



# The Royal Castle

## Rating assigned: 'Chennai 5 Star'

### Project Profile

Type of project	Residential
Location of project	Chromepet, Chennai
Type of development	Joint Development
Start date of project (expected)	March 2011
Possession committed to customer as per allotment letter	Phase I – April 2014 Phase II – Not launched
Total saleable area	1.53 million sq ft
Percentage of physical completion as on February 2014	Phase I – 90 per cent Phase II - 5 per cent

### Sponsor Profile

Name of the project	The Royal Castle
Name & address of the company developing the project	Amarprakash Developers Pvt Ltd 412/7, G.S.T. Road (Near Balajee Bhavan), Chromepet, Chennai - 600 044.
Name of the developer group	Amarprakash
Track record in years	9 years (Since 2004)
Projects developed till date	3 (0.4 million sq ft)
Ongoing projects	4 (4.41 million sq ft)

### Project Rating Drivers

- **Project construction quality and amenities**
  - Construction quality: The structural quality of the project is sound, backed by the track records of the architect (M/s. Taamaesek Engineering Consortium, Chennai) and structural consultant (M/s. Geo Marine Consultants Pvt Ltd, Chennai.) The project has designed in conformance with Seismic zone III requirements. Recently, developer has split the project in two phases, phase I has 13 blocks and phase II has 5 blocks.
  - Amenities: The project includes children's play area, amphitheatre, coffee shop, joggers track, swimming pool, multipurpose hall, mini theatre, gymnasium, steam, sauna & Jacuzzi and library.
  - Location: The project is located in Chromepet, off Grand Southern Trunk (GST) road. It is about 5 kilometres (km) from Pallavaram on GST road and 0.5 kilometres (km) from the outer ring road (ORR) that connects four national highways.
- **Project legal quality** – The legal quality of the project is backed by clear and marketable land title. The sales agreement includes details such as possession date, payment terms, maintenance terms, delay compensation, and defect liability.
- **Project financial quality** – The project's financial quality is good, marked by good flow of customer advances and sanctioned bank lines from Union Bank of India.
- **Project sponsor quality** – The project sponsor quality is marked by moderate developmental track record of the company and of the promoters in the Chennai real estate market. The sponsor has set up Amarprakash Developers in 2004 to undertake housing construction in Chennai. The developer's website has details such as project overview, amenities, location map, floor plans, site map, virtual walkthrough, E-brochure, and project progress photographs.