



FROM
15-08-2026

AKS HOMES

BY AKSHAYAA ASSOCIATES

CHENDUR AURA

NO. 206, 6TH STREET, RAM NAGAR,
MANNIVAKKAM, CHENNAI



CONTACT - 8248228726 / 9791078085



200 MTS FROM
MANNIVAKKAM
JUNCTION



ELEVATION SUBJECT TO CHANGE

FLOOR PLAN

CHENDUR AURA

FLAT	FACING	FLOOR	BHK	FLAT AREA	UDS
F1 / S1 / T1	EAST	1 / 2 / 3	3 BHK	1236 SQ.FT	463 SQ.FT
F2 / S2 / T2	EAST	1 / 2 / 3	3 BHK	1211 SQ.FT	454 SQ.FT



PARKING PLAN



BY AKSHAYAA ASSOCIATES



SPACIOUS
PARKING
LAYOUT



SAFE &
SECURE
PARKING



LIFT ACCESS
FOR EASY
CONNECTIVITY



WELL PLANNED
DRIVEWAY &
MANEUVERING



DESIGNED FOR
COMFORT &
CONVENIENCE





CHENDUR AURA

AKS HOMES

— BY AKSHAYAA ASSOCIATES —



FLAT BREAKUP SHEET

DESCRIPTION	UNIT	F1	F2	S1	S2	T1	T2
 TYPE	NOS	3 BHK	2 BHK	3 BHK	3 BHK	3 BHK	3 BHK
 FLOOR	NOS	1ST	1ST	2ND	2ND	3RD	3RD
 FACING	~	EAST	EAST	EAST	EAST	EAST	EAST
 PARKING	~	CAR	CAR	CAR	CAR	CAR	CAR
 UDS	SQ.FT	463	454	463	454	463	453
 SALEABLE AREA	SQ.FT	1236	1211	1236	1211	1236	1211



WELL DESIGNED
LIVING SPACES



BALCONIES FOR
FRESH LIVING



LIFT ACCESS FOR
CONVENIENCE



MODULAR
KITCHEN



QUALITY HOMES.
TRUSTED LEGACY.



AMENITIES

FOR A COMFORTABLE LIFESTYLE



CHENDUR AURA

PREMIUM APARTMENT LIVING



LIFT
UPTO TERRACE



TEAK
MAIN DOOR



2 X 4
VITRIFIED TILES



EV
CHARGING POINT



PLUG & PLAY
AC PROVISION



PLUG & PLAY
INVERTER PROVISION



CAR PARKING



BOREWELL



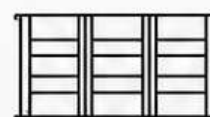
CCTV



DIGITAL
LOBBY ACCESS



WEATHER PROOF
TERRACE



MS GRILL



GRANITE
STAIRCASE



UNDERGROUND
SUMP



PRE-APPROVED
LOANS



REGISTRATION
ASSISTANCE



AND MANY MORE...



SAFE &
SECURE



RELIABLE
WATER SUPPLY



UNINTERRUPTED
POWER SUPPLY



SMART
PARKING SOLUTIONS



PREMIUM
CONSTRUCTION



COMFORT &
CONVENIENCE



CHENDUR AURA

PREMIUM APARTMENT LIVING

SPECIFICATIONS



STRUCTURE

- R.C.C. framed structure
- Panel walls of Red Bricks
- Anti-Termite Treatments



WATER

- Borewell with Submersible water pump and Automatic Controller
- RCC Underground Sump
- Overhead tank



POWER SUPPLY

- Individual 3 Phase power supply for each flat with Panel Board
- Common 3 Phase power supply for Lift and Common areas



STILT AND PARKING

- Mid Segment individual Car parking with EV Charging Provision
- Lift upto Terrace
- Digital Lobby access
- Stilt floor with Parking tiles, Compound wall and Main gate.



FLOORING

- Vitrified 2' x 4' tiles for Living, bedrooms & kitchen
- Antiskid tiles for Bathroom & Balcony
- Granite staircase
- Vitrified Tiles in Lobby
- Cool Proof tiles in Terrace



DOORS & WINDOWS

- Teak main door and frames
- Panel and WPC doors for Bedrooms & Toilets
- UPVC Sliding door in Balcony
- UPVC Sliding windows with MS Safety Grills
- 3'6" MS Handrail in Balcony



PAINTING

- Inner walls with Putty, primer and Emulsion
- Outer walls with Primer and Emulsion



CP & SANITARY

- SS Single bowl sink in Kitchen
- Floor Mount Closet in Toilet



ELECTRICAL

- Orbit / Equivalent fire-retardant wires
- Legrand / Equivalent Modular Switches



SPECIAL FEATURES

- Required Inverter Wiring
- CCTV Provision
- Lofts in Kitchen and Bedrooms
- Sit Outs in Terrace



STRONG
STRUCTURE



RELIABLE
WATER SYSTEM



EFFICIENT
POWER SUPPLY



SMART PARKING
SOLUTIONS



SECURE &
COMFORTABLE LIVING

QUALITY HOMES. TRUSTED LEGACY.



SITE MAP



CHENDUR AURA

CHENDUR AURA

**TOWARDS
TAMBARAM**

**TOWARDS
PADAPPAL**

**OUTER
RING ROAD**

GST ROAD

**KILAMBAKKAM
TERMINUS**





NEAR BY



LOCATION

- 📍 MANNIVAKKAM JCT. - 200 MTS
- 📍 OUTER RING ROAD - 500 MTS
- 📍 VANDALUR STATION - 1.5 KMS
- 📍 GST ROAD - 2 KMS
- 📍 KILAMBAKKAM - 3.5 KMS
- 📍 TAMBARAM STATION - 8 KMS
- 📍 AIRPORT - 15 KMS



PLACES

- 📍 GATEWAY PARK - 2 KMS
- 📍 ZOO - 3.5 KMS
- 📍 ZOHO - 10 KMS
- 📍 MEPZ - 11 KMS
- 📍 ORAGADAM SIPCOT - 15 KMS
- 📍 MAHENDRA CITY - 25 KMS
- 📍 AND MANY - 5 KMS SURROUNDING



SCHOOLS

- 📍 NARAYANA E- TECHNO - 1 KMS
- 📍 VELAMMAL NEWGEN - 1.2 KMS
- 📍 SRI NIKETAN - 2 KMS
- 📍 ALWIN SCHOOL - 4 KMS



COLLEGES

- 📍 PERI COLLEGE - 7500 MTS
- 📍 CRESENT - 4.2 KMS
- 📍 SRM - 12 KMS
- 📍 VIT COLLEGE - 13 KMS

FOR BOOKINGS CONTACT :

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