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Malgudi
...COMING TO LIFE



From Thiruvannamiyur	62 Kms
From Kelambakkam	55 Kms
From Chengalpat	17 Kms
From Mamallapuram	14 Kms
From Mahindra City East Entrance	11 Kms
From Poonjen Junction	10 Kms
From Pudupattinam	03 Kms

Malgudi

Malgudi, inspired by R. K. Narayan's ideological concept of living with maximum open space allowing one an authentic commune with nature, is bringing to life a surreal locale perfect to live in touch with nature and rediscover oneself.

Located in a scenic enclave at Vittalapuram, just off East Coast Road, 14 Kms from Mamallapuram, Malgudi is planned on a vast area of 50 plus acres, an ethereal haven set amidst a blend of harmonious natural surroundings and hustle-bustle of modern life. Watch your most desired possession take shape in a serene setting amidst natural lush landscape, refreshing backwaters, a few minutes from the sea-beach, coconut groves, sprawling lawns and more.

*80% of 50 plus acres converted into sprawling landscape
ornamented with gardens, stone sculptures, water bodies and more...*



Each villa is built in a twin columned form on an individual plot of land measuring 1/8th of an acre surrounded by picket-fence. Within its boundary lie a vegetable garden, fruit garden, herbs garden and a pleasant sit out area. Exterior brick wall finish and thatched roof give the structure constructed with modern designing and technology a rustic look. Each villa has a neatly paved pathway with an individual car parking facility, a flower bed and a sprawling green lawn adding to its scenic beauty. Loaded with all the modern amenities one would require to indulge in a comfort living, each villa provides you with an essence of blissful life.

*In an attempt to bring the Indian ethnicity to life,
Villa interiors are set to a Mud wall finish*





The interiors of the villas have been designed to provide flowing space with rooms blending into each other. The walls are painted to a rustic Terracotta finish and are adorned with wooden shelves bringing to life the ethnic stroke of the ancient traditional houses. The flooring is laid with the easy to maintain, contemporary matt tile finish. The kitchen is modular in design with spacious cabinets and furnished with electrical and slot provisions for home appliances. Extended seating area on the portico allows one to relax as the sun sets and the heat dies down allowing the pleasant evening sea breeze to set in.



Close proximity to the Sea brings in fresh breeze reducing the scorching heat and create a refreshing atmosphere



The Club house is Organic in shape and is built to allow natural light rays to illuminate the interiors, brilliance of the sunlight during the day and the dreamy stars bouncing off the moonlight by night creating a magical atmosphere within. The structure is stocked with various indoor games, a Restaurant, Bar, Spa, Ayurvedic Massage Centers. Residents can utilize the guest rooms loaded with amenities to provide their guests with a comfortable stay.

Club House is designed to utilize maximum amount of sunlight to light up the interiors to a natural setup





Adjacent to the Club house lie a cluster of attractive and appealing single and double bedroom cottages. Like the Villas, the cottages are built on individual plots with adequate space around with greenery, providing one with freshness to breathe in. Each cottage has a living room, single or double bedroom with attached bathroom and is equipped with modern amenities and facilities allowing the guests to enjoy their stay and endure an experience of a life time.

Designed for optimum utilization of natural energies like solar energy and wind power.

Ariel View





Malgudi has other attractions in its Organic shaped infinity swimming pool placed next to the natural creek giving it a divine atmosphere, children's play area for the little Tot's to have fun, rock climbing corner, two exclusive tennis courts surrounded by a grove of coconut trees, a cricket pitch, jogger's track running around the campus, a multipurpose store catering to the requirements of the day.

Tennis court set among coconut tree groves to provide natural shade and cooling system for the players



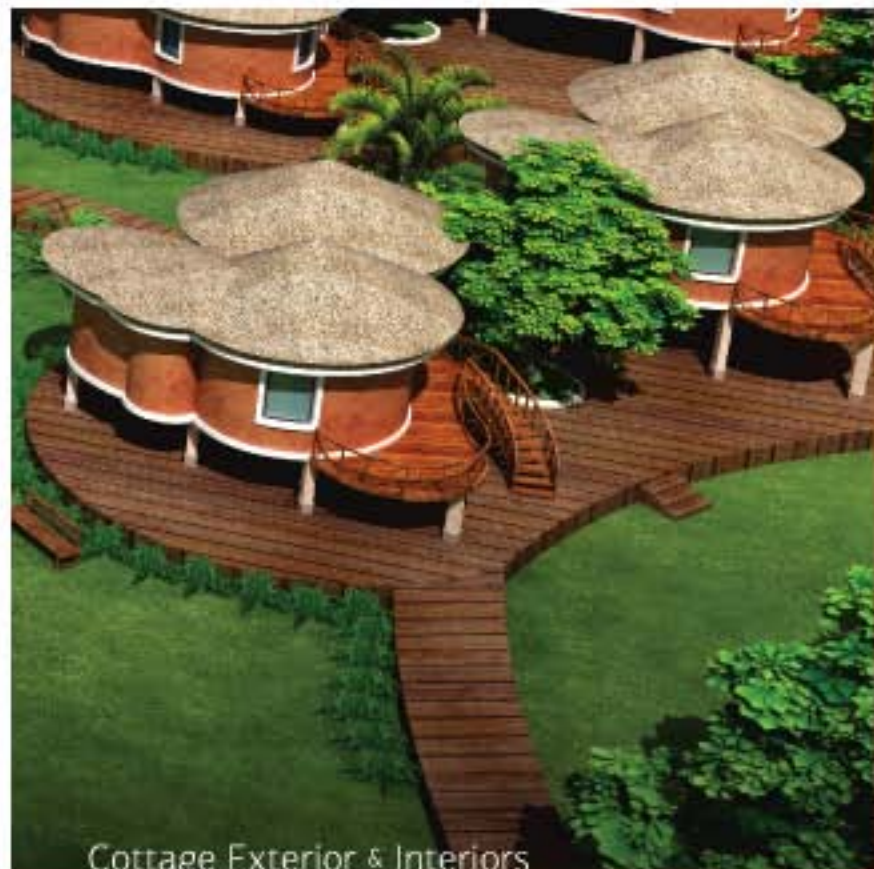


80% of the property is open to the Sky Green spaces enriched with ornate gardens, stone pathways, a huge central park with a meandering stream and lots of greenery allowing you to realize that Malgudi is much more than a mere residential community. Choice of traditional and locally sustainable, low-emission building materials has been combined with contemporary luxuries to bring to life the best living standards. The eco-friendly housing features include natural cooling through cross ventilation, rainwater harvesting, wastewater recycling and optimum utilization of natural energies like solar energy and wind power.

The villas stationed among the picturesque setting of beautiful gardens, glorious colorful flower beds, sprawling lawns, side-by-side flowing backwaters and huge groves of coconut trees and bamboo plants dancing to the music of the wind gives one a feeling of permanent eternalness and affability.

Guest rooms and cottages for the residents to accommodate friends and relatives during their visit, a convenience unparalleled





Cottage Exterior & Interiors



Villa Exterior & Interiors





Cottage Exploded View



Villa Exploded View

Malgudi

Specification

Structure	: Load bearing structure.
Walls	: 9" Flyash bricks and partitions in 4.5" fly ash brick.
Joinery	: Main door frame teakwood with teakwood shutter with stainless steel fittings. Interior doors – recycled wooden frame and 35mm flush door with melamine finish + stainless steel fittings. Windows – UPVC/aluminum with mild steel grills.
Painting	: Ceiling finished with oil bound distemper. Walls rustic texture finished with Acrylic Emulsion. Main door – Melamine finish. Interior doors – Polish finish / synthetic enamel.
Flooring	: Vitrified tile of reputed brand (rustic finish)
Kitchen	: 2ft wide polished granite platform with stainless steel sink and vitrified tile flooring and 2ft ceramic dadoing above counter.
Sanitary fittings / faucets	: Hindware / Parryware or equivalent. Faucets – Jaquar range or equivalent.
Electricity	: Three phase electric supply for each unite with separate meter. Concealed conduit copper wiring switches – MK or equivalent wiring – finolex flame guard.
Power Back-up	: Generators back off for all common lights and amenities and 1 Kw for each farm house.
Water Supply	: Adequate potable water supply. Centralized metered solar water supply system.

Healthy Leisure Pursuits

Club house with the following facilities

- Gymnasium
- Spa
- Ayurvedic Massage
- Party Hall
- Party Lawn
- Restaurant
- Swimming pool with paddle pool
- Indoor Game

Tennis Court
Meditation + Fitness Zone
Jogging Track
Walkway with Benches
Rock Climbing
Children's Play Area
Putting Field
Skating Rink + Cycling Track
Open Air Theater
Viewing Tower + Gazebos
Boating

Amenities

Commercial Area

- ATM
- Departmental Store

Clinic
Maintenance Officer
Servant's Quarters
Driver's Lounge
Water Bodies + Entertainment Parks

*Central sewerage plant with individual RO Systems for individual Villas.
All around the campus compound wall with solar electric system.*

Visionary leadership

Malgudi, Sustainable village is the brainchild of Mr J Ravi, who is the Founder and Trustee of the renowned Prathyusha Engineering College, Chennai. Coming from a family of agricultural background, he is a landlord from remote village in Tamilnadu who came to Chennai with a dream of building a better future not just for him but the society at large.

From humble beginnings he worked diligently, night and day, to achieve much celebrated success in the highly competitive construction field. Under his able leadership he built a truly remarkable + illustrious construction company that rivals the best in the field and garnered priceless expertise in developing an extensive array of notable projects from large educational campuses to elegant residential spaces.

Guided by excellence and driven by innovation he decided to give concrete shape to his vision of promoting eco-friendly living in a clean, green and oxygen rich environment by launching Malgudi, a sustainable, agriculture oriented village with all modern amenities and luxurious facilities.

AAD's Vision and Approach

"Architecture is an instrument to structure social interaction and cognitive awareness where the cultural heritage of the locality and the nature of the site are explored to define a strong sense of place and belonging".

Environmentally responsive design is a process of making informed choices to create healthy, comfortable buildings that are in harmony with the environment and ourselves. Utilizing a sustainable design philosophy encourages decisions at each phase of the design process that will reduce negative impacts on the environment and the health of the occupants, without compromising the bottom line. Such an integrated approach positively impacts all phase of a building's life-cycle, including design, construction, and operation. AAD is dedicated to a humanistic, socially responsible and technologically sophisticated vision of design.

Principal Architect

A A D
ARCHITECTS
Arkie Atelier Designs (P) Ltd

Landscape Designer



Flora Landscape Pvt. Ltd

Malgudi