



AKSHAYAA ASSOCIATES

CREST

PLOT NO : 1506 A, 9 TH STREET, KUBERAN,
NAGAR EXT. ,MADIPAKKAM, CHENNAI - 600 091

CONTACT - 8248228726 / 9940612107



MADIPAKKAM

~~₹ 6000~~

₹ 5750



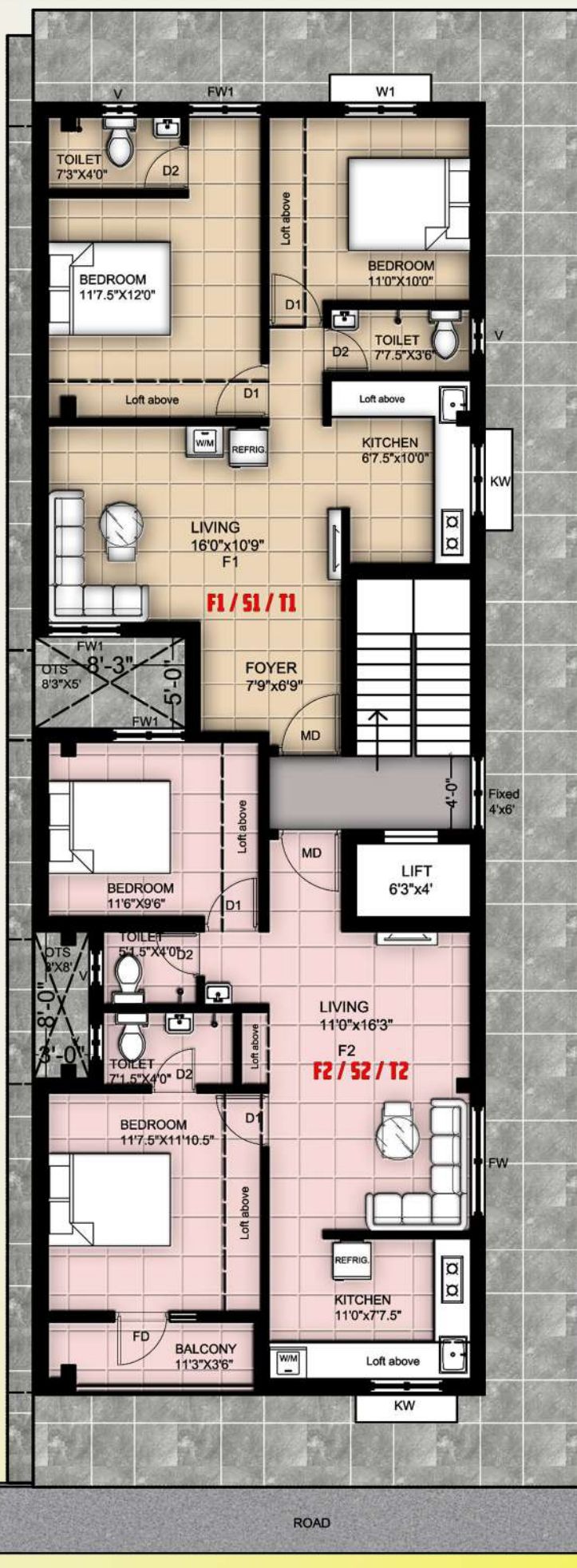


GROUND FLOOR





1ST/2ND/3RD FLOOR





AREA SHEET



1ST / 2ND / 3RD FLOOR

DESCRIPTION	UNIT	F1 / S1 / T1	F2 / S2 / T2
TYPE	NOS	2 BHK	2 BHK
FLOOR	NOS	FIRST	FIRST
FACING	~	SOUTH	NORTH
PARKING	~	CAR	CAR
UDS	SQ.FT	395	405
PLINTH AREA	SQ.FT	737	754
COMMON AREA	SQ.FT	184	189
SALEABLE AREA	SQ.FT	921	943

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



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 steel gray 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

CREST