

Homes, not Houses...

PACE
BUILDERS

PARKROAD



Homes, not Houses ...



- ★ **We would like to introduce ourselves as a reputed Builder in Chennai, India.**
- ★ Incorporated in the year 1995, M/s. Pace Builders (Madras) Private Limited, is a Chennai based property developer promoted by experienced Engineers and equipped with the required manpower and sophisticated equipment to construct state of the art modern structures.
- ★ The Company has a background of 20 lakhs Sq.ft. already handed over and 40 lakhs Sq.ft. in the pipe line.
- ★ Our procedural steps from the stage of planning to completion are designed in a perfect and systematic mode and it is followed strictly by all sections of our staff.
- ★ Our progressive course of action begins, continues and concludes with formal practice but exceptional care.

WHY PACE BUILDERS

- ★ Every step of authentication from the corporate bureau to local bodies.
- ★ Beyond the normal practice with forethought and future sensing.
- ★ Acquirement of superlative quality materials from brick to tiles and from sanitary to electrical components. Highly capable work process like plumbing, electrical fittings, carpentry work, weathering course, outsourcing, plastering, tiling and painting.
- ★ A step ahead in every aspect: Modular switches, Finolex cables, Beton Tiles, Teak wood, PVC pipes and TMT bars are used. Thermal (puff) weathering, Percolation pits - Rain Water Harvesting, Earthquake resistance construction up to Richter scale are other such value additions.



Proximity

- ★ 5 mins from CMBT
- ★ 8 mins from APOLLO HOSPITALS, AYANAMBAKKAM
- ★ 7 mins from ambathur IT park
- ★ 3 mins from lucas tvs
- ★ 4 mins from vr shopping mall
- ★ 3 mins from saravana stores
- ★ 2 mins from THIRUMANGALAM metro station
- ★ 3 mins from MMM, Life line and SMF HOSPITALS
- ★ 2 mins from SBOA,CPS and VELAMMAL schools

Ready to Occpy

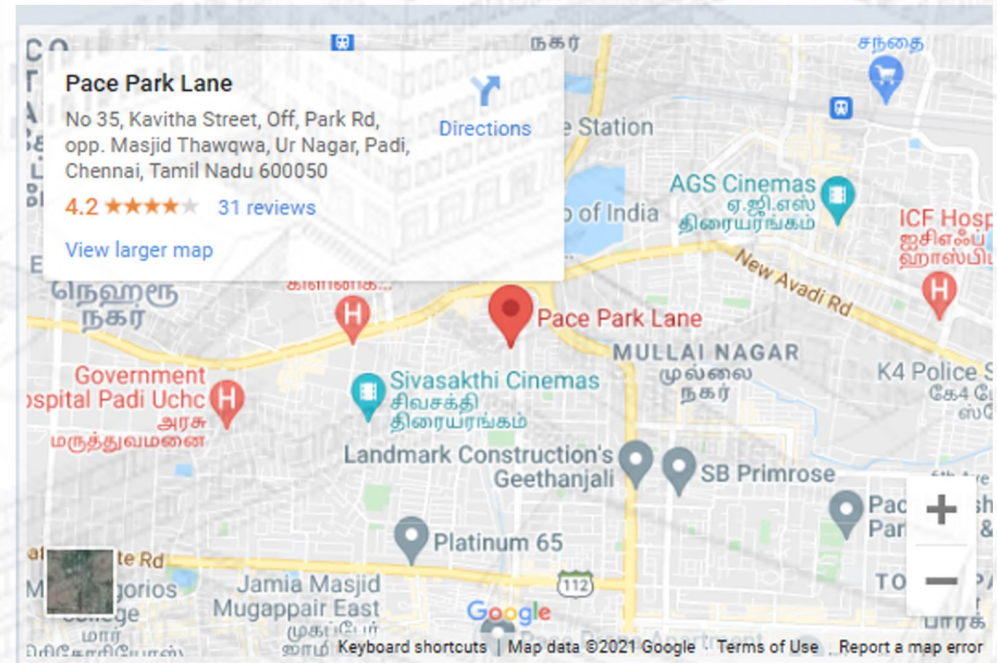
- ★ **Location** : Off Park Road, Anna Naga
- ★ **Type** : 2 & 3 Bhk
- ★ Silt + 4 floors , 72 Units spread across
- ★ Walkable distance from SBOA school:
- ★ **Premium Specification**
- ★ Vitrified tiles
- ★ Padak wood joineries
- ★ UPVC windows
- ★ Parryware sanitary fittings
- ★ Jaqur CP fittings
- ★ Modular switches
- ★ Dadoing upto ceiling heights



AMENITIES

- ★ GYM
- ★ Children's play area
- ★ Association hall
- ★ cctv
- ★ power backup
- ★ visitors lounge
- ★ laundry

MAPS











Proposed Residential Complex

SITE CUM STILT FLOOR PLAN

promoters

Project Architect



architects

kavitha street UR nagar
padi villege

PACE BUILDERS (M) PVT.LTD

SHARMILA SANJAY

Cheralathan Associates



Proposed Residential Complex

FIRST FLOOR PLAN

promoters

Project Architect



architects

NEAR SBOA SCHOOL, ANNA NAGAR

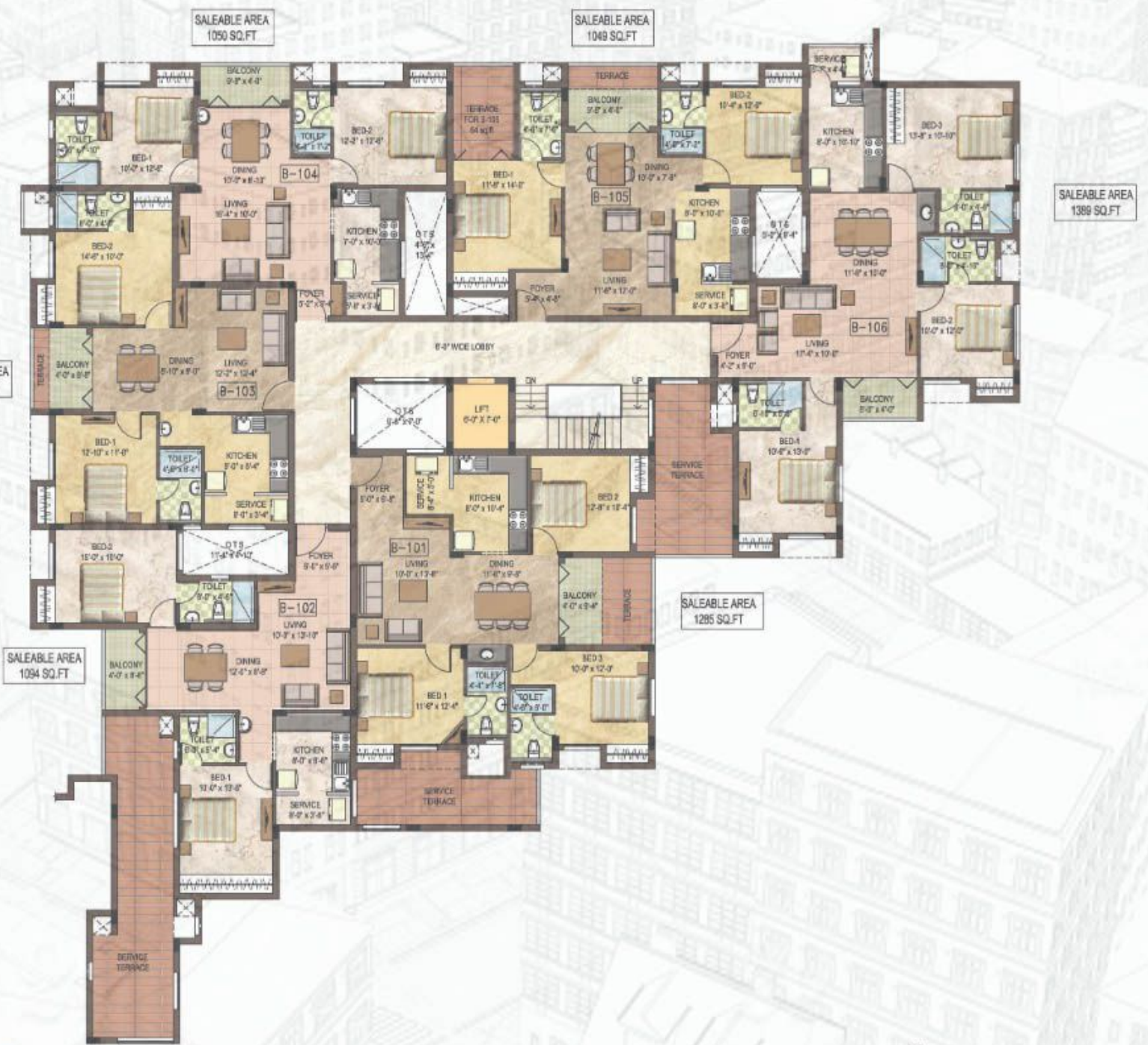
BLOCK - A

PACE BUILDERS (M) PVT.LTD

SHARMILA SANJAY

Cheralathan Associates





Proposed Residential Complex

kavitha street UR nagar
padi villege

FIRST FLOOR PLAN

BLOCK -B

promoters

PACE BUILDERS (M) PVT.LTD

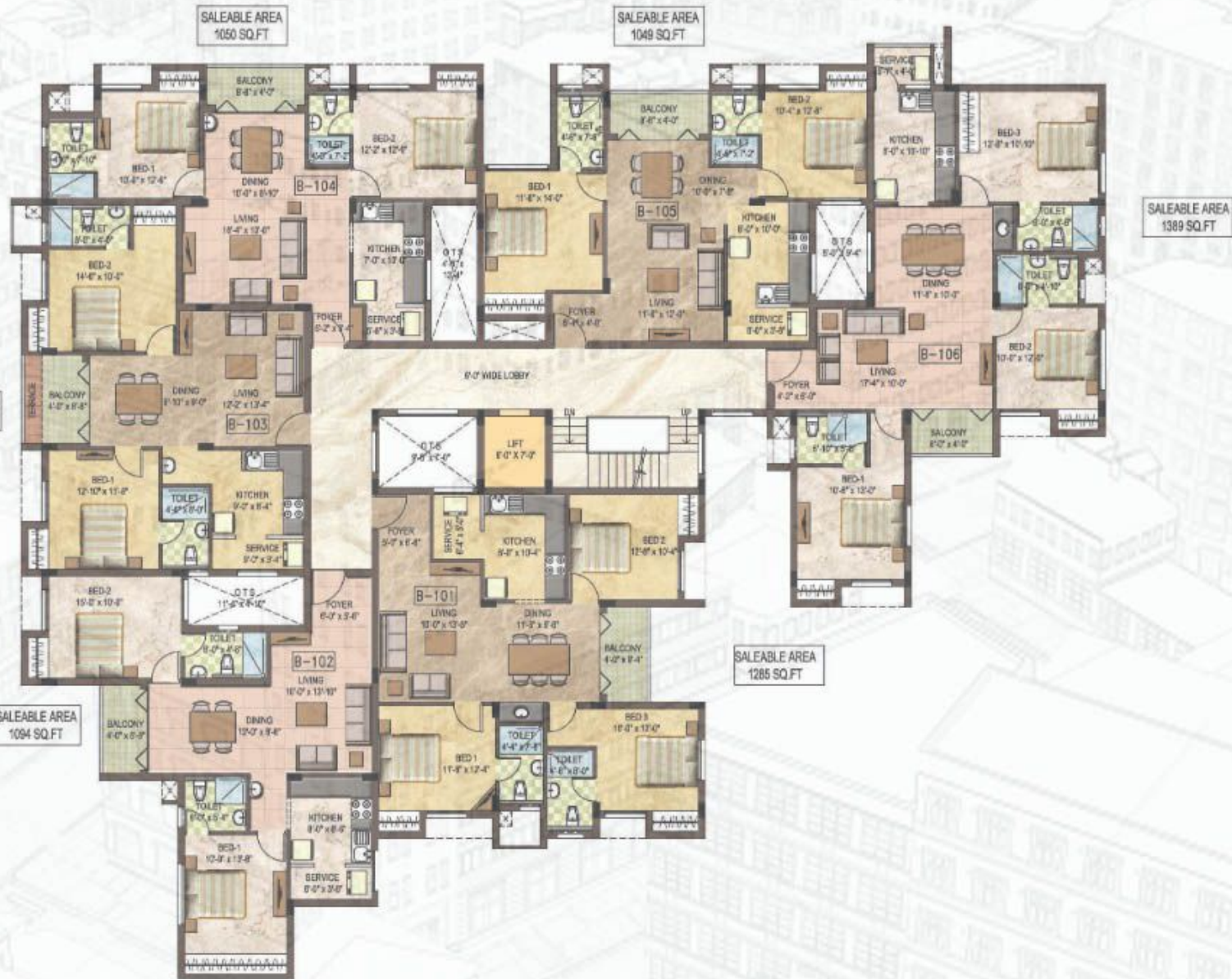
Project Architect

SHARMILA SANJAY



architects

Cheralathan Associates



Proposed Residential Complex

TYPICAL FLOOR PLAN

promoters

Project Architect



architects

kavitha street UR nagar
padi villege

BLOCK -B

PACE BUILDERS (M) PVT.LTD

SHARMILA SANJAY

Cheralathan Associates



Proposed Residential Complex

kavitha street UR nagar
padi villegge

FIRST FLOOR PLAN

BLOCK - C

promoters

PACE BUILDERS (M) PVT.LTD

Project Architect

SHARMILA SANJAY



architects

Cheralathan Associates



Proposed Residential Complex

kavitha street UR nagar
padi villege

TYPICAL FLOOR PLAN

BLOCK - C

promoters

PACE BUILDERS (M) PVT.LTD

Project Architect

SHARMILA SANJAY



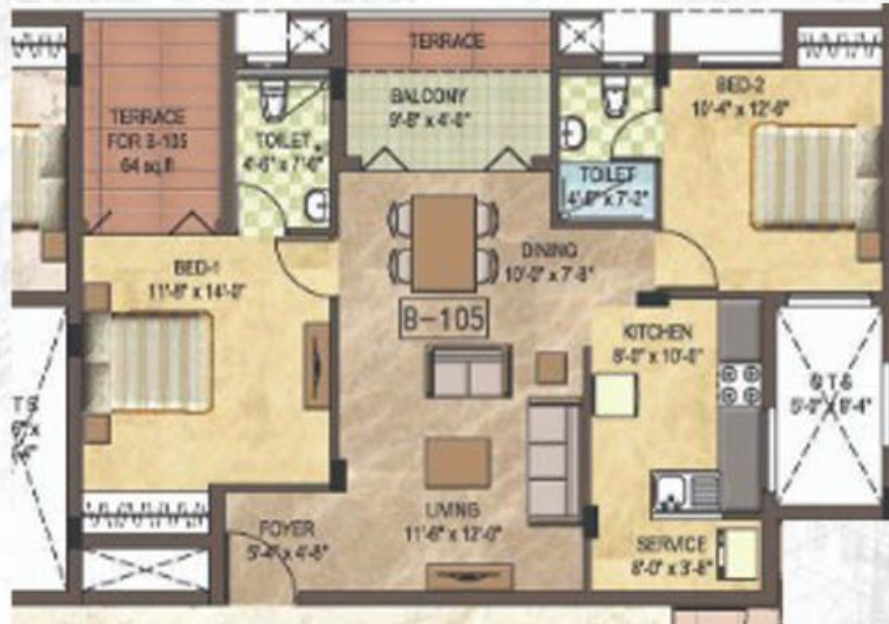
architects

Cheralathan Associates

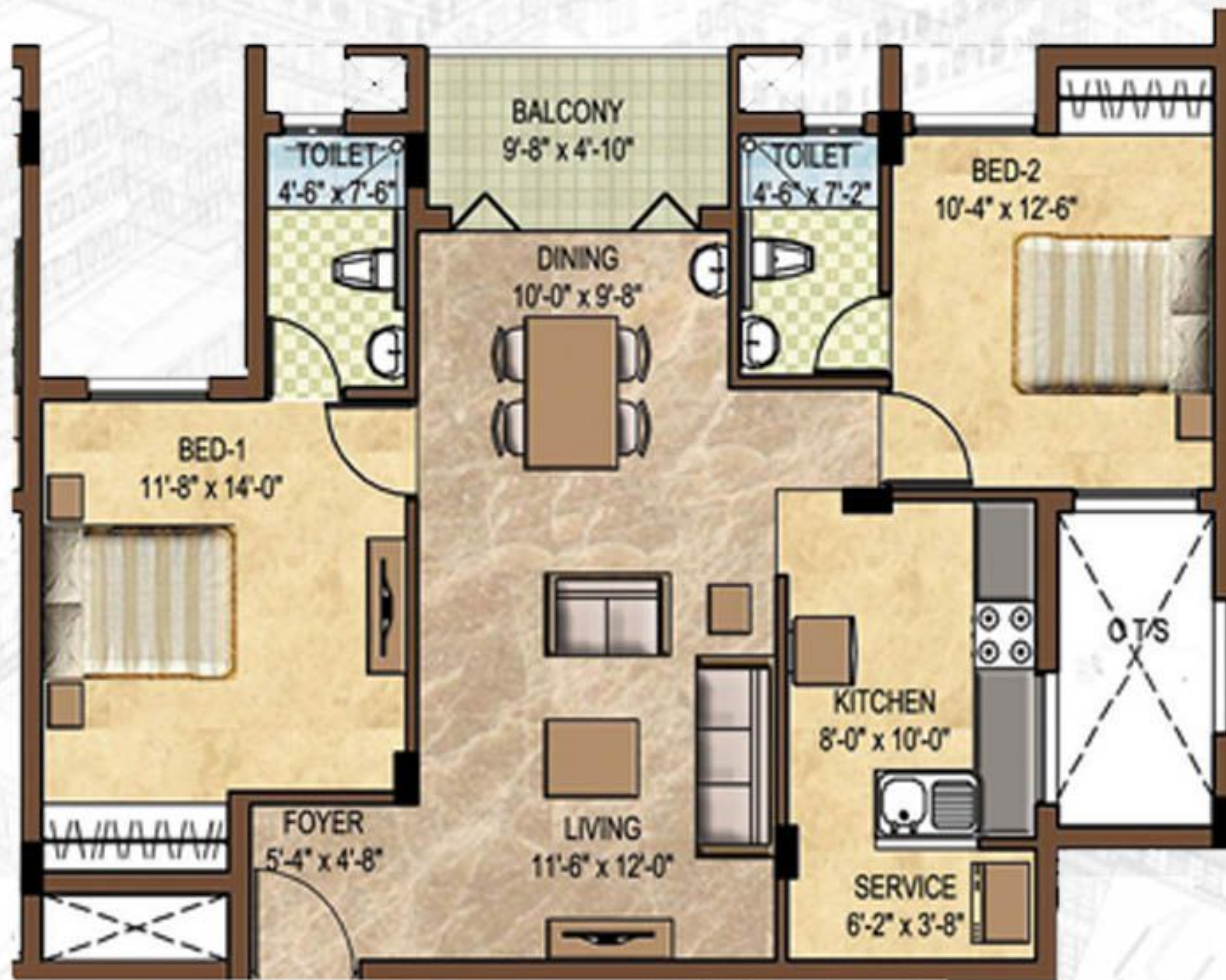
unit no	floor	Area(sq.ft)	BHK	FACING	U.D.S
A -102	1	1141	2	N	475



unit no	floor	Area(sq.ft)	BHK	FACING	U.D.S
B-105	1	1140	2	S	450



unit no	floor	Area(sq.ft)	BHK	FACING	U.D.S
B-205	2	1049	2	S	450



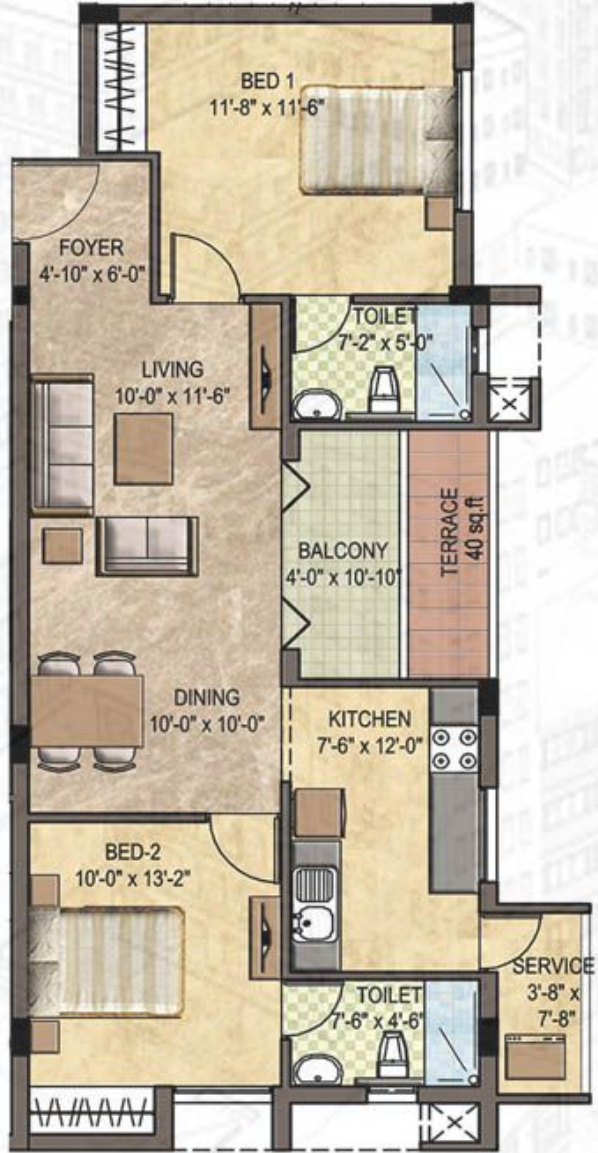
BLOCK -B

unit no	floor	Area(sq.ft)	BHK	FACING	U.D.S
B-402	4	1094	2	N	470



BLOCK -B

unit no	floor	Area(sq.ft)	BHK	FACING	U.D.S
C-101	1	1082	2	W	449



BLOCK-C

unit no	floor	Area(sq.ft)	BHK	FACING	U.D.S
C-105	1	996	2	W	449



C- 105
 Saleable Area- 996 sq.ft



BLOCK-C

unit no	floor	Area(sq.ft)	BHK	FACING	U.D.S
C-204	2	1008	2	S	433



BLOCK-C

unit no	floor	Area(sq.ft)	BHK	FACING	U.D.S
C-304	3	1008	2	S	433



BLOCK-C

unit no	floor	Area(sq.ft)	BHK	FACING	U.D.S
C-404	3	1008	2	S	433



BLOCK-C

Pace Sunshine ●

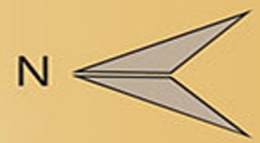
↑
TO ROUNTANA

○ THIRUMANGALAM
METRO STATION

← TO RED HILLS 100 FT ROAD TO CMBT →

○
SBOA

○
VR MALL



PARK ROAD

SOUTH PARK ROAD


Pace Park Lane ●

●
Pace Prana

↓
TO MUGAPPAIR

○
MMM

○
DAV

○
VELAMMAL
SCHOOL

Homes, not Houses ...



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Other ongoing projects

PACE AAGAM
PACE PRANA
PACE SUNSHINE
PACE ANUSA
PACE ADARSA

Disclaimer : Reasonable care has been taken in preparing the brochure. Such materials are for general guidance and not to be relied upon as accurately describing any specific matter. All information, specification, plans and visual representation are subject to change from time to time by the developer and will not be a part of the contract