



THE  
**CENTRAL PARK**  
S O U T H  
RESIDENTIAL APARTMENTS



First, there was  
The Central Park



A scenic stretch of 191 residential apartments set in a resort-like ambience, nestling by the side of the famous IT corridor.

Then, there was  
The Central Park, West



A dream project of 172 residential apartments that bring images, tinged with brilliance and fed by dreams!

Now  
The Central Park, South



172 residential apartments set in a resort-like ambience, amidst gushing waters and a pollution-free 4.06 acres of land.



Turn into a Proud Owner  
of this Apartment

We saw a light so intense and bright  
as we stood pondering from  
*The Central Park West*, looking  
southward.

We surrendered to the beautiful  
golden hues of the morning sun.  
We felt the strong urge to explore  
and associate with it.

We created *The Central Park South*.

As we pondered a little more, the  
colours shone – of sophistication,  
luxury, wealth, style and warmth.

We present to you the master plans,  
the building elevations and the floor  
plans which will help transform our  
dreams to visual reality.

THE  
CENTRAL PARK  
SOUTH  
RESIDENTIAL APARTMENTS





Different views of  
The Central Park



Entrance



Block A



Kids' Play Area



Swimming Pool



Complete view

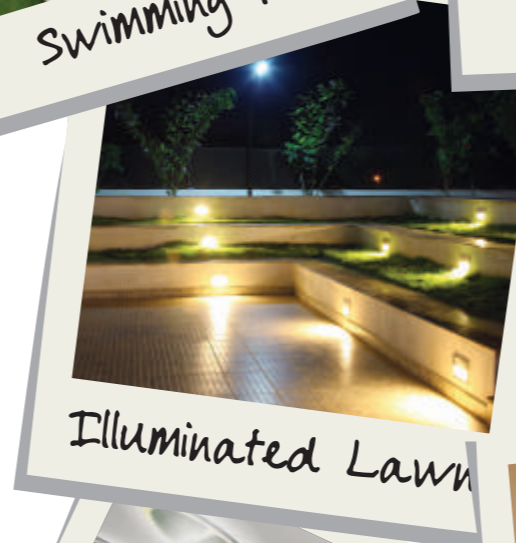
\* The images depicted here for reference are that of The Central Park

A  
partment  
Purchase  
Decision?

Got to make it now?

New Project?

Details?



A residential complex with 172 apartments located in a lush green environment on OMR - that is *The Central Park South* in brief! The homes at *The Central Park South* are beautifully designed and set in a peaceful ambience to ensure high quality living.





Table Tennis



Mini Theatre



Gym



Party room



Swimming pool

Day View  
of The Central Park



Lawn



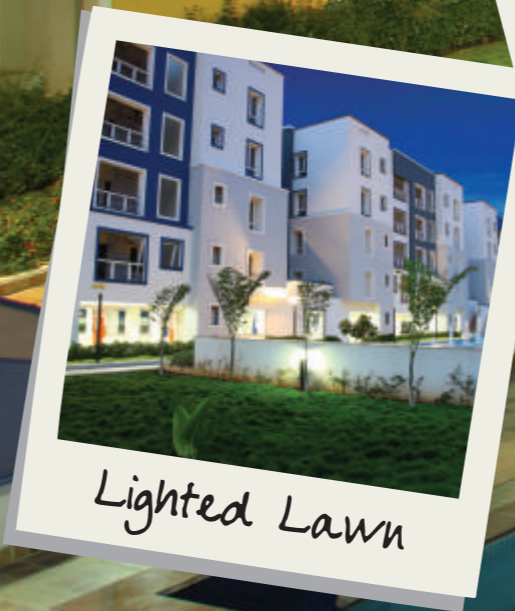
Outer



Front



Fountains



Lighted Lawn

Evening View  
of The Central Park



Great Aesthetic  
Quotient

Looks Great! Feels Great!

A Big Plus!



Aesthetics of a building are always the most noticed. At *The Central Park South*, we have put in a lot of effort to build you that perfect home. Right from the blueprint to the tiles used, we have taken care of every little detail. When you look at the building elevations and plans, you'll know what we are talking about!

Living Room



Kitchen



Dining Room





Master Bedroom



Children's Bedroom



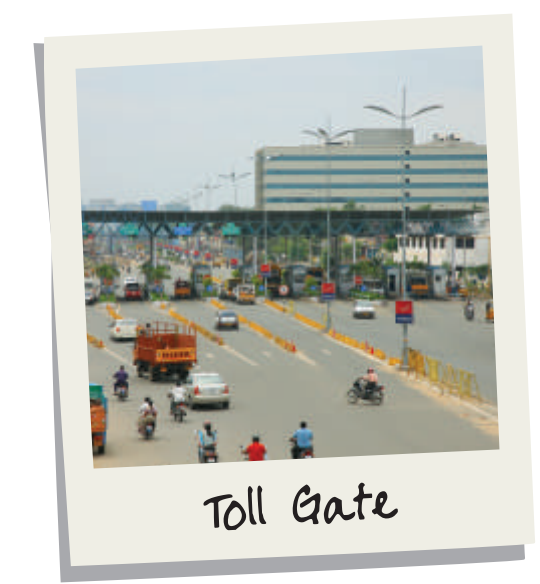
Guest Room



Bathroom



Location and Connectivity



It's really good!

D.D Day  
December 2010.

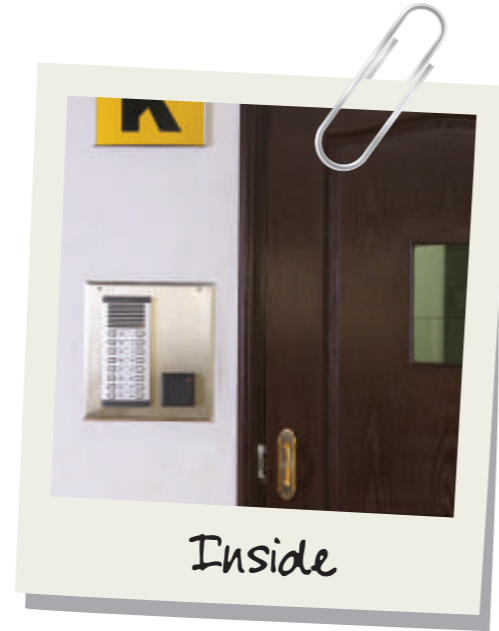
Total  
172 Apartments

Situated at the heart of the IT corridor at Sholinganallur near OMR, The Central Park South is just a walk away from your workplace and 20 minutes from the city.

Nestled in one of the best pollution-free residential areas, it's a haven of sorts – far from the hustle-bustle, yet close enough to everything that matters.



Safe Secure  
Serene



Strict Surveillance followed!  
24x7 Security!

Couldn't Be Better!



The Central Park is located in one of the safest residential areas in Chennai. The apartment complex will be completely secured with security cameras and CCTV, including a security intercom for each apartment. There couldn't be any place safer than this in the area.

# Specifications For The Central Park South at Sholinganallur

## Structure

RCC-framed structure with RC foundations conforming to BIS.

Anti-termite treatment will be provided as per BIS for the complete building.

Walls will be constructed using brick/cement blocks set in cement mortar.

8" thick hollow block wall for the outer wall and 4" thick hollow block wall will be provided for the internal partition wall. Brick wall will be provided wherever plumbing lines are coming through.

All block work / brickwork edges will be protected with GI strips and plastered.

Ceiling height will be maintained at 9' 4" clear.

## Wall Finishes

Internal walls will be finished with cement plaster and wall putty (JK or equivalent) and OBD paint.

The toilet walls will be finished with imported ceramic tiles of colours and sizes as recommended by the architect up to the false ceiling height. Trims and profiles in PVC will be used to protect the edges of the ceramic tile.

Kitchen and other areas will be finished with cement plaster and cement paint.

Wash area will be finished with ceramic tiles up to false ceiling height.

2' above the kitchen platform will be finished with glazed ceramic tiles of suitable size as specified by the architect.

Exterior faces of the building including the balconies will be finished with cement plaster and emulsion paint (Asian Paints (APEX) or equivalent).

## Ceiling

Ceiling areas of living room, dining room & bedrooms will be finished with cement plaster & wall putty (JK or equivalent) and painted with Oil-Bound Distemper (OBD). Ceiling areas of kitchen & other areas will be finished with cement plaster and cement paint.

Ceiling areas of toilets and wash area will be finished with grid false ceiling (2' x 2') due to core cutting plumbing systems.

## Floor Finishes

Living & Dining Rooms will be finished with marble slabs - Italian Perlatto Royale and Bedrooms will be finished with RAK - Sonic Ivory vitrified tiles or equivalent as prescribed by the architect.

Kitchen, Utility, Balcony & Toilets will be finished with ceramic tiles of suitable size as recommended by the architect. 3" high skirting matching the floor tile will be provided in the Kitchen & Balcony.

## Common Area Finishes

Staircase & Lobbies will be finished with polished granite tiles. Staircase walls will be finished with suitable ceramic tiles, as recommended by the architect. Trims and profiles in PVC will be used to protect the edges of the ceramic tile.

Car Parks & Driveways will be finished with granolithic flooring.

## Doors & Windows

### Entrance Doors

Teakwood frame with 45mm thick Masonite Craftmaster shutter from 'Kuttys' polished with melamine on both sides will be provided with Godrej ultra lock or equivalent.

### Bedroom Doors

Chemically treated, kiln-seasoned Salwood frame, 30mm thick Masonite Craftmaster shutter from 'Kuttys' will be provided with Godrej cylindrical locks or equivalent, finished with enamel paint on both sides.

### Toilet Doors

Chemically-treated, kiln-seasoned Salwood frame, 30mm thick Masonite Craftmaster door, from 'Kuttys' will be provided with Godrej cylindrical locks or equivalent, finished on both sides with enamel paint and plastic-coated on one side.

### French Door & Windows

UPVC (Fenesta-make) openable windows will be provided in all rooms with safety grill. Sliding windows will be provided between the kitchen and the wash area, wherever required.

## Kitchen

Countertop platform dry fixing will be finished with 18mm thick granite slabs 2' wide, at a height of 2' 9" from the floor level and will be provided with Carysil / Stainless Steel, one and a half bowl sink. Sink mixer will be provided.

Wash area will have single bowl, Carysil / Stainless steel sink and provision for fixing washing machine.

Provision for fixing an Exhaust Fan, Ceiling Fan, Microwave, Fridge, Mixer, Grinder, and Aquaguard will be made.

## Toilets

All sanitary ware will be of Hindware / Parryware or equivalent-make and white in color.

Wall-mounted Constellation / Cascade closets or equivalent will be provided in all toilets.

All toilets will have the new range of Hindware / Parryware washbasins as decided by the architect.

All CP fittings will be of Parryware 'Spark' Single Lever Model or equivalent-make.

Shower partitions with 'Dorma' fittings or equivalent will be provided in Master and Children's Toilet.

Overhead shower with diverter and spout will be provided in all toilets.

All toilets will have provision for connecting Geysers, Exhaust Fan, Wall-mounting Fan, etc.

## Electrical

Concealed PVC pipe wiring will be provided with multi-stranded Fire-Retardant Low Smoke (FRLS) copper conductor wires.

All apartments will have distribution boards with MCB.

All switches and sockets are of Crabtree or of equivalent-make.

TV and Telephone points will be provided in living and all bedrooms.

## Lift

Each building will be served by a SIX-passenger lift of KONE or equivalent-make with Automatic Openable Doors.

## Power Supply & Generator

Three-phase power supply with 100% auto generator back up for the apartment and common areas will be provided.

## Compound Wall

5' high compound wall will be provided as specified by the architect.

## Landscaping

The entire project will be magnificently landscaped.

## Water

Adequate bore wells will be provided.

Underground RCC sump of adequate capacity with Hydro-pneumatic system for supplying water will be provided.

Reverse Osmosis Plant will be provided to meet the drinking water requirement.

## Sewerage

A Sewage Treatment Plant will be provided. Treated sewage will be circulated as and where specified safe for use.

## Sports & Recreation Centre Membership

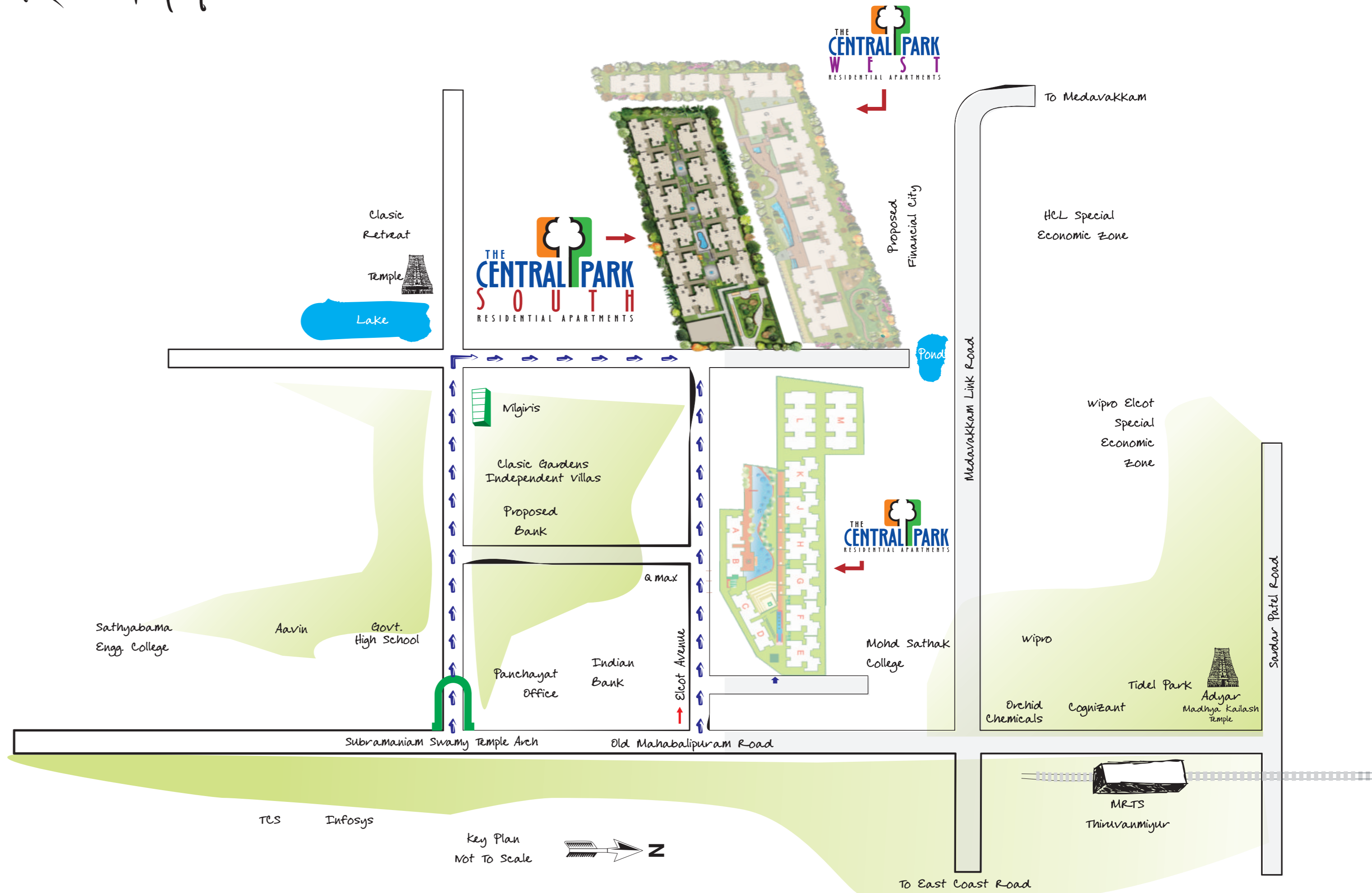
A professionally-fitted Sports & Recreation Centre will be operational to provide sports and recreational activities.

## Building Management System

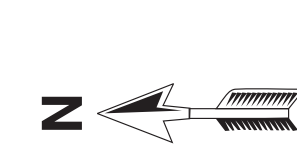
Central Park projects will be monitored and maintained under a modern building management system.

	Light Point Nos.	Fan Point Nos.	5 amps Point Nos.	15/20 amps Point Nos.
Living	3	2	3	1 A/c
Dining	3	1	1	1 A/c
Each Balcony	1	1	1	Nil
Bedrooms	3	1	3	1 A/c
Master Bedroom	3	1	3	1 A/c
Each Toilet (including exhaust & wall-mounting fan)	2	2	2	1
Kitchen	3	2 (incl. Exhaust Fan)	6	2
Wash	1	nil	1	1

# Route Map



Apt. No. 01 : 1754 sq.ft.  
 Apt. No. 02 : 1543 sq.ft.  
 Apt. No. 03 - 04 : 1708 sq.ft.



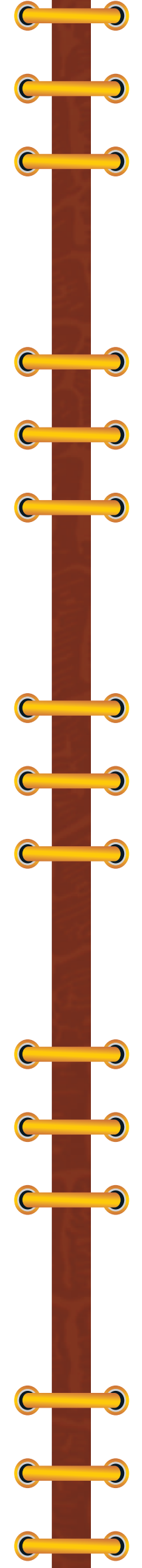
# Floor Plans



Typical Floor Plan - Block A

Note :  
 1. Furniture shown are indicative only and do not form part of the contract.  
 2. Dimensions are wall to wall and exclusive of finishes.

Apt. No. 01 - 02 : 1754 sq.ft.  
 Apt. No. 03 - 04 : 1543 sq.ft.



Apt. No. 01 - 02 : 1754 sq.ft.  
 Apt. No. 03 - 04 : 1543 sq.ft.



Apt. No. 01 - 02 : 1543 sq.ft.  
 Apt. No. 03 - 04 : 1754 sq.ft.



Typical Floor Plan - Block G, H & K

Note :  
 1. Furniture shown are indicative only and do not form part of the contract.  
 2. Dimensions are wall to wall and exclusive of finishes.



Note :  
 1. Furniture shown are indicative only and do not form part of the contract.  
 2. Dimensions are wall to wall and exclusive of finishes.

Typical Floor Plan - Block J & L

Apt. No. 01 - 02 : 1708 sq.ft.  
 Apt. No. 03 - 04 : 1754 sq.ft.

# Apartment Selection Guide

Block	Apt. No.	Floor	Carpet Area in sq.ft.	Plinth Area in sq.ft.	Saleable Area in sq.ft.
A	101	FIRST	1321	1461	1754
A	102	FIRST	1165	1289	1547
A	103	FIRST	1285	1422	1708
A	104	FIRST	1285	1422	1708
A	201	SECOND	1321	1461	1754
A	202	SECOND	1165	1289	1547
A	203	SECOND	1285	1422	1708
A	204	SECOND	1285	1422	1708
A	301	THIRD	1321	1461	1754
A	302	THIRD	1165	1289	1547
A	303	THIRD	1285	1422	1708
A	304	THIRD	1285	1422	1708
A	401	FOURTH	1321	1461	1754
A	402	FOURTH	1165	1289	1547
A	403	FOURTH	1285	1422	1708
A	404	FOURTH	1285	1422	1708
B	101	FIRST	1321	1461	1754
B	102	FIRST	1321	1461	1754
B	103	FIRST	1161	1285	1543
B	104	FIRST	1161	1285	1543
B	201	SECOND	1321	1461	1754
B	202	SECOND	1321	1461	1754
B	203	SECOND	1161	1285	1543
B	204	SECOND	1161	1285	1543
B	301	THIRD	1321	1461	1754
B	302	THIRD	1321	1461	1754
B	303	THIRD	1161	1285	1543
B	304	THIRD	1161	1285	1543
B	401	FOURTH	1321	1461	1754
B	402	FOURTH	1321	1461	1754
B	403	FOURTH	1161	1285	1543
B	404	FOURTH	1161	1285	1543
C	101	FIRST	1321	1461	1754
C	102	FIRST	1321	1461	1754
C	103	FIRST	1161	1285	1543
C	104	FIRST	1161	1285	1543
C	201	SECOND	1321	1461	1754
C	202	SECOND	1321	1461	1754
C	203	SECOND	1161	1285	1543
C	204	SECOND	1161	1285	1543
C	301	THIRD	1321	1461	1754
C	302	THIRD	1321	1461	1754
C	303	THIRD	1161	1285	1543
C	304	THIRD	1161	1285	1543
C	401	FOURTH	1321	1461	1754
C	402	FOURTH	1321	1461	1754
C	403	FOURTH	1161	1285	1543
C	404	FOURTH	1161	1285	1543

Block	Apt. No.	Floor	Carpet Area in sq.ft.	Plinth Area in sq.ft.	Saleable Area in sq.ft.
D	101	FIRST	1321	1461	1754
D	102	FIRST	1321	1461	1754
D	103	FIRST	1161	1285	1543
D	104	FIRST	1161	1285	1543
D	201	SECOND	1321	1461	1754
D	202	SECOND	1321	1461	1754
D	203	SECOND	1161	1285	1543
D	204	SECOND	1161	1285	1543
D	301	THIRD	1321	1461	1754
D	302	THIRD	1321	1461	1754
D	303	THIRD	1161	1285	1543
D	304	THIRD	1161	1285	1543
D	401	FOURTH	1321	1461	1754
D	402	FOURTH	1321	1461	1754
D	403	FOURTH	1161	1285	1543
D	404	FOURTH	1161	1285	1543
E	101	FIRST	1321	1461	1754
E	102	FIRST	1321	1461	1754
E	103	FIRST	1161	1285	1543
E	104	FIRST	1161	1285	1543
E	201	SECOND	1321	1461	1754
E	202	SECOND	1321	1461	1754
E	203	SECOND	1161	1285	1543
E	204	SECOND	1161	1285	1543
E	301	THIRD	1321	1461	1754
E	302	THIRD	1321	1461	1754
E	303	THIRD	1161	1285	1543
E	304	THIRD	1161	1285	1543
E	401	FOURTH	1321	1461	1754
E	402	FOURTH	1321	1461	1754
E	403	FOURTH	1161	1285	1543
E	404	FOURTH	1161	1285	1543
F	101	FIRST	1321	1461	1754
F	102	FIRST	1321	1461	1754
F	103	FIRST	1161	1285	1543
F	104	FIRST	1161	1285	1543
F	201	SECOND	1321	1461	1754
F	202	SECOND	1321	1461	1754
F	203	SECOND	1161	1285	1543
F	204	SECOND	1161	1285	1543
F	301	THIRD	1321	1461	1754
F	302	THIRD	1321	1461	1754
F	303	THIRD	1161	1285	1543
F	304	THIRD	1161	1285	1543
F	401	FOURTH	1321	1461	1754
F	402	FOURTH	1321	1461	1754
F	403	FOURTH	1161	1285	1543
F	404	FOURTH	1161	1285	1543

Block	Apt. No.	Floor	Carpet Area in sq.ft.	Plinth Area in sq.ft.	Saleable Area in sq.ft.
G	101	FIRST	1161	1285	1543
G	102	FIRST	1161	1285	1543
G	103	FIRST	1321	1461	1754
G	104	FIRST	1321	1461	1754
G	201	SECOND	1161	1285	1543
G	202	SECOND	1161	1285	1543
G	203	SECOND	1321	1461	1754
G	204	SECOND	1321	1461	1754
G	301	THIRD	1161	1285	1543
G	302	THIRD	1161	1285	1543
G	303	THIRD	1321	1461	1754
G	304	THIRD	1321	1461	1754
G	401	FOURTH	1161	1285	1543
G	402	FOURTH	1161	1285	1543
G	403	FOURTH	1321	1461	1754
G	404	FOURTH	1321	1461	1754
H	101	FIRST	1161	1285	1543
H	102	FIRST	1161	1285	1543
H	103	FIRST	1321	1461	1754
H	104	FIRST	1321	1461	1754
H	201	SECOND	1161	1285	1543
H	202	SECOND	1161	1285	1543
H	203	SECOND	1321	1461	1754
H	204	SECOND	1321	1461	1754
H	301	THIRD	1161	1285	1543
H	302	THIRD	1161	1285	1543
H	303	THIRD	1321	1461	1754
H	304	THIRD	1321	1461	1754
H	401	FOURTH	1161	1285	1543
H	402	FOURTH	1161	1285	1543
H	403	FOURTH	1321	1461	1754
H	404	FOURTH	1321	1461	1754
J	101	FIRST	1285	1422	1708
J	102	FIRST	1285	1422	1708
J	103	FIRST	1321	1461	1754
J	104	FIRST	1321	1461	1754
J	201	SECOND	1285	1422	1708
J	202	SECOND	1285	1422	1708
J	203	SECOND	1321	1461	1754
J	204	SECOND	1321	1461	1754
J	301	THIRD	1285	1422	1708
J	302	THIRD	1285	1422	1708
J	303	THIRD	1321	1461	1754
J	304	THIRD	1321	1461	1754
K	101	FIRST	1161	1285	1543
K	102	FIRST	1161	1285	1543
K	103	FIRST	1321	1461	1754
K	104	FIRST	1321	1461	1754

# Apartment Selection Guide

Block	Apt. No.	Floor	Carpet Area in sq.ft.	Plinth Area in sq.ft.	Saleable Area in sq.ft.
K	201	SECOND	1161	1285	1543
K	202	SECOND	1161	1285	1543
K	203	SECOND	1321	1461	1754
K	204	SECOND	1321	1461	1754
K	301	THIRD	1161	1285	1543
K	302	THIRD	1161	1285	1543
K	303	THIRD	1321	1461	1754
K	304	THIRD	1321	1461	1754
K	401	FOURTH	1161	1285	1543
K	402	FOURTH	1161	1285	1543
K	403	FOURTH	1321	1461	1754
K	404	FOURTH	1321	1461	1754
L	101	FIRST	1285	1422	1708
L	102	FIRST	1285	1422	1708
L	103	FIRST	1321	1461	1754
L	104	FIRST	1321	1461	1754
L	201	SECOND	1285	1422	1708
L	202	SECOND	1285	1422	1708
L	203	SECOND	1321	1461	1754
L	204	SECOND	1321	1461	1754
L	301	THIRD	1285	1422	1708
L	302	THIRD	1285	1422	1708
L	303	THIRD	1321	1461	1754
L	304	THIRD	1321	1461	1754
L	401	FOURTH	1285	1422	1708
L	402	FOURTH	1285	1422	1708
L	403	FOURTH	1321	1461	1754
L	404	FOURTH	1321	1461	1754

For example, in Apt. No. B 201  
 B - indicates the Block  
 2 - indicates the Floor  
 01 - indicates Apartment No.



# Central Park Sports and Recreation Centre

Your life is on the fast track, no doubt. But you need to stop by and smell the flowers, to spend quality time with your loved ones and get recharged. And to do that, you need to have relaxation and recreation facilities at your doorstep.

Situated right in the heart of the IT corridor, the *Central Park Sports and Recreation Centre* will exclusively be available for those who book their homes at *The Central Park Complexes*.

Equipped with a state-of-art gym, indoor & outdoor game areas, an ozonized swimming pool, a mini theatre and an eatery, it is the best place to chill after a hard day's work!







Swimming Pool



Gym

## Opportunity Beckons

at Central Park



Cognizant



Tecci Park



KLA TENCOR



HCL



Infosys

## Attention Focused

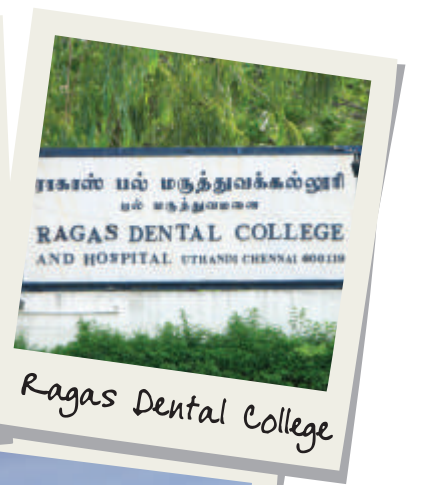
on Central Park



Lifeline Hospitals



Sathyabama Univ...



Ragas Dental College



AMET University



Chettinad Hospital

## Excitement Radiates

from Central Park



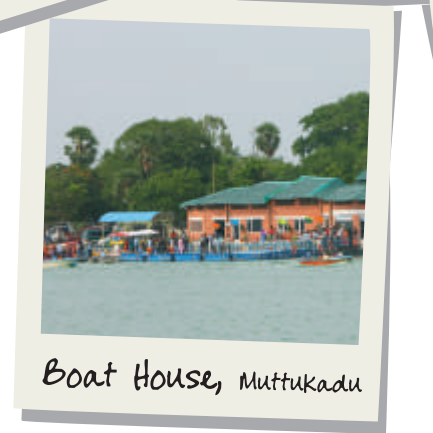
MEM DIZEE WORLD



VGP GOLDEN BEACH RESORT



Mayajaal



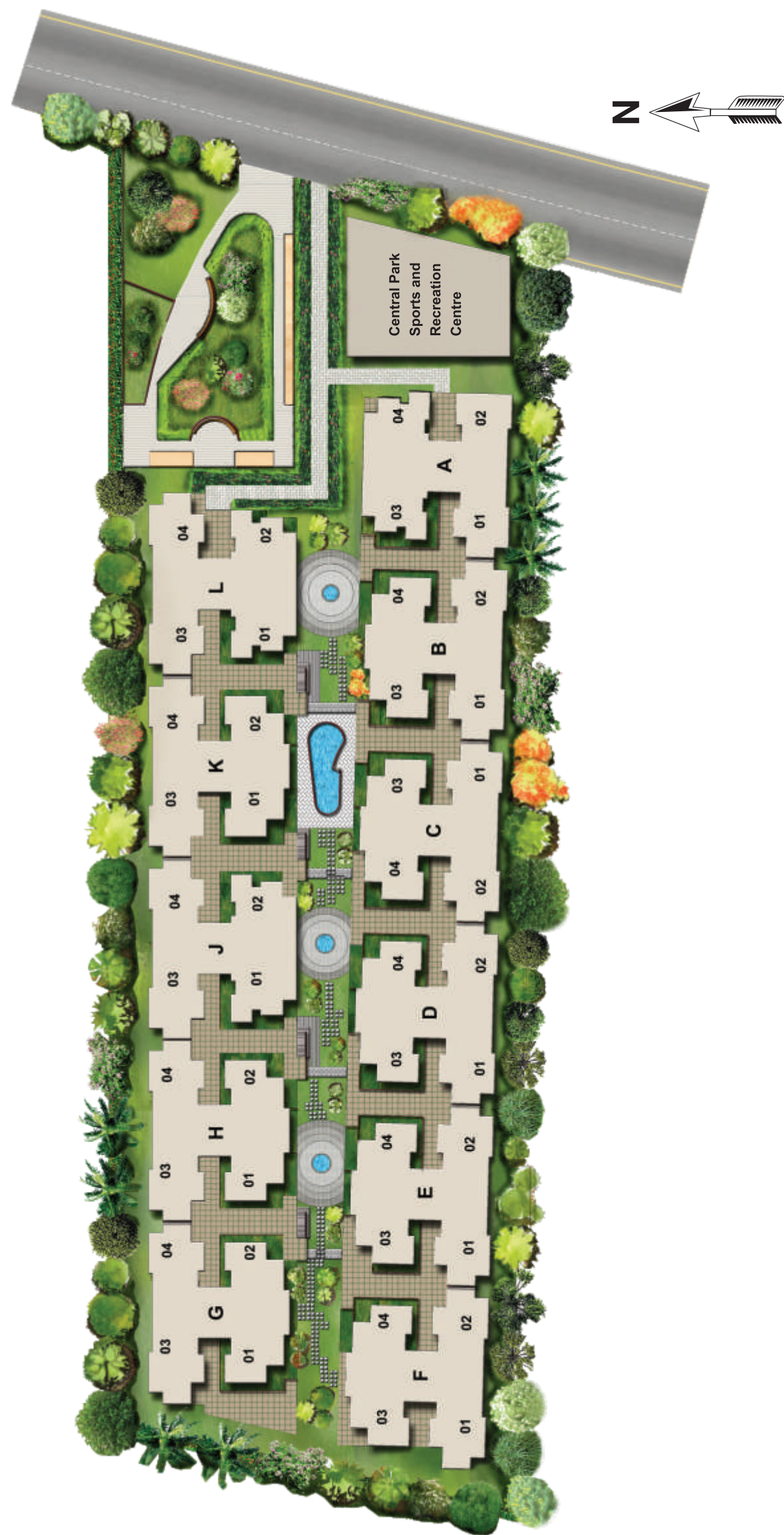
Boat House, Muttukadu



Fisherman's Cove

and much more...

Master / Landscape Plan



## About the Developer

LANCOR HOLDINGS LIMITED is a Public Limited Company listed in the Bombay Stock Exchange, primarily engaged in property development activities.

Lancor, with 25 years of experience in property development, has created several landmarks in Chennai. It's most recent achievement is the successful completion and promotion of a modern, state-of-the-art Information Technology Park called *Menon Eternity* at St. Mary's Road, Chennai.

Lancor has successfully completed 2 phases of their Central Park project, popularly known as *The Central Park* and *The Central Park West* in Sholinganallur. Both these phases has since been occupied.

Lancor is also presently promoting a large residential project called *Abode Valley* in Potheri, GST Road.

The Clasic Group of Companies promoted by Mr. R. Baba Shankar, specializes in the development of independent houses, resulting in the creation of a large gated community in Chennai, apart from being engaged in other property development activities. They also pioneered the concept of retirement homes which are ensconced in and around large farms, lakes and parks where they have planted thousands of flowering and fruit trees, resulting in complete transformation of the landscape.

The Clasic Group has completed the development of a large scale, independent housing colony, complete with roads, street lighting using solar energy and ample supply of fresh water.



### PROJECT ADDRESS

The Central Park South  
Old Mahabalipuram Road  
Sholinganallur, Chennai.

### DEVELOPERS

Central Park West Venture (Firm)



### LANCOR HOLDINGS LIMITED

**Corporate Office:** Arihant VTN Square,  
2nd Floor, New No. 58, Old No.104, G. N. Chetty Road, T. Nagar, Chennai - 600 017.  
*Telefax:* 044-2834 5880 - 84, *e-mail:* marketing@lancor.in *Website:* www.lancor.in

**Sales Office:** VBC Building, II Floor, 78, G.N. Chetty Road, T. Nagar, Chennai - 600 017.  
*Tel:* 044-2834 4708 / 4709, *Mobile No.:* 98840 72936, 98840 72616, 98840 55534, 99626 22192  
*e-mail:* enquiry@lancor.in



### Clasic Farms (Chennai) Ltd.

Clasic Farms Road, Off. Old Mahabalipuram Road,  
Sholinganallur, Chennai - 600 119.  
*e-mail:* clasic@vsnl.com *Website:* www.clasic.com

### ARCHITECTS

M/s. Nataraj & Venkat

### STRUCTURAL CONSULTANT

M/s. V. Sangameswaran

### LEGAL ADVISORS

M/s. Raman & Associates

### PREFERRED FINANCIER



Introduction

Aesthetics

Connectivity

Safety

Recreation

Floor Plans



**LANCOR HOLDINGS LIMITED**

**Corporate Office:** Arihant VTN Square,  
2nd Floor, New No. 58, Old No.104, G. N. Chetty Road, T. Nagar, Chennai - 600 017.  
*Telefax:* 044-2834 5880 - 84, *e-mail:* marketing@lancor.in *Website:* www.lancor.in

**Sales Office:** VBC Building, II Floor, 78, G.N. Chetty Road, T. Nagar, Chennai - 600 017.  
*Tel:* 044-2834 4708 / 4709, *Mobile No.:* 98840 72936, 98840 72616, 98840 55534, 99626 22192  
*e-mail:* enquiry@lancor.in