



AKSHAYAA ASSOCIATES

GRAND

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

CONTACT - 8248228726 / 9940612107



MANNIVAKKAM

~~₹ 5250~~

₹ 4999

**200 MTS FROM
MANNIVAKKAM JUNCTION**



ELEVATION SUBJECT TO CHANGE



MODEL HOUSES



1A / 2A / 3A



1B / 2B / 3B

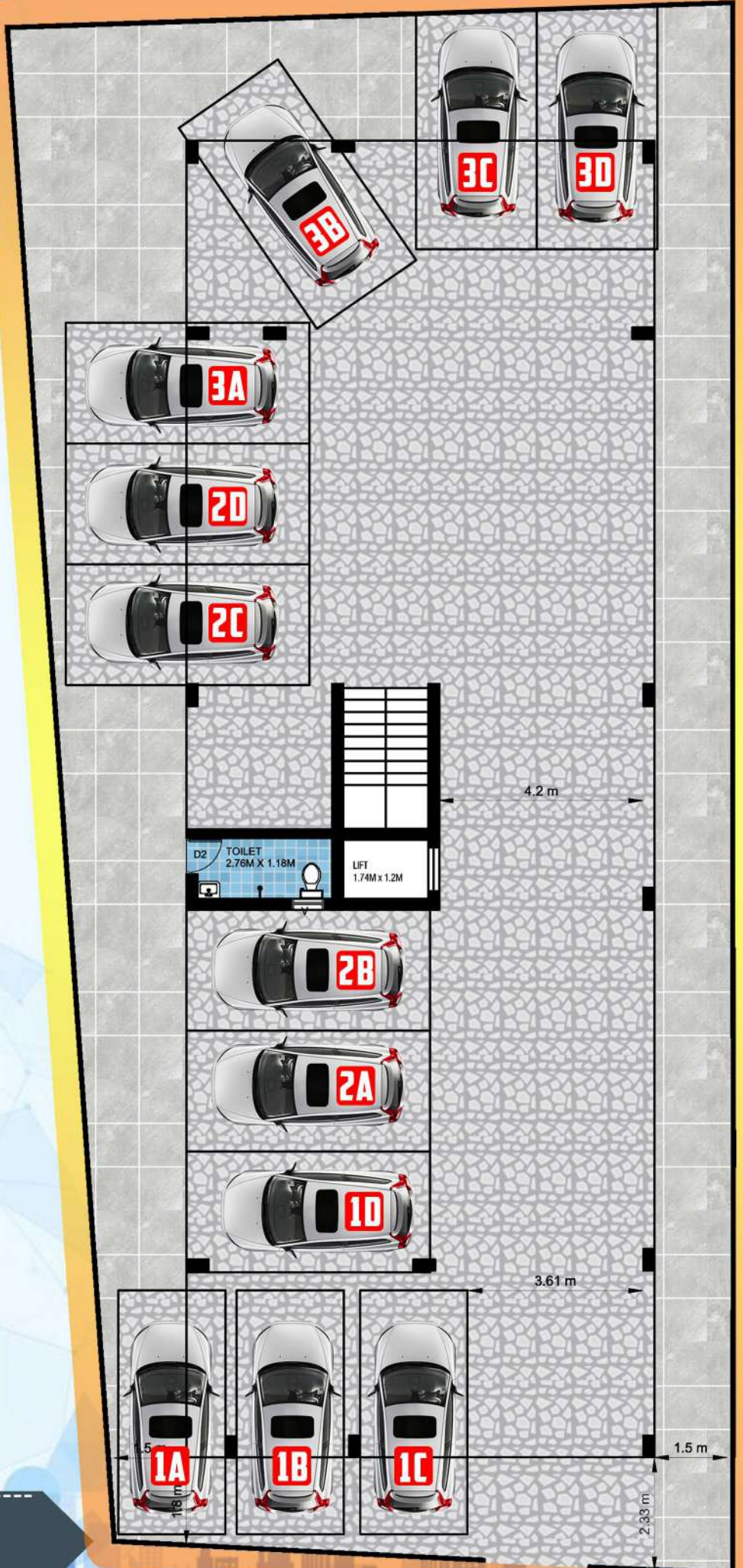


1C / 2C / 3C



1D / 2D / 3D

GRAND



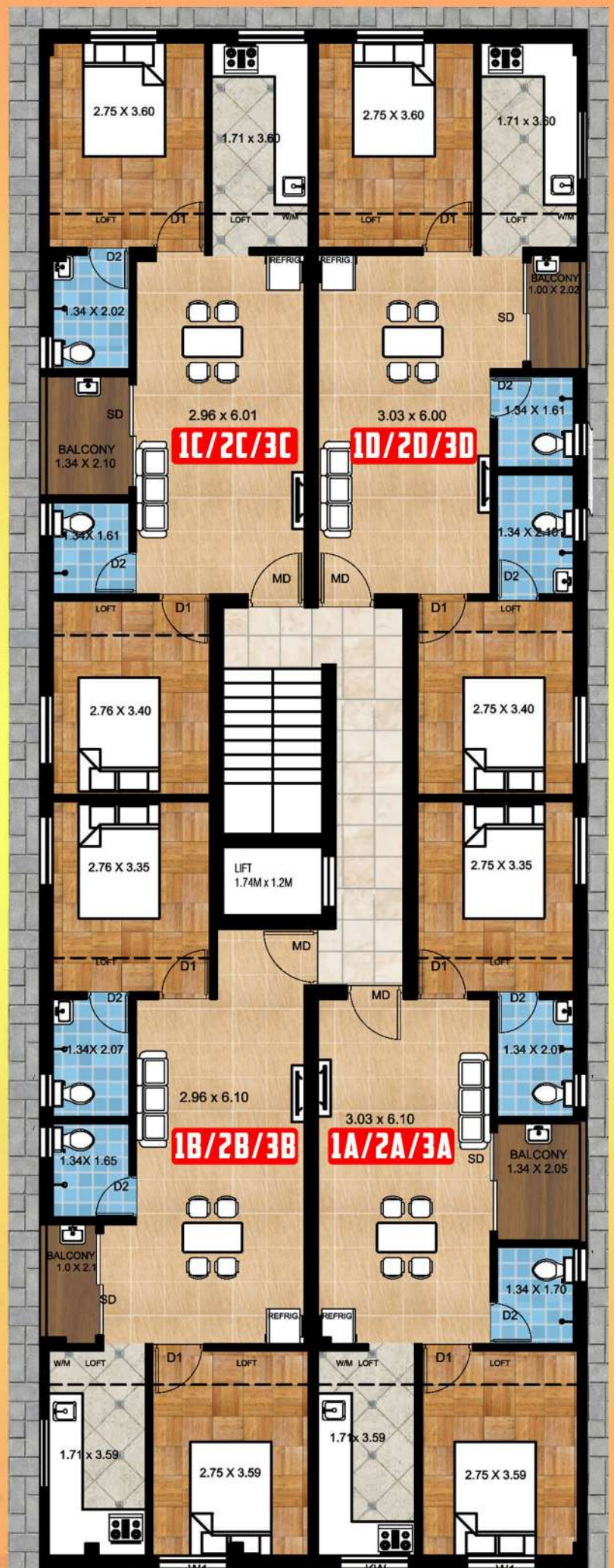
PARKING

GRAND



TYPICAL

PLAN



1/2/3 FLOOR



AREA SHEET



SOLD!

F
I
R
S
T

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!

S
E
C
O
N
D

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

T
H
I
R
D

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

STRUCTURE :

R.C.C. framed structure on foundation with panel walls of conventional bricks/AAC Blocks 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 range Car parking (14' x 8') with parking tiles, EV Charging Provision, 5' compound wall and gate.

STAIRCASE AND TERRACE:

Lift upto terrace, Common staircase with MS hand-rails, MS laddered to OHT and cool proof tiles 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 per-culation pits.



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

Hall, Kitchen, Dining & Bedrooms - 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.

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 (Leaf/teak brown). 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:

Teak frames/WPC Frames and Panel 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. (As per plan)

KITCHEN:

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

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

Basic model EWC with health faucet, 2 in 1 mixer & over head shower, Geyser point in Toilet, basic wash-basin in toilet and balcony, Single bowl sink in kitchen along with a long body tap and RO Point.

ELECTRICAL PROVISION (Orbit & Anchor/ Legrand):

1. Living & Entrance : 1 TV and two 5A point, 1 telephone 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.
2. Bedrooms : 2 light points on wall, one fan point, one AC point and Three 5A points.
3. Kitchen : 2 light points on wall, one exhaust fan point, three 5A points and two 15A points. One 15A point for washing machine
4. Toilets & Balcony: 1 Light point, One mirror light point, 1 exhaust fan point and 1 Geyser point in toilet. 1 Light Point, 1 wall light point, one 5A point in balcony.

Any addition or changes to the above specifications, Interior works, False ceiling, safety gates, cup boards, Invertor wirings, electrical fittings & appliances will fetch additional charges

Dr. APJ Abdul Kalam
Park, Tambaram...

Dr. APJ அப்துல்
கலாம்...

Mudichur
முடிச்சூர்

Vandalur
வண்டலூர்

RAM NAGAR

Mannivakkam
மண்ணிக்கமம்

Arignar Anna
Zoological Park

2.30 KMS

Kilambakkam
Bus Terminal

Adhanur, Panchayat
Board Office

அதனூர்,
பஞ்சாயத்...



SITE NAP



AMENITIES



BASIC AMENITIES :

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

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

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

GRAND