

Join the homing birds



At last a home within your reach




XL Woods
Ingenuously designed. Genuinely priced.



XL Estates : Get your Money's worth

XL Estates is a professional property development group consisting of experts from engineering, finance, marketing and management fields.

The individuals who constitute the group have successfully completed and been associated with many mega realty projects in Mysore, Bangalore and Chennai. The combined worth of their on going projects is more than Rs. 300.00 crore, spread over a wide spectrum of realty projects such as townships, apartments, villas and theme townships.

XL Woods : Value loaded Apartments

XL Woods is a community of 176 well designed, elegant, low-rise apartments situated at Sriperambudur, off Chennai-Bangalore Highway.

XL Woods is in the vicinity of major multinational companies such as Hyundai, Saint Gobain, Samsung, Flextronics, Nokia, Motorola and many other electronic, automobile and telecom industrial establishments. The project is actually in the midst of residential townships and high-end gated communities.

The total extent of development is about 1.68 Lakhs Sq.Ft. spread over 1.89 acres of land. While 5 clusters of apartments cover just about 45% of the land, the balance portion of 55% is earmarked for roads, pathways, amenities, park and green building features.

XL Woods is thoughtfully priced making it a home within your reach.

Principal Promoter



The Principal Promoter of XL Estates is Mr. Sreenath H. S. from Bangalore. Mr. Sreenath H. S. has been associated with the construction industry for two decades and has successfully completed quite a few real estate projects. He is, perhaps, the first to adopt, in Karnataka, pre-stressed roofing systems for apartments.

Mr. Sreenath H. S. is a published writer. The range of his published articles and works from travel to architecture and law reveals his eclectic interests. Translator and public speaker, he is working on a book on communication in English.

As promoter / developer / consultant he is presently involved with projects whose collective worth is more than Rs. 300.00 crore, as detailed below.

Souhardha - Township for CAIR, DRDO, at Hoskote, Bangalore. - Just Concluded.

Souhardha - CAIR Township 2, Toranahalli, Hoskote, Bangalore.- Work in progress.

Shalivanam - Villa Township near Mysore Air Port. - Nearing Completion.

Walden Vedic Village - Theme township, near Srirangapatna. - Land conversion under process.

Dyuthi Township – High-end township at Hoskote for The Knowledge Professionals' Cooperative House Building Society Limited.- Land is being acquired.



XL Oak



XL Deodar



XL Margosa

Neighbourhood





Project Brief



Land area	1.89 acres
Apartment details	<p>XL Oak – 1 BHK Core – 600 Sq.Ft. – 16 nos. Corner – 630 Sq.Ft. – 16 nos.</p> <p>XL Oak – 3 BHK Corner – 1300 Sq.Ft. – 16 nos.</p> <p>XL Deodar I – 2BHK Core – 965 Sq.Ft. – 8 nos. Core – 1000 Sq.Ft. – 8 nos. Corner – 1000 Sq.Ft. – 16 nos.</p> <p>XL Deodar II – 2BHK Core – 965 Sq.Ft. – 8 nos. Core – 1000 Sq.Ft. – 8 nos. Corner – 1000 Sq.Ft. – 16 nos.</p> <p>XL Margosa I – 2BHK Core – 1000 Sq.Ft. – 16 nos. Corner – 1000 Sq.Ft. – 16 nos.</p> <p>XL Margosa II – 2BHK Core – 950 Sq.Ft. – 16 nos. Corner – 950 Sq.Ft. – 16 nos.</p>
Amenities	Swimming pool + Health club + Convenience shop + Crèche + Mini Shuttle Service & Mini Community Hall
Water supply	Hydro pneumatic distribution system.
Sanitation	Underground sewerage network with the state of - the - art STP and recycling system.
Power	TNEB supply, adequate back up power for lifts and open area lighting through DG and solar street lighting.
Parking	One covered car park for each apartment. Ample parking space for visitors.
Green building features	<ul style="list-style-type: none"> • Rain Water Harvesting • Treated effluent recycling • Back-end integrated construction system • Eco friendly paints • Composite material wall - blocks and mortars • Safe and efficient structural-design.
Landscape	A blend of hard scape and soft scape in appropriate measure.
Gateway	A magnificent Victorian style two- way gate way with round – the - clock security.



Infrastructure



Roads & drains

Interlock cement block roads and RCC Covered drains integrated with cobbled Foot path.

Power

Power from TNEB; through a network of transformers and UG cable. 100% back up power through DG sets for common area lighting, lifts & Hydro pneumatic systems.

Alternative Energy Initiatives

- Solar street lighting
- Solar power back up for utilities

Green Initiatives

Rain water harvesting, back-end integrated construction programme, usage of green building materials and technologies, 100% sewage treatment and recycling, maintenance free rendering, hybrid network of water and power systems are some of the eco friendly measures planned for XL Woods.

Fire Fighting System

Internal and external fire safety network along with pump rooms and over head tanks as per NBC for the entire project

Sanitation

Underground sanitary network to convey the waste water and sewage to a state-of-the-art centralized STP to enable treatment and 100% recycling for secondary use.

Water Supply

Bore well water, water from rainwater harvesting system and Treated Effluent water from STP / all under hydro pneumatic systems. Dual-line water supply and distribution network for primary and secondary use.

Specifications

Sl. No	Particulars	Premium Apartments
1	STRUCTURE	Zone III – Earthquake proof RCC framed structure. Composite concrete block walls in composite mortar – 8”/4” thick. Cavity walls for some select exterior walls for better thermal insulation
2	RENDERING	A blend of Victorian and contemporary architecture. Maintenance-free elegant granite stone/wire-cut brick wall paneling as per architectural requirements. High-quality shrinkage-resistant and water-proof plastering in composite mortar finished with premium quality textured paint on the exterior and plastic emulsion paint on the interior – BIS / Equivalent compliant material.
3	FLOORING AND DADOING	Premium Quality vitrified tile flooring for all areas except the bathrooms – BIS / Equivalent compliant material. Premium Quality glazed tile(8" x 12") dadoing for all bathrooms– BIS / Equivalent compliant material. Premium Quality anti-skid tile (12" x 12") flooring for all bathrooms – BIS / Equivalent compliant material.
4	JOINERY	Premium quality hard wood frame fitted with hard wood flush door shutters – BIS/Equivalent compliant material. Heavy duty powder coated sliding aluminium windows with float glass – BIS/ Equivalent compliant material. 3 Track
5	PLUMBING	Hydro-pneumatic hot & cold-water supply system – BIS / Equivalent compliant system.. Concealed CPVC plumbing – BIS / Equivalent compliant system
6	SANITATION	Leak-proof sewage and waste water disposal system in best quality PVC – BIS / Equivalent compliant material.
7	ELECTRICAL	Concealed Copper electrical wiring with adequate number of modular lighting, heating, fan, telephone and digital TV points – BIS / Equivalent compliant material. Lap India/ Anchor Roma/ KBS or equivalent.
8	POWER SUPPLY	3- Phase power supply to each apartment with AMS/ change over switch
9	HARDWARE FOR DOORS & WINDOWS	MS /AL powder coated conforming to BIS / Equivalent. Vetri bolt lock – Godrej or equivalent for main door.
10	BATHROOMS	Bathrooms with premium quality sanitary ware and CP brass fixtures including Hot and Cold mix shower – BIS / Equivalent compliant material - parry ware/ Jaguar or equivalent
11	KITCHEN	Premium quality glazed tile 8" x 12" dadoding above platform upto lintel level. Black granite kitchen platform with stainless steel sink and Chimney – BIS / Equivalent compliant material
12	GENERAL	Well-ventilated lift lobbies with premium brand lifts and vitrified tile flooring – BIS / Equivalent compliant - Johnson / Kone equivalent. Fire exit staircases in RCC finished with shahabad stone. IPS flooring for Stilt Area.

Development Mix

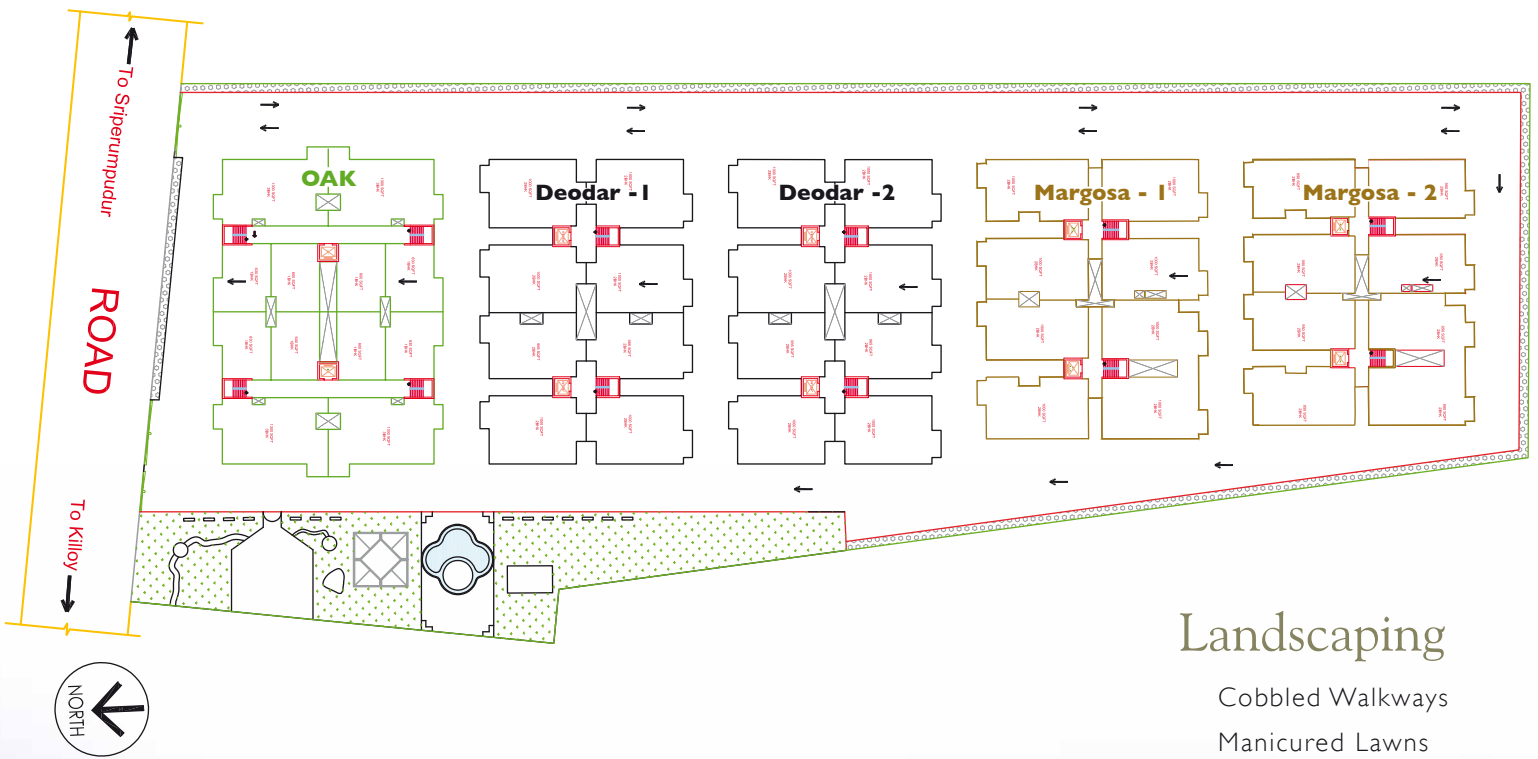
XL – Margosa	2 BHK	Apartments	38%
XL – Deodar	2 BHK	Apartments	38%
XL – OAK	3 BHK	Apartments	12%
XL – OAK	1 BHK	Apartments	12%

Total Land Area : 1.89 Acres

Built-up-Residential Area

Plot Coverage : 45%

Open Space for roads, parks and amenities : 55%

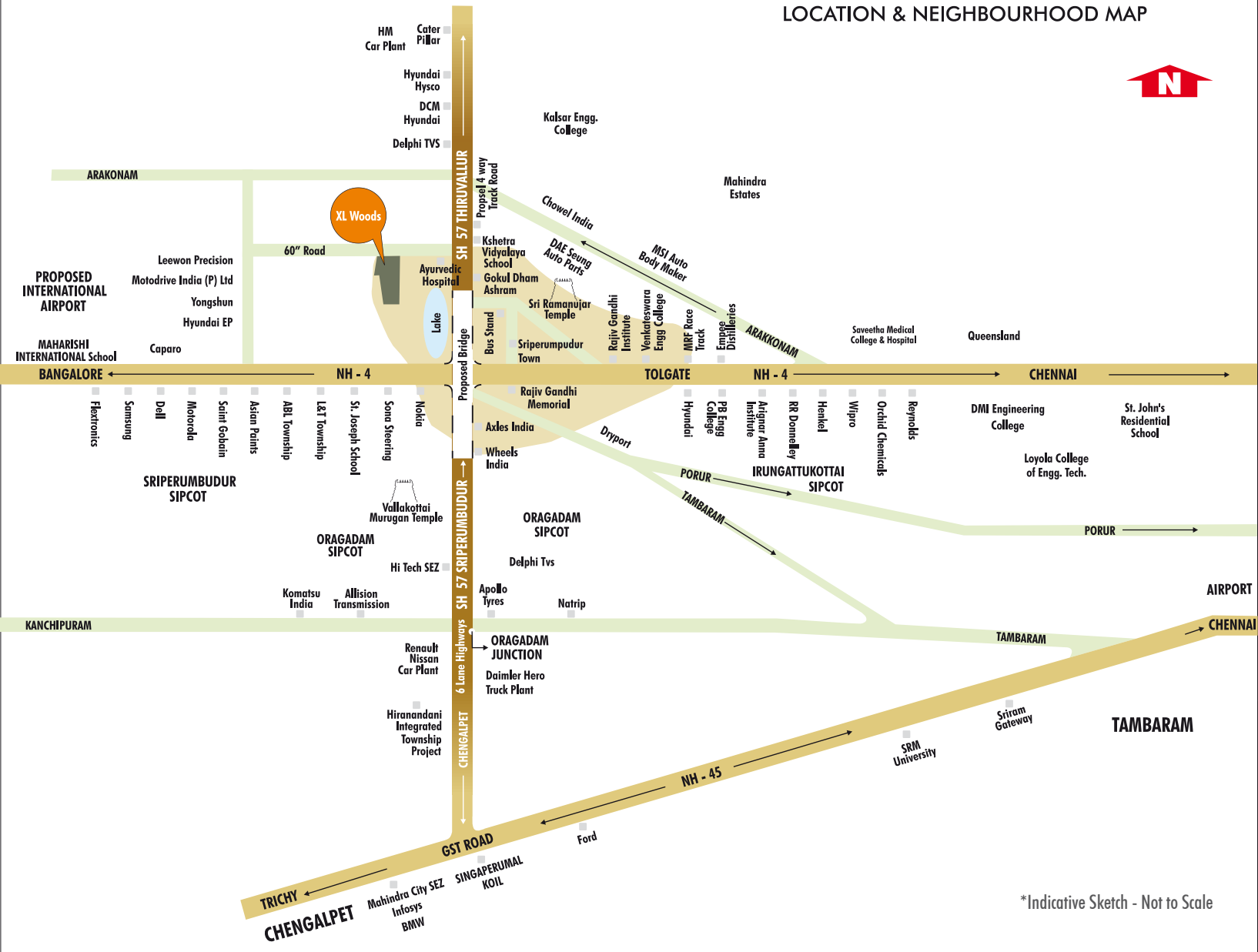


Landscaping

- Cobbled Walkways
- Manicured Lawns
- Water Bodies
- Palm Tree Avenue
- Aromatic plants
- Park Benches



LOCATION & NEIGHBOURHOOD MAP



Principal Consultant	
Associate Architect	



XL Estates

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