



**Ourhomes Builders Private Limited**

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 **Ourhomes**

## August Villa



11th Street, Kuberan Nagar, Madipakkam.

**Plot No: 222, 11<sup>th</sup> Street, Kuberan Nagar, Madipakkam, Chennai 91**



# Villa Details

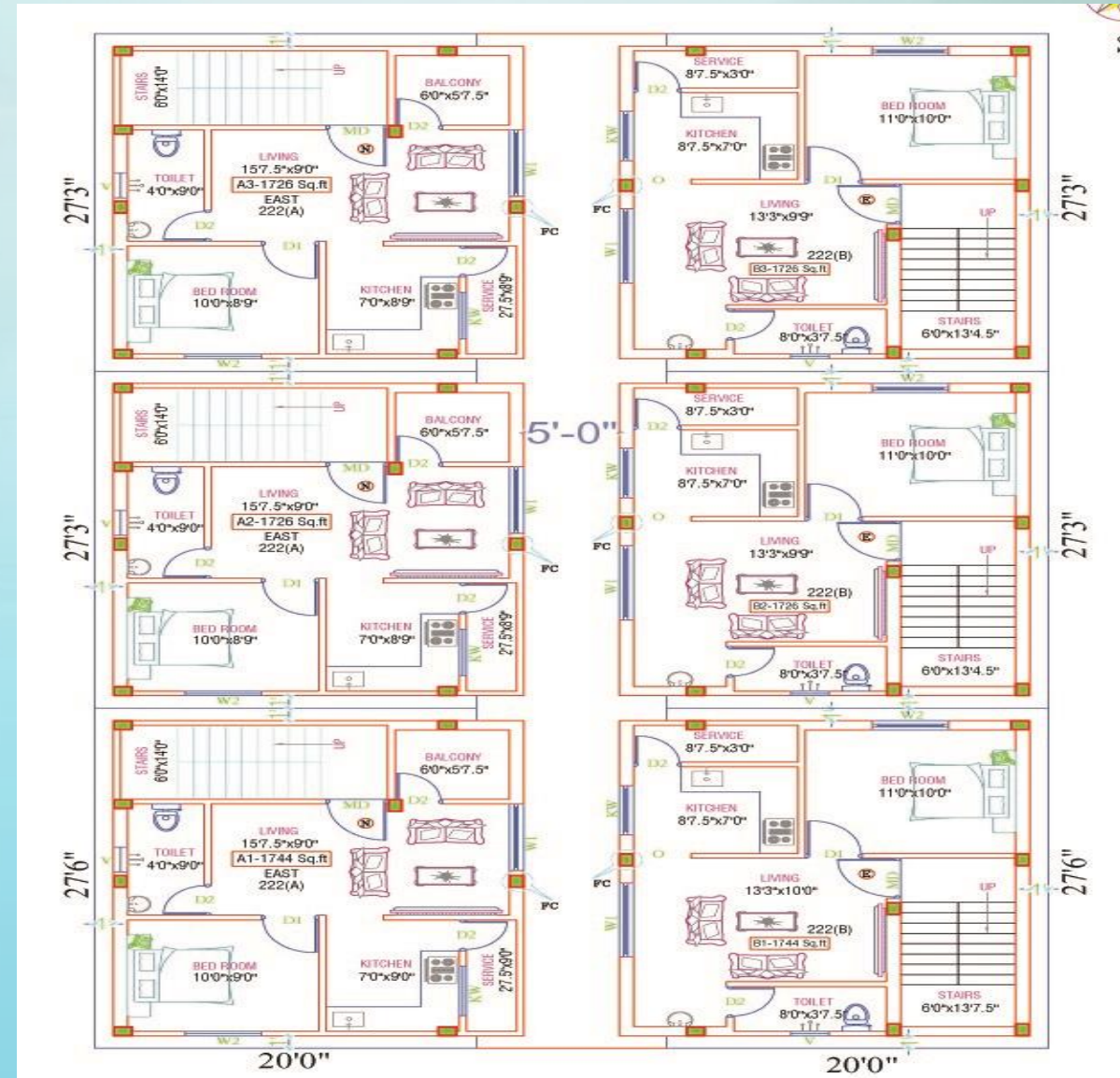
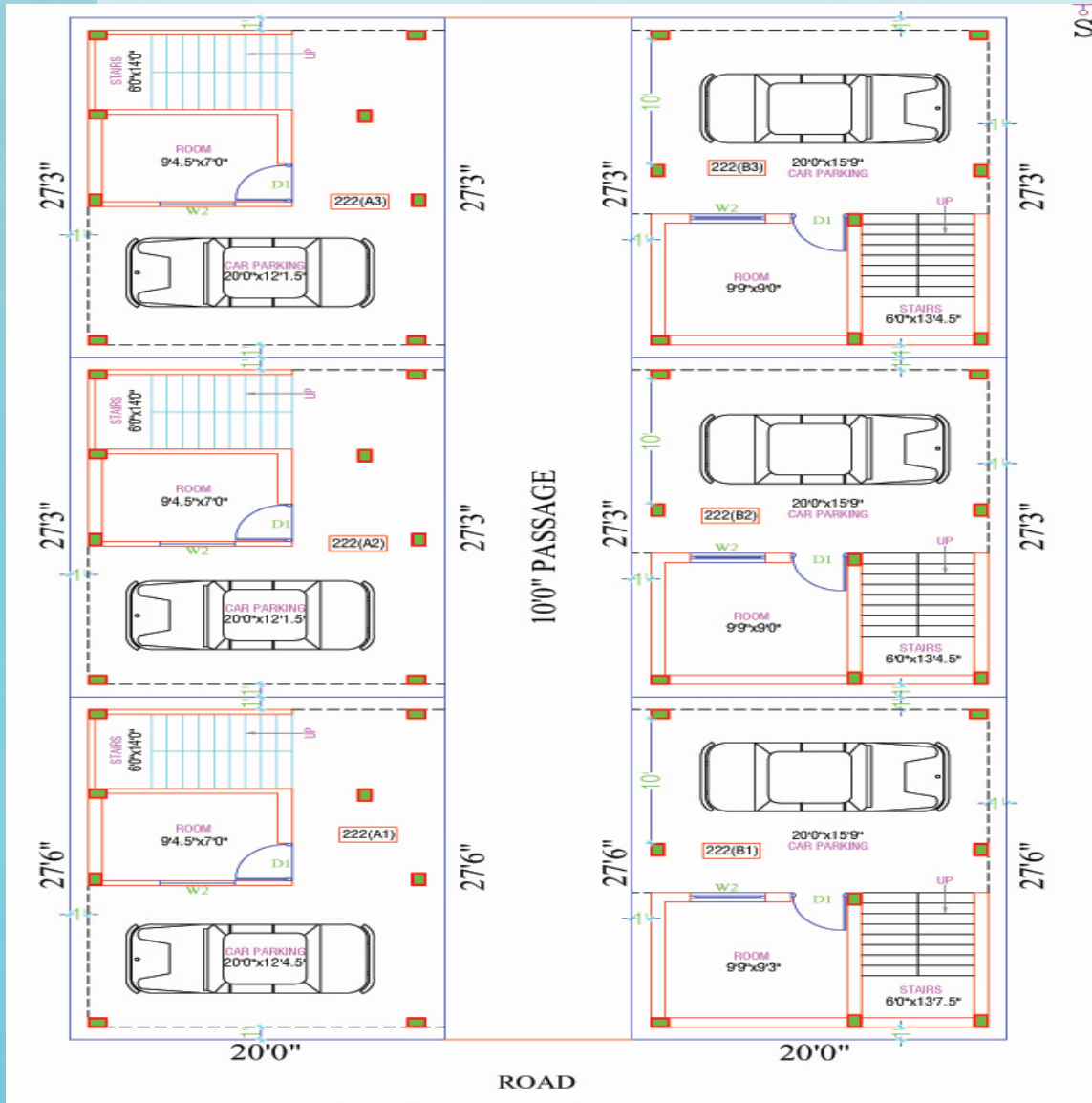
- Total Villa : 6 Nos
- Each Villa Sized Approx. : 1744 Sft
- Price Per Sft : 5200/per sft
- Extra : GST and Registration
- Cost Includes : CCP, EB, Security System, Separate Bore well/ Separate Tank for Metro and Bore/ Separate Sump and Separate Septic Tank.



# Villa Layout



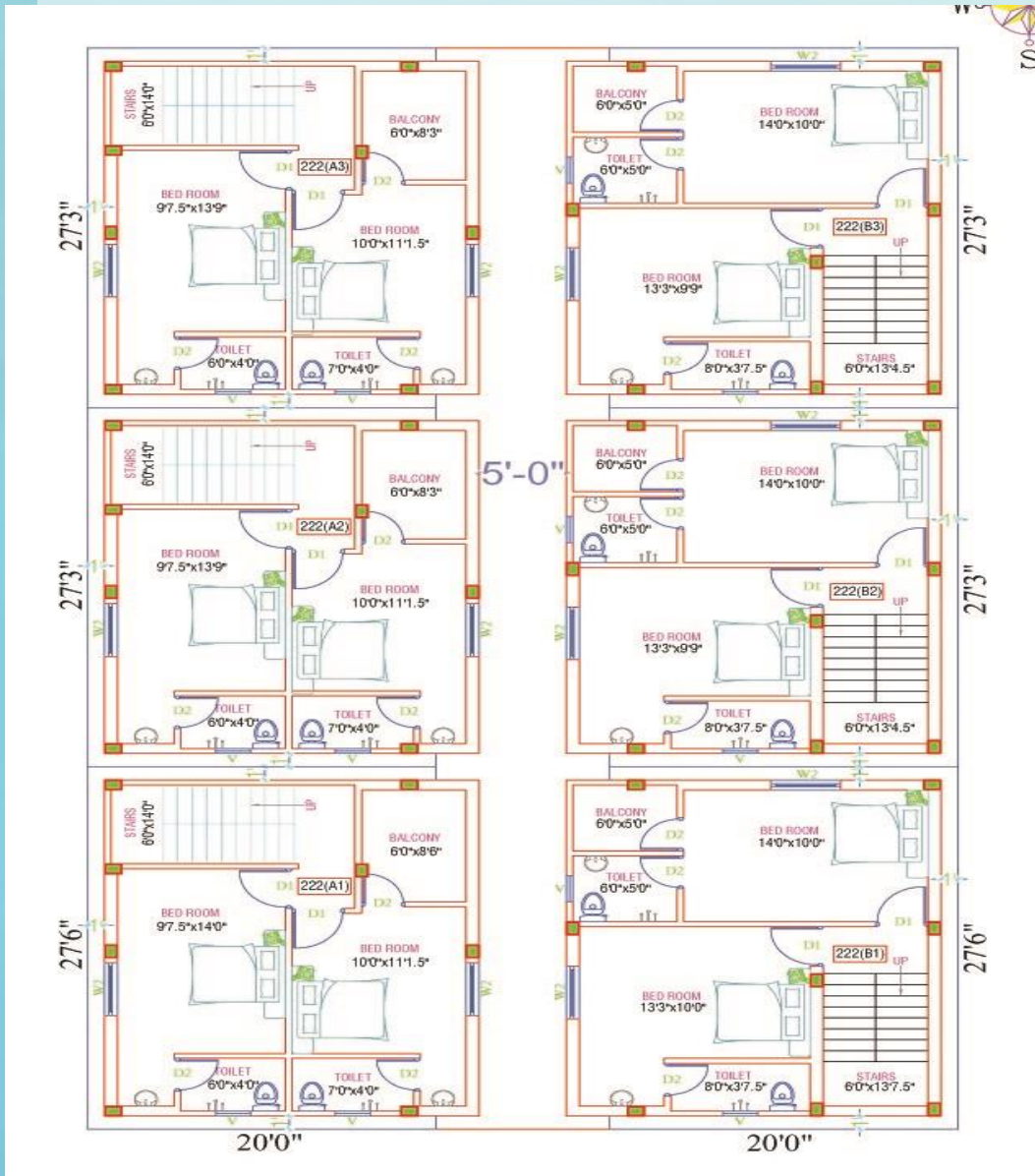
# Overall – Ground / 1<sup>st</sup> Floor Plans



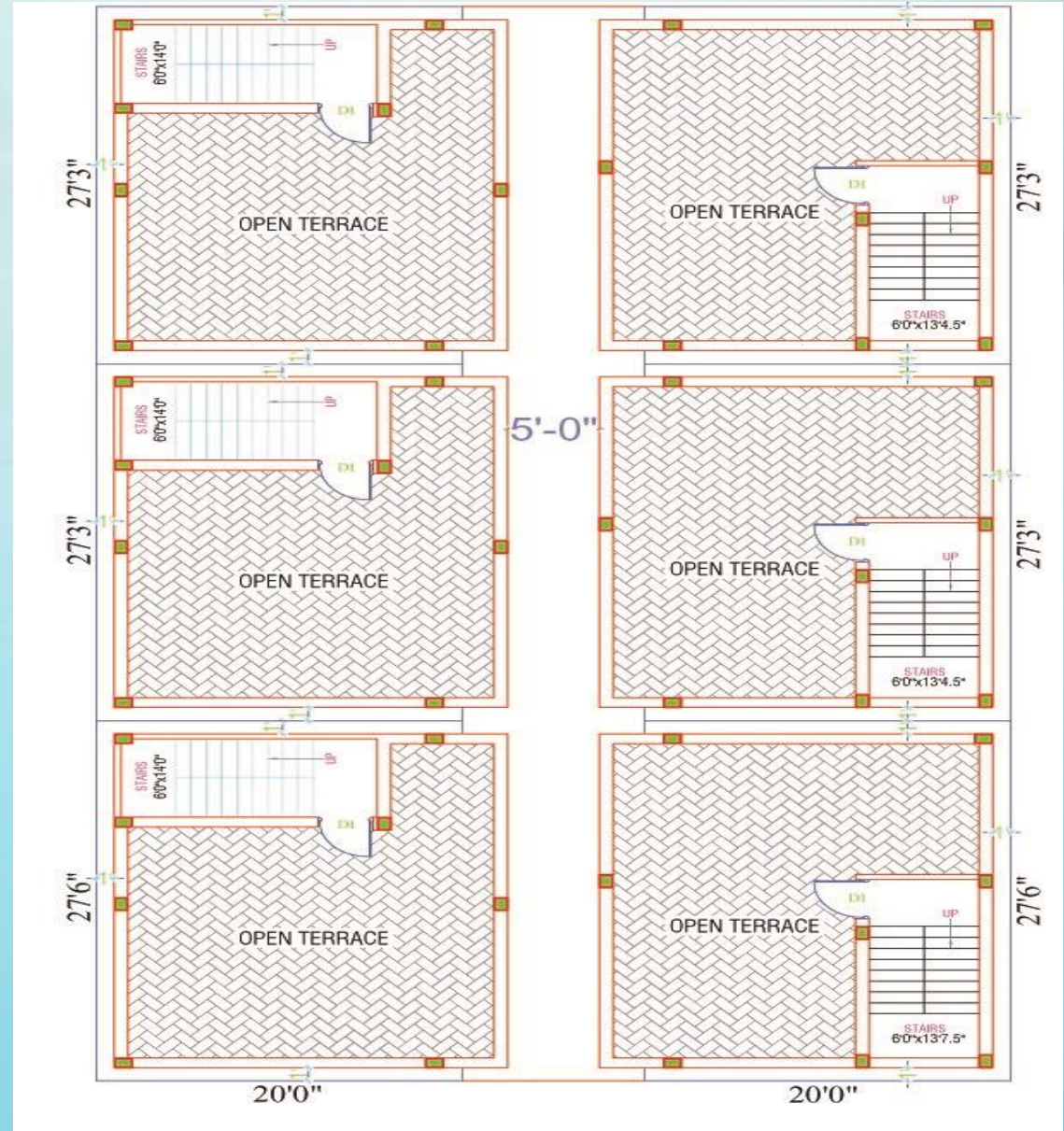
Ground Floor

First Floor

# Overall – 2<sup>nd</sup> and Terrace Floor Plans



2<sup>nd</sup> Floor



Terrace Floor



# Overall Villa Price Sheet

Villa No	Facing	Type	Floors	Built Up Area	UDS	UDS Agreement Value	UDS registration Value	Constr agreement value	Cons Registration Value	GST 5%	PER SFT RAT	Cost EXCLUDES EXTRA	EXTRA COST	Total COST ALL INCLUDIN	Status
A1	North	4BHK	G+1+2	1744	688	1717248	188897	7,351,552	147031	453440	5200	₹ 9,068,800	₹ 789,368	₹ 9,858,168	Available
A2	North	4BHK	G+1+2	1726	681	1699776	186975	7,275,424	145508	448760	5200	₹ 8,975,200	₹ 781,244	₹ 9,756,444	Available
A3	North	4BHK	G+1+2	1726	681	1699776	186975	7,275,424	145508	448760	5200	₹ 8,975,200	₹ 781,244	₹ 9,756,444	Available
B1	East	4BHK	G+1+2	1744	688	1717248	188897	7,351,552	147031	453440	5200	₹ 9,068,800	₹ 789,368	₹ 9,858,168	Available
B2	East	4BHK	G+1+2	1726	681	1699776	186975	7,275,424	145508	448760	5200	₹ 8,975,200	₹ 781,244	₹ 9,756,444	Available
B3	East	4BHK	G+1+2	1726	681	1699776	186975	7,275,424	145508	448760	5200	₹ 8,975,200	₹ 781,244	₹ 9,756,444	Available

## Other Charges

GST - 5%

Land Registration - 11%

Building Registration - 2%

## Inclusive Charges

Covered Car Parking

Separate Bore Well

Centralised Security System for each house

Separate water storage for each Villa

# A1 – Villa Details



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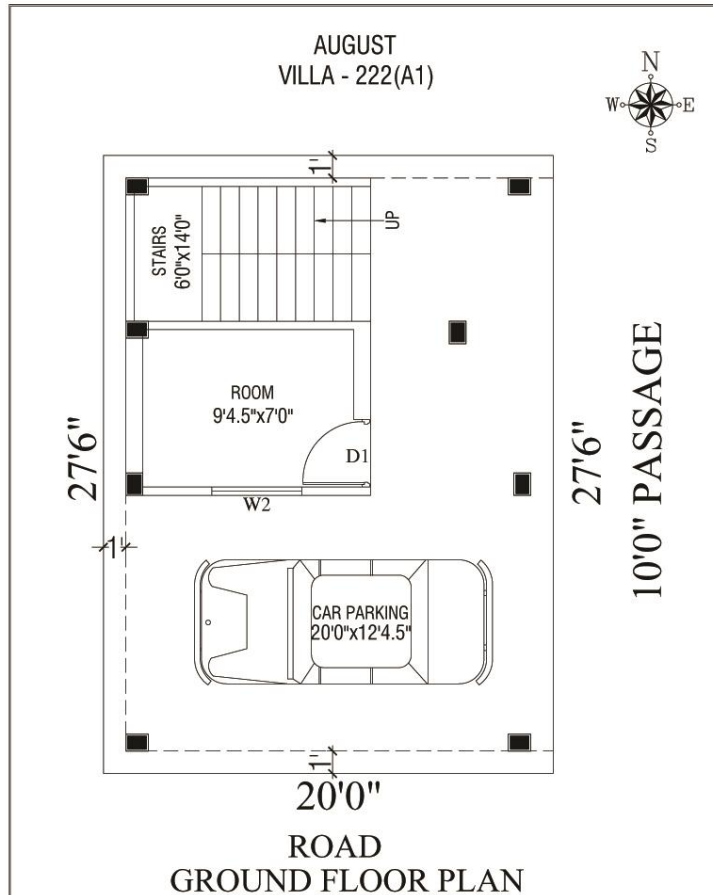
August Villa

Block A - A1

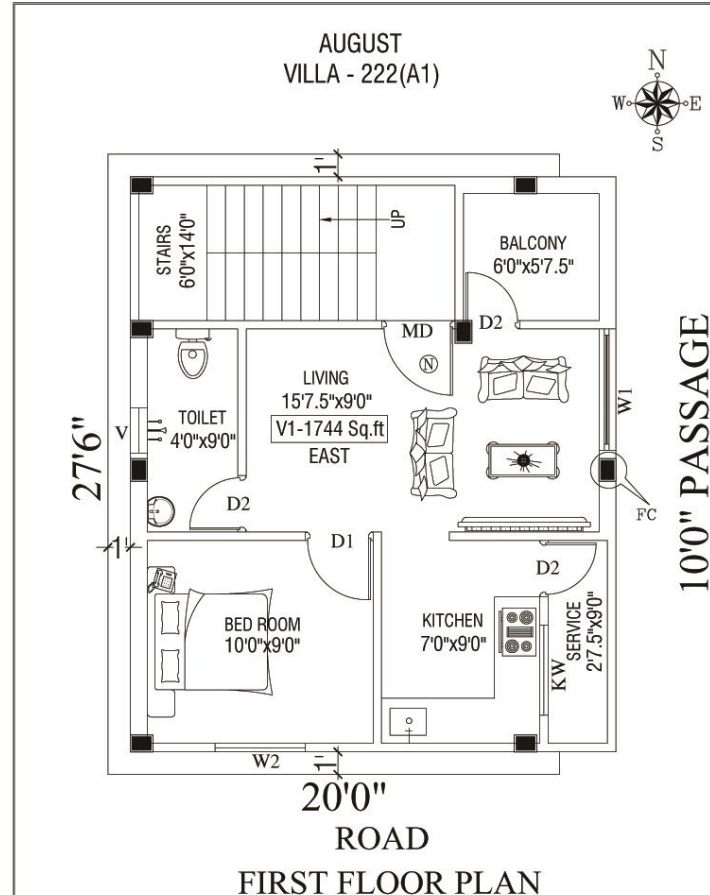


Villa No	A1
Facing	North
Type	4BHK
Floors	G+1+2
Built Up Area	1744
UDS	688
UDS Agreement Value	1717248
UDS registration Value	188897
Constr agreement value	7,351,552
Cons Registration Value	147031
GST 5%	453440
PER SFT RATE	5200
<b>Cost EXCLUDES EXTRA</b>	<b>₹ 9,068,800</b>
<b>EXTRA COST</b>	<b>₹ 789,368</b>
<b>Total COST ALL INCLUDING</b>	<b>₹ 9,858,168</b>

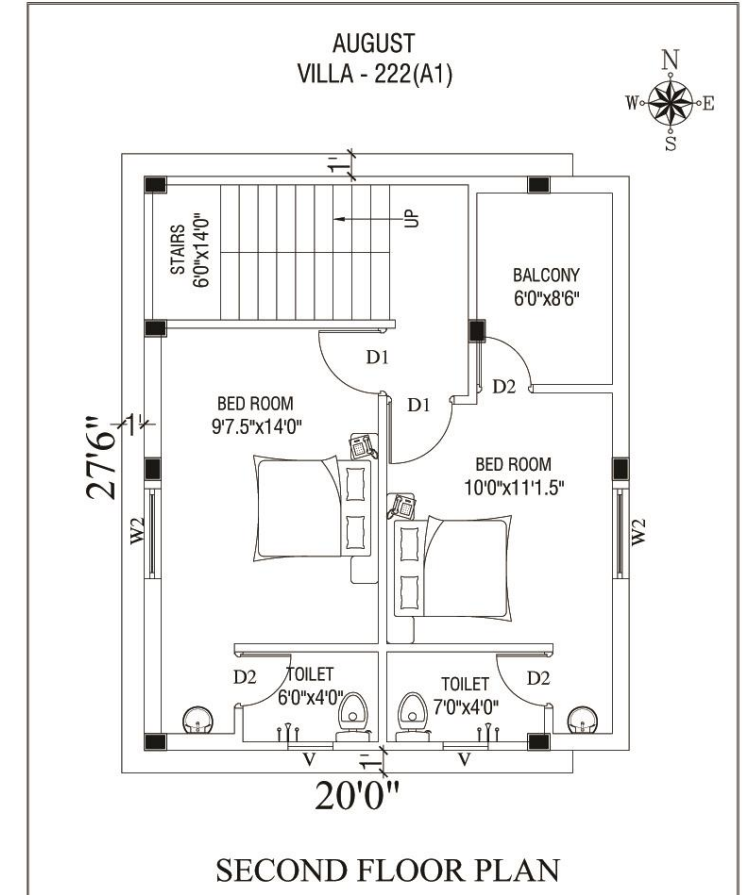
# A1 – Villa – Ground / 1<sup>st</sup> /2<sup>nd</sup> Floor Plans



PROPOSED RESIDENTIAL VILLA AT MADIPAKKAM, CHENNAI.	GF - 548 sq.ft	Builder:- <b>OUR HOMES</b> MADIPAKKAM,CHENNAI. PH.9500090305
	FF - 548 sq.ft	
	SF - 548 sq.ft	
	HD - 100 sq.ft	
	Total - 1744 sq.ft	



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# A2 & A3 – Villa Details



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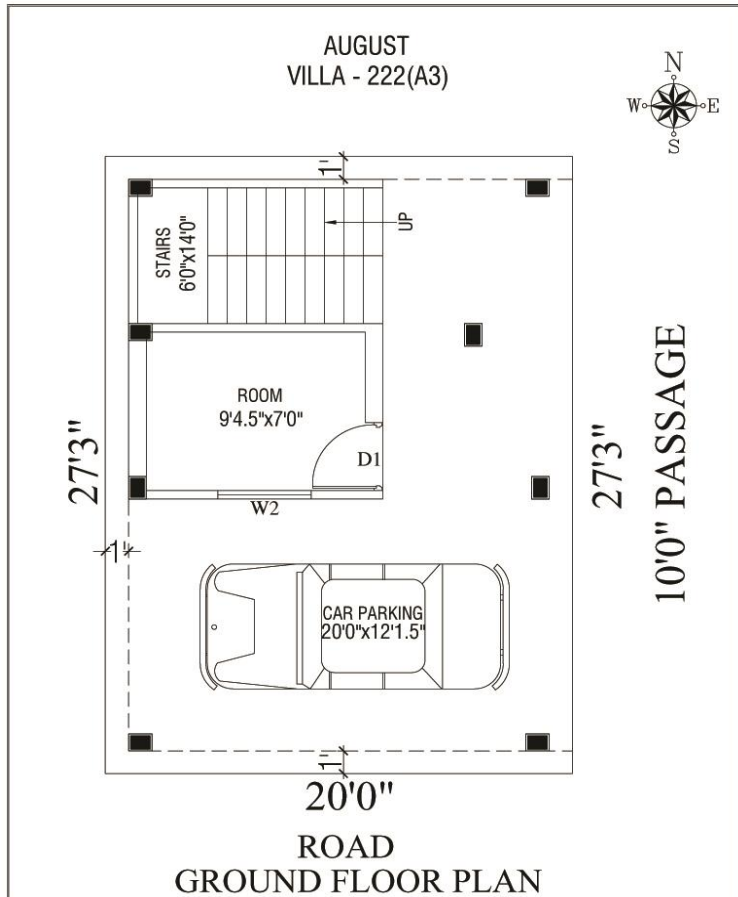
August Villa

Block A - A2 & A3

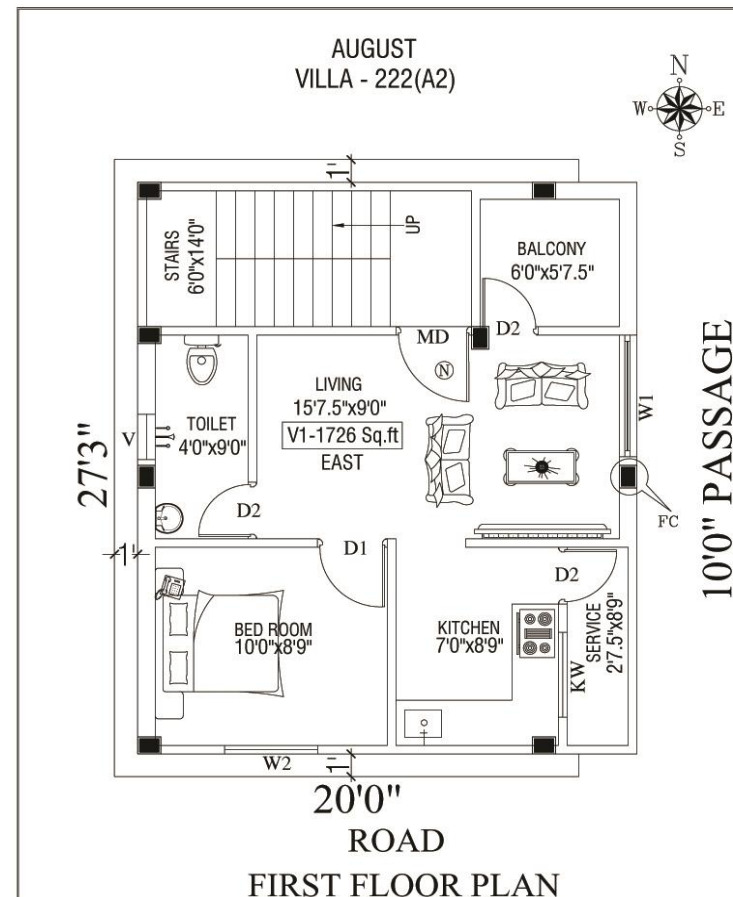


Villa No	A2
Facing	North
Type	4BHK
Floors	G+1+2
Built Up Area	1726
UDS	681
UDS Agreement Value	1699776
UDS registration Value	186975
Constr agreement value	7,275,424
Cons Registration Value	145508
GST 5%	448760
PER SFT RATE	5200
Cost EXCLUDES EXTRA	₹ 8,975,200
<b>EXTRA COST</b>	<b>₹ 781,244</b>
Total COST ALL INCLUDING	₹ 9,756,444

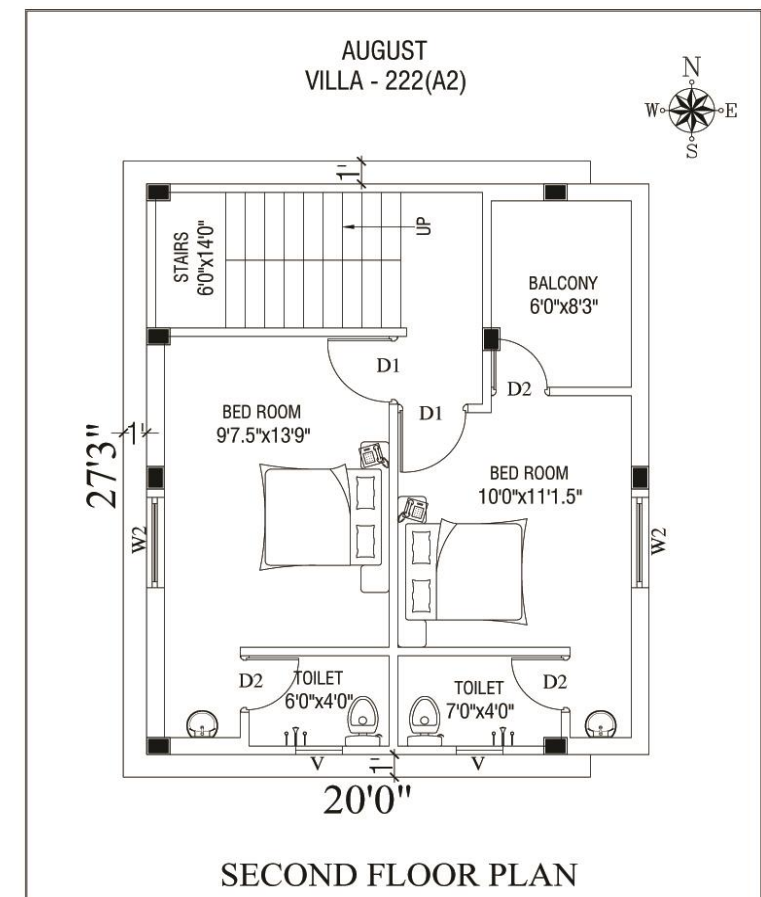
# A2 & A3 – Villa – Ground / 1<sup>st</sup> /2<sup>nd</sup> Floor Plans



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# B1 – Villa Details



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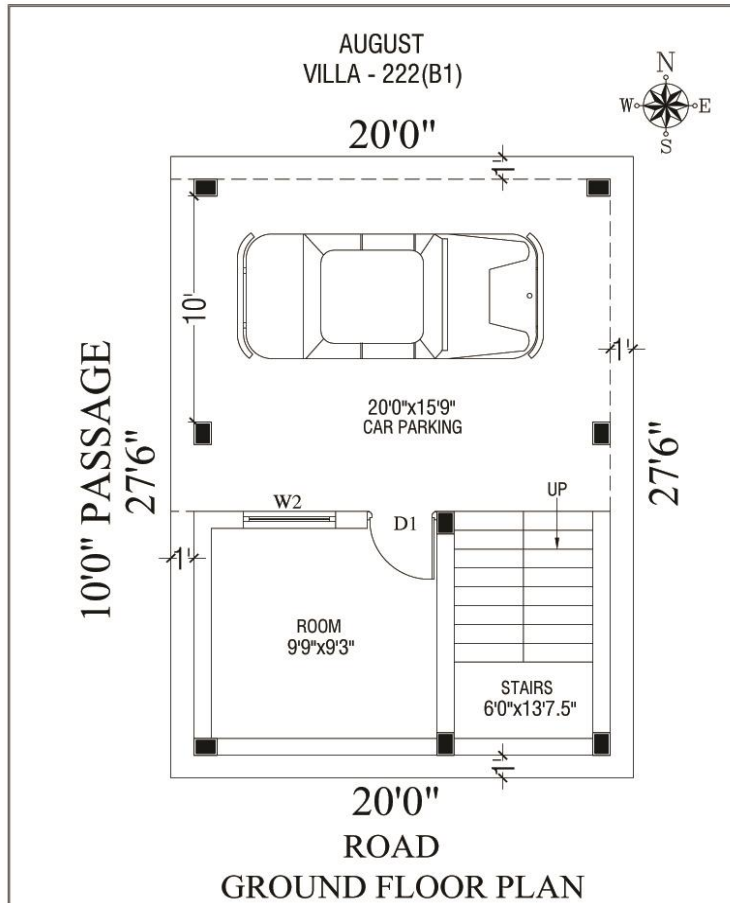
August Villa

Block B - B1

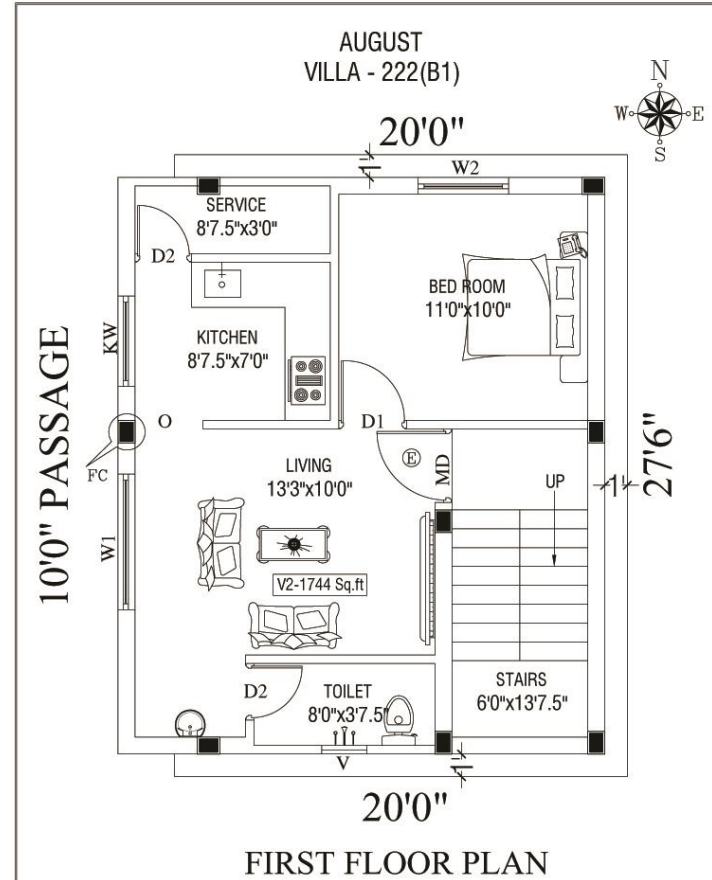


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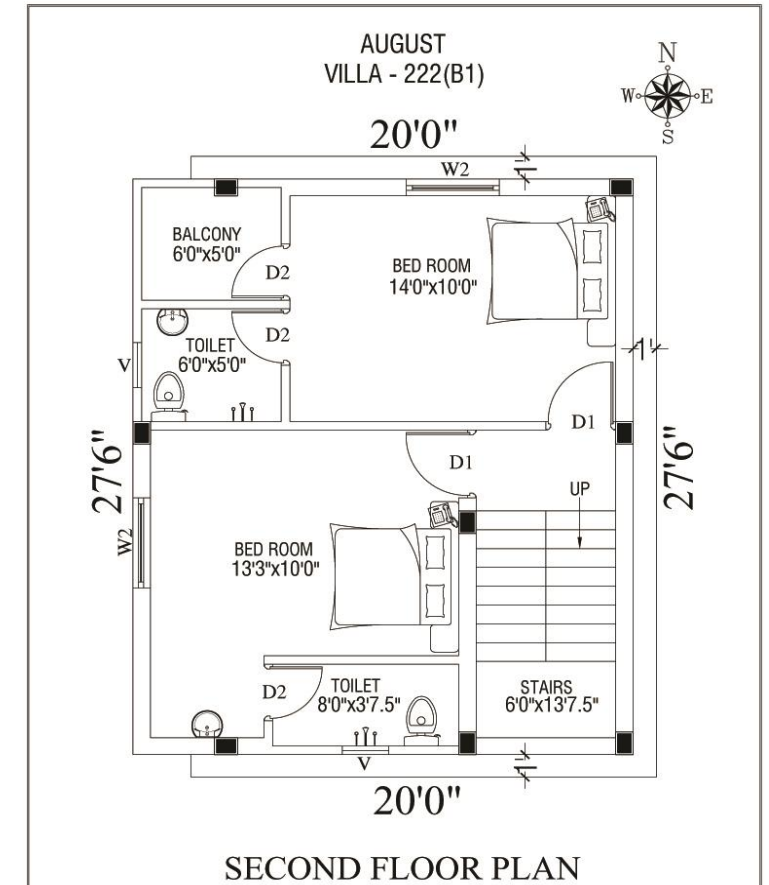
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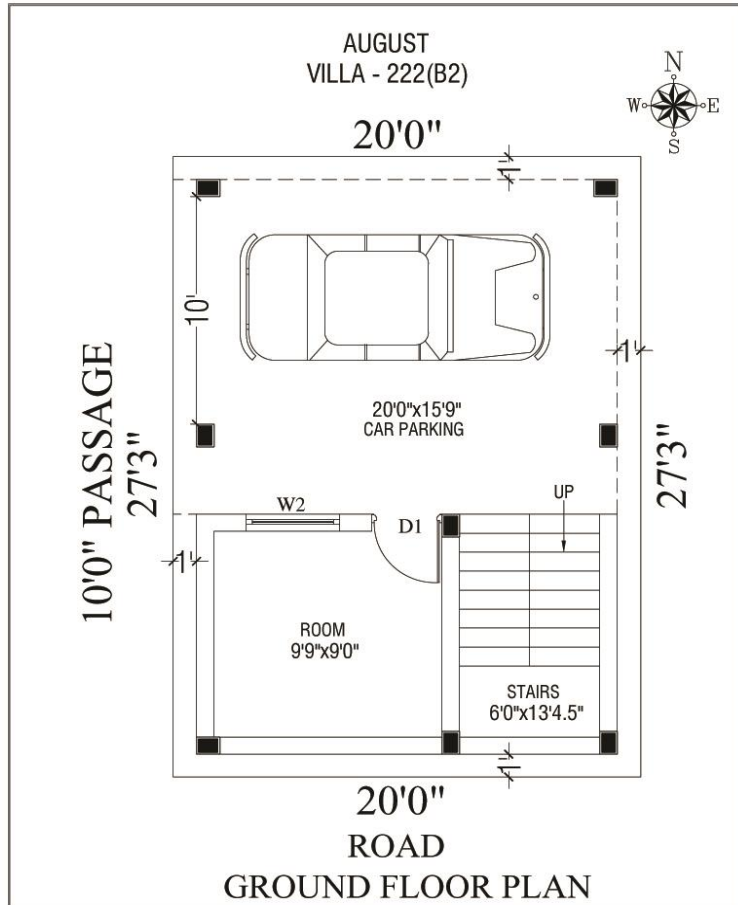
August Villa

Block B - B2 & B3

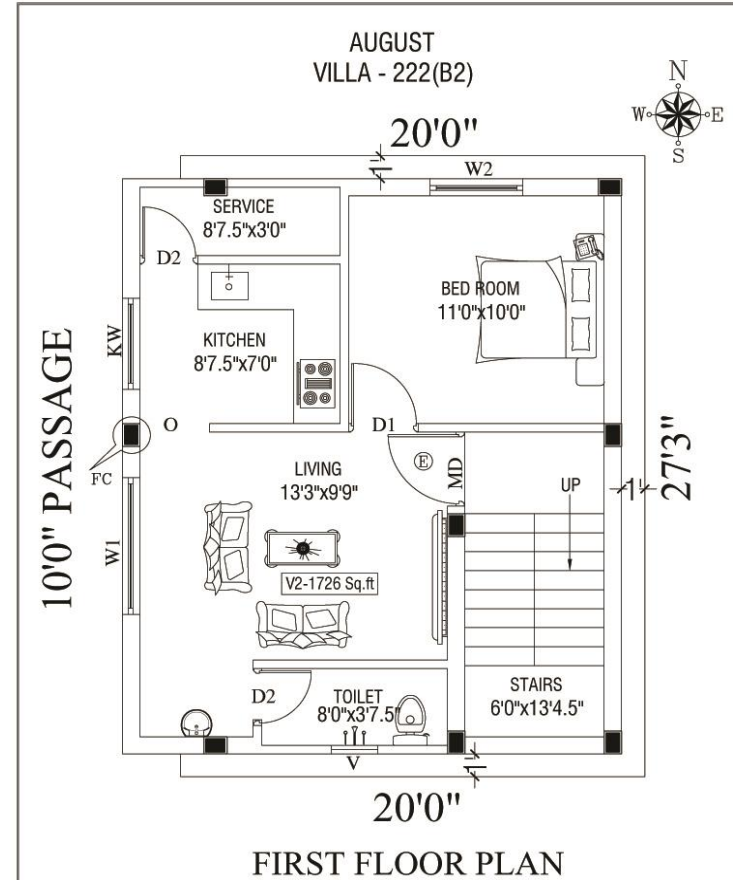


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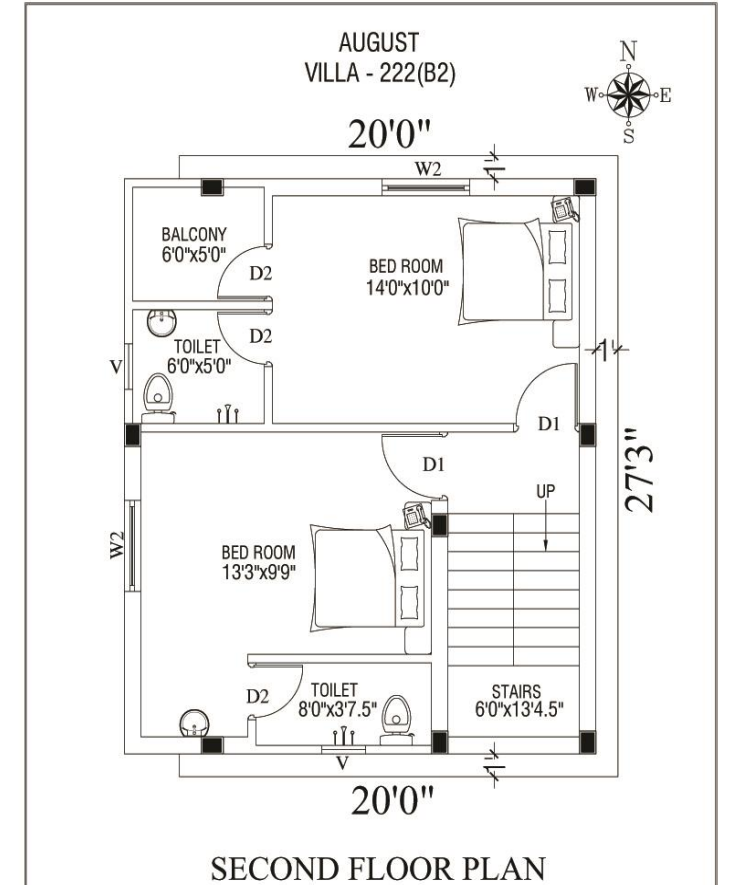
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## Booking Contact

**Phone : 95000 90305**

**Ourhomes Builders Private Limited**