



# Rose

— Garden —

By VIJAY CONSTRUCTIONS

Tech Enabled 4-BHK Villas



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## VIJAY CONSTRUCTIONS: Building Landmarks, Shaping Dreams

Founded in 2017, Vijay Constructions is a trusted name in residential and commercial construction, backed by 27 years of cumulative experience in engineering and construction. With a proven track record, the company has successfully completed 23 iconic projects, spanning over 2,10,000 square feet, across Chennai, Tamil Nadu. Known for creating quality, long-lasting, and thoughtfully designed spaces, Vijay Constructions continues to redefine urban landscapes while prioritizing excellence in every detail



Rose Garden - Entrance

Experience the future of living at Rose Garden, a meticulously planned villa project in Polachery, Mambakkam.



Our tech-enabled 4BHK villas offer the perfect blend of luxury, comfort blended with new age technology.

3D Elevation

## ABOUT THE LOCATION

Nestled in the tranquil neighborhood of Polachery, Mambakkam, Rose Garden offers a peaceful living experience.

The location is easily accessible from Medavakkam, Siruseri and Kelambakkam. Surrounded by lush greenery and fresh air, this prime location provides easy access to major IT hubs, Educational institutions and healthcare facilities

## Thoughtfully Designed for Modern Living

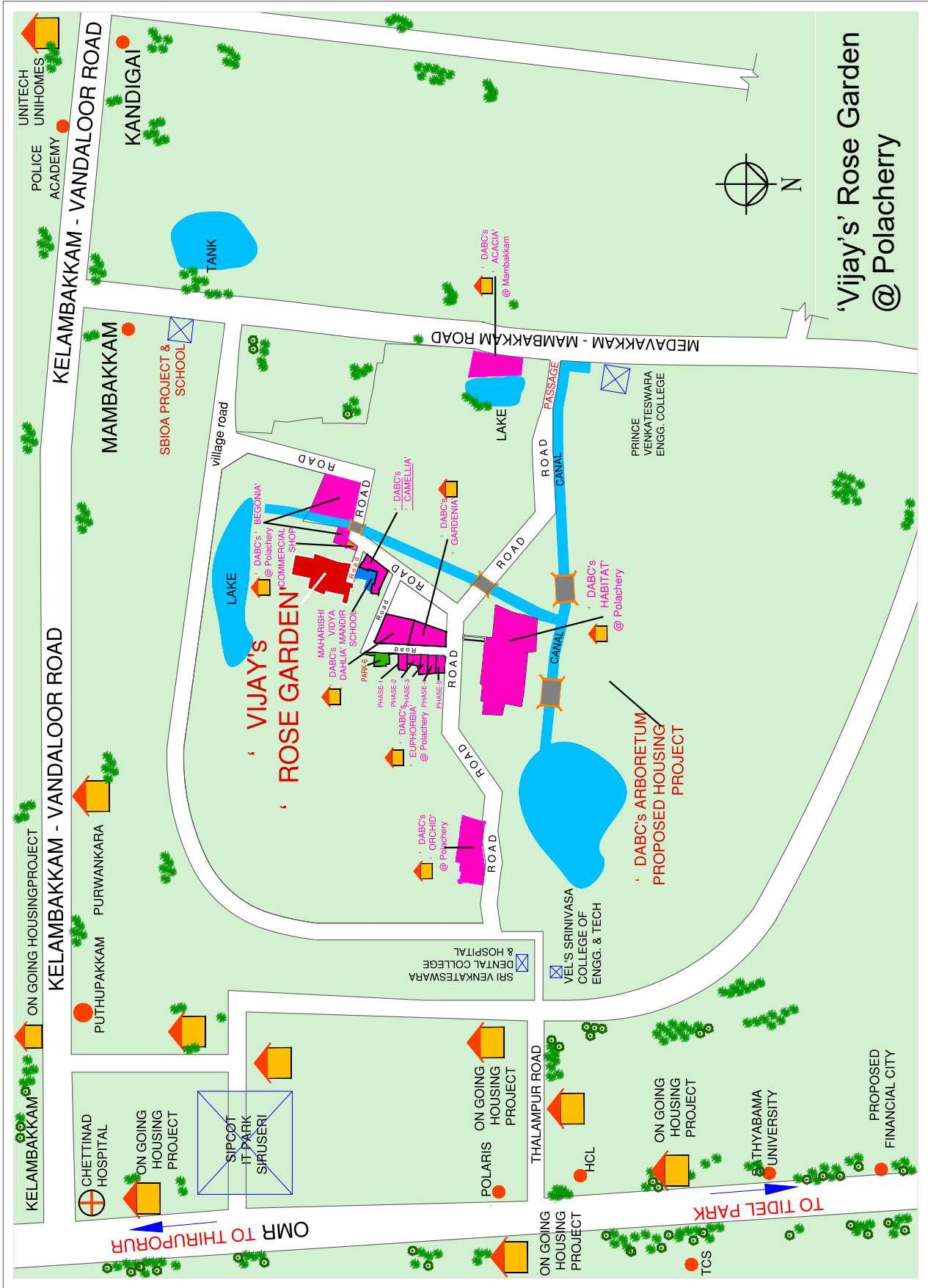
Our villas are designed to maximize space and functionality. With unique floor plan options, you can choose the perfect layout to suit your lifestyle.

## MASTER PLAN





# KEY PLAN



KEY PLAN

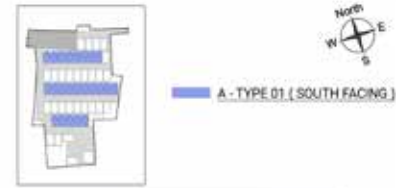
# FLOOR PLANS



Site Cum Ground Floor



First Floor



Terrace Floor

**TYPE 1: SOUTH FACING**



SITE CUM GROUND FLOOR



FIRST FLOOR



TERACE FLOOR

**TYPE 2: NORTH FACING**

# FLOOR PLANS



Site Cum Ground Floor



First Floor



Terrace Floor

## TYPE 3: SOUTH FACING



Site Cum Ground Floor



First Floor



Terrace Floor

## TYPE 4: NORTH FACING



# FLOOR PLANS



SITE CUM GROUND FLOOR

Site Cum Ground Floor



FIRST FLOOR

First Floor



TERRACE FLOOR

Terrace Floor

TYPE 5: NORTH FACING



Site Cum Ground Floor



First Floor



Terrace Floor

TYPE 6: EAST FACING

# FLOOR PLANS

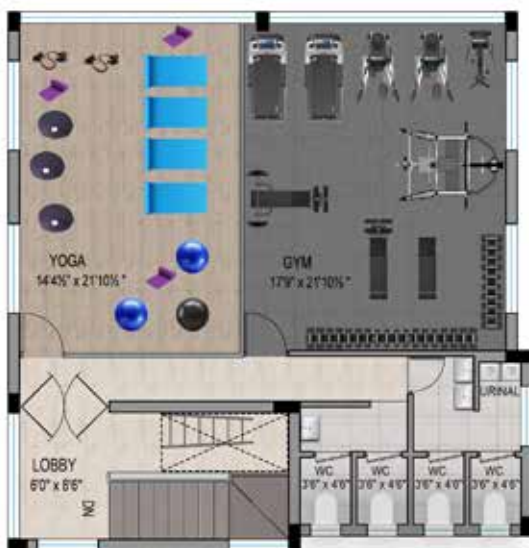


Ground Floor Plan

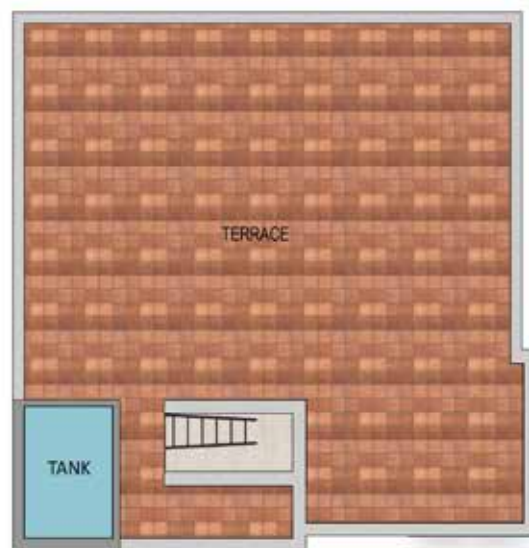


First Floor Plan

## CLUB HOUSE PLAN



Second Floor Plan



Terrace Floor Plan

## CLUB HOUSE PLAN



# SPECIFICATION

## Structure



- RCC framed structure

## Electricals



- Internal Wiring: Orbit / Kundan or Equivalent Brand
- Switches and Sockets: Anchor Roma or Equivalent Brand
- TV points in Living and All Bedrooms

## Joineries



- Main Door: Teak wood Frame and solid door with polish
- Bedroom Door: Country Wood Frame & Membrane Door / Frame with enamel paint finish
- Toilet / Utility Door: Country Wood Frame & WPC Door with enamel paint finish
- Windows: UPVC with clear glass

## Provision



- AC points in Living & All Bedrooms
- Gyser points in All Toilets
- Chimney point in Kitchen
- Invertor point

## Flooring



- Living / dining: 600 x 1200mm Verified tiles
- Bedroom / Kitchen: 600 x 600mm Verified tiles
- Balcony/Toilet/Utility Area/Carparking: Anti skid ceramic tiles
- Toilet Dado: Ceramic tiles upto ceiling
- Staircase: Granite finish

## Wall Finishes



- Internal wall and ceiling: Asian Paint Tractor Emulsion
- External: Asian Paints ACE Exterior Emulsion

## Plumbing



- Sanitary and Waste pipe lines: Finolex or Equivalent PVC pipes
- Water pipe lines: Finolex / Ashirvad - UPVC /CPVC pipes
- CP and Sanitary Fitting: Parryware or Equivalent
- Common treatment plan for Sewage
- Borewell of 60ft Depth

## Kitchen



- Kitchen Sink: Quartz Sink Bowl
- Kitchen Platform: Black Granite Finish
- Kichen Dado: Ceramic Tiles upto 2' H above granite platform

# CURATED COMPLIMENTARY COMFORTS AT ROSE GARDEN



## Tech Enhanced Living

Experience the convenience of a smart home. Our villas are equipped with cutting-edge technology to make your life easier and more secure.

- 360°full home High-Speed Wi-Fi
- Motion-Sensor Lighting for Stairwells, Parking, and Utility Areas
- Eco-Friendly Solar Path Lighting
- SmartDigital Entry Lock
- AutomatedWater Level Monitoring System



## Proposed lifestyle paces

Our thoughtfully designed amenities cater to every need, from social gatherings to quiet relaxation.

- Multipurpose Hall & Café Lounge
- Fitness and Wellness Studio
- Indoor Recreation Hub
- Kids' Adventure Zone
- Laundry/Ironing
- Tranquil Water Feature
- Senior Relaxation Nook
- Association Office Room



## Enhanced Security & Sustainability Features:

- Smart Entry Access System
- 24/7 CCTV Surveillance with Front and Back Villa Coverage & Cameras Across the Community
- Alternate Centralized Water Reservoir (sump)





LIMITED EDITION LUXURY

With only **50 exclusive villas** available,

**Rose Garden** offers a rare opportunity to own a piece of paradise.  
Don't miss your chance to experience the future of living.



**Disclaimer:**

The information given in this brochure is to be taken only as a representation. The developer has all the rights to change the same either fully or in part depending on the advice of the architect, structural engineer or others and the details or the specification given in this brochure can not be claimed under any circumstance.





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**Tech Enabled 4-BHK Villas**

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