



SCAN FOR LOCATION

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# Devesh

## AYYAN DEVESH

CRAFTED SPACES. ELEVATED LIVING

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*Devesh*



12  
YEARS

*of*

EXCELLENCE

## AYYAN DEVESH

Stilt + 5 Premium Residences | Vengaiwasal

Ayyan Devesh is a Stilt + 5 residential project by Ayyan Homes in Vengaiwasal, designed for modern urban living. It offers thoughtfully planned 3 BHK homes with ample natural light, ventilation, and efficient layouts, along with stilt-level parking for added convenience and privacy.

Well connected via Vengaiwasal 40 Feet Road to Medavakkam, Velachery-Tambaram Road, and key IT corridors, the project keeps schools, healthcare, workplaces, and daily essentials within easy reach for modern urban families today and tomorrow. Built with quality materials and careful detailing, Ayyan Devesh offers a calm, reliable upgrade to everyday living in South Chennai.

# OUR PHILOSOPHY

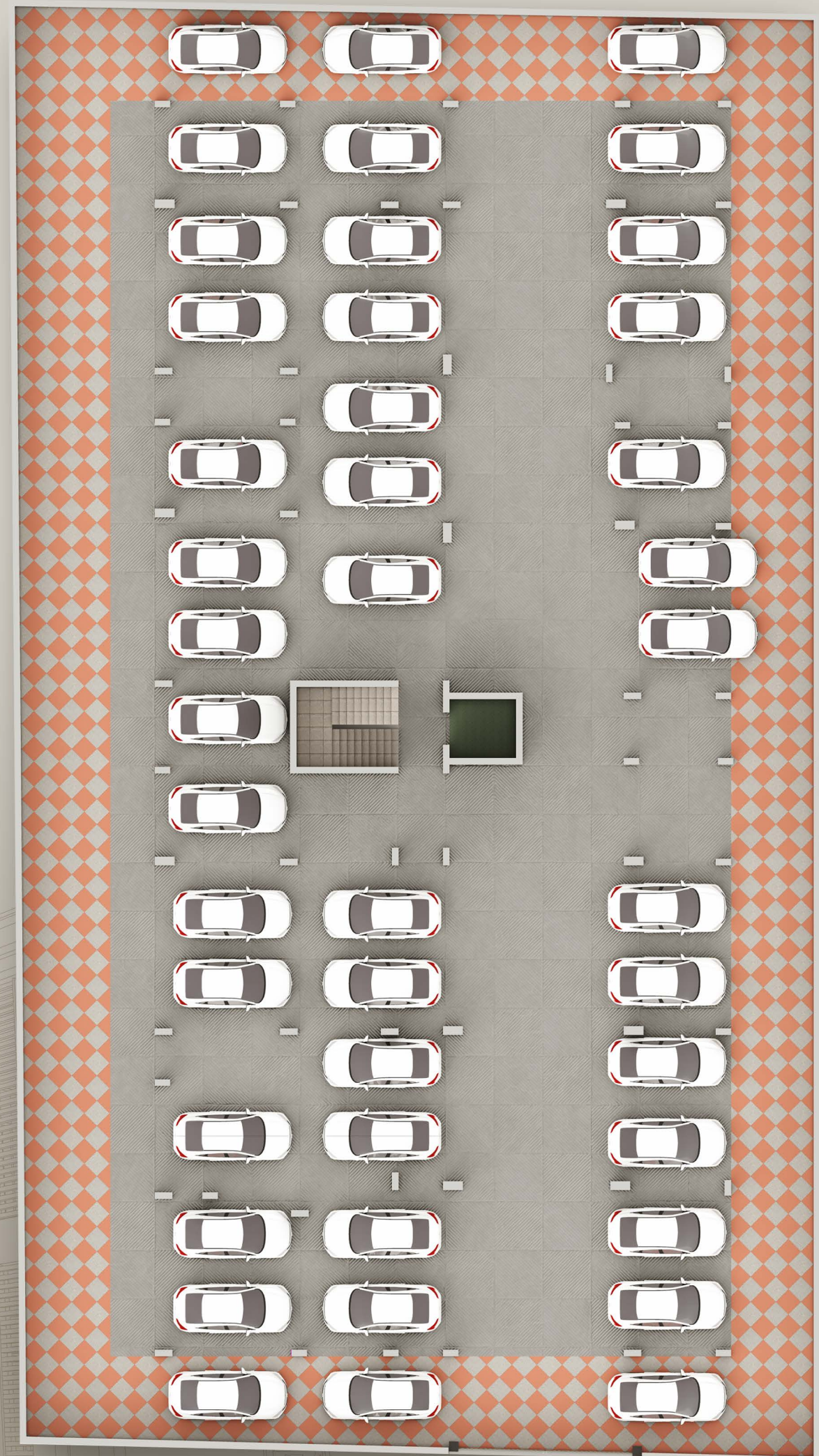
At Sri Ayyan Homes, our foundation rests on three core pillars: People, Process, and Partnership. The Ayyan way is guided by a commitment to transparency and excellence in every aspect of our business. We meticulously account for key factors such as schedule, cost, quality, safety, and housekeeping, ensuring solutions that drive efficient execution. Our mission is to build a brand synonymous with iconic landmarks be it residential or commercial that offer an exceptional quality of living combined with affordability.

We understand that investors demand unparalleled quality, and homeowners seek nothing less than the finest. Sri Ayyan Homes, based in Chennai, stands among the elite builders in the region, adhering to uncompromising premium-quality standards.

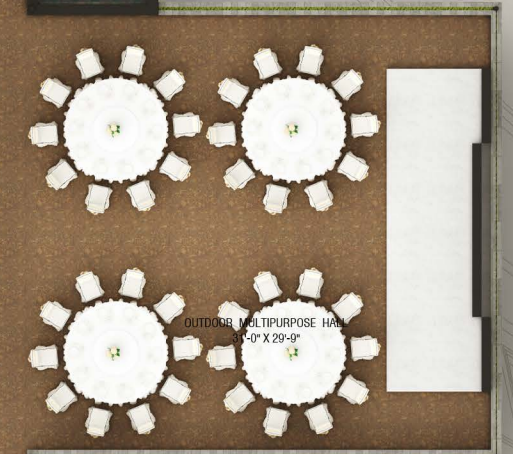
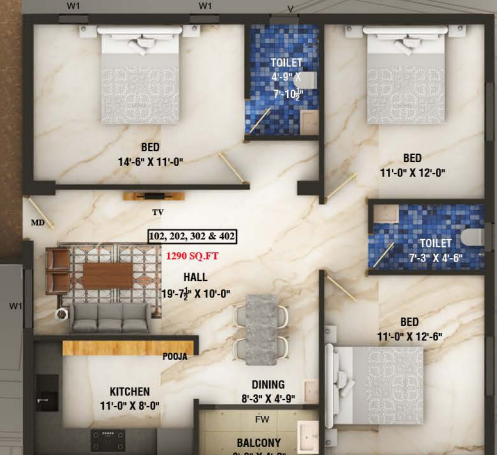
## SMART HOMES. BETTER LIVING.

Experience an elevated lifestyle at **Sri Ayyan Homes**. Thoughtfully designed 3 BHK apartments ranges from 1220 - 1399 sqft with lush green spaces, seamless living areas, and 20 premium lifestyle amenities.

- **Efficient Layouts:** Maximized space utilization for comfort and functionality.
- **Compact Luxury:** Features modern amenities within an affordable range.
- **Balcony Views:** Enjoy serene outdoor spaces connected to living areas.
- **Enhanced Storage:** Larger wardrobes and utility areas for better organization.
- **Energy-Efficient Design:** Proper ventilation and natural light in every room.
- **Prestigious Address:** located in prime area for enhanced value & convenience.
- **100% Vastu-compliant** designs ensuring harmonious living.
- Conveniently located near prominent IT hubs, schools, hospitals, and colleges.
- Connected Living & Dining areas that feel expansive, fluid, and ideal for modern family life.



**STILT FLOOR PLAN**



TYPICAL FLOOR PLAN

FIFTH FLOOR PLAN



LIVING HALL



KITCHEN



DINING ROOM



POOJA ROOM



**MASTER BEDROOM**



**ROOFTOP SEMI MULTI PURPOSE HALL**



**BEDROOM -2**



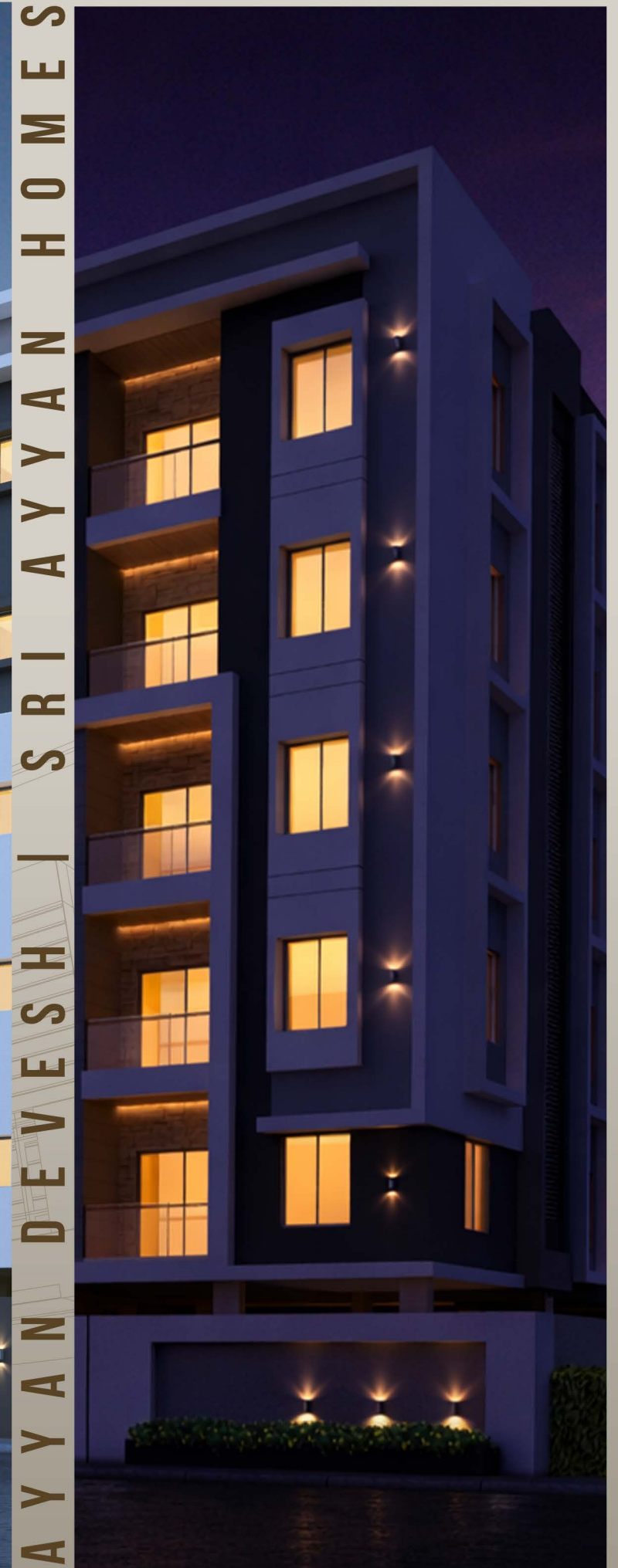
**ROOFTOP KIDS PLAY AREA**



## ROOFTOP GARDEN AREA



## ROOFTOP READING NOOK



AYYAN DEVESH | SRI AYYAN HOMES

# PROJECT HIGHLIGHTS

At Sri Ayyan Homes, homes are spaces to connect with nature, loved ones, and community.



1.5 km from Metro station



Ample ventilation 10' setback across



Video Door Phone lock system



CMDA Approved Project



RERA Approved Project



24/7 CCTV & Security



100 metres from supermarket & shops



USB Charge ports in living dining



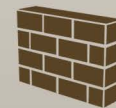
Solar power for common area



DG Power backup for all units



100% Vastu compliant



Enhanced privacy with ZERO shared walls



Common restroom for drivers / visitors



Ethernet ports provision



EV Charging Points



Automated lift upto terrace



Landscaping & Gardening



Common DTH Facility

# SIGNATURE AMENITIES



Children Play Area



EV Charging Provision



Common DTH Facility



Solar Powered Common Areas



Rooftop Semi Multi-purpose Hall

# SPECIFICATIONS

*Devash*

## STRUCTURE

<b>Structural System</b>	: R.C.C framed Stilt + 5 structure column as per the structural drawing, Concrete Columnwork, plinth beam, Red Brick Work, Lintel beams, Sunshade slabs, Plastering.
<b>Masonry</b>	: Walls are constructed with 9 inches thick wire cut bricks & 4 1/2 inches thick internal wall.
<b>Roof Height</b>	: Maintained at 10 feet Finish to Finish height.
<b>Anti-termite Treatment (ATT)</b>	: Comprehensive anti-termite measures implemented.

## WALL FINISH

<b>Internal Walls</b>	: Finished with 2 coats of putty, 1 coat of primer layer, and 2 coats of interior emulsion paint.
<b>Ceiling</b>	: Finished with 2 coats of putty, 1 coat of primer layer, and 2 coats of interior emulsion paint.
<b>Exterior Walls</b>	: Coated with a primer layer and 2 coats of architect-approved exterior texture emulsion paint.
<b>Bathrooms</b>	: Glazed/matte ceramic wall tiles height up to ceiling.
<b>Kitchen</b>	: Glazed/matte ceramic wall tiles for a height of 2 feet above the countertop level.

## STAIRCASE & BALCONY

<b>Flooring</b>	: Vitrified tiles.
<b>Handrail (Balcony)</b>	} : MS and SS handrail as per architectural design.
<b>Handrail (Staircase)</b>	

## AIR CONDITIONER

<b>Electrical points:</b>	: AC provisions will be provided in living, dining and all bedrooms.
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## KITCHEN & DINING

<b>Kitchen Platform</b>	: RCC slab with Granite top , with recessed working platform for grinder top.
<b>CP Fittings</b>	: American Standard/Parryware/Grohe or equivalent.
<b>Loft</b>	: Kitchen Loft - 2 Nos.
<b>Wash basin</b>	: Granite counter top wash basin.

## FLOOR FINISH WITH SKIRTING

<b>Foyer, Living, Dining, Bedrooms, &amp; Kitchen</b>	: PGVT Vitrified Tiles 2'0" X 4'0"
<b>Bathrooms</b>	: Anti-skid ceramic tiles (1x1 feet).
<b>Balcony/Open Utility Areas</b>	: Vitrified tiles.
<b>Car Parking area</b>	: Shahabad stone/Vitrified parking tiles.
<b>Set back area</b>	: M30 Leather finished Paver blocks.

## BATHROOMS

<b>Sanitary Fixtures &amp; CP fittings</b>	: American standard/Parryware/Grohe or equivalent.
<b>Concealed pipes</b>	: Ashirvad / ASTRAL Standard or equivalent.
<b>Master Toilet</b>	: Wall-mounted WC, health faucet, single-lever diverter, overhead shower, hand shower and wash basin.
<b>Other Bathrooms</b>	: Includes wall-mounted WC, health faucet and overhead shower.

## DOORS & WINDOWS

<b>Main door</b>	: Varnished finish with Teak wood frame & door.
<b>Bedroom doors</b>	: Teakwood Frame & Door / ABS Door.
<b>Windows</b>	: UPVC sliding windows with mosquito net and MS grill will be fixed.

# PAYMENT SCHEDULE

1 <sup>st</sup> Installment	20%	On Booking
2 <sup>nd</sup> Installment	25%	Completion of Basement
3 <sup>rd</sup> Installment	15%	Slab Completion
4 <sup>th</sup> Installment	15%	Brick Work Completion
5 <sup>th</sup> Installment	10%	Plastering Completion
6 <sup>th</sup> Installment	12%	Flooring Completion
7 <sup>th</sup> Installment	3%	Handing over

# PARTNERS

TRUSTED 50+ PARTNERS



PROJECT APPROVED



CMDA: CMDA/PP/NHRB/S/0559/2025

RERA: TNRERA/29/BLG/0015/2026

[www.rera.tn.gov.in](http://www.rera.tn.gov.in) | [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

[www.sriayyanhomes.com](http://www.sriayyanhomes.com)

# LOCATION ADVANTAGES

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## SCHOOLS

DAV School	4km
Billabong international School	3km
Vellammal new gen School	3km
Vellammal School	2km
Maharishi Mandir Vidyalaya	3km
Sujai public School	2km
San Academy	4km
St John's public School	4km
Narayana School	4km
Chaitanya School	4.5km

## COLLEGES

Balaji Dental College	4.5km
Jerusalem Engg. College	4km
Leela Medical College	5.5km
Quaid E milleth College	3km
Sathybama College	11km
St Joseph College	9km
Bharath University	7km
New Prince Arts & Science	4km
Asan Memorial College	4.5km
Mohammed Sathak College	9km

## HOSPITALS

Kauvery Hospital	3km
Dr Kamakshi Hospital	4km
Arun Hospital	4km
AM Hospital	4km
RKP Hospital	3km
KKP Hospital	3km
Deepam hospital	4.5km
Global Hospital	6km
Saguntala Hospital	1.5km
Balaji dental Hospital	5km

## NEARBY LOCATIONS

Medavakkam Koot road
Pallikaranai
Velachery
Keelkattalai
Chrompet
Tambaram railway station
Camp road
Kovilambakkam
200 Feet radial road
Chennai Airport



# AYYAN DEVESH ADVANTAGES

# PREMIUM FEATURES

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## FEATURES

<b>Rainwater Harvesting</b>	Rainwater harvesting system across the site
<b>Water Softner</b>	Centralised water softener ensuring gentler water daily
<b>Power Backup</b>	100% power backup for all units
<b>CCTV Surveillance</b>	CCTV surveillance across common and ground areas
<b>Security</b>	Dedicated 24/7 gate surveillance room
<b>Compound Wall</b>	Fully enclosed compound with gated entry
<b>Internal Roads</b>	High-quality paved internal roads
<b>Driveway</b>	Convex mirrors at entry and exit points
<b>Landscaping</b>	Lush green gardens and landscaping for everyday comfort
<b>WiFi</b>	Common WiFi in Terrace
<b>Guest Car Parking</b>	Dedicated guest car parking for easy visitor access

*Premium*  
**3 BHK**  
APARTMENTS

AYYAN  
DEVESH

SPACIOUS APARTMENT

MULTIPURPOSE ROOFTOP

SOLAR POWER

CHILDREN PLAYAREA

CRAFTED 3 BHK RESIDENCES FOR ELEVATED EVERYDAY LIVING

# GALLERY

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