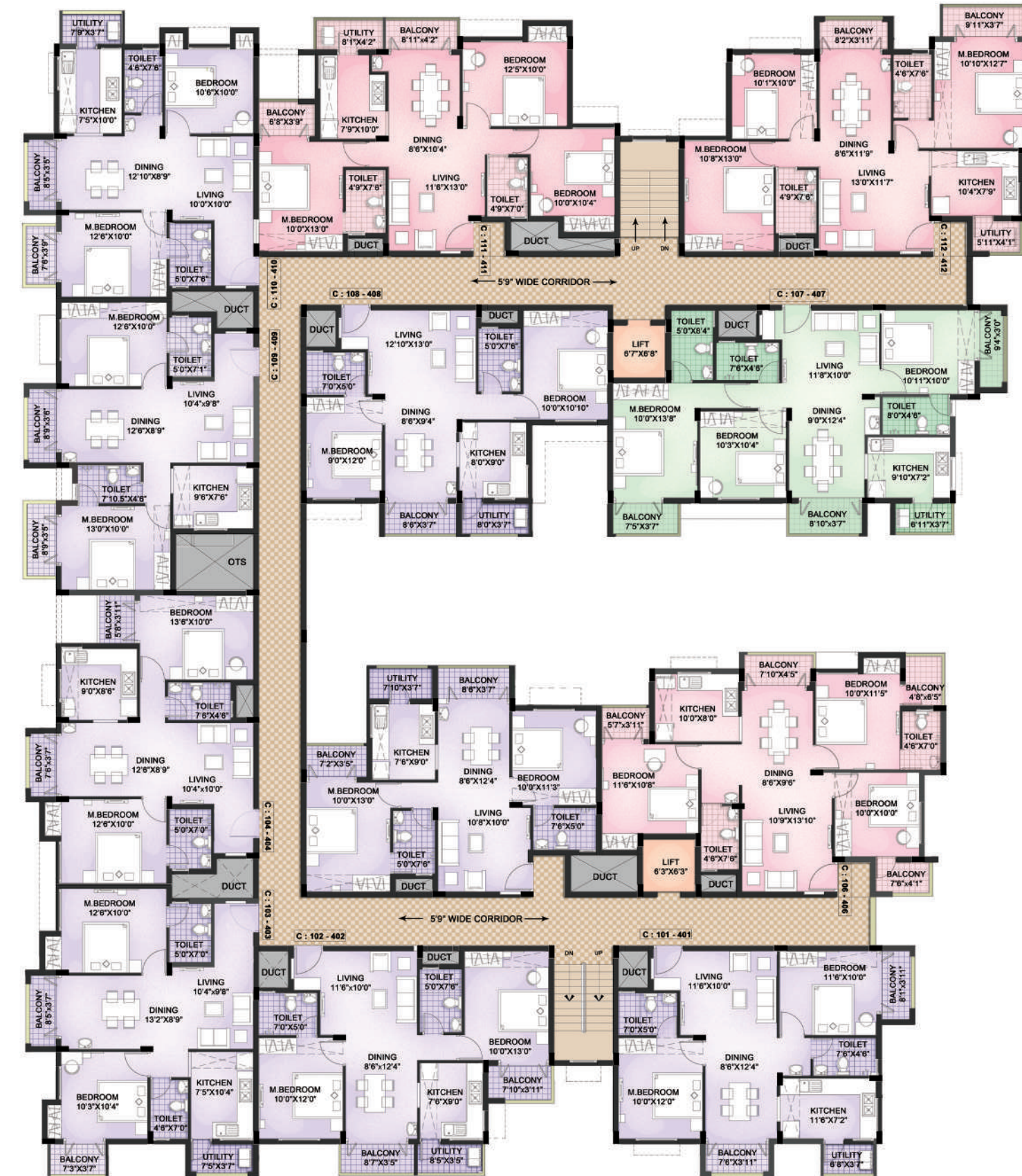
BLOCK B



FLAT Nos.	SALES AREA	TYPE
101 - 401	904 sq. ft.	2 BHK
102 - 402	1016 sq. ft.	2 BHK
103 - 403	1013 sq. ft.	2 BHK
104 - 404	1046 sq. ft.	2 BHK
105 - 405	1014 sq. ft.	2 BHK
106 - 406	1004 sq. ft.	2 BHK
107 - 407	1438 sq. ft.	3 BHK
108 - 408	1383 sq. ft.	3 BHK
109 - 409	1362 sq. ft.	3 BHK
110 - 410	1019 sq. ft.	2 BHK
111 - 411	1029 sq. ft.	2 BHK
112 - 412	1282 sq. ft.	2.5 BHK
113 - 413	1395 sq. ft.	3 BHK



BLOCK C



FLAT Nos.	SALES AREA	TYPE
101 - 401	1038 sq. ft.	2 BHK
102 - 402	1044 sq. ft.	2 BHK
103 - 403	1042 sq. ft.	2 BHK
104 - 404	1024 sq. ft.	2 BHK
105 - 405	1027 sq. ft.	2 BHK
106 - 406	1272 sq. ft.	2.5 BHK
107 - 407	1316 sq. ft.	3 BHK
108 - 408	1008 sq. ft.	2 BHK
109 - 409	1023 sq. ft.	2 BHK
110 - 410	1041 sq. ft.	2 BHK
111 - 411	1310 sq. ft.	2.5 BHK
112 - 412	1306 sq. ft.	2.5 BHK



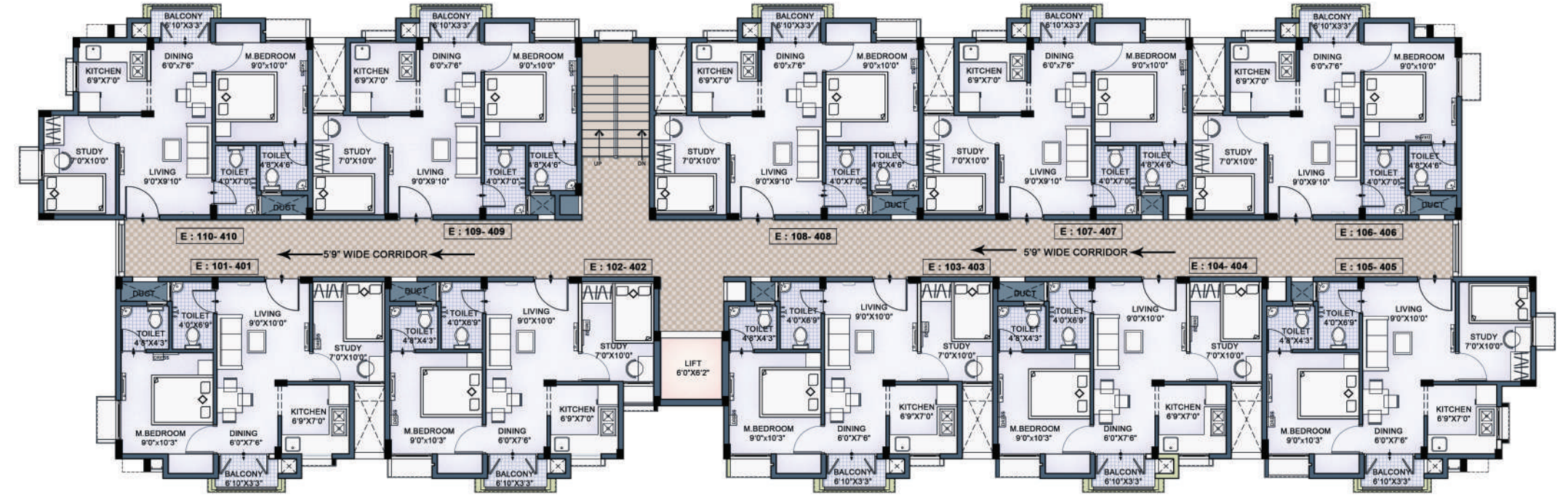
BLOCK D



FLAT Nos.	SALES AREA	TYPE
101 - 401	1443 sq. ft.	3 BHK
102 - 402	1042 sq. ft.	2 BHK
103 - 403	1320 sq. ft.	3 BHK
104 - 404	1009 sq. ft.	2 BHK
105 - 405	1009 sq. ft.	2 BHK
106 - 406	1040 sq. ft.	2 BHK
107 - 407	1089 sq. ft.	2 BHK
108 - 408	1042 sq. ft.	2 BHK
109 - 409	1028 sq. ft.	2 BHK
110 - 410	1028 sq. ft.	2 BHK



BLOCK E

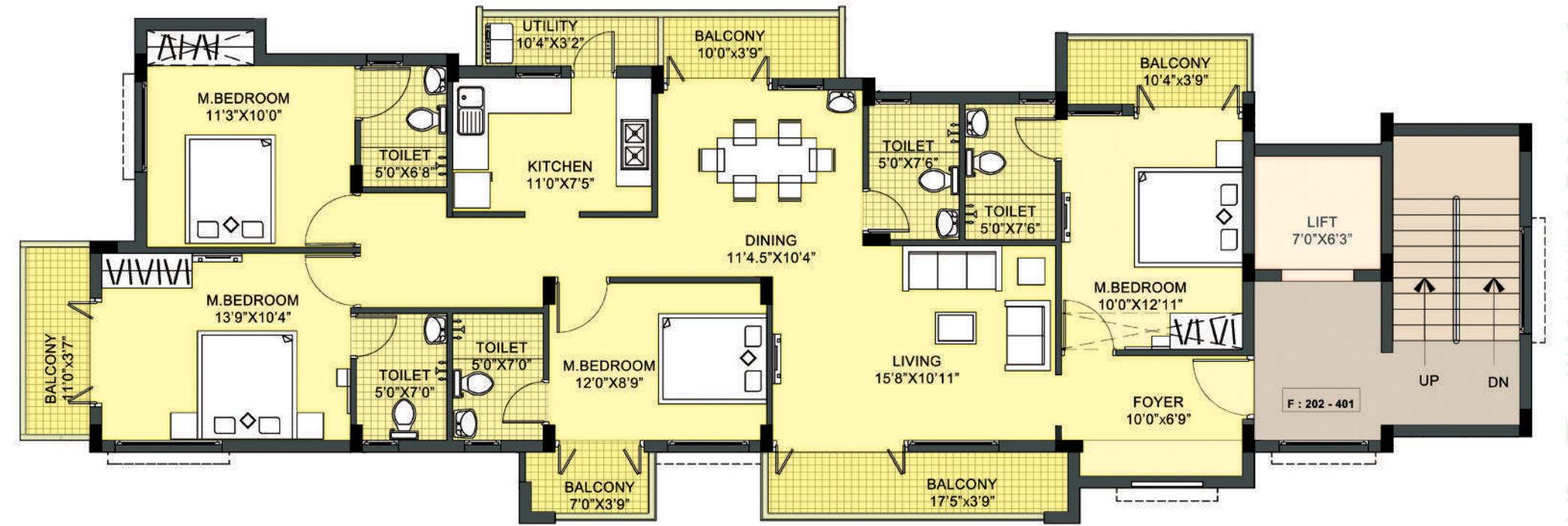


FLAT Nos.	SALES AREA	TYPE
101 - 401	600 sq. ft.	1.5 BHK
102 - 402	600 sq. ft.	1.5 BHK
103 - 403	600 sq. ft.	1.5 BHK
104 - 404	597 sq. ft.	1.5 BHK
105 - 405	601 sq. ft.	1.5 BHK

FLAT Nos.	SALES AREA	TYPE
106 - 406	598 sq. ft.	1.5 BHK
107 - 407	597 sq. ft.	1.5 BHK
108 - 408	598 sq. ft.	1.5 BHK
109 - 409	598 sq. ft.	1.5 BHK
110 - 410	600 sq. ft.	1.5 BHK



BLOCK F



FLAT Nos.	SALES AREA	TYPE
102 - 104	2019 sq. ft.	4 BHK



Upscale Specifications

STRUCTURE: RCC framed Structure with Foundation designed to withstand Seismic loads as per structural design confirming to BIS.

Walls using Solid Blocks/AAC Blocks in cement mortar with adequate reinforcement at required levels.

FLOORING: Living, dining and bedroom area will be finished with good quality 2X2 Vitrified tiles of builder's choice with necessary skirting. Car parking to be finished with Grano flooring or carparking tile and Staircase shall be finished with Kota/granite stone as per Architect's design.

DOORS: Main door frame will be hard wood and shutter will be engineered solid core door of 35 mm with uv polished natural wood veneers on both side. Other doors will be with good quality wood frames and flush doors painted on both sides. SS finished door fittings will be provided for Main Door with Godrej or equivalent lock, door eye & tower bolt. Door and frame will not be provided for kitchen.

WINDOWS & VENTILATORS: Window and Ventilator will be of UPVC/Aluminum with clear glass pane will be provided.

KITCHEN: Kitchen Platform will be polished granite with a single bowl of stainless steel sink and glazed tiles dado of 2' feet above the kitchen platform, 3' feet dado in utility area (if provided).

PLUMBING & SANITARY: Ceramic flooring (Anti-Skid) in the toilets will be provided as per builder's choice. Bathroom walls will be covered with ceramic tiles as per builders choice up to ceiling height. Concealed/ open plumbing line from UG sum will be provided. All closets and washbasins will be white (Parryware/equivalent) or builders choice. Provision in plumbing for connecting one geyser in each toilet. Hot and cold wall mixer will be provided for shower area inside the bathrooms. All C.P fittings will be of Parryware/equivalent or builder's choice. Toilet closets will be EWC floor/wall mount only of Parryware/equivalent or builder's choice.

PAINTING: Living, dining and bedrooms walls will be finished with two coat putty with one coat primer only. All wooden frames, shutters will be finished with enamel paint.

ELECTRICAL: Concealed copper wiring suitable for three-phase supply, will be of ISI quality. Switches & sockets with adequate points for light, fan and power supply will be provided. Separate meter for lighting in common areas and for the pumps. Three phases supply with auto phase changer with trip switch will be provided for each flat/apartment. One calling bell point will be provided. Provision for Split Air Conditioner in all bedrooms.

WATER: Well and RCC sump of adequate capacity, hydro pneumatic system for water supply.



BUILDING CREDIBILITY ON THE LINEAGE OF 25 YEARS TRUST

In the year 1992, the seed of trust was sown in the world of finance by **Mr. Suresh Chand Kothari**. In its 25 eventful years, the seed has spread its roots of credibility and success in automotive and property finance. And today, it stands imposingly as Lucky Mercantile Limited, the symbol of trust and credibility. Inspired by its success in the finance world and to cash in on the growing opportunities in the world of property development, LML Homes, a unit of Lucky Mercantile Limited was started in the year 2005.

Within a span of 14 years, LML Homes, headed by **Mr. Mahesh Kothari**, the Managing Director and the son of Chairman Mr. Suresh Chand Kothari, has emerged as one of the most trusted property development companies in Chennai. LML pursues excellence in construction by building quality homes at affordable prices. With 34+ completed projects & 4 lakh sq. ft. under construction, truly, the lineage of trust continues in the world of **LML Homes**.



Aiming Bigger Scaling Higher

OUR VISION

- To develop high quality architecturally appealing residential living spaces.
- To provide home buyers with a functionally designed layout and amenities to meet the desired lifestyles.
- To ensure homes are cost effective, affordable and delivered on time.

OUR MISSION

- Employ renowned architects, experienced engineers and skilled workforce to guarantee the quality of construction.
- Adopt state-of-the-art construction technologies to complete projects faster, saving on project cost, ensuring timely delivery and living up to the customer's expectations.