

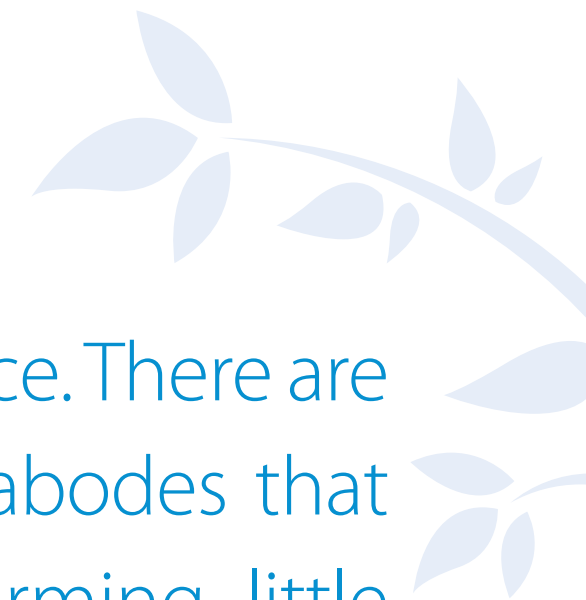


Come Home  
To Good Life



Wellspring literally means *a source of abundant supply*. Inspired by the word, we've created a home that will give you abundance in everything. Even the logo visually portrays the perfect harmony of blues and greens. Which is indicative of the synchrony of nature, water and green cover. The green shoots springing forth, cue prosperity.

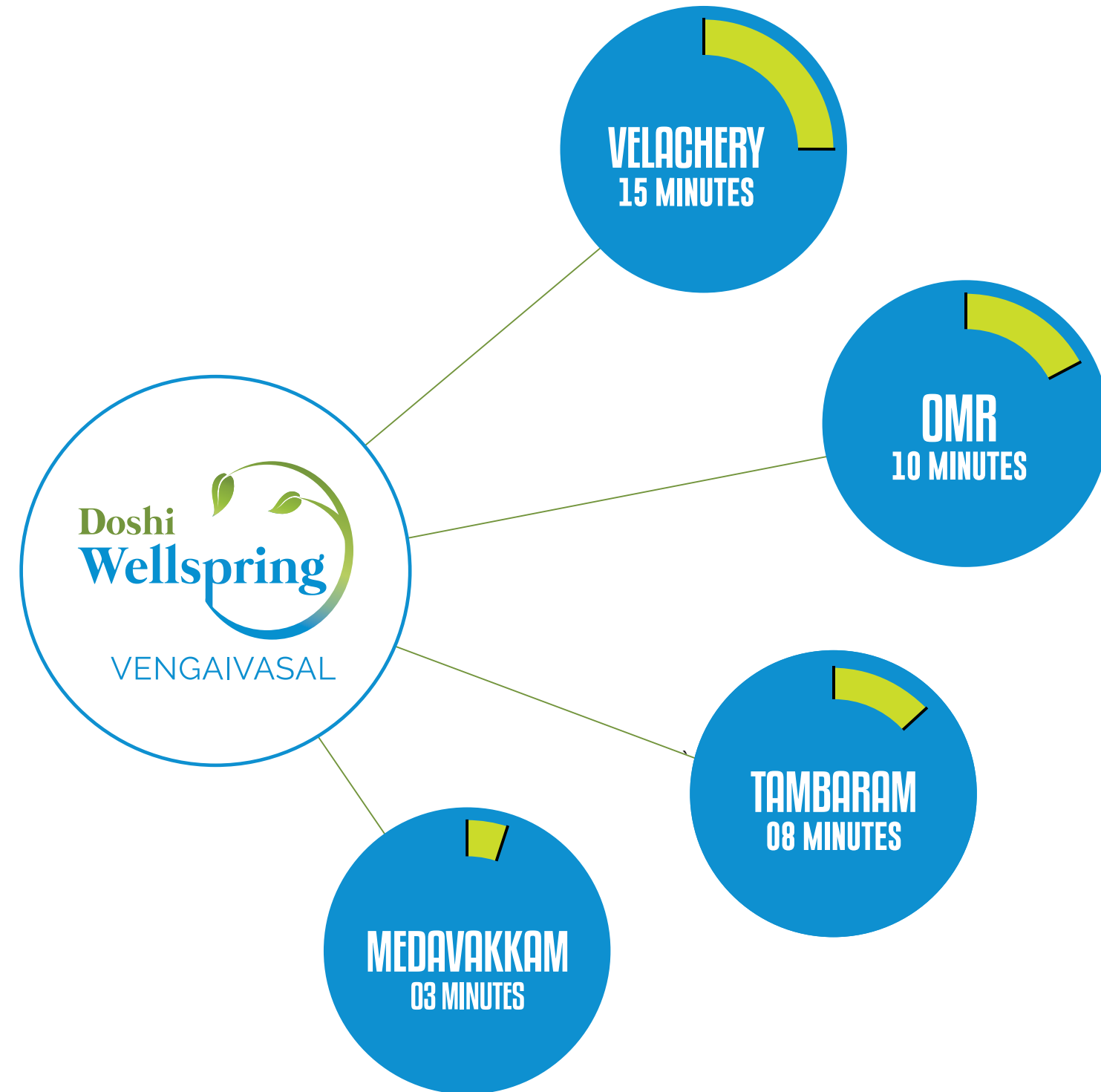
There are apartments that offer convenience. There are homes that offer connectivity. There are abodes that offer serenity. Doshi Wellspring is a charming little residential project that delivers all these triple edges to the discerning few who can tell the difference between life and good life. Nested with many pleasant surprises in the verdant confines of Vengaivasal, Wellspring is, well and truly, your best bet for pure bliss.





# SURROUNDED BY NATURE. SPRINGING WITH HAPPINESS.

Doshi Wellspring, the cosy new residential development from Doshi Housing, is situated in the picturesque Vengaivasal, an eminently likeable area near Medavakkam, teeming with greenery, fresh air and crystal clear water. Vengaivasal is just a kilometer away from the 900-acre Nanmangalam Reserve Forest (which is home to 85 species of birds), and is located in the vicinity of the Madambakkam lake. Blessed with a significant green lung, Vengaivasal has naturally become the first port of call to seekers of the good life. After having built two fairly large projects in the vicinity, namely Serene County and Trinity Park, Doshi is all set to delight you with Wellspring.



# WELL CONNECTED APARTMENTS. WELL WITHIN YOUR REACH.

One of the big charms of Wellspring is it's near Medavakkam, which is widely considered to be the 'sixth hottest investment destination for residences' in India. Also by virtue of being equidistant from Velachery, Tambaram and the IT Corridor in Sholinganalur, Wellspring is ideally suited for the IT folks who want to access the opportunities on OMR but want a peaceful lifestyle Not many projects in the city offers this 'best of both worlds' choice. That too at an irresistibe price.

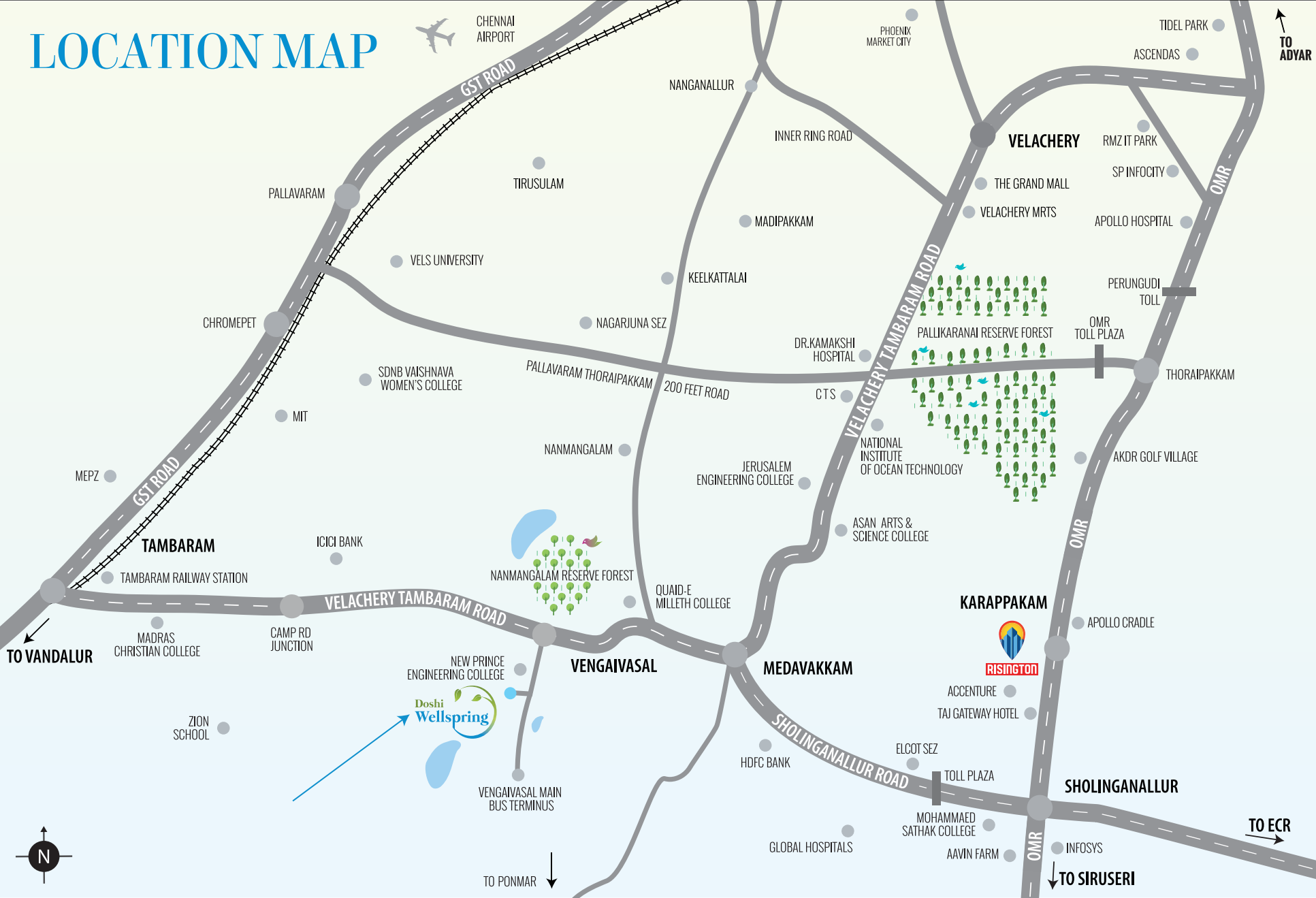
## CONNECTIVITY:

Vengaivasal Bus Terminus (1 km)  
Medavakkam Junction (3.5 km)  
Tambaram Railway Station (7 km)  
Sholinganallur Junction (8 km)  
Velachery MRTS Station (12 km)

## EMPLOYMENT HUBS NEARBY:

MEPZ Tambaram (8 km)  
Elcot SEZ (8 km)  
Shriram SEZ (11 km)  
Tidel Park/Ascendas (16 km)  
Siruseri IT Park (16 km)





MAP NOT TO SCALE

# EVERYTHING NEARBY. ANYTHING ACCESSIBLE.

**SCHOOLS NEARBY:**

- Alpha Matriculation (2 km)
- MAV Vidyashram CBSE (2 km)
- Zion Matriculation (3 km)
- Alwin Memorial (3 km)
- St. John’s Public ( 3.5 km)
- Velammal New Gen ( 3.5 km)
- Shree Gugans CBSE (4.5 km)

**SCHOOLS NEARBY:**

- Ravindra Bharathi Global (4.9 km)
- NPS International (6.6 km)
- BVM Global ( 7 km)
- PSBB Millenium (9.4 km)
- Headstart
- International IGCSE (9.5 km)

**COLLEGES NEARBY:**

- New Prince Shri Bhavani Engineering College (0.2 km)
- Qaid E Millath College (2 km)
- Bharath University - (5 km)
- Asan Memorial College (5 km)
- Madras Christian College (6 km)
- Sri Balaji Dental College (7 km)

**HOSPITALS NEARBY:**

- Global Hospitals (7 km)
- Sri Balaji Dental Hospital (7 km)
- Kamakshi Hospital (8 km)
- Hindu Mission Hospital (8 km)
- Apollo Hospital (9 km)

**CONVENIENCES NEARBY:**

- More Supermarket (1.6 km)
- Apollo Pharmacy (1.6 km)
- HDFC Bank (2 km)
- Reliance Fresh (2.2 km)
- Nilgiris (4 km)

**EATERIES NEARBY:**

- Coffee Day (3 km)
- Ibaco (4 km)
- Adyar Bakery (2.5 km)
- Domino’s (3 km)
- Cascade (3.2 km)
- Sangeetha (3.4 km)



# THE FUTURE WILL BE BUILT. VIA VENGAIVASAL.

Vengaivasal is going to be the gateway that connects you to so many future developments. The **Monorail** to defuse traffic congestion has been planned from Vandalur to Velachery via Medavakkam. Meanwhile, Medavakkam will also feature in the Corridor 5 of **Chennai Metro Rail**. What's even more interesting is **Tambaram Station** is going to be upgraded soon to be the **third terminal** after Chennai Central and Egmore. Add to this the excitement of the **Urapakkam Bus Terminus**. The expansion of the **Velachery-Tambaram Road** to a **six-lane highway** only makes the location even more buzz worthy. Not to mention the **eco tourism** initiatives being planned in the **Nanmangalam Reserve Forest**.





# 75 APARTMENTS. BUILT WITH 1 GOAL.

Sprawled over 16 grounds of lushness, Doshi Wellspring has been put together with the sole aim of delighting its residents. The project has been conceived to be a winsome Stilt + 4 project comprising 2 blocks separated by a public road to evoke a colony feel. With a striking façade, the apartments sport a distinctively urbane look in stark contrast to the sylvan surroundings that evoke a rustic chic.





# A NOT-TOO-BIG COMMUNITY. IN A NOT-TOO-SMALL SETTING.

There are many pluses to living in a big community. But then there are many edges to living in small apartment complexes too. Imagine creating a project that strikes the perfect balance by taking the best of the big and the best of the small. Doshi Wellspring is that perfect blend. It's a mini gated community with just 75 families. That too separated into 2 blocks. At any point in time, only 37 to 38 families will live together. And the 16-ground facility has been planned in such a way that there will be many occasions for them to bond and to build a closely knit happy community.





# RIGHT SIZED HOMES. FOR THOSE WITH THE RIGHT TASTE.

Doshi has always been renowned for creating homes that reflect sensitivity, practicality and style. Wellspring is a trendy outcome of this thinking. The apartments here have been designed to ensure a cosy life. Which is why the 2 BHK is neither cramped nor too spacious. We've got it just right with sizes ranging from 914 sq ft to 1052 sq ft. Even the 3 BHK is optimally sized and it ranges between 1081 and 1242 sq ft. And the rooms effortlessly flow into each other. What's more, Wellspring comes with plenty of natural ventilation and is ideally suited for those who want a cheerful home.



# CLEAR WATER TO DRINK. CLEAN AIR TO BREATHE.

Drinking water might be a problem in the rest of the city. But not in Wellspring. Because Vengaivasal has copious quantities of good quality ground water. Being close to the 250-acre Madambakkam lake helps. Also the area is a fertile zone. As a result it has close to 60 agricultural wells. Hence you'll never have to buy water at Wellspring. Another quality feature of the project is it's off the Vengaivasal Main Road and a kilometre from the 900-acre Nanmangalam Reserve Forest. Naturally, the air feels pristine.





# A COMMUNITY PARK. FOR THE YOUNG AT HEART.

Just adjacent to Doshi Wellspring, there's an enchanting community park spread over 3.5 grounds. The park has been built by Doshi Housing for the Vengaivasal enclave. Equipped with a jogging track, landscaped garden, swing, see-saw, climbers & merry-go-round, it's a terrific hangout for kids and the young at heart.





# AIR CONDITIONED GYMNASIUM. WITH THE COOLEST EQUIPMENT.

Fitness and wellness clearly enjoy the top priority at Wellspring. We have a residents-only gymnasium with all the latest equipment to shed the flab, sculpt that six-pack, and generally, stay in shape. We've airconditioned it so that even while sweating it out, it feels utterly pleasurable.





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## WI-FI & DTH READY. TO KEEP YOU WELL ATTUNED.

Wellspring doesn't just connect you to your workplace, it also lets you work from home. Because our apartments have been made Wi-Fi ready just to let you enjoy that luxury. We take your home entertainment as seriously. That's why, we've made the provision for a Direct-To-Home connection.

No worries of running from pillar to post to secure these cool add-ons. Just plug and play.

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# HOME THAT THINKS GREEN. AND ACTS GREEN.

Wellspring has been conceived as an eco-friendly community. Which is one of the reasons why we have solar power, lighting up the common areas. Even for tasks as mundane as toilet flushing we use water recycled from a Sewage Treatment Plant. Considering it takes 6 liters to flush out a common toilet, you can compute the amount of drinking water we're saving with this facility. Rain Water Harvesting is another green touch that should hopefully reduce your water bills and minimise the overload on stormwater drains during heavy downpours.





# A PRIVATE MOVIE HALL. FOR BLOCKBUSTER ENTERTAINMENT.

Didn't we tell you Wellspring is a cutesy little community? To enhance the scope for bonding between residents, we've made available a private movie hall. So be it Superhero Sundays, or Frightful Fridays, you can create a blockbuster experience tailormade to the taste of the colony.





# A RECREATION ROOM. FOR TOTAL TIMEPASS.

Indians love indoor gaming. Look at what we do at resorts. Half the families can be seen battling with each other over Carrom, Scrabble, Monopoly or Scotland Yard. We've tried to re-create that magic, through our recreation room. Basically, it will be the face-off center for letting off steam. Equipped with a pool table, table tennis and some adorable board games, it's the fun zone attached to your home.





# CCTV CAMERAS. TO KEEP AN EYE ON YOUR SECURITY.

Every resident is important to us. The grown ups can handle themselves. But the kids need monitoring. So do strangers who visit the campus. We've meticulously installed Closed Circuit Cameras in and around the residential zones just to up your comfort quotient and to instill a sense of security.





# FAMILY FRIENDLY HOME. FROM A CUSTOMER-FRIENDLY BUILDER.

Every project is a milestone project for Doshi. And Wellspring is no different. Having delivered over 3.5 million sq ft of constructed space in a span of 35 memorable years, we should know it better. We look for three qualities when we plan any development. The place should be visually welcoming, physically nurturing and mentally comforting. Wellspring scores very highly on all these traits. Residents will experience it first hand when you start living there. This has been the case with all the 3000 families who've felt the Doshi magic.





# SERENE OUTSIDE. TRANQUIL INSIDE.

People who work on the IT highway have a rather busy life. Doshi Wellspring is an elegant attempt at making it less hectic. The first thing we've done is to cut your travel time significantly by placing you equidistant from Tambaram, OMR, Velachery & Medavakkam. The second big thing is we've chopping the hustle and bustle from your life by sequestering you from the main roads and placing you in an awesomely residential zone like Vengaivasal that comes with a well-developed social infrastructure. The third irresistible aspect is the attendant comforts that come with a small self-contained community. The kicker is of course the serene surroundings, the good quality ground water and the clean green air. By taking the pain out of the every day grind of life, Wellspring is your best shot at good life.



# BLISSFUL AMENITIES

- Air Conditioned Gym
- Recreation Room
- Home Theatre Room
- Multi Purpose Hall
- Park & Childrens Play Area\*
- Back Up Generator
- DTH & CCTV
- WI-FI-Internet Connectivity
- Intercom
- Maintenance Cum Association Office
- Sewerage Treatment Plant (STP)

\*Located in the Public Park of the Layout



## SITE PLAN



- AMENITIES**
- 01. A/C RECREATION ROOM
  - 02. A/C HOME THEATRE
  - 03. A/C MULTIPURPOSE HALL
  - 04. MAINTENANCE OFFICE
  - 05. A/C GYM\*
  - 06. LANDSCAPED PARK\*\*
  - 07. JOGGING TRACK\*\*
  - 08. CHILDRENS PLAY EQUIPMENTS\*\*

\* BLOCK - B (wing B2 first floor)  
\*\* Amenities available in public park at Doshi Serene County layout



Block A1 Typical Floor Plan (1st to 3rd Floor)



Block A1 - 4th Floor Plan





3BHK Isometric View



Block A1 - 3BHK - Unit Plan (1st to 4th Floor)



Flat No: 101 - 401  
Unit Area 1142 Sq Ft



Flat No: 102 - 402  
Unit Area 1180 Sq Ft



Block A1 - 3BHK - Unit Plan (1st to 4th Floor)



Flat No: 103 - 403

Unit Area 1081 Sq Ft

Flat No: 104 - 404

Unit Area 1242 Sq Ft

All dimensions are excluding finishes and plastering

Block-A1 - 2BHK & 3BHK - Unit Plan (1st to 4th Floor)



Flat No: 105 - 305

Unit Area 1216 Sq Ft

Flat No: 405

Unit Area 980 Sq Ft + 173 P.O.T

All dimensions are excluding finishes and plastering



Block A2 - Typical Floor Plan (1st to 4th Floor)



Block A2 - 3BHK - Unit Plan (1st to 4th Floor)





Block A2 - 3BHK - Unit Plan (1st to 4th Floor)



Flat No: 103 - 403

Unit Area 1126 Sq Ft



Flat No: 104 - 404

Unit Area 1234 Sq Ft



All dimensions are excluding finishes and plastering

Block A2 - 3BHK - Unit Plan (1st to 4th Floor)



Flat No: 105 - 405

Unit Area 1240 Sq Ft



All dimensions are excluding finishes and plastering



Block B1 - Typical Floor Plan (1st to 4th Floor)



2BHK Isometric View





Block B1 - 2BHK Unit Plan (1st to 4th Floor)



Flat No: 101 - 401

Unit Area 1052 Sq Ft



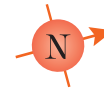
Flat No: 102 - 402

Unit Area 930 Sq Ft



All dimensions are excluding finishes and plastering

Block B1 - 2BHK Unit Plan (1st to 4th Floor)



Flat No: 103 - 403

Unit Area 914 Sq Ft



Flat No: 104 - 404

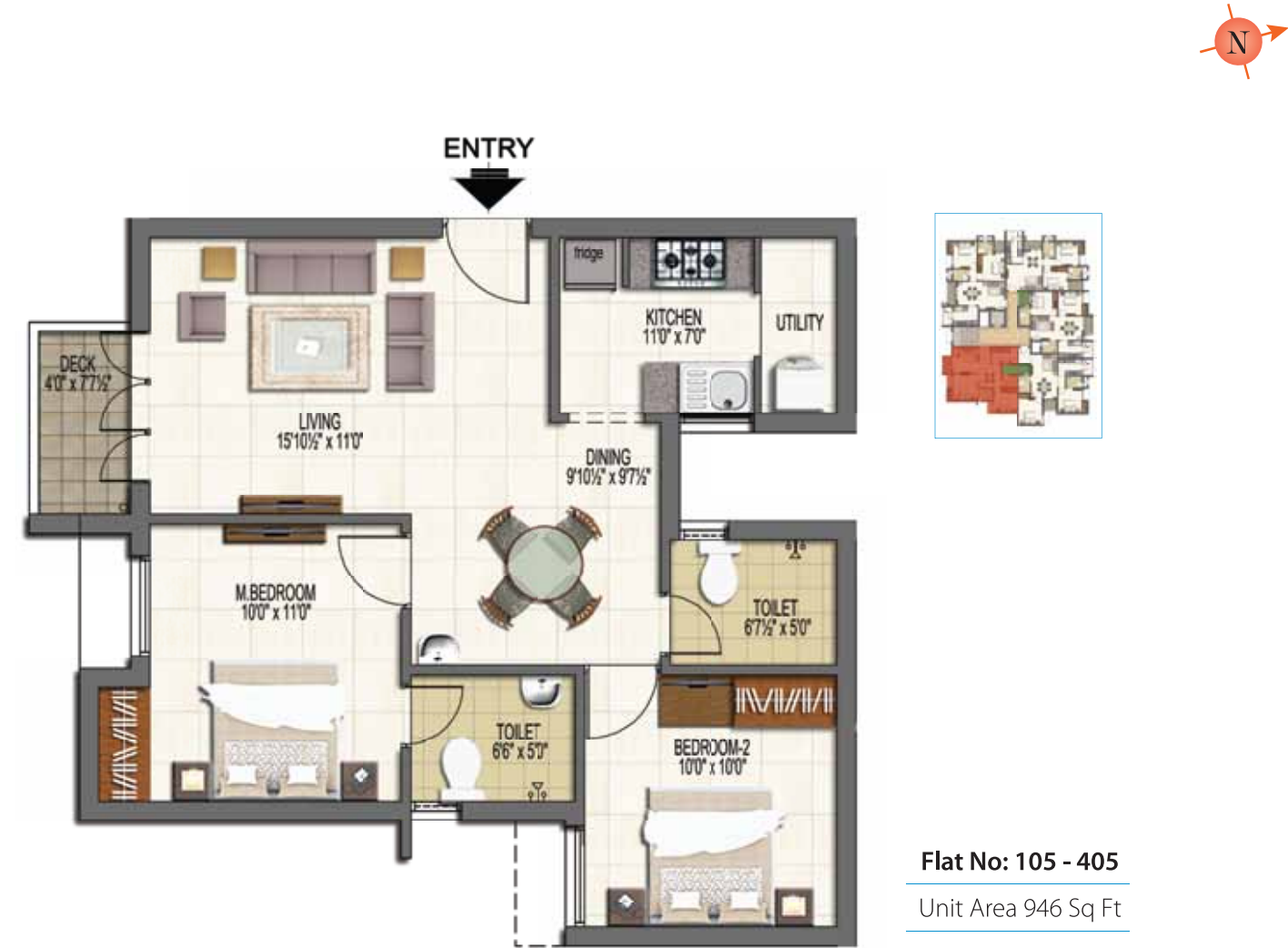
Unit Area 998 Sq Ft



All dimensions are excluding finishes and plastering



Block B1 - 2BHK Unit Plan (1st to 4th Floor)



All dimensions are excluding finishes and plastering

Block B2 - First Floor Plan



All dimensions are excluding finishes and plastering



Block B2 - Typical Floor Plan (2nd to 4th Floor)



Block B2 - 2BHK Unit Plan (1st to 4th Floor)





Block B2 - 2BHK & 3BHK Unit Plan (1st to 4th Floor)



All dimensions are excluding finishes and plastering

# TAILOR MADE FOR BLISS

## APARTMENT FINISHES

### I STRUCTURE

RCC Framed structure with 9" External Walls and 4" Internal Partition Walls made of Fly Ash Bricks / Clay Bricks / Solid Blocks with gypsum plastered finish on internal walls & cement plastered finish for external walls.

### II DOORS, WINDOWS & GRILLS

#### i) MAIN DOOR

**FRAME** - Hard Wood with provision for fixing Safety Door / **SHUTTER** - 35 mm thick designer Flush shutter AVT / Equivalent / **HARDWARE** - Stainless Steel Hinges, Magnetic Door Stopper, Godrej / Equivalent Ultra Tribolt Lock, Anodized Brass Handle & Tower Bolt (Top & Bottom) & Door Eye.

#### ii) BEDROOM DOORS

**FRAME** - Hardwood / **SHUTTER** - 32 mm thick Moulded Panel Flush Shutter AVT / Equivalent / **HARDWARE** - Stainless Steel Hinges, Magnetic Door Stopper, Godrej / Equivalent, SS Cylindrical Lock.

#### iii) BATHROOM DOORS

**FRAME** - Hardwood / **SHUTTER** - 32 mm thick Moulded Panel Flush Shutter of AVT / equivalent with Waterproof Plastic coat on one side / **HARDWARE** - Stainless Steel Hinges, Godrej / Equivalent, SS Cylindrical Lock.

#### b) WINDOWS / BALCONY DOORS

Strong, Elegant, Termite Resistant, Powder coated Aluminum / UPVC Openable Windows / Doors.

#### c) GRILLS

Architect Designed MS Grills with zinc chromate non-corrosive primer coating will be provided for all windows. French doors will not be provided with grills.

### III PLUMBING & SANITARY

**WATER SUPPLY PIPES** - UPVC AASHIRWAD / equivalent pipes for cold water line / Aashirwad / equivalent CPVC Pipes for hot water lines / **DRAINAGE PIPES** - PVC pipes of PRINCE / equivalent make / **WATER PROOFING** - Chemical Treatment of Ardex / equivalent. **SANITARY FITTINGS** - White Colour wall mounted Basin of Parryware Cascade Range / Equivalent & White colour Western Type Closet of Parryware BRISTOL / Equivalent / **CP Fittings** - Jaquar "Florentine" Range / Equivalent. Each toilet will be provided with a pillar cock, bottle trap, 2 way bib cock with health faucet, Single Lever Divertor, overhead shower & concealed stop cock / **WASHING MACHINE** - Inlet & Outlet provision in Utility Area.



IV ELECTRICAL	WIRING : Concealed Insulated copper multi strand wires of Polycab / Equivalent make / DISTRIBUTION BOARD – 3Phase Distribution Board of Elltee / Equivalent make with MCB's & ELCB of Indo Kopp Equivalent make / SWITCHES -Modular Switches of Anchor Ranasonic Roma / Equivalent made.
SCHEDULE OF ELECTRICAL POINTS FOR 2 & 3 BHK UNITS	<p><b>Entrance / Foyer</b> : 2 One Way Light + 1 Bell Point</p> <p><b>Living / Dining</b> : 5 One Way Light + 2 Fan points + 5 - 6AMP Independent Socket + 1* A/C Socket + 1 TV Socket + 1 Telephone Socket + 1 Internet + 1 Intercom</p> <p><b>Kitchen</b> : 2 One Way Light + 1 Fan (one way) + 2 - 6AMP Independent Socket + 2 - 16AMP Power Point + 1 Exhaust Fan Chimney</p> <p><b>Utility</b> : 1 One Way Light + 1 - 16AMP Power Point</p> <p><b>Bedroom</b> : 1 One Way Light + 1 Two Way Light + 1 Fan (two way) + 2 - 6AMP Independent Socket + 1 - 6AMP Board Socket + 1 A/C Socket + 1 TV Socket + 1 Telephone Socket</p> <p><b>Toilet</b> : 2 One Way Light + 1 - 6AMP Board Socket + 1-16AMP Power Point + 1 Exhaust Fan Chimney</p> <p><b>Balcony</b> : 1 one way light</p> <p>*( LIVING &amp; DINING - A/C * PROVISION ONLY, WIRING SOCKET &amp; MCB NOT PROVIDED )</p>
V KITCHEN	2' wide cooking platform top of G 20 polished black granite 18 mm thick with half round nosing will be provided for a maximum length of 10 feet / Single bowl stainless steel sink with drain board (36"x18" & 1 mm thick) of PRINCE / equivalent make shall be provided / Kitchen will be provided with 2 Nos. of sink cock and aqua guard provision / Kitchen will not be provided with a door.
VI FLOORING & TILING	<b>Living, Dining, Kitchen &amp; Bedrooms</b> -2' x 2' Premium Vitrified Tile of NITCO / Equivalent make (Tile Cost - ₹50/- sq ft) / Balcony, Utility & Toilets – Floor - 1'x1' anti skid ceramic tiles of SOMANY / Equivalent (Tile Cost ₹40/- sq ft) Walls – Toilet walls will be provided with ceramic tiles up to false ceiling bottom. Ceramic Tiles up to 2' ht above the kitchen platform. Utility area will be provided with ceramic tiles up to sill height on all sides. All the above tiles will be of SOMANY / Equivalent make (Tiles Cost ₹40/- sq ft).
VII PAINTING	<b>Interior Walls</b> - Emulsion of off -White colour (Asian / equivalent) / Ceiling - OBD of Asian / equivalent of white colour / <b>Main Door – Melamine polished, other Doors &amp; Grills</b> – Enamel paint of Architect approved colour (Asian / equivalent).
COMMON AREA FINISHES FLOORING & CLADDING	<b>Ground Floor Lobby, Steps &amp; Lift Cladding</b> – GRANITE SLABS as per Architect design / <b>Other Floors Lobby</b> – Granite Tiles / Vitrified Tiles / <b>Car Park Area</b> – Granolithic Flooring / Driveway - Interlocking open jointed paver blocks as per architect design.
PAINTING	<b>Exterior</b> – Long lasting exterior finish of ASIAN APEX / equivalent / <b>Lobbies</b> – Texture Finish.

LIFT	1 no. of 8 passengers <b>Fully Automatic Lift</b> of Johnson / equivalent per block.
TERRACE	BRICK BAT COBA Weathering course will be laid in slope.
COMPOUND WALL & SECURITY CABIN	Compound wall of 5’ Ht will be provided on all sides retaining existing walls, if any. Road side wall & entrance gate with security cabin will be built to design as specified by architect.
PLUMBING	Underground <b>Sump</b> of requisite capacity with partition for Drinking water, Domestic Water & Flushing water / 4 Nos. of <b>borewell</b> will be provided. However the builder takes no responsibility for the quality & quantity of water / <b>Water Pipes</b> – UPVC pipes of Flowguard / equivalent make / <b>Drainage Pipes</b> / PVC pipes of FINOLEX / equivalent make.
PEST CONTROL	Extensive Pre & Post construction Anti-Termite Treatment will be carried out.
CHANGES	The scope for changes in the above features, at Doshi Housings option, will be communicated to the allottees after firm allotment of their flats. No change, addition or alteration however will be entertained which in Doshi’s view:-  Entails alteration of structural design / Entails alteration of general plumbing design / Is not permitted under CMDA rules & regulations / Affects the elevation / Involves encroachments into common areas and setbacks / Not permitted by Architects Developers liability with regard to the specifications is restricted only to the quality of work mentioned in case of manufactured & bought – out items registered with warranty extended by the manufacturers of such bought – out items. The Developers however undertake to provide only such items as are made from manufacturers of repute.  In the unforeseen event of any of the brands mentioned in the specifications above not being available, an equivalent alternative brand shall be provided.





**DOSHI HOUSING**

**BRINGING HAPPINESS**

TO OVER 3000 FAMILIES  
ACROSS 35 LAKH SQ FT  
AND IN 35 YEARS.

## LEADING CONSULTANTS BEHIND WELLSPRING

ARCHITECTURE:

M/s. DIASTYLE ARCHITECTS & INTERIOR DESIGNERS

STRUCTURAL:

M/s. SOMADEV NAGESH CONSULTING ENGINEERS

PROJECT COSTING:

M/s A N PRAKASH CONSULTANTS

ELECTRICAL CONSULTANT:

MR. PADMANABHAN GANESH

PLUMBING:

M/s GANGA CONSULTANCY

STP:

M/s LVK ENVIRO CONSULTANTS

PROJECT APPROVED BY







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**Site Address: Vengaivasal Main Road, Santoshpuram, Chennai - 600 073**

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