



**AISHWARYAM**



contact no

**7871001551**

14+ Years

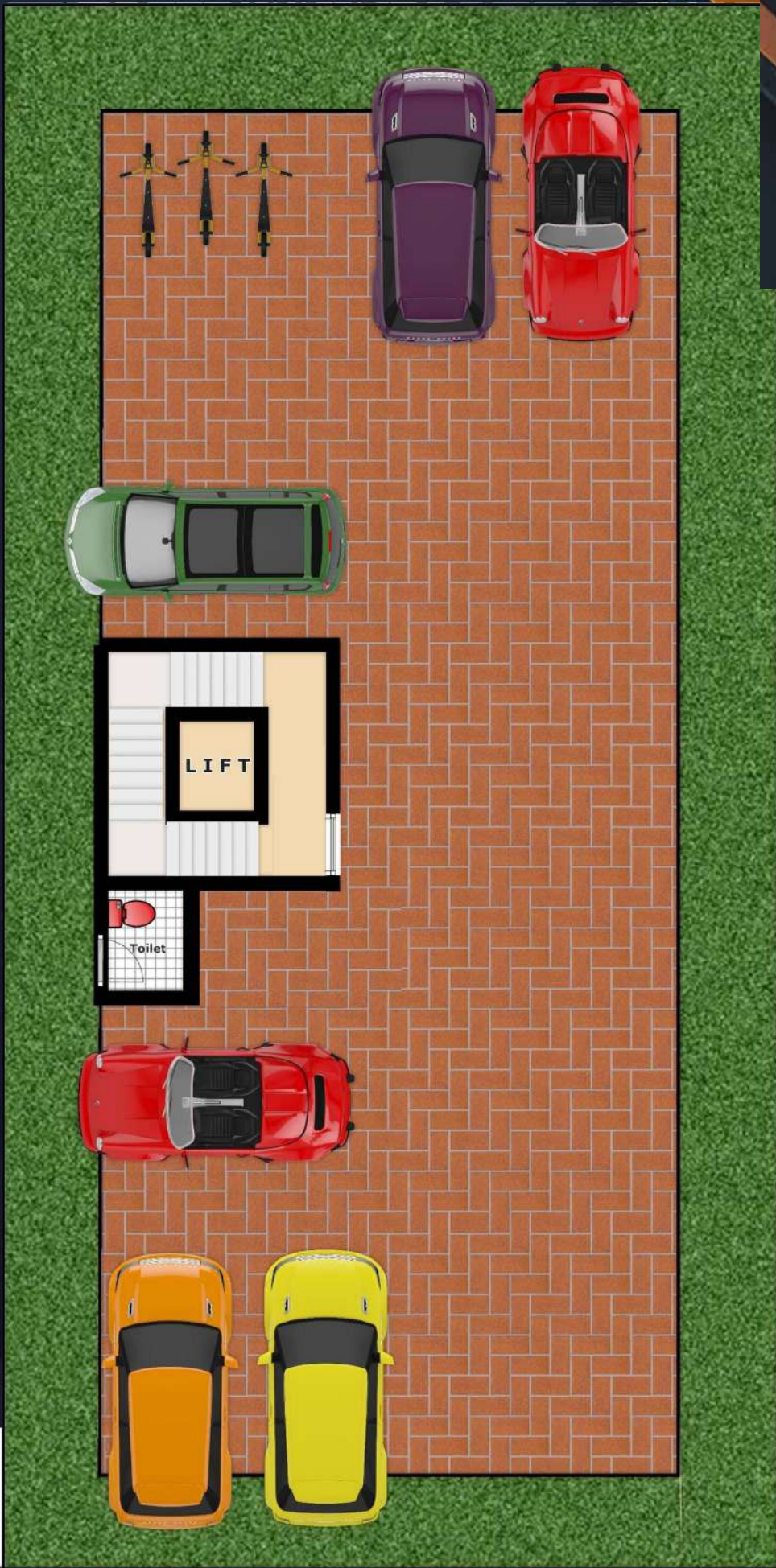
| 25+ Projects

| 150+ Happy Customers



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**Ground Floor**  
**Plan**



**North** ←

**R O A D**



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**Typical  
First Floor,  
Second Floor,  
Third Floor Plan**

**North** ←

**ROAD**



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## F1/ S1/ T1 Floor Plan



North ←

ROAD



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**F2/ S2/ T2 Floor Plan**



**15 +  
Luxurious Smart Amenities & Highlights :**

1. **Auspicious, 100% Vaasthu and North Facing Flats**
2. **100% Power Backup** To Each Flats by Mahindra Generator
3. **100% Power backup** To Lift, Motors and Common Lights
4. **LIFT** with Automatic Door Closer
5. **CC TV Cameras** in the Apartment at Car Park Area and Road Facing With Mobile Monitoring from Anywhere
6. **Automated Bore-Well Motors**
7. **Automated** Carpark Lights, Lobby Lights and Other Common Lights
8. **Driver/Servant Toilet** in the Ground Floor.
9. **Mosquito Net** For All Windows
10. **Elegant Natural Stone** Wall Décor in the Lobby Area of Each Flats
11. Bathroom/Toilet Fittings From Parryware Brand
12. High-look Rich Finishing Tiles in Bathrooms / Toilets.
13. Cloth Dries Hangings Per Flat In The Terrace
14. Letter Box For Each Flats
15. **White Cool Roof Tiles** In Terrace.
16. And Much More Stylish and Luxurious Finishing @ Site...!!!



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### **Site Advantage :**

1. **No Deviation. 100% As per CMDA Norm and Approval**
2. **All Side 5 feet Clear Setback.**
3. **Underground Drainage. No worries on septic tank water disposal**
4. **Underground EB line. Luxes is free from electrical hazard of the street EB lines.**
5. **Corporation Water and Bore-Well Water available in 24/7 throughout the year.**
6. **Very Close To School, Colleges, Hospital, IT & ITES Companies**

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## Location Advantages

### Schools

- 10 mins Avichi Higher Secondary School.
- 10 mins A V Meiyappan School.
- 8 mins Chinmaya Vidyalaya Higher Secondary School
- 10 mins Balalok Matriculation Higher Sec School
- 8 mins JaiGopal Garodia Govt GHS School
- 6 mins Padma Sarangapani School
- 15 mins LA Chatelaine School

### Malls

- 10 min from Nexus Vijaya Mall
- 10 min From Inox Mall
- 15 min from VR Mall

### Hospitals

- 6 min from Kauvery Hospital
- 6 min from Sooriya Hospital.
- 10 min from Vijaya Hospital.
- 12 min from SIIMS Hospital

### Temple

- 3 Min from Sri Raghavendra Swami Brindavanam
- 3 Min from Shankaranarayana Swami Temple
- 8 min from Vadapalani Murugan Temple

### Life Style

- Fitness Zone
- Big Bazar
- Reliance Fresh
- Pazhamudir nilayam





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## **Project Specifications**

### **1. Pre Foundation**

Conducting Geotechnical Investigation (Soil Test) to determine the STP – Value for the proposed construction.

Derivation of a Soil Test Report with suitable recommendations for the foundation based on the soil investigation.

### **2. Foundation**

Earthquake resistant R.C.C. framed structure with suitable foundations based on the geotechnical investigation report. In compliance with IS 1893 – 2016, IS 456 – 2005.

Anti-Termite treatment in compliance with IS 6313 – 2001

Basement height (From existing road level to car park flooring level) shall be 2'6" feet.

Basement filling with filling soil, topped and consolidated with 6" inches of M. Sand and 6" inches of P.C.C with a mix ratio of 1:4:8.

### **3. Structure**

RCC Framed Structure with Red Brick Walls as per Structural Consultant Specifications

### **4. Flooring**

Joint Free Vitrified tiles (2' x 2') for hall Kitchen and Bed Rooms

### **5. Doors**

Teak wood for Main Door with Wooden varnish.

Teak wood frame with water proof flush shutters for bedrooms. Teak wood frame with water proof FRP (Fiber Reinforced Polymer) doors for bathrooms.

### **6. Windows**

High Grade Water Proof UVPC windows with mosquito net.

### **7. Painting**

Double coated putty finished with double coated emulsion Asian Paints for inner walls.

### **8. Kitchen**

High Quality Black Granite cooking platform (10 feet Length) with Stainless Steel Sink and 2 feet height Glazed Designer Tiles on top.



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## 9. Toilets

Flooring will be finished with Anti-skid Joint free Tiles And Designer Concept Wall Tiles upto 7 feet height

## 10. Fixtures & Fittings

GM Metal box and Switches without lamps, fans and other fittings.

## 11. Electrical

3 – Phase EB Connection, premium quality ISI marked Polycab or equal branded wires

## 12. Other Electrical Provisions

Inverter Provision, TV, Refrigerator, Washing Machine, Kitchen Chimney Provision, RO Provision in Kitchen, Exhaust Fan Provision in Toilets, AC Provision in Bed Rooms and adequate lighting and plug points Provision.

## 13. Plumbing

Floor Mounted EWC in the toilets. Both Toilet with Geyser Provision and Two-in-One Wall Mixer with shower set. Closets / Wash basins from Parryware.

## Common Specifications

1. Sump : 12,000 Ltr Capacity Concrete Sump
2. Overhead Tank : 7,000 Ltr Capacity Overhead Tank
3. Bore/Motor : 1 Well and 1 Bore with Separate Motors, Separate Motor for Sump(Corporation Water Connection)
4. Lobby, Staircase Area : Marble finishing, SS hand railing
5. Car Park Area : Joint Free Anti-Skidding Designer Car Park Tiles
6. Lift : Premium Quality Lift
7. Generator : Mahindra / Premium Quality Genset
8. CCTV Camera : Dlink or Equal branded CC TV camera for car park area and provision to connect mobile view.