

PRESTIGE

# WINDSOR PARK

VANAGARAM, CHENNAI

APARTMENTS TAILORED TO YOUR HIGHEST STANDARD

**FAQs & SPECIFICATIONS**

RERA No: TN/29/ Building/0448/2020

## 1. What is Prestige Windsor Park all about & where it is located?

**Prestige Windsor Park** is a thoughtfully designed affordable luxury residential project comprising 637 neo urban Homes & it is located on NH48 (Poonamallee High Road) in the well- developed neighbourhood of **Vanagaram**.

Prestige Windsor Park is so strategically located that all the well reputed & top notch support infrastructures and amenities like schools, colleges, IT Parks, multi-speciality hospitals, supermarkets, mall & public transport systems are at close proximity.

## 2. What are all the Social Support infrastructure in and around Prestige Windsor Park?

### NEARBY FAMILY ENTERTAINMENT ZONES

- AGS Cinemas, Alapakkam - 2.5 KM
- M Convention Centre, Vanagaram - 850 KM
- Decathlon, Nolambur - 3.6 KM
- VR Mall, Koyambedu - 6.6 KM
- SPR Food City - 100 Meters
- NH-45 Food City - 3 KM
- EVP Carnival Cinemas & Film City, Thirumazhisai - 12 KM

### SCHOOLS:

- Velammal Vidyalaya, Ayanambakkam - 3 KM
- The Pupil, Seneerkuppam - 3.3 KM
- Narayana E-Techno School, Velapanchavadi - 2.7 KM
- Vedanta Academy, Noombal Main Road, Vanagaram - 900 Meters
- Schram Academy, Maduravoyal - 2.4 KM
- Sudharsanam Vidhyasharam - 5.2 KM
- Chennai Public School, Anna Nagar - 6.7 KM
- Kendriya Vidhyalaya, Anna Nagar - 6.6 KM
- Chennai Public International School, Thirumazhisai - 11.7 KM
- DAV School, Mogappair - 5.6 KM

### COLLEGES:

- Dr. MGR University, Maduravoyal - 2.5 KM
- Saveetha Dental College, Sennerkuppam - 2.8 KM
- Meenakshi Dental College, Alapakkam - 2.8 KM
- Saveetha University - 15.6 KM
- Sri Ramachandra Medical College & Hospital, Porur - 3.7 KM
- SA Engineering College - 5.2 KM
- Apollo College Of Nursing, Vanagaram - 1.7 KM
- Panimalar Engineering College - 9.7 KM
- Panimalar Medical College - 9.7 KM
- Alpha College Of Engineering - 11.2 KM
- Sree Sastha Insitute Of Engineering - 13.1 KM
- Sri Muthukumaran Insitute Of Engineering, Mangadu-8 KM
- Sri Muthukumaran Medical College, Mangadu - 8 KM

### HOSPITALS:

- Meenakshi Hospital, Alapakkam - 2.8 KM
- Apollo Multi Speciality Hospital, Vanagaram - 1.7 KM

- Dr. Mehta's Speciality Hospital - 1.5 KM
- Neuro Life Hospital Vanagaram - 2 KM
- Sri Ramachandra Medical College & Hospital, Porur - 3.7 KM
- Aravind Eye Hospital Sennerkuppam - 3.6 KM
- MIOT Hospital, Nandampakkam - 7.9 KM
- ACS Medical College & Hospital, Sennerkuppam - 4 KM
- Panimalar Medical College & Hospital - 9.9 KM
- Saveetha Medical College & Hospital - 16 KM

**PLACES OF WORSHIP:**

- Thiruverkadu Temple - 4.2 KM
- Sri Kamakshi Amman Temple Mangadu - 6.6 KM
- Vanagaram Prayer House - 1 KM
- Church Of Holy Spirit - 4.2 KM
- Pallikuppam Jumma Masjid - 50 Meters
- Masjid Rahmania - 3.2 KM

**PUBLIC TRANSPORT:**

- Vanagaram Bus Stop - 300 Meters
- CMBT, Koyambedu - 6.5 KM
- Koyambedu Metro Station - 5.5 KM
- Share Autos At Entrance - Shuttles available at Every 5 minutes to all locations in Chennai
- Airport – 15 KM

**SUPERMARKETS:**

- Nilgiris, Vanagaram (Opp To M Convention Center) - 600 Meters
- Big Basket - 800 Meters
- KPN Farm Fresh Ware House (Behind Our Site) - 200 Meters
- Ponnu Super Market, Vanagaram - 700 Meters

**3. What is the total land extent of Prestige Windsor Park?**

Prestige Windsor Park is spread over a total land area extent of 5.77 acres.

**4. How many blocks are there in Prestige Windsor Park & how many floors does each block have?**

There are 6 residential blocks and each block is of Stilt + 13 floors structure with a combined basement reserved for car parking.

**5. How many Units are there in Prestige Windsor Park?**

There are **637 Homes** in total

**1BR - 117    2BR - 260    3BR + 2T - 65    3BR + 3T - 195**

**6. What will be the sizes of the apartments in Prestige Windsor Park?**

3 BR + 3T	-	1402 to 1427 sft
3 BR + 2T	-	1397 sft
2 BR	-	1013 to 1038 sft
1BR	-	588 to 608 sft

- 7. What is the expected time for the completion of Prestige Windsor Park?**  
We expect to complete construction and apply for the Completion Certificate (CC) 36 months from the date of commencement of construction.
- 8. How do I book my dream home at Prestige Windsor Park?**  
Booking your home at Prestige Windsor Park is a simple two-step process.  
**Step 1:** Fill in the Application Form with all the relevant details in full.  
**Step 2:** Enclose the booking amount DD or Cheque favouring **Prestige Estates Projects Limited** along with copies of your PAN or Aadhar Card & Photographs.
- 9. Do you arrange for Site visits?**  
Yes, we do arrange for Site visits for senior citizens on prior appointments based on genuine reasons attached to the individual's mobility.
- 10. When do I get a confirmed allotment?**  
The booking gets confirmed once you sign up the agreements viz, Agreement to Sell & Construction agreement by paying the balance 15% of the Sale consideration of the unit along with applicable statutory taxes as laid by the Government.
- 11. What is the process of Registration and what are the additional charges to be made?**  
The Conveyance of proportionate Undivided Share (UDS) Sale Deed registration, which every flat purchaser is entitled to, will be done only after the receipt of 100% payments towards the flat cost including all additional charges & applicable statutory taxes from the respective flat purchaser and upon the completion of the construction of the unit booked by the purchaser. All statutory charges like stamp duty, applicable registration charges & any other incidental expenses are to be borne by the customer as per the rates prevailing at that point in time.
- 12. Are the titles of the land clear?**  
Yes, the land is freehold, marketable and free from all encumbrances.
- 13. Have you obtained approval from the CMDA?**  
Yes, **Prestige Windsor Park** project has been approved by CMDA .
- 14. How about the payment plan and is it linked to the progress of construction?**  
The payment schedule is time bound. All the payments after the allotment stage payment are equally divided into quarterly instalments. These have to be paid by the purchaser as per the payment milestone dates mentioned in the provisional payment schedule, which is agreed upon between the Purchaser & Prestige Estates Projects Limited at the time of booking.
- 15. Has Prestige Windsor Park been approved by major Housing Finance Institutions (HFIs)?**  
Yes, Prestige Windsor Park has been approved by all leading HFIs.

**16. Will I get assistance from Prestige Marketing Team for Processing the Housing Loan?**

Our well experienced & trained Customer Relationship Team members will fully assist you in dealing with those HFIs who are empanelled with us. As far as non-empanelled HFIs are concerned we will hand over to you all the necessary & relevant documents pertaining to Prestige Windsor Park soon after the allotment stage payment is paid & necessary agreements are entered into. From thereon it will be your responsibility to get the Home loan approved from the HFI of your choice and to ensure the timely disbursements of the payment to us by the HFI as per the payment milestone dates mentioned in the agreements executed between yourself & PEPL.

**17. Can I make 100% down payment and if so will there be any discounts provided?**

Yes, you can make 100% down payment. The discounts will be calculated based on the payment stages at which you make the booking and the down payment discount rates will be decided by Prestige Estates Projects Limited at its sole discretion.

**18. What happens if I cancel my booking?**

Why would you want to miss out such an unprecedented product offering?

However, if you do cancel your booking then 2% of the sale value will be forfeited as a cancellation fee along with the brokerage fee, if any, and the balance will be returned to you without interest.

**19. What are all the other charges I will have to pay in addition to the cost of the unit and taxes? Please provide the break up.**

- TNEB & CMWSSB Charges: Rs.100000/-
- Documentation charges: Rs.25000/-
- First year Advance Maintenance charges: Rs.40/sft (Rs.3.50/sft/month)
- Corpus Fund: Rs.40/sft
- Infrastructure Charges: Rs.35/sft
- Club Amenities Charges: Rs.50,000

Please note that applicable GST will be charged on the additional charges except Corpus fund & Club Amenities charges

**20. How much is the car parking charge for one slot and how is the car parking slot allotted?**

The charges towards the covered car parking slot at the Stilt or Basement level will be Rs.3,00,000 per slot & for an open car parking slot it will be Rs.2,00,000 per slot. The car parking slot allotment is done on a first come first served basis.

**21. What is the monthly maintenance charge?**

We will collect an advance maintenance charge at the rate of **Rs.3.50/sft on the total saleable area of the unit** for the first year(12 months) post completion or handing over or intimation on the readiness of your apartment, whichever is earlier. From the 2<sup>nd</sup> year onwards it should be paid on quarterly basis in advance for the subsequent 3 months.

**22. Is there any membership charge for Club House?**

No, membership for the club inside Prestige Windsor Park is free for the flat owners.

**23. What amenities will be provided in Prestige Windsor Park?**

At Prestige Windsor Park, you will enjoy a hosts of indoor & outdoor lifestyle amenities such as lavish air-conditioned Club House with a roof top Swimming pool, Gymnasium, Mini Theatre, space for convenience store, multipurpose hall, Jogging & Cycling tracks, Relaxation Courts for elders, open Gym, Kids' play area, Yoga lawn, Multipurpose open air court.

**24. What about Security arrangements to ensure safety for individuals & society?**

Prestige Windsor Park is a gated community with round the clock security arrangements like CCTV surveillance installed at appropriate areas, security post at the main entrance and exit gates to restrict thoroughfare.

**25. Who will take care of the maintenance?**

Prestige Project Management Services (PPMS) will take care of the common area maintenance during the first one year after the project completion. PPMS is a pioneer in building management services and has 25 years of expertise in Preventive Electrical Maintenance, Green Initiatives, WTP, Swimming pool maintenance and Security.

**26. Is the building earthquake resistant?**

Normally all our buildings are earthquake resistant and Seismic Zone compliant.

**27. Will there be appropriate space provisions provided for installing the air conditioners & kitchen Chimney?**

In every apartment in Prestige Windsor Park provisions will be provided in appropriate places & locations for installing the indoor & outdoor units of the split air conditioners & every kitchen will have earmarked space provision for installing the chimney exhaust hose.

**28. What about Power Back up?**

All common areas and utilities will have 100% power back up.

**29. Are modifications permitted in the apartments?**

Customisation will not be permitted since the specifications and design have been carefully & thoughtfully worked out by us keeping your comfort & convenience in mind.

**30. What is the source of water?**

Water supply will be obtained through available ground water & government supply if available. A water treatment plant, rain water harvesting mechanism and other methods to optimise the storage of water are thoughtfully well planned.

**31. Can two apartments be bought and combined into one?**

Sorry we really want to complete the project on time hence no combination or any customisation will be permitted.

**32. How do I get to know about the progress of Construction?**

You can access our website at [www.prestigeconstructions.com](http://www.prestigeconstructions.com) where work progress updates will be posted every month.

**33. Will there be validity for the price list?**

The price list will be subject to change from time to time.

# Specifications

## Structures

- RCC framed structure
- Cement blocks for walls wherever needed

## Lobby

- Elegant lobby flooring in Ground Floor
- Basement and upper floor lobby flooring in vitrified tiles
- Lift cladding in Granite as per Architect's design
- Service staircase and service lobby in cement tiles
- All lobby walls will be finished with texture paint and ceilings in distemper

## Lifts

- Lifts of suitable size and capacity will be provided in all towers

## Apartment flooring

- Vitrified tiles in the foyer, living, dining, corridors, all bedrooms and kitchen / utility
- Ceramic tiles in the balconies

## Kitchen

- Granite counter with chrome plated tap with stainless steel sink
- Ceramic tile dado for 2 feet over the granite counter
- Provision for exhaust fan

## Toilets

- Ceramic tiles for flooring, with ceramic tiles on walls up to 7 feet high
- Master toilet with granite counter and counter top ceramic wash basin
- Single bedroom toilet and Other toilets with half pedestal wash basin
- EWCs and chrome plated fittings
- Chrome plated tap with shower mixer
- Suspended pipelines in all toilets concealed within a false ceiling
- Provision for exhaust fan & Geyser

## Internal doors

- Main door - 8 feet high
- Other internal doors - 7 feet high with wooden frames and laminated flush shutters

## External doors & windows

- UPVC frames and sliding shutters for all external doors
- UPVC framed windows with clear glass

### **Painting**

- Premium Exterior Emulsion on exterior walls
- Internal walls in Emulsion and ceiling in OBD
- All railings in enamel paint

### **Electrical**

- All electrical wiring is concealed in PVC insulated copper wires with modular switches
- Sufficient power outlets and light points provided for TV and telephone points provided in the living and all bedrooms
- ELCB and individual meters will be provided for all apartments

### **Security systems**

- Security cabins at Project Entrance and Exit having CCTV coverage

### **At additional cost**

- DG power-100% back up for all apartments at additional cost