

An ISO 9001 : 2015 Certified Company



**RAHUL FLAT**  
DEVELOPERS  
PRIVATE LIMITED

(A Unit of RAHULASSOCIATE)



# 'SHREE NIVAS'



## 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 1.6 million sq. ft. The main objective of the organisation is promoting and developing residential and commercial buildings 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 opportunitites 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.



**'SHREE NIVAS'**





# 'SHREE NIVAS'

Shree Nivas is a whole new element to magnetise chennai's most happening urban town - Ambattur. An architectural designer layout of 2 & 3 BHK apartments with elevator, ample space cars & wheeler parking etc.

## SPECIAL AMENITIES



Aesthetic Elevation



Vaastu compliant Apartments



Landscape Around the Building



Car Parking



6 Passenger Lift



Rainwater Harvesting

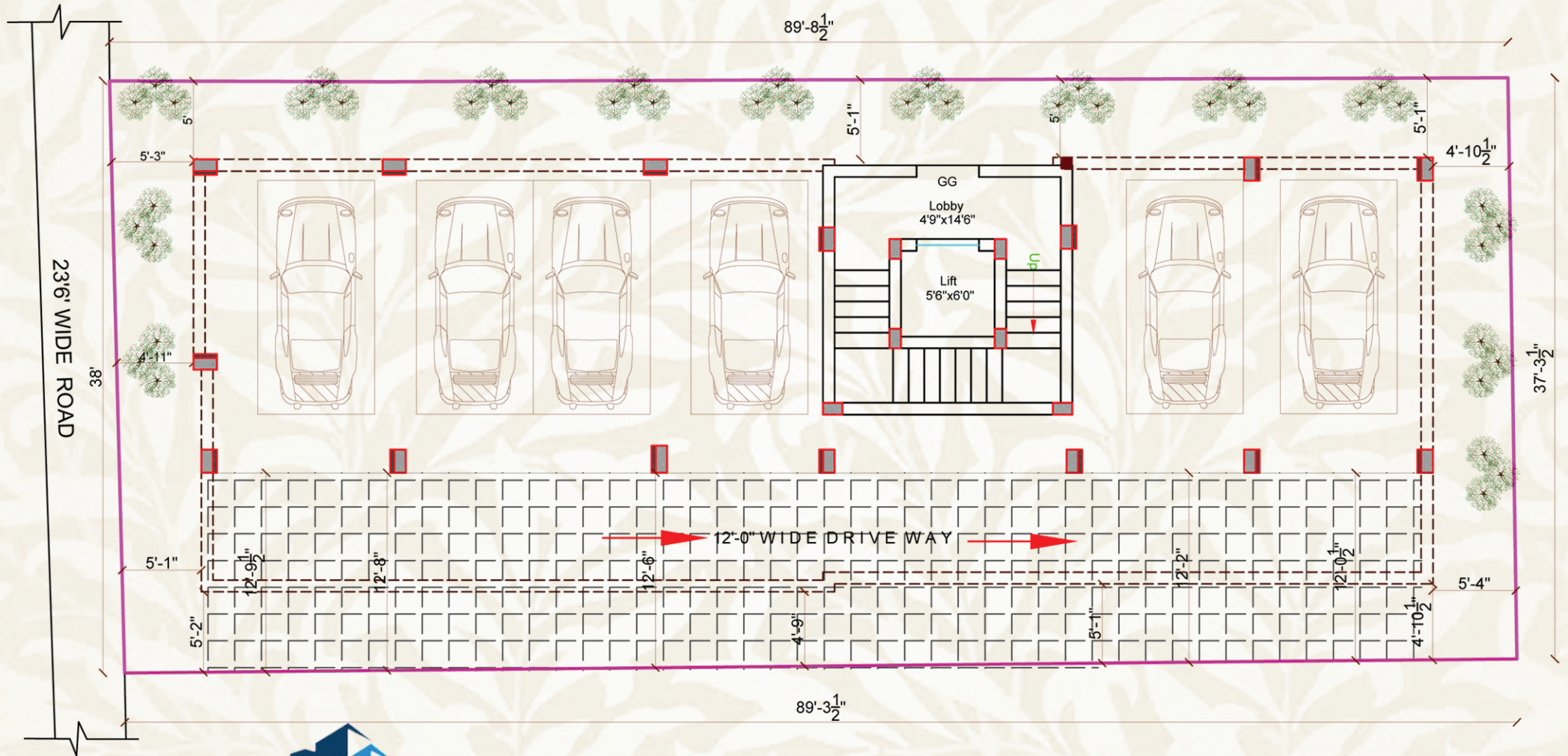
## LOCATION ADVANTAGES

Project at good Location.

project is located close to the CTH road surrounded by school, temple, mosque, hospital, cinema theatre, Ambattur ot Bus stand etc.



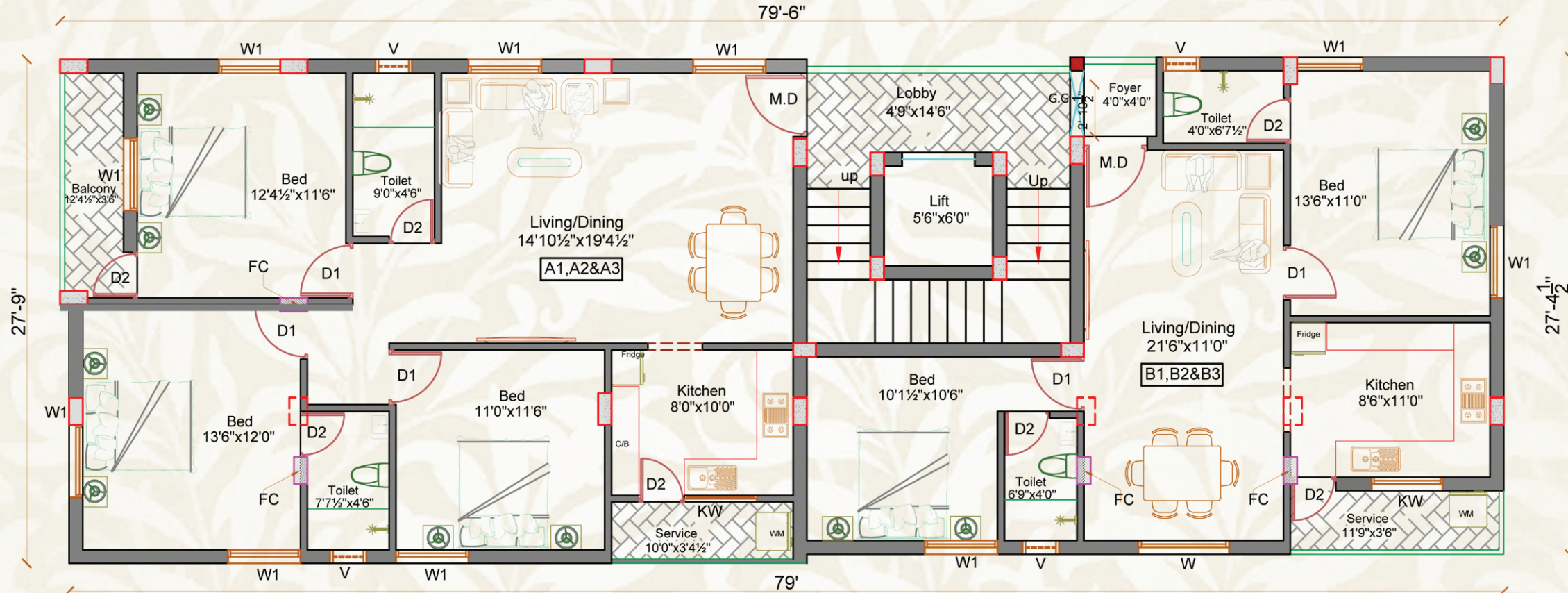
# Site Cum Stilt Floor



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# Typical Floor Plan

(First to Third Floor)



A1, A2 & A3 - 1413 sqft  
 B1, B2 & B3 - 1035 sqft



'SHREE NIVAS'

# Isometric View

1413sqft-A

1035sqft-B



# Technical Specification



## Foundation

Earthquake resistant RCC framed structure with RCC columns connected by RCC plinth beam. (The I.S. design codes from Foundation to Roof is attached). Analysis of structural design is done by using STAADPRO.

## Cement

53 Grade Cement

## Basement

2'0" from existing ground level

## Superstructure

Brick masonry walls – 9” and 4 1/2”

## Windows

Windows will be with UPVC openable type

## Flooring

2'X2' Vitrified Tiles Flooring – (Rs.50/-sq.ft) - joint free.

3 Choice of will be provided & Wall Tiles Rs.30/- Per sq.ft

## Kitchen

Black Granite top for kitchen with Carysil sink - Glazed tiles Dado (concept tiles) upto 2'6" height over kitchen platform. Tap provision for metro water, Sump and borewater, suitable holes for gas / sink connection.

## Toilet Flooring

1' X 1' Plain Anti-skid tiles.

## Electrical

All electrical points will have modular type switches. Provision for TV cable, Internet, Telephone at all bedroom and Hall, Inverter points for Bedroom and Hall (Each room two points), Speaker cables to living room, exterior cables for common dish antennae.

## Hall Cum Dining

One bell points six light points, three fan points and three 5A plug points, TV& Telephone points.

15 amp plug point

## Bedrooms

Two light points, One-fan points and two 5A points.

All bedrooms will be provided with 15A power plug for A/C.Tv & Telephone points

## Kitchen

Two light points, one 15A plug & Points for Chimney, Exhaust fan, Water purifier, Grinder, Mixer, Refrigerator, Microwave etc., will be provided.

## Toilets

Two Light points and one 15A Power Plug and one 5A plug points in each Toilets - exhaust fan and geyser.

## Staircase Flooring -Granite Flooring

## Loft

Two Bedroom and Kitchen per flat (one RCC loft - loft side will be designed as RCC loft - loft side will be designed as per Vaastu)

## Cupboards

Bedrooms & Kitchen shall be provided with Granite open slab for cupboards

## Sanitary and Plumbing:

Taps and fittings will be of "jaquar continental model"and sanitary fittings from parryware

## Painting:

- 1) Inner walls - Two coat of Birla Putty, One coat wall primer and two coats of tractor Emulsion.
- 2) Outer walls – Apex ultima.
- 3) Grills & Windows - One coat red oxide, and two coats enamel Paint.

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# RAHUL ASSOCIATE

## BUILDERS & DEVELOPERS



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### PROJECT LOCATION

Plot No.36, Vasuki Street, Krishnapuram,  
Ambattur, Chennai-600053.

(A Unit of RAHULASSOCIATE)

### CORPORATE OFFICE

Old No.1403, New No.44, H-Block, 15th Main Road,  
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### MARKETING ENQUIRY

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[rahulassociates.net](http://rahulassociates.net) [rahulassociates27@yahoo.com](mailto:rahulassociates27@yahoo.com)

### SCAN LOCATION



### 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

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