



AKSHAYAA ASSOCIATES

Meridian

PLOT NO : 112, RAM NAGAR, 7TH STREET,
MANNIVAKKAM, CHENNAI - 600 048

CONTACT - 8248228726 / 9940612107



MANIVAKKAM

~~₹ 5200~~

₹ 4999

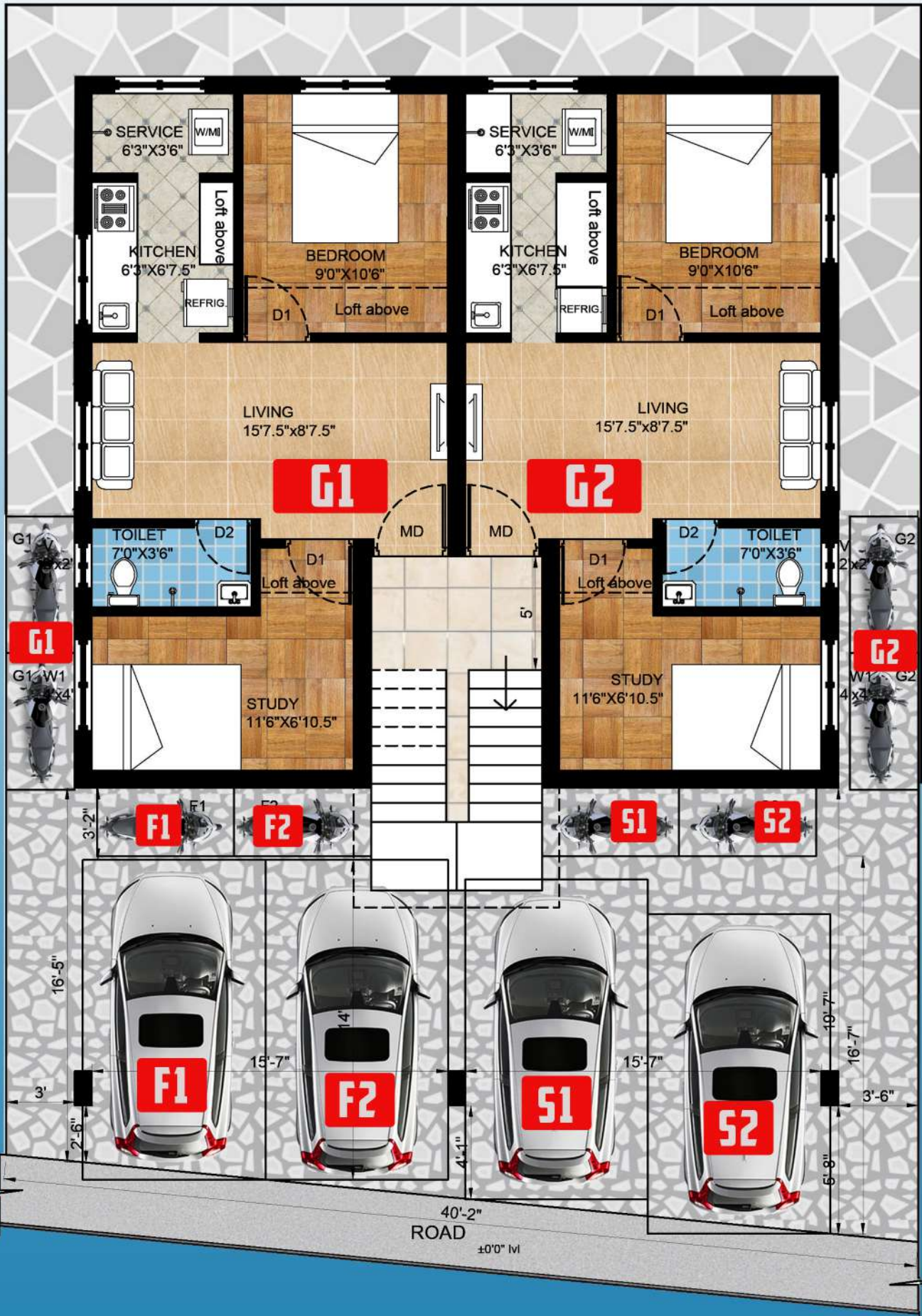
 Meridian



ELEVATION SUBJECT TO CHANGE

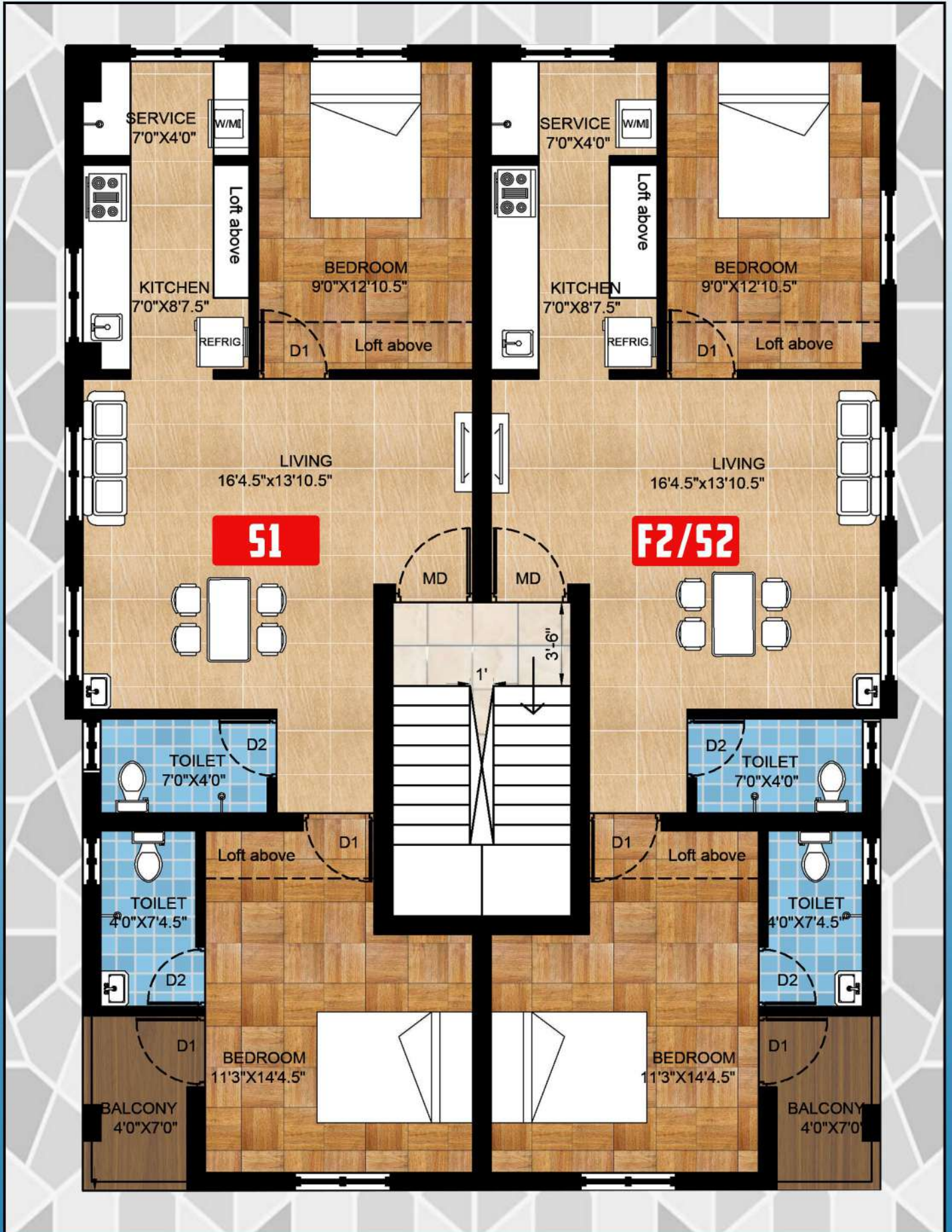


GROUND FLOOR





1ST/2ND FLOOR





AREA SHEET



GROUND FLOOR

DESCRIPTION	UNIT	G1	G2
TYPE	NOS	2 BHK	2 BHK
FLOOR	NOS	GROUND	GROUND
FACING	~	NORTH	NORTH
CAR PARKING	~	NO	NO
UDS	SQ.FT	250	250
PLINTH AREA	SQ.FT	484	484
COMMON	SQ.FT	97	97
SALEABLE AREA	SQ.FT	584	584

FIRST FLOOR

SOLD!

DESCRIPTION	UNIT	F1	F2
TYPE	NOS	2 BHK	2 BHK
FLOOR	NOS	FIRST	FIRST
FACING	~	NORTH	NORTH
CAR PARKING	~	YES	YES
UDS	SQ.FT	400	400
PLINTH AREA	SQ.FT	777	777
COMMON	SQ.FT	155	155
SALEABLE AREA	SQ.FT	932	932

SECOND FLOOR

DESCRIPTION	UNIT	S1	S2
TYPE	NOS	2 BHK	2 BHK
FLOOR	NOS	SECOND	SECOND
FACING	~	NORTH	NORTH
CAR PARKING	~	YES	YES
UDS	SQ.FT	400	400
PLINTH AREA	SQ.FT	777	777
COMMON	SQ.FT	155	155
SALEABLE AREA	SQ.FT	932	932

STRUCTURE :

R.C.C. framed structure on foundation with panel walls of conventional bricks with Msand and Psand.

WATER :

Borewell, Submersible water pump, Underground Sump and OHT with RCC wall will be provided with automatic controller.

POWER SUPPLY :

3 Phase power supply will be provided for all the flats and 1 phase power supply for common areas.

PARKING :

Covered parking with designer parking tiles, Compound wall and parking gate.

STAIRCASE AND TERRACE:

Common staircase with MS handrails and cool proof in terrace.

MISCELLANEOUS :

Required lighting in parking area, stairs and terrace. Sufficient Underground Septic tank and elevation. T rods in terrace for cloth hanging. Curved corner cudappa shelf in toilets. 2" RCC Loft on one side in bedrooms and kitchen.



FLOORING AND WALLS: (KAG / ANUJ / EQ.)

Hall, Kitchen, Dining & Bedrooms - Vitrified tiles 2' x 4' flooring , 2' galzed tile over kitchen counter, granite slab over kitchen platform, 12" x 12" Anti-skid Ceramic tiles for flooring with dadoing 7' height in all toilets. Granite flooring in staircase.

PAINTING (NIPPON or Equivalent):

Internal walls will be finished with two coats of Putty, 1 coat of primer and 2 coats single colour emulsion (L140). Ceiling with one coat of primer and two coats of Emulsion. Enamel paints (Teak Brown) for flush door and bathroom doors. Black enamel paints for window grills.

MAIN DOORS:

Teak frame and Teak Door with natural polish. With Mortise lock, handle, Magic eye, Tower Bolts & hinges and Stopper.

OTHER DOORS:

Teak frames/WPC Frames and Panel doors with Mortise lock, SS Hinges, tower bolts, magnet catcher. For toilets and balconies, WPC doors with necessary fixtures.

WINDOWS & VENTILATORS:

Sliding UPVC Windows with MS grills and pinned glass, louvered Ventilators with M.S. Grills in toilets.



KITCHEN:

2' wide kitchen Platform on one side and 1'6" wide kitchen Platform on other side, exhaust fan provision.

CP & SANITARY (Parryware / Equivalent):

Basic model EWC / IWC with health faucet for EWC and a tap near IWC, 2 in 1 mixer & over head shower, basic washbasins in toilet, Geyser provision in toilets, Single bowl sink in kitchen along with a long body tap. RO provision in Kitchen.

ELECTRICAL PROVISION (Orbit & Anchor/ Legrand):

1. Living & Entrance : 1 TV and 1 Phone/Internet point, 4 light points on wall, 1 chandelier point, 4 spot light points on ceiling, 2 fan points, 1 Calling bell point and Three 5A pin points for TV and other appliances. 1 nos 5A points in each switch board.
2. Bedrooms : 2 light points on wall, one fan point, one AC point, One two switch with 5A point near bed and 1 nos 5A points in each switch board.
3. Kitchen : 2 light points on wall, one fan point, one exhaust fan point, three 5A pin points and two 15A pin points.
4. Toilet : 1 light point, one 15A Point for geyser, one exhaust fan point and one mirror light point.

Any addition or changes to the above specification, interior works, inverter wiring, cupboards, safety gates etc will fetch
ADDITIONAL CHARGES



AMENITIES



TRANSPORTATION FACILITIES :

- Mannivakkam Junction - 1 Min
- Kilambakkam Bus Terminal - 5 Mins
- Vandaloor Railway Station - 3 Mins
- Perungalathur Bus & Rail - 5 Mins
- Tambaram Bus & Railway - 20 Mins
- Airport - 30 Mins

EDUCATIONAL INSTITUTIONS :

- Shree Niketan Patasala - 4 Mins
- Shri Natesan Vidyasala - 5 Mins
- Alwin Int, Public School - 8 Mins
- Peri Institute of Technology - 2 Mins
- SRM University - 15 Mins

And 20+ Schools and colleges within 20 Minutes time range

WORK PLACE :

- Gateway Office Parks - 5 Mins
- ZOHO IT Park - 10 Mins
- MEPZ - 15 Mins
- Mahendra World City - 30 Mins
- Oragadam Sipcot - 40 Mins

BASIC AMENITIES :

- Covered Car Parking
- 100% Vasthu
- Terrace Cool Proofing
- Designer Parking Tiles
- Granite Staircase
- Auto water controller
- CCTV Provision
- EV Charge Provision

Near by all major shops for the daily needs are available like super markets, hotels, etc

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FOR ENQUIRIES CONTACT :

8248228726