



BLUE SPOT 2.0



Write your dreams on the shore, no matter if the waves wipe them away. Write them again all your life.

Who wouldn't like to take a stroll on the beach while the sun is rising or wake up to the sound of waves slamming onto the shore?

“
Argent at dawn
Teal at noon
Cerulean in the evening
Tantalizing at night”

An enhanced lifestyle is also encouraged by living close to the water.

“The ocean stirs the heart, inspires the imagination, and brings eternal joy to the soul.”
to your feet.

Moment to admire a streak of silver line from the moon to your feet.

Starting From
₹1800/-
Per Sq.ft



Why Manju Groups?

“ Manju Groups has been bringing the best innovations around the globe to change the way we live. Our mission is to design landmarks that are founded on a foundation of trust that spans more than 20 years, meet the greatest international standards, and perfectly encapsulate our society's ideals. Driven by our mission of "Building a Better Life," we go above and beyond to construct the best developments on the planet. ”

250+
Projects

35000+
Happy Customers

30 Million Sq.Ft
Developed & Delivered



Finally

The happiness is for sale..!!!



“ There is nothing more beautiful than the way the ocean refuses to stop kissing the shoreline, no matter how many times it's sent away. The sea drowns them out with its great, wide sounds, cleanses you with its waves, and imposes a rhythm upon everything in you that is bewildered and confused. The ocean stirs the heart, inspires the imagination, and brings eternal joy to the soul.”

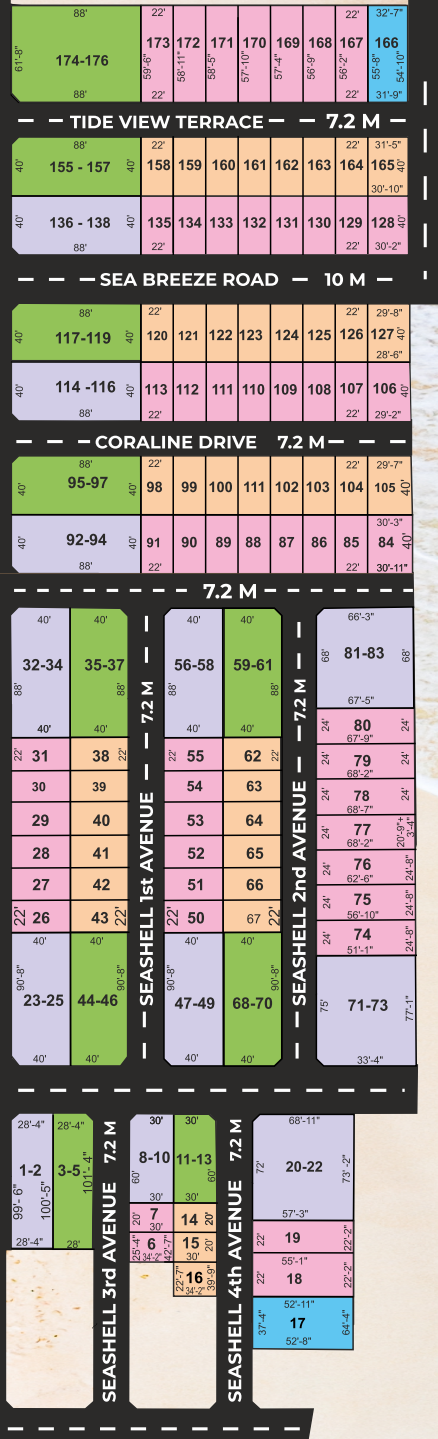
Blue Spot

CHENNAI

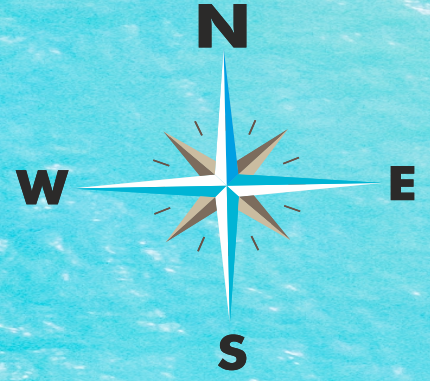
6 LANE ECR N.H Road

PONDY

MASTER PLAN



₹1800/-
Per Sq. ft.
onwards



The price on the tag is not just what you pay,
but what you invest in for a better lifestyle.
You shouldn't compromise on your lifestyle

Bluespot 2.0 is the only Property Offering Beachfront
Bliss and **Rs 23,000 Monthly Rental Income**

AREA STATEMENT

PL.NO.	PLOT EXTENT
1 - 2	2821
3 - 5	2841
6	1017
7	600
8 - 10	1788
11 - 13	1788
14	600
15	600
16	933
17	2561
18	1189
19	1237
20 - 22	4449
23 - 25	3614
26-31	880 each
32 - 34	3508
35 - 37	3508
38 - 43	880 each
44 - 46	3614
47 - 49	3614
50 - 55	880 each
56 - 58	3508
59 - 61	3508
62 - 67	880 each
68 - 70	3614
71 - 73	3155
74	1294
75	1431
76	1567
77	1649
78	1640
79	1631
80	1621
81 - 83	4530
84	1224
85 - 91	880 each
92 - 94	3508
95 - 97	3508
98 - 104	880 each
105	1197
106	1154
107-113	880 each
114 - 116	3508
117 - 119	3508
120 - 126	880 each
127	1164

PL.NO.	PLOT EXTENT
128	1220
129-135	880 each
136 - 138	3508
139 - 141	3131
142 - 143	880 each
144 - 146	3131
147 - 149	3131
150 - 151	880 each
152 - 154	3131
155 - 157	3508
158 - 164	880 each
165	1245
166	1780
167	1232
168	1244
169	1255
170	1267
171	1279
172	1291
173	1303
174 - 176	5319
177 - 179	5394
180	1431
181	1443
182 - 183	2881
184 - 185	2902
186	1231
187	843
188	823
189	803
190	783
191 - 193	3448
194 - 196	3244
197	1186
198	1167
199	1148
200	2104
201	1254
202 - 203	880 each
204 - 206	3508
207 - 209	3508
210 - 211	880 each
212	1192
213	1493
214 - 215	880 each
216 - 218	3508

PL.NO.	PLOT EXTENT
219 - 221	3508
222 - 223	880 each
224 - 225	800 each
226	1122
227	1102
228 - 235	600 each
236 - 238	1788
239 - 241	1788
242 - 250	600 each
251	861
252	780
253 - 261	600 each
262 - 264	1788
265 - 267	1788
268 - 276	600 each
277	735
278	1036
279	952
280	959
281	965
282	972
283	978
284	985
285	992
286 - 288	3334
289	587
290 - 293	600 each
294 - 296	1938
297 - 299	2778
300 - 301	880 each
302 - 304	2778
305 - 307	2778
308 - 309	880 each
310 - 312	2778
313 - 315	1938
316 - 318	600 each
319	711
320 - 322	1938
323 - 325	1938
326	732
327 - 329	1938
330 - 332	1938
333	791
334 - 336	2503
337 - 338	2501
339 - 340	6491

PL.NO.	PLOT EXTENT
341	1668
342 - 350	937 each
351 - 352	2798
353 - 354	2798
355 - 356	937 each
357 - 358	937 each
359 - 360	937 each
361 - 362	937 each
363	1668
364	937
365 - 366	2658
367 - 368	880 each
369 - 370	880 each
371 - 372	880 each
373 - 374	880 each
375 - 376	880 each
377 - 378	880 each
379 - 380	2628
381 - 382	2628
383 - 384	880 each
385 - 386	880 each
387 - 388	880 each
389 - 390	880 each
391 - 392	880 each
393 - 394	880 each
395 - 396	2658
397 - 398	2658
399 - 400	880 each
401 - 402	880 each
403 - 404	880 each
405 - 406	880 each
407 - 408	880 each
409 - 410	880 each
411 - 412	2628
413 - 414	2628
415 - 416	880 each
417 - 418	880 each
419 - 420	880 each
421 - 422	880 each
423 - 424	880 each
425 - 426	880 each
427 - 428	2658
429 - 430	4779
431 - 433	3748

PL.NO.	PLOT EXTENT
434 - 436	880 each
437	1343
438	1343
439 - 441	880 each
442 - 444	3748
445 - 447	3878
448 - 449	3376
450	1553
451	1495
452	1918
453 - 454	4845
455	2607
456 - 457	3051
458 - 459	3345
460 - 461	4166
462 - 464	4507



109/2023



TN/4/1588/2024

A GLIMPSE OF PARADISE

Nestled along the pristine shores, our villas are meticulously planned to offer breathtaking views and seamless access to the beach. Each villa is a masterpiece of architectural brilliance, featuring spacious interiors, state-of-the-art amenities, and private gardens that open up to the tranquil sea breeze.

At Coastal Bliss Villas, we believe in creating not just homes, but a lifestyle. Whether you're looking for a peaceful retreat or a vibrant community, our villas offer the best of both worlds. Come, be a part of our exclusive community and experience the true essence of coastal living.





NORTH FACING - 2 BHK RESORT VILLA

GROUND FLOOR PLAN



BUILTUP AREA - 880 SQ.FT
LIVING - 10'6" X 10'2"
KITCHEN - 6'6" X 6'9"
BEDROOM - 10'6" X 11'0"
TOILET - 4'3" X 6'9"

FIRST FLOOR PLAN



BEDROOM - 10'6" X 11'0"
TOILET - 4'3" X 6'9"
OPEN TERRACE - 6'9" X 12'10"
BAR - 6'6" X 9'9"



SOUTH FACING - 2 BHK RESORT VILLA

GROUND FLOOR PLAN



BUILTUP AREA - 730 SQ.FT
LIVING - 12'2" X 17'4"
KITCHEN - 6'9" X 6'0"
BEDROOM - 9'6" X 10'0"
TOILET - 6'2" X 4'0"

FIRST FLOOR PLAN



BEDROOM - 9'6" X 10'0"
TOILET - 6'2" X 4'0"
OPEN TERRACE - 8'8" X 20'8"

COMPACT - 1 BHK RESORT VILLA

BUILTUP AREA - 550 SQ.FT
LIVING/KITCHEN - 10'4" X 21'8"
BEDROOM - 10' X 16'4"
VERANDAH - 12'7 X 3'6"
TOILET - 6'4" X 5'



LIVING/DINING - 10'4" X 17'4"
KITCHEN - 10' X 7'4"
BEDROOM - 10' X 14'
VERANDAH - 12'7 X 3'6"
TOILET - 6'X4'

SPECIFICATIONS

FOR RESIDENTIAL BUILDING

FOUNDATION

RCC Footings & Columns of suitable size designed for RCC framed structure as per structural detail and Design.

SUPER STRUCTURE

Superstructure walls shall be of solid concrete BLOCK work with CM 1:6 for 200mm thick for outer wall and 1:5 for 100mm solid concrete block for internal partition walls. All Columns, Beams, Lintels, Sunshades and Roof shall be in RCC of suitable Grade. One Loft in all Bedrooms and kitchen shall be provided. The Roof height shall be 3000mm from Finished Floor Level to Finished Floor level.

PLINTH

Plinth Level shall be raised by 750mm from the existing Road Level using 200mm solid block work

PLASTERING

Plastering of sponge finishing shall be done for Ceiling in CM 1:3 of minimum 10mm thick and finish plastering of internal walls in CM 1:4 and external walls in CM 1:5 of minimum 12mm thick, all plastered walls to be in line and level.

FLOORING & DADOING

Plain Vitrified Flooring Tiles of size 600mm x 600mm shall be provided to all the Rooms, excluding common areas, toilets and parking area. Toilets shall be finished with glazed ceramic wall tiles of 200mmx300mm size up to a height of 2100mm (Lintel level) on the walls and anti-skid tiles of 300mmx300mm size on the Floor. Skirting of 100mm height shall be provided along the periphery of flooring tiles. Above the kitchen Counter Ceramic tile wall dado up to 600mm height.

KITCHEN

Kitchen Counter Shall be of 2" thick RCC slab of Suitable grade and plastered in CM 1:3 (dry fixing) will be finished with 18mm thick granite slabs, clear 2' wide at a height of 2' 8" from the finished floor level. A Stain- less Steel single bowl 600mmx 450mmx 250mm in size without drain board. Sink cock shall be provided.

JOINERY

Main Door frame and shutter shall be of Teak Wood with 38mm thick skin Shutter and finished with melamine polish or Modular steel Door. All internal Door frame shall be of Country Wood with 32mm flush Shutter and finished with Enamel paint. All Bathroom, Balcony, terrace and Head Room shall be provided with WPC Door and finished with enamel paint.

All windows shall be provided with UPVC frame with sliding Shutters and MS Grill. Ventilators shall be provided UPVC frames with suitable louvered glass panels. The Main Door fittings shall be of Brass Hinges with Ultra Bolt, Door lens and 10" tower bolt and other Internal Door fittings shall be of SS Hinges with Mortise Lock, Antic Handles and 6" SS Tower Bolt.

The Bathroom Doors shall be of Aluminium Powder Coated Hinges with both Internal & External sides having a Tower Bolt for locking arrangements.

PLUMBING & SANITATION

All internal concealed pipes shall be of CPVC and external Pipes shall be of PVC. (Ashirvad / supreme / Finolex) CP fittings shall be of Parryware and standard type sanitary fixtures Parryware white colour shall be provided. Each toilet shall have a European Water Closet with a PVC flushing Cistern (Slim line), PVC health faucet, 2 in 1 Wall mixer with an overhead shower, Wash Basin of 450mmx300mm & Basin Tap shall be provided.

Necessary gully traps and inspection chambers shall be provided for Sewage & Drainage line. Overhead tank: RCC or Triple Layer Sintex / Ashirvad Tank shall be of 1000 liters capacity with concrete base and support for the tank. (Refer Architectural drawing for detail and capacity). One Bore well with 30 to 50 feet depth with a suitable pump, septic tank and soak pit shall be provided as per design requirements (RCC or Block work).

ELECTRICAL

Living / Dining	3 Light Points, 2 Fan Points, 2 nos. 6 Amps & 2 nos. 16 Amps socket with switches, Telephone line & TV line provision, 1 Calling Bell Point, External light 2 way switches, AC Point.
Bedroom	2 Light Point, 1 Fan Point, 2 nos. 6 Amps socket with switch, 1 A/C point.
Toilets	1 Light Point, 1 Exhaust point, 1 Geyser Point
Staircase	1 light point on each mid-landing.
External	2 Light Point at Entrance, Terrace Light point, calling bell switch
Kitchen	2 Light Point, 1 Exhaust Point, 2 nos. 16 Amps & 2 nos. 6 Amps socket with switch, Refrigerator point-15amp's SS, Washing Machine-15amp's.

Note: Every switch board should have one 6 Amps point.

Main board	-	Wooden Board or steel box with openable shutter
Wires	-	Orbit or Polycab or Finolex
Switch Plates	-	GM / Legrand
MCB	-	Legrand
MOTOR	-	1 HP (SUGUNA / CRI)
TNEB Supply	-	1Phase (or) 3 Phase Supply
Invertor Point	-	Lights and Fan

PAINTING (Asian / Nippon)

Internal ceiling finished with Primer and 2 coats of Emulsion paint of approved colour & shade. Internal Walls finished with 2 coat putty, 1 coat primer and 2 coats of Emulsion paint of approved colour & shade. Exterior Wall finished with primer and 2 coats of Weather shield Paint of approved colour & shade. Doors and Grills shall be finished with Synthetic Enamel Paint of approved colour & shade.

WEATHERING COURSE

Terrace floor shall be prepared with water Proofing treatment finishes with weather proof tiles over the Roof Slab.

MISCELLANEOUS

Necessary demolition, removal of debris, site cleaning and levelling shall be carried out. All toilet floor and terrace floor shall be prepared with water proofing treatment. Anti-termite treatment shall be carried out for the entire basement area. Necessary required backfilling on the site setback should be execute.

**PRIVATE BEACH ACCESS
TO EXPLORE ETERNITY TO THE FULLEST**



**WATER SPORTS ARE THERE
TO RUSH YOUR ADRENALINE**



**A PERFECT
VANTAGE POINT
TO CONNECT
WITH THE UNIVERSE**



**CHILDREN'S PLAY
AREA TO TICKLE
THEIR GREY CELLS**

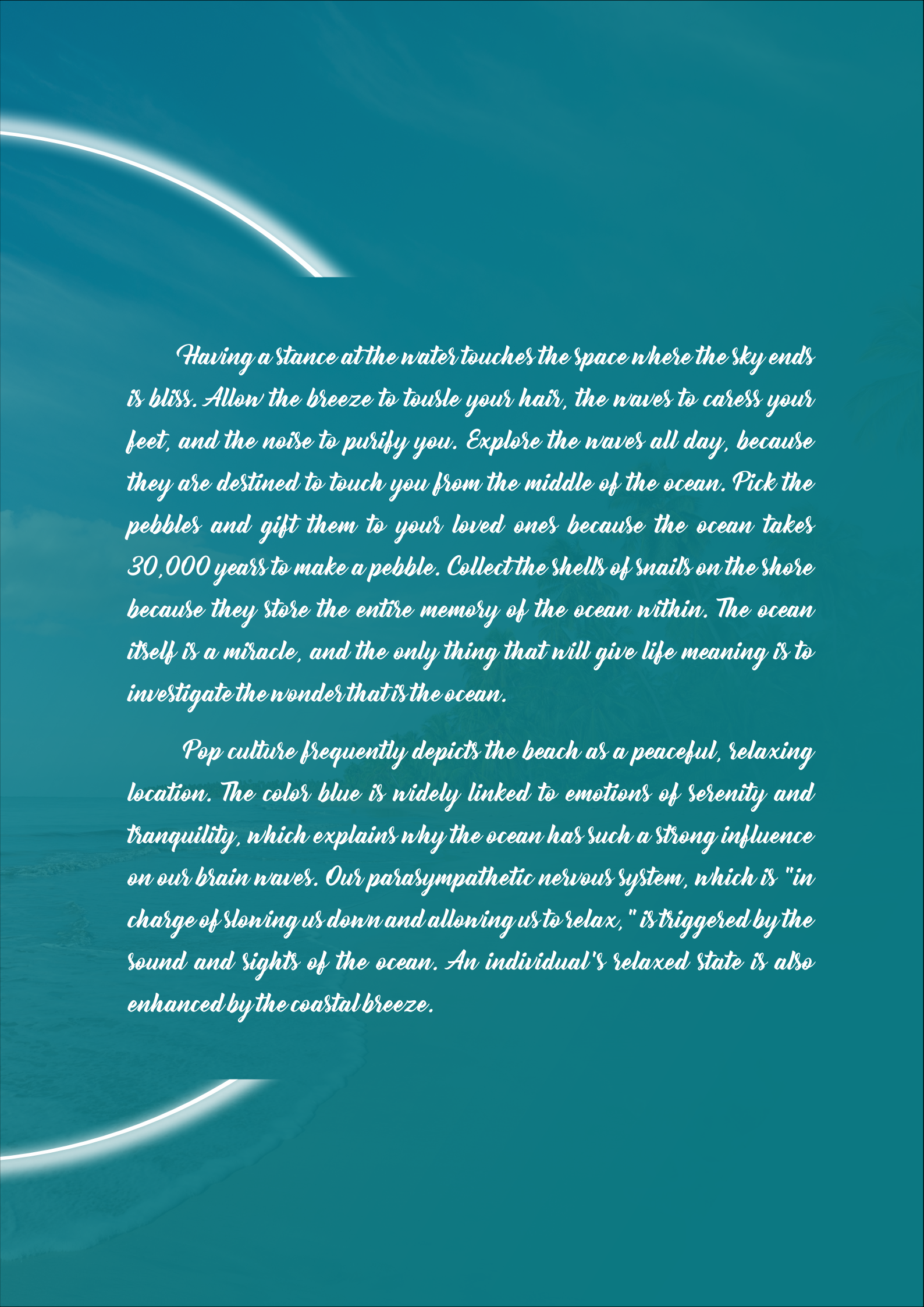


**SERENE MOONLIGHT AND A BEAUTIFUL
SUNRISE CAN BE FOUND IN
THE LUSH, VERDANT PARK**



**VISIT MULTICUISINE EATERIES
TO ENTICE YOUR TASTE SENSES.**





Having a stance at the water touches the space where the sky ends is bliss. Allow the breeze to tousle your hair, the waves to caress your feet, and the noise to purify you. Explore the waves all day, because they are destined to touch you from the middle of the ocean. Pick the pebbles and gift them to your loved ones because the ocean takes 30,000 years to make a pebble. Collect the shells of snails on the shore because they store the entire memory of the ocean within. The ocean itself is a miracle, and the only thing that will give life meaning is to investigate the wonder that is the ocean.

Pop culture frequently depicts the beach as a peaceful, relaxing location. The color blue is widely linked to emotions of serenity and tranquility, which explains why the ocean has such a strong influence on our brain waves. Our parasympathetic nervous system, which is "in charge of slowing us down and allowing us to relax," is triggered by the sound and sights of the ocean. An individual's relaxed state is also enhanced by the coastal breeze.



BLUE SPOT 2.0



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