

AKSHAYAA ASSOCIATES

FROM 25-08-2025



AKS URBAN HOMES

GURU GRAND

**PLOT NO : 231, RAM NAGAR, 9TH STREET,
MANNIVAKKAM, CHENNAI - 600 048**

CONTACT - 8248228726 / 9791078085



MANNIVAKKAM

~~₹ 6200~~

₹ 5500

Free Interior

**200 MTS FROM
MANNIVAKKAM JUNCTION**



ELEVATION SUBJECT TO CHANGE



MODEL HOUSES



1A / 3A



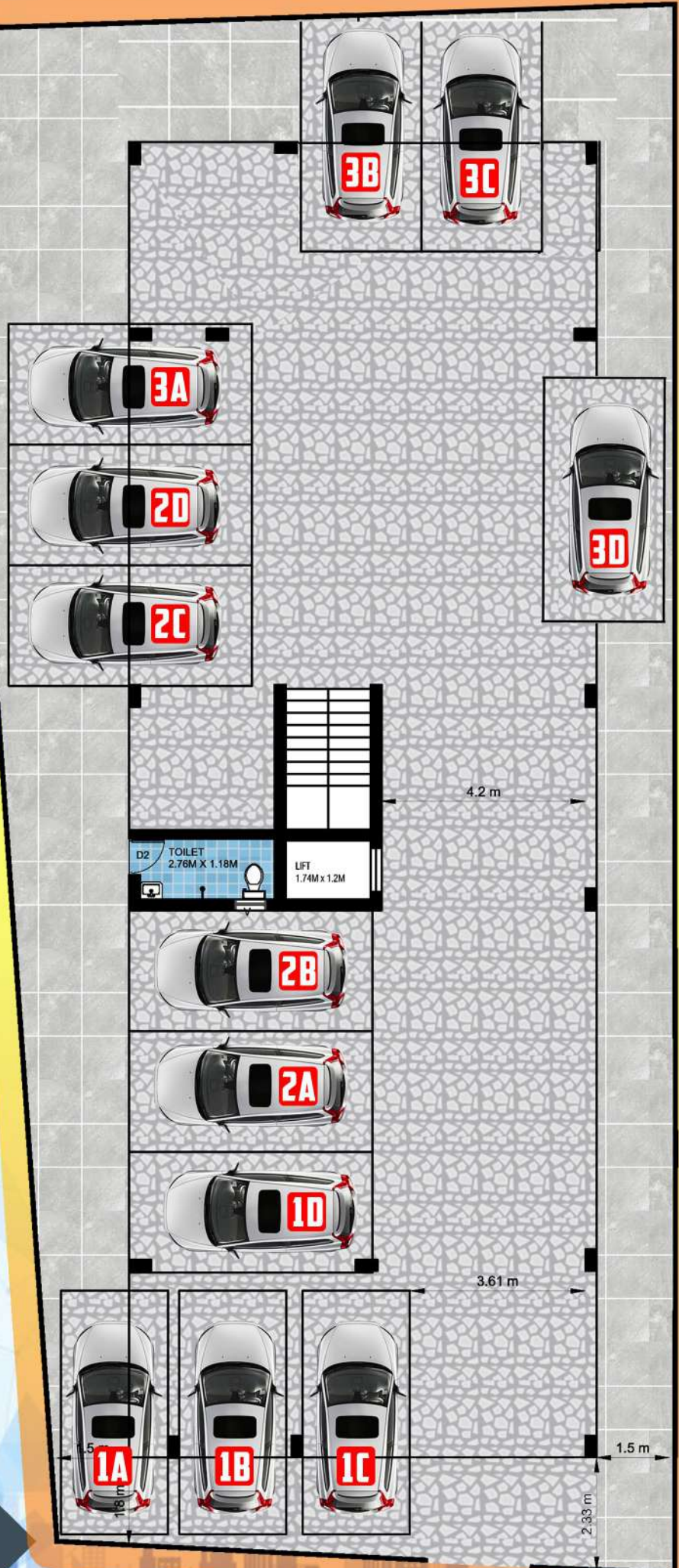
2B / 3B



G R A N D G U R U



PARKING





G R T U R A Y U N D N D P L A N



1/2/3 FLOOR





AMENITIES

* CONDITIONS APPLY



LIFT UPTO TERRACE



5 FEET + SET BACKS



TEAK MAIN DOORS



HOME INTERIOR



WALL MOUNTED CLOSETS



**PLUG & PLAY AC
PROVISION**



**PLUG & PLAY INVERTOR
PROVISION**



**EV CHARGING POINTS IN
EACH PARKING**



SERVANT ROOM & TOILET



GARDENING SPACE



**WEATHER PROOF TILES IN
TERRACE**



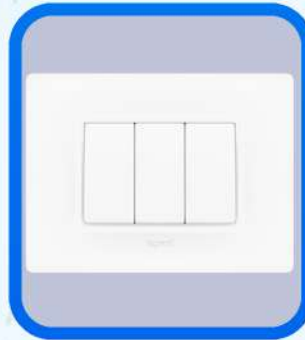
2 X 4 FLOOR TILES



GRANITE STAIRCASE



SS HANDRAILS



**BRANDED SWITCHES & CP
SANITARY FITTINGS**



**TERRACE SITOUTS & T
RODS FOR DRYING**



AREA SHEET



SOLD! SOLD! SOLD!

DESCRIPTION	UNIT	1A	1B	1C	1D
TYPE	NOS	2 BHK	2 BHK	2 BHK	2 BHK
FLOOR	NOS	1ST	1ST	1ST	1ST
FACING	~	WEST	NORTH	EAST	EAST
PARKING	~	CAR	CAR	CAR	CAR
UDS	SQ.FT	354	364	350	352
PLINTH AREA	SQ.FT	645	663	637	642
COMMON AREA	SQ.FT	161	166	159	161
SALEABLE AREA	SQ.FT	806	826	796	803

SOLD!

SOLD! SOLD!

DESCRIPTION	UNIT	2A	2B	2C	2D
TYPE	NOS	2 BHK	2 BHK	2 BHK	2 BHK
FLOOR	NOS	2ND	2ND	2ND	2ND
FACING	~	WEST	NORTH	EAST	EAST
PARKING	~	CAR	CAR	CAR	CAR
UDS	SQ.FT	354	364	350	352
PLINTH AREA	SQ.FT	645	663	637	642
COMMON AREA	SQ.FT	161	166	159	161
SALEABLE AREA	SQ.FT	806	826	796	803

SOLD! SOLD!

DESCRIPTION	UNIT	3A	3B	3C	3D
TYPE	NOS	2 BHK	2 BHK	2 BHK	2 BHK
FLOOR	NOS	3RD	3RD	3RD	3RD
FACING	~	WEST	NORTH	EAST	EAST
PARKING	~	CAR	CAR	CAR	CAR
UDS	SQ.FT	354	364	350	352
PLINTH AREA	SQ.FT	645	663	637	642
COMMON AREA	SQ.FT	161	166	159	161
SALEABLE AREA	SQ.FT	806	826	796	803

FIRST

SECOND

THIRD

STRUCTURE :

R.C.C. framed structure on foundation with panel walls of AAC Blocks / Red bricks and 5+ feet setback in all sides.

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 common power supply for common areas.

PARKING :

Mid Segment Car parking with parking tiles, EV Charging Provision, 5' compound wall and gate.

STAIRCASE AND TERRACE:

Lift upto terrace, Granite staircase with SS hand rails, Vetrified Tiles in Lobby, MS ladder to OHT and Weather proof tiles, T Rods, sitouts in terrace.

MISCELLANEOUS :

Rain water harvesting, required lighting in parking area, stairs and terrace, Servent toilet and room in parking. Underground Septic tank, soak pits and percolation pits.



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

Hall, Kitchen, Dining, Bedrooms & Balcony - Vitrified tiles 2' x 4' flooring , 2' glazed tile over kitchen counter , 12" x 12" Anti-skid Ceramic tiles for flooring with dadoing 7' height in all toilets. Granite Top over Kitchen Slabs

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 door frames, flush door and bathroom doors. Varnish for Main Doors. White enamel paints for window grills.

DOORS:

MAIN DOOR : Teak Door and frame with Fixtures

BEDROOMS : Teak frames/WPC Frames with Panel doors and Necessary Fixtures.

TOILET : WPC doors with necessary fixtures.

BALCONY : UPVC Sliding Door

WINDOWS & VENTILATORS:

Sliding UPVC Windows with Pinned Glass and MS grills , louvered Ventilators with M.S. Grills, SS Hand-rail upto 3'6" in Balcony.

KITCHEN:

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



CP & SANITARY (Parryware /eqv.):

Basic model EWC with health faucet, 2 in 1 mixer & over head shower, Geyser point in Toilet, basic wash-basin in one toilet and balcony (As per plan), Single bowl sink in kitchen along with a long body tap and RO Point, Washing machine point in Balcony

ELECTRICAL PROVISION (Orbit & Legrand):

1. Living & Entrance : 1 TV and two 5A point, 1 internet & Cable point, 3 light points on wall, 1 chandelier point, 2 fan points, 1 Calling bell point, 1 entrance light point and one 15A point for Refrigerator & Invertor wiring for Hall(F+L+5A), Bedrooms(F+L+5A), Kitchen&Toilet (L)
2. Bedrooms : 2 light points on wall, one fan point, one AC point and Two 5A points.
3. Kitchen : 2 light points on wall, one exhaust fan point, three 5A points and two 15A points.
4. Toilets : 1 Light point, One mirror light point in attached , 1 exhaust fan point and 1 Geyser point in toilet.
5. Balcony: 1 Light Point, One 15A point for washing machine.

INTERIOR WORKS:

4'X9'6" Wadrobe in One bedroom, 4'x7' Wadrobe and loft covering in one bedroom, Kitchen Bottom unit & Loft closing, 6'x2' upper unit, Basic TV unit and Basic electrical fixtures.

Any addition or changes to the above specifications, Interior works, Invertor wirings And Safety gates, false ceiling, electrical fittings & appliances will fetch additional charges



SITE MAP





AMENITIES



BASIC AMENITIES :

Lift upto Terrace
Individual Car Parking
Parking EV provision
5+ feet set back
Pre-Approved Loans
100% Vasthu
Rainwater Harvesting
Servant/Driver Room & Toilet
Sit outs in Terrace
Bank Assistance
Weather Proof Terrace Tile
Registration Assistance

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

GURU GRAND

TRANSPORTATION FACILITIES :

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

EDUCATIONAL INSTITUTIONS :

Narayana E-Techno - 3 Mins
Velammal Newgen Kids - 3 Mins
Shree Niketan Padasala - 4 Mins
Alwin International Schol - 5 Mins
Shri Natesan Vidyasala - 5 Mins
Peri Institute of Techno. - 2 Mins
SRM University - 15 Mins
And Many....

WORK PLACE :

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

FOR ENQUIRIES CONTACT :

8248228726