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PROPOSED Amenities

(T.S NO. 3/11, WARD NO -26(Z), BLOCK NO.04 , VILANKURICHI, Coimbatore)

As given in broacher

S.no.	Items
1	24hrs Security & Surveillance
2	Branded Elevators
3	Backup for common areas and elevators
4	Below ground level Sewage treatment plant
5	Branded vitrified floor tiles for dwelling units
6	Branded sanitary and CP fittings
7	Branded modular switches & sockets
8	Security features with CCTV cameras
9	Smart home features for individual dwelling units
10	Play Area
11	Gym(Stilt floor)
12	Outer lawn with Pathways and seatings

07/08/24

Magnum City

Ar. PRESTON VARGHESE
REG No. CA/2003/42873
Coimbatore LPA/RA/GR-I/19/04/019

TNCD LLP
FORMERLY KNOWN AS TOWN AND CITY DEVELOPERS

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Company Website : www.townandcitydevelopers.com

LLP Identification Number : ACF-0551
GSTIN : 33AAGFT8799R1ZX

MAGNUM CITY

Block No-14, Ward No-Z(26), T.S.No.3/11, (Old S.F.No:377/2pt and 379/1Apt) Vilankurichi Village, Coimbatore - 641004

TNRERA CARPET AREA STATEMENT

Sl. No.	Block	Floor	Flat no.	Type	Rera Carpet Area (Sq.m)	Exclusive balcony (Sq.m)	Exclusive veranda/Utility/Service/open terrace (Sq.m)	Proportionate common area (Sq.m)	Total Area saleable (Sqm)	UDS land area(Sq.m)	Car parking (Nos)	
											Covered	Open
1	A BLOCK	1st floor	A101	3BHKD	72.11	3.350	nil	26.397	103.339	37.487	1	
2			A102	2BHKD	51.54	2.950	nil	19.048	75.038	27.070		
3			A103	2BHKD	51.54	2.950	nil	19.048	75.038	27.070		
4			A104	2BHKD	51.54	2.950	nil	19.048	75.038	27.070		
5			A105	3BHKD	69.04	3.000	nil	25.183	99.223	35.788	1	
6			A106	3BHKD	69.04	3.000	nil	25.183	99.223	35.788	1	
7			A107	3BHKD	69.04	3.000	nil	25.183	99.223	35.788	1	
8			A108	2BHKD	51.54	2.950	nil	19.048	75.038	27.070		
9			A109	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		
10			A110	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		
11			A111	3BHKD	73.160	3.000	nil	26.624	104.284	37.835	1	
12			A112	3BHKD	68.960	2.990	nil	25.152	99.102	35.744	1	
13			A113	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		
14			A114	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		
15			A115	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		
16			A116	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		
17			A117	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		
18			A118	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		

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MAGNUM CITY

Block No-14, Ward No-Z(26), T.S.No.3/11, (Old S.F.No:377/2pt and 379/1Apt) Vilankurichi Village, Coimbatore - 641004

TNRERA CARPET AREA STATEMENT

Sl. No.	Block	Floor	Flat no.	Type	Rera Carpet Area (Sq.m)	Exclusive balcony (Sq.m)	Exclusive veranda/Utility/Service/open terrace (Sq.m)	Proportionate common area (Sq.m)	Total Area saleable (Sqm)	UDS land area(Sq.m)	Car parking (Nos)	
											Covered	Open
19	A BLOCK	2nd floor	A201	3BHKD	72.11	3.350	nil	26.397	103.339	37.487	1	
20			A202	2BHKD	51.54	2.950	nil	19.048	75.038	27.070		
21			A203	2BHKD	51.54	2.950	nil	19.048	75.038	27.070		
22			A204	2BHKD	51.54	2.950	nil	19.048	75.038	27.070		
23			A205	3BHKD	69.04	3.000	nil	25.183	99.223	35.788	1	
24			A206	3BHKD	69.04	3.000	nil	25.183	99.223	35.788	1	
25			A207	3BHKD	69.04	3.000	nil	25.183	99.223	35.788	1	
26			A208	2BHKD	51.54	2.950	nil	19.048	75.038	27.070		
27			A209	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		
28			A210	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		
29			A211	3BHKD	73.160	3.000	nil	26.624	104.284	37.835	1	
30			A212	3BHKD	68.960	2.990	nil	25.152	99.102	35.744	1	
31			A213	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		
32			A214	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		
33			A215	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		
34			A216	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		
35			A217	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		
36			A218	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		

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[illegible]

MAGNUM CITY

Block No-14, Ward No-Z(26), T.S.No.3/11, (Old S.F.No:377/2pt and 379/1Apt) Vilankurichi Village, Coimbatore - 641004

TNRERA CARPET AREA STATEMENT

Sl. No.	Block	Floor	Flat no.	Type	Rera Carpet Area (Sq.m)	Exclusive balcony (Sq.m)	Exclusive veranda/Utility/Service/open terrace (Sq.m)	Proportionate common area (Sq.m)	Total Area saleable (Sqm)	UDS land area(Sq.m)	Car parking (Nos)	
											Covered	Open
37	A BLOCK	3rd floor	A301	3BHKD	72.11	3.350	nil	26.397	103.339	37.487	1	
38			A302	2BHKD	51.54	2.950	nil	19.048	75.038	27.070		
39			A303	2BHKD	51.54	2.950	nil	19.048	75.038	27.070		
40			A304	2BHKD	51.54	2.950	nil	19.048	75.038	27.070		
41			A305	3BHKD	69.04	3.000	nil	25.183	99.223	35.788	1	
42			A306	3BHKD	69.04	3.000	nil	25.183	99.223	35.788	1	
43			A307	3BHKD	69.04	3.000	nil	25.183	99.223	35.788	1	
44			A308	2BHKD	51.54	2.950	nil	19.048	75.038	27.070		
45			A309	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		
46			A310	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		
47			A311	3BHKD	73.160	3.000	nil	26.624	104.284	37.835	1	
48			A312	3BHKD	68.960	2.990	nil	25.152	99.102	35.744	1	
49			A313	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		
50			A314	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		
51			A315	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		
52			A316	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		
53			A317	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		
54			A318	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		

For TNCD LLP

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MAGNUM CITY

Block No-14, Ward No-Z(26), T.S.No.3/11, (Old S.F.No:377/2pt and 379/1Apt) Vilankurichi Village, Coimbatore - 641004

TNRERA CARPET AREA STATEMENT

Sl. No.	Block	Floor	Flat no.	Type	Rera Carpet Area (Sq.m)	Exclusive balcony (Sq.m)	Exclusive veranda/Utility/Service/open terrace (Sq.m)	Proportionate common area (Sq.m)	Total Area saleable (Sqm)	UDS land area(Sq.m)	Car parking (Nos)	
											Covered	Open
55	A BLOCK	4th floor	A401	3BHKD	72.11	3.350	nil	26.397	103.339	37.487	1	
56			A402	2BHKD	51.54	2.950	nil	19.048	75.038	27.070		
57			A403	2BHKD	51.54	2.950	nil	19.048	75.038	27.070		
58			A404	2BHKD	51.54	2.950	nil	19.048	75.038	27.070		
59			A405	3BHKD	69.04	3.000	nil	25.183	99.223	35.788	1	
60			A406	3BHKD	69.04	3.000	nil	25.183	99.223	35.788	1	
61			A407	3BHKD	69.04	3.000	nil	25.183	99.223	35.788	1	
62			A408	2BHKD	51.54	2.950	nil	19.048	75.038	27.070		
63			A409	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		
64			A410	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		
65			A411	3BHKD	73.160	3.000	nil	26.624	104.284	37.835	1	
66			A412	3BHKD	68.960	2.990	nil	25.152	99.102	35.744	1	
67			A413	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		
68			A414	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		
69			A415	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		
70			A416	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		
71			A417	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		
72			A418	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		

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MAGNUM CITY

Block No-14, Ward No-Z(26), T.S.No.3/11, (Old S.F.No:377/2pt and 379/1Apt) Vilankurichi Village, Coimbatore - 641004

TNRERA CARPET AREA STATEMENT

Sl. No.	Block	Floor	Flat no.	Type	Rera Carpet Area (Sq.m)	Exclusive balcony (Sq.m)	Exclusive veranda/Utility/Service/open terrace (Sq.m)	Proportionate common area (Sq.m)	Total Area saleable (Sqm)	UDS land area(Sq.m)	Car parking (Nos)	
											Covered	Open
73	A BLOCK	5th floor	A501	3BHKD	72.11	3.350	nil	26.397	103.339	37.487	1	
74			A502	2BHKD	51.54	2.950	nil	19.048	75.038	27.070		
75			A503	2BHKD	51.54	2.950	nil	19.048	75.038	27.070		
76			A504	2BHKD	51.54	2.950	nil	19.048	75.038	27.070		
77			A505	3BHKD	69.04	3.000	nil	25.183	99.223	35.788	1	
78			A506	3BHKD	69.04	3.000	nil	25.183	99.223	35.788	1	
79			A507	3BHKD	69.04	3.000	nil	25.183	99.223	35.788	1	
80			A508	2BHKD	51.54	2.950	nil	19.048	75.038	27.070		
81			A509	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		
82			A510	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		
83			A511	3BHKD	73.160	3.000	nil	26.624	104.284	37.835	1	
84			A512	3BHKD	68.960	2.990	nil	25.152	99.102	35.744	1	
85			A513	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		
86			A514	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		
87			A515	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		
88			A516	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		
89			A517	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		
90			A518	2BHKD	51.540	2.950	nil	19.048	75.038	27.070		

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MAGNUM CITY

Block No-14, Ward No-Z(26), T.S.No.3/11, (Old S.F.No:377/2pt and 379/1Apt) Vilankurichi Village, Coimbatore - 641004

TNRERA CARPET AREA STATEMENT

Sl. No.	Block	Floor	Flat no.	Type	Rera Carpet Area (Sq.m)	Exclusive balcony (Sq.m)	Exclusive veranda/Utility/Service/open terrace (Sq.m)	Proportionate common area (Sq.m)	Total Area saleable (Sqm)	UDS land area(Sq.m)	Car parking (Nos)	
											Covered	Open
91	B BLOCK	1st floor	B101	1BHK	34.88	2.950	nil	13.224	52.054	18.793		
92			B102	2BHKD	51.54	2.950	nil	19.048	75.038	27.070		
93			B103	2BHKD	51.54	2.950	nil	19.048	75.038	27.070		
94			B104	3BHKD	69.03	3.000	nil	25.180	99.210	35.783	1	
95			B105	3BHKD	69.03	3.000	nil	25.180	99.210	35.783	1	
96			B106	3BHKD	69.03	3.000	nil	25.180	99.210	35.783	1	
97			B107	2BHKD	50.09	2.950	nil	18.542	73.082	26.350		
98			B108	2BHKD	50.09	2.950	nil	18.542	73.082	26.350		
99			B109	3BHKD	68.720	3.000	nil	25.072	98.792	35.629	1	
100			B110	3BHKD	68.720	3.000	nil	25.072	98.792	35.629	1	
101			B111	2BHKD	50.090	2.950	nil	18.542	73.082	26.350		
102			B112	2BHKD	50.090	2.950	nil	18.542	73.082	26.350		
103			B113	2BHKD	51.570	2.950	nil	19.059	75.079	27.085		
104			B114	2BHKD	51.570	2.950	nil	19.059	75.079	27.085		

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											Covered	Open
105	B BLOCK	2nd floor	B201	1BHK	34.88	2.950	nil	13.224	52.054	18.793		
106			B202	2BHKD	51.54	2.950	nil	19.048	75.038	27.070		
107			B203	2BHKD	51.54	2.950	nil	19.048	75.038	27.070		
108			B204	3BHKD	69.03	3.000	nil	25.180	99.210	35.783	1	
109			B205	3BHKD	69.03	3.000	nil	25.180	99.210	35.783	1	
110			B206	3BHKD	69.03	3.000	nil	25.180	99.210	35.783	1	
111			B207	2BHKD	50.09	2.950	nil	18.542	73.082	26.350		
112			B208	2BHKD	50.09	2.950	nil	18.542	73.082	26.350		
113			B209	3BHKD	68.720	3.000	nil	25.072	98.792	35.629	1	
114			B210	3BHKD	68.720	3.000	nil	25.072	98.792	35.629	1	
115			B211	2BHKD	50.090	2.950	nil	18.542	73.082	26.350		
116			B212	2BHKD	50.090	2.950	nil	18.542	73.082	26.350		
117			B213	2BHKD	51.570	2.950	nil	19.059	75.079	27.085		
118			B214	2BHKD	51.570	2.950	nil	19.059	75.079	27.085		

For TNCD LLP

Designated Partner

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REG No. CA/2008/42873
Coimbatore LPA/RA/GR-I/19/04/019

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Company Website : www.townandcitydevelopers.com

LLP Registration Number : ACF 0561
GSTIN : 33AAGFT6793R1ZX

MAGNUM CITY

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TNRERA CARPET AREA STATEMENT

Sl. No.	Block	Floor	Flat no.	Type	Rera Carpet Area (Sq.m)	Exclusive balcony (Sq.m)	Exclusive veranda/Utility/Service/open terrace (Sq.m)	Proportionate common area (Sq.m)	Total Area saleable (Sqm)	UDS land area(Sq.m)	Car parking (Nos)	
											Covered	Open
119	B BLOCK	3rd floor	B301	1BHK	34.88	2.950	nil	13.224	52.054	18.793		
120			B302	2BHKD	51.54	2.950	nil	19.048	75.038	27.070		
121			B303	2BHKD	51.54	2.950	nil	19.048	75.038	27.070		
122			B304	3BHKD	69.03	3.000	nil	25.180	99.210	35.783	1	
123			B305	3BHKD	69.03	3.000	nil	25.180	99.210	35.783	1	
124			B306	3BHKD	69.03	3.000	nil	25.180	99.210	35.783	1	
125			B307	2BHKD	50.09	2.950	nil	18.542	73.082	26.350		
126			B308	2BHKD	50.09	2.950	nil	18.542	73.082	26.350		
127			B309	3BHKD	68.720	3.000	nil	25.072	98.792	35.629	1	
128			B310	3BHKD	68.720	3.000	nil	25.072	98.792	35.629	1	
129			B311	2BHKD	50.090	2.950	nil	18.542	73.082	26.350		
130			B312	2BHKD	50.090	2.950	nil	18.542	73.082	26.350		
131			B313	2BHKD	51.570	2.950	nil	19.059	75.079	27.085		
132			B314	2BHKD	51.570	2.950	nil	19.059	75.079	27.085		

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											Covered	Open
133	B BLOCK	4th floor	B401	1BHK	34.88	2.950	nil	13.224	52.054	18.793		
134			B402	2BHKD	51.54	2.950	nil	19.048	75.038	27.070		
135			B403	2BHKD	51.54	2.950	nil	19.048	75.038	27.070		
136			B404	3BHKD	69.03	3.000	nil	25.180	99.210	35.783	1	
137			B405	3BHKD	69.03	3.000	nil	25.180	99.210	35.783	1	
138			B406	3BHKD	69.03	3.000	nil	25.180	99.210	35.783	1	
139			B407	2BHKD	50.09	2.950	nil	18.542	73.082	26.350		
140			B408	2BHKD	50.09	2.950	nil	18.542	73.082	26.350		
141			B409	3BHKD	68.720	3.000	nil	25.072	98.792	35.629	1	
142			B410	3BHKD	68.720	3.000	nil	25.072	98.792	35.629	1	
143			B411	2BHKD	50.090	2.950	nil	18.542	73.082	26.350		
144			B412	2BHKD	50.090	2.950	nil	18.542	73.082	26.350		
145			B413	2BHKD	51.570	2.950	nil	19.059	75.079	27.085		
146			B414	2BHKD	51.570	2.950	nil	19.059	75.079	27.085		

For TNCD LLP

Designated Partner

Ar. PRESTON VARGHESE
REG No. CA/2008/42873
Coimbatore LPA/RA/GR-I/19/04/019

TNCD LLP

FORMERLY KNOWN AS TOWN AND CITY DEVELOPERS

126, Dist. Arts College Road, Coimbatore - 641018
Tel : +91 422 4343430 Fax : +91 422 4343530

Corporate Website : www.tncdgroup.com
Company Website : www.townandcitydevelopers.com

LLP Identification Number : AOF-0551
GSTIN : 33AAGFT8790R1ZX

MAGNUM CITY

Block No-14, Ward No-Z(26), T.S.No.3/11, (Old S.F.No:377/2pt and 379/1Apt) Vilankurichi Village, Coimbatore - 641004

TNRERA CARPET AREA STATEMENT

Sl. No.	Block	Floor	Flat no.	Type	Rera Carpet Area (Sq.m)	Exclusive balcony (Sq.m)	Exclusive veranda/Utility/Service/open terrace (Sq.m)	Proportionate common area (Sq.m)	Total Area saleable (Sqm)	UDS land area(Sq.m)	Car parking (Nos)	
											Covered	Open
147	B BLOCK	5th floor	B501	1BHK	34.88	2.950	nil	13.224	52.054	18.793		
148			B502	2BHKD	51.54	2.950	nil	19.048	75.038	27.070		
149			B503	2BHKD	51.54	2.950	nil	19.048	75.038	27.070		
150			B504	3BHKD	69.03	3.000	nil	25.180	99.210	35.783	1	
151			B505	3BHKD	69.03	3.000	nil	25.180	99.210	35.783	1	
152			B506	3BHKD	69.03	3.000	nil	25.180	99.210	35.783	1	
153			B507	2BHKD	50.09	2.950	nil	18.542	73.082	26.350		
154			B508	2BHKD	50.09	2.950	nil	18.542	73.082	26.350		
155			B509	3BHKD	68.720	3.000	nil	25.072	98.792	35.629	1	
156			B510	3BHKD	68.720	3.000	nil	25.072	98.792	35.629	1	
157			B511	2BHKD	50.090	2.950	nil	18.542	73.082	26.350		
158			B512	2BHKD	50.090	2.950	nil	18.542	73.082	26.350		
159			B513	2BHKD	51.570	2.950	nil	19.059	75.079	27.085		
160			B514	2BHKD	51.570	2.950	nil	19.059	75.079	27.085		
									TOTAL	4771.90	133	

** = (Area as per schedule of property in sale deed Or Document area) – Handover Road = Total UDS
= 4856.00 – 84.10 = 4771.90 Sqm

Note : As per approved plan totally 133nos covered car parking provided. The total parking required for this project as per norms is 55 which will be allotted to the respective flats as marked. The balance flats are under LIG, so car parking is note required hence remaining car parking will be allotted based on the First come first serve basis.

Ar. PRESTON VARGHESE
REG No. CA/2008/42873
Coimbatore LPA/RA/GR-I/19/04/019

For TNCD LLP

Designated Partner

MAGNUM CITY

TOWN & CITY DEVELOPERS
KG GROUP



FRAMING FUTURE

For TNCD LLP

Designated Partner

Experience the vibrant energy of Magnum City.



Magnum City frames each precious moment, creating an environment where residents can truly experience the grandeur of life.

Here, living spaces are meticulously crafted with innovative framing ideas, ensuring a superior quality of life. Residents awaken to fresh air, lush greenery, and an abundance of amenities designed to enhance every moment spent with loved ones.

Magnum City epitomizes grandeur, excellence, and high-quality living, redefining urban lifestyles. Just as a magnum opus offers a masterpiece in every detail, Magnum City provides exceptional living spaces tailored to each individual, regardless of age.

Urban Living Redefined...

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Designated Partner

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MAGNUM CITY



KG worldwide

A Tradition of Trust since 1932

KG GROUP: 90 YEARS OF INTEGRITY AND INNOVATION

Founded in 1932 by the esteemed industrialist and philanthropist, Dharmaveera K Govindasvamy Naidu, The KG Group has emerged as one of South India's most revered industrial conglomerates. With a legacy spanning nine decades, KG Group epitomises a tradition of trust, guided by core values of integrity, quality, innovation, and customer focus.

For TNCD LLP

Vanjinad

Designated Partner


1932
The Beginning
of a New Era...
With a deep commitment to societal well-being initiatives in Education, Healthcare and Community Service, we reaffirm the following:
• Upholding our founder's vision for society
• Creating positive impact on communities
• Dedicated to sustainable development
• Championing environmental protection
• Promoting social responsibility
• Advocating for energy-efficient solutions
• Driving economic progress
For TNCD LLP
Designated Partner

TOWN & CITY DEVELOPERS
KG GROUP

LEADING THE WAY:

SETTING NEW STANDARDS IN HOME OWNERSHIP

Town & City Developers, an earnest endeavor by KG Group, has reshaped the landscape of affordable housing over the past 12 years. With a strong emphasis on comfort and quality, we redefine expectations, crafting value-driven projects that exceed standards and elevate lifestyles.

For TNCD LLP

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90+ Years of Trust

Location Advantage

Superior Construction

High Quality

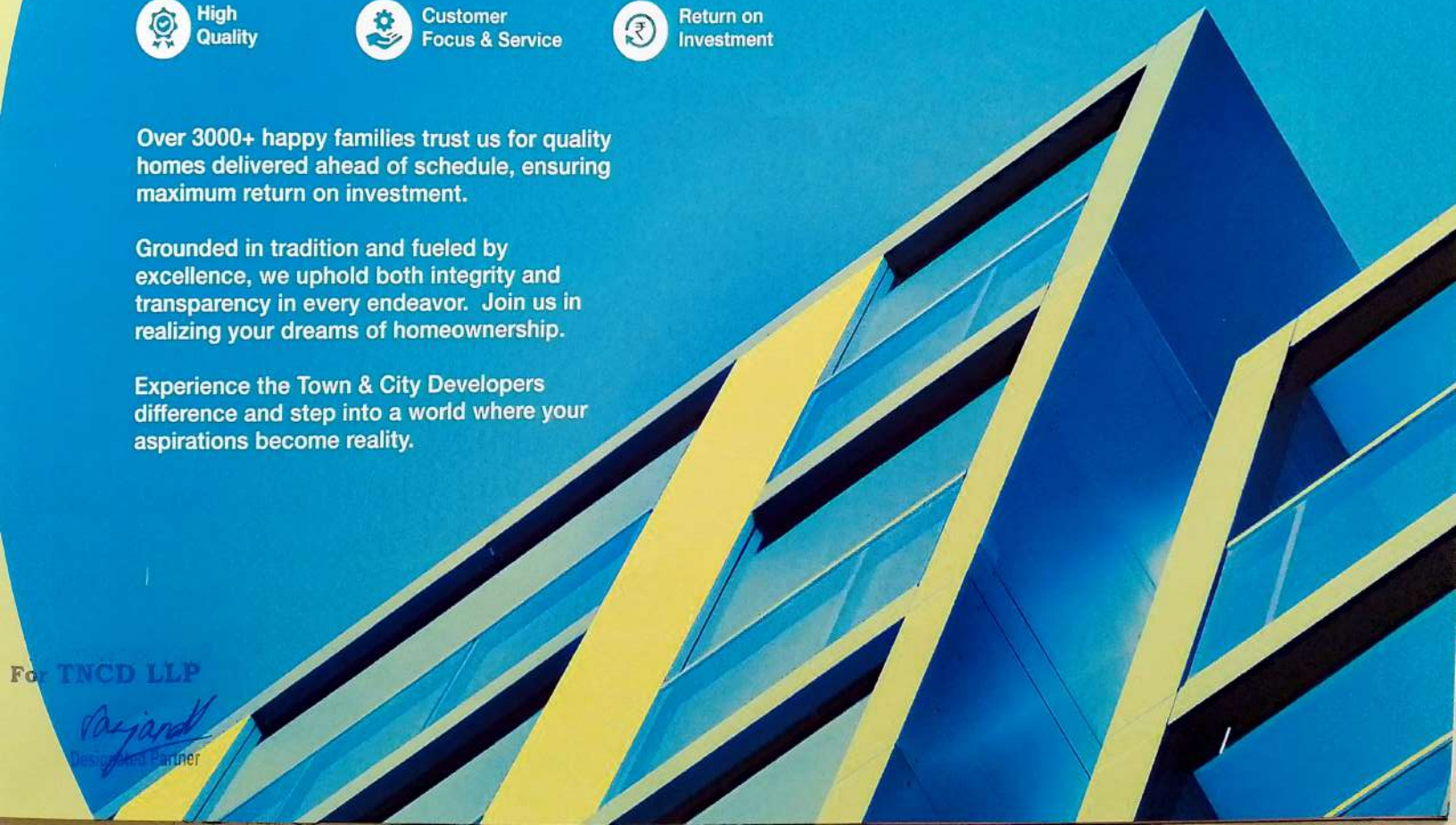
Customer Focus & Service

Return on Investment

Over 3000+ happy families trust us for quality homes delivered ahead of schedule, ensuring maximum return on investment.

Grounded in tradition and fueled by excellence, we uphold both integrity and transparency in every endeavor. Join us in realizing your dreams of homeownership.

Experience the Town & City Developers difference and step into a world where your aspirations become reality.



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COIMBATORE

The City of Promise & Potential

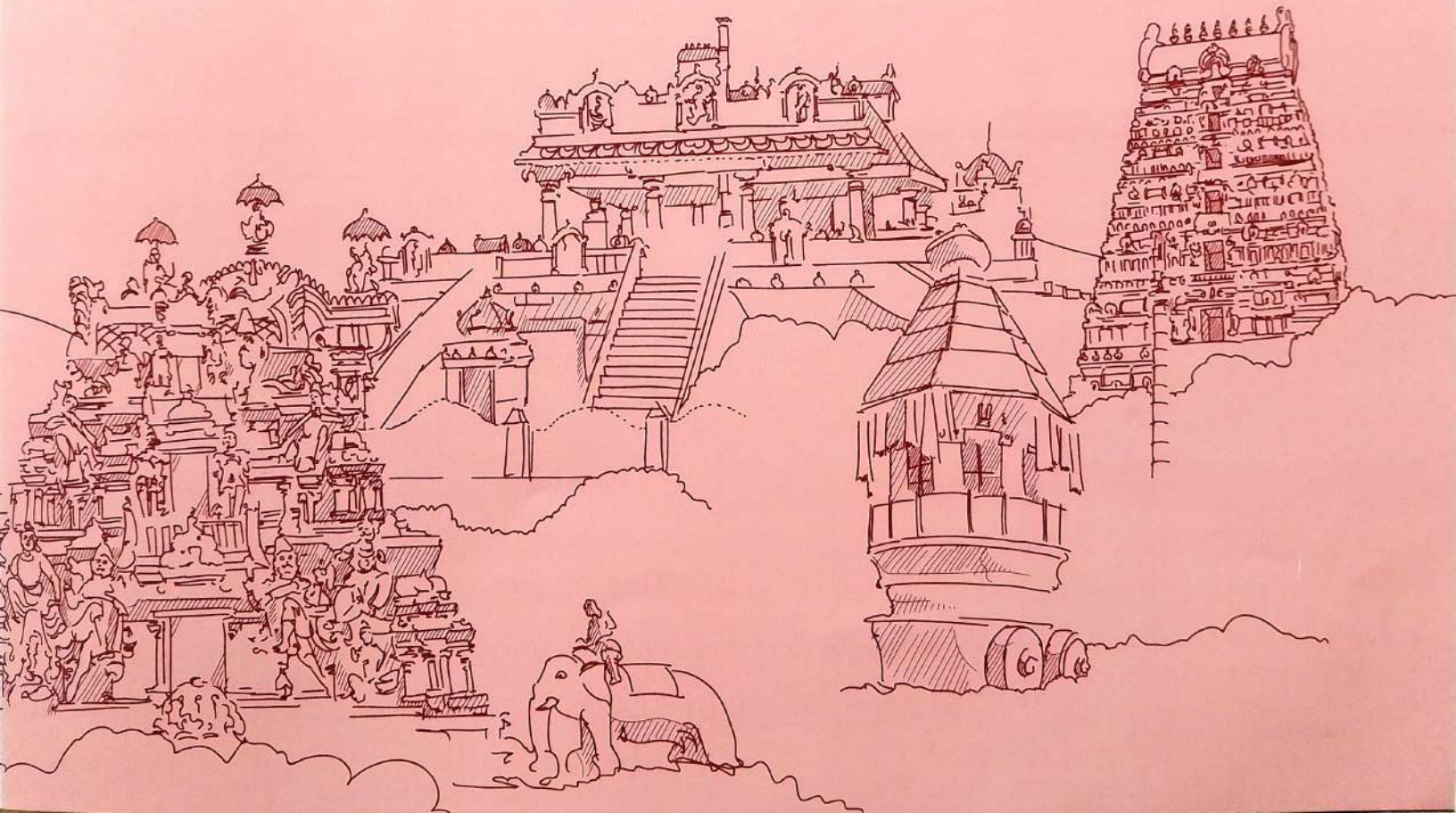


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Coimbatore has witnessed a remarkable surge in real estate development with a plethora of residential, commercial and industrial projects dotting its skyline. The city's strategic location, coupled with a robust infrastructure framework, has made it an attractive destination for investors and home buyers alike.

Attracting a slew of tech companies and startups with its skilled workforce, favorable business environment, and state-of-the-art IT parks, the city is carving a niche for itself in the global tech landscape. The presence of prestigious educational institutions further fuels the talent pipeline, contributing to the city's tech ecosystem.



For TNCD LLP

Designated Partner

HERE'S WHY YOU CAN BE SURE THAT YOU'RE CHOOSING THE BEST:

Prime Location, Unbeatable Convenience



Magnum City is at the epicenter of the city, allowing you to live life to the fullest. Enjoy quick access to major business centers, educational institutions, healthcare facilities, shopping malls, and entertainment hubs.

For TNCD LLP

Designated Partner



Residential Area

High ROI

1, 2 & 3 BHK Flats

Premium Flats

Easily Accessible

Fresh Air

Vaastu Compliant

World Class Amenities

Smart Home Features


MAGNUM
CITY
For TNCD LLP
Designated Partner

Distinctive Living

Capturing the vibrant pulse of the city, Magnum City offers a harmonious fusion of convenience and comfort, designed to blend into the vibrant city life.

For TNCD LLP

Designated Partner

AFFORDABLE LUXURY LIVING

Experience a lifestyle of luxury that fits your budget. Our thoughtfully designed apartments boast premium features and modern finishes, providing you with a comfortable and stylish living space that exceeds your expectations without stretching your finances.

SPACIOUS & WELL-DESIGNED APARTMENTS

Each apartment is crafted with attention to detail, offering spacious layouts that optimize natural light & ventilation. Revel in the feeling of openness and freedom as you personalize your living spaces to suit your taste and lifestyle.

UNMATCHED AMENITIES

Indulge in a host of world-class amenities designed to elevate your living experience. Embrace the convenience, luxury, and eco-consciousness that define our future- ready apartment complex. Discover a place where innovation meets comfort, and where sustainable living becomes a way of life.

For TNCD LLP

Designated Partner

SAFETY & SECURITY

Your safety and peace of mind are paramount to us. Top-notch security systems and a vigilant team ensure a secure living environment for you and your loved ones.

LUCRATIVE INVESTMENT OPPORTUNITY

In addition to being an ideal home, Magnum City presents an excellent investment opportunity. With its increasing demand and growth potential, owning a property in this prime location is a wise and lucrative choice for your future.

SECURE PAYMENT PLANS

With options that include home loans and leading bank tie ups, it makes the process easier and hassle-free. Our team ensures that all paperwork and formalities run smooth and quick to aid you in your quest for the possession of a beautiful home.




TOTAL NO.
OF UNITS
160
TYPES
1, 2 &
3 BHK
TOWN
city
NCD LLP
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LOCATION & LIFESTYLE, IN SYNERGY

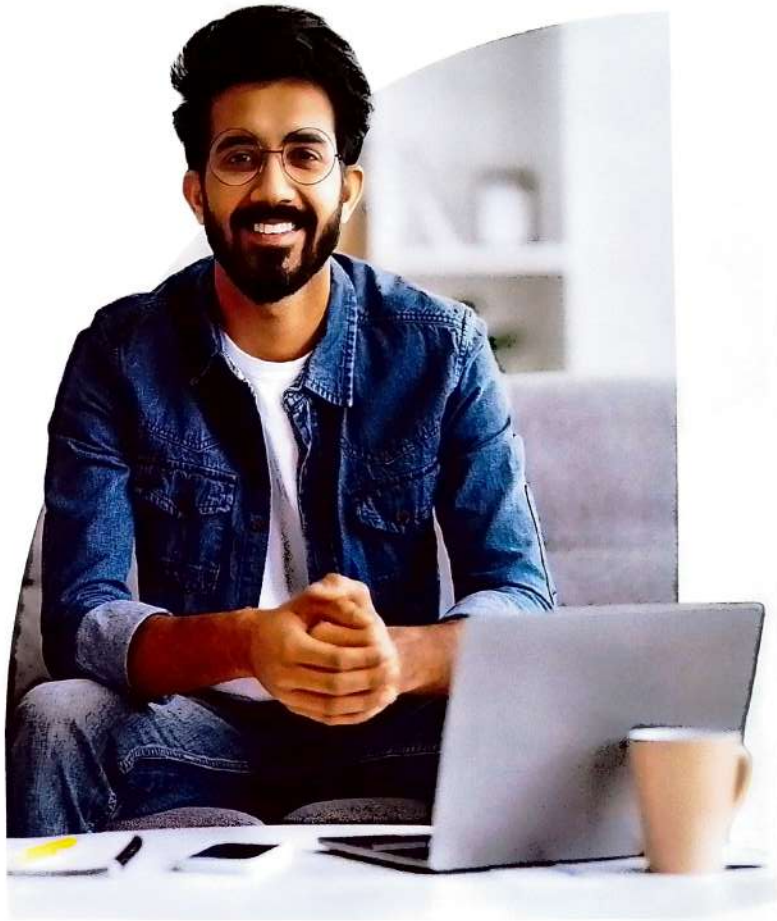
Situated within close proximity to Tidel Park, Magnum City Apartments offer you the all-important aspect of current day living choices: harmonious living with perfect work-life-fun balance. Commuting hassles become a thing of the past with the luxury of a quick commute to your workplace, freeing up precious time for personal pursuits or leisure activities. Experience the convenience and vibrancy of urban living without compromising on comfort.



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The prime location and anticipated growth potential make this an excellent choice for you, whether you are an investor seeking long-term returns or just looking to reside at a posh locality in the heart of the city.



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MASTER PLAN

A BLOCK

North Facing

3BHK (X01, X11, X12) &
2BHK (X02, X03, X04, X16, X17, X18)

East Facing

3BHK (X05, X06, X07) &
2BHK (X08, X09, X10, X13, X14, X15)

B BLOCK

North Facing

1BHK (X01) &
2BHK (X02, X03, X13, X14)
3BHK (X09, X10)

East Facing

3BHK (X04, X05, X06)
2BHK (X07, X08, X11, X12)

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MAGNUM CITY

FLOOR PLAN

1BHK



For TNCD LLP

Designated Partner

EΦ

FLOOR PLAN

2BHK



For TNCD LLP

Designated Partner

N

MAGNUM CITY

FLOOR PLAN

2BHK

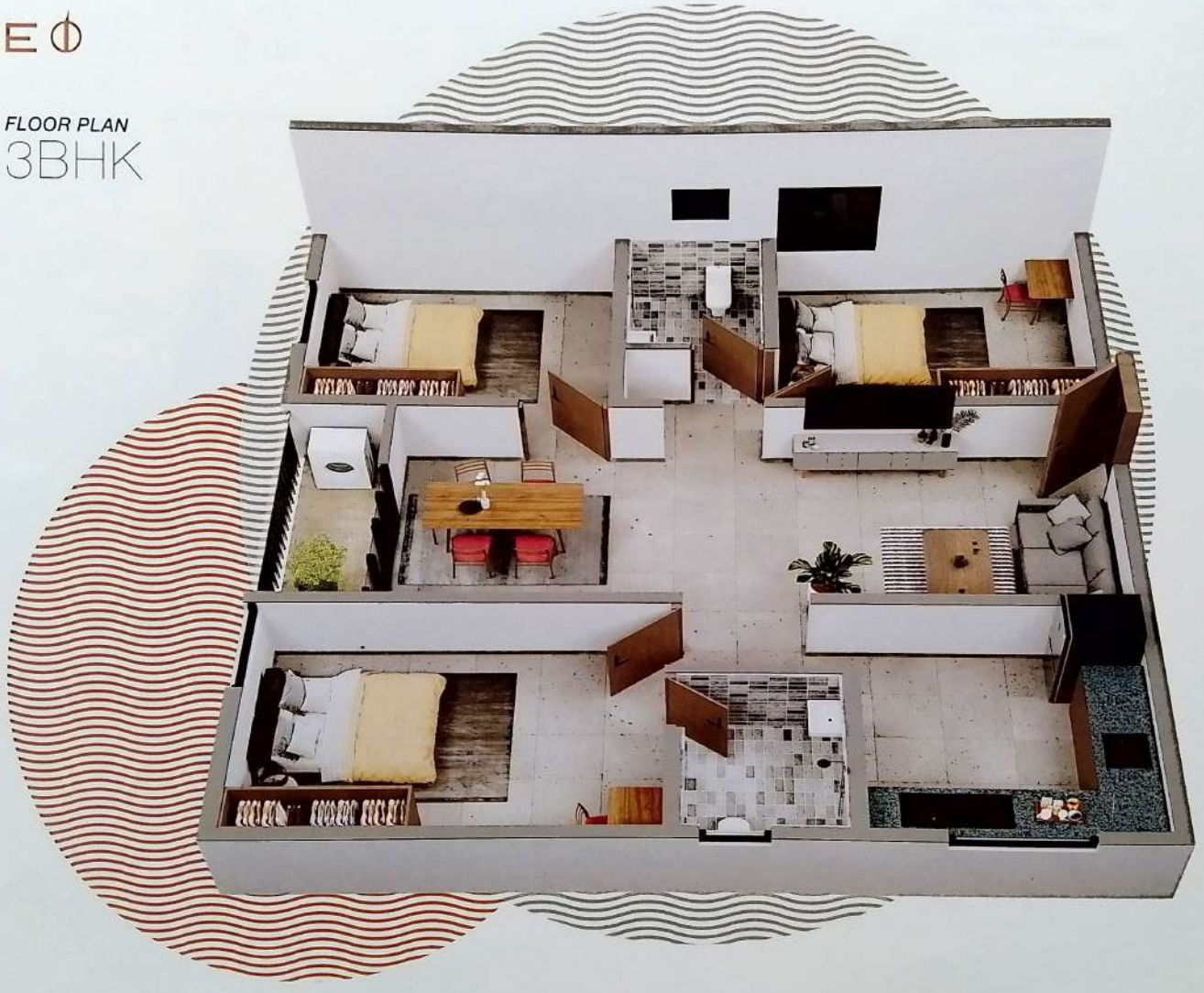


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FLOOR PLAN

3BHK



For TNCD LLP

Designated Partner

MAGNUM CITY

N

FLOOR PLAN

3BHK



SPECIFICATIONS

Building

RCC framed Precast structure, B+S+5 floor configuration, providing stability and strength for reliable construction.

Walls

6 & 4-inch Solid CMU per IS code standards, putty (internal only), and paint finish, ensuring quality construction.

Openings

Steel / wooden entrance door, molded skin shutters for internal doors, FRP for toilets, UPVC windows (with bedroom grills).

Flooring

Reputed brand vitrified tiles for internal floors, ceramic tiles for corridors and balconies.

Interiors

Finish with emulsion paint coat for walls and ceilings, ensuring a refined appearance.

Exteriors

Cement plaster finish or textured putty finishes as per elevation requirements as per design with exterior grade Emulsion Paints

Kitchen

Granite kitchen counter with 2-ft tile dado, following architect's design, and a single-bowl stainless steel sink.

Toilet

Architect-designed ceramic tiles, antiskid floor tiles, and chrome-plated bath fittings from reputable brands.

Water Supply

Bore well for domestic use, STP water for WC flush and garden irrigation.

Electrical

Reputed modular switches, 1-phase for 1 BHK, 3-phase for 2 & 3 BHK, UPS socket provision.

IOT

Basic automation for hall & bedroom (light and fan only) included, additional features charged at actual if needed.

VALUE ADDITIONS

- ✓ 100 KLD SBR underground Sewage treatment Plant with DG back up.
- ✓ Ground water/ Bore water supply for uninterrupted water source.
- ✓ Architecturally designed elevations
- ✓ 3BHK Apartments (no common walls)
- ✓ Vastu compliant
- ✓ Ample ventilation. Well-lit common corridors
- ✓ Socket Provision for UPS (procure and installation client scope) for individual apartments
- ✓ Washing machine inlet and drain in balconies
- ✓ CCTV for lobbies and entrance arch with 24*7 security
- ✓ DG back up for corridor, lift stilt & Basements energy efficient lights
- ✓ EV charging ports at prescribed locations.
- ✓ Power saving Motion sensor lights at parking and common area levels like corridor and lobbies
- ✓ Dual plumbing system (treated water for flushing and garden irrigation)
- ✓ Vertical circulation via reputed brand elevators with DG backup

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LOCATION MAP



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For TNCD LLP

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TOWN & CITY DEVELOPERS
KG GROUP

MAGNUM CITY

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townandcitydevlopers/

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SCAN TO REACH US



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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