

TANVI

Elevate your Lifestyle

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AVKASH VENTURES

We are a purpose-driven company fuelled by passion. Trust and transparency are the cornerstones of our organization's culture and values. We understand that a home is not just a physical space; it is a place where cherished memories are made, lasting for generations.

At our core, we take immense pride in turning visions into reality, with an unwavering commitment to excellence and quality. Our true passion lies in crafting spaces that embody your unique personality and aspirations for luxury.

Our dedicated and experienced team meticulously manages every step of the design development and project management process, ensuring strict adherence to time lines without compromising on quality. We take great care in delivering spaces that exceed expectations and bring joy to our clients' lives.

TANVI

T rue to its name Splendor, Tall & Beautiful 'TANVI' nestled within the dynamic surroundings of Mandaveli shines as a symbol of opulence and contemporary aesthetics. Its grand presence, spanning five meticulously crafted floors, showcases an exquisite 3BHK apartment on each level, embodying the perfect blend of refined living and elegance.

Beyond being an architectural masterpiece, the modern facade of 'TANVI' represents an artistic proclamation, setting a new standard for luxurious living.



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AVKASH
VENTURES



Plinth Area : 1,698sqft
Saleable Area: 1,856sqft

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Features

OFOF (One Floor, One Flat)

Experience the best of both worlds- the privacy of an independent house and the companionship of our Elite community

4 Side Ventilation

Enjoy the benefits of our sustainable Four side ventilation design for improved air quality, effective temperature regulation, ample natural light, odor control, enhanced indoor comfort and energy efficiency

Super Spacious 1856 sqft - 3BHK

Enjoy the majesty of life within our meticulously designed and generously spacious apartment where you can truly live life king size for larger than life experience.

Luxurious Finishes

Carefully chosen material to enhance the overall aesthetic appeal, comfort and value of a space and touch of luxury in every square inch.

Full Power backup

Experience the assurance of seamless power supply supported by generator providing complete backup to ensure uninterrupted electricity not only to every apartment but also to all common facilities and amenities including elevator for continuous comfort and safety of all residents.

Solar Supported Homes

We are proud to offer individual apartments with a 1 Kva solar power supply aiming to significantly lower your electricity consumption while promoting sustainability. Harnessing solar energy, we are committed to enhancing your living experience while contributing to a greener and more eco-friendly future.

Alexa automated Homes:

Embracing Alex enabled smart homes that enhance convenience, efficiency and over all living experience that elevates your comfort and well being

Vaastu complaint

Vaastu complaint design to support your well-being, comfort and positive energy flow.

Access controlled Lobby and Main door

To ensure the safety and security of our elite residents, Lobby door will be fitted with access control devise before entering the lift area. Each apartment main door will be fitted with Video Door Phone that includes a camera, microphone, speaker and a display screen.

Dream Location

Mandaveli is a charming locality situated in the heart of Chennai. With a rich combination of amenities, healthcare, education, spiritual sanctuaries and leisure options, Mandaveli embodies a holistic urban lifestyle that caters to the needs and aspiration of its residents.



1 Apartment
Per Floor



4 side
Ventilation



Super Spacious
1,856 sqft 3bhk



Luxurious
Finishes



Full Power
Backup



Solar supported
Homes



Alexa automated
Homes



Vaastu
Compliant



Access controlled
Lobby & Door



Dream
Location

Specifications

STRUCTURAL

1. Framed structure with R.C.C. footings and columns as per the design furnished by Structural Engineer.
2. Anti-termite treatment will be provided.
3. Designed seismic resistant structure zone III using ISI BRAND TMT bars.
4. Walls on outer and inner sides will be in AAC Blocks.

FLOORING

1. Living, Dining, Master bedroom will have 5*2'6" Tile Finish.
2. Kitchen & All Bedrooms will have 4 * 2 vitrified tiles
3. Master Bathrooms will have Anti-Skid Ceramic tiles on the floor and full height Glazed Ceramic tiles on the wall of 4*2 size. Other bathroom wall tiles will be 2*1.
4. Kitchen wall will have 2'0" feet height tiles dado.
5. Balconies & Utility to have matt finish vitrified designer tiles. Utility wall will have 3'0" feet height tiles dado all around.
6. Car Parking and Driveway will have Grano Flooring
7. Staircase will have Polished Steel Grey Granite flooring with Grooves and Chamfering & SS railings.
8. Terrace will have Heat Reflective White tiles.
9. Lift Cladding – Combination of Black & Grey Color Granite with chamfering finish.

WALL FINISHES

1. Internal walls in Living, Dining, Bedrooms, Kitchen & Lobby will be finished with 1 coat of primer, 2 coats of putty & royal emulsion.
2. Ceiling will be finished with 2 coats of putty and emulsion.
3. Exterior faces of the building will be finished with 1 coat of primer & 2 coats of emulsion (Apex Ultima -Colours as per Architect's specification).
4. Elevation Cladding - Elevation drawing as per Architects design
5. Master Toilets and utility wall will be finished with glazed ceramic tiles up to ceiling height.

ENTRANCE DOOR

1. 8' height Teak wood or premium designer door along with Frame shall be provided for the Main Entrance .
2. Godrej or Yale locks, tower bolts, door viewer, safety latch, doorstopper etc. shall be provided for main door.

BEDROOM & BATHROOM DOORS

1. Designer veneer panel doors of 8' feet height for bedrooms & 7' feet height for bathrooms, having both sides veneer with Dorma or Godrej locks, thumb turn with key, doorstopper etc as needed shall be provided.
2. Bath Room both side of the door to have Laminate finish.

KITCHEN

1. Granite Slab (Black Galaxy Granite) with rounded edge for kitchen platform with stainless steel double sink will be provided to accommodate Modular Kitchen.
2. Provision for Chimney & Water Purifier

BATHROOMS

1. Polished Granite slab with counter top basin in the Master Bedroom & other Bathrooms. The wash basins model shall be different for master & other bath rooms.
2. Concealed diverter in all bathrooms & Rain Shower will be provided in Master Bath.
3. Wall mounted W/C & Concealed tank with health faucet shall be provided.
4. Sanitary fittings will be Kohler brand.
5. CP fittings will be Jaguar brand.
6. Astral / Prince make PVC pipes shall be used for all waste water lines.
7. Astral / Prince make UPVC / CPVC pipes shall be used for all water supply inlet lines.

WINDOWS

1. Double Glazed (Sound & Heat Insulation) Sliding UPVC windows shall be provided.
2. Granite will be provided in the sill level of window.
3. For ventilators, UPVC frame with suitable louvered glass panels will be provided.

ELECTRICAL FITTINGS

1. Alexa Automated homes.
2. Finolex or Polycab cables and wiring.
3. Switches and sockets will be Legrand or Schneider.
4. Telephone and DTH points will be provided in Master bedrooms and living rooms. We won't provide cables for the same.
5. Split air conditioner points will be provided for all bedrooms and living rooms.
6. Modular plate switches MCB and ELCB.
7. One USB charging port as a part of switch in Master bedroom & Living.
8. Access controlled lobby with security phone line.

OTHERS

1. Motorized sliding main gate shall be provided.
2. Dedicated 1 kva on grid solar system for the apartment's usage shall be provided to reduce the units power bills.
3. SS 302 Hand Railings/ Toughened Glass in balcony as per Architect's design.
4. French doors to access Balconies in Hall
5. Rain water harvesting.
6. CCTV for common areas
7. Metro water sump of 13000ltrs+ 5,000 ltrs Rain water sump along with adequate capacity submersible pump of Crompton / CRI will be provided.
8. Depending on the depth and yield of the bore well adequate capacity submersible or jet motor of Crompton / CRI will be provided for pumping the bore water to the overhead tank.
9. 6 ft high Solid block work Compound wall will have Partially texture painting work finish along with Main Gates shall be provided.

POWER SUPPLY

1. 3 phase power supply will be provided for every apartment.
2. Full Power back will be provided using Genset of Kirlosker / equivalent make.

LIFT

1. Johnson or Kone Brand Premium finished 6 passenger lift will be provided (Machine less Lift).

ADDITIONAL FEATURES

1. Watchman room & Toilets in ground floor .
2. Toilet in Terrace

Founder's Note:

Greetings!

I am Aakash Mani, founder of Avkash Ventures, a real estate firm committed to creating exceptional living spaces and vibrant communities. With a Bachelors in Fine Arts and Masters in Architecture from SCAD in Savannah, Georgia, USA, and three enriching years as a designer at a leading firm in Atlanta, I am thrilled to be back in India to embark on this exciting journey.

Avkash Ventures is driven by a vision to redefine real estate, where homes become sanctuaries that inspire belonging. Our core values of integrity, innovation, and sustainability underpin our commitment to excellence. Our dedicated team crafts spaces that blend artistry and functionality, driven by our customers' dreams.

Our promise is more than a house; it's an experience that celebrates life and fosters a strong sense of community. Join us in shaping the future of real estate in India, where dreams thrive, and every day is filled with the joy of coming home.

Thank you for being a part of Avkash Ventures.

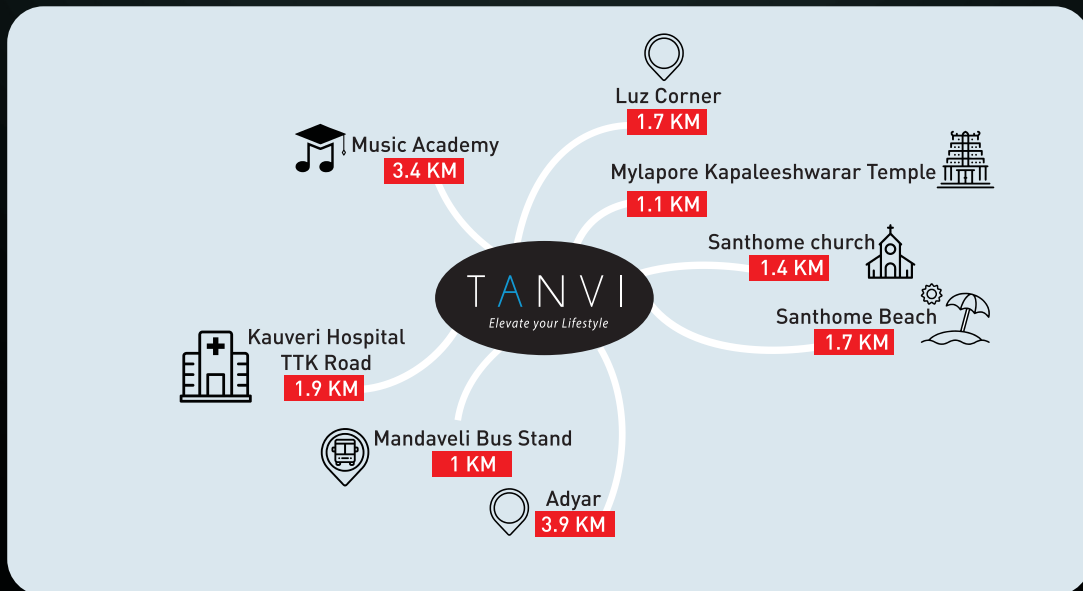
Warm regards,

Aakash Mani
Founder, Avkash Ventures



Location:

Old No 6, New No 13, 3rd Trust Cross Street, Near St. John's School,
Mandavelipakkam, Chennai 600 028



All images are indicative and are subject to change



Call for enquiry / booking:

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