



FROM 25-08-2025

AKS URBAN HOMES BY AKSHAYAA ASSOCIATES

AYYAN AURA

**PLOTNO: 36, 1ST STREET, JAIN NAGAR,
HASTHINAPURAM, CHROMEPET, CHENNAI - 600 064**

CONTACT - 8248228726 / 9791078085



**100 MTS FROM
HASTHIPANURAM BUS STAND**

ELEVATION SUBJECT TO CHANGE

MODEL FLATS



3 BHKs
F1/S1/T1



F2/S2/T2
2 BHKs



FLOOR PLAN

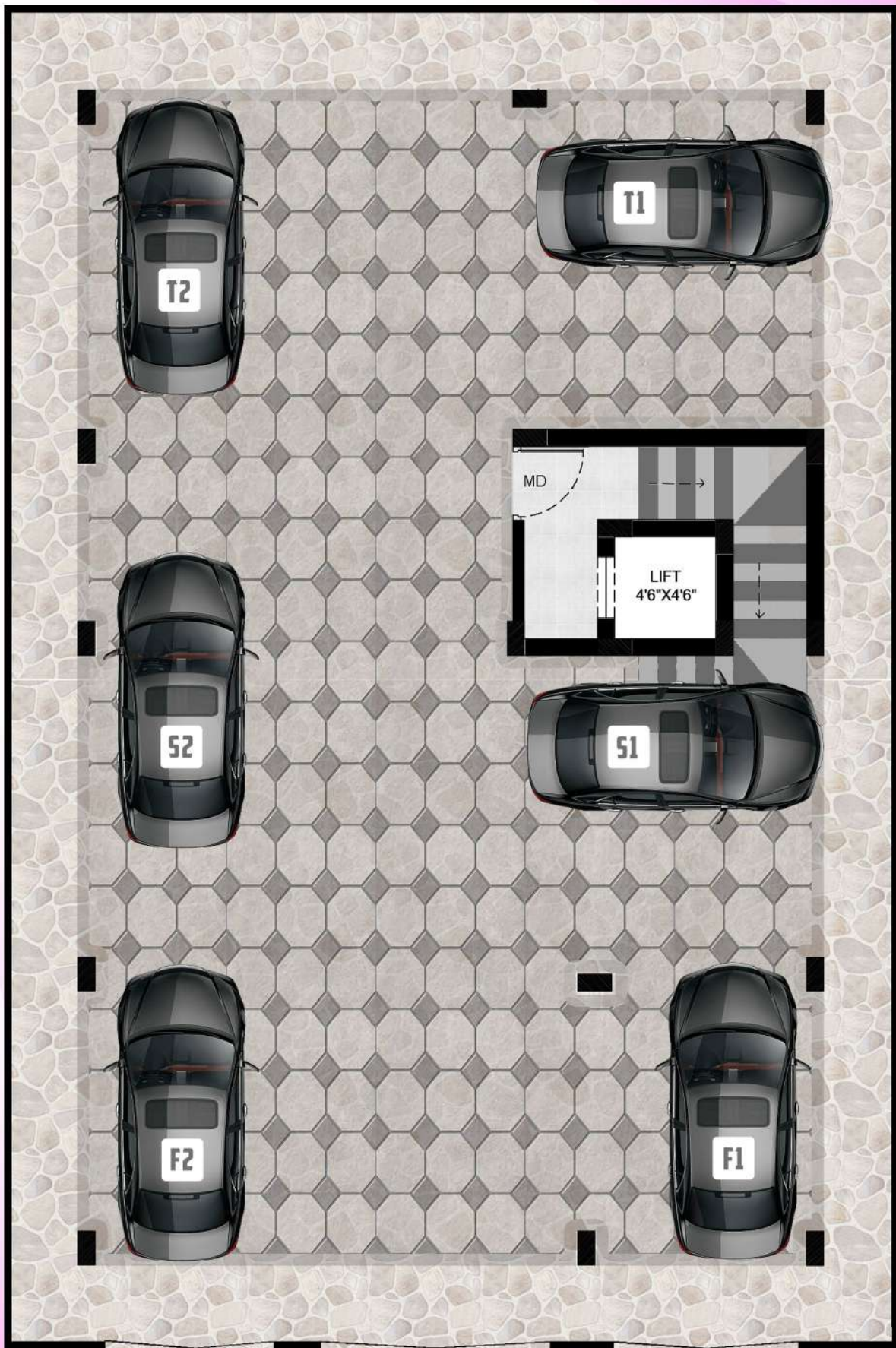


AYYAN AURA

FLAT	FACING	FLOOR	BHK	FLAT AREA	UDS	AVAILABLE
F1 / S1 / T1	EAST	1 / 2 / 3	3 BHK	1128 SQ.FT	458 SQ.FT	F1 / S1 / T1
F2 / S2 / T2	EAST	1 / 2 / 3	2 BHK	859 SQ.FT	342 SQ.FT	F2 / S2 / T2



PARKING PLAN



← **1ST STREET, JAIN NAGAR** →

AMENITIES



LIFT UPTO TERRACE



TEAK MAIN DOOR



HOME INTERIOR



EV CHARGING POINT



**PLUG & PLAY
AC PROVISION**



**PLUG & PLAY
INVERTER PROVISION**



**PLUG & PLAY
DISHWASHER PROVISION**



**BOREWELL & METRO
WATER**



CCTV



**DIGITAL LOBBY & DOOR
ACCESS**



**WEATHER PROOF
TERRACE**



SS HANDRAILS



GRANITE STAIRCASE



UNDERGROUND SUMP



PRE-APPROVED LOANS



**REGISTRATION
ASSISTANCE**

AND MANY MORE...

SPECIFICATIONS

STRUCTURE :

- **R.C.C. framed structure on foundation with panel walls of AAC Blocks with Earth Quake Resistant Structure**
- **Anti- Termite Treatments during construction stage**

WATER :

- **Borewell with Submersible water pump and Auto. Controller**
- **Underground Sump and 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 Car parking with parking tiles and Paver Blocks**
- **EV Charging Provision**
- **5' Compound wall and gate.**

STAIRCASE AND TERRACE:

- **Lift upto terrace**
- **Granite staircase**
- **Weather proof tiles, T Rods, Sitouts in terrace.**

SPECIFICATIONS

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

- **Living, Dining, Kitchen, Bedrooms & Balconies - Vitrified tiles 2' x 4' flooring with Spacers (Rs.70/Sft)**
- **Kitchen - 1'x1'6" Glazed tile 2' over Kitchen counter (Rs.60/Sft) and Granite Top over Kitchen Slab**
- **Toilets - 12" x 12" Anti-skid Ceramic tiles for flooring with wall dadoing of 7' height (Rs.60/Sft)**

PAINTING (NIPPON or Equivalent):

- **Internal walls will be finished with two coats of Putty, 1 coat of primer and 2 coats emulsion**
- **Ceiling with one coat of primer and two coats of Emulsion (White).**
- **External walls will be finished with 1 coat of primer and 2 coats weather proof emulsion**
- **Enamel paints for door frames, flush door and bathroom doors and White enamel paints for window grills.**

KITCHEN & BEDROOMS:

- **2' wide loft on one side & 2' wide "L" type kitchen Platform with granite and Chimney provision**
- **Stainless Steel Single bowl sink (Diamond) in Kitchen**
- **2' wide loft on one side in all bedrooms (As per Plan)**

SPECIFICATIONS

DOORS / WINDOWS / VENTILATORS:

- **ENTERENCE - 3'3" x 7' Teak Main Door and frame with Digital / Traditional Lock and Fixtures**
- **BEDROOMS - 3' x 7' Teak frames/WPC Frames with Panel doors and Mortise Lock with Necessary Fixtures**
- **TOILET - 2'6" x 7' WPC doors with necessary fixtures**
- **BALCONY - UPVC French Doors with Sliding Shutters and clear glass. SS Handrails with Glass upto 3'6" in Balcony**
- **WINDOWS - 4' X 4' Sliding UPVC Windows with Pinned Glass and MS grills**
- **VENTILATORS - UPVC 2' X 2' louvered Ventilators with M.S. Grills**

CP & SANITARY (Parryware /eqv.):

- **Single Piece Floor Mount EWC with health faucet**
- **3 in 1 Wall Mixer & Over head shower**
- **Geyser point in Each Toilet**
- **Washbasin in Toilets and Dining**
- **Two Long Body Taps over Single bowl sink in kitchen**
- **RO Point in Kitchen**
- **Dishwasher Point in Kitchen**
- **Washing machine point in Balcony**

SPECIFICATIONS

ELECTRICAL PROVISION (Orbit & Legrand):

- **LIVING & ENTERENCE** - 1 TV and Two 5A point, 1 Internet & TV Cable point, 5 Light points on Wall, Six Spot Lights, 1 Chandelier point, 2 Fan points, 1 Calling bell point, 1 Enterence light point, 1 Intercom Point, 1 Pooja Unit point , 1 Mirror Light point over dining wash basin, One 15A point for Refrigerator, One AC Point and Two 5A Points
- **BEDROOMS** - 2 light points on wall, one fan point, one AC point One Foot Lamp Point, Two 5A points and One USB Charging Point. TV+5A Point in Master Bedroom
- **KITCHEN** - 2 light points on wall, one exhaust fan/Chimney point, One RO Point, One Mixer Point, One Grinder Point, One Oven Point, One Dishwasher Point, One Induction Stove Point and One 5A point
- **TOILETS** - 1 Light point, One mirror light point, 1 exhaust fan point and 1 Geyser point
- **BALCONY** - 1 Light Point, One 5A, One 15A point for washing machine
- **INVERTOR PROVISION** - One Fan, Light and 5A in Hall and Bedrooms ; One Light in Kitchen & Toilets

INTERIOR WORKS: (AS PER PLAN)

- **BEDROOMS** - 4'X7' Wadrobe and Loft Covering
- **KITCHEN** - Semi Modular Bottom unit, 6'x2' upper unit & Loft
- **HALL** - Basic TV unit, Seating covering & False Ceiling
- **DINING** - Crockery, Pooja Unit, Balcony loft & Basic Elec. Fixtures

ANY ADDITION OR CHANGES TO THE ABOVE SPECIFICATIONS, INTERIOR WORKS, INVERTOR WIRINGS. ALSO SAFETY GATES, FALSE CEILING, ELECTRICAL FITTINGS & APPLIANCES WILL FETCH ADDITIONAL CHARGES

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AYYAN AURA - HASTHINAPURAM



F2/S2/T2 - 2 BHK

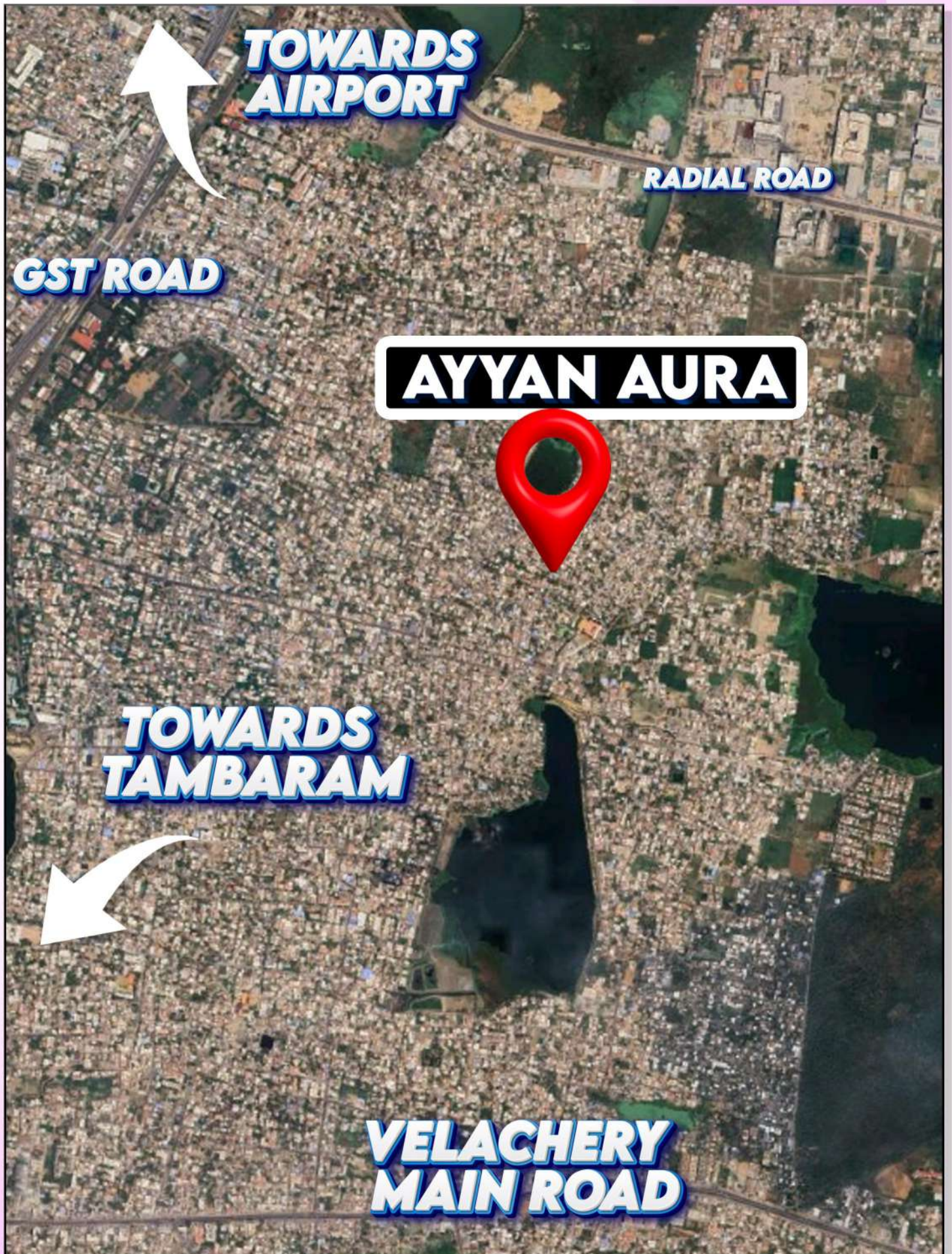
FLOOR	1ST/2ND/3RD	SQ.FT RATE	₹	8,000
FACING	EAST	FLAT COST	₹	68,72,000
PARKING	BIKE & CAR	PARKING	₹	3,00,000
UDS	342 SQ.FT	LIFT	₹	2,00,000
SUPER BUILTUP	859 SQ.FT	DEVELOPMENT	₹	3,00,000

₹ 76,72,000

**** 7% REGISTRATION COST & 8% GST AND INPUT TAX BUYER SCOPE**

BOOKING ADVANCE - ₹ 2,00,000 /- (Rupees Two Lakhs Only)

SITE LOCATION



NEAR BY

LOCATION

HASTHINAPURAM BUS - 100 MTS
200FT RADIAL ROAD - 1.4 KMS
GST ROAD - 1.8 KMS
CHROMEPET STATION - 1.5 KMS
AIRPORT - 4 KMS
TAMBARAM STATION - 5 KMS
TAMBARAM BUS STAND - 5 KMS

SCHOOLS

SHIKSHAA SCHOOL- 300 MTS
NSN MEMORIAL - 2 KMS
SRI CHAITANYA TECHNO - 2 KMS
VIVEKANDA VIDYALAYA - 2.2 KMS
HILTON MATRICULATION - 4 KMS

PLACES

SUPER SARAVANA - 2 KMS
SARAVANA SELVARATNAM - 2 KMS
POTHYS - 2 KMS
VETRI THEATRE - 2.5 KMS
PARVATHY HOSPITAL - 4 KMS
KAVERY HOSPITAL - 4.5 KMS
AND MANY - 5 KMS SURROUNDING

COLLEGES

VELS UNIVERSITY - 1.5 KMS
MIT - 1.5 KMS
MCC - 4 KMS
TAGORE ARTS & SCIENCE - 3 KMS
VAISHNAVA - 3 KMS

FOR BOOKINGS CONTACT :

8248228726 / 9791078085

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