

Rooted in *Calm*, Crafted for *Comfort*,
Connected to the *City*.



Viceroy WOODS



ABOUT US

At Viceroy Foundations, we build more than homes — we create spaces defined by smart design, quality build, and on-time delivery.

As a trusted name in Chennai's real estate, our focus is on crafting thoughtful communities that reflect transparency, reliability, and care in every detail.

Viceroy WOODS

Tucked in the thriving heart of Manapakkam, Viceroy Woods is a boutique residential development that offers calm amidst Chennai's vibrant urban pace. Inspired by the stillness and strength of a forest, Woods isn't just a name — it's a way of life. One that's grounded, quiet, and thoughtfully designed.

Located in one of the city's fastest-growing corridors, Viceroy Woods benefits from excellent connectivity and proximity to major commercial hubs — making it an ideal choice for both end-users and investors. With its refined architecture and serene ambiance, Woods is your everyday escape, in the middle of everything.



Stilt Floor Plan



Typical Floor Plan 3 Floors

SPECIFICATIONS

Flat 101, 201, 301: **927 Sq.Ft**

Flat 102, 202, 302: **1314 Sq.Ft**

Flat 103, 203, 303: **1287 Sq.Ft**



ROAD THIS SIDE

KEY PLAN



Floor Plan Flat 101 , 201, 301

SPECIFICATIONS

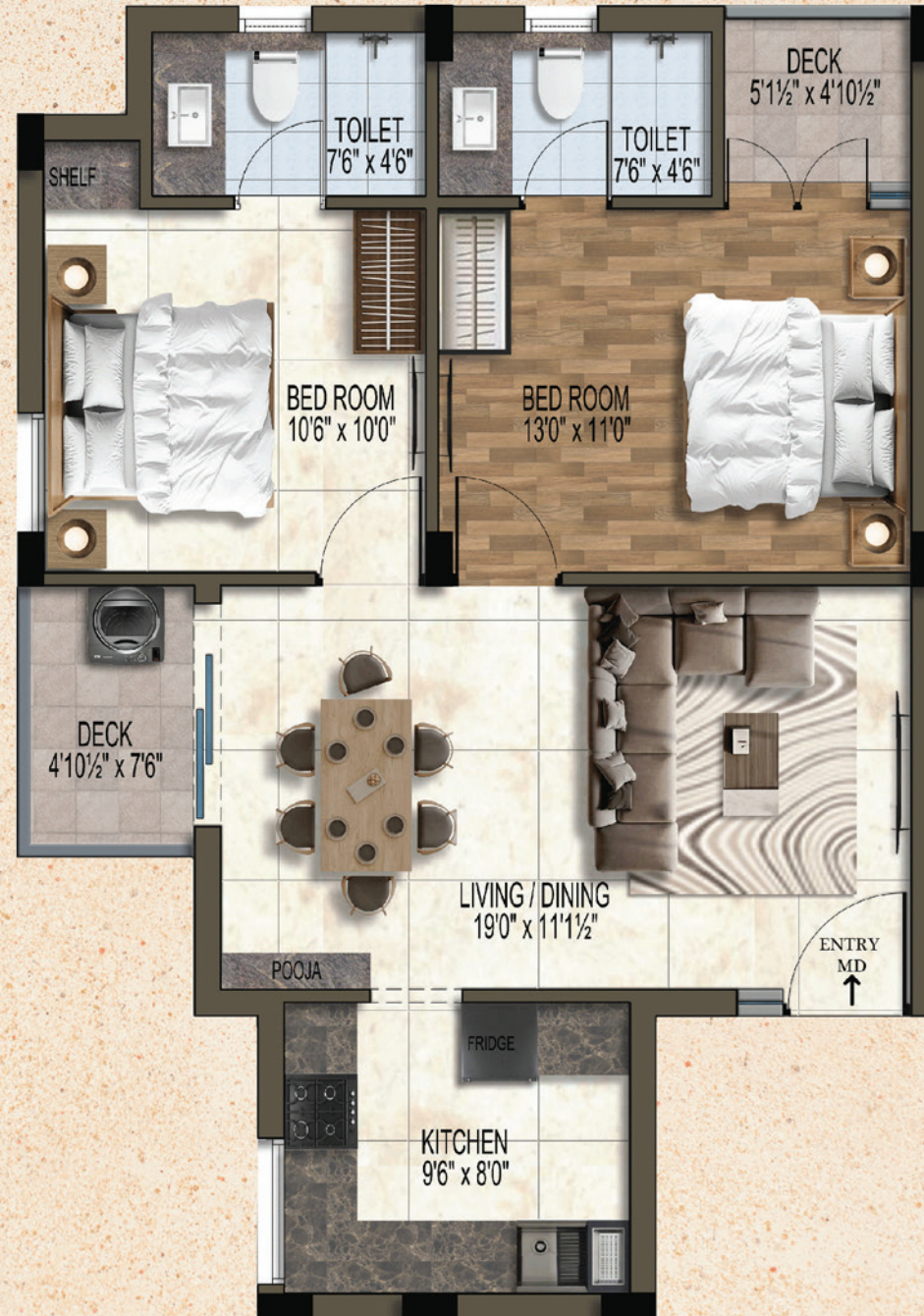
Type: **2 BHK**

Facing: **North**

UDS Area: **416**

Carpet Area: **671**

Super Buildup Area: **927**



KEY PLAN



Floor Plan Flat 102, 202, 302

SPECIFICATIONS

Type: **3 BHK**

Facing: **North**

UDS Area: **589**

Carpet Area: **966**

Super Buildup Area: **1314**



KEY PLAN



Floor Plan Flat 103, 203, 303

SPECIFICATIONS

Type: **3 BHK**

Facing: **East**

UDS Area: **577**

Carpet Area: **941**

Super Buildup Area: **1287**



Project Highlights



Safety & Security

CCTV Camera Surveillance of common areas



Enhanced security with video door phone access



Rain Water Harvesting

Underground rainwater Harvesting sump



Sewage

Underground septic tank
Provision for outlets to storm drain and corporation sewerage



Lift

6 pax lift - Johnson or equivalent make



Water supply

Underground water storage sump
Overhead tank with water supply connections to each apartment

Ameneties

IT Parks

DLF CyberCity **2 Mins**
L&T Infotech **2 Mins**
Commerzone **10 Mins**
RMZ Software Park **10 Mins**
Thamarai Tech Park **15 Mins**
Olympia Tech Park **15 Mins**

Transportation Hub

Manapakkam Metro **5 Mins**
(Upcoming)
Alandur Metro **15 Mins**
International Airport **20 Mins**
C.M.B.T **25 Mins**
Chennai Central **45 Mins**

Schools

Omega International **2 Mins**
Sri Chaitanya **5 Mins**
Vels Global School **10 Mins**
Chaitanya Techno School **15 Mins**
Pon Vidyasharam **21 Mins**

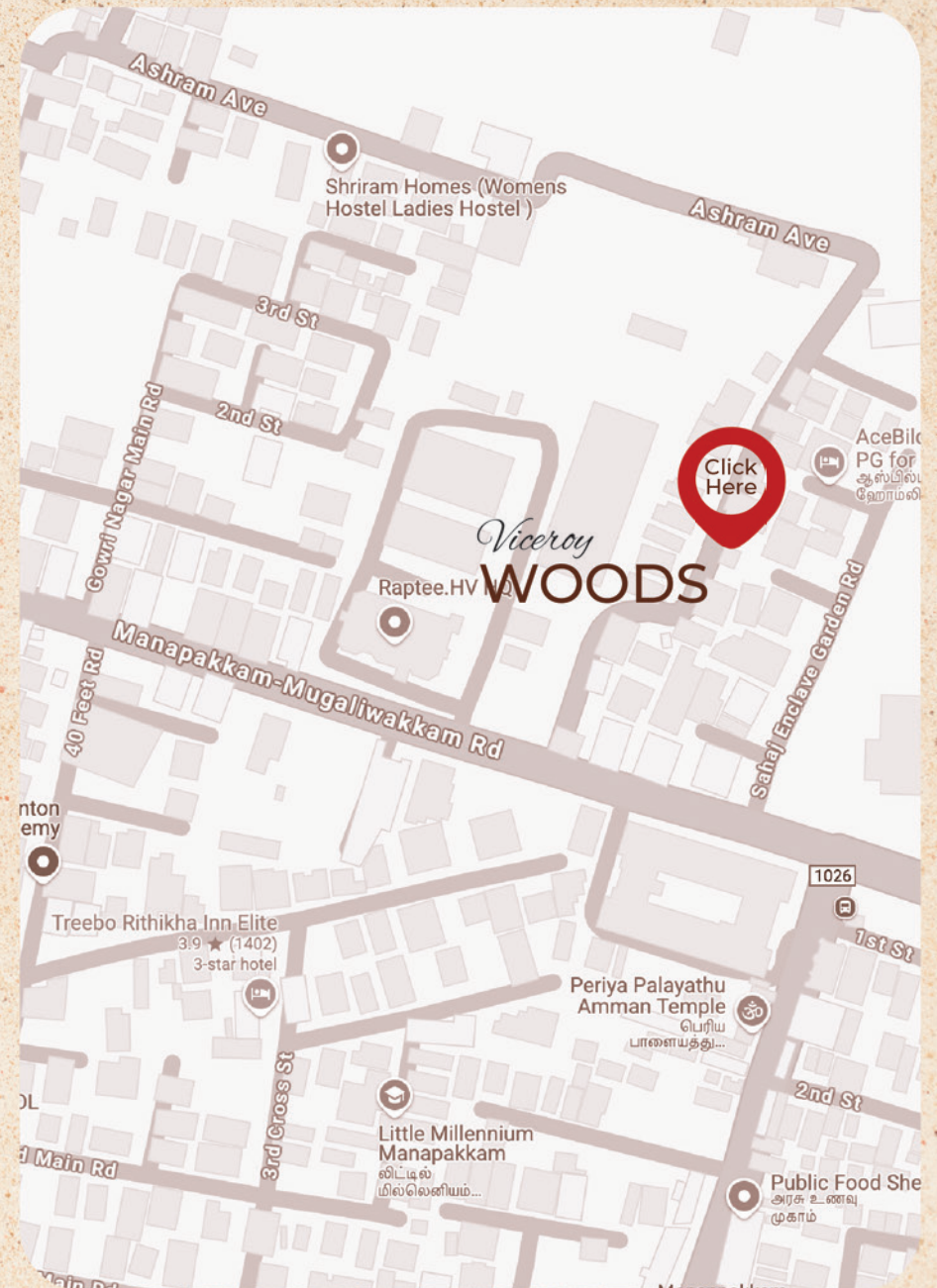
Important Hubs

Chennai Trade Centre **7 Mins**
Urban Square **15 Mins**
Forum Vijaya Mall **20 Mins**
Saravana Stores **22 Mins**
Pheonix Mall **30 Mins**

Hospitals

Kedar Hospital **5 Mins**
MIOT Hospital **5 Mins**
SRMC **20 Mins**
Kauvery **20 Mins**

Location Advantage



Structure

- Seismic Zone III Complaint Structure
- RCC structure with brick masonry

Flooring

- Superior quality vitrified floor tiles for Living Dining / Bedrooms / Kitchen
- Anti-skid ceramic floor tiles for Bathrooms / Balcony / Service
- Granite in the lobby area and staircase
- Fancy car park tiles in the stilt / Car parking area / Paver blocks in setbacks

Doors & Windows

- Teak wood door frame with solid teak wood door or equivalent for the main door
- Teak wood door frame with laminate shutters for bedroom doors
- WPC frame with WPC door for bathrooms
- UPVC windows with plain glass Wherever applicable
- UPVC windows with translucent glass in toilets

Plastering

- Internal walls will be smoothly plastered.
- External walls will be finished with neat cement plaster

Toilets

- Designer ceramic tile wall cladding in all bathrooms upto 7 Ft ht
- Water proofing with chemical treatment for all bathrooms
- Western style wall mounted/ Closet with concealed cistern of Roca / Jaquar / equivalent make
- Wash basins of Roca / Parryware / equivalent make
- Chromium plated CP fittings and health faucets of Roca / Parryware / equivalent make
- Toilet ventilators in fixed translucent glass with provision for exhaust fan
- Provision for water geyser in all Bathrooms
- Bathroom fittings will be of Roca / Jaquar / Parryware or equivalent make

Kitchen

- Granite platform with stainless steel sink of Franke brand or equivalent make
- Ceramic wall tile cladding upto 2 ft above Granite Platform

Paint & Polish

- Internal walls will smoothly plastered with 2 coats of putty and then be painted with two coats of emulsion paint
- External walls will be coated with white cement & weatherproof emulsion paint.
- Enamel painting for MS Grills shall be provided

Plumbing

- All plumbing lines will be pressure Tested
- Water supply lines will be CPVC of Aashirwad / Astral / equivalent make
- Sewer lines will be PVC of Aashirwad / Astral / equivalent Make

Electricals

- Consealed fire resistant / insulated multi strand copper wires in PVC conduits
- Miniature circuit breaker (MCB) in every apartment
- Modular switches of Anchor Roma / equivalent make TV point, set-top box point and telephone/ internet point where applicable
- Provision for Split AC points all bedrooms and hall
- DB Boards of Legrand make / equivalent

Specifications



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