

Where Chennai's Heritage Meets

*Contemporary
Living*



NAHAR
EAST
EAST MADA STREET | THIRUVANMIYUR



*A great home
doesn't just come
with a view.*

*It comes with
a perspective*

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Welcome to **Nahar East** - a boutique collection of thoughtfully designed residences in **Thiruvanmiyur**, one of Chennai's most iconic and culturally rich neighbourhoods.

With just 16 premium units and a location nestled in the East Mada Street axis, this is where the charm of old Chennai meets the convenience of modern urban living. Whether you're a homeowner or an investor, Nahar East offers a rare opportunity to own a piece of Chennai's most prized locale.

16 Premium Units

1, 2 & 3 BHK Apartments





*Crafted for Those Who Seek
the Heart of the City*

With a legacy of delivering over 85 landmark developments, Nahar Foundations brings you Nahar East - a compact yet upscale residential project with 1, 2 & 3 BHK apartments, ranging from 542 sq.ft. to 1470 sq.ft., designed with elegant finishes and modern comforts.

Located just steps away from the revered Marundeeswarar Temple, East Coast Road (ECR), and beach access - this is a home that balances tradition, tranquillity, and top-tier convenience.

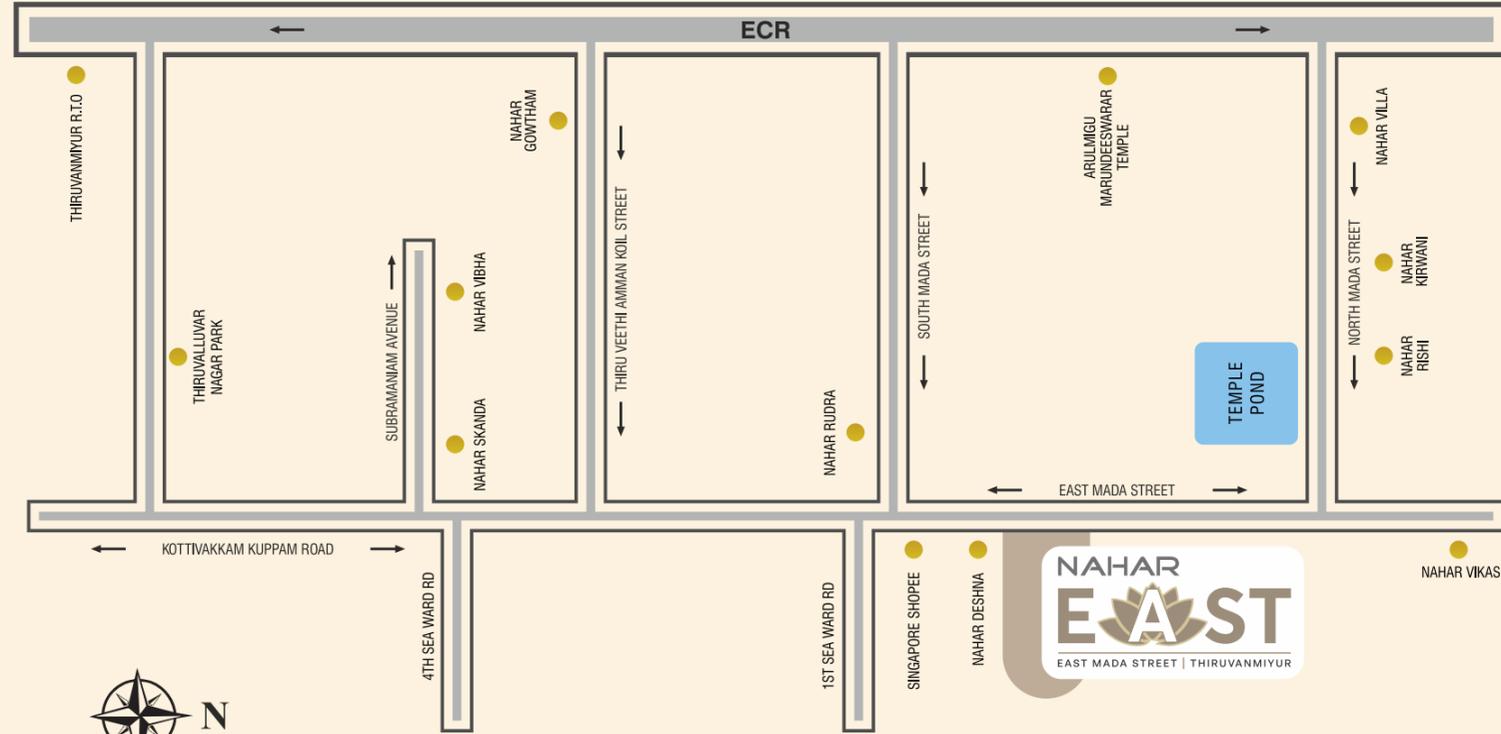
*Designed to Fit Your Pace.
And Your Priorities.*

Nahar East is not about volume. It's about value. With just 16 select homes, privacy and peace come standard. Whether it's a cozy 1 BHK or a spacious 3 BHK with terrace space, every unit is curated to deliver:

- Smart space utilization
- Natural light & ventilation
- High-quality materials and finishes
- Seamless utility access & safety features

This is urban living, thoughtfully compact - not crowded.





LOCATION MAP
(NOT TO SCALE)

Site Address: Nahar East, 34 East Mada Street, Thiruvanniyur, Chennai - 600041

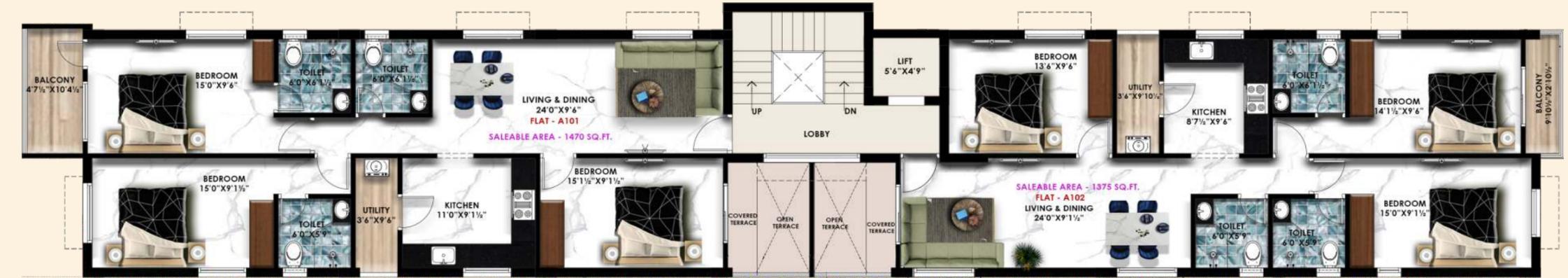
At the Centre of Everything that Matters

Located on East Mada Street, Nahar East is at the cultural and logistical centre of Chennai:

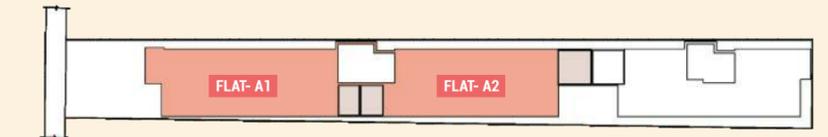
- Walk to Marundeeswarar Temple, beachfront, and local shopping streets
- 2 mins to ECR
- 5 mins to Adyar, Thiruvanniyur MRTS, and Besant Nagar
- Close to reputed schools, hospitals & markets
- A premium, peaceful street - ideal for end-users and investors alike

This isn't just a location. It's a legacy address.

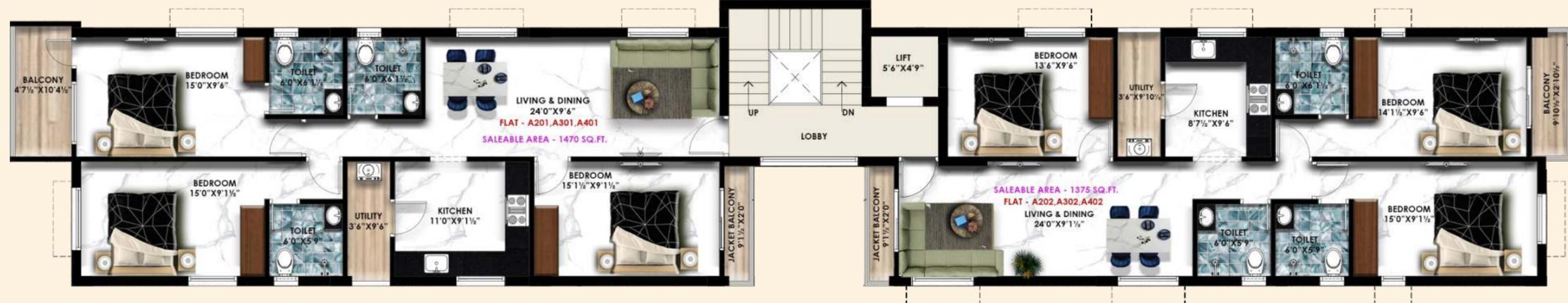
FRONT BLOCK 1ST FLOOR PLAN



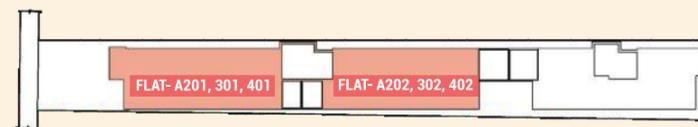
FLAT NO.	SALEABLE AREA + OPEN TERRACE
A101	1470 + 40 SQ. FT.
A102	1375 + 40 SQ. FT.



FRONT BLOCK
2ND to 4TH FLOOR PLAN



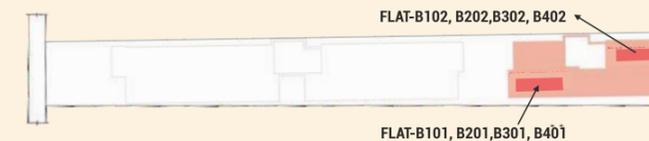
FLAT NO.	SALEABLE AREA
A201 A301 A401	1470 SQ. FT.
A202 A302 A402	1375 SQ. FT.



REAR BLOCK
1ND to 4TH FLOOR PLAN



FLAT NO.	SALEABLE AREA
B101 B201 B301 B401	708 SQ. FT.
B102 B202 B302 B402	542 SQ. FT.



Details That Define Your Daily Living

SPECIFICATIONS :

1. Type of Construction

- Framed structure with RCC columns & beams (as per soil report) over masonry clay wire cut brick walls of 9 inches and 4.5 inches walls plastered and paint finished.
- Ceiling height will be 9'6" feet approximately except in the toilet where it will be 8'6".

2. Flooring

- Living, dining and bedroom area will be finished with good quality 4'x2' vitrified tiles with 4" matching skirting tiles as per design.
- Toilets will be finished with good quality anti-skid ceramic flooring and glazed wall tiles up to 7 feet height.
- Balconies will be finished with good quality matt finished 1'x1' anti-skid tiles.

3. Plumbing and Sanitary

- Concealed CPVC/open UPVC plumbing lines from the overhead tank.
- Closets and Washbasins will be White in colour.
- Provision in plumbing for connecting one geyser in each toilet.
- Hot and cold wall mixer for shower area.
- All C.P. fittings will be provided.

4. Doors

- Main doorframe will be of teak and door shutter will be of good quality imported skin, finished with lacquer varnish.
- Other doors will be with good quality wood frames and flush doors laminated on both sides.
- All door fittings will be of aluminium excepting the front main door, which will have brass fittings.
- Main door will be provided with Mortise lock,

door eye, tower bolt & door stopper.

- Doors to the bedrooms will be provided with cylindrical locks.
- Door and frame will not be provided for kitchen.

5. Windows and Ventilators

- Steel grills (painted) in all windows only.
- Windows will be of UPVC (sliding shutters) quality with 4 mm clear glass panels will be provided.
- Ventilators will be of UPVC quality & Grill will not be provided.

6. Kitchen

- Kitchen platform will be polished granite with a single bowl stainless steel sink and glazed tiles dado of 2'0" feet above the kitchen platform, 3'0" feet dado in utility area (if provided).

7. Loft

- One in kitchen will be provided.

8. Painting

- Acrylic putti will be applied on the ceiling and the walls of flats to have smooth surface and finally finished with one coat of acrylic primer.
- All wooden frames and shutters will be finished with enamel paint.
- Building exterior including balconies will be finished with cement plaster & waterproof paint.
- Staircase area will be finished with cement plaster & acrylic emulsion.

9. Electrical

- Concealed copper wiring suitable for three-phase supply, will be of ISI quality.
- Switches & sockets with adequate points for light, fan and power supply.
- Separate meter for lighting in common areas and the pumps.
- Three phases electricity supply for each flat.

- One calling bell point.

- Provision for Split Air Conditioner in all bedrooms.

10. Water Supply

- One common bore well and one sump.
- One submersible pump for sump and one jet motor for bore.

11. General

- a. Anti-termite treatment.
- b. Aqua guard point in kitchen.
- c. Automatic water level controller for pumps.
- d. Concealed PVC pipes for TV antenna in the living room.
- e. A common junction near the entrance to the building for incoming telephone line, with provision for concealed wiring from this board to points in each flat in the living room.
- f. Rainwater harvesting.

12. Amenities

- a. Generator Backup for lift, motors, lights in common area and lights, fans & 5 amps points in the apartments.
- b. Elevator / Lift.
- c. CCTV at the ground floor only for Security.
- d. Granite Flooring & stainless-steel handrails for Staircase.

Note: All products and materials used in this project will be branded and of the Builder's choice.

THREE DECADES. A MILLION SQUARE FEET. ONE PHILOSOPHY: QUALITY.

For over 30 years, Nahar Foundation's has shaped Chennai's residential landscape with over 85 projects across the city - ranging from apartments and villas to plotted developments. Our mission is simple.

“To build homes that last, in locations that grow”.

We've built our name on timely delivery, ethical practices, clear titles, and homes that reflect our signature blend of design, quality and functionality.

With Nahar East, we continue this tradition - offering you an address that's central, serene and steeped in value.

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www.rera.tn.gov.in



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