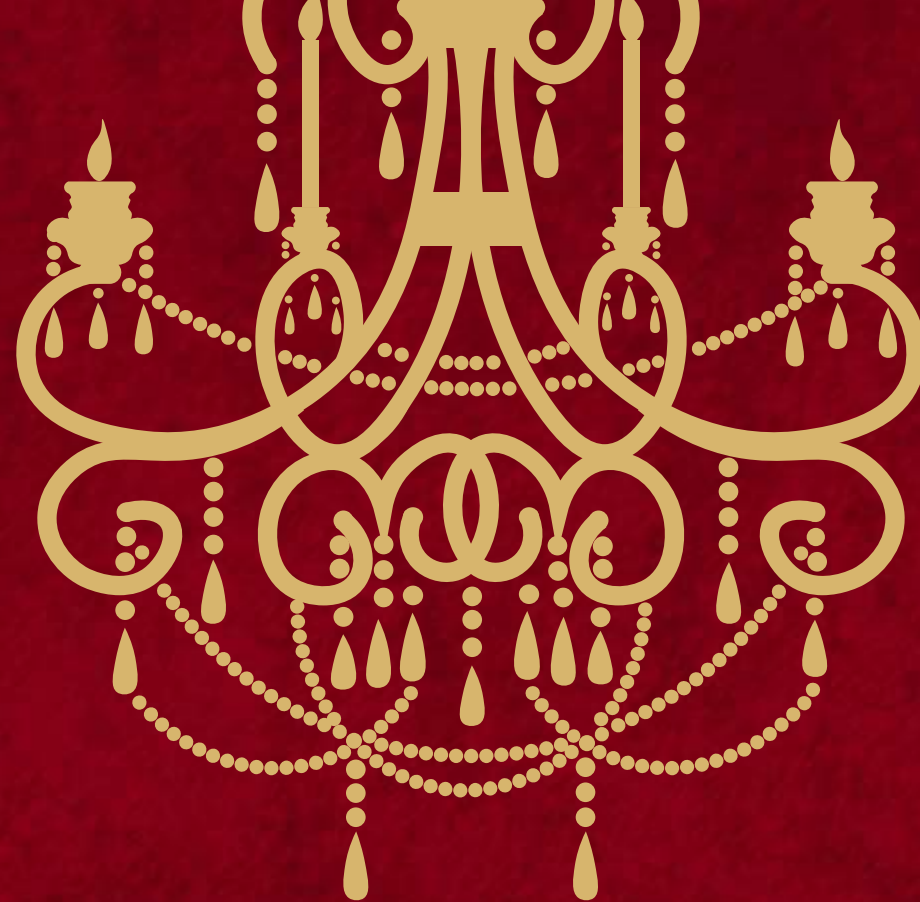




A Kingdom of Comfort
A Legacy of Luxury



Palatial Homes
For The Urban Royalty

Reserved For The Regal Life



Presenting LML The Luxe One - a residential enclave where every square foot speaks the language of elegance.

Spread across 4.45 acres with thoughtfully crafted five-storey blocks, this is a limited-edition address for the discerning few.

From villament-style homes with minimal wall sharing and 100% vastu compliance, to grand architecture, lavish interiors, and exquisite detailing - every corner reflects a life of refinement.

This is exclusivity built into form. Elegance expressed through space. And luxury curated for those who appreciate the finer things.

Built to impress. Crafted to belong. Welcome to the most regal address in Kattupakkam, where comfort takes the throne, and legacy is made to last.



Crowning Details Crafted For The Elite

350 Apartments

4.45 Acres

Part Basement + Stilt + 5 Floors

16 Wing

2 BHK – 977 to 1250 sq.ft.

3 BHK – 1214 to 1420 sq.ft.


The
Luxe One
INDULGE IN LUXURY

Your Own Stately Paradise



At LML The Luxe One, discover homes designed for the new royalty.

Refined, reserved, and right where the city meets peace. A life of stature begins here. Where the skyline bows to elegance, and every corner reflects quiet power, this is more than a home - it's a mark of distinction.

For those who don't follow trends but create legacies, LML The Luxe One is your chosen address.

Where Majesty Resides



Why Settle When You Can Rule?

LML The Luxe One offers far more than a home,
It offers stature, serenity and a royal statement.



The Crown Jewel of Kattupakkam

Premium location in a poised, peaceful residential enclave.

Regal Privacy

Fewer neighbours per floor and no opposite doors—
privacy, perfected.

Zero Dead Space

Every square foot speaks purpose. Nothing wasted.
Everything valued.

Vaastu-Compliant Villament Apartments

Designed for balance, wellbeing, and harmonious living.

A 5-Star Standalone Clubhouse

Spread across 17,500 sq.ft., the grand clubhouse offers an
array of luxurious lifestyle amenities crafted for recreation,
relaxation, and refined living.

Unmatched Connectivity

Steps from Poonamallee High Road, metro access,
and city arteries.

Everyday Conveniences, All Around

Surrounded by top schools, colleges, hospitals and retail.

Future-Ready Investment

With infrastructure growth and metro expansion,
your home appreciates in more ways than one.



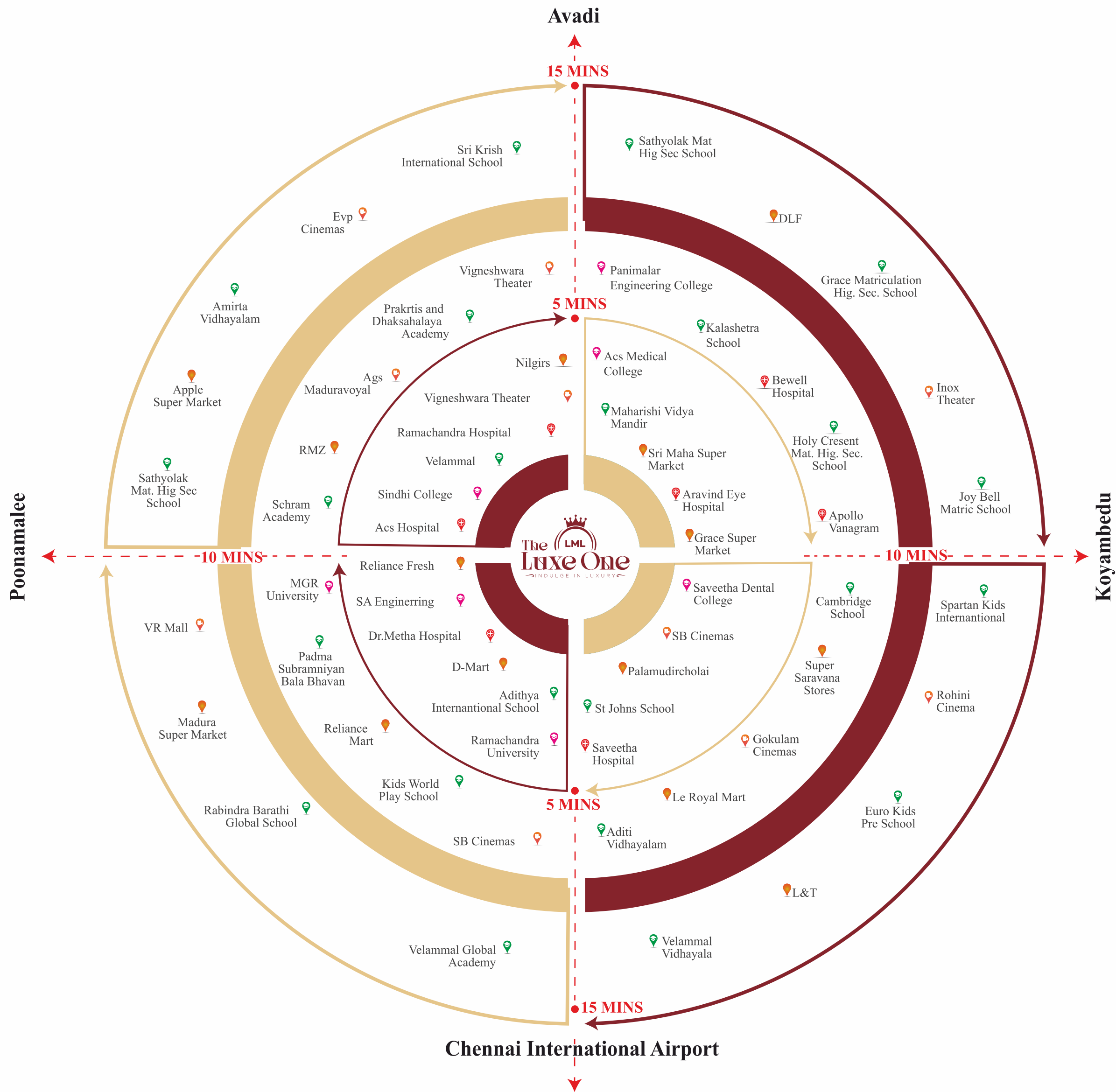
At The Centre Of Privilege & Prestige

At LML The Luxe One, your address isn't just central, it's commanding.

Perfectly placed at the helm of Chennai's growth corridor, this regal enclave at Kattupakkam - just off Poonamallee High Road - offers swift access to Porur, Anna Nagar, Avadi, Ambathur, Koyambedu, Valasaravakkam and Guindy, connecting you to the city's most vital hubs.

Schools, colleges, hospitals, shopping, and entertainment - all lie within easy reach. And with the proposed Metro Station just a short walk away, the future is already at your doorstep.

When your world is centred in comfort and convenience, the rest simply revolves around you.



WITHIN 15 MINUTES FROM LML

47+
SCHOOLS

20 +
COLLEGES

15+
HOSPITALS

10 +
SUPER MARKETS

10 +
MOVIE THEATERS

Cherish New Heights Of Luxury

Prime Location

Just 5 minutes from Porur and 80 metres from Poonamallee High Road, LML The Luxe One offers prime city access with effortless connectivity to NH 48.

Proximity To Tech Hubs

Just a few stops from DLF Cybercity and seamlessly linked to the IT and ITeS corridor along Mount Poonamallee Road. Step out from the metro and walk straight into your kingdom of luxury.

Value Appreciation

With a metro station at your doorstep and easy access to the proposed International Airport, your address stands at the centre of Chennai's next phase of growth. Major developments such as Metro Rail Phase 2, the 25-acre integrated mofussil bus terminus at Kuthambakkam near Thirumazhisai, and the Maduravoyal - Port Expressway ensure sustained value appreciation.



A Gold Standard Clubhouse, Reserved for the Regal Life

Spread across 17,500 sq.ft. across G+4 floors with a 12-ft ceiling height, the standalone 5-star clubhouse at LML The Luxe One is crafted for indulgence.

From elegant lounges and rooftop party zones to wellness suites, guest rooms, and curated spaces for every generation - it is luxury crowned to perfection. Every corner is finished with finesse, every experience defined by distinction. It's not just the best-in-class - it's the benchmark.

75
Exclusive
Lifestyle
Amenities

Clubhouse Amenities

- Waiting Lounge with Reception Desk
- Double-Height Lobby
- Furnished Guest Bedrooms with A/C (4 Nos.)
- Home Theater
- Terrace Party Lawn
- Association Office
- Manager Room
- Record Room



Event Zone

- Air-Conditioned Multipurpose Hall
- Dining Hall
- Kitchen
- Pantry
- Potwash Area
- Store Room
- Separate Gents / Ladies Restrooms





Draped in
Opulence



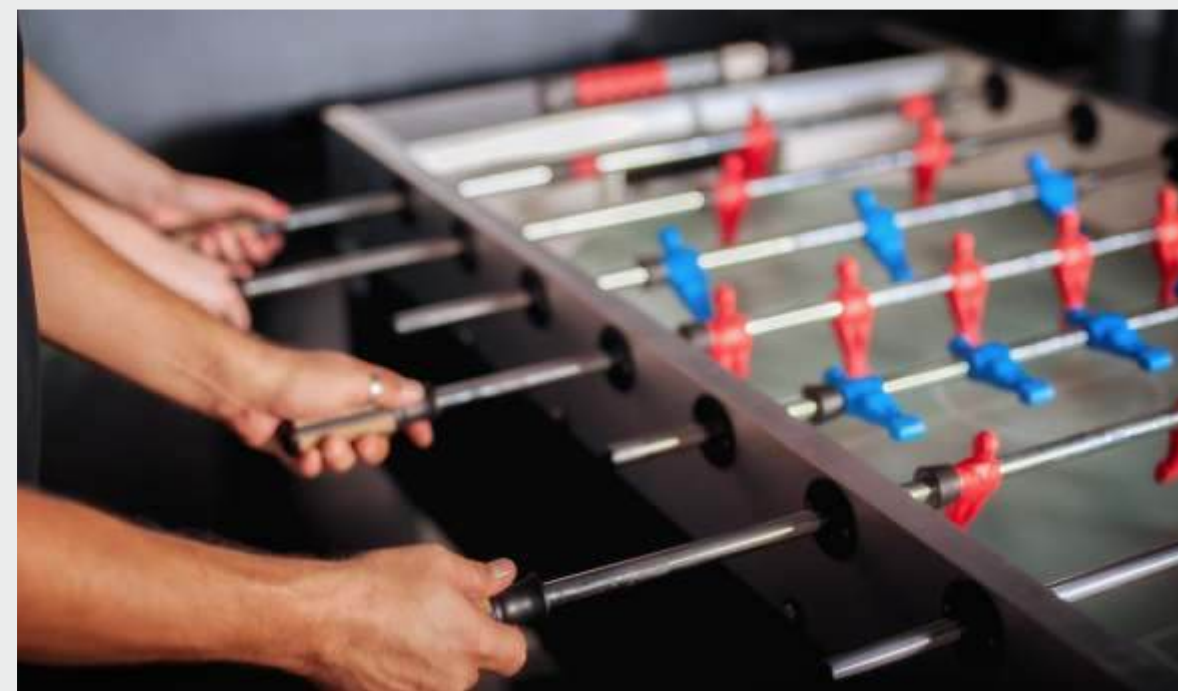
Indoor Play Zone

Where Leisure Meets Luxury Indoors

A world of recreation awaits, where fun finds its finest form and leisure takes centre stage. Designed to delight both the young and the young-at-heart, its indoor indulgence at its finest.

Striking Amenities

- Table Tennis
- Billiards
- Carrom
- Board Games
- Air Hockey
- Foosball
- Dart Board
- Crèche
- Toddler's Zone
- Gaming Hall





Experience
Magnificence



Wellness Zone

An Inspiring and Serene Sanctuary

Unwind, energize, and rejuvenate in spaces that elevate your well-being. From serene yoga sessions to high-performance workouts and soothing spa experiences - wellness here is truly a royal ritual.

Impressive Amenities

- Fully Equipped Air-Conditioned Gym
- Staff / Trainer Room
- Yoga / Aerobics / Zumba / Dance Studio
- Separate Areas for Male & Female
 - Massage Room
 - Steam Room
 - Shower Area
 - Changing & Locker Rooms





Where Every Day Feels Like a Resort Escape

Step outside to a landscape of leisure - where mornings begin by the pool, evenings end under gazebos, and every moment between is a celebration of outdoor luxury.

Outdoor Experiences

Enchanting Amenities

- Swimming Pool
- Toddler's Pool
- Half Basketball Court
- Amphitheatre
- Party Lawn
- Gazebo
- Walking Pathway
- Tree House / Tot Lot
- Sand Pit
- Swing
- Slide
- See-Saw
- Stepping Path
- Monkey Bar
- Dome Tunnel
- Merry-Go-Round
- Rock Climbing
- Outdoor Multipurpose Court
- Separate Male & Female Shower and Changing Rooms





Splendour in Every Little Detail

Every thoughtful addition ensures your comfort, safety, and convenience are top priority. Because true luxury is not just seen - it's felt in the ease of everyday living.

General Amenities & Facilities

- Grand Entrance Arch
- MyGate App Integration
- Water Features
- CCTV Surveillance
- Generator Backup for Common Areas & Lifts
- Generator Backup Provision for Individual Apartments*
- Automated Passenger Lift
- Broadband & Wi-Fi Connectivity
- Integrated DTH Facility
- Sewerage Treatment Plant
- Water Treatment Plant
- Garbage Disposal Area
- 24×7 Security with Guard Cabin
- EV Charging Point
- Garbage Storage Space
- Rainwater Harvesting
- Building Maintenance Room
- Driver Sit-Out
- Domestic Workers' Rooms (Male & Female)
- Domestic Workers' Restroom
- Paved Driveway
- Visitors' Car Parking
- Ironing Room
- Sit-Out Benches for Elderly & Children
- Soft & Hard Landscaping





Your Kingdom
Awaits

- 01 Security Cabin
- 02 Main Entrance
- 03 Transformer Yard
- 04 Club House
- 05 Garbage Disposal
- 06 Driveway
- 07 Half Basketball Court
- 08 Walking Pathway
- 09 Multipurpose Court
- 10 Water Feature
- 11 Children Play Area
- 12 Amphitheatre
- 13 Gazebo
- 14 Party Lawn
- 15 Basement Entry
- 16 Basement Exit
- 17 Swimming Pool
- 18 Kids Pool
- 19 Visitor's Car Parking
- 20 OSR Area



Site Office: LML The Luxe One
Noombal Salai, Goparasanallur Main Road,
Goparasanallur, Chennai – 600 056

Rera No.: TN/02/Building/0229/2025, Dt.28.06.2025
www.rera.tn.gov.in

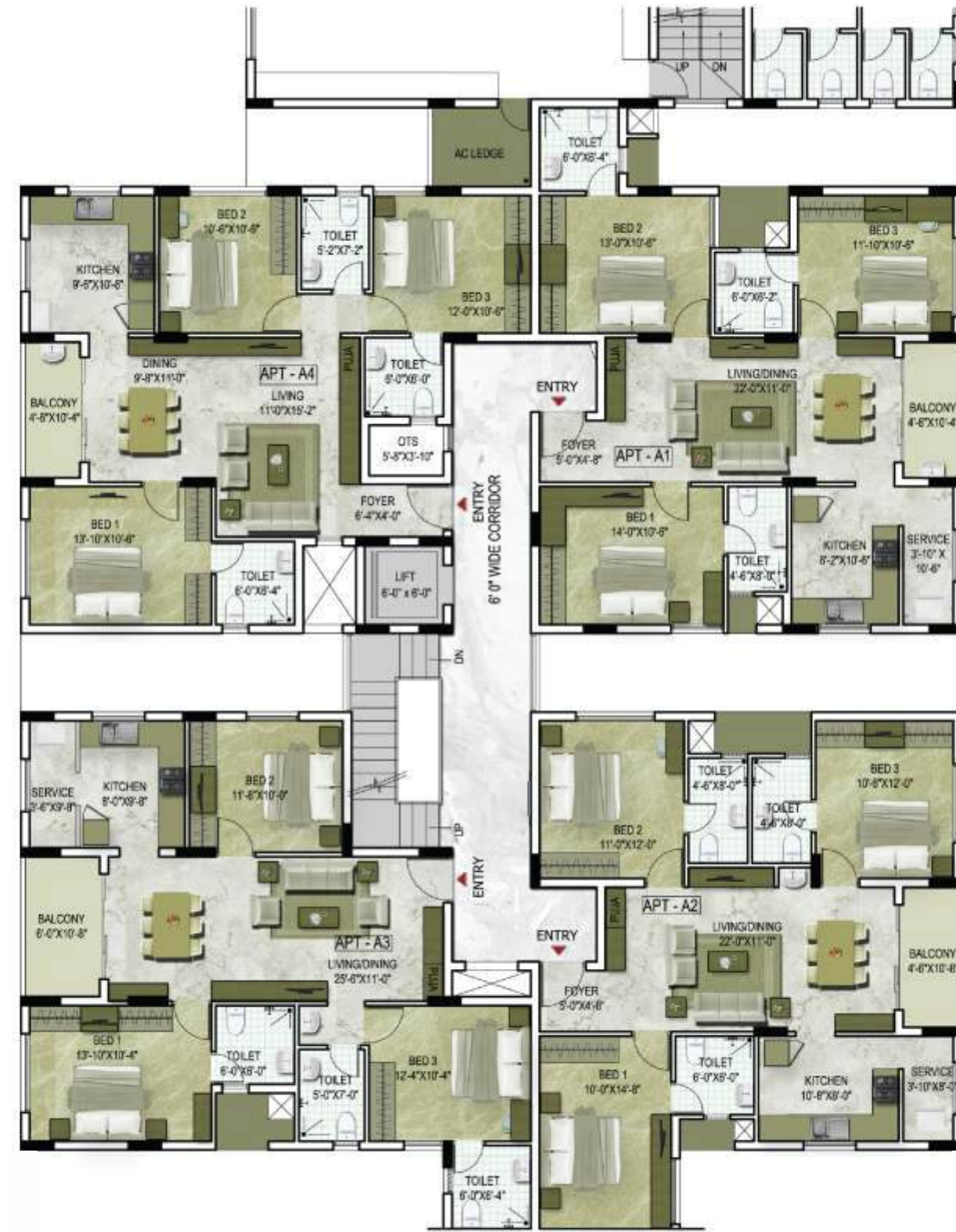


2 BHK

3 BHK



Master Plan



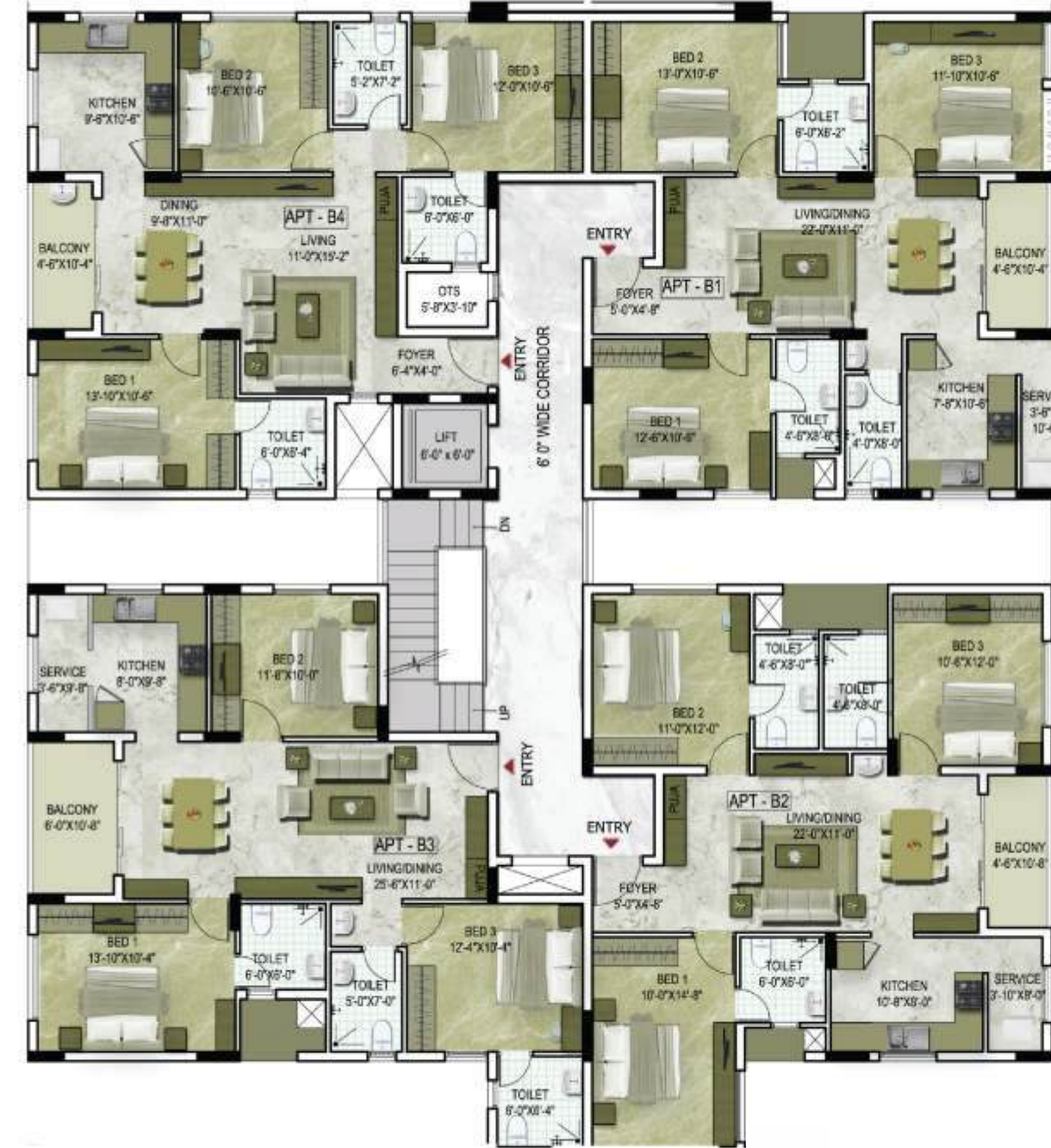
WING - A

A101-501
3BHK+3 TOILETS
NORTH FACING
SALEABLE AREA - 1408 SFT

A102-502
3BHK+3 TOILETS
NORTH FACING
SALEABLE AREA - 1406 SFT

A104-504
3BHK+3 TOILETS
EAST FACING
SALEABLE AREA - 1401 SFT

A103-503
3BHK+3 TOILETS
EAST FACING
SALEABLE AREA - 1420 SFT



WING - B

B101-501
3BHK+3 TOILETS
NORTH FACING
SALEABLE AREA - 1394 SFT

B102-502
3BHK+3 TOILETS
NORTH FACING
SALEABLE AREA - 1401 SFT

B104-504
3BHK+3 TOILETS
EAST FACING
SALEABLE AREA - 1401 SFT

B103-503
3BHK+3 TOILETS
EAST FACING
SALEABLE AREA - 1417 SFT



KEY PLAN

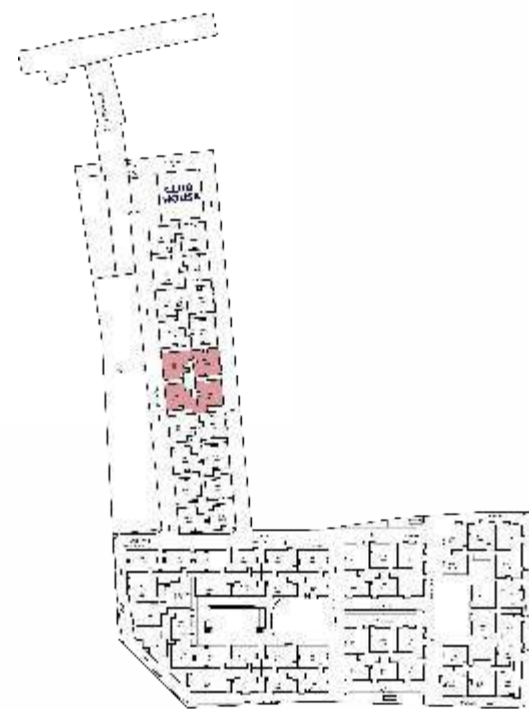


KEY PLAN


**TYPICAL FLOOR PLAN
(1ST TO 5TH FLOOR)**



WING - C



KEY PLAN

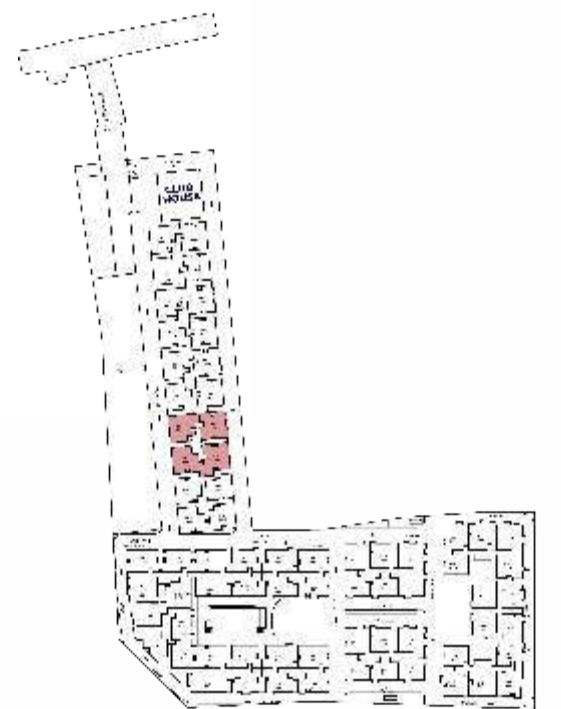

**TYPICAL FLOOR PLAN
(1ST TO 5TH FLOOR)**

D104-504
3BHK+3 TOILETS
EAST FACING
SALEABLE AREA - 1401 SFT

D103-503
3BHK+3 TOILETS
EAST FACING
SALEABLE AREA - 1420 SFT



WING - D



KEY PLAN

E104-504
2BHK
EAST FACING
SALEABLE AREA - 1228 SFT

E103-503
3BHK+2 TOILETS
EAST FACING
SALEABLE AREA - 1316 SFT



WING - E

E101-501
2BHK
NORTH FACING
SALEABLE AREA - 1153 SFT

E102-502
2BHK
NORTH FACING
SALEABLE AREA - 1250 SFT



KEY PLAN



TYPICAL FLOOR PLAN
(1ST TO 5TH FLOOR)

F104-504
3 BHK+ 3 TOILETS
EAST FACING
SALEABLE AREA - 1415 S

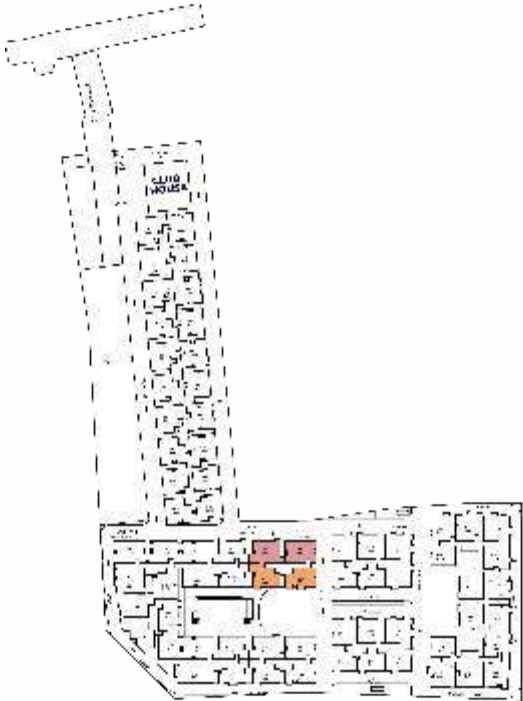
F101-501
3 BHK+ 3 TOILETS
EAST FACING
SALEABLE AREA - 1386 SFT



F103-503
2 BHK
NORTH FACING
SALEABLE AREA - 1136 SFT

F102-502
2 BHK
NORTH FACING
SALEABLE AREA - 1162 SFT

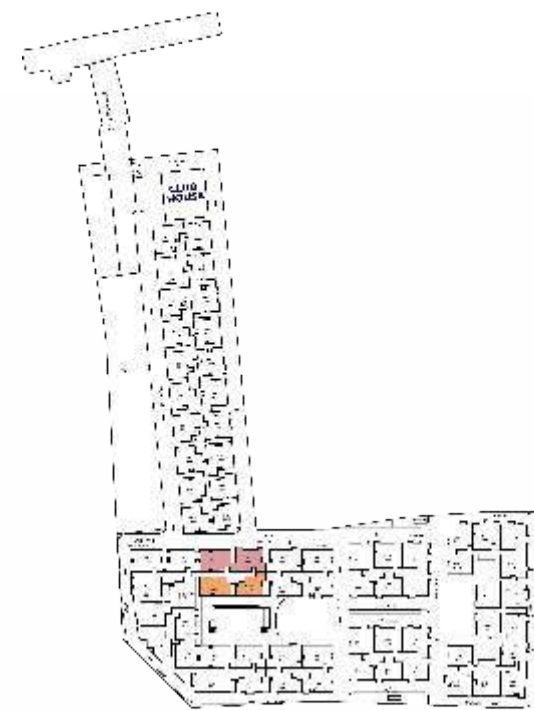
WING - F



KEY PLAN



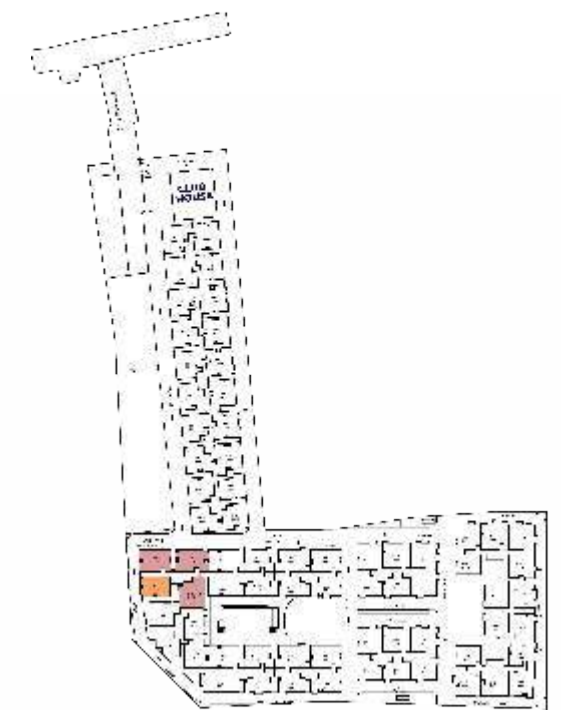
TYPICAL FLOOR PLAN
(1ST TO 5TH FLOOR)



KEY PLAN



TYPICAL FLOOR PLAN
(1ST TO 5TH FLOOR)



KEY PLAN



TYPICAL FLOOR PLAN
(1ST TO 5TH FLOOR)



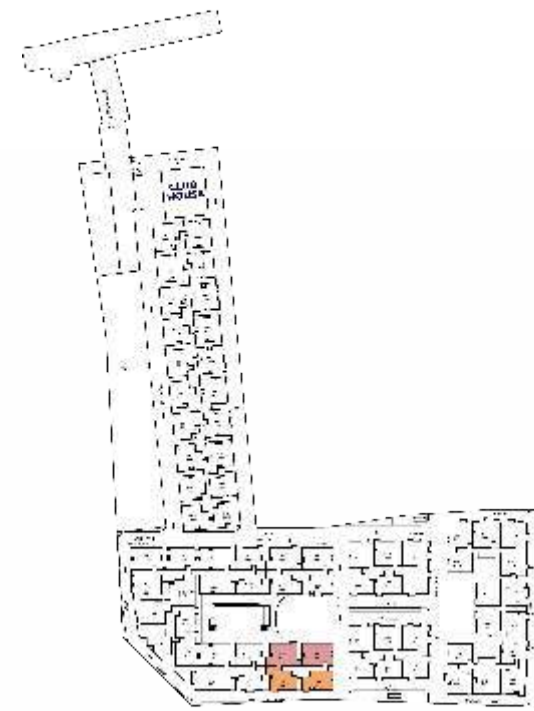
WING - J



WING - K



WING - L



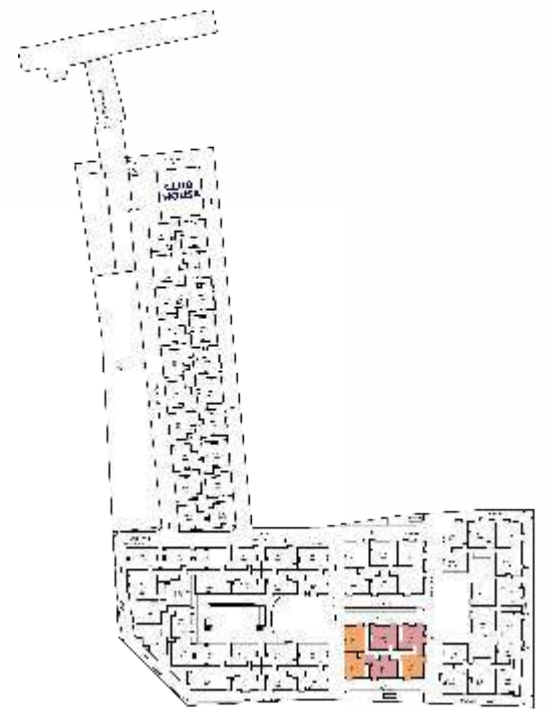
KEY PLAN



TYPICAL FLOOR PLAN
(1ST TO 5TH FLOOR)



WING - M



KEY PLAN

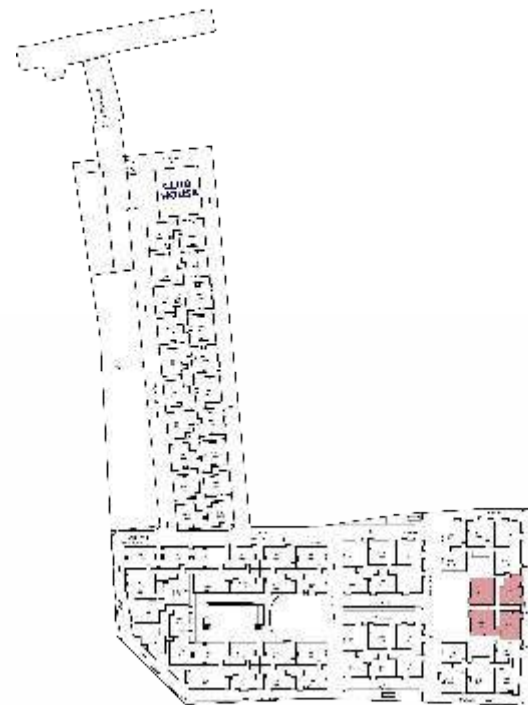


TYPICAL FLOOR PLAN
(1ST TO 5TH FLOOR)



WING - Q

TYPICAL FLOOR PLAN
(1ST TO 5TH FLOOR)

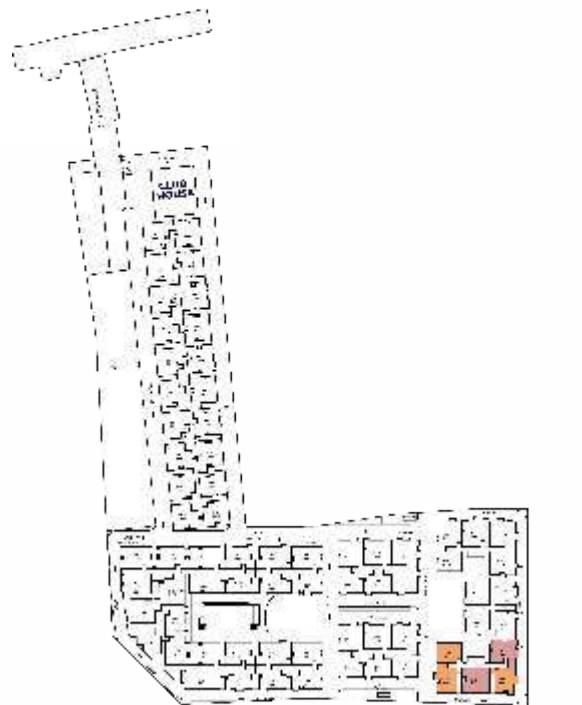


KEY PLAN

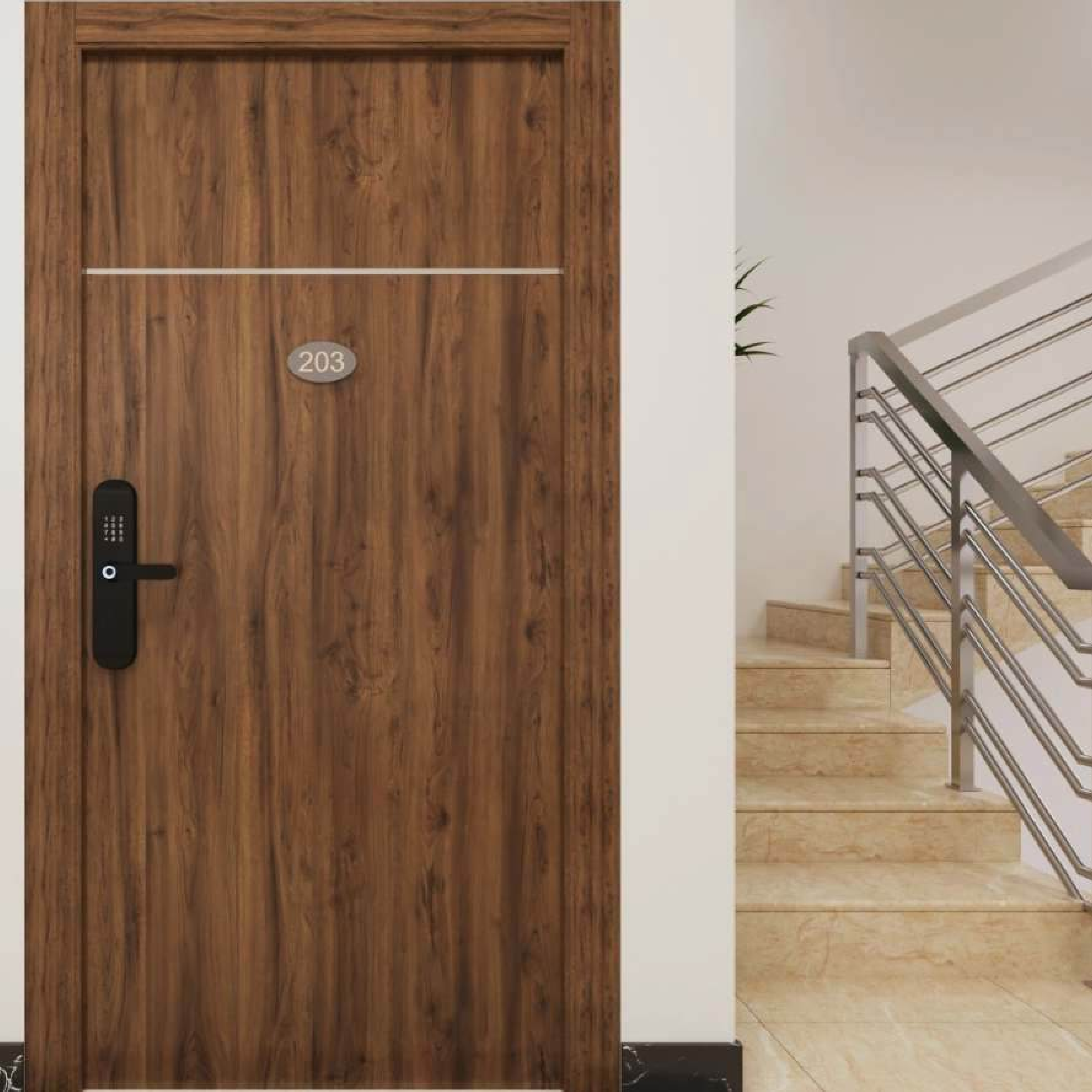


WING - R

TYPICAL FLOOR PLAN
(1ST TO 5TH FLOOR)



KEY PLAN



The Details That Define Distinction



Structure

Structure:

- RCC framed structure designed to withstand seismic loads as per structural design, conforming to BIS.
- Walls constructed using solid blocks/AAC blocks in cement mortar/adhesive with adequate reinforcement at required levels.
- Anti termite treatments wherever applicable during construction stage



Floor's

Flooring:

- Living and dining area finished with 4 x 2 tile according to builders' choice.
- Kitchen and Bedroom areas finished with high-quality 4 x 2 tiles of the builder's choice, including necessary skirting.
- Toilet wall area will be finished with high-quality 4 x 2 tiles of the builder's choice
- Toilet floor area will be finished with high-quality 2 x 2 tiles of the builder's choice
- Balcony's, and utility Area antiskid ceramic tiles with spacers.



Plumbing & Sanitary

Plumbing and Sanitary:

- Concealed/open plumbing line from UG sump provided.
- All closets and washbasins will be white by Jaguar/equivalent or as per the builder's choice, with concealed flush tanks.
- Provision in plumbing for connecting one geyser



Doors

Doors:

- Main Door (3' 6" X 8'0") 8 Feet Height, frame made of Teak wood with both side veneered flush door (38mm) with necessary SS finished door fittings along with Godrej digital lock/equivalent.
- -Bedroom Doors (3' X 7'0") 7 Feet Height, frame made of Teak wood with both sides laminated flush door (32mm) with necessary hardware of Godrej/equivalent.
- Toilet Doors (2'6" X 7'0") 7 Feet Height, frame made of Teak wood with both sides laminated lush door (30mm) with necessary hardware of Godrej/equivalent.



Windows

Windows & Ventilators:

- Windows and ventilators made of UPVC/aluminium with clear glass panes.



Kitchen

Kitchen:

- Kitchen platform finished with polished granite

in each toilet.

- Single lever HI-FLOW concealed diverter of by Jaguar/equivalent makes of Hot and cold mixer with overhead shower will be provided in the toilets.
- All C.P fittings will be of by Jaguar/equivalent or as per the builder's choice.
- Toilet closets will be EWC floor/wall mount by Jaguar/equivalent with high quality concealed flush tank cistern of Jaguar/equivalent as per the builder's choice.



Wall Finish

- and fitted with a single bowl stainless steel sink.
- Glazed tile dado of 2 feet above the kitchen platform and 3 feet dado in the utility area
- (if provided).
- One side Loft will be provided.

Wall Finish:

- Living, dining, and bedroom walls finished with two coats of putty and one coat of primer.
- Ceiling-2 coats of smooth putty and 1 coat of primer.
- Toilet ceiling-Grid type False ceiling



Electrical

- Concealed copper wiring suitable for three-phase supply, ISI quality.
- Switches and sockets with adequate points for lights, fans, and power supply.
- USB charging port in switch boards will be provide in living and in bedrooms.
- Integrated DTH facility
- Television points provision in Living room & in master bedroom.
- Telephone point provision in living room & master bedroom.
- Data point provision in living room & all bedrooms.
- Provision for split air conditioner in living room and in all bedrooms.
- Geyser point will be provided in all the bathrooms.
- Exhaust fan point will be provided in all bathrooms.
- Electrical Point for chimney and water purifier.
- One calling bell point provided.



Common Area

- Separate meter for common area. lighting and pumps.
- Power backup-up to 400w for 2 BHK and 500w for 3 BHK unit.

Common Area Finishes:

- Lift Fascia Granite/equivalent cladding at all levels.
- Lobby Granite flooring on Ground floor and tile flooring on other levels.
- Corridor vitrified tile floorings at all levels.
- Staircase floor Granite Floorings at all levels.
- Staircase hand rail - SS hand rail at all levels.
- Terrace Door Good quality door frame with FRP shutter painted on both sides
- Car Parking Grano/tile floorings and driveway (external) premium -quality interlocking pavers/tile flooring as per architect design.
- Exterior Wall Exterior walls of the building finished with 1 coat of primer & 2 coat of exterior textured paint with colour as per architect design.



Building On A Lineage Of 34 Years Of Trust

About LML Homes

At LML Homes, we are not merely in the business of building structures; we are in the business of shaping lifestyles, creating communities, and forging legacies. Our journey began in 1992 under the visionary leadership of Mr. Suresh Chand Kothari. What started as a venture in automotive and property finance has now evolved into a trusted name synonymous with integrity, quality, and excellence in the real estate sector.

Our Commitment

At the heart of LML Homes is a deep-seated commitment to our customers. We believe in building trust through transparency, delivering on promises, and exceeding expectations. Our customer-centric approach ensures that every project is designed with the end-user in mind, offering functional, aesthetic, and sustainable living solutions.

Our Journey

Over the past three decades, we have expanded our portfolio, completing over 42 projects that stand as testaments to our commitment to quality and customer satisfaction. Our projects span residential, commercial, and mixed-use developments, each reflecting our ethos of excellence and attention to detail. With 8.5 lakh sq. ft. developed and 1.1 million sq. ft. in the pipeline, we continue to grow, innovate, and push the boundaries of real estate development.

Building Communities

We believe that a home is more than just four walls; it is part of a larger community. Our projects are designed to foster social interaction, provide recreational opportunities, and create a sense of belonging. We incorporate green spaces, play areas, community halls, and other amenities to ensure that our residents can enjoy a balanced and fulfilling lifestyle.



Awards & Recognitions



Best Value For Money Project Award

Sulekha Properties presented LML Homes with the Best Value for Money Project Award for LML Sugam, Perumbakkam. This award was granted based on the feedbacks, ratings, and reviews of Sulekha Property users.

Most Promising Residential Projects In Chennai

LML Prakriti Tambaram was bestowed the Most Promising Residential Projects in Chennai by Silicon India Magazine at Real Estate Awards-2021, acknowledging the contribution of LML Prakriti in establishing new benchmarks in the field of Indian Real Estate.

Reliable Developer Of The Year In 2021

ET Excellence, a TOI initiative, conferred LML Homes with the title of Reliable Developer Of The Year in 2021. The prestigious award is presented to companies who have achieved excellence in their field of business.

CNI State-Level Business Connect Excellency Award 2024

LML Homes was honoured with the CNI State Level Business Connect Excellency Award for Best Affordable Housing in October 2024, recognizing our continuous efforts to make quality housing accessible to all.



No.271 (Old No. 182) First Floor, Ankur Manar, MC Nichols Road,
Poonamallee High Road, Kilpauk, Chennai - 600 010. E.mail: enquiry@lmlhomes.in

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