



**EXPERIENCE
THE DIVINE
LIVING**





NE

Ishana

Developed by **VIBRANT** enriching values & Franch

**100% VASTU
CERTIFIED HOMES**
**ONLY AT
KALAKSHETRA ROAD,
THIRUVANMIYUR,
CHENNAI.**

AN AUSPICIOUS BEGINNING

Whether you are looking to buy a home or to invest in your future, Ishana marks the beginning of your good fortune.



LIVE WITHIN THE CITY

Ishana is strategically located on Kalakshetra Road in Thiruvananthapuram. Everything you need is within reach.



HYDRAULIC JACK PARKING FOR CAR PARK



**ELECTRIC VEHICLE
CHARGING POINT
FOR EVERY
APARTMENT**



**ENTRANCE
LOBBY**



4

ELEVATOR

7

**TWO HI-SPEED
AUTOMATIC
ELEVATORS.
ONE PASSENGER +
ONE SERVICE**



IBMS: HI-TECH HOME SECURITY

SECURITY BREACH

INTRUSION DETECTED



32%

23%

56%

18%

74%

67%

LIVING ROOM



KITCHEN



BED ROOM



MULTI-LEVEL TERRACE GARDEN



**FULLY
AIR-CONDITIONED
HOMES**



**100% VASTU
CERTIFIED HOMES**



NO COMMON WALL SHARING (3 SIDE VENTILATION)



WALKING TRACK AND SENIOR CITIZEN SEATING AREA



AIR-CONDITIONED PARTY HALL



SEA VIEW FROM TERRACE



INDOOR GAME ZONE



**TWENTY EIGHT
3 BHK
APARTMENTS**

**BASEMENT
+ STILT
+ 5 FLOORS**

**LOCATED ON
KALAKSHETRA ROAD,
THIRUVANMIYUR**

**NORTH-EAST
CORNER PLOT**

**1590 SQ.FT. TO
1665 SQ.FT.**

**SOLAR PANELS
FOR COMMON AREA
ELECTRICITY**

**TWO COVERED
CAR PARKING
PER APARTMENT**

**POWER BACKUP
FOR EVERY
APARTMENT**

**INDOOR
GAME AREA**

PARTY HALL

**PLUSHLY
LANDSCAPED
MULTI TERRACE
AREAS**

**POTABLE
GROUND WATER**

**KALAKSHETRA
FOUNDATION**



290 M

**RESTAURANTS,
SHOPPING AREA,
THEATRES**



500 M

LB ROAD



500 M

ECR



500 M

**OFFICES, TECH PARKS,
AND SCHOOLS**



1 KM

**SEA VIEW
FROM THE TERRACE**



1 KM

**MARUNDHEESHWARAR,
PAMBAN SWAMIGAL
TEMPLES**



1 KM

**ASHTALAKSHMI,
ARUPADAI MURUGAN
TEMPLES**



1.5 KM

**THIRUVANMIYUR
BEACH**



1.5 KM

**SCHOOLS &
COLLEGES**



2 KMS

**MULTISPECIALITY
HOSPITALS**



3 KMS

OMR



3 KMS

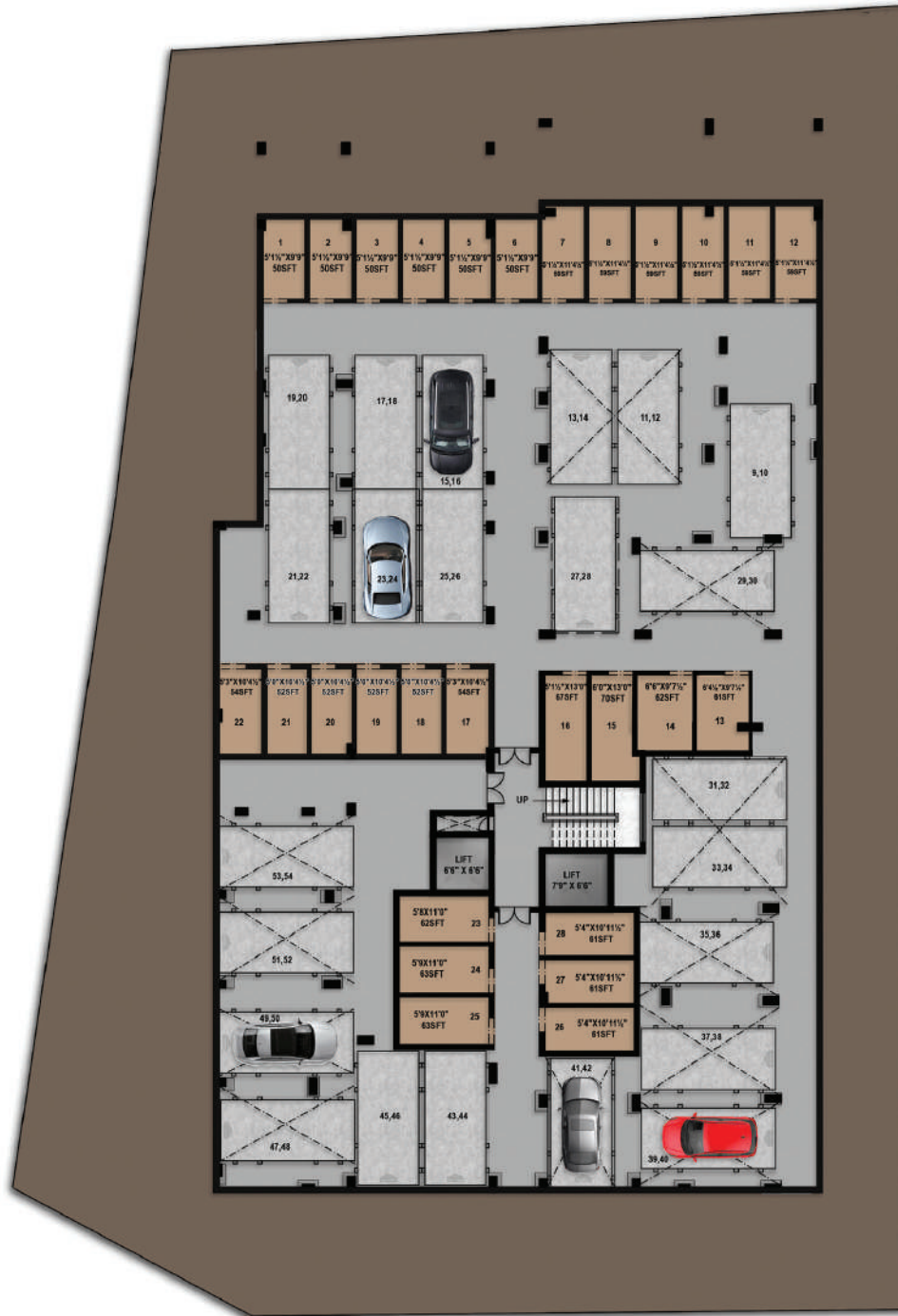
PROJECT DEVELOPED BY



& Franch



SITE CUM STILT FLOOR PLAN



BASEMENT FLOOR PLAN



Flat: 101-401
Type : 3 BHK
Saleable Area : 1595 Sq.Ft.
RERA Carpet Area : 1033 Sq.Ft.
Plinth Area : 1191 Sq.Ft.
UDS : 537.27 Sq.Ft.

Flat: 103-403
Type : 3 BHK
Saleable Area : 1625 Sq.Ft.
RERA Carpet Area : 1053 Sq.Ft.
Plinth Area : 1213 Sq.Ft.
UDS : 547.37 Sq.Ft.

Flat: 105-405
Type : 3 BHK
Saleable Area : 1665 Sq.Ft.
RERA Carpet Area : 1081 Sq.Ft.
Plinth Area : 1243 Sq.Ft.
UDS : 560.85 Sq.Ft.



Flat: 102-402
Type : 3 BHK
Saleable Area : 1590 Sq.Ft.
RERA Carpet Area : 1023 Sq.Ft.
Plinth Area : 1186 Sq.Ft.
UDS : 535.58 Sq.Ft.

Flat: 104-404
Type : 3 BHK
Saleable Area : 1590 Sq.Ft.
RERA Carpet Area : 1022 Sq.Ft.
Plinth Area : 1186 Sq.Ft.
UDS : 535.58 Sq.Ft.

TYPICAL FLOOR PLAN
1ST - 4TH FLOOR

Flat: 106-406
Type : 3 BHK
Saleable Area : 1590 Sq.Ft.
RERA Carpet Area : 1020 Sq.Ft.
Plinth Area : 1186 Sq.Ft.
UDS : 535.58 Sq.Ft.



Flat: 501

Type : 3 BHK
 Saleable Area : 1595 Sq.Ft.
 RERA Carpet Area : 1033 Sq.Ft.
 Plinth Area : 1191 Sq.Ft.
 UDS : 537.27 Sq.Ft.



Flat: 503

Type : 3 BHK
 Saleable Area : 1625 Sq.Ft.
 RERA Carpet Area : 1053 Sq.Ft.
 Plinth Area : 1213 Sq.Ft.
 UDS : 547.37 Sq.Ft.



Flat: 505

Type : 3 BHK
 Saleable Area : 1665 Sq.Ft.
 RERA Carpet Area : 1081 Sq.Ft.
 Plinth Area : 1243 Sq.Ft.
 UDS : 560.85 Sq.Ft.



5'6" WIDE CORRIDOR



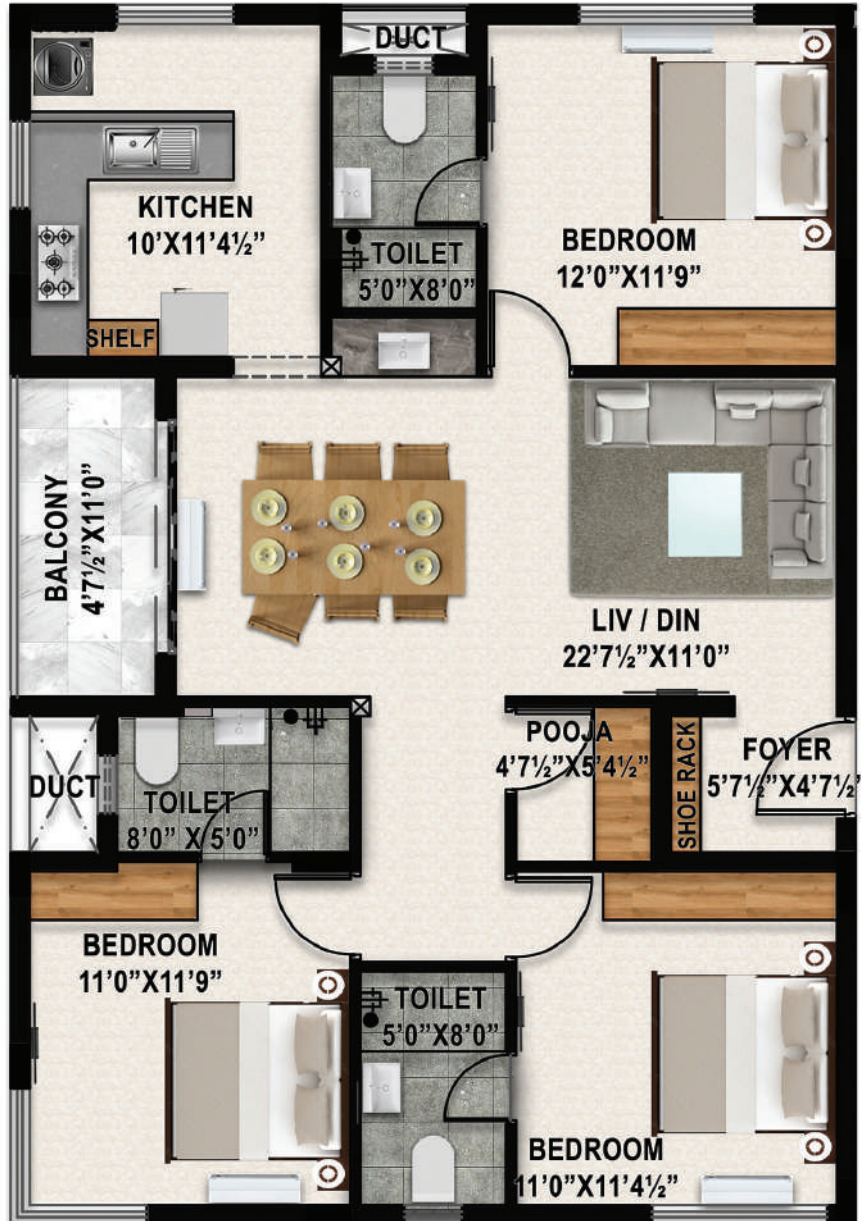
**FLOOR PLAN
5TH FLOOR**

Flat: 506

Type : 3 BHK
 Saleable Area : 1590 Sq.Ft.
 RERA Carpet Area : 1020 Sq.Ft.
 Plinth Area : 1186 Sq.Ft.
 UDS : 535.58 Sq.Ft.



TERRACE FLOOR PLAN



INDIVIDUAL FLAT PLAN 101-501

Type	: 3 BHK
Saleable Area	: 1595 Sq.Ft.
RERA Carpet Area	: 1033 Sq.Ft.
Plinth Area	: 1191 Sq.Ft.
UDS	: 537.27 Sq.Ft.



INDIVIDUAL FLAT PLAN
102-402

Type	: 3 BHK
Saleable Area	: 1590 Sq.Ft.
RERA Carpet Area	: 1023 Sq.Ft.
Plinth Area	: 1186 Sq.Ft.
UDS	: 535.58 Sq.Ft.



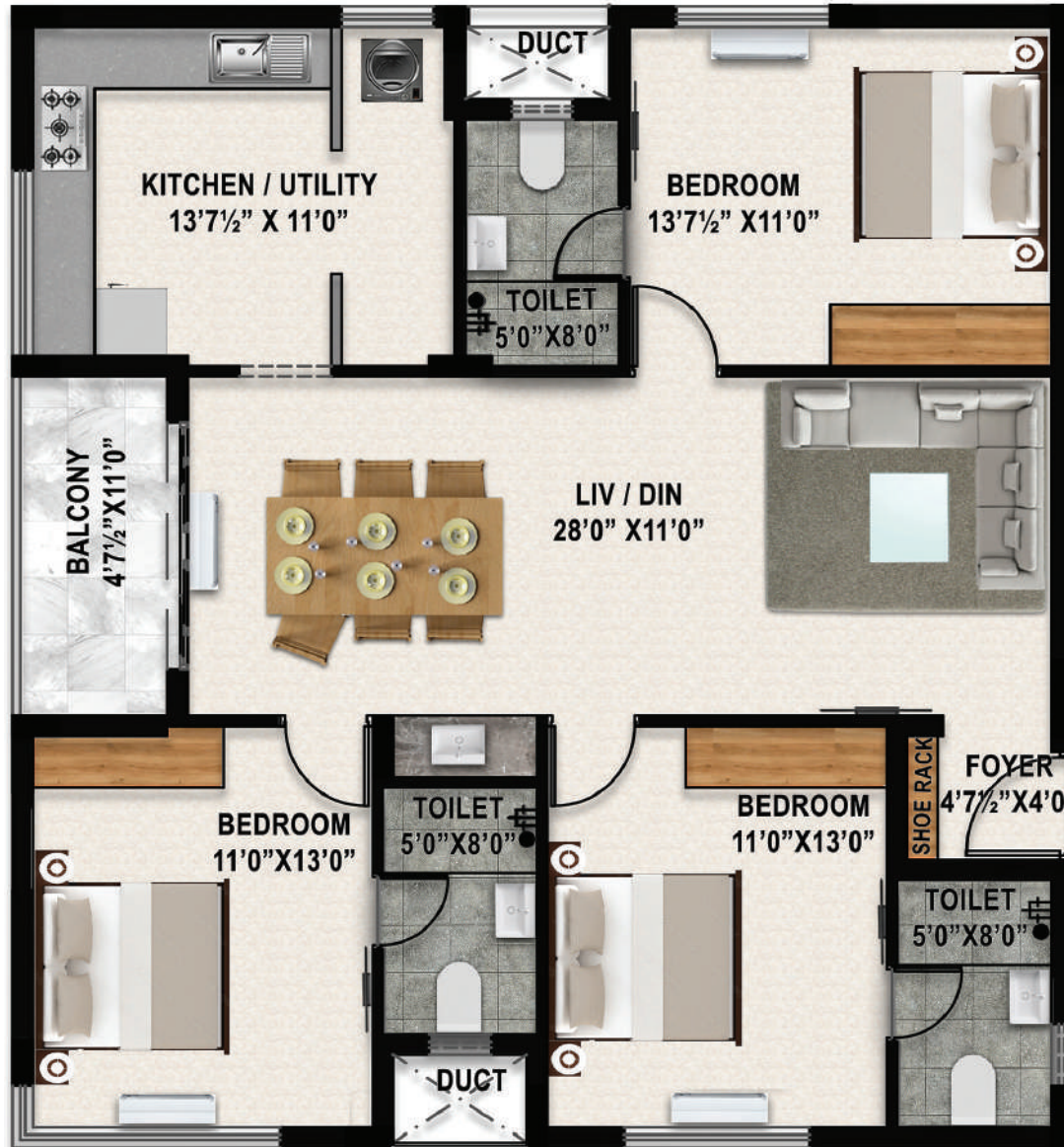
INDIVIDUAL FLAT PLAN
103-503

Type	: 3 BHK
Saleable Area	: 1625 Sq.Ft.
RERA Carpet Area	: 1053 Sq.Ft.
Plinth Area	: 1213 Sq.Ft.
UDS	: 547.37 Sq.Ft.



INDIVIDUAL FLAT PLAN
104-404

Type	: 3 BHK
Saleable Area	: 1590 Sq.Ft.
RERA Carpet Area	: 1022 Sq.Ft.
Plinth Area	: 1186 Sq.Ft.
UDS	: 535.58 Sq.Ft.



**INDIVIDUAL FLAT PLAN
105-505**

Type	: 3 BHK
Saleable Area	: 1665 Sq.Ft.
RERA Carpet Area	: 1081 Sq.Ft.
Plinth Area	: 1243 Sq.Ft.
UDS	: 560.85 Sq.Ft.



INDIVIDUAL FLAT PLAN
106-506

Type	: 3 BHK
Saleable Area	: 1590 Sq.Ft.
RERA Carpet Area	: 1020 Sq.Ft.
Plinth Area	: 1186 Sq.Ft.
UDS	: 535.58 Sq.Ft.

PROJECT SPECIFICATION

STRUCTURE

- a) Structure RCC framed structure, seismiccompliant (Zone III)
- b) Water proofing works Water proofing works with brick bat coba and cement finish or equivalent for terrace brush bond water proofing for toilets, balconies.

FINISHES

- a) Masonry Works 200mm thick solid blocks masonry for external walls
100mm thick solid blocks for internal walls
Cement plaster for ceiling, internal and external walls
- b) Flooring Living , Bed rooms - Vitrified Tiles
(Somany / Kajaria / Nitco or Equivalent)
Kitchen, Balcony, Toilet – Antiskid Ceramic Tile Flooring
Toilet dadoing 7'0" height. Kitchen top dadoing up to 2' 0" height
- c) Kitchen Counter Polished granite mounted on a modular friendly structural frame work
- d) Balcony SS Handrail with toughened glass (or) as per architect design for balcony handrail
- e) Joineries - Wood Main Door: Teak wood door frame with flush door shutter including
SS hinges, Aldrop, Door Stopper, Tower Bolt, Yale / Godrej / equivalent biometric lock, etc.
Internal Door: Teak wood door frame with flush door shutter and SS powder coated hardwares
Toilet Door: Teak wood door frame with flush door shutter and SS powder coated hardwares
Balcony Door: Fenesta / equivalent UPVC sliding doors
- f) Joineries - Windows and Ventilators Fenesta / equivalent UPVC windows (Sliding Type) with 4mm glass
will be provided for window with safety grill
Fenesta / equivalent UPVC windows frames with fixed louvers
- g) Painting Works Asian / Dulux or equivalent

PROJECT SPECIFICATION

ELECTRICAL

- | | |
|-------------------------|--|
| a) Switches and Sockets | Schneider / GM / MK / Equivalent |
| b) Wiring | Finolex / Havells / Polycab / Equivalent |

PLUMBING & SANITARY

Internal /External Plumbing worksl Finolex / Astral / Equivalent

- | | |
|--------------------------------|---|
| Sanitary Fixtures - EWC | Kohler / American Standard / Equivalent |
| Sanitary Fixtures - Wash basin | Kohler / American Standard / Equivalent |
| CP Fittings | Kohler / American Standard / Equivalent |
| Kitchen Sink | Kohler / American Standard / Equivalent |
-

**AIR CONDITIONED FLATS (VRV SYSTEM) - DAIKIN / MITSUBISHI / EQUIVALENT.
VIDEO DOOR PHONE WITH INTERCOM FOR ALL FLATS.**

COMMON SPECIFICATION

- a) Power back up for common amenities such as lifts, water pumps & common area lighting through diesel generator and all flats' lights, fans, fridge and T.V (Excluding A/C & Geyser).
- b) OHT & underground water sump with automatic water level controller shall be provided.
- c) Asphalt finished road (or) Paver block road with concrete kerb for the project, paver block / concrete paved all around the building (other than soft-scoped area).
- d) Common two-wheeler parking.
- e) Boom barrier with green fencing (or) barricade will be provided.
- f) LIFT: Mitsubishi / Thyssenkrupp / Otis / Equivalent.
- g) Staircase: Granite slab for tread and raiser, SS handrails.
- h) Ground floor main lobby flooring: Italian marble flooring. Typical floor lobby – Vitrified tiles flooring.
- i) Landscape and play area will be provided in appropriate place as per architect design.
- j) Air-conditioned Indoor games area, air-conditioned multipurpose hall and open party area in terrace.
- k) Solar panels will be provided.
- l) CCTV in all common areas and lifts.
- m) Electric vehicle charging points will be provided.
- n) Hydraulic jack parking for car park.

**Scan QR Code
to view the
Walk-through Video**



**Scan QR Code
to locate the
project address**



**RERA APPROVAL NUMBER: TN/29/BUILDING/0326/2022
CMDA APPROVAL NUMBER: PP/NHRB/S(B2)/0205/2022**

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Ishana

— Developed by  & Franch

Project Address:

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