

NOW, LIVE LIFE AT YOUR OWN PACE.



READ THIS SLOWLY. THERE IS NO RUSH.

We're always in a hurry.

Stuck in a never-ending race against time.

To beat the rush hour traffic.

To meet deadlines.

To keep promises.

The list is endless.

And at some point, we let this haste define our life. So much so, that we forget something very vital - to live and relish all the little joys life has to offer. It's time we changed it.

Presenting HAZEL. A world without haste. A place built to remind you of the special moments that now seem like a distant memory. Where you will be close to workplaces, educational institutions, travel hubs and everything else you always rushed towards. Just so, you can get out of the race. And make some time for life.



MY SHOP SUPERMARKET











VELAMMAL MATRICULATION

SCHOOL

RMK &

SCHOOL

PUPIL **SCHOOL**





SWIMMING POOL



24000 SQ. FT. CLUBHOUSE











CHILDREN'S INDOOR & OUTDOOR PLAY AREA

MULTI-PURPOSE HALL

PLAYSTATION ALLEY

HOMETHEATRE SUITES

GYMNASIUM

SNOOKER/TABLE TENNIS

YOGA / MEDITATION ROOM

OTHER FACILITIES

SEWAGETREATMENT PLANT

WATER TREATMENT PLANT

POWER BACK-UP

SPECIFICATIONS

STRUCTURE

a) RCC framed structure with earthquake resistant design.

PAINTING

- a) Ceiling OBD for ceiling inside flat and corridors, cement paint for ceiling in other areas.
- b) Internal Walls Putty with Emulsion paint
- c) External Walls Weather-proof Emulsion paint with light texture finish
- d) Stilt floor Ceiling and Walls Cement paint

COMMON AREA

- a) Ceramic tile flooring for passages / corridors
- b) Staircase kotah stone or equivalent
- c) Staircase railing Horizontal with MS Pipe and Vertical with MS Flat

DG BACK-UP

- a) 300-500 watts per apartment
- b) Lifts, STP, Clubhouse and Utility block area 100%
- c) Common area lighting 50%

FLOORING & WALL TILING

Bathroom:

- a) Ceramic tiles for flooring
- b) Ceramic wall tiles up to 7' height

Utility & Balcony:

- a) Ceramic tiles for flooring
- b) 100mm high skirting with ceramic tiles

Living & Dining:

- a) Vitrified tiles for flooring
- b) 100mm high skirting with vitrified tiles

Kitchen:

- a) Vitrified tiles for flooring
- b) 100mm high skirting with vitrified tiles
- c) Ceramic tile wall dado to be provided 2' Height above kitchen counter
- d) Granite slab for kitchen counter top

Bedroom:

- a) Vitrified tiles for flooring
- b) 100mm high skirting with vitrified tiles

Foyer:

- a) Vitrified tiles for flooring
- b) 100mm high skirting with vitrified tiles

JOINERIES

Bathroom:

- a) Doors Flush doors
- b) Ventilator UPVC or equivalent louver
- c) Exhaust fan opening provision at ventilator

Balcony:

 a) French doors - UPVC glazed or Equivalent with fixed / sliding shutters without grill

Living & Dining:

- a) Windows UPVC sliding glazed windows or Equivalent
- b) MS Grill, enamel painted for window

Kitchen:

- a) Windows UPVC or Equivalent sliding glazed window
- b) MS Grill, enamel painted for window

Bedroom:

- a) Doors Engineered wood skin doors
- b) Windows UPVC sliding or equivalent glazed window
- c) MS Grill, enamel painted for window

Foyer:

a) Main door - Engineered wood skin door

ELECTRICAL

Bathroom:

- a) Wall light points
- b) 6 Amp point
- c) Mirror light point
- d) 20 Amp point (Geyser)
- e) Exhaust fan point

Utility & Balcony:

- a) Wall light points
- b) I6Amp point for washing machine

Living & Dining:

- a) Telephone point
- b) TV point
- c) Wall light points
- d) Fan point
- e) Split A/C provision
- f) 6 Amp points
- g) Buzzer (Bell ring point)

Kitchen:

- a) Wall light point
- b) 16 Amp point
- c) 6 Amp point
- d) 16 Amp Socket with switch (Fridge)
- e) Exhaust fan & Aqua guard point provision

Bedroom:

- a) Wall light point
- b) 6 Amp point
- c) Fan Point
- d) Split A/C Provision
- e) Telephone point (provision for Master bedroom only)
- f) TV point (provision for Master bedroom only)

Foyer:

- a) Bell Push Point External
- b) Wall Light Point

SANITARY

Bathroom:

- a) Wall mounted wash basin
- b) Floor mounted EWC with flush tank
- c) Health faucet d) 2-in-I wall mixer
- e) Overhead shower with shower arm

Dining:

a) White colour rectangular wall mounted wash basin

Utility:

a) Angle Valve for washing machine

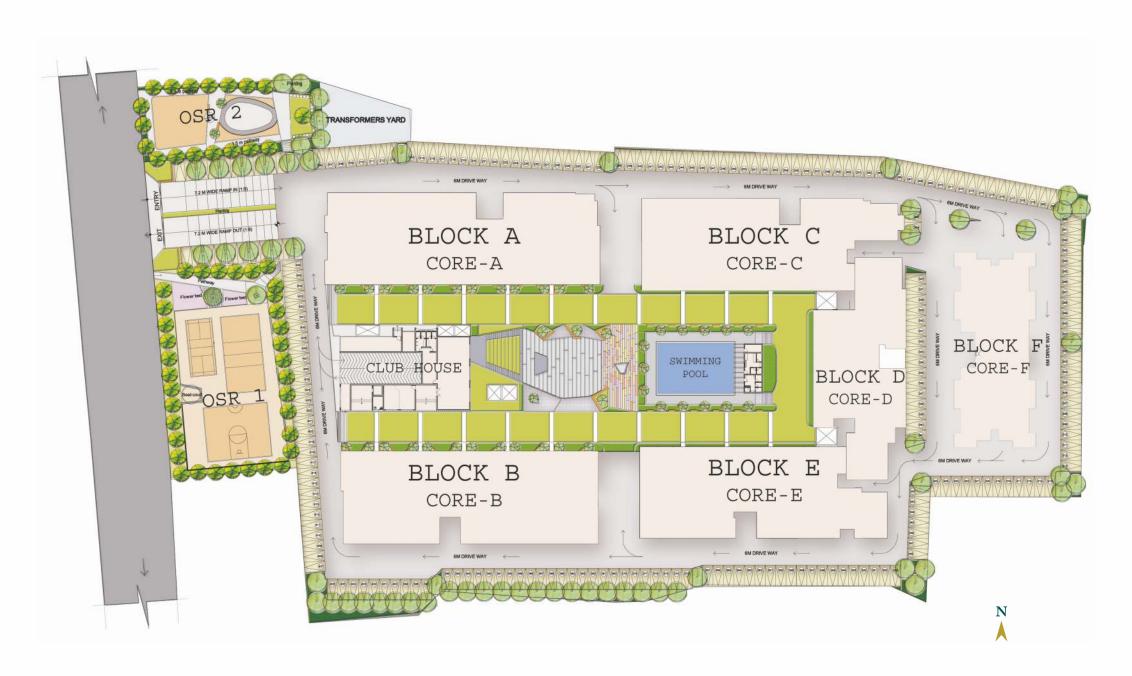
Kitchen:

- a) Sink Stainless steel sink (single bowl with single drain board)
- b) Sink tap Long body swan neck type swivel sink cock
- c) Aqua guard Point

AMENITIES

- a) Swimming pool
- b) Children play Area
- c) Multi-purpose hall
- d) Sewage Treatment Plant
- e) Gymnasium
- f) Snooker/Table Tennis
- g) Indoor Games
- h) Water Treatment Plant

SITE PLAN







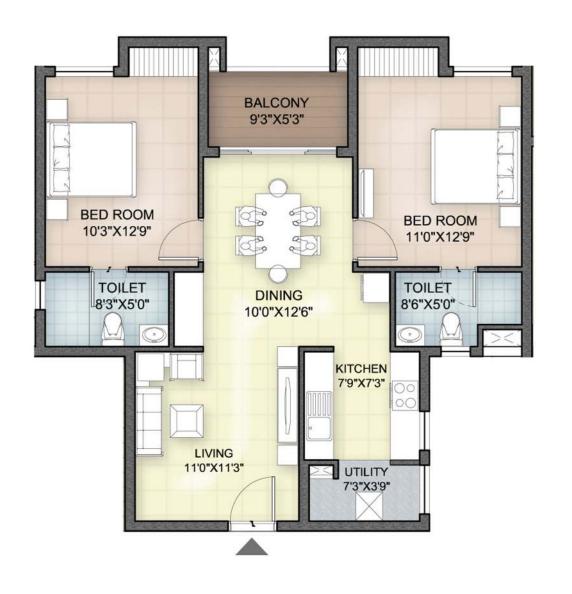














2 BHK - 1062 SQ. FT. - SOUTH FACING

















2 BHK - 1081 SQ. FT. - WEST FACING

3 BHK - 1647 SQ. FT. - NORTH FACING





PROJECT DETAILS

PROJECT NAME **HAZEL**

DEVELOPER
HAZEL REALTY PRIVATE LIMITED

PROJECT SIZE

ONE MILLION SQ. FT.

CMDA APPROVAL NO. C/PP/MSB-IT/47 A to H/2015

PROJECT ARCHITECT **SAJITH & VIVEK ARCHITECTS**

CONSTRUCTION CONTRACTOR
VIJAY NIRMAN COMPANY PRIVATE LTD

STRUCTURAL CONSULTANT
P. S. SUBRAMANIAN ASSOCIATES

MEP CONSULTANT

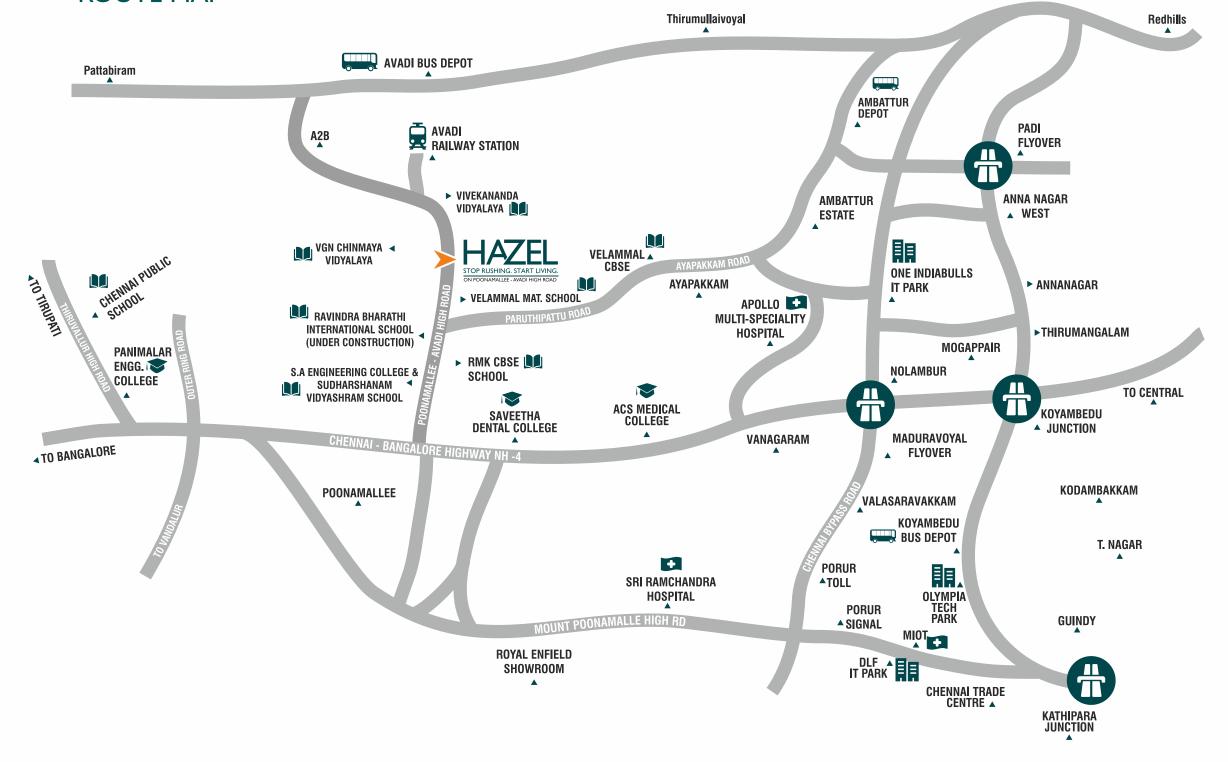
SUMANAM ENGG. SERVICES PVT. LTD

LANDSCAPE ARCHITECT
RAVIKUMAR AND ASSOCIATES

PAYMENT SCHEDULE

ON BOOKING	10%
ON 30 DAYS FROM BOOKING	30%
ON COMPLETION OF BASEMENT	10%
ON COMPLETION OF 2nd FLOOR ROOFING	5%
ON COMPLETION OF 4th FLOOR ROOFING	5%
ON COMPLETION OF 6th FLOOR ROOFING	5%
ON COMPLETION OF 8th FLOOR ROOFING	5%
ON COMPLETION OF 10th FLOOR ROOFING	5%
ON COMPLETION OF 12th FLOOR ROOFING	5%
ON COMPLETION OF 14th FLOOR ROOFING	5%
ON COMPLETION OF PLASTERING	5%
ON COMPLETION OF FLOORING	5%
ON HANDING OVER	5%

ROUTE MAP



WHO WE ARE



Pragnya is a fund in operation since 2003. It has invested in 12 projects, adding up to a cumulative area of over 15 million sq. ft. Some of its prestigious partners include L&T in 5 projects and Paharpur Industries in 2 projects. It has already delivered 1.1 million sq. ft. across 656 apartments off OMR, Chennai. All the projects have been well received by customers for reasons of quality, delivery and value for money. Pragnya currently invests subject to FDI guidelines and therefore adopts high quality financial and construction systems and processes.

PROJECTS DEVELOPED BY **PRAGNYA**



IT PARKS @ COLOMBO



HAZEL @ CHENNAI



HABITAT CREST @ **BANGALORE** (Partnership with Habitat)



OASIS AQUILA @ ACCRA, GHANA



IT PARK @ VISAKHAPATNAM



IT PARK @ KOLKATA

PROJECTS DEVELOPED BY **PRAGNYA**



PROJECTS DEVELOPED BY **PRAGNYA**IN PARTNERSHIP WITH **L&T**



OTHER PARTNERSHIP PROJECTS



Genexx Towers &
Exotica in partnership
with Paharpur
Cooling Towers
@ Kolkata



L&T Tech Park in partnership with L&T @ Bangalore



Crest Commercial in partnership with Habitat @ Bangalore



Platinum I in partnership with Paharpur Cooling Towers @ Colombo

FAQs

Where is HAZEL located?

HAZEL is located on Poonamallee – Avadi High Road.

What is the distance from Avadi / CMBT/ Anna Nagar and Porur?

HAZEL is 5 kms from Avadi; 10 kms from CMBT; 12 kms from Anna Nagar; 9 kms from Porur Junction; 5.7 kms from Poonamallee.

What is the distance from Sriperumbudur/ Orgadam industrial corridor?

HAZEL is 12 kms from Sriperumbudur and 24 kms from Oragadam.

Is HAZEL on the main road?

Yes, the site is on the main road, located on State Highway 55.

What is the social support infrastructure in and around HAZEL?

HAZEL is within easy reach of educational institutions, hospitals, IT Parks, Industrial zones and more. RMK School, Vivekananda Vidyalaya School, S.A. Engineering College and Saveetha Dental College are nearby.

What is the total land extent?

HAZEL is spread over 5.6 acres of land area.

How many blocks are there in HAZEL?

HAZEL comprises of 6 residential blocks and a 24,000 sq. ft. Club House.

How many floors does each residential block have?

Each residential block has a Basement, Stilt level and 14 floors.

How many units are there in HAZEL? 781 units.

What will be the sizes of the apartments in HAZEL?

Compact 2 BHK - 570 sq. ft. to 578 sq. ft. Compact 3 BHK - 1181 sq. ft. to 1229 sq. ft. 2 BHK -1057 sq. ft. to 1107 sq. ft. 3 BHK -1447 sq. ft. to 1647 sq. ft.

Is it a gated community?

Yes.

Are the titles of the land clear?

The land is marketable and free from all encumbrances.

Has HAZEL obtained approval from the CMDA for the project?

Yes. The CMDA approval no. is: C/PP/MSB-IT/47 A to H/2015

Is there any differential pricing based on floors?

Yes there is, please refer the cost sheet.

Has HAZEL been approved by all major financial institutions?

Yes, HAZEL has been approved by major banks and financial institutions for home loans.

What is the maintenance charge?

The maintenance charge will be between ₹2 to 2.50 per sq. ft.

What amenities will be provided at HAZEL?

Swimming pool, Children's play area, Gymnasium, Playstation alley, Indoor games, Cinema suites, Snookers, Table tennis and Multi-purpose hall.

Who owns the Clubhouse?

HAZEL Owners will hold the ownership of the Clubhouse.

Is there a retail block?

No.

What about security?

Security for the complex will be provided as part of the maintenance.

What is the ceiling height at HAZEL?

The floor to floor top height is 3.05 mts.

Is the building earthquake resistant? Yes.

Will there be provision for A/C in Hall and all bedrooms? Is it window or split A/C?

Living, Dining and all Bed Rooms will have provision for Split A/C.

What about power back up in flats and common areas?

Compact 2 BHK - 300 Watts 2,3 & Compact 3 BHK - 500 Watts

What about water source? What is the quality of the ground water?

Sufficient number of bore wells are provided and the ground water quality is good.

Is the power connection 3 phase or single phase?

3 Phase connection is provided.

How many lifts are provided per block and how many flats are there in every floor?

2 lifts are provided per block. The number of apartments varies from a minimum of 6 to a maximum of 13 per floor.

What is the capacity and make of the lift?

Branded lifts are provided at HAZEL with a capacity of 6 and 8 people. Service lift is also provided.

What is land extent allotted for OSR area?

We have provided 10% land as OSR as per CMDA requirement.

Do you provide individual over head tank for each apartment?

No.

What is the main Road width to HAZEL? 60 ft.

What is the width of internal roads? 20 ft.

What is the percentage of Common Area? 18.56%.

How much space is provided per car in the parking lot? 2.5 mts. x 5 mts.

Is there STP and WTP at HAZEL?

es.





EXCLUSIVELY MARKETED BY **CBRE**

HAZEL REALTY PRIVATE LIMITED

Poonamallee - Avadi High Road, Near Kendriya Vihar, Paruthipattu, Chennai - 600 07 I

CALL: 8144 251 251

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