Isha Homes
HOMES WITH HEART

Isha
shubham

Discover a luxurious
lifestyle like no other

at New Perungalathur

Scan for location

+91 7358 104 104

Site address: Isha Shubham, S.No. 314/1D. 314/2, 314/3, 314/4, 314/5A, 314/6A, 314/7A,
Swamy Vivekananda Road, (off Gandhi Road), New Perungalathur, Nedungundram, Chennai 600 063.

Office address: Isha Homes (India) Private Limited,
74, 1st Ave, Indira Nagar, Adyar, Chennai, Tamil Nadu 600 020.

onlinemarketing@ishahomes.com www.ishahomes.com RERA NO.: TN/01/BUILDING/0509/2022

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NEW PERUNGALATHUR

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Committed. Dedicated. Passionate.

Established in 2004, Isha Homes (India) Pvt. Ltd. has built a stellar reputation as one of the most trusted and successful property developers in Chennai. Throughout our journey, we have always been committed to delivering compact houses, luxurious apartments, villas and plots. Isha Homes is dedicated and passionate about creating next generation eco-friendly homes.

Our transparency, reasonable pricing, timely delivery and high-quality homes help us build an everlasting relationship with the people of Chennai. With over 2 million sq.ft. sold and 22+ projects delivered, Isha Homes looks forward to breaking new ground in the years to come.

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Discover luxury at its finest.

It's time for a new home, a new beginning and a brand-new way of living. And the best part? They all come with a touch of luxury. Welcome to Isha Shubham, the perfect abode to embrace the greatest delights of life.

Nestled in the premises of Isha Santhosham, a thriving gated community in New Perungalathur, Isha Shubham brings you the best of everything. Elegantly designed and distinctively styled, the 2 & 3 BHK apartments here are an epitome of unmatched luxury. Isha Shubham offers a wide range of exciting amenities, designed to engage people of all ages.

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Luxury Apartments at New Perungalathur

2 & 3 BHK

905 sq.ft. - 1499 sq.ft.

Stilt + 5 Floors

No. of Apartments - 138

Premium Amenities & Facilities

RERA NO: TN/01/BUILDING/0509/2022

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Exceptional connectivity, Exceptional comfort.

Located in New Perungalathur, Isha Shubham offers excellent connectivity to prime national and state highways across Chennai, and it's just 600 mts from Eastern Bypass Road, that connects Velachery directly from Perungalathur.
New Perungalathur promises tranquillity and is in proximity to the finest educational institutions, IT Parks, colleges, malls, transportation hubs and healthcare centres.

Educational Institutions

SSM School	-	650 mts
Velammal Vidhyashram	-	1 km
Ebenzer Matriculation School	-	2.78 kms
Zion International School	-	3.2 kms
Bharath Vidhyashram	-	5 kms
Delhi Public School	-	6 kms

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Hospitals

Saratha Hospital	-	3 kms
Tagore Medical Hospital	-	4.2 kms
Hindu Mission Hospital	-	6.2 kms
Global Hospital	-	14 kms
SRM Hospital	-	14 kms
Kamatchi Hospital	-	18 kms
Chettinad Hospital	-	16.3 kms

IT Hubs & Industries

Shriram Gateway SEZ	-	4 kms
Zoho	-	10 kms
MEPZ	-	11 kms
Intimate Fashion	-	13.1 kms
Elcot SEZ (Wipro, HCL)	-	15 kms
Ford, M.M.Nagar	-	18 kms
Sipcot Siruseri	-	20 kms

Bus Stations

Proposed Eastern Bypass	-	600 mts
MTC Bus Stop	-	700 mts
Perungalathur Bus Stop	-	3.5 kms
Intercity Bus Terminal (Vandalur)	-	7 kms

Metro Stations

Perungalathur Station	-	3 kms
Tambaram Station	-	7 kms
Vandalur Station	-	7 kms
Proposed Metro Station	-	3 kms

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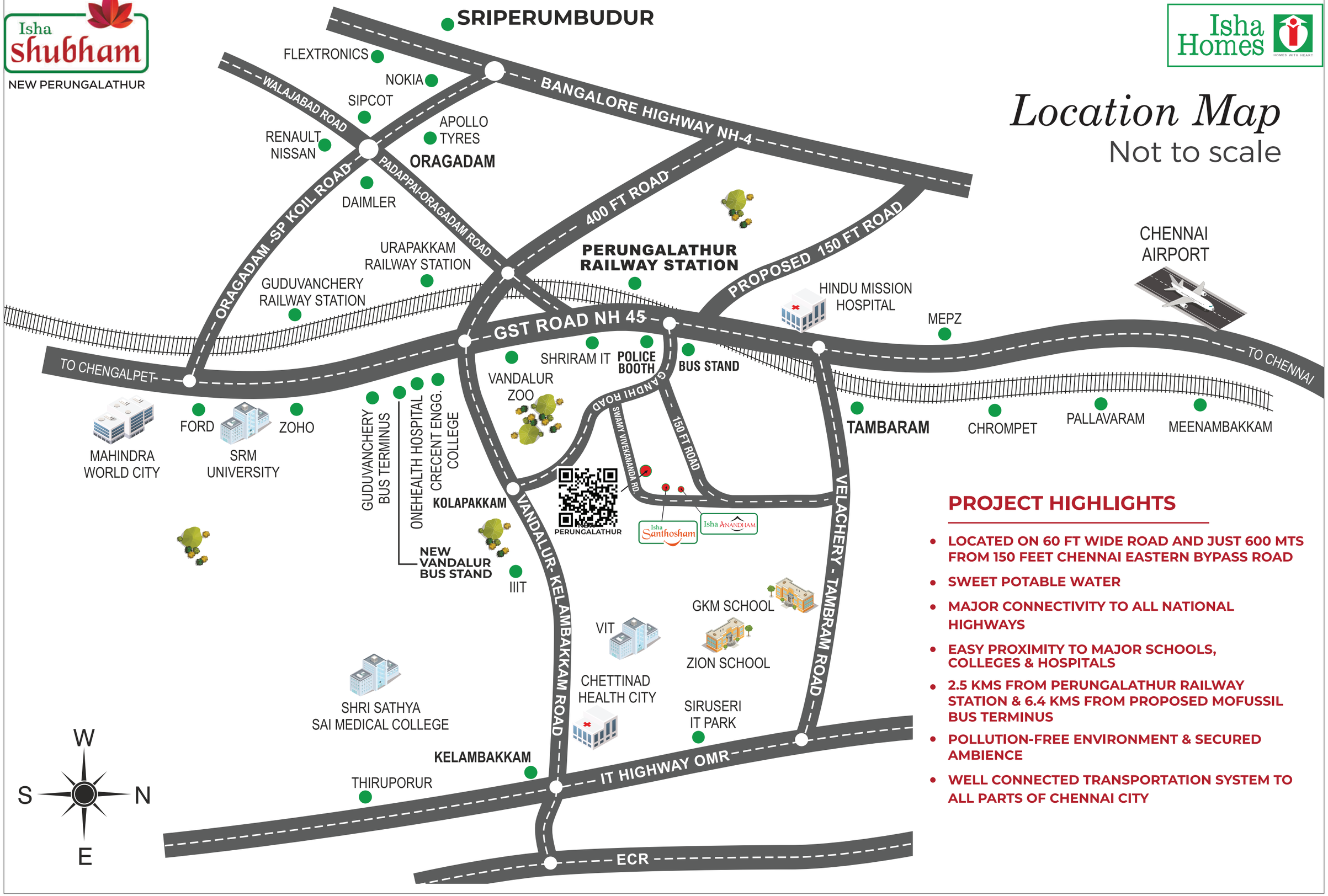
Location Map

Not to scale



PROJECT HIGHLIGHTS

- LOCATED ON 60 FT WIDE ROAD AND JUST 600 MTS FROM 150 FEET CHENNAI EASTERN BYPASS ROAD
- SWEET POTABLE WATER
- MAJOR CONNECTIVITY TO ALL NATIONAL HIGHWAYS
- EASY PROXIMITY TO MAJOR SCHOOLS, COLLEGES & HOSPITALS
- 2.5 KMS FROM PERUNGALATHUR RAILWAY STATION & 6.4 KMS FROM PROPOSED MOFUSSIL BUS TERMINUS
- POLLUTION-FREE ENVIRONMENT & SECURED AMBIENCE
- WELL CONNECTED TRANSPORTATION SYSTEM TO ALL PARTS OF CHENNAI CITY

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Embrace a lifestyle unlike any other.

There is now space to choose your pace.

Whether it is a brisk morning walk or a relaxed evening stroll, you can now enjoy the experience on a beautifully designed walkway.

Make family outings a daily routine.

With a sprawling central lawn lush with greenery, make your precious family time truly special.

It's time for a reflexology walk!

Get the most out of a relaxing walk on the reflexology path and treat your feet to a soothing massage.

Feel the peace both inside and outside.

A thoughtfully-designed yoga court makes your yoga sessions more effective and helps you embrace the tranquillity that surrounds you.

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Care for some delicious food?

At the well-kept food counter, you can indulge in your favourite treats to your heart's content.

Find yourself relaxing in the pergola.

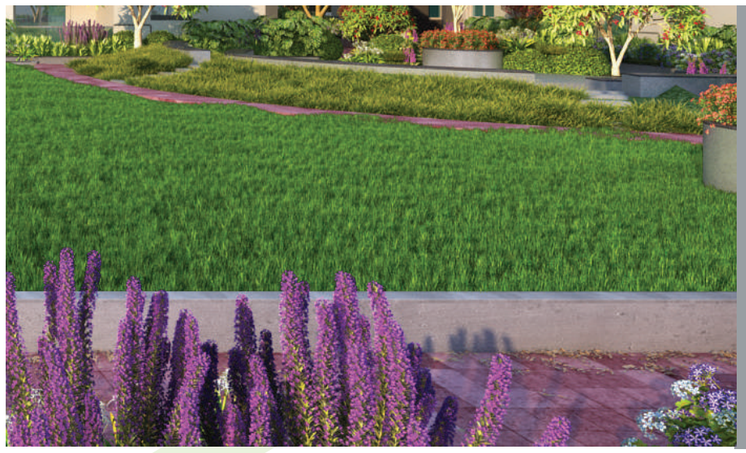
The pergola is perfect for backyard barbecues and to hang out with loved ones. Impressively designed, this spot is sure to be one of your favourites.

Gather at the amphitheatre, everyone!

Take part in the fun events in this huge open space and stay entertained.

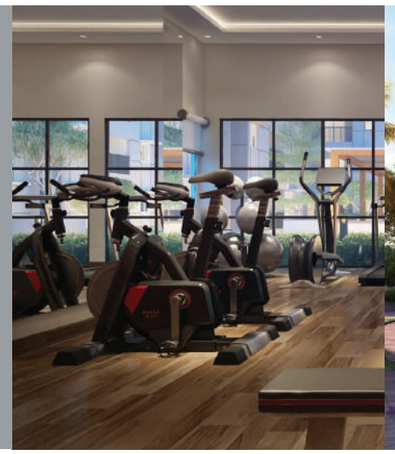
Enhance your garden experience.

Adding serenity to the place is an impressive herb garden that will leave you in awe.



Get a breath of fresh air in the aroma garden!

A stroll through the enchanting aroma garden is all you need to rejuvenate your mind.



When the gym becomes your favourite place to be.

Experience an exclusive indoor and outdoor gym with premium fitness equipment that maximises your workout potential.

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A great spot to relax, chat and socialise.

Unwind at the seating corners where you can read, chat and enjoy the company of your family and friends.

Now even star gazing can feel special.

Whether it's for star gazing or outdoor dining, you now have all the space and privacy you need with a beautiful gazebo.

A kid's play area packed with fun and energy.

A dedicated play area, designed with safety in mind, has been set up to keep your kids active and entertained.

Live the unmatched lifestyle you always dreamt of.

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Premium Specifications

Structure	:	RCC framed structure
Walls	:	Solid block with cement mortar
Main doors	:	Veneered flush door with polish finish on both sides
Bedroom	:	Skin doors with paint finish
Toilet doors	:	WPC doors with paint finish
Balcony doors	:	UPVC sliding doors
Tiles	:	2'0"× 2'0" vitrified tiles for all rooms with skirting, except for toilets
	:	Anti-skid ceramic flooring tiles for toilets and balconies
	:	Ceramic tiles for wall dado up to 7'0" height for bathroom walls
	:	Ceramic tile dado for kitchen walls up to 2' height above counter
Plumbing	:	All concealed water lines with CPVC pipes
	:	Branded ceramic fitting: Wall-mounted EWC & wash basin
	:	Branded CP fittings
Windows	:	UPVC sliding window with wall-mounted MS grill
Kitchen counter	:	Granite counter
	:	SS single bowl sink for kitchen
Painting	:	Putty with emulsion for internal walls and ceilings Emulsion for external walls
Loft	:	One loft in each bedroom and kitchen

Electrical specifications

Three phase power supply with concealed wiring & modular switches of ISI standard. Lights, fans, 5 amps and 15 amps power points as tabulated below:

Location	Light Point	Ceiling / Wall Fan Point	Plug Points (6A)	Plug Points (16A)	TV (6 A)	Exhaust	Calling Bell	AC
Entrance	1 (2 way)	-	-	-	-	-	1	
Living	1	1	1 (SB)	-	2	-	-	1
Dining	1	1	1 (SB)					
Balcony	1	-	-	-	-	-	-	
Kitchen	1	-	3	2	-	1	-	
Master Bedroom	1+1 (2 way)	1 (2 way)	1 (SB)	-	-	-	-	1
Other Bedrooms	1+1 (2 way)	1(2 way)	2 (SB)	-	-	-	-	1
Toilets	1	-	1	1 (Geyser)	-	1	-	
Common				1 (Washing machine)				

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Note:

- SB denotes socket in the switch board
- TV - Conduit will be provided in living
- Inverter point will be provided
- Phase changeover will be provided (4 pole & 63 amps)
- Geyser point will be provided in both toilets

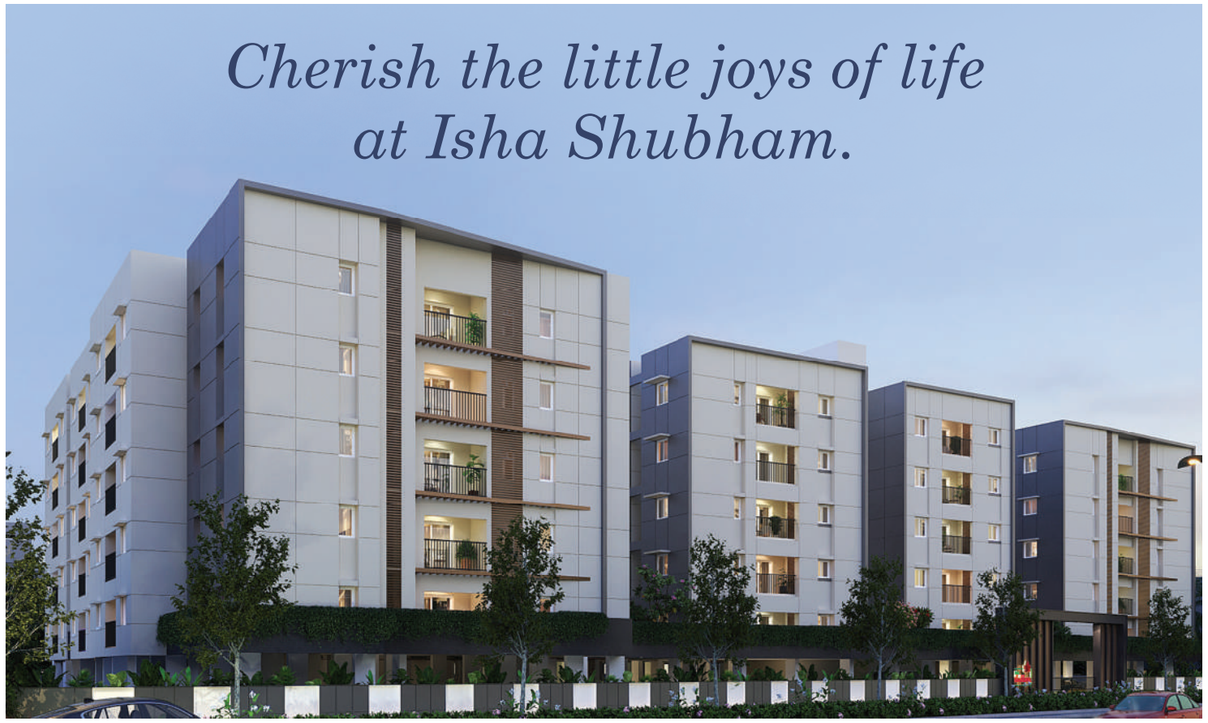
Common (Blocks)

Lift

- Corridor flooring with tiles
- Staircase with granite and SS handrail

Amenities

- Borewell water
- Sewage treatment plant
- Paver block for driveway
- Power backup for common amenities
- CCTV cameras
- Solar power for common area
- Lobby access control
- Indoor gym
- Lift
- Gazebo
- Pergola



Amenities

- Clubhouse
- Multi-purpose hall
- Podium at first floor level
- Amphitheatre
- Senior citizen seating zone
- Yoga court
- Indoor games
- Outdoor gym
- Children's play area
- Food counter
- Aroma garden
- Herb garden
- Seating corners
- Reflexology path
- Association room
- Walkway
- Central lawn
- Covered car parking
- Gated community
- Jogging track

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SITE PLAN

OVERALL PLAN WITH AMENITIES

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BLOCK A - UNIT FLOOR PLAN / 2 BHK + 2 TOILET

A101
SOUTH FACING
ENTRY

N

2B+2T
C.A. : 673 sq.ft.
S.A. : 955 sq.ft.

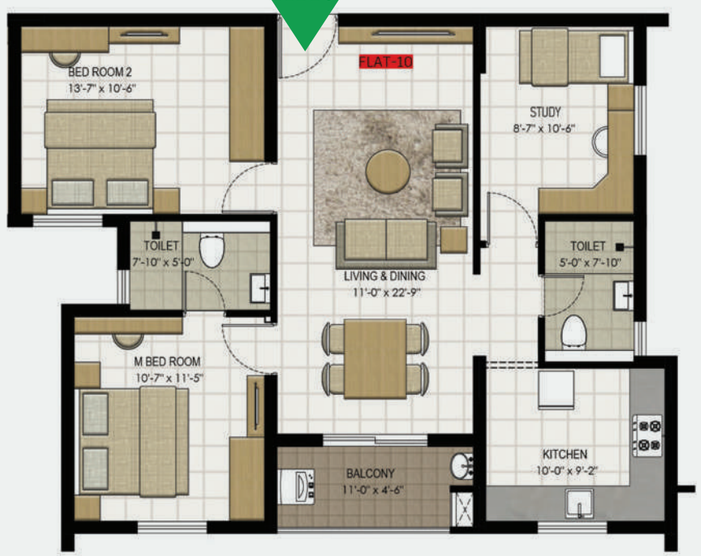
BLOCK A - UNIT FLOOR PLAN / 2 BHK + 2 TOILET

A104
SOUTH FACING
ENTRY

2B+2T
C.A. : 669 sq.ft.
S.A. : 934 sq.ft.

NORTH FACING
ENTRY

A110



N

2.5B+2T
C.A. : 830 sq.ft.
S.A. : 1163 sq.ft.

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BLOCK A - UNIT FLOOR PLAN / 3 BHK + 2 TOILET

A102
SOUTH FACING
ENTRY

N

3B+2T

C.A. : 769 sq.ft.
S.A. : 1065 sq.ft.

BLOCK A - UNIT FLOOR PLAN / 3 BHK + 2 TOILET

A105
SOUTH FACING
ENTRY

3B+2T

C.A. : 862 sq.ft.
S.A. : 1204 sq.ft.

A106
SOUTH FACING
ENTRY

N

3B+2T

C.A. : 862 sq.ft.
S.A. : 1207 sq.ft.

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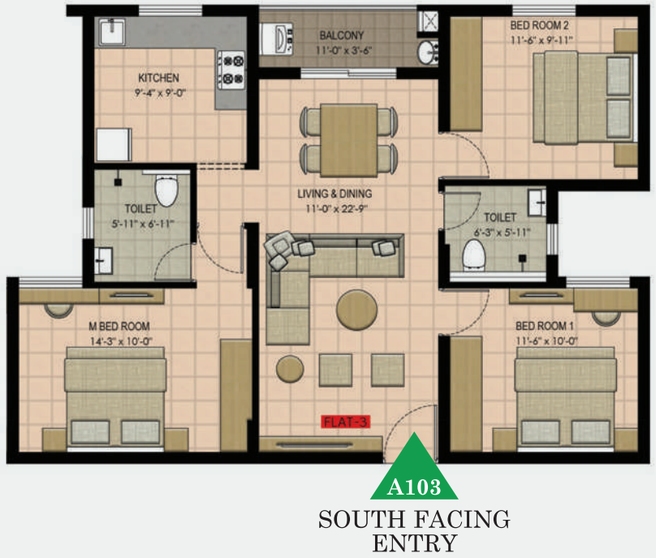
BLOCK A - UNIT FLOOR PLAN / 3 BHK + 2 TOILET



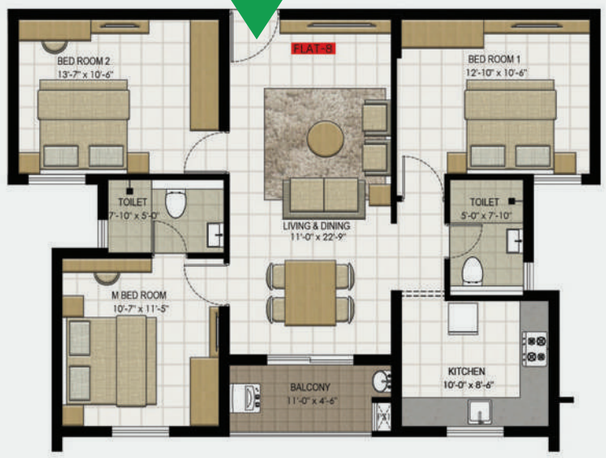
SOUTH FACING
ENTRY

3B+2T

C.A. : 842 sq.ft.
S.A. : 1163 sq.ft.

BLOCK A - UNIT FLOOR PLAN / 3 BHK + 2 TOILET

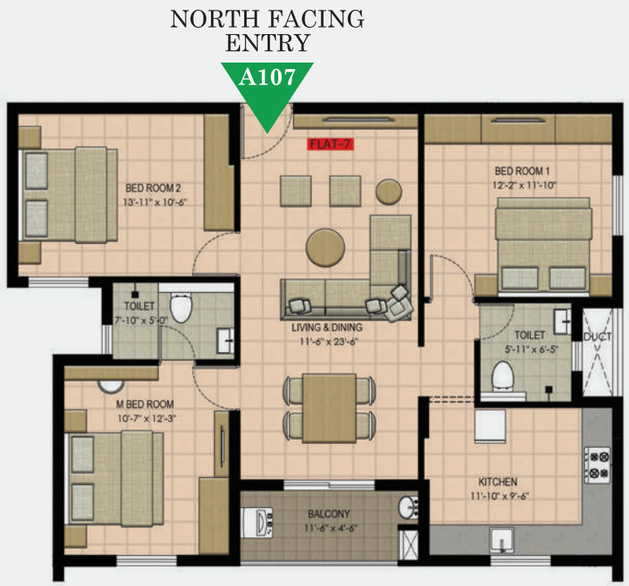
NORTH FACING
ENTRY



3B+2T

C.A. : 877 sq.ft.
S.A. : 1222 sq.ft.

NORTH FACING
ENTRY



N

3B+2T

C.A. : 934 sq.ft.
S.A. : 1300 sq.ft.

NORTH FACING
ENTRY

N

3B+2T

C.A. : 839 sq.ft.
S.A. : 1176 sq.ft.

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BLOCK A - UNIT FLOOR PLAN / 3 BHK + 2 TOILET

NORTH FACING ENTRY
A111

3B+2T

C.A. : 876 sq.ft.
S.A. : 1222 sq.ft.

NORTH FACING ENTRY
A112

N

3B+2T

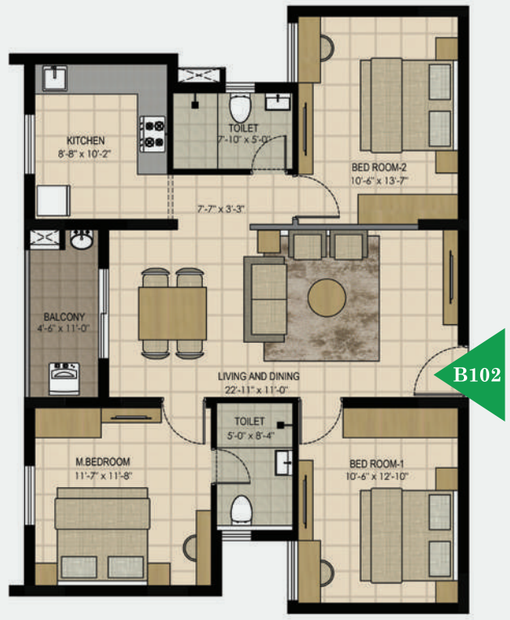
C.A. : 835 sq.ft.
S.A. : 1168 sq.ft.

BLOCK B - UNIT FLOOR PLAN / 3 BHK + 3 TOILET

NORTH FACING ENTRY
B101

3B+3T

C.A. : 1048 sq.ft.
S.A. : 1499 sq.ft.



EAST FACING ENTRY

N

3B+2T

C.A. : 895 sq.ft.
S.A. : 1249 sq.ft.

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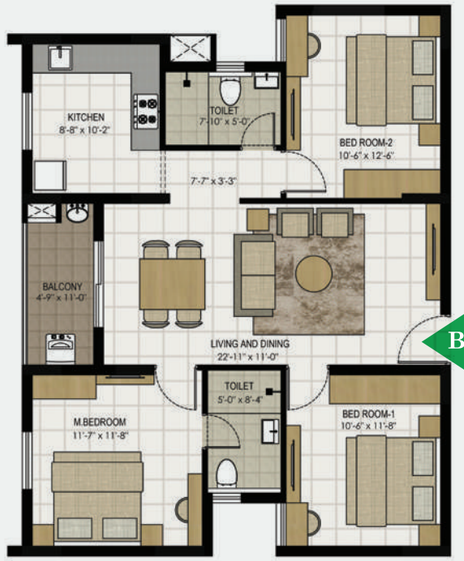
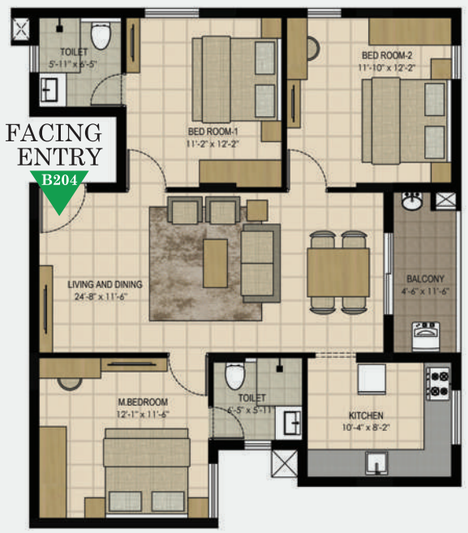
BLOCK B - UNIT FLOOR PLAN / 3 BHK + 2 TOILET



B203 EAST FACING ENTRY

3B+2T

C.A. : 871sq.ft.
S.A. : 1216 sq.ft.

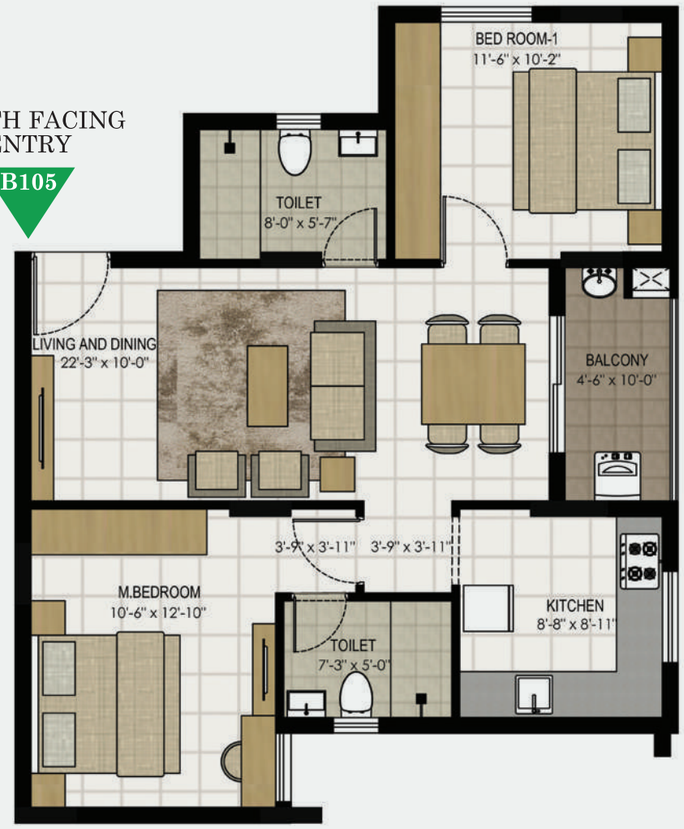


N

3B+2T

C.A. : 887 sq.ft.
S.A. : 1245 sq.ft.

BLOCK B - UNIT FLOOR PLAN / 2 BHK + 2 TOILET



N

2B+2T

C.A. : 678 sq.ft.
S.A. : 966 sq.ft.

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BLOCK C - UNIT FLOOR PLAN / 3 BHK + 2 TOILET

SOUTH FACING
ENTRY

3B+2T

C.A. : 909 sq.ft.
S.A. : 1276 sq.ft.

SOUTH FACING
ENTRY

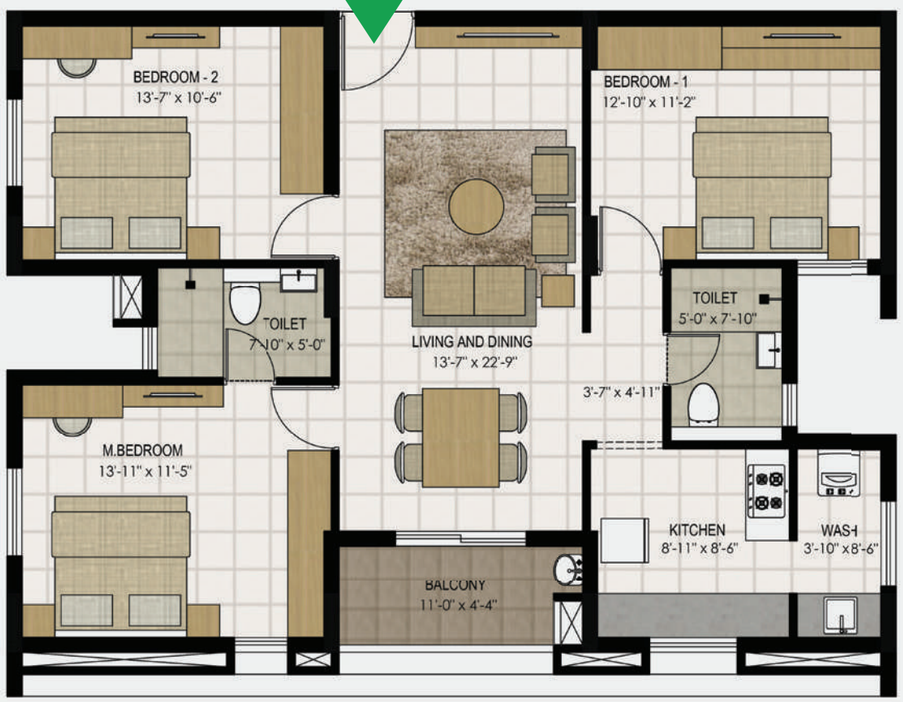
N

3B+2T

C.A. : 909 sq.ft.
S.A. : 1276 sq.ft.

BLOCK C - UNIT FLOOR PLAN / 3 BHK + 2 TOILET

NORTH FACING
ENTRY



N

3B+2T

C.A. : 935 sq.ft.
S.A. : 1305 sq.ft.

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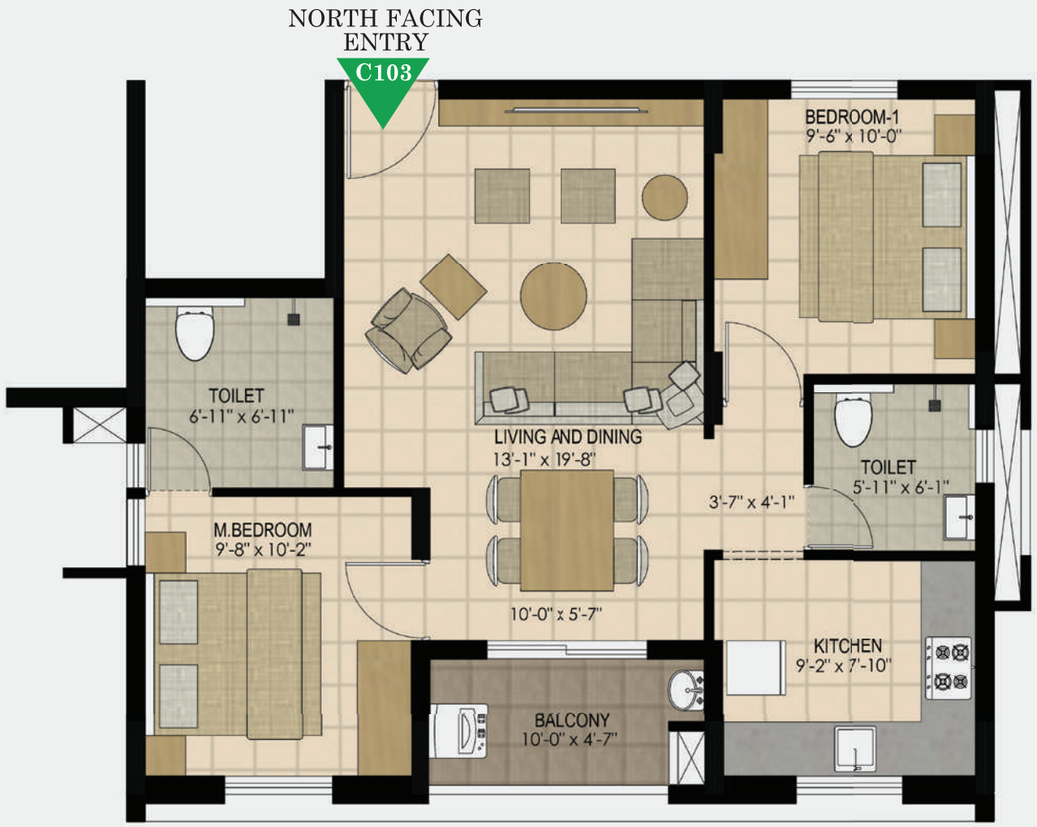
BLOCK C - UNIT FLOOR PLAN / 2 BHK + 2 TOILET

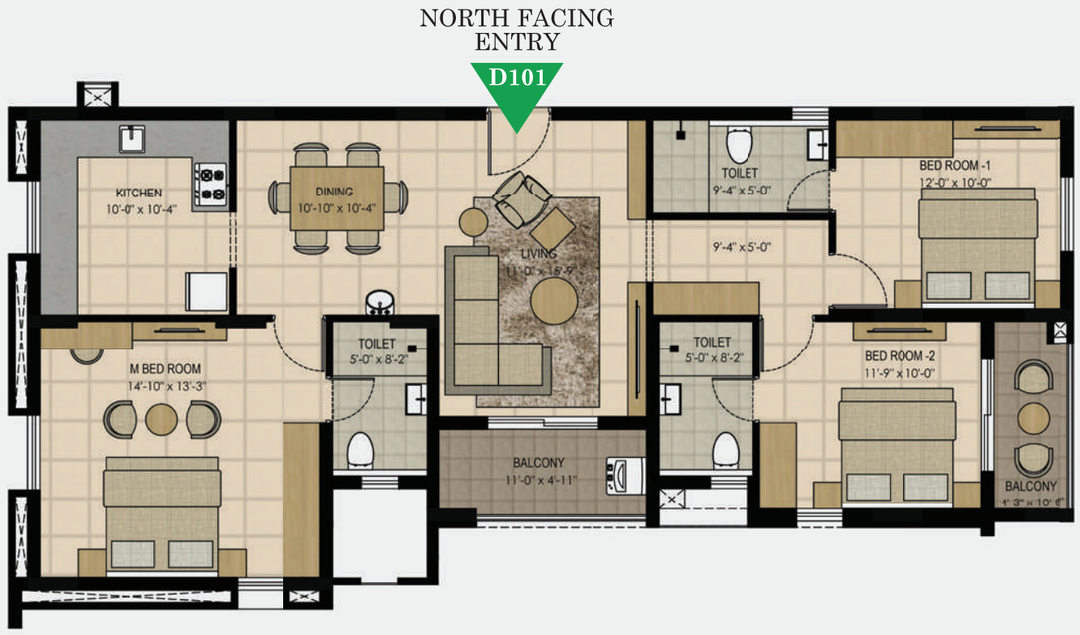


N

2B+2T

C.A. : 635 sq.ft.
S.A. : 905 sq.ft.

BLOCK D - UNIT FLOOR PLAN / 3 BHK + 3 TOILET



N

3B+3T

C.A. : 1047 sq.ft.
S.A. : 1495 sq.ft.

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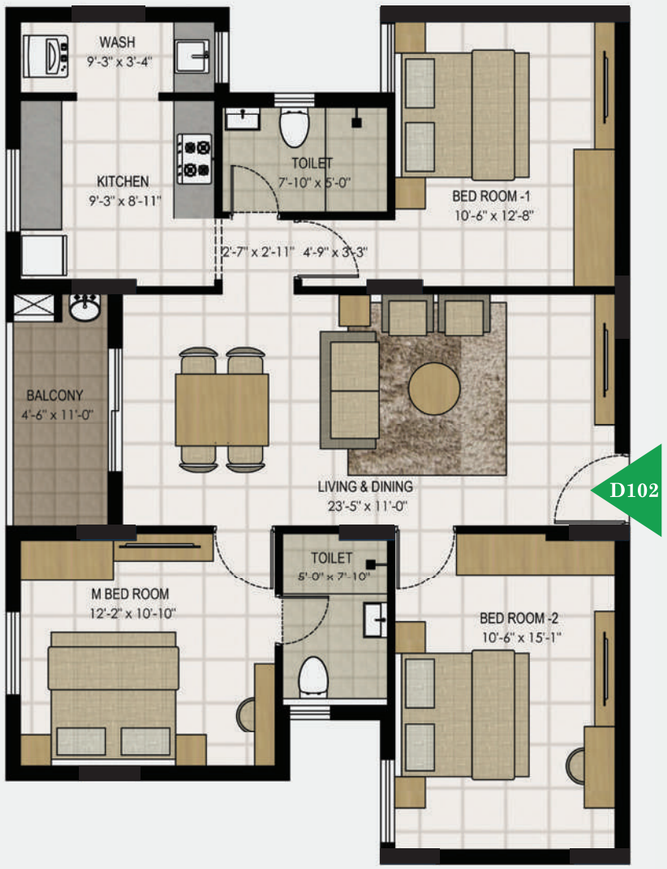
BLOCK D - UNIT FLOOR PLAN / 3 BHK + 2 TOILET



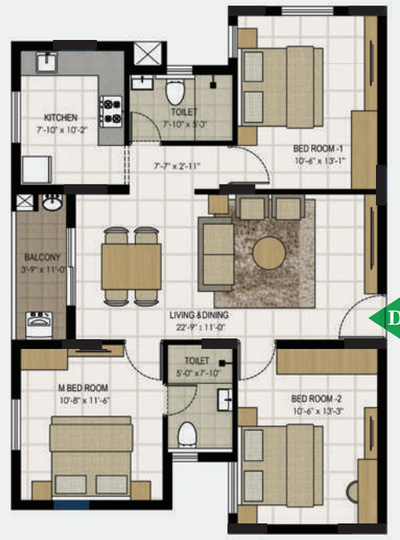
D102 EAST FACING ENTRY

N

3B+2T

C.A. : 933 sq.ft.
S.A. : 1295 sq.ft.

BLOCK D - UNIT FLOOR PLAN / 3 BHK + 2 TOILET

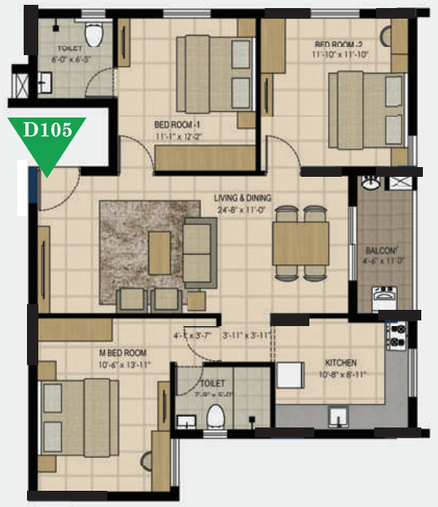


D104 EAST FACING ENTRY

3B+2T

C.A. : 870 sq.ft.
S.A. : 1207 sq.ft.

NORTH FACING ENTRY D105



N

3B+2T

C.A. : 921 sq.ft.
S.A. : 1283 sq.ft.

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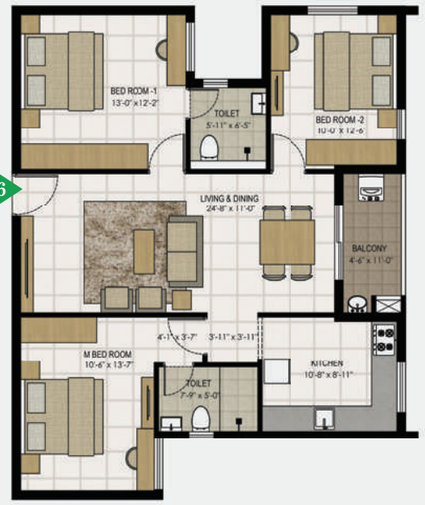
BLOCK D - UNIT FLOOR PLAN / 3 BHK + 2 TOILET

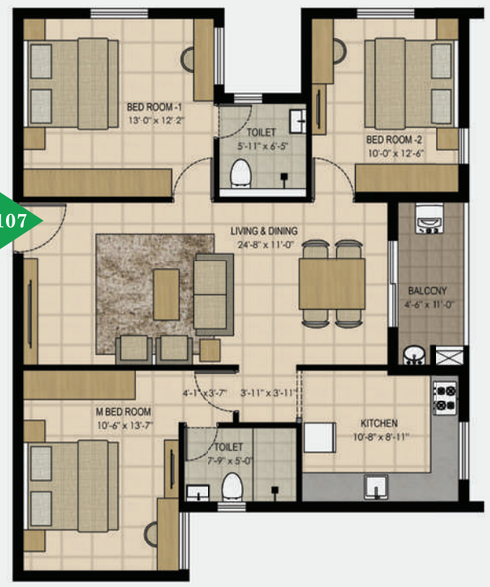
WEST FACING ENTRY
D106



3B+2T

C.A. : 918 sq.ft.
S.A. : 1279 sq.ft.

WEST FACING ENTRY
D107



N

3B+2T

C.A. : 918 sq.ft.
S.A. : 1278 sq.ft.

BLOCK D - UNIT FLOOR PLAN / 2 BHK + 2 TOILET

D103 EAST FACING ENTRY

N

2B+2T

C.A. : 660 sq.ft.
S.A. : 933 sq.ft.

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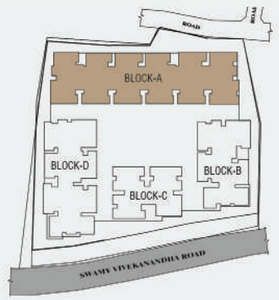
BLOCK A - FIRST FLOOR PLAN



A101 - 2B+2T	A102 - 3B+2T	A103 - 3B+2T	A104 - 2B+2T	A105 - 3B+2T	A106 - 3B+2T
C.A. : 673 sq.ft. **S.A. :** 955 sq.ft.	**C.A. :** 769 sq.ft. **S.A. :** 1065 sq.ft.	**C.A. :** 842 sq.ft. **S.A. :** 1163 sq.ft.	**C.A. :** 669 sq.ft. **S.A. :** 934 sq.ft.	**C.A. :** 862 sq.ft. **S.A. :** 1204 sq.ft.	**C.A. :** 862 sq.ft. **S.A. :** 1207 sq.ft.

A112 - 3B+2T	A111 - 3B+2T	A110 - 2.5B+2T	A109 - 3B+2T	A108 - 3B+2T	A107 - 3B+2T
C.A. : 835 sq.ft. **S.A. :** 1168 sq.ft.	**C.A. :** 876 sq.ft. **S.A. :** 1222 sq.ft.	**C.A. :** 830 sq.ft. **S.A. :** 1163 sq.ft.	**C.A. :** 839 sq.ft. **S.A. :** 1176 sq.ft.	**C.A. :** 877 sq.ft. **S.A. :** 1222 sq.ft.	**C.A. :** 934 sq.ft. **S.A. :** 1300 sq.ft.

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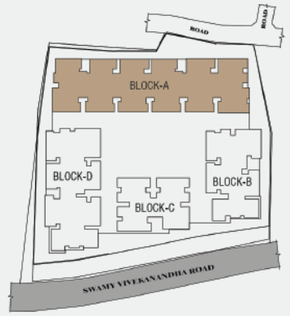
BLOCK A - TYPICAL FLOOR PLAN



A201/A301/A401/A501	A202/A302/A402/A502	A203/A303/A403/A503	A204/A304/A404/A504	A205/A305/A405/A505	A206/A306/A406/A506
C.A. : 673 sq.ft. **S.A. :** 955 sq.ft.	**C.A. :** 769 sq.ft. **S.A. :** 1065 sq.ft.	**C.A. :** 842 sq.ft. **S.A. :** 1163 sq.ft.	**C.A. :** 669 sq.ft. **S.A. :** 934 sq.ft.	**C.A. :** 862 sq.ft. **S.A. :** 1204 sq.ft.	**C.A. :** 862 sq.ft. **S.A. :** 1207 sq.ft.

A212/A312/A412/A512	A211/A311/A411/A511	A210/A310/A410/A510	A209/A309/A409/A509	A208/A308/A408/A508	A207/A307/A407/A507
C.A. : 835 sq.ft. **S.A. :** 1168 sq.ft.	**C.A. :** 876 sq.ft. **S.A. :** 1222 sq.ft.	**C.A. :** 877 sq.ft. **S.A. :** 1222 sq.ft.	**C.A. :** 877 sq.ft. **S.A. :** 1222 sq.ft.	**C.A. :** 877 sq.ft. **S.A. :** 1222 sq.ft.	**C.A. :** 934 sq.ft. **S.A. :** 1300 sq.ft.

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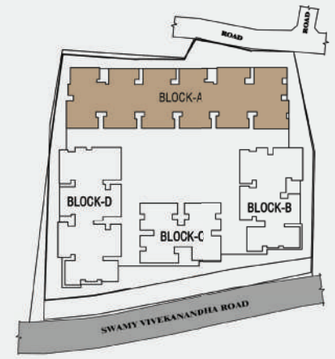
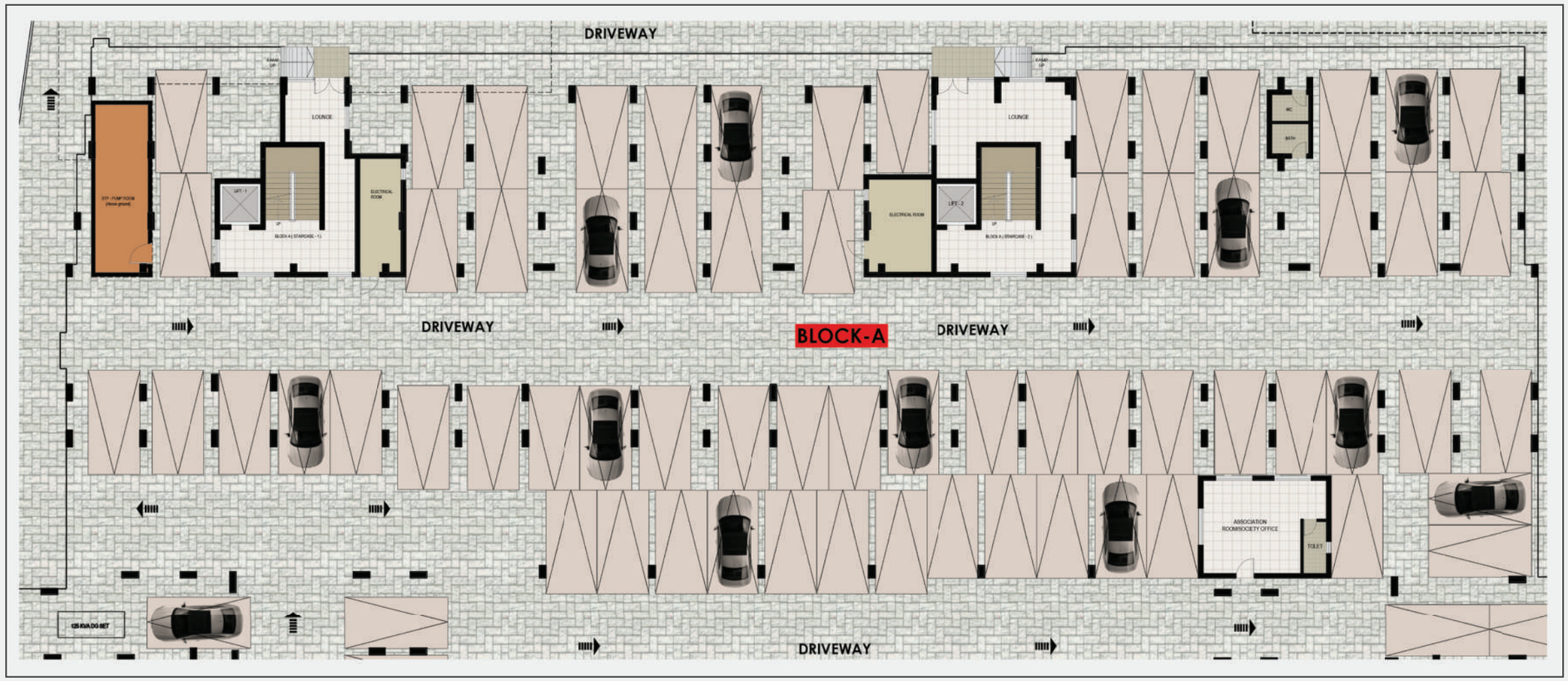
BLOCK A - STILT FLOOR PLAN





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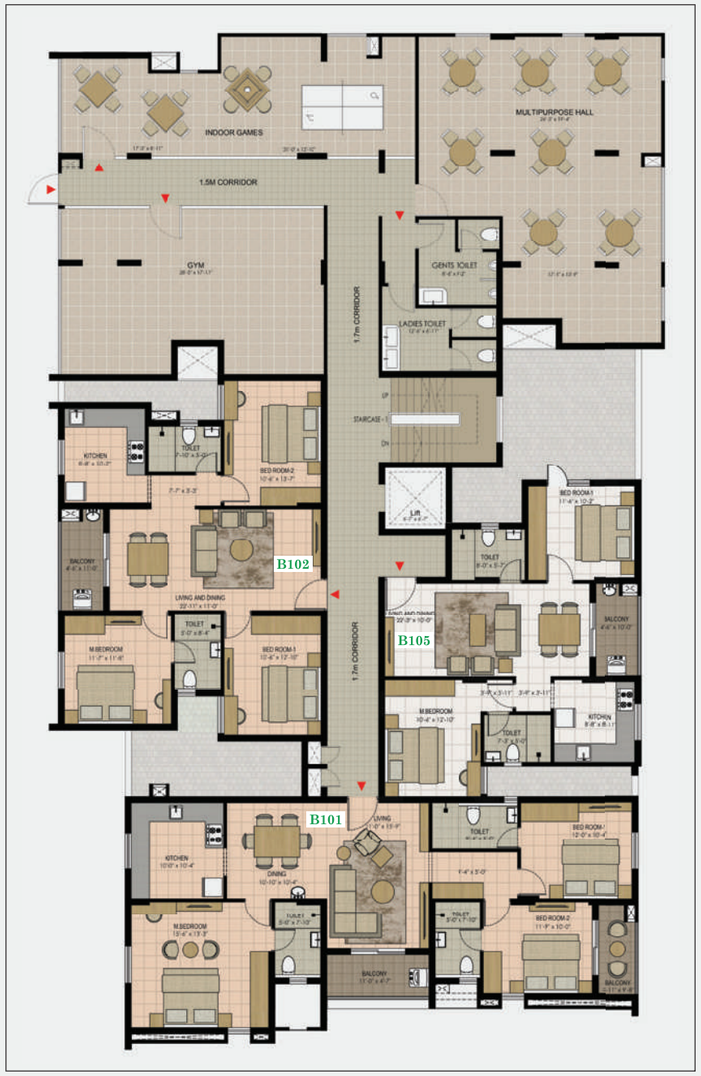
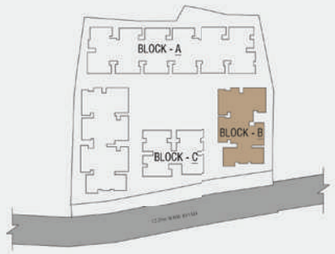
BLOCK B - FIRST FLOOR PLAN





B102 - 3B+2T

C.A. : 895 sq.ft.
S.A. : 1249 sq.ft.

B105 - 2B+2T

C.A. : 678 sq.ft.
S.A. : 966 sq.ft.

B101 - 3B+3T

C.A. : 1048 sq.ft.
S.A. : 1499 sq.ft.

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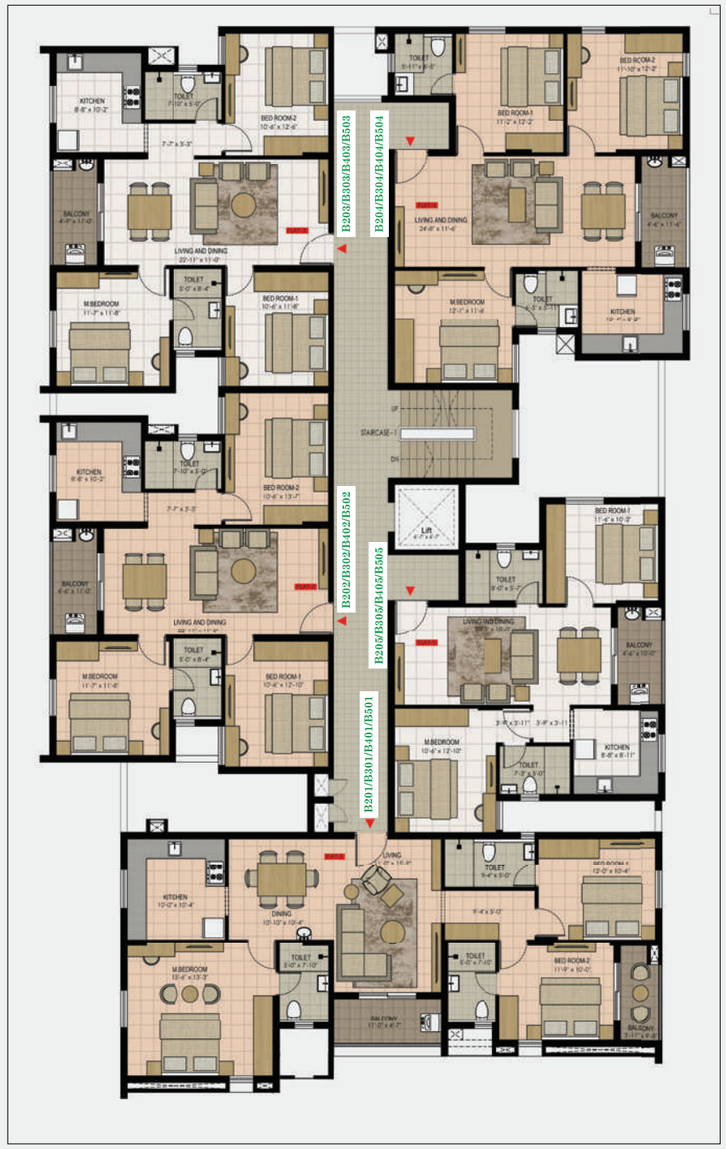
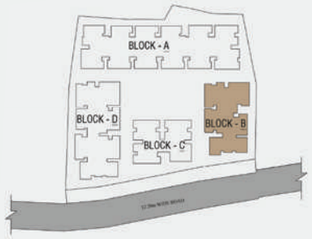
BLOCK B - TYPICAL FLOOR PLAN





B205/B305/B405/B505

C.A. : 678 sq.ft.
S.A. : 966 sq.ft.

B204/B304/B404/B504

C.A. : 887 sq.ft.
S.A. : 1245 sq.ft.

B203/B303/B403/B503

C.A. : 871 sq.ft.
S.A. : 1216 sq.ft.

B202/B302/B402/B502

C.A. : 895 sq.ft.
S.A. : 1249 sq.ft.

B201/B301/B401/B501

C.A. : 1048 sq.ft.
S.A. : 1499 sq.ft.

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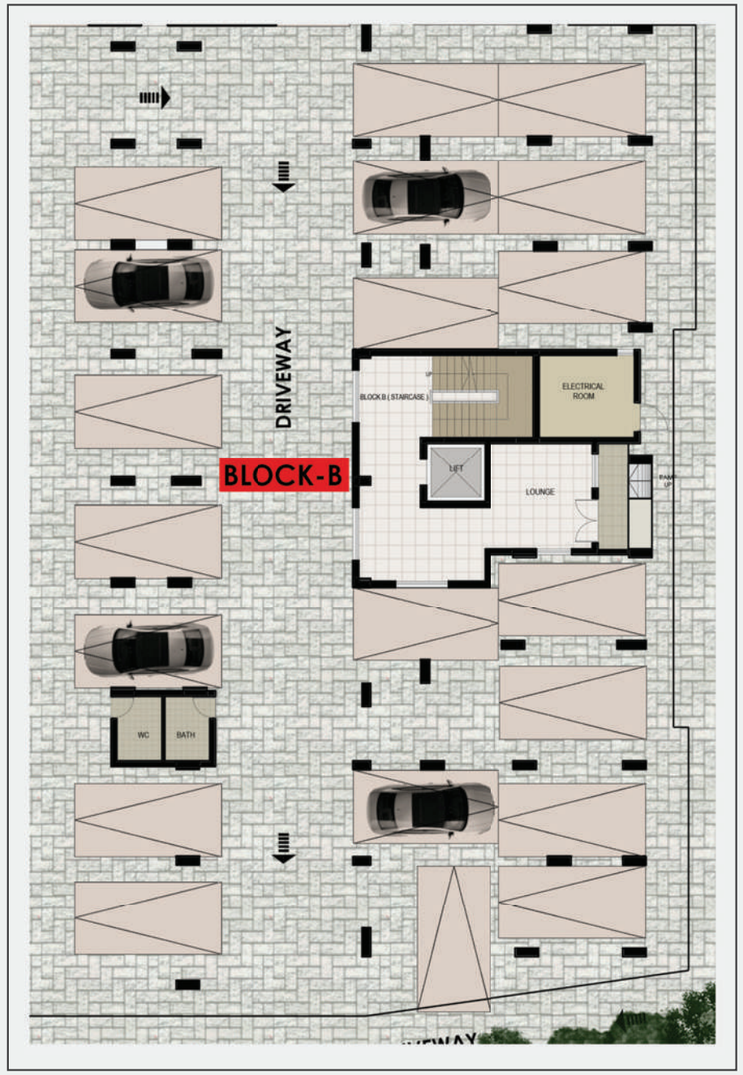
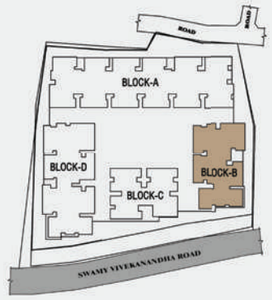
BLOCK B - STILT FLOOR PLAN





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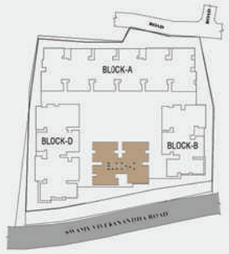
BLOCK C - FIRST FLOOR PLAN



C101 - 3B+2T

C.A. : 909 sq.ft.
S.A. : 1276 sq.ft.

C102 - 3B+2T

C.A. : 909 sq.ft.
S.A. : 1276 sq.ft.

C104 - 3B+2T

C.A. : 935 sq.ft.
S.A. : 1305 sq.ft.

C103 - 2B+2T

C.A. : 635 sq.ft.
S.A. : 905 sq.ft.

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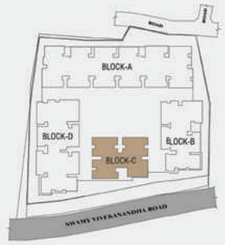
BLOCK C - TYPICAL FLOOR PLAN



C201/C301/C401/C501

C.A. : 909 sq.ft.
S.A. : 1276 sq.ft.

C202/C302/C402/C502

C.A. : 909 sq.ft.
S.A. : 1276 sq.ft.

C204/C304/C404/C504

C.A. : 935 sq.ft.
S.A. : 1305 sq.ft.

C203/C303/C403/C503

C.A. : 635 sq.ft.
S.A. : 905 sq.ft.

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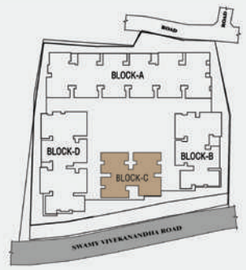
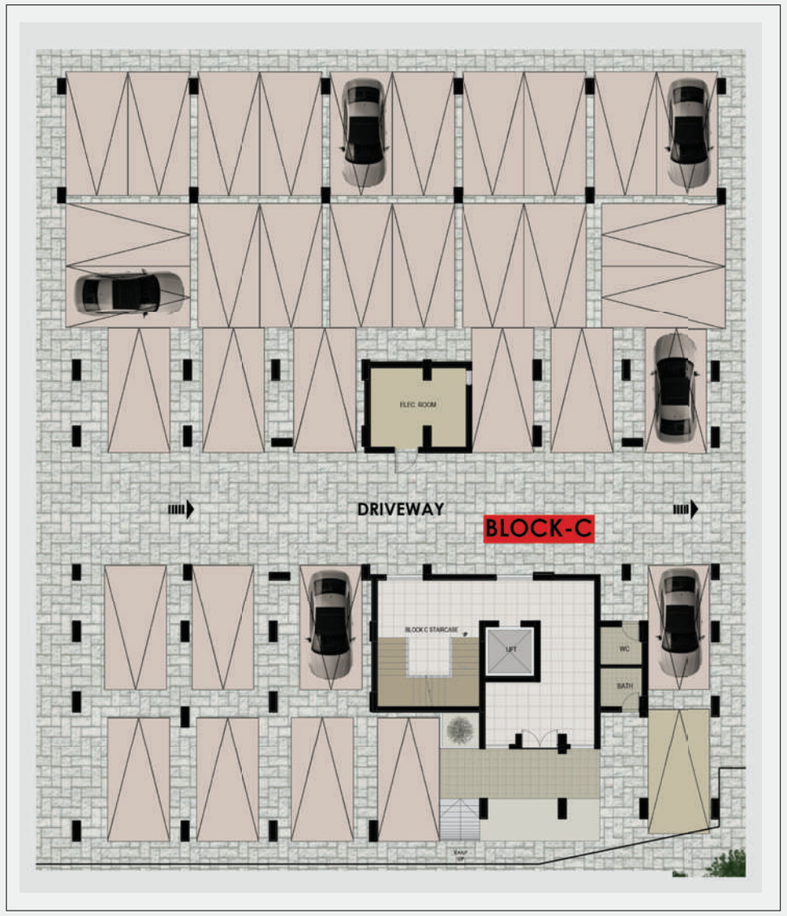
BLOCK C - STILT FLOOR PLAN





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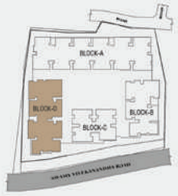
BLOCK D - FIRST FLOOR PLAN



D104 - 3B+2T
C.A. : 870 sq.ft.
S.A. : 1207 sq.ft.

D105 - 3B+2T
C.A. : 921 sq.ft.
S.A. : 1283 sq.ft.

D103 - 2B+2T
C.A. : 660 sq.ft.
S.A. : 933 sq.ft.

D106 - 3B+2T
C.A. : 918 sq.ft.
S.A. : 1279 sq.ft.

D102 - 3B+2T
C.A. : 933 sq.ft.
S.A. : 1295 sq.ft.

D107 - 3B+2T
C.A. : 918 sq.ft.
S.A. : 1278 sq.ft.

D101 - 3B+3T
C.A. : 1047 sq.ft.
S.A. : 1495 sq.ft.

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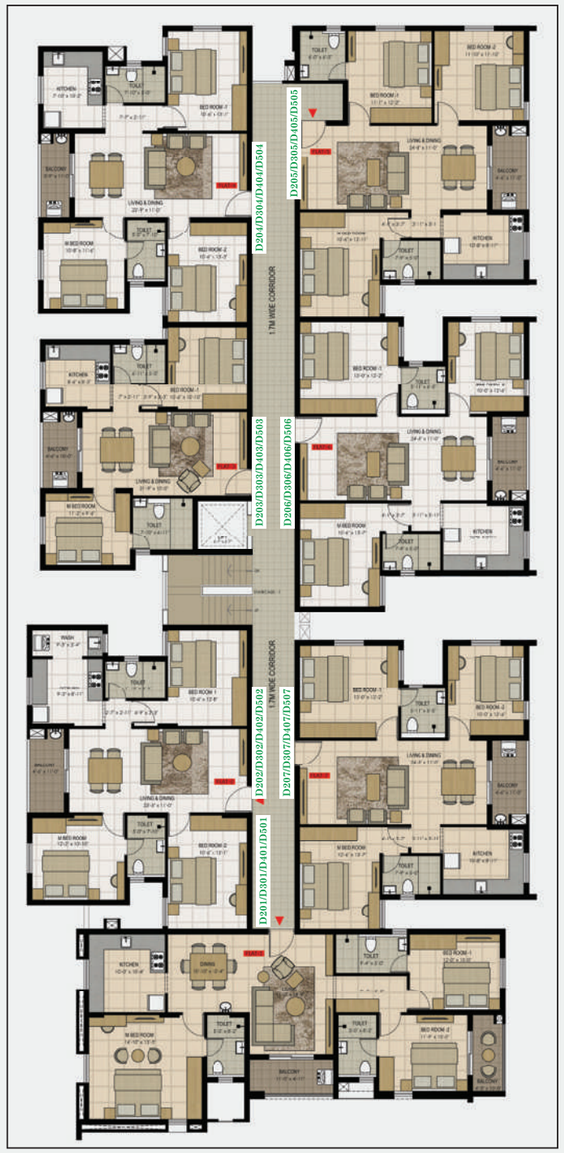
BLOCK D - TYPICAL FLOOR PLAN



D204/D304/D404/D504
C.A. : 870 sq.ft.
S.A. : 1207 sq.ft.

D205D305/D405/D505
C.A. : 921 sq.ft.
S.A. : 1283 sq.ft.

D203/D303/D403/D503
C.A. : 660 sq.ft.
S.A. : 933 sq.ft.

D206/D306/D406/D506
C.A. : 918 sq.ft.
S.A. : 1279 sq.ft.

D202/D302/D402/D502
C.A. : 933 sq.ft.
S.A. : 1295 sq.ft.

D207/D307/D407/D507
C.A. : 918 sq.ft.
S.A. : 1278 sq.ft.

D201/D301/D401/D501
C.A. : 1047 sq.ft.
S.A. : 1495 sq.ft.

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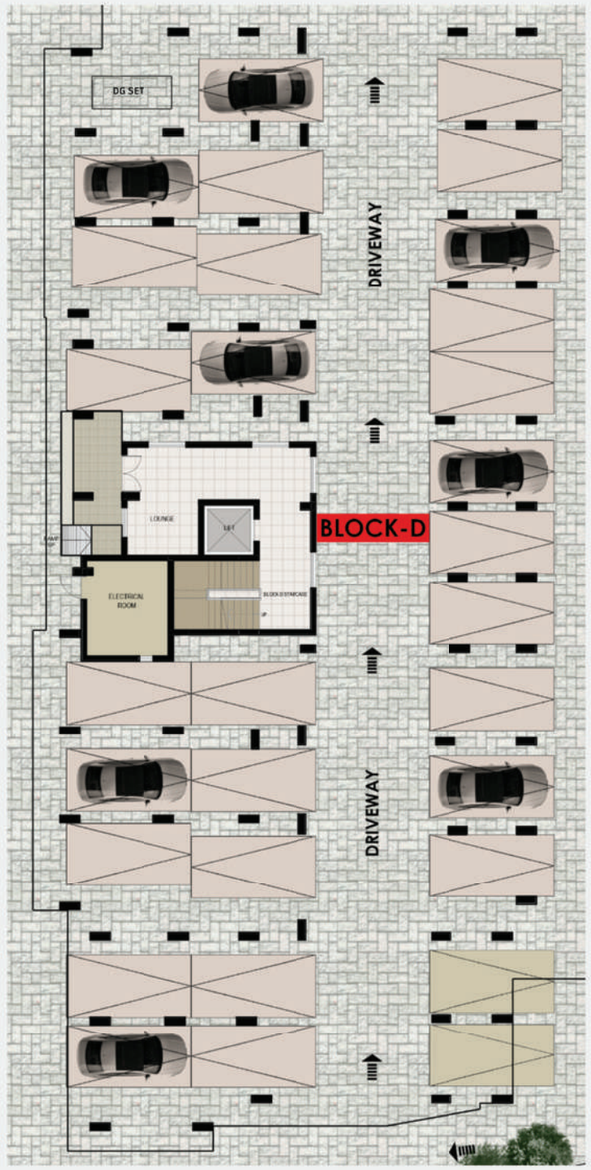
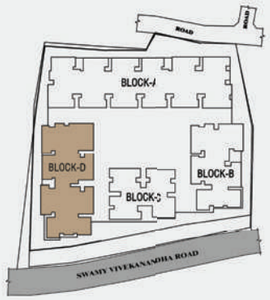
BLOCK D - STILT FLOOR PLAN





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Your dream home awaits you with a touch of luxury.

Introducing Isha Shubham

Isha shubham

NEW PERUNGALATHUR

- *Spacious 2 & 3 BHK*
- ***30+** Grand Amenities*
- ***20 mins** from Airport*
- ***40.04%** UDS*