



**LIONS GATE**  
— YOUR DREAM HOME —



# RUSSEL FOUNDATIONS

≡ We care to build your dreams ≡



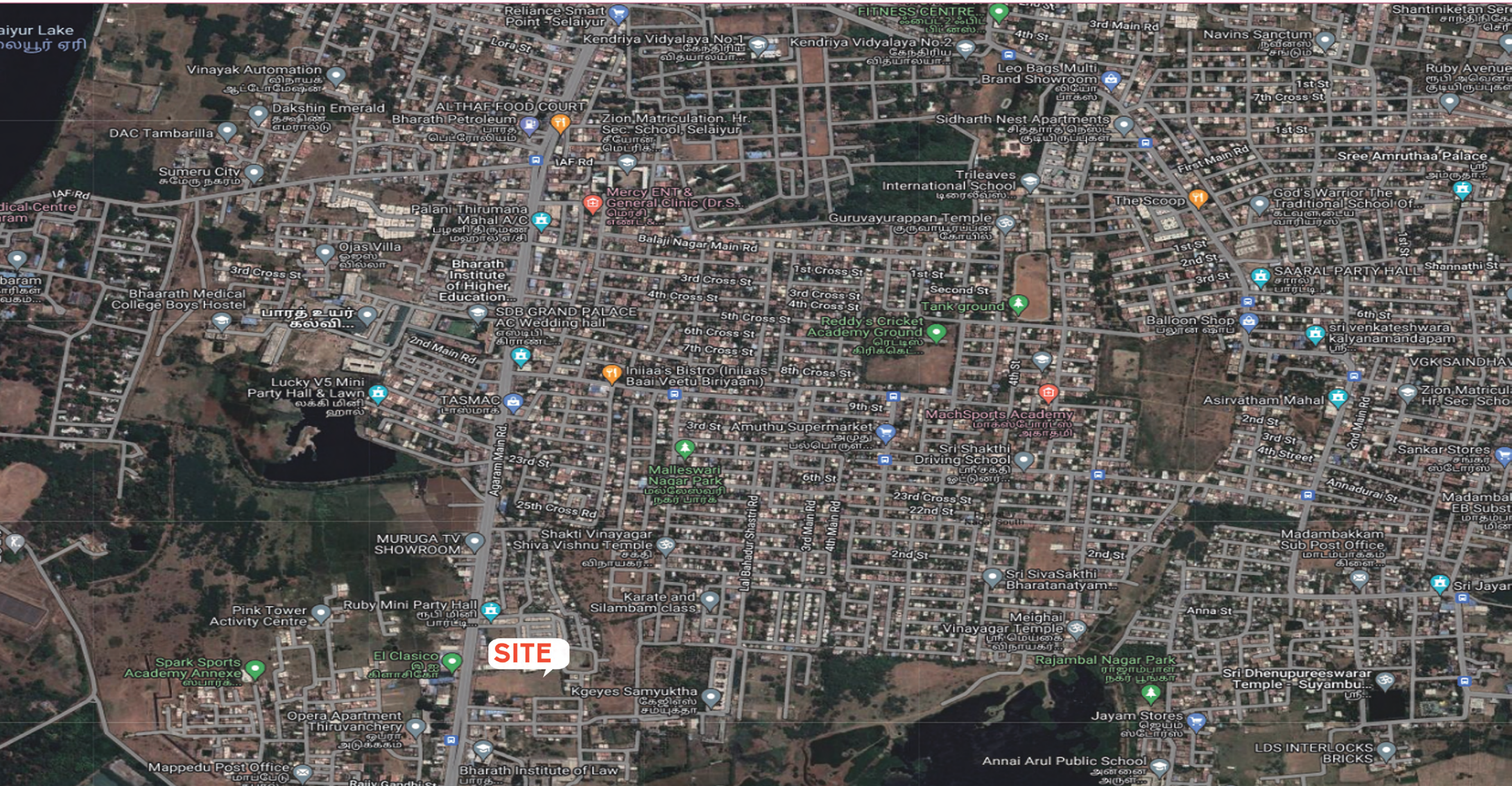




Our locality, a scene of vibrant expansion of Tambaram, is a significant and pivotal spot within easy reach of business and shopping complexes, automobile showrooms, super markets, hotels & restaurants, hospitals, schools & colleges, parks and places of worship.



# Map View - Site Location



Near Bharath University, Agaram Main Road  
Just 2.5KM Away From Camp Road Junction



**Just 5KM Away From Tambaram Railway Station**  
**Just 20 Minutes drive to Chennai International Airport**



**Survey No. 716/3, 716/4, 716/5, 716/1D1, 716/1D2,  
Agaram Main Road, Tiruvanchery, Madambakkam, Chennai - 600 126.**







## SPECIFICATIONS

### FLOORING

Living, Bedrooms, Dining, Kitchen  
Balcony & Bathrooms

2X2 Vitrified Tiles.  
Anti-Skid Tiles.

### WALL FINISH

Exterior  
Interior

Weather-Proof Emulsion.  
Premium Emulsion.

### BATHROOMS

Closet  
Fittings

Wall Mounted in all Toilets.  
Jaguar / Equivalent brand.

### DOORS

Main Door

Teakwood Panelled door with  
melamine Finish.

Bedroom Doors  
Bathroom Doors

Flush Door with Enamel Paint.  
FRP Doors / Laminated Doors.

### WINDOWS

UPVC Sliding Windows with Grill.

### KITCHEN

Wall  
Sink  
Counter

Tiles upto 2' Height (Johnson / Equivalent).  
Single Bowl Stainless Steel Sink.  
Black Granite Counter Top.

### ELECTRICALS

3 Phase with Individual Meters.  
Legrand / Panasonic / Equivalent Modular Switches.  
ELCB Tripper in each Flat.

### COMMON

Lift with ARD (Granite Frame).  
Swimming Pool.  
Kids Play Pool.  
Pool side seating area.  
Kids Play Area.  
Power Backup for Common Areas, Lifts and Pumps.  
Security Cabins.  
CCTV Surveillance (Lobby & Common Areas).  
Sewage Treatment Plant.  
Rain Water Harvesting.  
Solar Lighting as per norms.  
Toilets for Drivers / Domestic Help.

















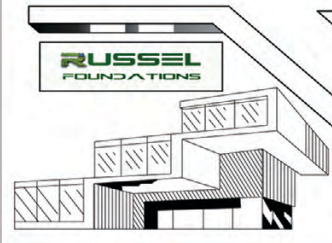




STILT FLOOR PLAN

CAR PARKING






PROJECT NAME **LIONS GATE APARTMENTS**  
 APPROVAL **CMDA APPROVED**  
 RERA REGN NUMBER **TN/01/BUILDING/0070/2023**

**PROJECT SYNOPSIS**

- 1.62 Acre Site
- 131 Apartments
- New & Updated Fixtures
- Swimming Pool for Adults & Kids
- 4 Blocks [ARIEL, DEN, LEO, SIMBA]
- CCTV, Power Backup for Common Areas
- 110 2BHK, 20 3BHK, 1 Penthouse Apartments

PROJECT NAME **LIONS GATE APARTMENTS**  
 USAGE **CAR PARKING**  
 FLOOR LEVEL **STILT FLOOR PLAN**

DIRECTION   
 FLOOR INDEX **0**







## 3D MODEL - TYPES OF HOUSES

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MODEL 1 - 1101 Sq.ft

MODEL 2 - 1104 Sq.ft

MODEL 3 - 1439 Sq.ft



**2 & 3 BHKs**  
**FROM 1101 SQ.FT TO 1439 SQ.FT**

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**2BHK - 1101 SQ.FT**



**2BHK - 1104 SQ.FT**

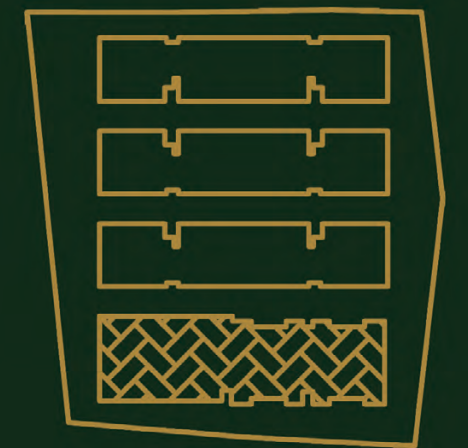


**3BHK - 1439 SQ.FT**

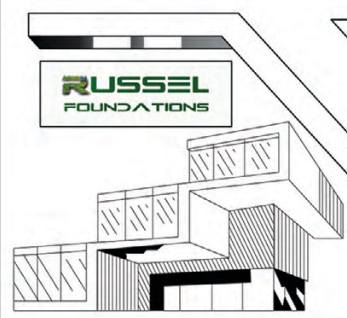
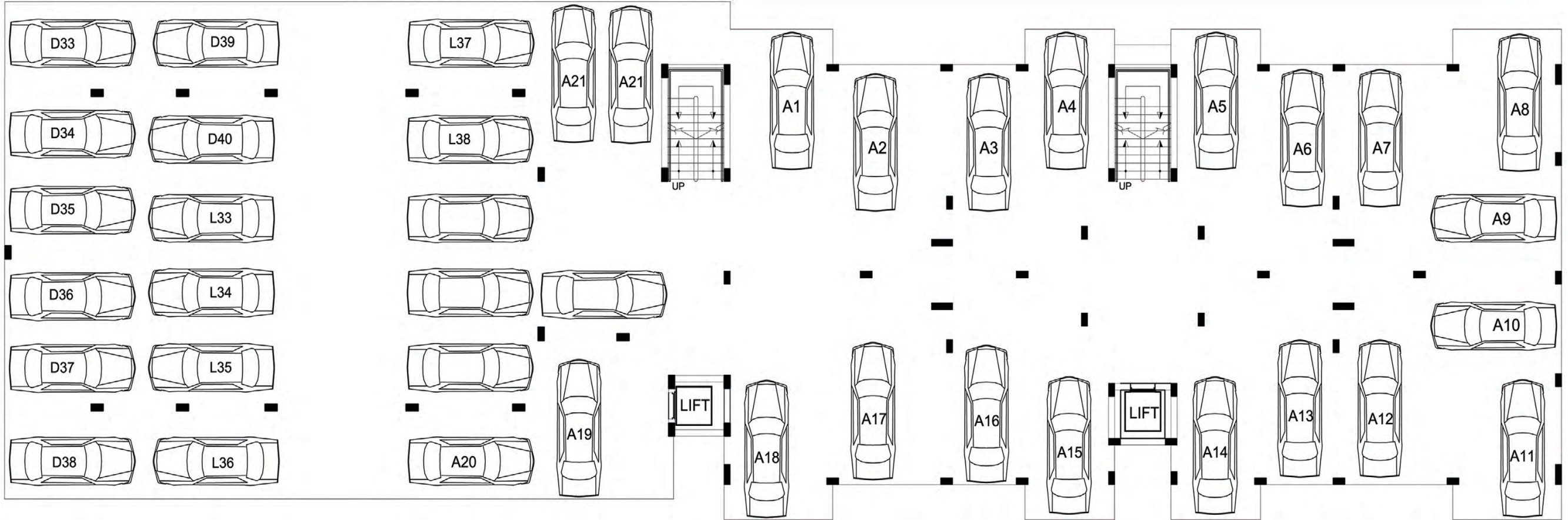


# ARIEL

## STILT FLOOR PLAN







PROJECT NAME **LIONS GATE APARTMENTS**

APPROVAL **CMDA APPROVED**

RERA REGN NUMBER **TN/01/BUILDING/0070/2023**


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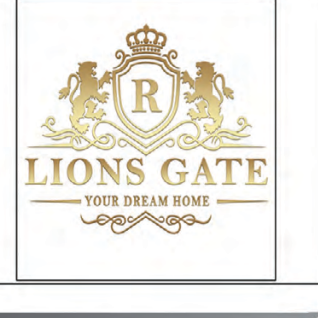
PROJECT NAME **LIONS GATE APARTMENTS**

BLOCK NAME **ARIEL**

FLOOR LEVEL **STILT FLOOR PLAN**

DIRECTION 

FLOOR INDEX **0**



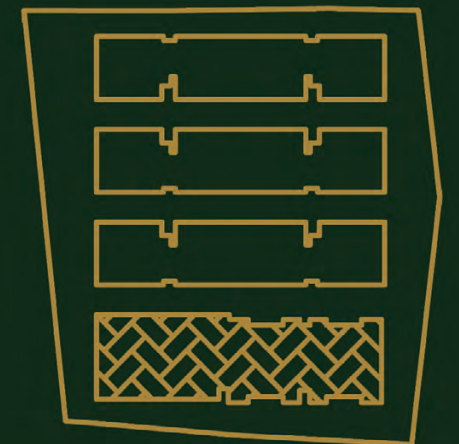


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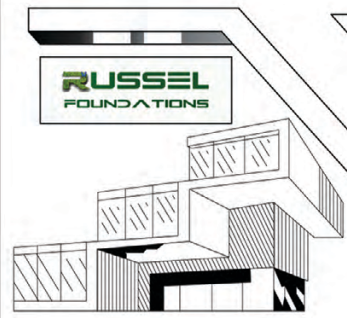
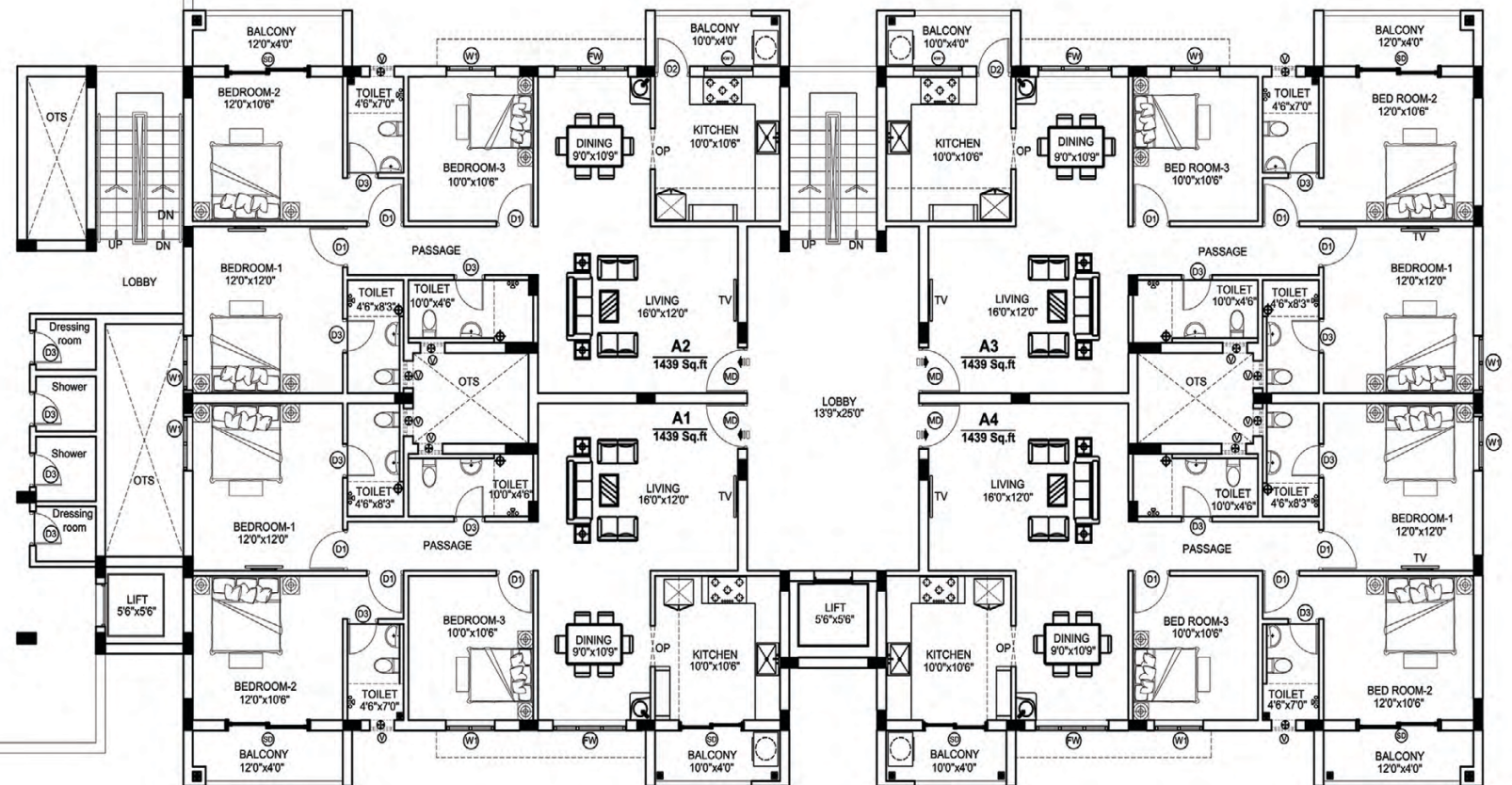
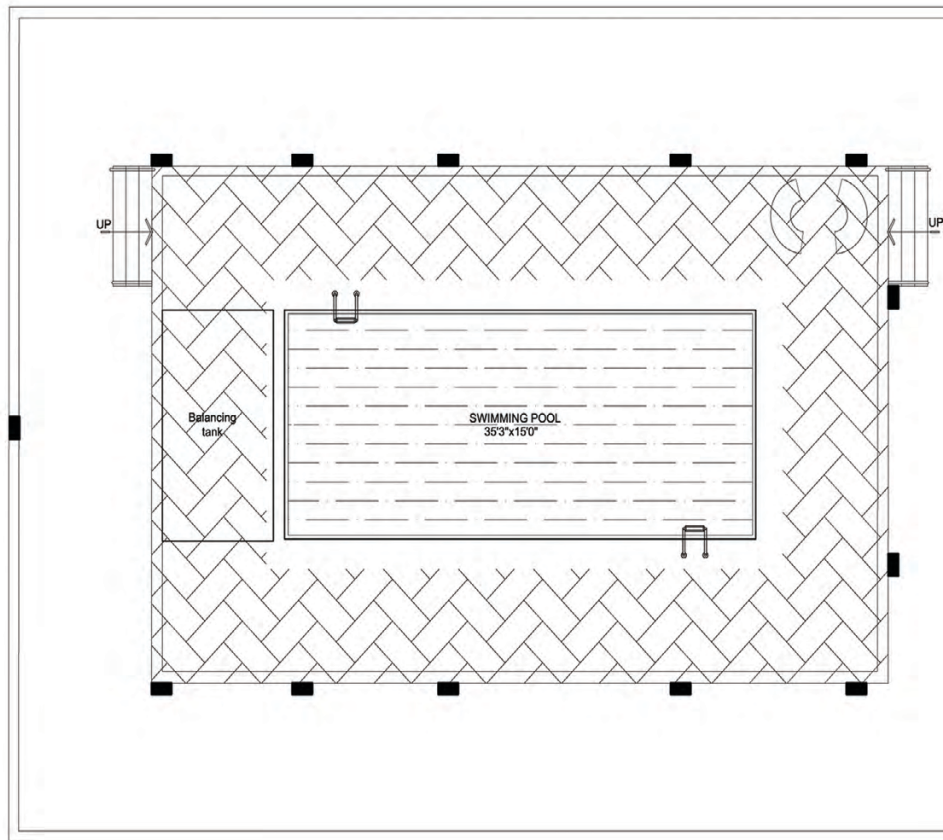
## FIRST FLOOR PLAN

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A1 TO A4 - 1439 SQ.FT







PROJECT NAME **LIONS GATE APARTMENTS**

APPROVAL **CMDA APPROVED**

RERA REGN NUMBER **TN/01/BUILDING/0070/2023**

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PROJECT NAME **LIONS GATE APARTMENTS**

BLOCK NAME **ARIEL**

FLOOR LEVEL **FIRST FLOOR PLAN**

DIRECTION

FLOOR INDEX **1**



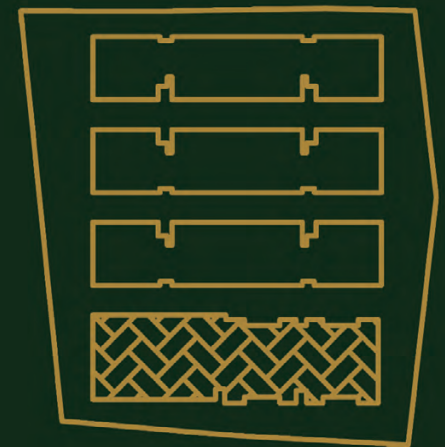


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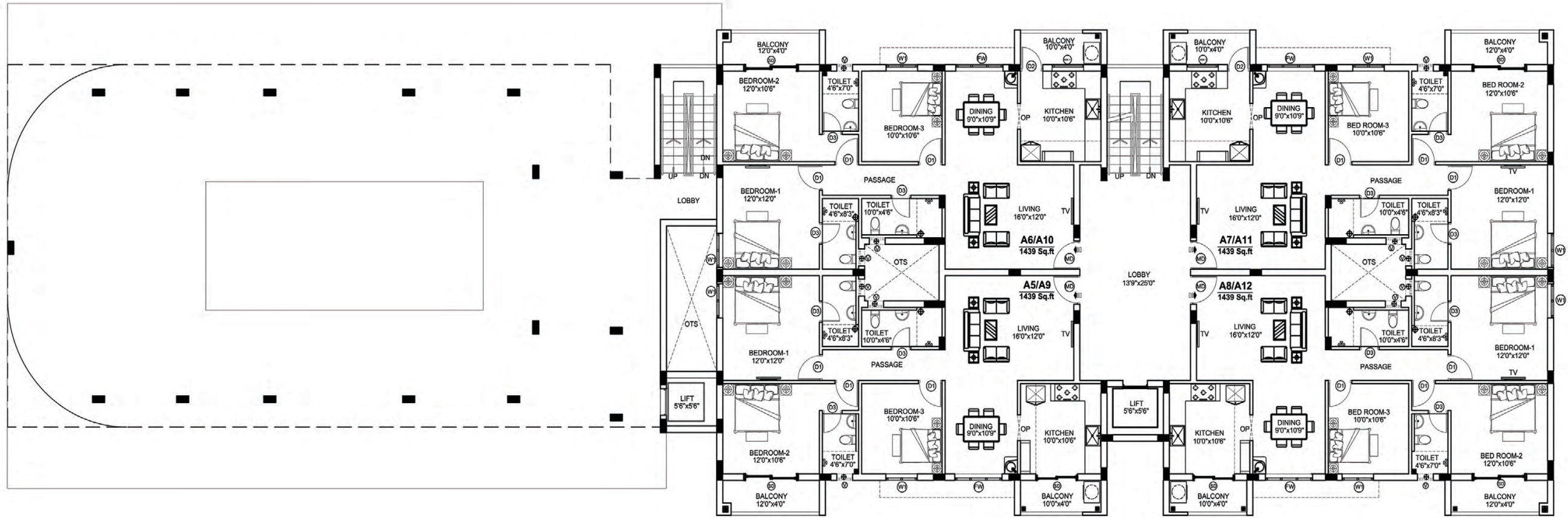
## TYPICAL FLOOR PLAN (SECOND, THIRD FLOOR)

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A5 TO A12 - 1439 SQ.FT







PROJECT NAME **LIONS GATE APARTMENTS**

APPROVAL **CMDA APPROVED**

RERA REGN NUMBER **TN/01/BUILDING/0070/2023**

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PROJECT NAME **LIONS GATE APARTMENTS**

BLOCK NAME **ARIEL**

FLOOR LEVEL **SECOND & THIRD FLOOR PLAN**

DIRECTION

FLOOR INDEX **2,3**





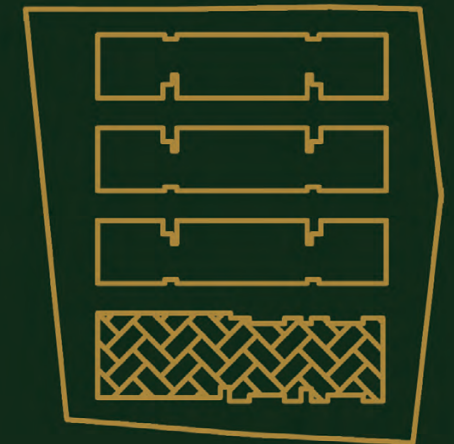
# ARIEL

## FOURTH FLOOR PLAN

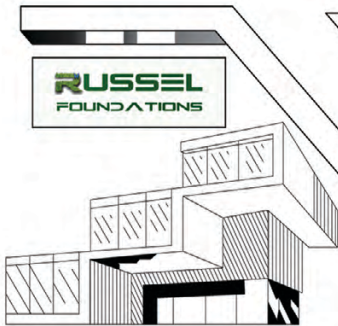
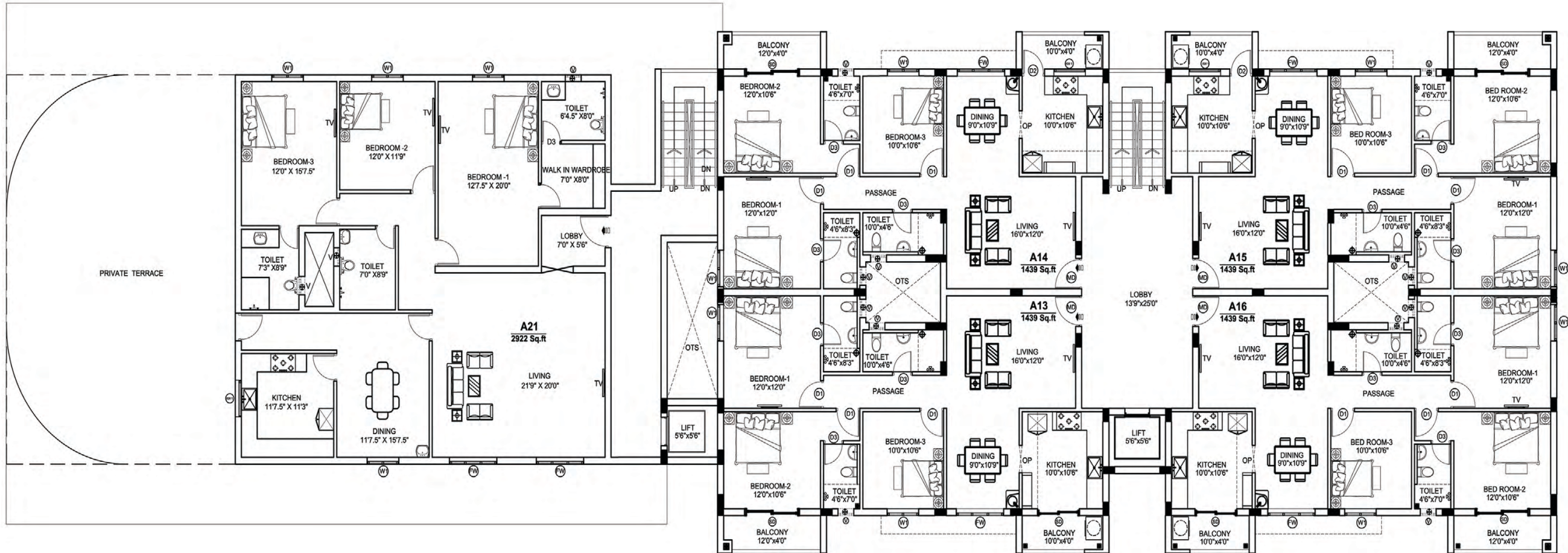
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A13 TO A16 - 1439 SQ.FT

A21 - 2922 SQ.FT







PROJECT NAME **LIONS GATE APARTMENTS**

APPROVAL **CMDA APPROVED**

RERA REGN NUMBER **TN/01/BUILDING/0070/2023**

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PROJECT NAME **LIONS GATE APARTMENTS**

BLOCK NAME **ARIEL**

FLOOR LEVEL **FOURTH FLOOR PLAN**

DIRECTION



FLOOR INDEX

**4**



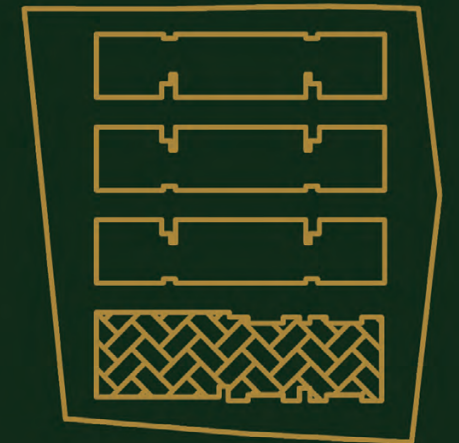


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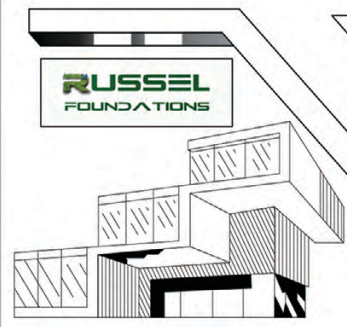
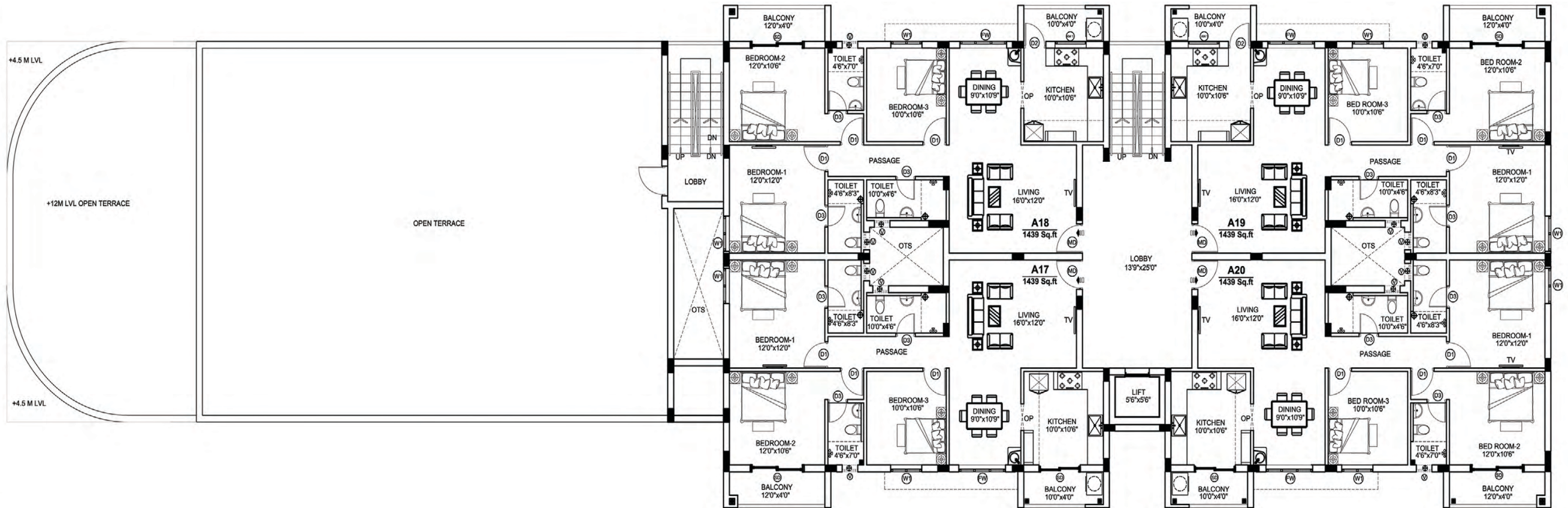
## FIFTH FLOOR PLAN

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A17 TO A20 - 1439 SQ.FT







PROJECT NAME **LIONS GATE APARTMENTS**

APPROVAL **CMDA APPROVED**

RERA REGN NUMBER **TN/01/BUILDING/0070/2023**

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PROJECT NAME **LIONS GATE APARTMENTS**

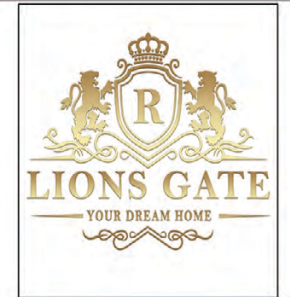
BLOCK NAME **ARIEL**

FLOOR LEVEL **FIFTH FLOOR PLAN**

DIRECTION

FLOOR INDEX

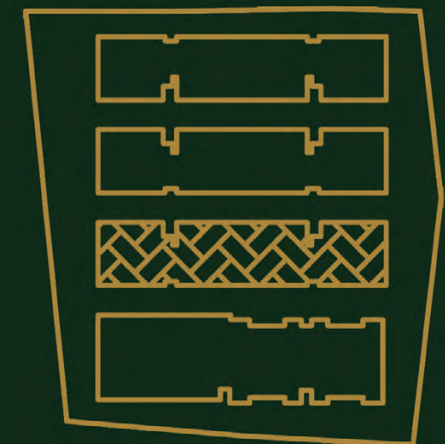
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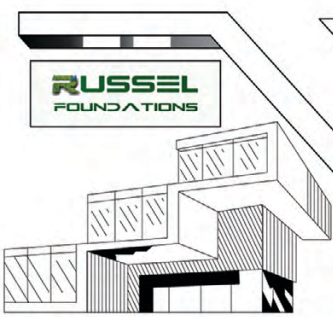
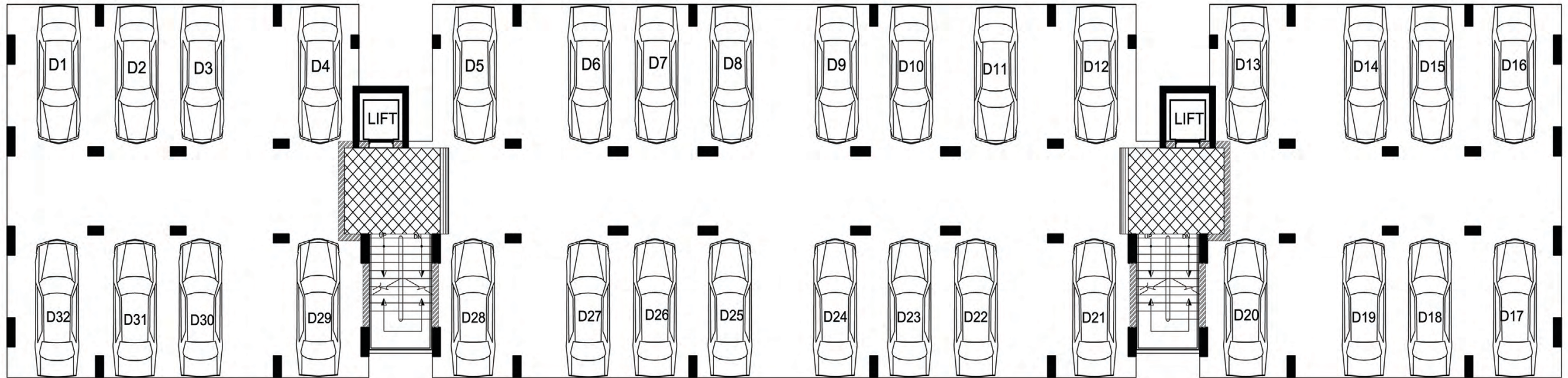


# DEN

## STILT FLOOR PLAN







PROJECT NAME **LIONS GATE APARTMENTS**

APPROVAL **CMDA APPROVED**

RERA REGN NUMBER **TN/01/BUILDING/0070/2023**

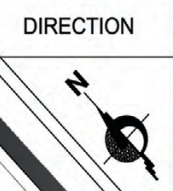
**PROJECT SYNOPSIS**

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PROJECT NAME **LIONS GATE APARTMENTS**

BLOCK NAME **DEN**

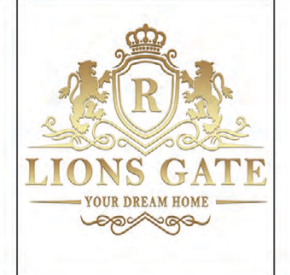
FLOOR LEVEL **STILT FLOOR PLAN**



DIRECTION

FLOOR INDEX

**0**





# DEN

## TYPICAL FLOOR PLAN

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### (FIRST TO FIFTH FLOOR)

D2, D6, D10, D14, D18 - 1104 SQ.FT

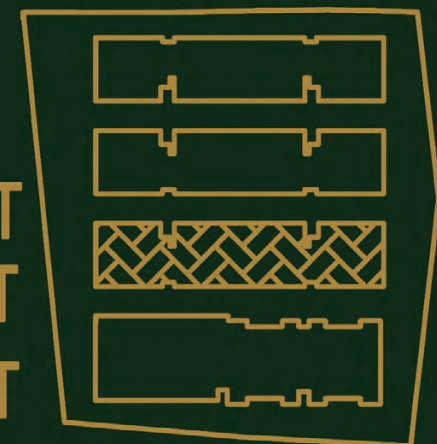
D1, D5, D9, D13, D17 - 1129 SQ.FT

D3, D4, D7, D8, D11, D12, D15, D16, D19, D20 - 1101 SQ.FT

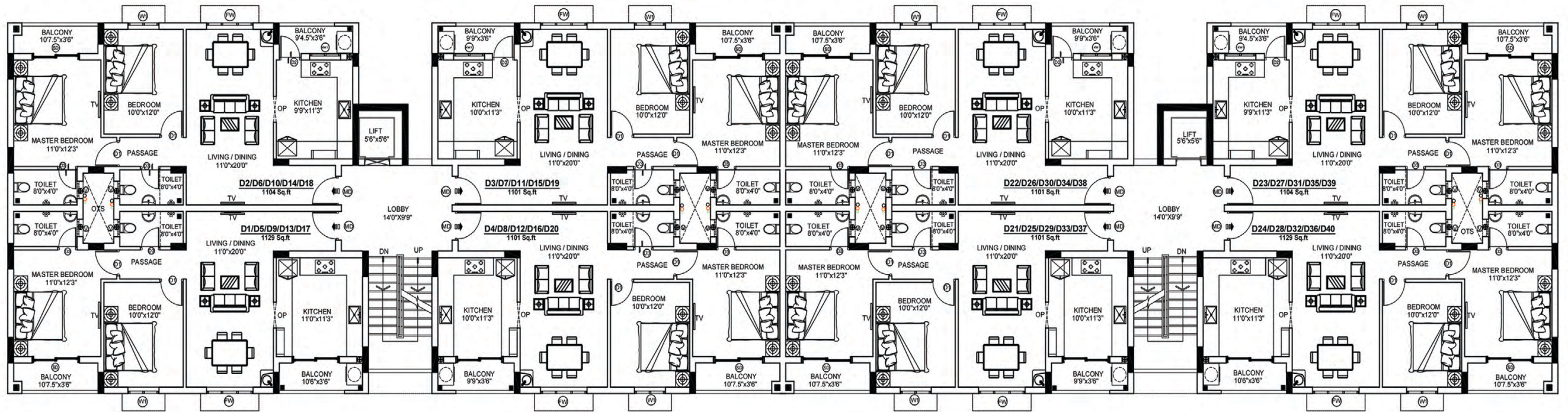
D23, D27, D31, D35, D39 - 1104 SQ.FT

D24, D28, D32, D36, D40 - 1129 SQ.FT

D21, D22, D25, D26, D29, D30, D33, D34, D37, D38 - 1101 SQ.FT







PROJECT NAME **LIONS GATE APARTMENTS**

APPROVAL **CMDA APPROVED**

RERA REGN NUMBER **TN/01/BUILDING/0070/2023**

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PROJECT NAME **LIONS GATE APARTMENTS**

BLOCK NAME **DEN**

FLOOR LEVEL **TYPICAL FLOOR PLAN (FIRST - FIFTH FLOOR)**

DIRECTION

FLOOR INDEX

**1-5**



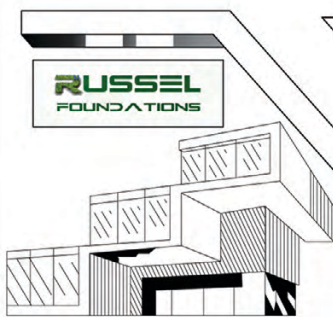
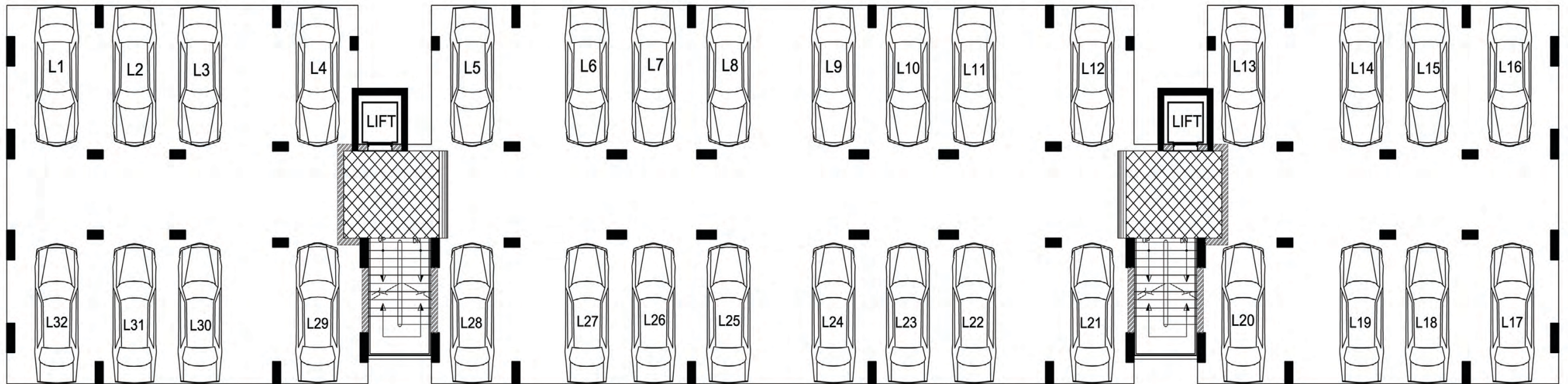


# LEO

## STILT FLOOR PLAN







PROJECT NAME **LIONS GATE APARTMENTS**

APPROVAL **CMDA APPROVED**

RERA REGN NUMBER **TN/01/BUILDING/0070/2023**

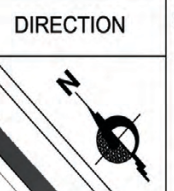
**PROJECT SYNOPSIS**

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PROJECT NAME **LIONS GATE APARTMENTS**

BLOCK NAME **LEO**

FLOOR LEVEL **STILT FLOOR PLAN**



DIRECTION

FLOOR INDEX **0**



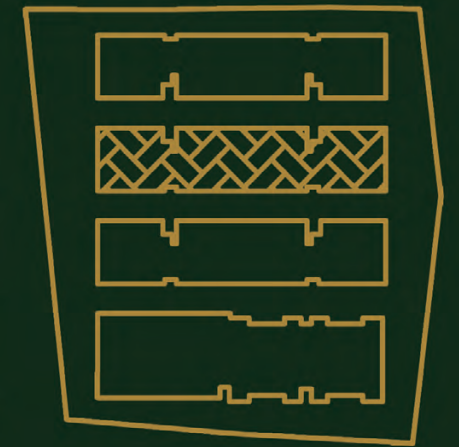


# LEO

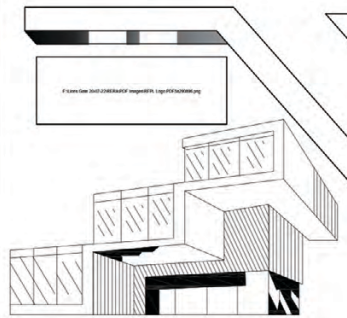
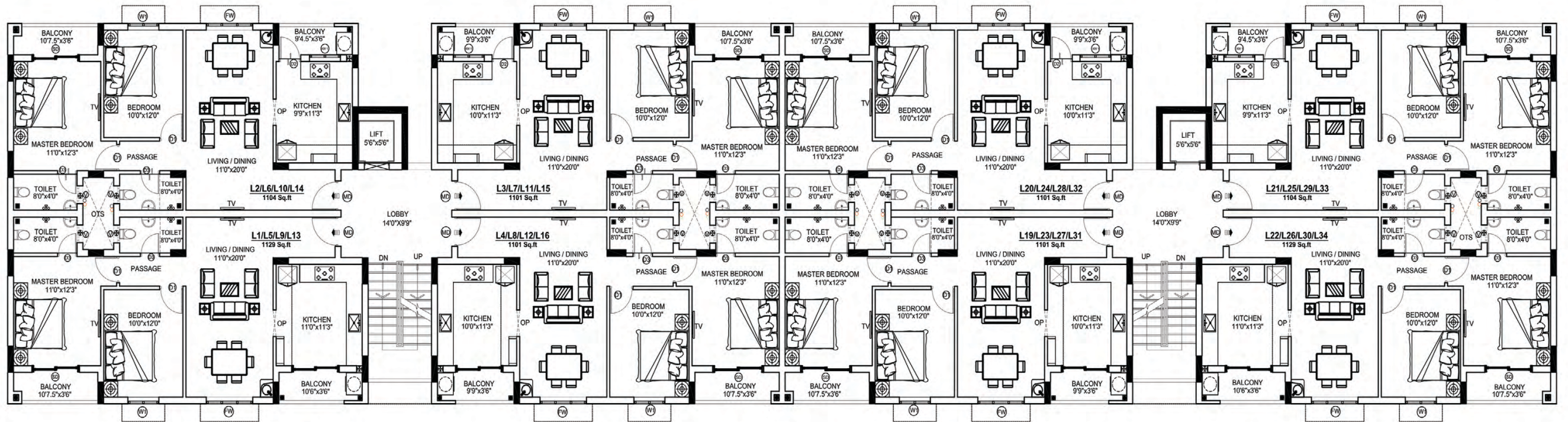
## TYPICAL FLOOR PLAN

### (FIRST TO FOURTH FLOOR)

	L1, L5, L9, L13	- 1129 SQ.FT
	L2, L6, L10, L14	- 1104 SQ.FT
L3, L7, L11, L15,	L4, L8, L12, L16	- 1101 SQ.FT
	L21, L25, L29, L33	- 1104 SQ.FT
	L22, L26, L30, L34	- 1129 SQ.FT
L19, L20, L23, L24,	L27, L28, L31, L32	- 1101 SQ.FT







**PROJECT NAME**  
LIONS GATE APARTMENTS

**APPROVAL**  
CMDA APPROVED

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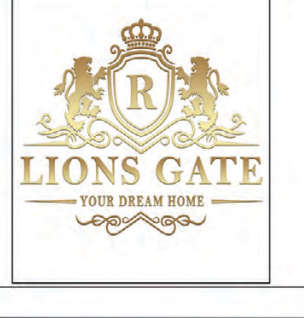
**PROJECT NAME**  
LIONS GATE APARTMENTS

**BLOCK NAME**  
LEO

**FLOOR LEVEL**  
TYPICAL FLOOR PLAN (FIRST - FOURTH FLOOR)

**DIRECTION**  
N

**FLOOR INDEX**  
1-4



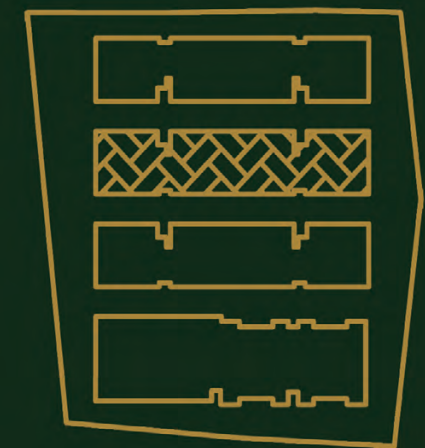


# LEO

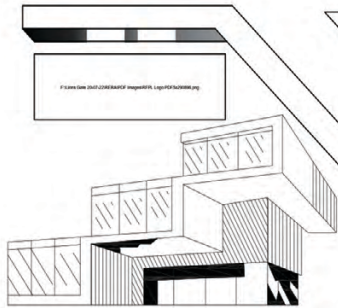
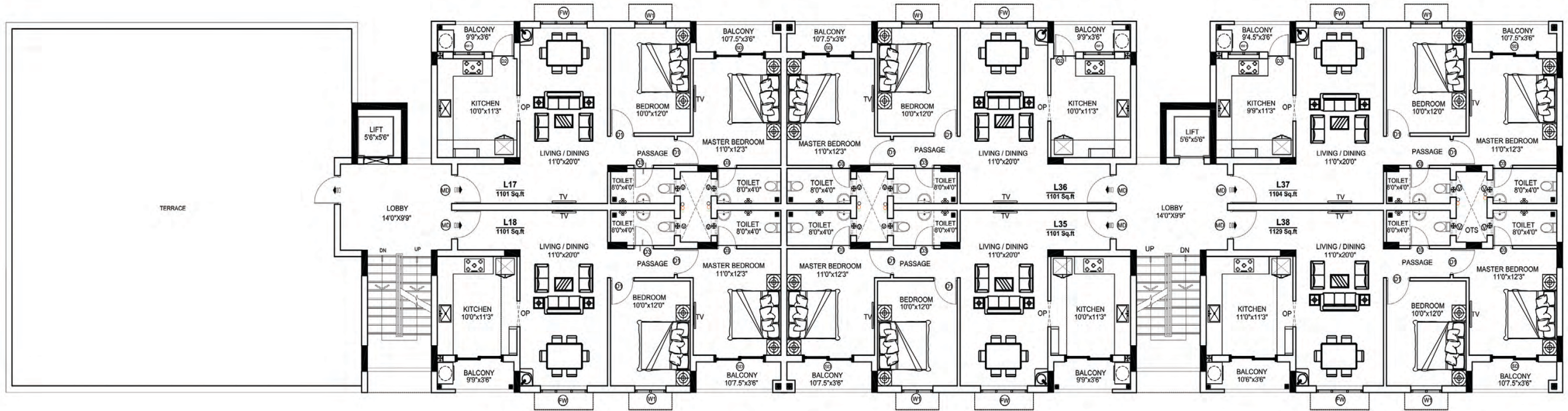
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## FIFTH FLOOR PLAN

L17, L18, L35, L36	-	1101 SQ.FT
L37	-	1104 SQ.FT
L38	-	1129 SQ.FT







PROJECT NAME **LIONS GATE APARTMENTS**

APPROVAL **CMDA APPROVED**

RERA REGN NUMBER  
**TN/01/BUILDING/0070/2023**

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PROJECT NAME  
**LIONS GATE APARTMENTS**

BLOCK NAME  
**LEO**

FLOOR LEVEL  
**FIFTH FLOOR PLAN**

DIRECTION



FLOOR INDEX

**5**



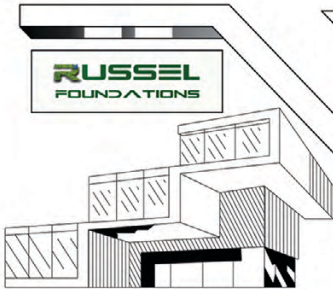
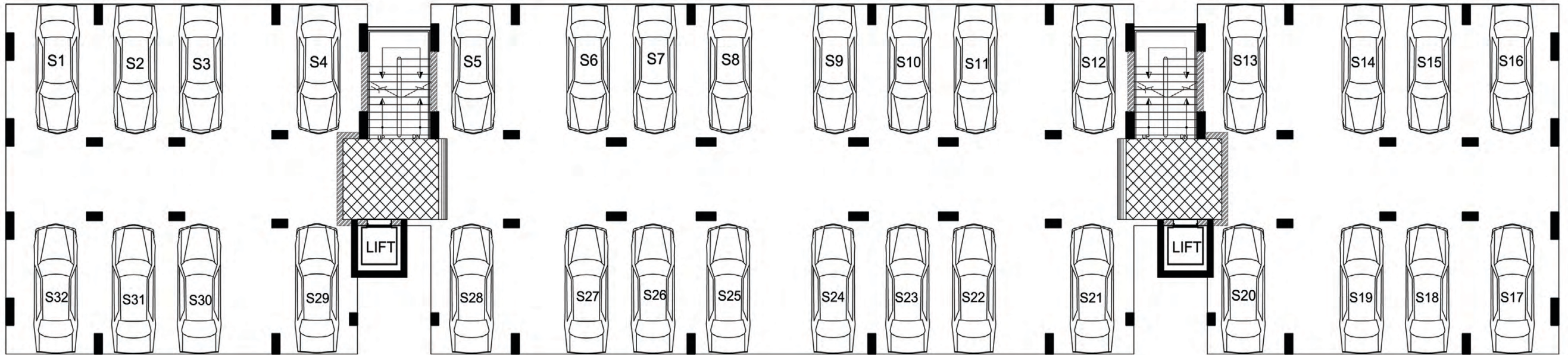


# SIMBA

## STILT FLOOR PLAN







PROJECT NAME **LIONS GATE APARTMENTS**

APPROVAL **CMDA APPROVED**

RERA REGN NUMBER **TN/01/BUILDING/0070/2023**


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PROJECT NAME **LIONS GATE APARTMENTS**

BLOCK NAME **SIMBA**

FLOOR LEVEL **STILT FLOOR PLAN**

DIRECTION 

FLOOR INDEX **0**





# SIMBA

## TYPICAL FLOOR PLAN

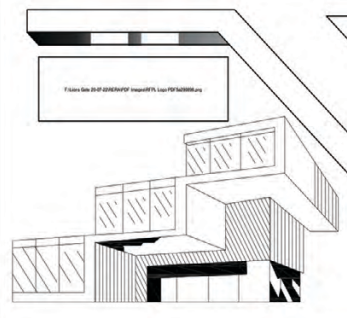
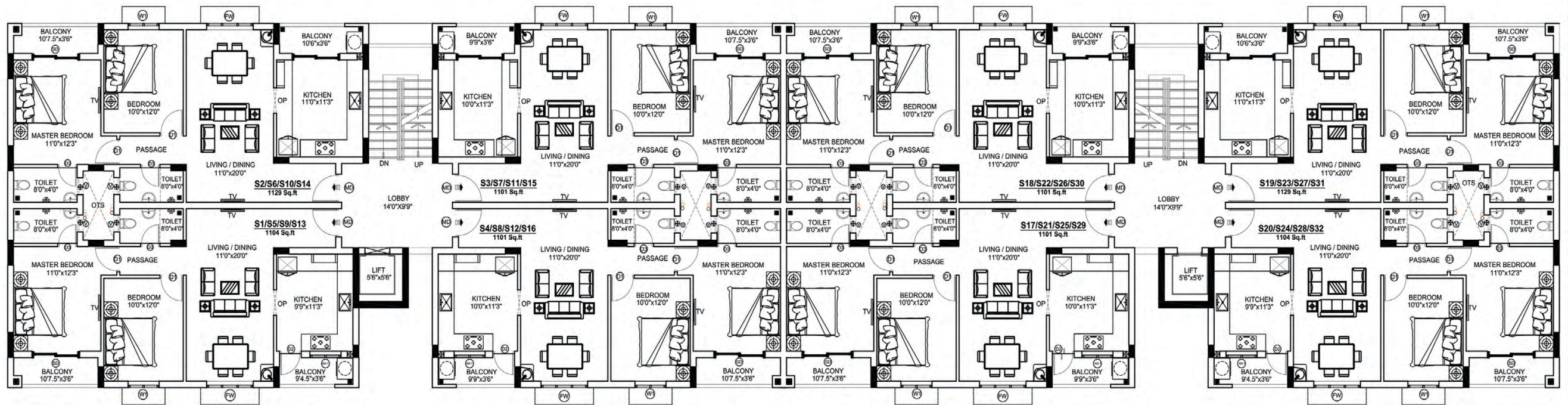
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### (FIRST TO FOURTH FLOOR)

				S2, S6, S10, S14 - 1129 SQ.FT
				S1, S5, S9, S13 - 1104 SQ.FT
S3, S4, S7, S8,	S11, S12, S15, S16 - 1101 SQ.FT			
				S19, S23, S27, S31 - 1129 SQ.FT
				S20, S24, S28, S32 - 1104 SQ.FT
S17, S18, S21, S22,	S25, S26, S29, S30 - 1101 SQ.FT			







PROJECT NAME **LIONS GATE APARTMENTS**

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RERA REGN NUMBER **TN/01/BUILDING/0070/2023**

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PROJECT NAME **LIONS GATE APARTMENTS**

BLOCK NAME **SIMBA**

FLOOR LEVEL **TYPICAL FLOOR PLAN (FIRST - FOURTH FLOOR)**

DIRECTION 

FLOOR INDEX **1-4**





# ABOUT US

**RUSSEL FOUNDATIONS PRIVATE LIMITED** was incorporated in 2010 with a single mission: to build structures with enduring value and the potential to become timeless.

We introduce ourselves as Builders and Flat Promoters, doing Civil and allied works on contract basis in Chennai and also doing Schools, Hospitals, Independent Houses, Commercial Buildings and Residential Flat Promotion.

RUSSEL FOUNDATIONS is noted for design excellence, quality and personalized client service. We are in the field for more than a decade.

**Mr. K. RUSSELIAN**, the Director of the Company, has around five decades of experience in the real estate and construction sector. He is instrumental in making strategic decisions for the Company. He laid his hands in construction of more than 2000 buildings including houses, commercials, factories, hospitals etc.

**Mr. OLIVER JOHNSON RUSSELIAN**, the Director of Russel Foundations Private Limited, is a qualified professional. He is graduated with a Bachelor of Architecture degree from the Bharath College of Engineering, Chennai. And he completed his post-graduation with a Master Studies of Project Management from SALFORD UNIVERSITY, MANCHESTER, UK where he specialized in Advanced Construction Technology and Project Management. Inspired from his father Thiru. K. Russelian who is a specialist in construction around five decades, he dreamt of having a career over it. In 2010, the founding of Russel Foundations Private Limited turned this dream into a reality.

Our team of seasoned & skilled manpower and installers are here to turn your visions into tangible structures. From a management that's busy, envisioning landmark gated communities to a design team that's diligently focused on packing quality and luxury into every square foot of construction, quality is truly a way of life at Russel Foundations. Our customers talk for our quality.

Russel Foundations Private Limited has a Core Team of Senior Building Specialists, all with more than 30 years of individual multi-faceted high caliber Construction experience. We make exceptional residential, commercial buildings in serene areas.

Just let us know your construction needs - We will take care of the rest.



**RUSSEL**  
**FOUNDATIONS**  
We care to build your dreams



# OUR PROJECTS



**TIAANO VIDYASHRM**  
**PUSHPAGIRI**



**DIAMOND HILL**  
**BETHELPURAM**



**LAKESHORE**  
**MULLAI NAGAR**



**MARVEL**  
**CHROMEPET**



**EMPEROR SQUARE**  
**EAST TAMBARAM**



**BETHEL**  
**EAST TAMBARAM**



**SNOW CROWN**  
**SELAIYUR**



**ROYAL CREST**  
**EAST TAMBARAM**



**REGAL WOOD**  
**SELAIYUR**





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- ARCHITECTURE
- ENGINEERING
- CONSTRUCTION
- CONSULTATION
- PROPERTY DEVELOPMENT



APPROVED



RERA No. TN/01/BUILDING/0070/2023 Dated 08-Feb-2023 [www.rera.tn.gov.in](http://www.rera.tn.gov.in)



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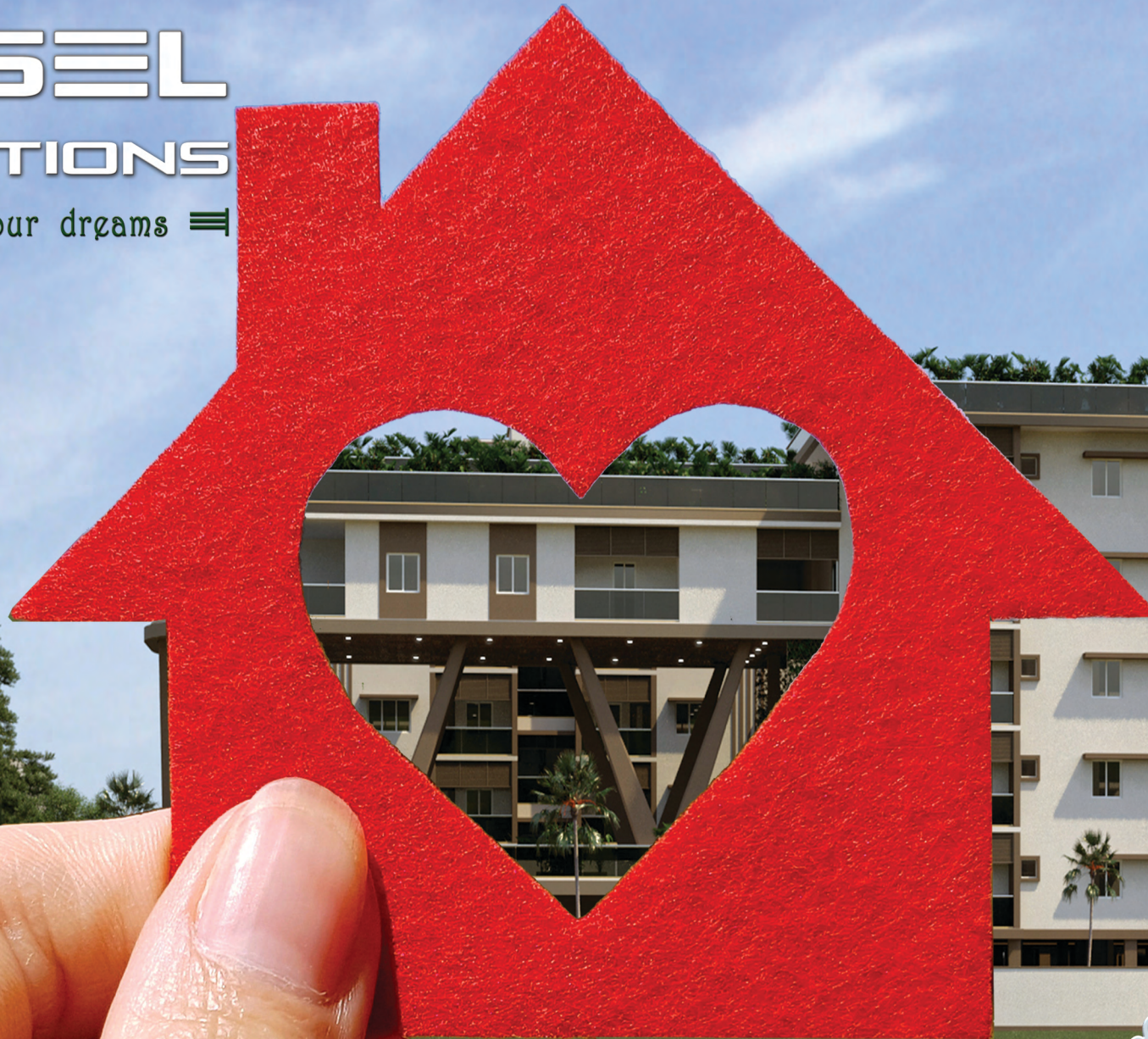


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