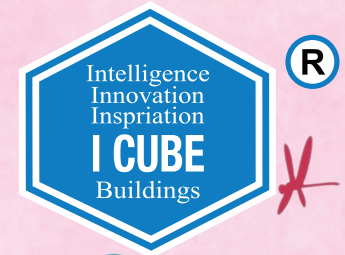


ISO 9001:2015 CERTIFIED COMPANY



(A Unit of RAHUL ASSOCIATE)



www.rahulassociates.net



About Us

M/S. Rahul Associates is a Proprietorship concern Founded and lead by Mr. R.R. Shridhar who is a Rotarian and social worker and the managing Director of M/s. Rahul Flat Developers Private Limited, which has completed more than **120** projects totalling around **1.5 million sq.ft.** The main objective of the organisation is promoting and developing residential and commercial building in chennai and Tamil nadu.

Quality Policy

We are committed as a team with positiveness in our attitude towards quality standards time scheduled & commitment & customer service. We strive towards the goal of being 'Best' in our business through quality as our basic strategy.

Our Vision

To be a world class construction company with innovation in designs and in developing an ideal living atmosphere with investment opportunities and innovative real estate solutions, that exceed our customer's expectations.

Our Mission

To develop quality residential & commercial Infrastructure with high standards and innovation at affordable costs and achieve customer satisfaction.

To achieve excellence in construction development, for the benefit of our customer, society and country through professionalism, ethics, quality and excellent customer service.

To respect and comply with safety, environmental and legal requirements.

To continually improve our competitive edge through innovations, motivations and Customer Feedbacks.





Pearl is a whole new element to magnetise Chennai's most happening urban town - Madhavaram (Annapoorani Nagar). An architectural designer layout of 2 BHK & 3 BHK apartments with elevator, ample space for cars & 2 wheeler parking etc.

Special Amenities



**Aesthetic
Elevation**



**Vaastu compliant
Apartments**



**6 Passenger
Lift**



**Semi Furnished
Apartments**



**Landscape Around
the Building**



Car Parking



**Rainwater
Harvesting**

Location Advantages

Project at good Location

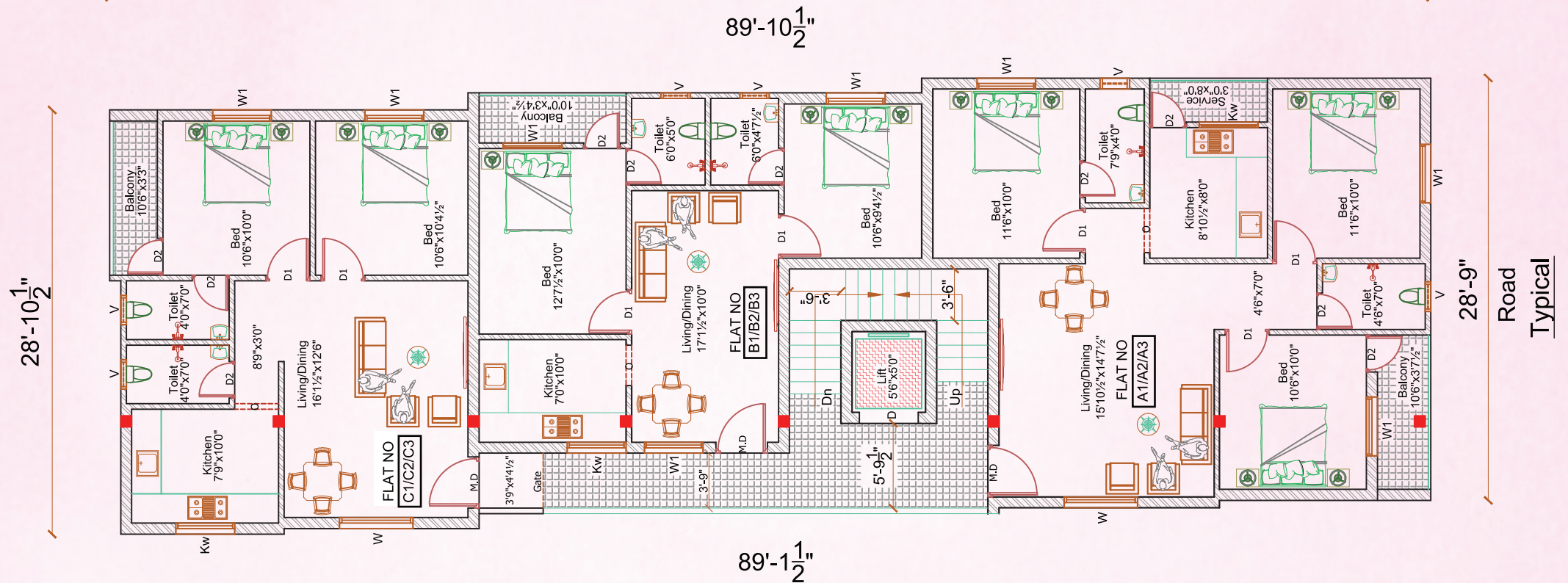
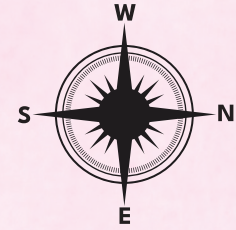
Project is located near Madhavaram bus depot and close to temples, church, mosque, hospitals

Major supermarkets, and departmental stores, just 10 minutes from Annanagar

$39'-4\frac{1}{2}"$ 

Typical Floor Plan

1st Floor to 3rd Floor



Flat - A1 to A3 - 1160 Sqft
 Flat - B1 to B3 - 800 Sqft
 Flat - C1 to C3 - 895 Sqft



Technical Specification:

Foundation

RCC Isolated Footing as per Structural Drawing will be provided.

Basement

2'ht from existing Ground level.

Superstructure

The Construction will be with framed structured As per structural design and using chamber bricks of 9" and 4' 6" wall

Joineries

Main door : 1st Quality Teakwood frames with solid door's and other. 1st quality Teakwood frames with flush door's (Skin door) Windows : UPVC Sliding window's

Flooring

2' X 2' Vitrified tiles flooring with 4" skirting. Basic Rate 45/- Sq.ft.

Kitchen

Granite Slab Platform over RCC Slab and S.S Prince make sink with normal bowl sink (Stainless Steel) will be provided and (2'0 Height) Ceramic Glazed tiles above cooking counter)

Toilets

Antiskid ceramic flooring. Tiles Height upto 7' ht. Basic Rate 30/- Sq.ft

Staircase Flooring

12" x 12" Ceramic step tiles (Antiskid)

Loft & Cupboards

Two bedroom and kitchen shall be provided with one loft, and kadappa slabs shelves without shutters

Electrical

All Switches are modular switches, (Anchor Rider) 3 phase change over switch.

Hall cum dining: One Bell point, six lights points, two fan points and five nos five amps plug point T.V & Telephone point 15 amps plug point.

Bedrooms: Two Light points, one-fan points and two 5 amps plug point. One Bedroom alone shall be provided with 15 A, power plug for A/c, T.V & Telephone point

Kitchen: Two Light points, one 15 Amps Plug point, one exhaust fan point, one Ro Plug Point, Two 5 Amps Plug Point.

Toilets

Two Light points and one 15 amps Power Plug and one 5 Amps Plug points in each toilet.

Balcony

One Light Point, One 5 Amps Plug Point.

Electrical main board

EB Meter Panel Board

Sanitary & Plumbing

White Colour EWC - Parry Ware, White Colour Washbasin - Parry Ware, CP Fittings - AQUA

Painting

The Maindoor will be melamine polished other doors will be painted with enamel paint. The ceiling will be white Tractor Emulsion, Inner walls with putty and Tractor Emulsion, Outer walls with Asian Apex, grills with Enamel painting

Borewell

Bore well shall be provided and this borewell will be connected to overhead tank. Paving block shall be provided in all the open space around the flats.

Lift

6 Passenger lift - Automatic Door opening will be provided

Amenities

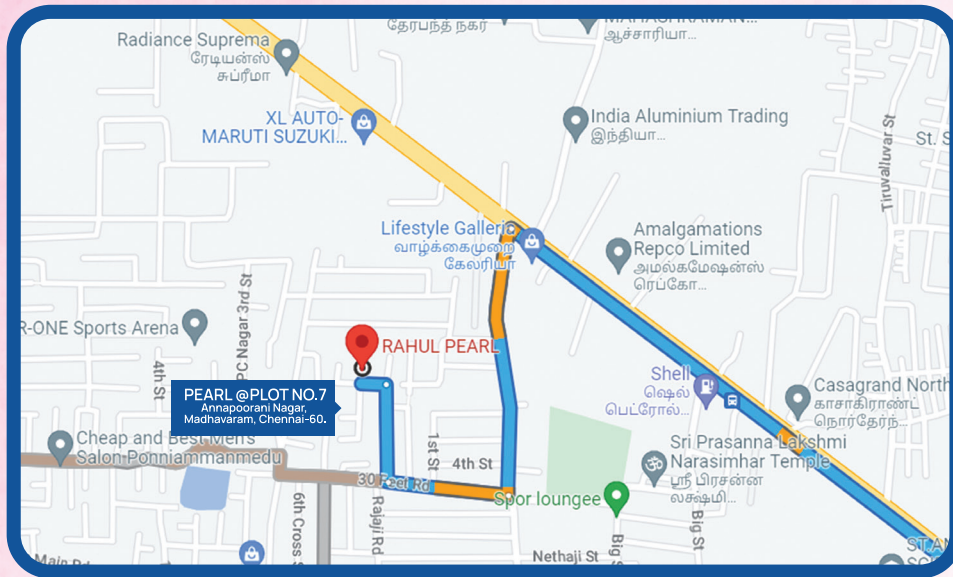
Aesthetic Elevation | Vaasthu Compliant
Covered Car Parking | Rainwater Harvesting





Project location

Annappoorani Nagar, Madhavaram, Chennai-60.



AWARDS



Excellence in Innovative
Project **2012** From
Construction Industry



Best Housing
Provider-**2012** from
Builder's Association
of India



2016- Bestworkmanship Award
received for the Project
"**THE WHITE FIELDS**"
Thiruvengadam Nagar, Ambattur



Member-Builders
Association of India

Estd. 1941

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(A Unit of RAHUL ASSOCIATE)

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