
Isha's Geethanjali
Thiruvanmiyur
A SYMPHONY OF LUXURY LIVING.
Isha Homes
HOMES WITH HEART

CREATING
HOMES
THAT STAY IN
TUNE
WITH LIFE



ABOUT ISHA HOMES

Every enduring composition begins with the right notes. For ***Isha Homes (India) Pvt. Ltd.,*** that journey began in 2004 with a commitment to quality, thoughtful planning, timely delivery and fair pricing. For over two decades, these values have remained in harmony, helping the brand create residential communities across Chennai that are designed around the rhythm of everyday life.

Over the years, Isha Homes has created apartments, villas and residential plots, with every project adding a distinctive note to its journey. Today, more than ***4500+ happy families*** are part of this continuing journey, a legacy where trust forms the melody, consistency keeps the tempo, and every new home adds another beautiful note to the story of Isha Homes.

- *Isha homes projects are* ***located in right locations that guarantee superior appreciation***
- *72% of Isha* ***customers buy again or refer*** *there family/ friend*
- ***Superior quality of project and on time delivery*** *- engineering team with more than 1 lakh man hours of experience*
- *Higher customer satisfaction -* ***employee retention @ 95%*** *helps in continuous relationship with customers*
- *Transparent legal process -* ***100% compliance to approvals***

22+
Years of experience

40+
Successful projects

10+
Across the Chennai & Trichy location

A
HOMES
THAT STRIKES THE
RIGHT
NOTE



ABOUT ISHA'S GEETHANJALI

- ***74 Exclusive Residences*** *- 2 Basements + Stilt + 11 Floors*
- ***Spacious 2 & 3 BHK Homes*** *- Starting from 1,177 - 1,697 Sq.ft.*
- ***Prime Lattice Bridge Road Address*** *- Close to TIDEL Park, OMR IT Corridor & IIT Madras.*
- ***Sea & City*** *- Just 1 KM from Thiruvanmiyur Beach.*
- ***Prime OMR & ECR Connectivity*** *- ensuring effortless travel to workplaces, leisure destinations and essential city conveniences.*
- ***Thoughtfully Planned Homes*** *- Generous spaces, natural light and effortless everyday comfort.*
- ***Premium Lifestyle Amenities*** *- Gymnasium, Indoor Games, Multipurpose Hall, Home Theatre, Children's Play Area, Aroma Garden & Rooftop Barbeque Counter.*
- ***Well Connected*** *- Close to everyday essentials, including schools, workplaces, cafes, shopping and key city destinations.*
- ***A Balanced Way of Living*** *- Where comfort, convenience and connection come together in harmony.*



DETAILS THAT DEFINE BETTER LIVING

- ***Zero-Wastage Design -*** *Efficient layouts with every space thoughtfully planned.*
- ***Premium Specifications -*** *High-end Kohler/Equivalent Fittings, Engineered Marble Flooring & Premium Electrical Finishes.*

BETWEEN THE CALM OF THE SEA AND THE ENERGY OF THE CITY

Poised between the calming melody of the sea and the vibrant rhythm of the city, Geethanjali offers a rare living experience shaped by two beautiful worlds.

Wake up to the soothing notes of the coastline, with refreshing sea views and tranquil breezes, while staying connected to the energy of Thiruvanmiyur's thriving neighbourhood. Schools, workplaces, cafes, shopping destinations and everyday essentials are all within easy reach, creating a lifestyle that moves effortlessly between relaxation and convenience.

With the calm of the sea on one side and the pulse of the city on the other, Geethanjali creates a perfect harmony – a home where every moment finds its own beautiful rhythm.

Geethanjali where life is composed beautifully.





SOCIAL LIFESTYLE AMENITIES

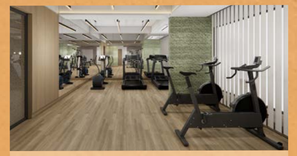
At Geethanjali, social spaces are designed to bring people together through fitness, recreation and shared experiences. Each amenity adds a lively note to everyday community life.

From casual conversations to active moments and cheerful gatherings, these spaces create more reasons to connect. Together, they shape a social lifestyle that feels warm, engaging and beautifully in tune.

MADE FOR
MOMENTS
THAT ARE
BETTER
TOGETHER



INDOOR GAMES



GYMNASIUM



MULTIPURPOSE HALL



YOGA CORNER



AROMA GARDEN



TABLE TENNIS



HOME THEATRE



CHILDREN'S PLAY AREA



BARBEQUE COUNTER AT TERRACE

COMMON AMENITIES

At Isha's Geethanjali, everyday essentials are thoughtfully planned to keep life comfortable, secure and well organised. From reliable utilities and safety systems to sustainable features, every element works quietly in the background, keeping daily living smoothly in tune.

COMMON (BLOCKS)

- Lift
- Corridor Flooring with Tiles.
- Staircase with Granite and SS Handrail.
- Power Backup of 1000 watt for Both 3 BHK & 2 BHK.
- Glass Partition for Master Toilet Shower.
- Biometric Lock for Main Door.



24x7 HOURS SECURITY



SOLAR POWER PANELS



LIFT



BORE WELL WATER & METRO WATER



PAVER BLOCK DRIVEWAY



CCTV SURVEILLANCE



EV CHARGING PROVISION



LOBBY ACCESS CONTROL



POWER BACKUP


BALI THEME WORLD











PREMIUM SPECIFICATIONS

Structure
- RCC Framed Structure.

Walls
- AAC Blocks

Main Doors
- Both side veneered Flush Door with Polish Finish

Bedroom Doors
- Laminated Doors

Toilet Doors
- WPC /Laminated Doors with Paint Finish.

Balcony Doors
- UPVC Sliding Doors

Tiles
- Engineered Marble Flooring for Living and Dining 4'0" x 2'0" Vitrified Tile flooring for Bedrooms with skirting except Toilets & Balcony.
- Antiskid Ceramic Flooring Tiles for all Toilets, Balcony,
- Ceramic Tiles for Wall Dado up to 8'0" height for all Bathroom Walls
- Ceramic Tile Dado for Kitchen Walls up to 2 'height above Counter.

Plumbing
- All Water Lines with CPVC Pipes.

Ceramic Fittings
- Kohler or Equivalent make Wall Mounted EWC with Concealed Cistern & Wash Basin.

CP Fittings
- Kohler or Equivalent make Divertor with overhead Shower and Spout, Hot and Cold Mixer Tap for M.Toilet Wash Basin.

Kitchen
- SS Single Bowl Sink with Black Granite Counter.

Painting
- Putty with Emulsion for Internal Walls and Ceilings.

Windows
- UPVC Sliding Windows

ELECTRICAL SPECIFICATIONS

Three Phase Power Supply with Concealed Wiring & Modular Switches of ISI Standard.

Lights, Fans, 5 amps and 15 amp's Power Points as tabulated below.

Location	Light Point	Ceiling / Wall Fan Point	Plug Points -6A	Plug Points -16A	TV (6 amps)	Exhaust	Calling Bell	AC
Entrance	1(2 way)	-	-	-	-	-	01	
Living	02	01	1(SB)	-	03	-	-	01
Dining	02	01	1(SB)					
Balcony	01	-	-	-	-	-	-	
Kitchen	01	01	04	02	-	01	-	
M. Bed Room	1+1 (2 Way)	01 (2 way)	2+1 (SB)	-	03	-	-	01
Other Bedrooms	1+1 (2 Way)	01 (2 way)	2+1 (SB)	-	-	-	-	01
Toilets	02	-	01	1(Geyser)	-	01	-	
Common	1(Chandlier)			1(Washing Machine)				

Note: 1. SB Denotes Socket at Switch Board, 2. TV - Conduit will be provided in Living Room.


LOCATION MAP
Hospital
Educational Institutions
IT Parks & Business Hub
School
Bus Stands
Railway Station
BSR Mall
World Trade Center
OMR IT Corridor
Velachery
IIT Madras
TIDEL Park
Guindy
Perungudi
Apollo Speciality Hospital
Isha's Geethanjali
Thiruvanmiyur Railway Station
MGM Hospital
Ishwarya Hospitals
Thiruvanmiyur
Adyar
Thiruvanmiyur Bus Depot
Lattice Bridge Road
Palavakkam
The Hindu Senior Secondary School
Sishya School
East Coast Road
Thiruvanmiyur Beach
CONNECTED TO EVERY BEAT

LOCATION HIGHLIGHTS

- ***Prime Thiruvanmiyur Address*** with easy access to established neighbourhoods and key city destinations.
- ***Located on Lattice Bridge Road,*** offering convenient connectivity to major parts of the city.
- ***Easy Access to OMR & ECR,*** connecting Geethanjali to two of Chennai's prominent corridors.
- ***Well Connected to Adyar, Taramani & Guindy,*** making everyday travel easier and more convenient.
- ***Close to Major IT & Business Hubs*** including TIDEL Park, Ramanujan IT City and the OMR IT Corridor.
- ***Schools, Hospitals & Everyday Essentials Nearby***, keeping daily needs comfortably within reach.
- ***A Well-Connected Lifestyle*** that brings together city convenience, work connectivity and the relaxed character of Thiruvanmiyur.



HOSPITALS

Ishwarya Hospitals : 1 km

VHS Hospital : 2.3 km

Apollo Speciality Hospital, OMR : 3 km

MGM Hospital : 2.7 Km



SCHOOLS

KSN Senior Secondary School (CBSE) : 400 m

The Hindu Senior Secondary School : 1.5 km

Sishya School : 2.3 km



IT PARKS & BUSINESS HUBS

Ascendas IT Park / International Tech Park Chennai (ITPC) : 1.3 km

TIDEL Park, Taramani : 1.1 km

Ramanujan IT City : 1.4 km

Baid Hi-Tech Park : 1.6 km



EDUCATIONAL INSTITUTIONS

Anna University : 4 km

IIT Madras : 3.4 km



TRANSPORTATION

Thiruvanmiyur Bus Depot : 450 m

Metro Station : 6.9 km

Chennai International Airport : 12 km

Thiruvanmiyur Railway Station : 650 km

Upcoming Metro Station : 2 km

TECH & FINANCE CORRIDOR

TIDEL PARK

TIDEL Park keeps Geethanjali close to a thriving IT ecosystem and a strong professional workforce. Its proximity supports steady residential demand while adding long term value to the location.



RAMANUJAN IT CITY

Ramanujan IT City brings global enterprises, modern workplaces and a vibrant professional community closer to Geethanjali. Its strong workforce supports steady residential demand while adding momentum to the neighbourhood's long term value.



INTERNATIONAL TECH PARK CHENNAI (ITPC)

International Tech Park Chennai brings global companies and a vibrant workforce close to Geethanjali. Its presence adds a strong beat of employment activity and long term growth to the neighbourhood.



OMR IT CORRIDOR

The OMR IT Corridor connects major IT parks, businesses and commercial hubs across Chennai's technology belt. Its steady flow of talent and enterprise keeps Geethanjali tuned to opportunity, connectivity and future growth.



CORRIDORS OF CONNECTIVITY

METRO STATION

Metro Station adds a strong note of convenience, connecting residents to key parts of Chennai through the city's metro network. Its strategic location keeps business districts, commercial hubs and major destinations within an easy daily rhythm.



CHENNAI INTERNATIONAL AIRPORT

Chennai International Airport keeps domestic and international travel comfortably within reach. Its proximity adds ease for professionals and frequent travellers, while strengthening location desirability and supporting long term property appreciation potential around Geethanjali.



URBAN GROWTH CORRIDOR

LATTICE BRIDGE ROAD

Lattice Bridge Road forms the immediate connectivity spine around Geethanjali, linking Thiruvanmiyur with Adyar, Taramani and nearby city districts. Its accessibility keeps everyday life connected while enhancing the location's appeal for both homebuyers and investors.

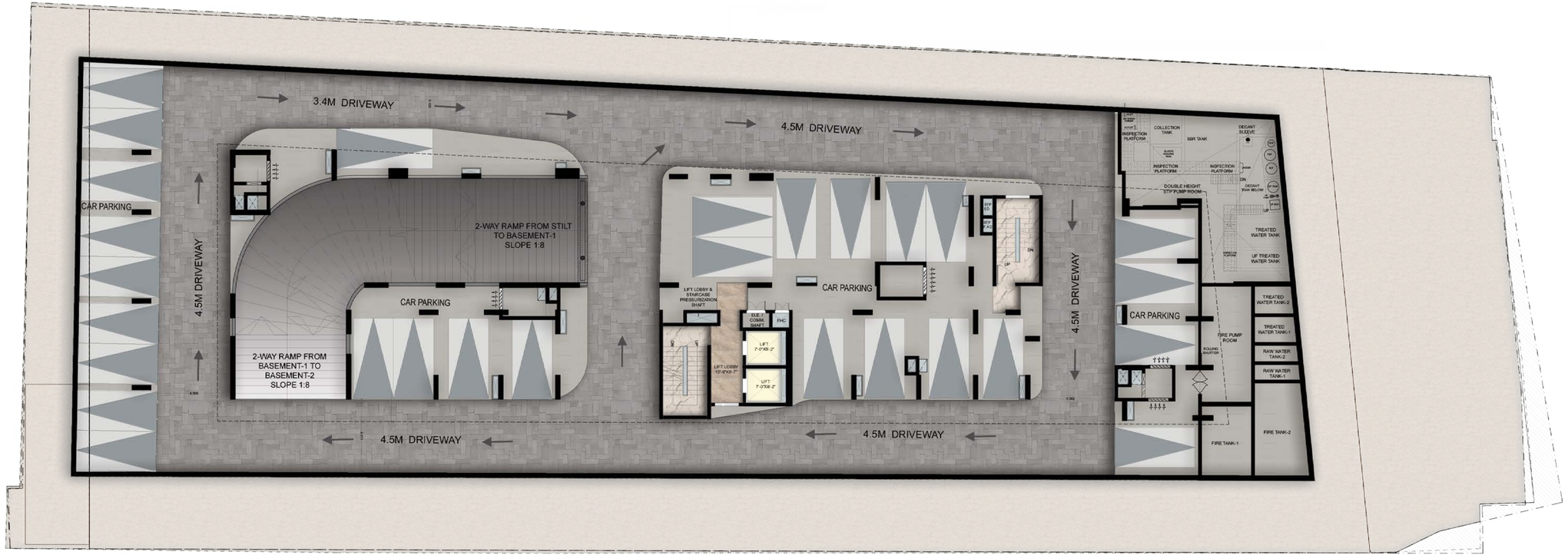


EAST COAST ROAD

East Coast Road adds a wider note of connectivity, linking Geethanjali to Chennai's coastal stretch and key southern neighbourhoods. Its strategic proximity strengthens location desirability and supports steady property appreciation over time.

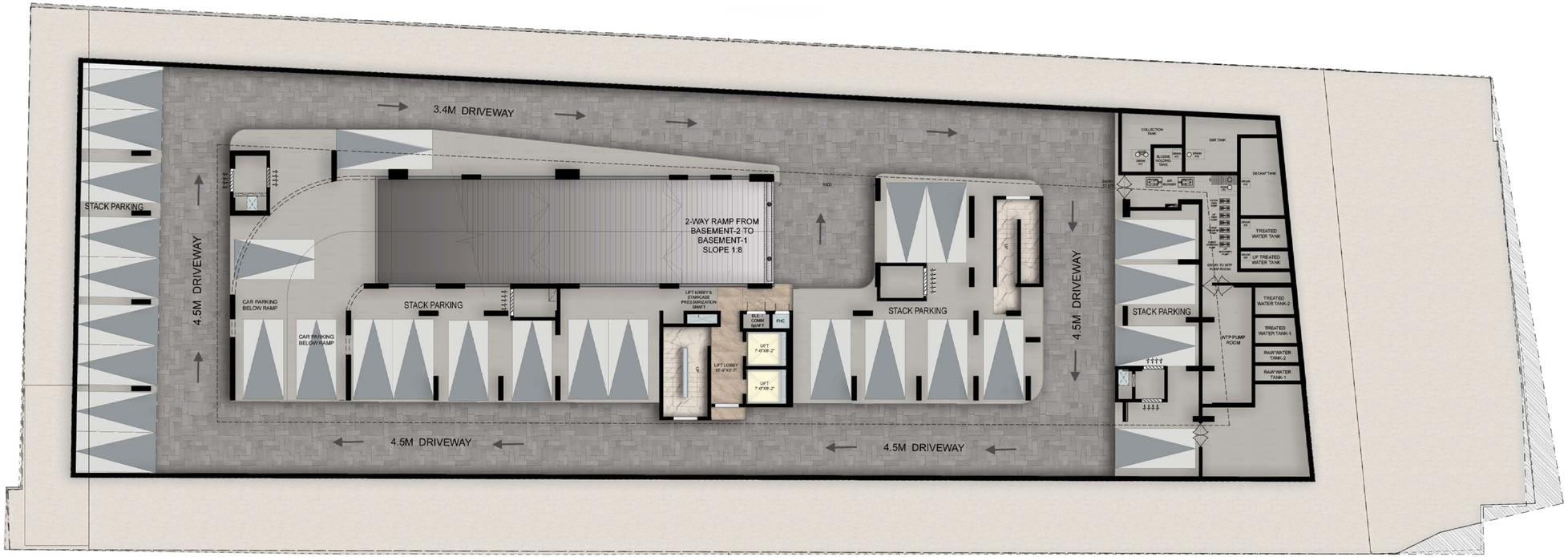


BASEMENT 1 - CAR PARKING



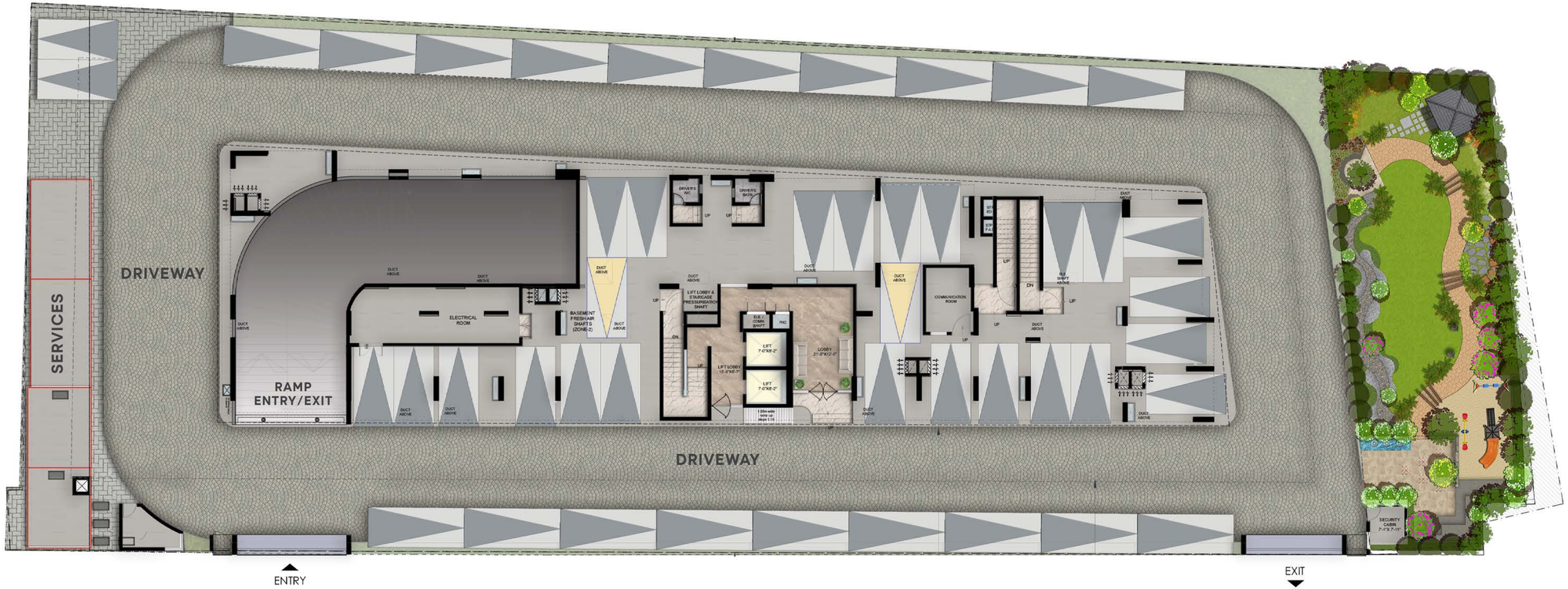
N

BASEMENT 2 - PARKING



N

SITE CUM STILT FLOOR PLAN PARKING



FIRST FLOOR PLAN

105 + 2T	
CARPET AREA	734 Sq.Ft
SALE AREA	1176 Sq.Ft

106 + 2T	
CARPET AREA	734 Sq.Ft
SALE AREA	1177 Sq.Ft

104 + 3T	
CARPET AREA	1072 Sq.Ft
SALE AREA	1633 Sq.Ft



103 + 3T	
CARPET AREA	1037 Sq.Ft
SALE AREA	1655 Sq.Ft

N

TYPICAL FLOOR PLAN

205-1105 - 2BHK + 2T	
CARPET AREA	734 Sq.Ft
SALE AREA	1176 Sq.Ft

206-1106 - 2BHK + 2T	
CARPET AREA	734 Sq.Ft
SALE AREA	1177 Sq.Ft

207-1107 - 2BHK + 2T	
CARPET AREA	691 Sq.Ft
SALE AREA	1104 Sq.Ft

204-1104 - 3BHK + 3T	
CARPET AREA	1072 Sq.Ft
SALE AREA	1633 Sq.Ft



201-1101 - 3BHK + 3T	
CARPET AREA	1114 Sq.Ft
SALE AREA	1697 Sq.Ft

203-1103 - 3BHK + 3T	
CARPET AREA	1037 Sq.Ft
SALE AREA	1655 Sq.Ft

202-1102 - 3BHK + 3T	
CARPET AREA	1036 Sq.Ft
SALE AREA	1657 Sq.Ft

N

UNIT PLAN



SOUTH FACING

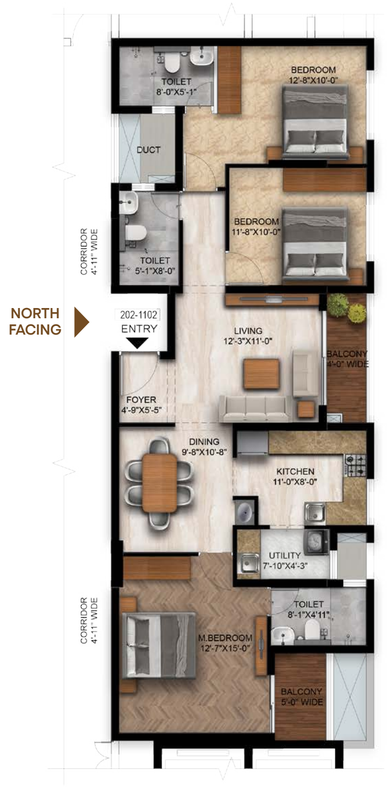


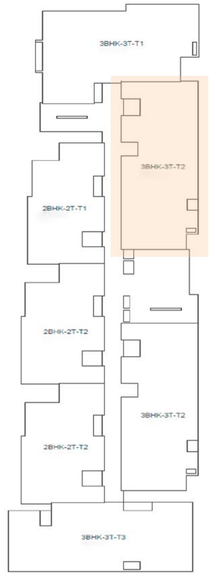
KEY PLAN

3BHK + 3T		
FLAT NO.	SALE AREA	CARPET AREA
201 - 1101	1697 Sq.Ft	1114 Sq.Ft

N

UNIT PLAN





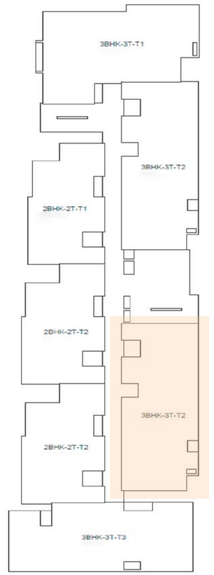
KEY PLAN

3BHK + 3T		
FLAT NO.	SALE AREA	CARPET AREA
202 - 1102	1657 Sq.Ft	1036 Sq.Ft

N

UNIT PLAN





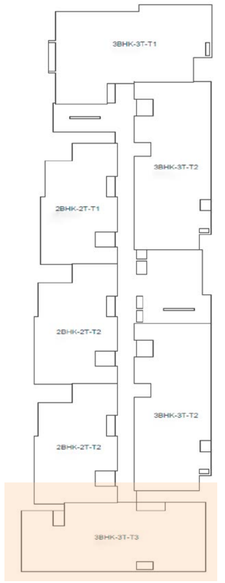
KEY PLAN

3BHK + 3T		
FLAT NO.	SALE AREA	CARPET AREA
103	1655 Sq.Ft	1037 Sq.Ft

N

UNIT PLAN





KEY PLAN

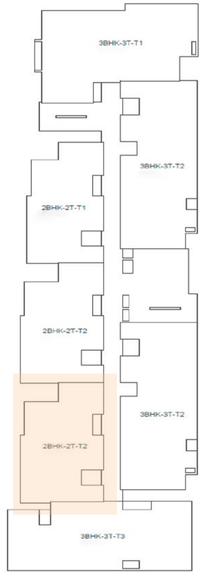
3BHK + 3T		
FLAT NO.	SALE AREA	CARPET AREA
104	1633 Sq.Ft	1072 Sq.Ft

N

UNIT PLAN



EAST FACING



KEY PLAN

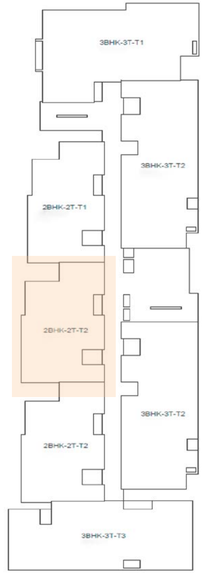
2BHK + 2T		
FLAT NO.	SALE AREA	CARPET AREA
105	1176 Sq.Ft	734 Sq.Ft

N

UNIT PLAN



EAST FACING



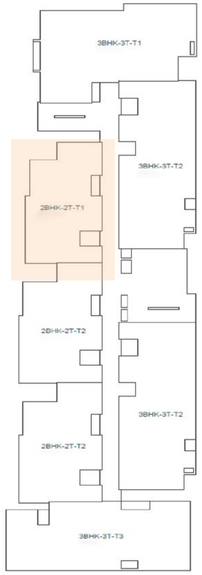
KEY PLAN

2BHK + 2T		
FLAT NO.	SALE AREA	CARPET AREA
106	1177 Sq.Ft	734 Sq.Ft

N

UNIT PLAN





KEY PLAN

2BHK + 2T		
FLAT NO.	SALE AREA	CARPET AREA
207 - 1107	1104 Sq.Ft	691 Sq.Ft

N

TERRACE VIEW



A JOURNEY OF EXCELLENCE WITH ISHA HOMES

A Legacy That Continues to Resonate

Over the years, Isha Homes has built its journey on trust, quality and timely delivery. From villas and apartments to individual homes and plots, every project adds a distinct note to a legacy shaped by thoughtful planning, transparency and fair pricing.

With every home delivered, Isha Homes continues to create dependable living experiences, earning industry recognition and adding proud milestones to its journey of excellence.



MILESTONES THAT STRIKE A PROUD NOTE

★★★★★
ISHA CODE FIELD
PREMIUM VILLA PROJECT OF THE YEAR 2023
TIMES BUSINESS AWARDS 2023

★★★★★
ISHA SHUBHAM
RESIDENTIAL REAL ESTATE PROJECT OF THE YEAR - ISHA SHUBHAM
TIMES BUSINESS AWARDS 2025

★★★★★
ISHA SIGNATURE VILLAS
BEST INDEPENDENT HOUSING YEAR - 2011
BUILDERS LINE MAGAZINE

★★★★★
ISHA SIGNATURE VILLAS
BEST INDEPENDENT HOUSING YEAR - 2014
BUILDERS ASSOCIATION OF INDIA

★★★★★
ISHA YARA
BEST AFFORDABLE HOUSING FOR THE YEAR 2014
6TH REALTY PLUS CONCLAVE

★★★★★
BEST PLOTTED DEVELOPER IN TRICHY
AWARD AT THE தொழில் ஆளுமை விருதுகள் - 2026
PRESENTED BY NEWS18 TAMIL NADU.





Isha Homes
HOMES WITH HEART

Isha's Geethanjali

Office Address:
Isha Homes (India) Pvt Ltd
Old No 55. New No 74, First Avenue, Indira Nagar,
Adyar, Chennai - 600 020.

Site Address:
Lattice Bridge Road, near Thiruvanmiyur Signal,
Thiruvanmiyur, Chennai - 600041

99860 23118

www.ishahomes.com

Email: marketing@ishahomes.com

Disclaimer: This brochure is conceptual and not a legal offering. The visual representations such as layouts, plans, trishes, illustrations, pictures, photographs and drawings here in the artist's representations. Areas subject to variation as per actual layout.

TNRERA/29/BLG/0302/2026
dated 03.09.2026

www.rera.tn.gov.in