



AKSHAYAA ASSOCIATES

PAVITHRAM ENCLAVE

PLOT NO : 295/A2, 10TH STREET, KUBERAN,
NAGAR EXT. ,MADIPAKKAM, CHENNAI - 600 091

CONTACT - 8248228726 / 9940612107



MADIPAKKAM

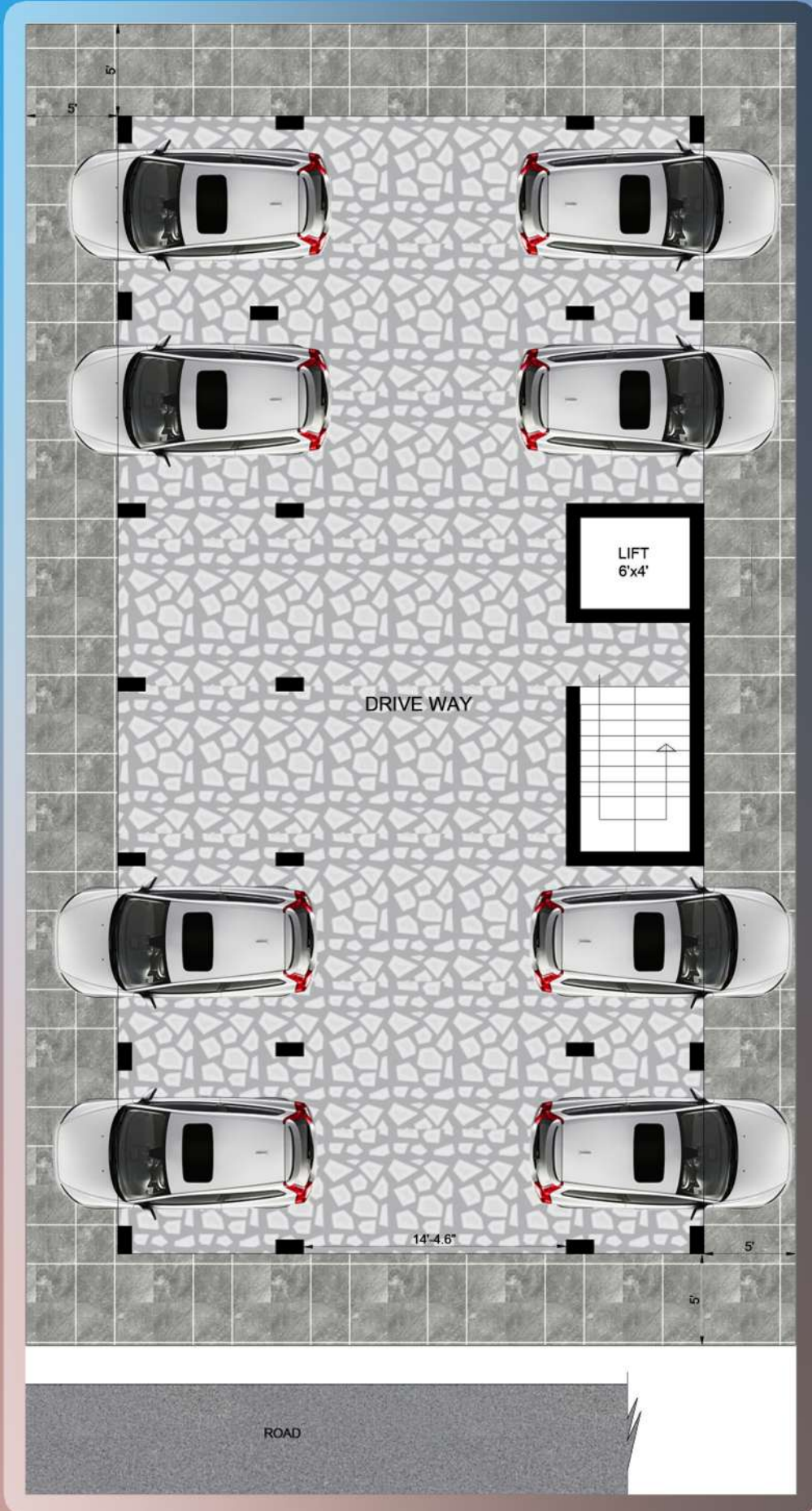
~~₹ 6000~~

₹5750



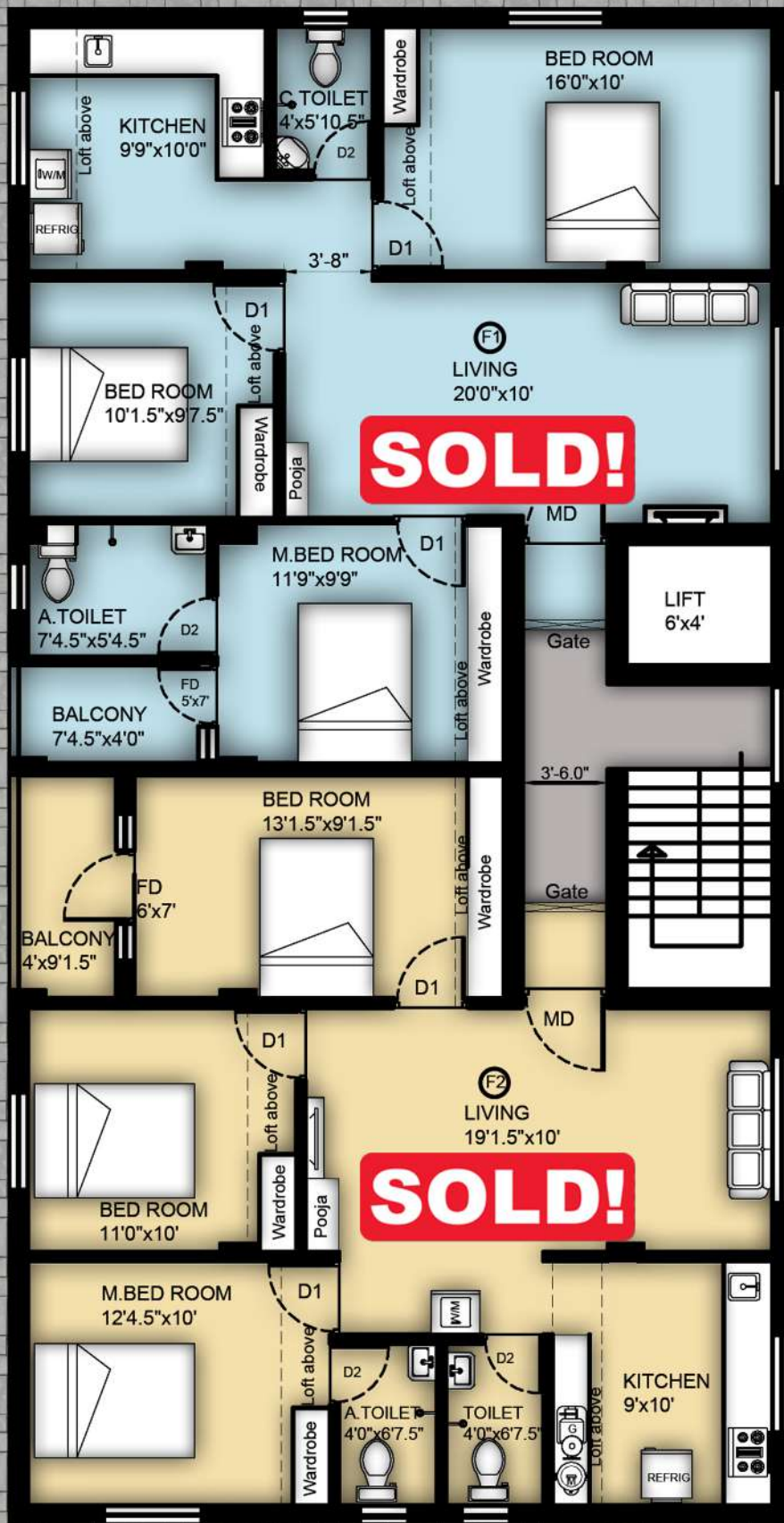


GROUND FLOOR



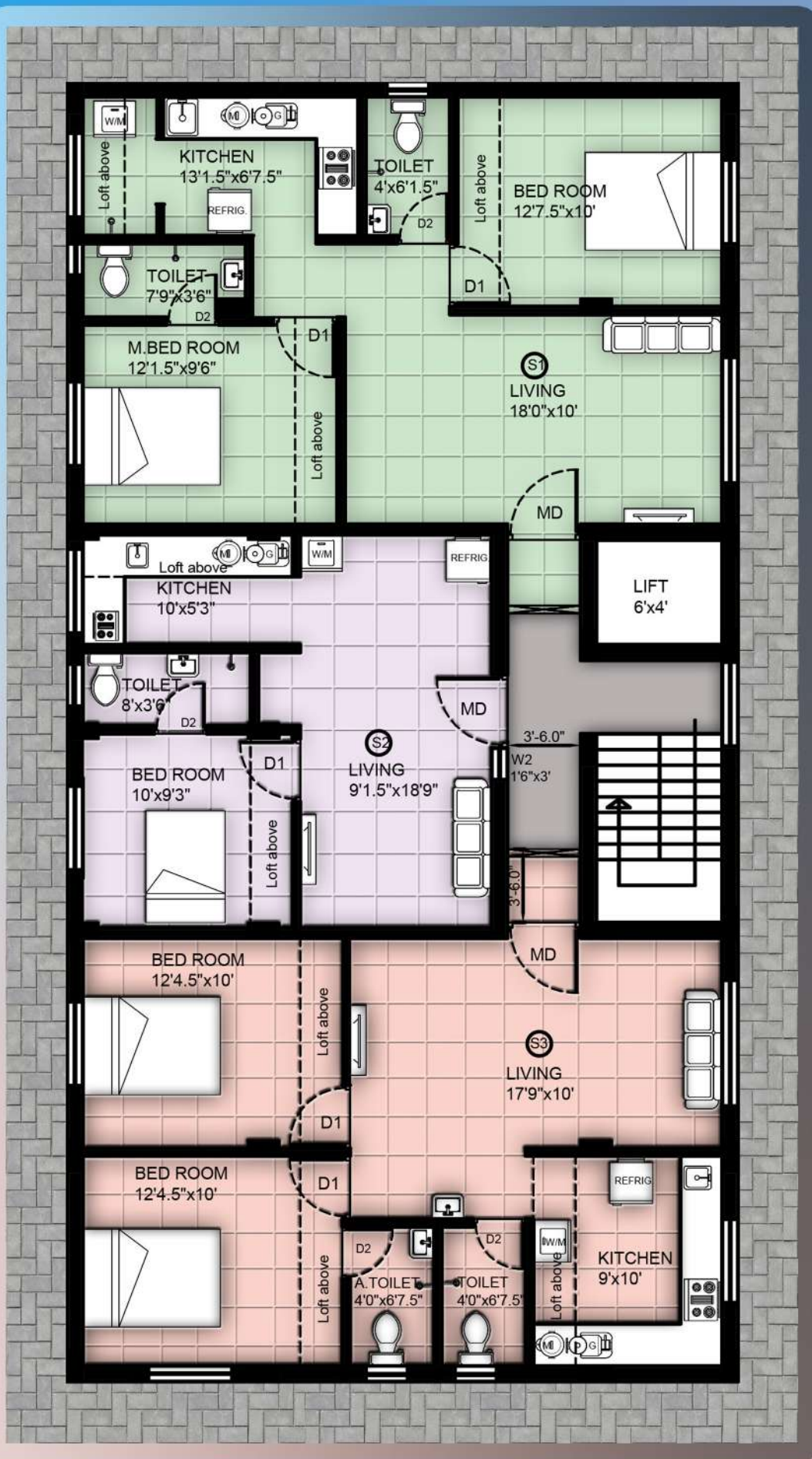


FIRST FLOOR



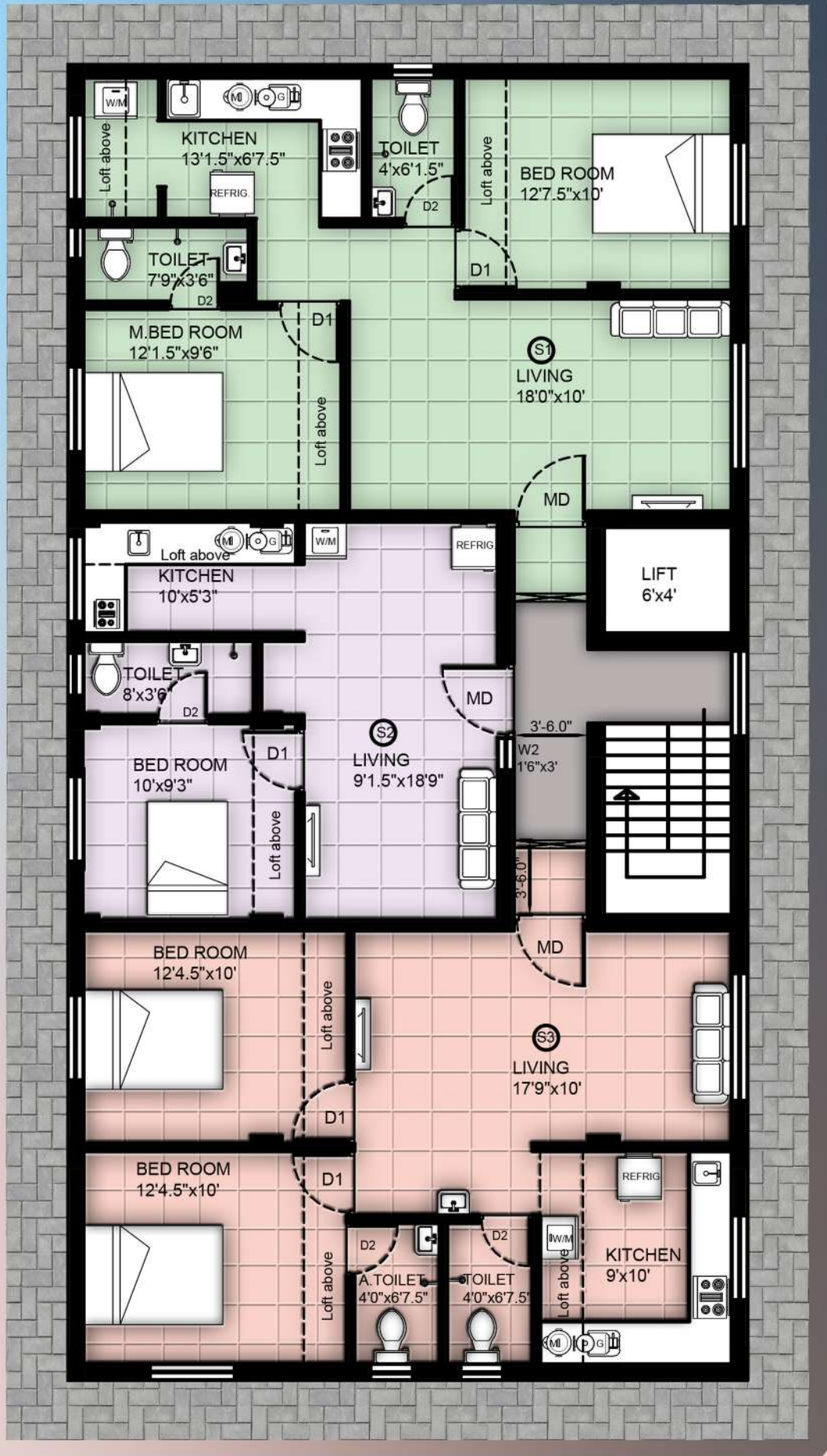


SECOND FLOOR





THIRD FLOOR





AREA SHEET



FIRST FLOOR

SOLD!

SOLD!

DESCRIPTION	UNIT	F1	F2
TYPE	NOS	3 BHK	3 BHK
FLOOR	NOS	FIRST	FIRST
FACING	~	SOUTH	NORTH
PARKING	~	CAR	CAR
UDS	SQ.FT	505	501
PLINTH AREA	SQ.FT	905	900
COMMON AREA	SQ.FT	226	225
SALEABLE AREA	SQ.FT	1131	1125

SECOND FLOOR

DESCRIPTION	UNIT	S1	S2	S3
TYPE	NOS	2 BHK	1 BHK	2 BHK
FLOOR	NOS	SECOND	SECOND	SECOND
FACING	~	SOUTH	EAST	NORTH
PARKING	~	CAR	CAR	CAR
UDS	SQ.FT	392	225	392
PLINTH AREA	SQ.FT	702	401	702
COMMON AREA	SQ.FT	176	100	176
SALEABLE AREA	SQ.FT	878	501	878

THIRD FLOOR

DESCRIPTION	UNIT	T1	T2	T3
TYPE	NOS	2 BHK	1 BHK	2 BHK
FLOOR	NOS	THIRD	THIRD	THIRD
FACING	~	SOUTH	EAST	NORTH
PARKING	~	CAR	CAR	CAR
UDS	SQ.FT	392	225	392
PLINTH AREA	SQ.FT	702	401	702
COMMON AREA	SQ.FT	176	100	176
SALEABLE AREA	SQ.FT	878	501	878

STRUCTURE :

R.C.C. framed structure on foundation with panel walls of AAC Blocks.

WATER :

Water motor, 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 common power supply for common areas.

PARKING :

Individual car parking (If Applicable) with designer parking tiles, EV Charging Point, 6' compound wall and gate.

STAIRCASE AND TERRACE:

Lift upto terrace, Common staircase with MS hand-rails and cool proof tiles in terrace.

MISCELLANEOUS :

Rain water harvesting, Common lighting in parking area, stairs and terrace.

Underground Septic tank, soak pit.



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

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

PAINTING (NIPPON or Equivalent):

Internal walls will be finished with two coats of Putty, 1 coat of primer and 2 coats emulsion (L140). Ceiling with one coat of primer and two coats of Emulsion (White). Enamel paints for flush door and bathroom doors (Leaf/teak brown/Sumo Grey). White enamel paints for window grills.

MAIN DOORS:

Teak frame and teak Door, varnished on both side with Mortise lock, handle, Magic eye, Tower Bolts & hinges, Stopper/Magnet cacher.

OTHER DOORS:

Second quality teak frames/WPC Frames and flush doors with Mortise lock, SS Hinges, tower bolts, stopper/magnet catcher. For toilets and balconies, WPC doors with necessary fixtures.

WINDOWS & VENTILATORS:

Sliding UPVC Windows with Pinned Glass, MS grills and louvered Ventilators with M.S. Grills



BEDROOMS:

2' wide loft on one side.

KITCHEN:

2' wide loft on one side & 2' wide kitchen Platform with granite on one side and exhaust fan provision. (As per plan)

CP & SANITARY (Parryware / Somany /eqv.):

Basic model EWC / IWC with health faucet for EWC and a tap near IWC, 2 in 1 mixer & over head shower, Geyser point in Toilet, basic washbasins in toilet or dining or service area*, Single bowl sink in kitchen along with a long body tap.

ELECTRICAL PROVISION (Orbit & Anchor/ Legrand):

1. Living & Entrance : 1 TV and 1 telephone point, 3 light points on wall, 1 chandelier point, points on ceiling, 2 fan points, 1 Calling bell point and Three 5A pin points for other appliances.

2. Bedrooms : 2 light points on wall, one fan point, one AC point and Three 5A pin points.

3. Kitchen : 2 light points on wall, one exhaust fan point, three 5A pin points and two 15A pin points.

4. Toilets : 1 Light point, One mirror light point, 1 exhaust light point, 1 Geyser point.

Any addition or changes to the above specifications and Interior works, False ceiling, safety gates , wardrobes, inverter wiring, alteration in plan will fetch additional charges



AMENITIES



TRANSPORTATION FACILITIES :

Velachery Railway Station	- 4 Mins
Velachery Bus Stand	- 6 Mins
Meenambakkam Airport	- 15 Mins

EDUCATIONAL INSTITUTIONS :

Jerusalem engg. College	- 5 Mins
Balaji Dental College	- 5 Mins
IIT Velachery Gate	- 10 mins
Gurunanak school & college	- 2 Mins
D.A.V. School	- 8 Mins

And 20+ Schools and colleges
within 20 Minutes time range

WORK PLACE :

Chennai One IT SEZ	- 10 Mins
Fayola Towers	- 5 Mins
World Trade Center	- 15 Mins
Phoenix Marketcity	- 10 Mins
Ascendas IT Part	- 16 Mins

BASIC AMENITIES :

- Lift upto Terrace
- Covered Car Parking
- Parking Charging points
- 5 feet set back
- 100% Vasthu
- Rainwater Harvesting
- CCTV Provision
- Sit outs in Terrace

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

FOR ENQUIRIES CONTACT :

8248228726