




Indira
Flat Promoters

AVELLON

A Standard of its Own



Nolambur
(Near Mogappair West), Chennai


Indira



ABOUT AVELLON

Life unfolds with intention at Avellon. Nestled in the heart of Nolambur, this exclusive community of 58 thoughtfully crafted residences across 2 wings brings together connectivity, comfort, and craftsmanship to offer a home that grows with your dreams and protects what matters most.

Guided by Mr. Advait Rajendran, the residences are crafted to rise above the expected. Open layouts breathe freely, sunlight moves effortlessly through each room, and every finish is enhanced by carefully selected branded materials. The façade, landscaped greens, and thoughtfully composed shared spaces come together in harmony, creating an address that feels elevated yet deeply welcoming.

Arrive at Avellon, and feel the rare satisfaction of a home that fulfills every expectation you carry with you.

WHY NOLAMBUR FEELS RIGHT?

Nolambur **Where Everyday Living Feels Settled.**

Nolambur is one of those rare neighbourhoods that feels complete the moment you arrive. Tucked into West Chennai, it brings together smooth connectivity, trusted community, and a calm, family-focused environment.

Daily commutes stay easy with major roads and the Metro close by, while work hubs, schools, hospitals, and markets remain comfortably within reach. Safe, well connected, and steadily evolving, Nolambur is a place where routines feel lighter, families feel secure, and life moves at a pace that simply feels right.



LOCATION HOTSPOTS AROUND AVELLON

Connectivity

Mogappair West Bus Stand - 1 km
Koyambedu Metro Rail Station - 2.5 km
Airport - 18 km

Education

Velammal Vidyalaya, Mogappair West - 730 m
Maharishi Vidya Mandir, CBSE, Mogappair - 750 m
Mar Gregorios College - 750 m
Dr. MGR University - 800 m
Sri Lalithambigai Medical College & Hospital - 1.5 km
DAV Matriculation School, Mogappair - 2 km
Kendriya Vidyalaya, Anna Nagar - 3 km
SBOA School, Anna Nagar - 3.3 km

Healthcare

Apollo Hospital, Nerkundram - 2.4 km
Apollo Hospital, Vanagaram - 2.3 km
MMM Hospital - 2.2 km
Frontier Life Line Hospital - 2.2 km

Lifestyle & Landmarks

AGS Cinemas, Maduravoyal - 3.1 km
M Weddings & Conventions - 3.4 km





LIFE AT AVELLON FLOWS BETWEEN MOVEMENT AND CALM

At Avellon, amenities are thoughtfully designed to bring together wellness, recreation, and community living. Each space complements the other, creating an environment where daily life feels balanced, active, and serene.

AMENITIES - MULTIPURPOSE HALL

A Space Made for Milestones

Life's most meaningful moments are best shared. Avellon presents a beautifully designed multipurpose hall that welcomes your guests with comfort and style.

Created as a refined setting for gatherings, it is a space where celebrations flow easily, laughter lingers longer, and every occasion feels truly special.





AMENITIES - TERRACE GARDEN

A Garden at the Heart of Avellon

At the centre of Avellon's lifestyle spaces lies the terrace garden, thoughtfully positioned to connect the multipurpose hall, gym, and gaming area in one seamless flow.

Designed as a landscaped courtyard retreat, it introduces greenery and openness into the built environment, creating a refreshing pause from everyday life. Sculpted planters, curated seating, and soft ambient lighting shape intimate corners for relaxation, while the central space remains vibrant for shared moments and small gatherings.

For residences overlooking it, the garden becomes more than a view. It offers light, calmness, and a gentle sense of openness that quietly enhances everyday living.

AMENITIES - GYM

Strength, in Your Own Rhythm

Wellness begins with consistency, and consistency begins with ease. At Avellon, the gym is designed to make caring for your health feel natural and accessible.

Equipped with modern fitness equipment and set within a calm, thoughtfully planned environment, the indoor gym allows residents to exercise in comfort and focus. Whether it is an energising morning start or an evening reset, the space supports every routine with quiet efficiency.

Here, wellness becomes a seamless part of everyday living.





AMENITIES - INDOOR PLAY AREA AND COURTYARD

For the child in you, and yours.

Growing up is better with room to play, explore, and imagine. Thoughtfully designed for children and families alike, Avellon's indoor play area encourages joyful moments in a safe and welcoming environment.

From little ones discovering new games to adults rediscovering their playful side, every corner is designed to keep the spirit of play alive.



AMENITIES - EV CHARGING, SOLAR LIGHTING

Designed with Tomorrow in Mind

We think ahead, so you can live ahead. At Avellon, eco-conscious features make sustainable living effortless.

- EV charging points will be provided in all car parking slots to support greener mobility.
- Solar panel provision as per applicable norms.





ELEVATORS

Comfort Considered in Every Way

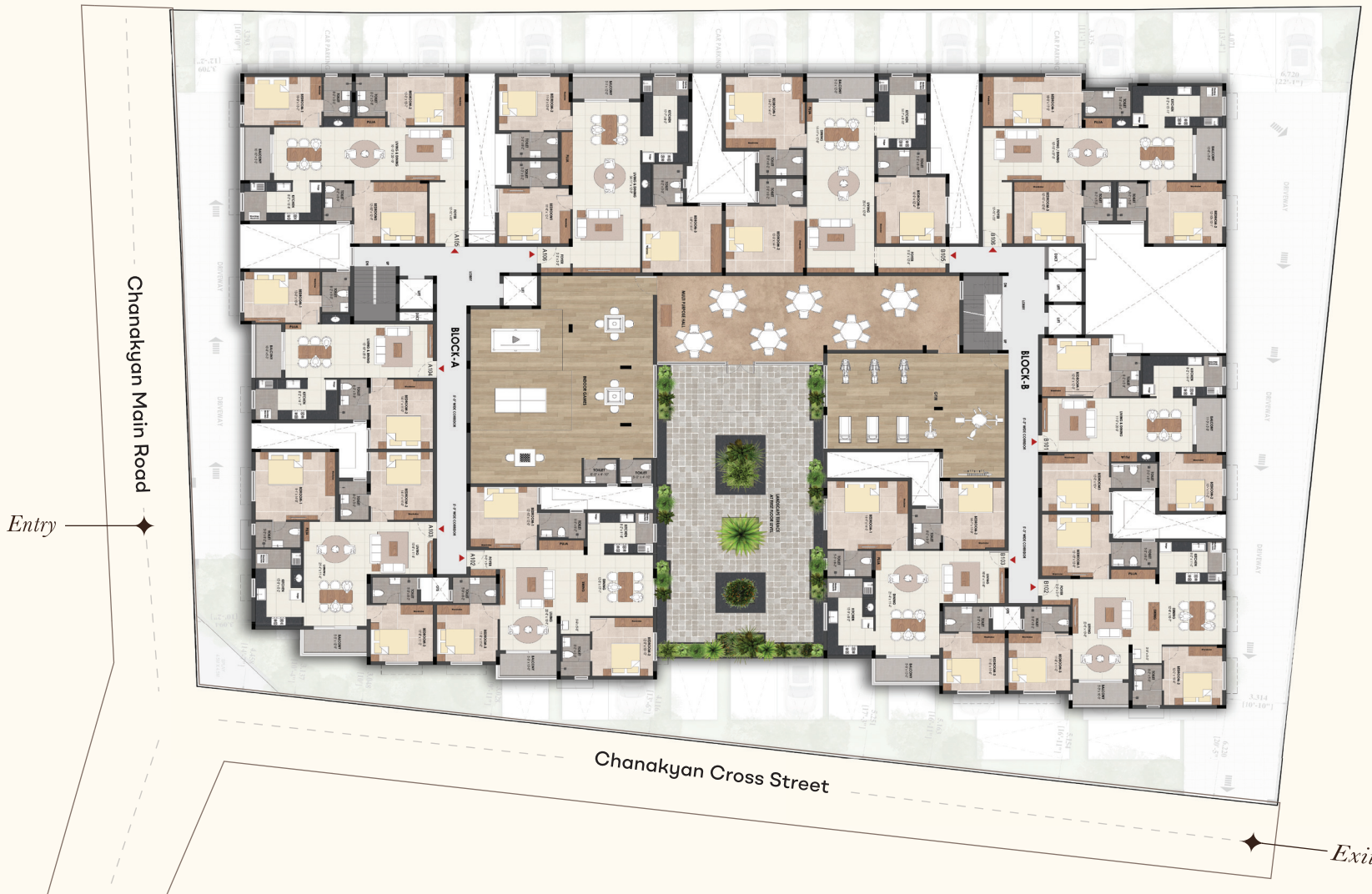
True comfort lies in the details that quietly make life easier.

Avellon offers four lifts across its blocks to ensure effortless access at all hours. Wide common spaces, seamless movement across amenities, and thoughtfully planned everyday conveniences come together to create a living experience that feels smooth, comfortable, and effortlessly elevated.

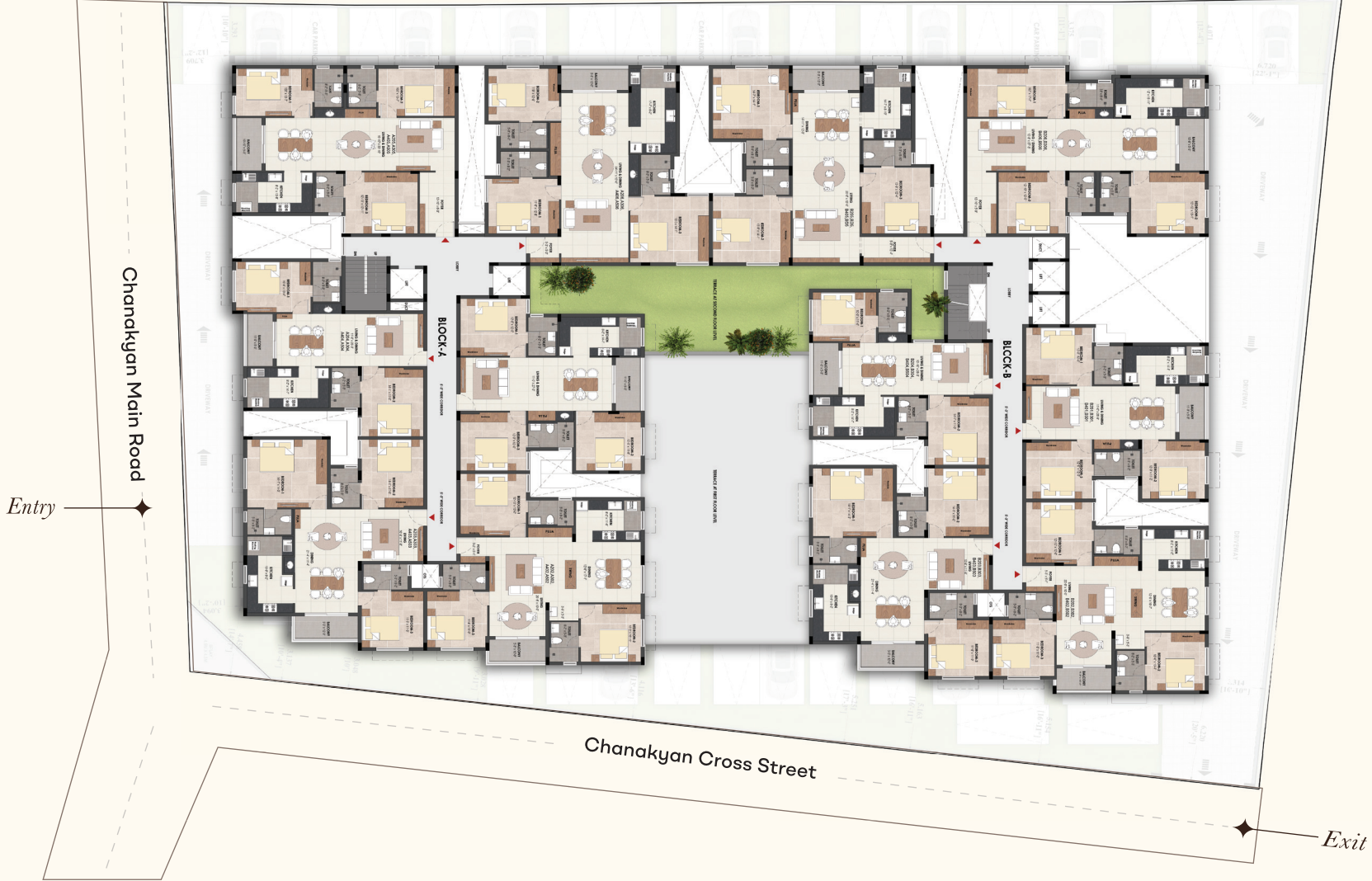
STILT FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL FLOOR PLAN (2nd to 5th)

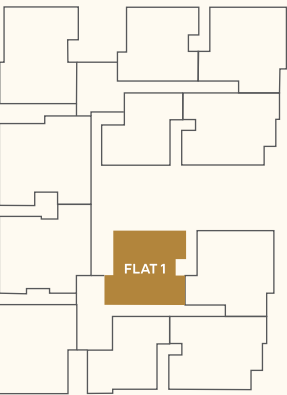


FLOOR PLAN



Unit	:	A201, A301, A401, A501
RERA Carpet Area	:	982.99 sq.ft
Excl. Balcony Area	:	57.70 sq.ft
Saleable Area	:	1378.34 sq.ft

KEY PLAN

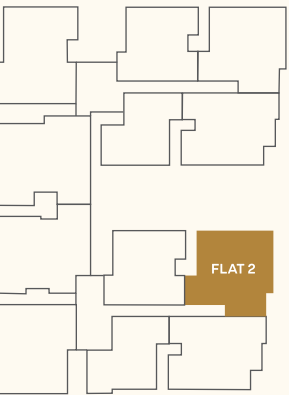


FLOOR PLAN

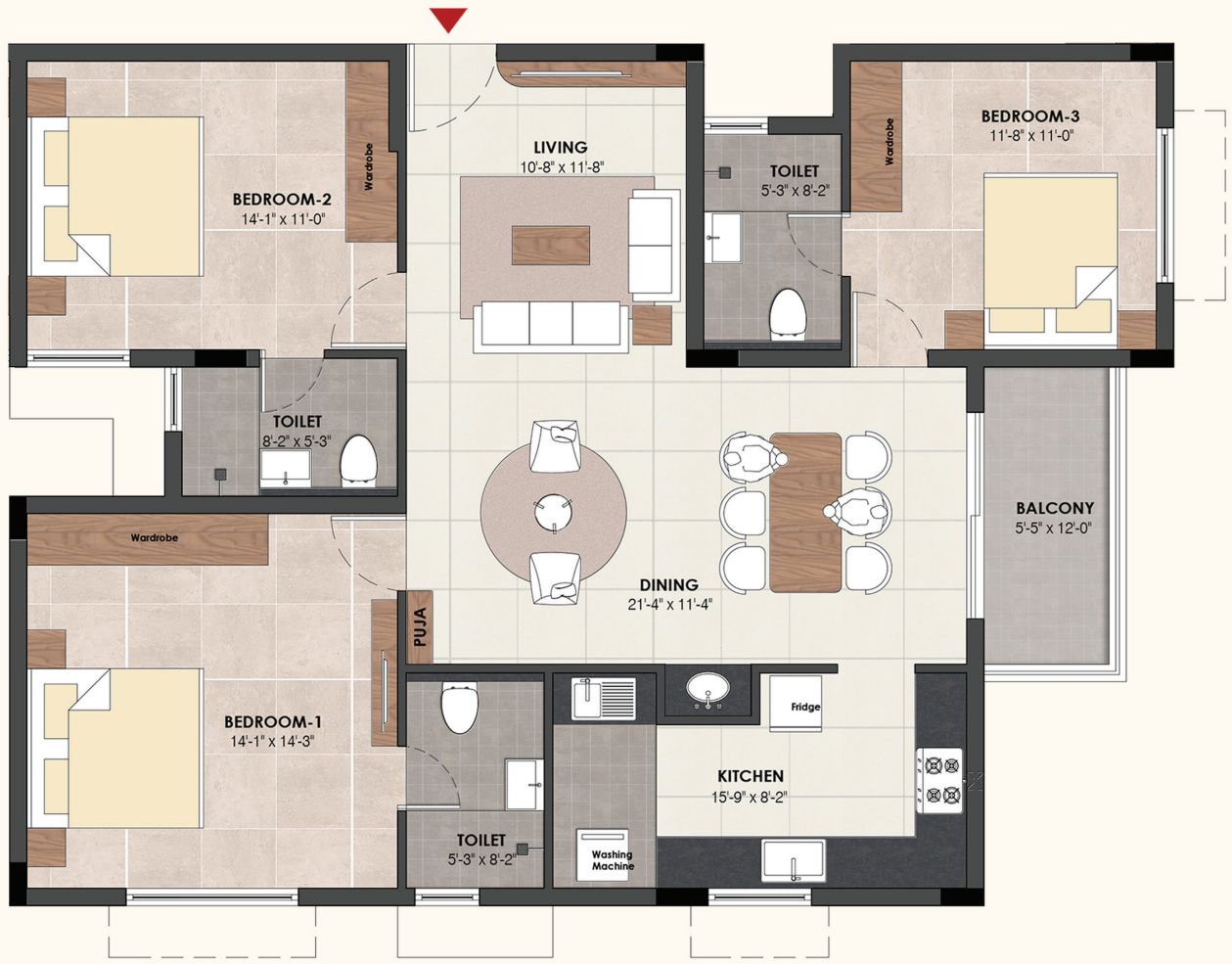


Unit	:	A102, A202, A302, A402, A502
RERA Carpet Area	:	1168.55 sq.ft
Excl. Balcony Area	:	54.47 sq.ft
Saleable Area	:	1599.99 sq.ft

KEY PLAN

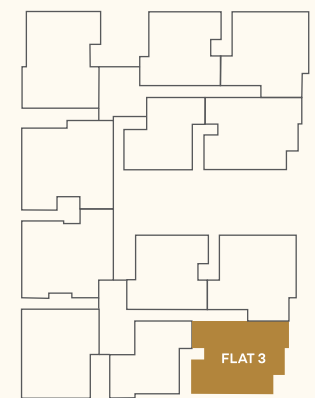


FLOOR PLAN



Unit	:	A103, A203, A303, A403, A503
RERA Carpet Area	:	1158.91 sq.ft
Excl. Balcony Area	:	64.82 sq.ft
Saleable Area	:	1608.24 sq.ft

KEY PLAN

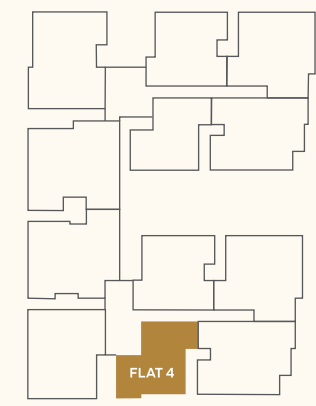


FLOOR PLAN



Unit	:	A104, A204, A304, A404, A504
RERA Carpet Area	:	824.52 sq.ft
Excl. Balcony Area	:	57.70 sq.ft
Saleable Area	:	1182.22 sq.ft

KEY PLAN



FLOOR PLAN



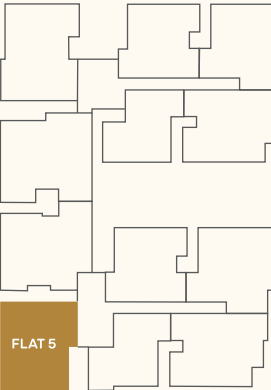
Unit : A105, A205, A305, A405, A505

RERA Carpet Area : 1195.89 sq.ft

Excl. Balcony Area : 56.83 sq.ft

Saleable Area : 1643.15 sq.ft

KEY PLAN



FLOOR PLAN



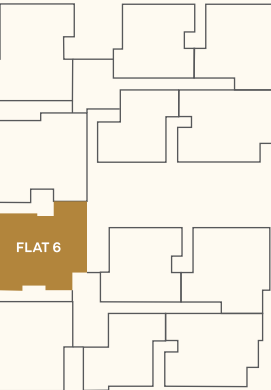
Unit : A106, A206, A306, A406, A506

RERA Carpet Area : 1289.96 sq.ft

Excl. Balcony Area : 62.86 sq.ft

Saleable Area : 1774.21 sq.ft

KEY PLAN

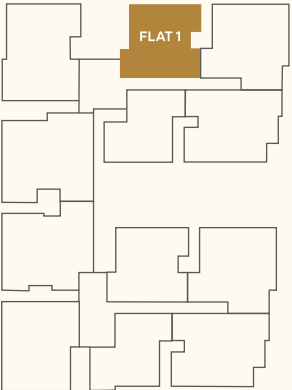


FLOOR PLAN



Unit	:	B101, B201, B301, B401, B501
RERA Carpet Area	:	967.34 sq.ft
Excl. Balcony Area	:	57.70 sq.ft
Saleable Area	:	1358.43 sq.ft

KEY PLAN

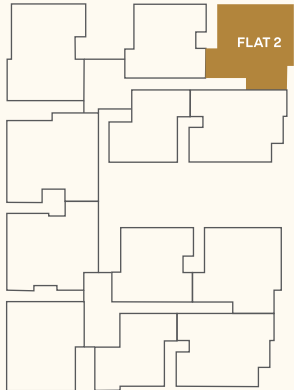


FLOOR PLAN



Unit	:	B102, B202, B302, B402, B502
RERA Carpet Area	:	1152.90 sq.ft
Excl. Balcony Area	:	52.53 sq.ft
Saleable Area	:	1580.39 sq.ft

KEY PLAN

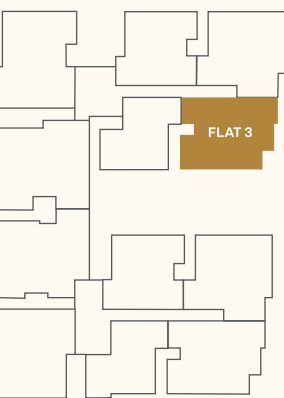


FLOOR PLAN



- Unit : B103, B203, B303, B403, B503
- RERA Carpet Area : 1158.91 sq.ft
- Excl. Balcony Area : 64.82 sq.ft
- Saleable Area : 1613.17 sq.ft

KEY PLAN

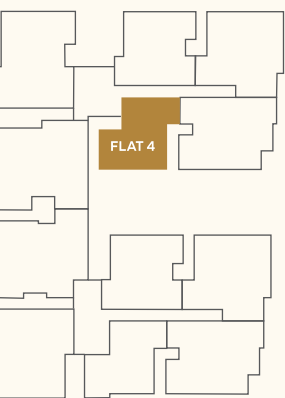


FLOOR PLAN



- Unit : B204, B304, B404, B504
- RERA Carpet Area : 800.65 sq.ft
- Excl. Balcony Area : 57.70 sq.ft
- Saleable Area : 1147.32 sq.ft

KEY PLAN

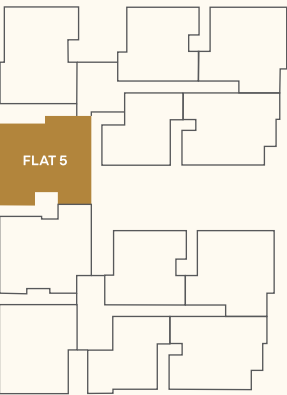


FLOOR PLAN



Unit	:	B105, B205, B305, B405, B505
RERA Carpet Area	:	1369.86 sq.ft
Excl. Balcony Area	:	62.86 sq.ft
Saleable Area	:	1875.63 sq.ft

KEY PLAN

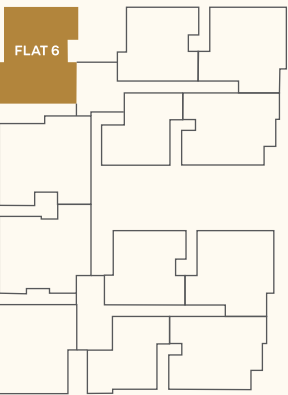


FLOOR PLAN



Unit	:	B106, B206, B306, B406, B506
RERA Carpet Area	:	1292.46 sq.ft
Excl. Balcony Area	:	55.97 sq.ft
Saleable Area	:	1774.38 sq.ft

KEY PLAN





Living room - 1



Living room - 2



Lobby



Dining



Bedroom - 1



Bedroom - 2

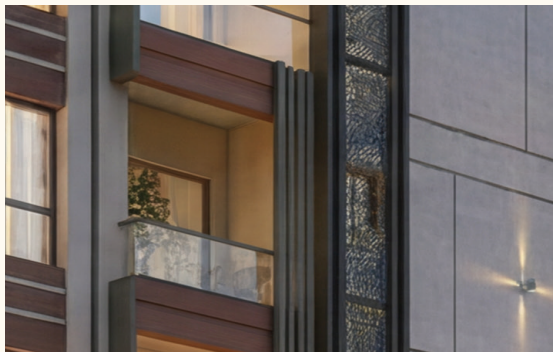


Bedroom - 3



Kitchen

SPECIFICATIONS



Structure

- RCC-framed structure designed for seismic compliance
- Pre-construction anti-termite treatment under the foundation and along the building perimeter
- Solid concrete block masonry



Flooring

- Vitrified tiles in the living, dining, bedrooms, kitchen, and common areas
- Anti-skid ceramic tiles in bathrooms, balconies, and utility areas
- Quality flooring in the gym and indoor games area
- Weather proof tiles for Terrace
- Granite flooring for aesthetics and durability of staircase

SPECIFICATIONS



Wall Finishes

- Interior walls finished with double-coat putty and acrylic emulsion paint
- Exterior walls finished with cement plaster and weather-shield paint
- Common areas finished with cement plaster, POP putty and emulsion paint



Kitchen

- Granite top kitchen counter and stainless-steel sink
- Glazed ceramic tiles for 2ft height above the kitchen platform
- Electrical and plumbing provision for a washing machine in the utility area
- Electrical and plumbing provision for standalone RO system in every kitchen

SPECIFICATIONS



Doors & Windows

- Teakwood framed entrance door with designer handle & lock with night latch
- Solid Flush Shutters with Laminated finish on both sides for bedroom doors
- UPVC windows and French doors with clear float glass
- Water resistance doors for toilets



Electrical & Power backup

- Concealed PVC Conduits with ISI certified FRLS wiring
- Branded Modular Plate Switches
- Three-phase supply with MCB and distribution board
- TV point in the living room and master bedroom
- Concealed cabling for Data cable point in the living room
- Split AC provision in bedroom, living and dining area
- Exhaust fan provision in the kitchen and toilets
- Generator backup for limited lights and fans in every apartments and entire common area.

SPECIFICATIONS



Plumbing & Sanitary

- Branded wall mounted European water Closet (EWC) with health faucet
- False ceiling in all toilets
- Hot and cold mixer units for showers with bath spout
- Wall mounted wash basin



External Features

- Contemporary façade in a warm neutral colour palette
- Gated entrance with compound wall and integrated lighting
- Rainwater harvesting system
- Overhead Tank (OHT) and Underground Sump with WTP
- Semi-open terrace sit-out with weather-resistant furniture
- Landscaped lush greenery, potted plants with thoughtful seating, and walking tracks
- Terrace flooring featuring a weathering course and pressed cool tiles

LOCATION MAP





PAYMENT SCHEDULE

Stage	Payment (%)
On Booking	10%
On Agreement	15%
On Foundation Completion	15%
Respective Roof Slab	20%
Brick Work and Plastering (Respective Flat)	20%
Electrical, Plumbing	10%
On Commencement of fixing doors and windows	5%
On Occupation	5%
Total	100%



Corporate Office Address:

INDIRA FOUNDATIONS PVT. LTD.

No 54, 3rd Floor,
Chevalier Shivaji Ganesan Salai,
T.Nagar, Chennai - 600 017.

Project Site Address:

AVELLON

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Annamalai Avenue,
Nolambur, Chennai - 600 095.



Scan here for location



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