

PURVA
SOMERSET
HOUSE

A CELEBRATION OF YOUR
SUCCESSFUL LIFE.

**Creating
India's Next
STATUS SYMBOL
RESIDENCES.**



PRESENTING,
PURVA SOMERSET HOUSE.



Nothing beats the pride and joy that comes from owning a luxury residence. It doesn't just subtly display to the world, your success. But more importantly a prestigious address as this is an elaborate ornament to your achievements. Purva Somerset House is proudly located in one of the most prime locations in the country, and that's what makes it a true status symbol.

WHEN GOOD THINGS
COME TOGETHER,
GREATNESS IS BORN.



PURAVANKARA
INDIA'S MOST TRUSTED DEVELOPER



HADI TEHERANI
CONCEPT FAÇADE DESIGNER

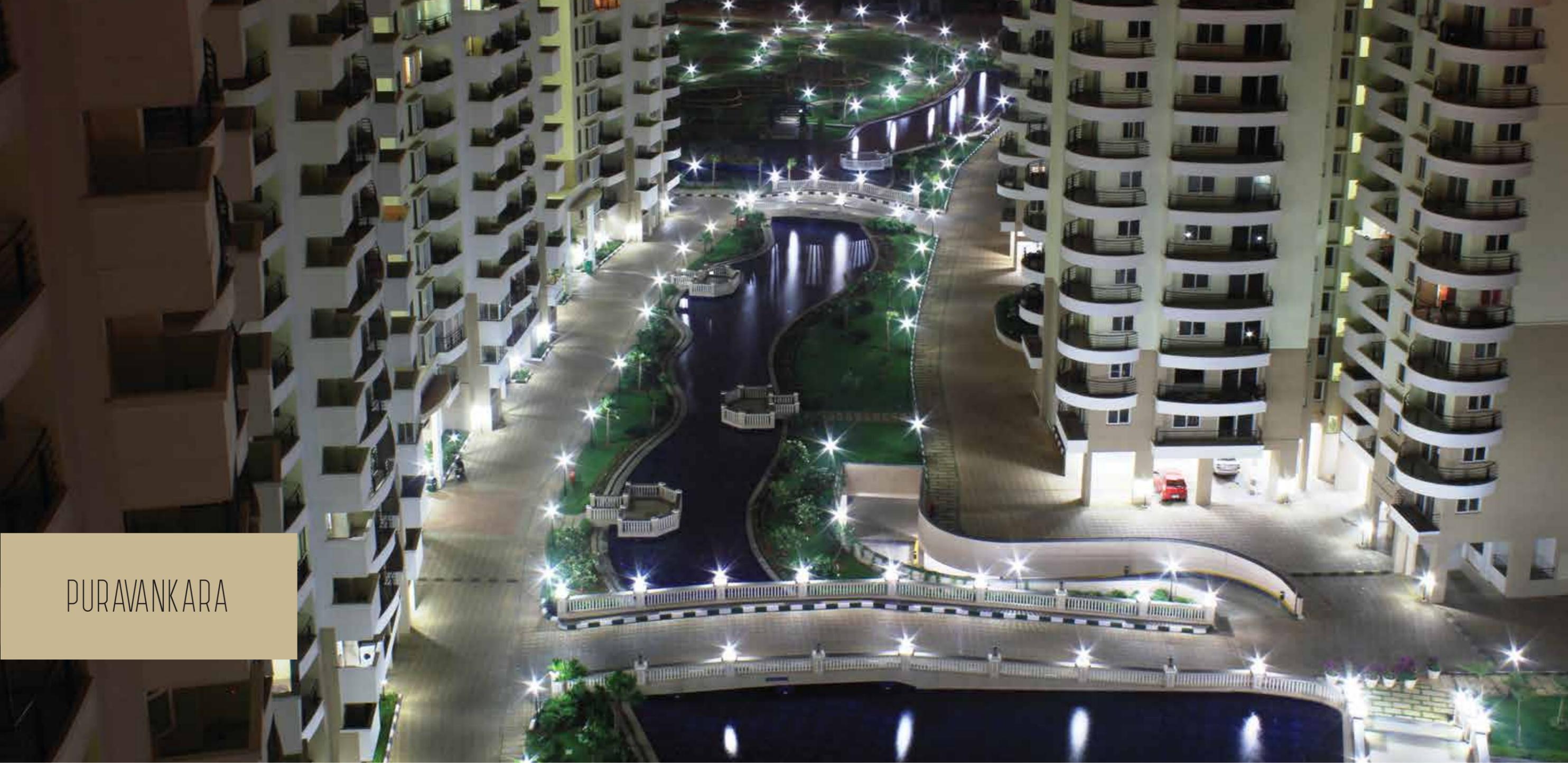


GUINDY, CHENNAI
PRIME DESTINATION



BLUNEX LIFE
TOMORROW'S TECHNOLOGY IN TODAY'S HOME

Photographs of interiors, surrounding or location are digitally enhanced unless otherwise mentioned. No photos have been shot on site.



PURAVANKARA

PURAVANKARA®

INDIA'S MOST
TRUSTED DEVELOPER.

NOW HAS A CROWN JEWEL - PURVA SOMERSET HOUSE.

With over 43 years of experience in real estate, Puravankara is today amongst the top 4 developers in India. A credo of uncompromising values, customer centricity, robust engineering, and transparent business operations, has earned Puravankara many accolades from customers and the public at large. Puravankara is also popular for its unique conceptualizing sensibilities. And has over 23,000 happy customers.

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HADI TEHERANI

The façade of Purva Somerset House has been designed to create an international and timeless architectural statement taking inspiration from traditional design elements of Tamil Nadu and global design trends creating a unique solution. It is inspired by the geometry of intricate patterns of the traditional handmade Chettinad tiles which have been reimagined and translated into modern jaali patterns and cladding design elements, thereby giving it a strong character rooted in rich heritage.

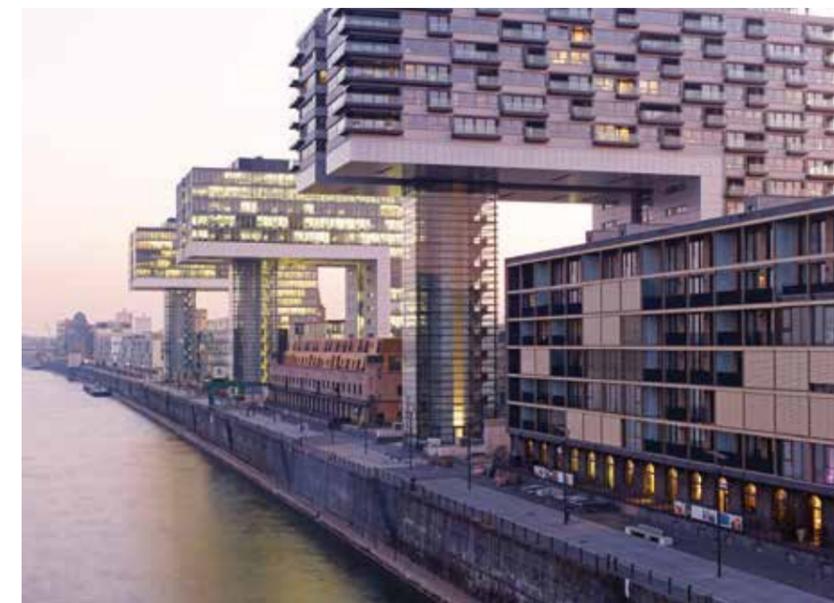
Care has been taken to address concerns of hot tropical climate by providing jaalis, chhajjas and appropriate glazing. Jaali's on the balconies offer shading and privacy, without compromising on the grand views of the racecourse across, while chhajjas and balconies provide natural shading and protection from rain. The skin walls and façade treatment tie up the building geometry into a bold clean form where each tower is defined by an envelope with stone cladding to bring in the warm touch of natural materials. In short, Purva Somerset House will be nothing short of magical.

NOTHING LESS
THAN THE BEST
WOULD DO.

SO WE CHOSE
WORLD RENOWNED
HADI TEHERANI.



DANCING TOWERS, HAMBURG, GERMANY



KRANHAUS IN COLOGNE, GERMANY



GUINDY, CHENNAI

WHERE EVERY SQUARE FEET IS AS PRECIOUS AS GOLD.

Guindy in Chennai, is one of the 10 most prime investment destinations in India. Overlooking the Guindy Race Course, and situated near the Guindy National Park. This means, your life at Purva Somerset House also unlocks your world to beautiful forests, and a wide variety of flora and fauna. And is yet, in close proximity to city centers like Velachery, the metro station, the Airport, IT Parks, malls, educational institutions, hotels and hospitals. In short, an address that befits your true stature. Where even the air around you is fresh and good for you. Now that's luxury living.

THE BEST LOCALITIES GET BUILT AROUND THE RACECOURSE.

It's a known fact, all across the world, that land around a racecourse is extremely prime. Like the Mahalakshmi Race Course in Mumbai, the Bangalore Turf Club Race Course, Meydan Race Course in Dubai, and many more. Purva Somerset House around the Guindy Race Course, is one of the most coveted locations in the city. It is also the oldest racecourse in India and boasts of the best racetrack in the country. The sheer majestic views that this unique aesthetic backdrop offers is something only a select few have the privilege of waking up to. Purva Somerset House at Guindy is destined to be the next big thing.

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A woman in equestrian attire (light blue polo shirt, white breeches, and black boots) stands next to a brown horse in a grassy field. In the background, there is a white and pink jump fence. The sky is blue with light clouds. A semi-transparent tan box is overlaid on the image, containing the word "RACECOURSE" in white capital letters.

RACECOURSE

YOUR LUNG SPACE,
RIGHT IN THE HEART
OF THE CITY.

Location proximity to key areas:

Kathipara Junction - 2 kms
Guindy National Park - 3 kms
IT Corridor, OMR - 5 kms
Guindy Metro Station - 1 km
Airport - 8 kms

Phoenix Market City - 2 kms
Raj Bhavan - 3 kms
IIT Chennai - 4 kms
Apollo Speciality Hospital, OMR - 6 kms
Adyar - 5 kms

IT Parks (Within 5-6 km radius)

TIDEL & Ramanujan Tech Park
Olympia Tech Park

DLF SEZ
Ascendas Tech Park



PURVA SOMERSET HOUSE RESIDENTS GET TWO EXCLUSIVE OPTIONS TO CHOOSE FROM.

When you are in a league of your own, your perceptions would be totally different too. Crafted keeping the sensibilities of the classic and the modern, Purva Somerset House presents a residence that, like you, is a cut above and clearly gestures your undisputed triumph to the world. In expansive 3, 4 and 5 BHK premium residences & penthouses.

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STANDARD



Fill Up Your Home With What Defines You Best.



BluNex Life -Tomorrow's Technology Today.

BLUNEX LIFE - TOMORROW'S TECHNOLOGY TODAY.

Introducing BluNex Life, the next generation of intelligent homes. Put together by some of the best technical talent in the country, using Artificial Intelligence solutions and Internet of Things (IOT) to transform the way you live. This makes Purva Somerset House a fully integrated lifestyle with everything required to make your life comfortable.

Purva Somerset House is the perfect futuristic next generation investment choice, one that brings you the best of both worlds, with a mix of architecture and technology. Each apartment comes with Google Home¹, which can give you hands-free help around the house. Google Home is powered by the Google Assistant. Ask it questions. Tell it to do things. It's your own Google, always ready to help. Just start by saying, "Ok Google" to get answers from Google, enjoy music, manage your everyday tasks, and easily control your smart home.

Pure Drinking Water off the Tap

Pure Oxygen Zone

Intelligent Homes



BluNex Life

with hands-free help from

Google Home



Purified Water, Straight Off Your Kitchen Tap.

Gone are the days when you need to put up a water purifier. Our kitchens are provided with purified water, every time you open the drinking water tap. Processed through a centralised treatment plant, the water is filtered multiple times with sediment filters, activated carbon filters and membrane filters, and stored in a stainless steel tank, so you enjoy the purest access to high quality drinking water.





INTRODUCING WATER EFFICIENT HOMES, FOR A CLEANER, GREENER TOMORROW.

At Puravankara, we believe in being responsible citizens of the world and taking care of our planet. As a step towards being environment friendly, is understanding the importance of saving water. And that is why we have taken every effort to make every single home of ours water efficient.

YOUR WATER EFFICIENT HOME.

Our initiative is a 3-step process which includes:



Water Harvesting

It's our way of giving back to Mother Earth what we take from her. We achieve this through a simple process of collecting and storing rainwater into storage tanks. Treating it and then making it available for domestic use. We also direct the excess water to the ground through recharge pits, thus making it possible to recharge and increase the groundwater level as well.



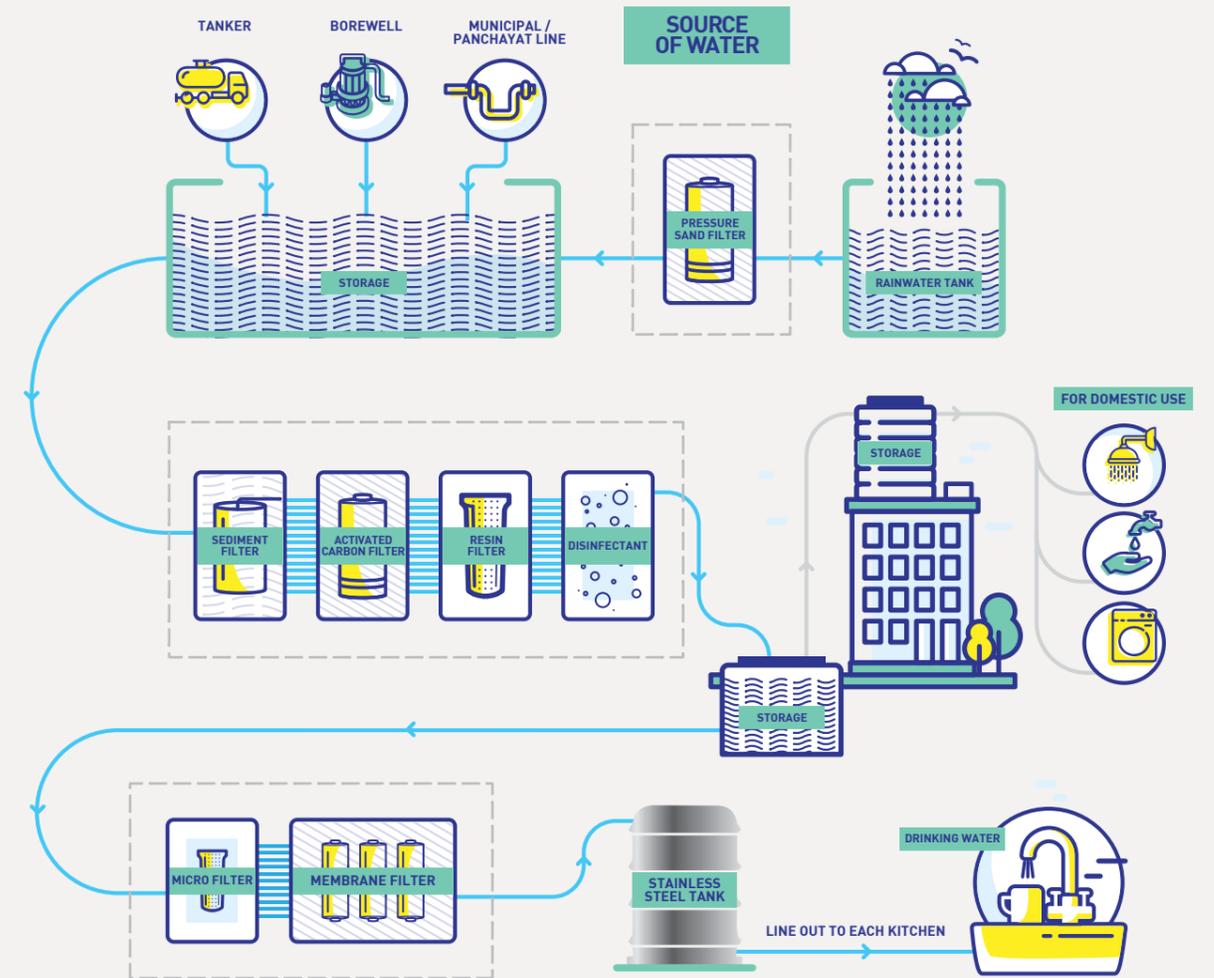
Water Purification

Designed to keep your health and well-being in check. We at Puravankara, ensure safe and purified drinking water in your kitchen tap, through a rather rigorous treatment process. No matter what your water source is, be it Borewell/Tanker/Municipal/Panchayat water it goes through multiple levels of treatment as well as filtration before it is made available in your kitchen taps, for you to drink straight out off. This way, you and your loved ones stay healthy always.



Water Recycling

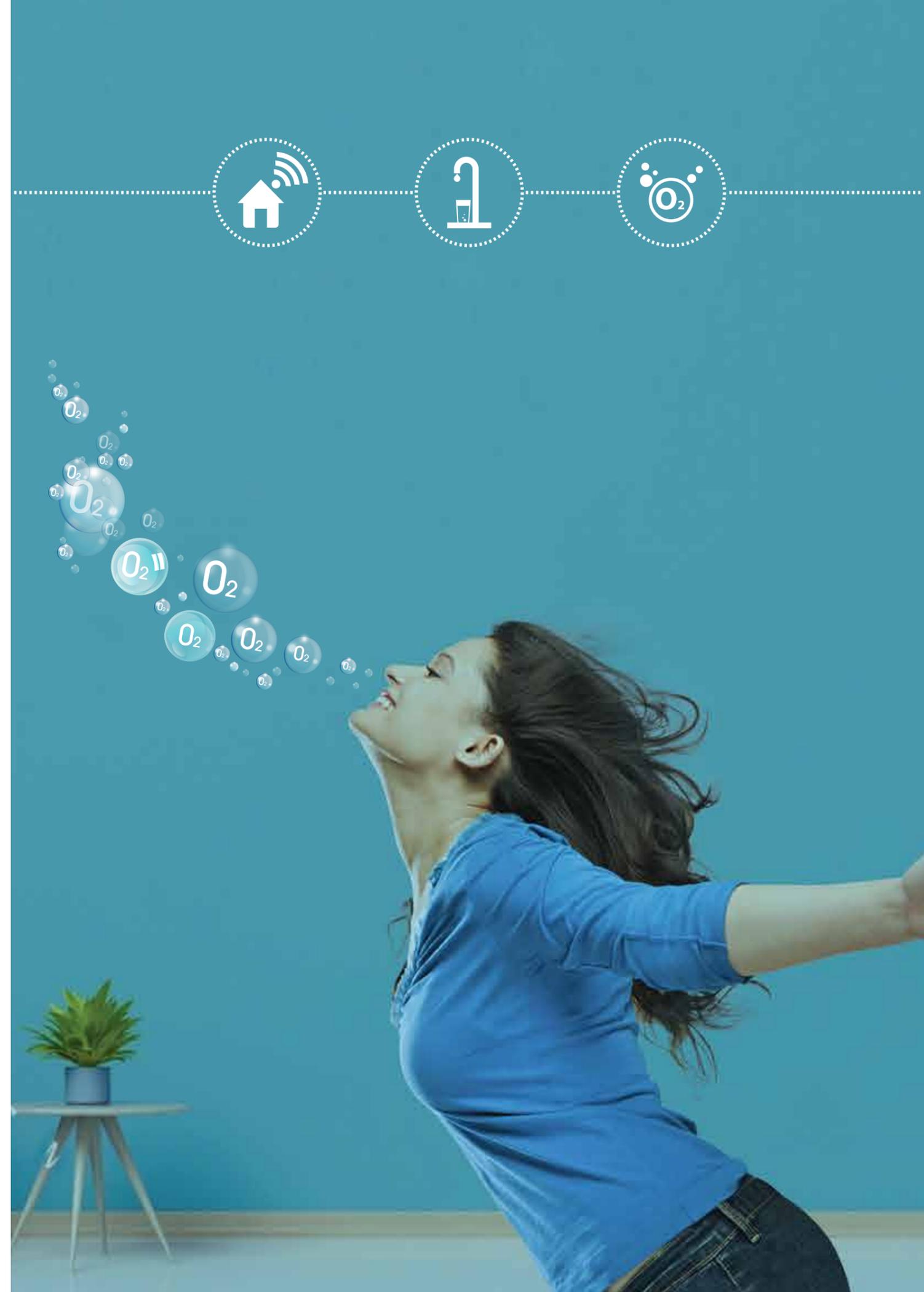
Every drop of water used in a home, can be treated and used again. In fact, our Sewage Treatment Plant, is especially designed to treat waste water (both grey & black water). Once the waste water has been treated through STP (MBR technology), it is then collected in a separate water tank and pumped for flushing and gardening. This not only makes us self-sufficient, but also ensures we play our part in keeping our planet green.



FOR THE FIRST TIME EVER, PRESENTING THE OXYGEN CLUB.

Oxygen is the very essence of life. In the polluted environments that we live in today, oxygen levels are so low. Whereas, air that's rich in oxygen offers many health benefits including relaxed mental & physical health for your overall well-being. At Purva Somerset House, this is exactly why we supply a fresh dose of oxygen at regular intervals at your clubhouse. So you thoroughly enjoy your experience out here, no matter what you do. Visit the oxygen clubhouse and feel rejuvenated.

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INTELLIGENT HOMES, SO
YOU CAN TRULY RELAX
AND UNWIND.

Your home at Purva Somerset House would be an experience to own as it comes with:

- Intelligent Biometric Security
- Intelligent Lighting & Cooling
- Intelligent Motion Sensors
- Intelligent Master Command for all Smart Appliances
- Last Mile Fibre Optic Infrastructure
- Hands-free Entertainment with Google Home¹
- Get Answers from Google Home¹
- One Voice Command for Multiple Actions via Google Home¹
- Wi-fi Boosters to Enhance Intra-home Connectivity
- 24/7 Remote Connectivity to your Home from Anywhere in the World
- Intelligent Home Controls by Voice & BluNex App

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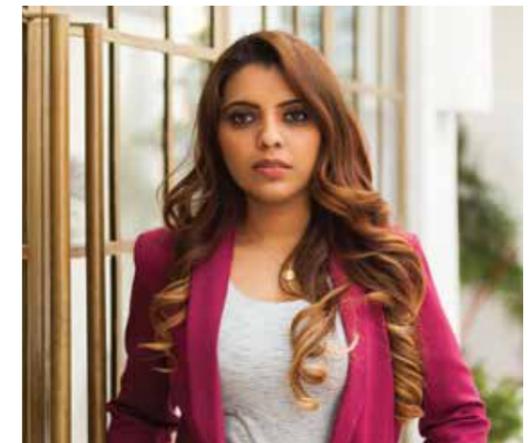
GET YOUR HOMES DESIGNED BY THE BEST IN BUSINESS.



VANI GANAPATHY

'Elegance Unlimited', 'Classical Diva' and 'Style inbuilt in her', is how the press fondly describes Vani Ganapathy and her work style. Celebrated classical dancer & interior designer Vani Ganapathy is based out of Bangalore. One of India's renowned designers, Vani brings to her designs a beautiful fusion of the contemporary & the traditional. Her use of colours is eclectic, & the final result is sheer splendour.

Darshana Patel (Alumni of LS Raheja School of Architecture) is the principal partner and founder of the award winning design firm - Signa Design. With offices in Mumbai and Bangalore, she has created a robust design philosophy which pushes the design envelope. Her design aesthetics follow a unique blend of form, function and financial logic resulting in spaces which are stylish, timeless and unique.



DARSHANA PATEL



HUSNA RAHAMAN

Fulcrum Studio is an international award-winning firm which redefines design within a framework of 'emotional response' and 'spatial philosophy.' Having worked on the choicest projects in the country she has transcended interior design into a realm of spiritual thoughtfulness. Having studied at the celebrated Parsons School of Design, New York and Paris she has an affinity to the wonder of the world and transports the senses into a higher realm. Amongst much recognition, her latest feather in the cap is being chosen as one of the top ten female lead design firms in the world by the revered ArchDaily.

LUXURIES TO
INDULGE IN,
SO YOU CAN
MAKE MEMORIES
ALL ACROSS
PURVA SOMERSET
HOUSE.



INTELLIGENT HOMES

TERRACE INFINITY POOL



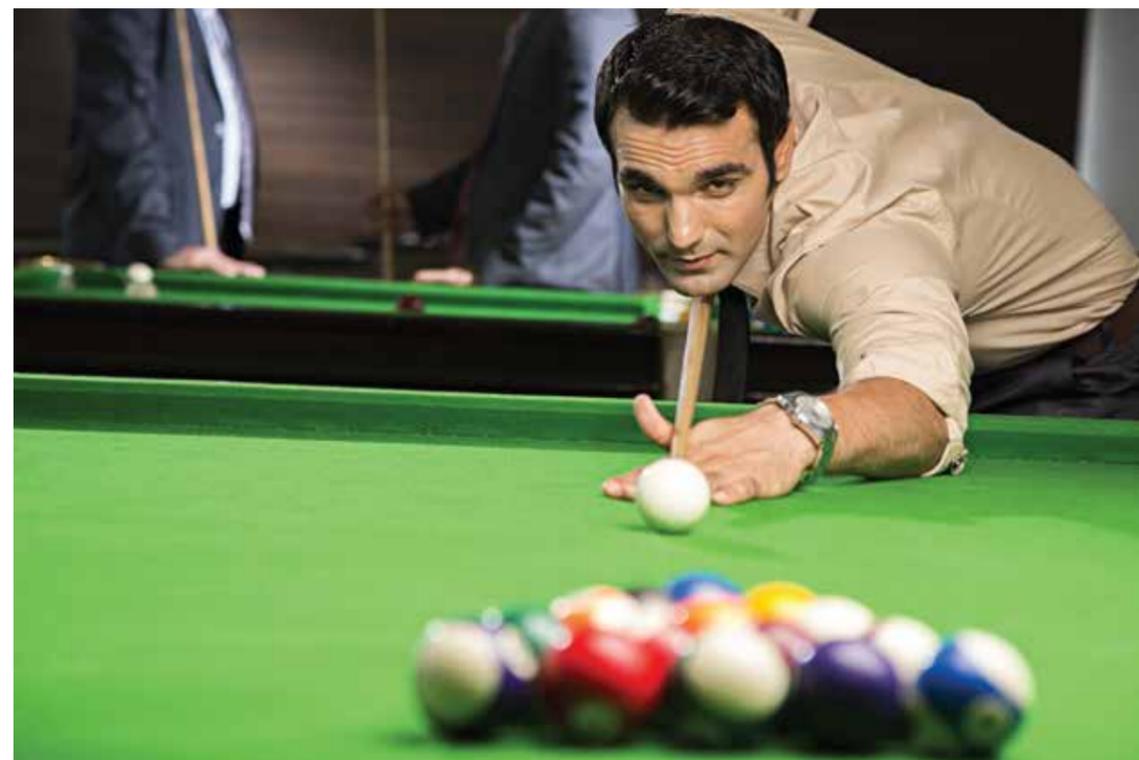


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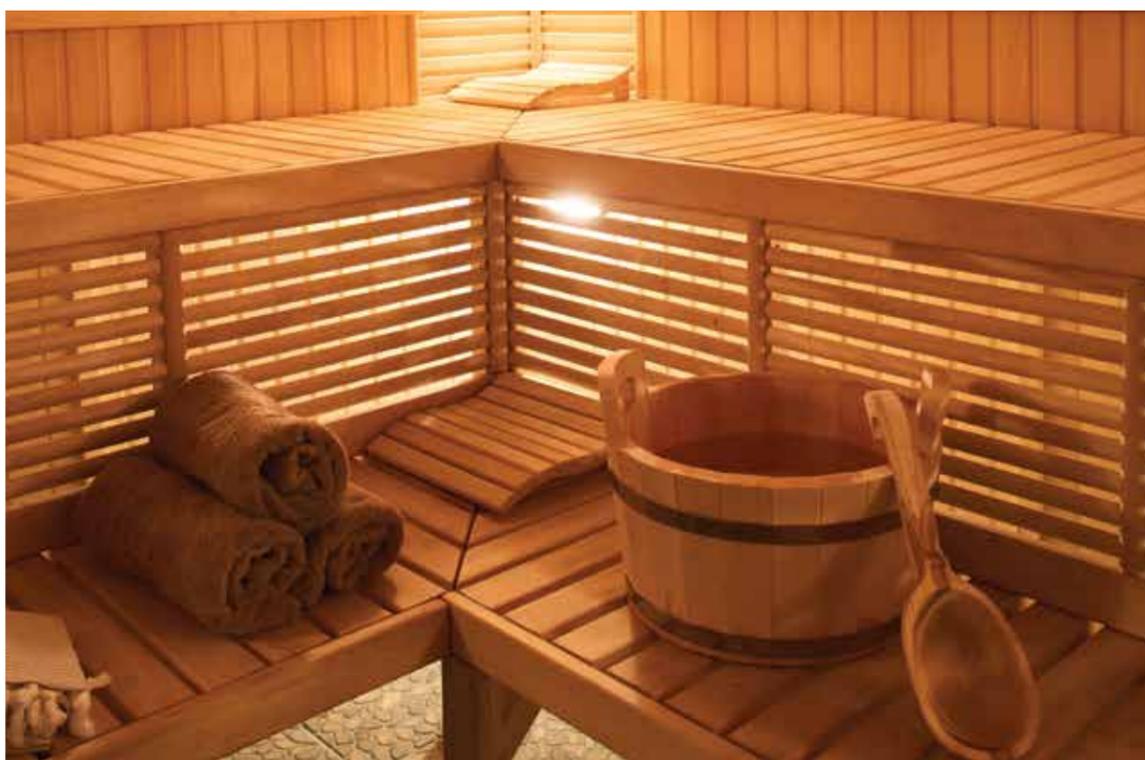
STARRY SKY LOUNGE



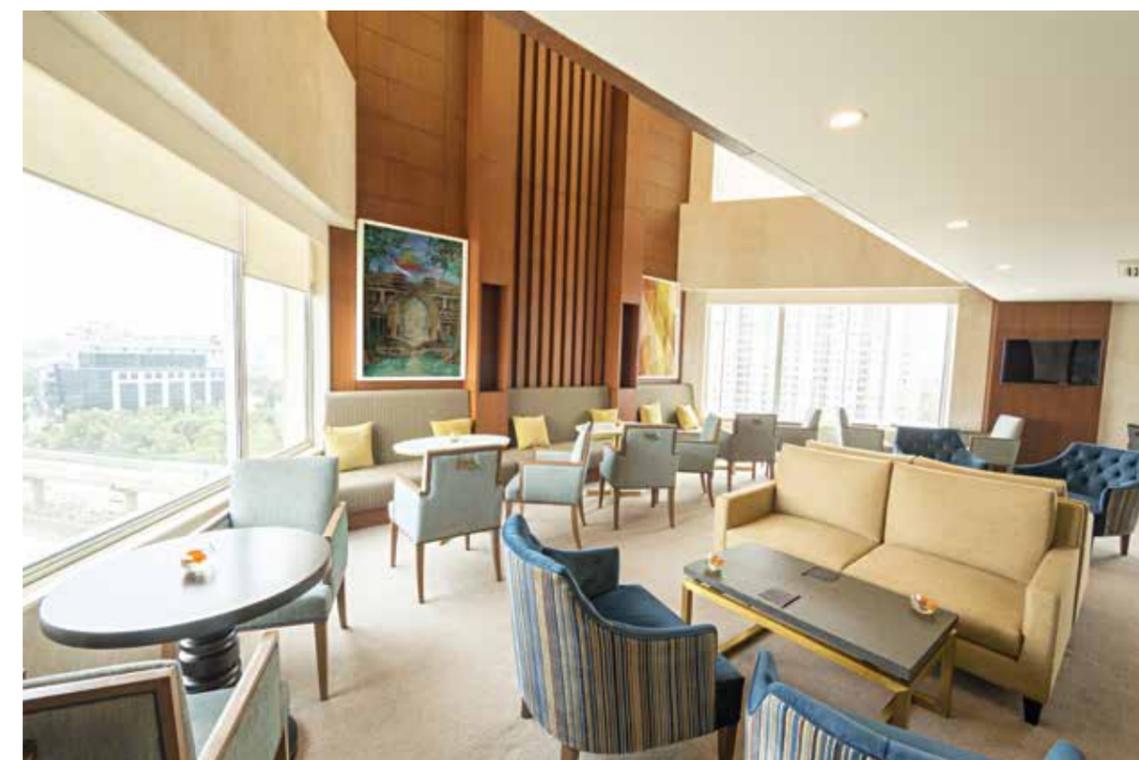
MEETING ROOM



POOL TABLE ROOM



STEAM AND SAUNA

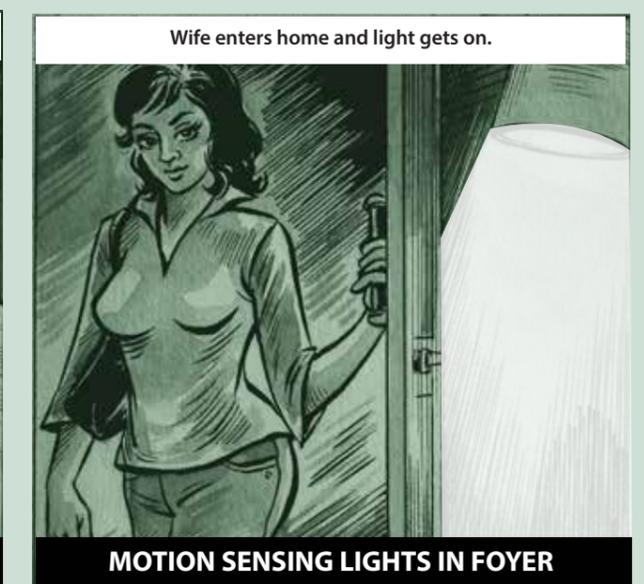
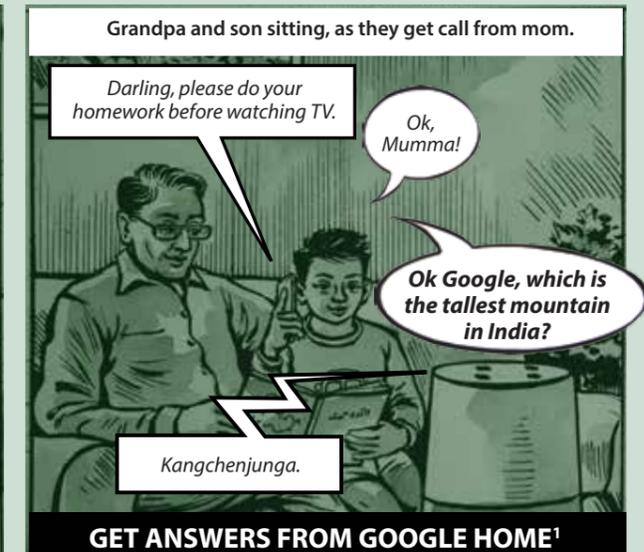


MULTI-PURPOSE HALL

WHAT EXACTLY DOES THE BLUNEX LIFE OFFER?

HOMES WITH
BluNex Life™
 TOMORROW'S TECHNOLOGY TODAY

Google Home



Cooking in Kitchen.

Ok Google, give me the recipe for Thai Green Curry.

Hi Priya... I'm home!

Ok Google, Play Jazz music.

Okay, I've got a recipe called Real Vegan Thai Green Curry.

ASK GOOGLE HOME FOR RECIPES¹

Return from work for an evening with family.

Ok Google, Play Jazz music.

Playing Jazz music

PLAY MUSIC HANDS-FREE WITH GOOGLE HOME²

Family enjoying entertainment together with content streamed on TV using Google Chromecast.

Ok Google, Cast cartoons from YouTube on Bedroom TV.

USE YOUR VOICE TO CAST CONTENT ON TV WITH GOOGLE HOME³

Wife gets thirsty and drinks water in a glass, right from the tap.

PURE DRINKING WATER OFF THE TAP

Getting ready to sleep/retire for the day.

Ok Google... Good night!

!!Light turns Off!!

!!AC turns ON!!

!!Curtains Close!!

!!AC turns ON!!

!!Light turns Off!!

!!Curtains close!!

ONE VOICE COMMAND FOR MULTIPLE ACTIONS SET UP ON GOOGLE HOME⁴

Night time.

Ok Google, Set AC Temperature to 22 degrees.

Setting AC Temperature to 22 degrees

BE IT ANYTIME, GOOGLE HOME IS THERE FOR YOU¹

Morning alarm rings.

Ok Google, Good Morning.

!!Light turns on!!

!!Curtains open!!

ONE VOICE COMMAND FOR HANDS-FREE HELP¹

Lazing on bed. Maid ringing bell appears on phone.

Didi, Good morning.

AUTOMATED SECURITY FEATURES

Husband shaving. Phone rings. Boss's message appears on phone.

Mail me that document asap!

Mail sent!

I love my BluNex Life!

WI-FI BOOSTERS FOR A STRONG WI-FI SIGNAL

Product depictions are for illustration purpose only. Actual product may vary. The user interface on the BluNex app and on other home automation devices including the Google Home may change with time. Kindly read the terms, conditions & relevant disclaimers pertaining to BluNex Life Package, mentioned in the penultimate page of this brochure. Sequence shortened and simulated. ¹The recipe provided is not original to Google and is provided basis top Google search results. ²May require subscriptions. ³Requires Wi-Fi, a nearby electrical output and compatible devices. ⁴Shortcut queries require prior setup through the Google Home app.

Running on treadmill at the gym in the oxygen clubhouse.



OXYGEN CLUB

Unsure about Geysers.



BLUNEX APP ENABLED HOME AUTOMATION

Couple in the car. Image of courier boy appears on phone and they answer.



FUTURISTIC NEXT GEN HOMES

MASTER PLAN



A sprawling property comprising of 4 towers with designated courtyards between each of the towers.
The building comprises of three basement with mechanised/valet parking, stilt + 12 habitable floors.

*For representation purpose only.

TYPICAL UNIT PLANS

LEGENDS :-

1. Foyer - 7'10" x 9'3"
2. Living/Dining - 21'1" x 15'0"
3. Balcony - 16'4" x 5'0"
4. Kitchen - 10'5" x 9'3"
5. Utility - 5'2" x 9'7"
6. Bedroom-2 - 12'0" x 14'0"
7. Toilet-2 - 5'6" x 8'6"
8. Bedroom-3 - 11'4" x 13'9"
9. Master Bedroom - 12'0" x 15'0 1/2"
10. Toilet-1 - 8'6" x 6'0"
11. Toilet-3 - 8'0" x 6'0"



Indicative Saleable Area	~ 1925 Sq ft
Indicative Carpet Area	~ 1225 Sq ft
Indicative Usable Area	~ 1325 Sq ft

3-BHK Luxe

LEGENDS :-

1. Private entry - 9'5" x 5'6"
2. Foyer - 5'0" x 3'1"
3. Living/Dining - 22'1" x 15'0"
4. Balcony - 16'6" x 5'0"
5. Kitchen - 11'5" x 9'3"
6. Utility - 12'4 1/2" x 5'0"
7. Bedroom-2 - 12'0" x 14'0"
8. Toilet-2 - 5'6" x 8'6"
9. Toilet-4 - 5'0" x 9'3"
10. Bedroom-4 - 11'4" x 13'3"
11. Bedroom-3 - 12'0" x 14'0"
12. Toilet-3 - 5'2" x 8'4 1/2"
13. Master Bedroom - 12'0" x 16'0"



Indicative Saleable Area	~ 2475 Sq ft
Indicative Carpet Area	~ 1500 Sq ft
Indicative Usable Area	~ 1665 Sq ft

4-BHK Luxe

TYPICAL PENTHOUSE UNIT PLAN

LEGENDS :-

1. Foyer - 5'4" x 6'6"
2. Living/Dining - 21'8" x 15'8"
3. Balcony - 16'4" x 4'6"
4. Kitchen - 10'4" x 9'4"
5. Utility - 5'0" x 9'0"
6. Bedroom-2 - 14'6" x 12'0"
7. Toilet-2 - 5'10" x 8'0 ½"
8. Toilet-3 - 8'0" x 6'0"
9. Gym - 11'7" x 12'6 ½"
10. Master Bedroom - 12'0" x 15'0 ½"
11. Toilet-1 - 8'6" x 6'0"



Indicative Saleable Area	~ 2650 Sq ft + ~ 875 Sq ft Terrace
Indicative Carpet Area	~ 1700 Sq ft + ~ 875 Sq ft Terrace
Indicative Usable Area	~ 1800 Sq ft + ~ 875 Sq ft Terrace

LOWER PENTHOUSE

LEGENDS :-

1. Lounge - 8'0" x 6'9"
2. Study - 8'0" x 11'8"
3. Bedroom-3 - 12'0" x 15'0 ½"
4. Toilet-3 - 8'0" x 6'0"
5. Private terrace



UPPER PENTHOUSE

IMPERIAL MANSIONS UNIT PLAN



IMPERIAL MANSIONS

5-BHK Modification Request

Optional modification on a customer request combining 2 independent units of series 1 and 2 or series 3 and 4 in Tower D. The modification will continue to retain units in series 1 and 2 or series 3 and 4 as two independent units with 2 independent sale deeds and two independent main door numbers for all statutory and documentation purposes.

Furniture, fixtures or fittings shown in the floor plan are not standard and will not be provided in the apartment. Areas mentioned herein are approximate and shall vary based on selected apartment. Floor plans are in accordance with the latest approved sanctioned plan and are subject to changes mandated by government authorities and/or applicable laws from time to time.

TERMS & CONDITIONS

I/We understand that all features offered by the developer under the BluNex Life Package is an optional upgrade which comes at an additional cost for the Home Owners. However as an inaugural promotional plan, the developer is offering the BluNex Life Package complementary to all purchasers of this project. The developer has appointed a specialised home automation vendor/s and such other vendors as may be required for the installation of BluNex. The installation of BluNex Life Package and integration of the same with the relevant smart appliances of the Home Owner shall be done post the Home Owners taking possession of their home. Most of the features of BluNex Life Package are technology based and I/We understand that the operation of the same shall require smart appliances/devices/fixtures, paid subscriptions to service providers, potential modifications, power, wi-fi connectivity and such things/services as may be required to customise the installation to the special situation that a home may demand, all of which may be at an additional cost to the Home Owner. I/We understand further that Technology/Technology Vendor evolve at a rapid pace with possibilities of redundancies and possibilities of non-compatibility of some or all of the features/devices of BluNex Life Package with some or all of the Home appliances owned by the Home Owner, in which case the Home Owner may need to upgrade their home appliances/devices/fixtures to take advantage of the offerings under the BluNex Life Package. I/We understand that the user interface on the BluNex app, Google Home app and on other home automation devices including the Google Home may change with time. I/We also understand all features, offerings, devices offered under the BluNex Life Package are beyond the Standard Specifications offered by the developer and hence the developer is precluded from any defect period liability on the same. Google and Google Home are trademarks of Google LLC. I/We understand that a detailed note of all specifications that come as part of the BluNex Life package shall be intimated to all Home Owners independently.

PURAVANKARA®

Call: 044 - 44 55 55 55 / 1860 208 0000 Web: www.puravankara.com Mail: sales@puravankara.com

The imagery used in the brochure is indicative of style only. The photographs of the interiors, surrounding views and location may have been digitally enhanced or altered and do not represent actual or surrounding views. Standard fittings and finishes are subject to availability and vendor discretion. The images shown in the brochure are not standard and will not be provided as a part of an apartment. The information contained herein is believed to be true but not guaranteed. The colours of the buildings are indicative. This is a reference document intended only to provide generic information and does not constitute an offer or contract.

RERA No. : TN/29/Building/013/2019. For more details, please visit: <https://www.tnrera.in> | Project Financed by ICICI Bank Ltd.