

# Location Map

## ASTHALAKSHMII —THE BLISS—



**RAHUL FLAT**  
DEVELOPERS  
PRIVATE LIMITED

(A Unit of RAHUL ASSOCIATE)

An ISO 9001 : 2015 Certified Company

**Rahul Associate**  
Builders & Developers

Unique Selling Point

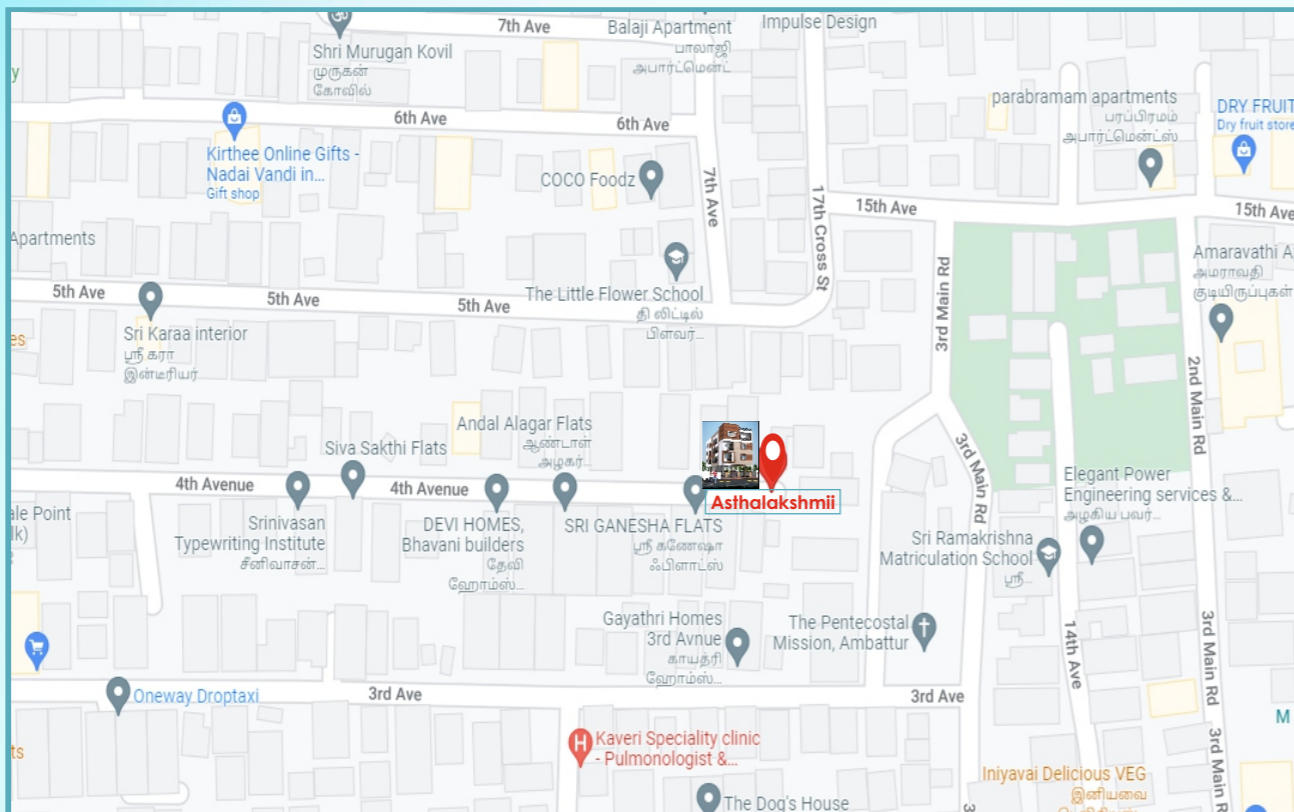


## ASTHALAKSHMII —THE BLISS—

Corporation  
Approved

TNRERA  
Approved

No  
Deviation



**Asthalakshmi,**  
Plot No.14, 4th Avenue,  
Banu Nagar, Pudur, Ambattur,  
Chennai - 600053.



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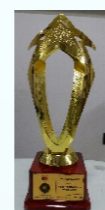
**Rahul Associate**

Builders & Developers

# 1403, 15th Main Road

Anna Nagar, Chennai - 600 040

☎ 044-2616 2096 / 98416 11550



**ENQUIRY : +91 - 9841611550, 98415 76052**

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www.rahulassociates.net



## About Us

**M/s.Rahul Associate** is proprietorship concern founded and lead by Mr. R. R. Shridhar who is a Rotarian and a social worker and the Managing Director of **M/s. Rahul Flat Developers Private Limited**, which has completed more than **130 Projects** TOTALLY AROUND **9,00,000 Sq.Ft.** The main objective of the organisation is promoting and developing residential and commercial buildings in Chennai and Tamilnadu.

### Quality Policy

We are committed as a team with positiveness our attitude towards quality standards, time scheduled commitment and customer service. We strive towards the goal of being "best" in our business through quality as our strategy of more than customer satisfaction.

### Our Vision

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

### Our Mission

- ✦ To develop quality residential & commercial properties with high standards and innovation at affordable cost and achieve customer satisfaction.
- ✦ To achieve excellence in construction development, for the benefits of our customer, society and country through professionalism, ethics, quality and excellent customer service.
- ✦ To respect and comply with safety, environment and legal requirements.
- ✦ To continually improve our competitive edge through innovations, motivations and customer feedbacks.

## Technical Specification

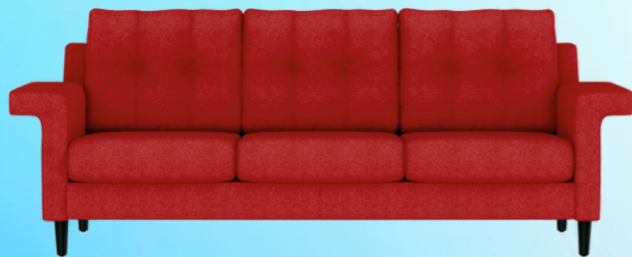
Joineries	: <b>Main Door:</b> 1st Quality Teakwood frame with solid doors <b>Bedroom Door:</b> 2nd Quality Teakwood frames with flush doors (Skin Door) <b>Toilet &amp; Balcony Door:</b> Film coated water proofing doors <b>Window:</b> UPVC Sliding window's	i. Hall Cum Dining	: One Bell Point, Six Lights Points, Two Fan Points and 5 Nos Five amps plug point T.V. & Telephone Point 15 amps Plug Point & A/c Point
Flooring	: 2'x2' Vitrified tiles flooring.	ii. Bed Rooms	: Two Light Points, One Fan Point and Two 5 amps Plug Point, Bed room shall be provided with 15A Power plug for A/c, T.V & Telephone point.
Skirting	: 4' High Vitrified tiles skirting (as same as above tiles) <b>Basic Rate :</b> Rs 50/Sq. ft)	iii. Kitchen	: Two Light Points, One 15 amps Plug Point, One Exhaust Fan Point, One RO Plug Point & Three 5 amps Plug Points.
Terrace Flooring	: 10'x10' Cooling Tiles.	iv. Toilets	: Two Light Points & One 15 amps Power Plug & One 5 amps Plug Point in Each Toilets.
Toilets	: Antiskid ceramic flooring <b>Tile Size :</b> 15'x10' up to 7'ht for toilet walls <b>Basic Rate :</b> Rs 32/Sq. ft)	v. Balcony	: One Light Point, One 5 amps Plug Point.
Kitchen	: Granite slab platform over Rcc slab and <b>(S.S Prince make sink)</b> with normal bowl sink ( Stainless steel ) will be provided and 2'ht ceramic glazed tiles above cooking counter.	Electrical Main Board	: EB Meter Panel Board
Loft & Cupboard	: Two Bedroom & Kitchen will be provided with one loft and granite slabs or open shelves without shutters	Sanitary and Plumbing	: White Colour EWC-Parryware White Colour. Wash basin - Parryware. Taps, will mixture and others - ESSCO.
Staircase Flooring	: Granite flooring.	Borewell	: Borewell shall be provided & Connected to overhead tank.
Electrical	: All Switches are modular Switches (Anchor Rider) 3 Phase change over Switch.	Painting	: The Main door will be Melamine polished & other doors will be painted with enamel paint. Ceiling - White Emulsion, Inner Walls - Putty & Tractor emulsion, Outer walls - Asian Apex, Grills - Enamel Painting.
		Lift	: 6 Passenger Lift will be provided.
		Amenities	: i Asesthetic Elevation ii. Vaasthu Complaint iii. Covered Car Park iv. Rainwater Harvesting



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# Rahul Associate

## Builders & Developers



## AMENITIES

Aesthetic Elevation



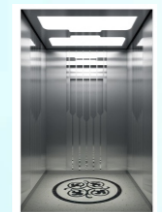
Landscaping



Vasthu Compliant Apartments



6 Passenger Lift



Rain Water Harvesting



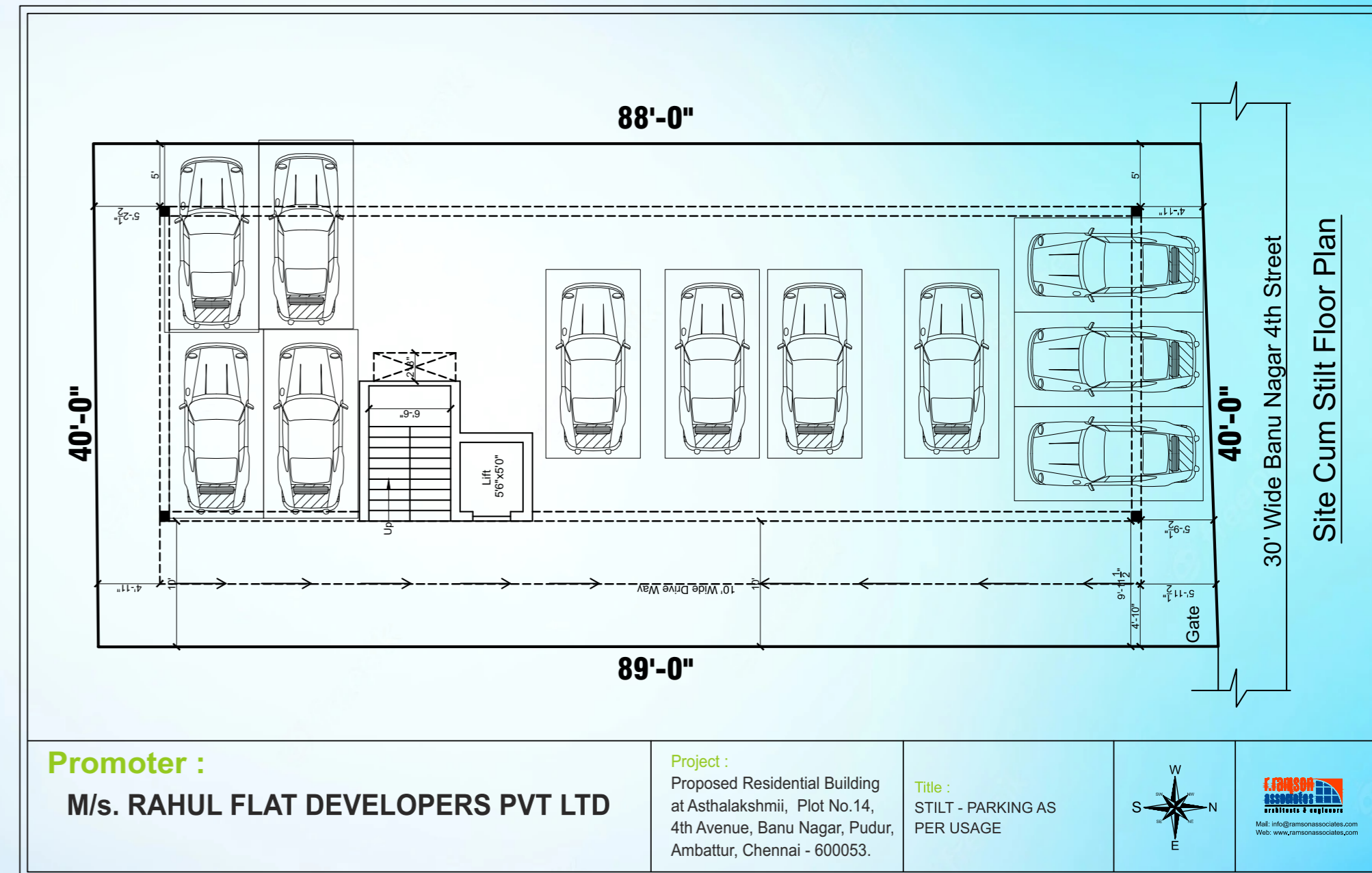
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## Technical Specification

Foundation	:	Earthquake resistant RCC framed structure with RCC columns connected by RCC plinth beam. (The I.S. design code from Foundation to Roof is attached). Analysis of structural design is done by using STAADPRO.
Basement	:	2'0"ht from existing ground level
Footing & Column Size	:	As per the structural design
Super Structure	:	The Construction will be framed structured.  As per Structural design and using AAC blocks.
Pest Control	:	Carried out in 3 stages. 1) Foundation level 2) Basement level & 3) Exterior

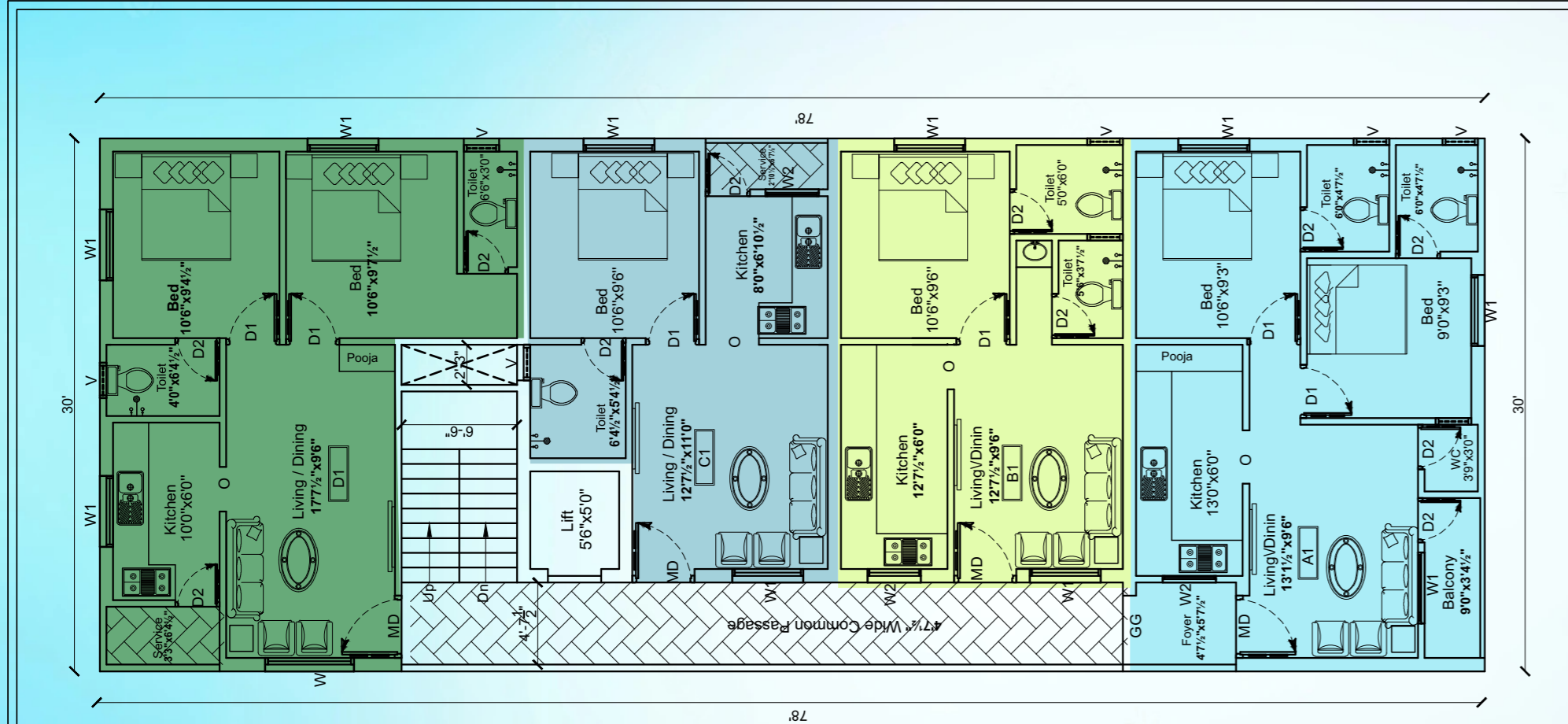
## Stilt Floor Plan



# 1st & 2nd Floor Plan

AREA DETAILS :

A1,A2 Flat - 722 sq.ft
B1,B2 Flat - 499 sq.ft
C1,C2 Flat - 487 sq.ft
D1,D2 Flat - 709 sq.ft



**Promoter :**  
M/s. RAHUL FLAT DEVELOPERS PVT LTD

**Project :**  
Proposed Residential Building  
at Asthalakshmi, Plot No.14,  
4th Avenue, Banu Nagar, Pudur,  
Ambattur, Chennai - 600053.

**Title :**  
FIRST & SECOND  
FLOOR PLAN



Mail: info@ramsonassociates.com  
Web: www.ramsonassociates.com

# Third Floor Plan

AREA DETAILS :

A3 Flat - 794 sq.ft
B3 Flat - 848 sq.ft
C3 Flat - 786 sq.ft



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**Title :**  
THIRD FLOOR PLAN



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