



Rahul Associate
BUILDERS & DEVELOPERS

RAHUL FLAT

DEVELOPERS
PRIVATE LIMITED

(A Unit of RAHUL ASSOCIATE)

An ISO 9001:2015 Certified Company



www.rahulassociates.net



Leadership in
building your future

About Us

M/s. Rahul Associate is a 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 **128 projects** totalling around **8,50,000 Sq.ft.** the main objective of the organisation is promoting and developing residential and commercial buildings in Chennai and Tamil Nadu.

Quality Policy:

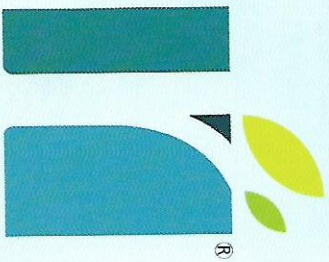
We are committed as a Team with positiveness our attitude towards quality standards, time scheduled commitment and customer service. We strive **towards the goal of being "best" in our business** through quality as our strategy of more than customer satisfaction.

Our Vision:

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

Our Mission:

- To develop quality residential & commercial properties 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, environment and legal requirements.
- To continually improve our competitive edge through innovations, motivations and Customer Feedbacks.



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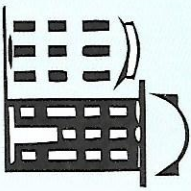






KINGS COURT is a whole new element of magnetism to Chennai's most happening urban town - Ambattur (Banu Nagar). An architectural designer layout of 2 BHK and 3 BHK apartments with elevator, ample space for cars and 2 wheeler parking.

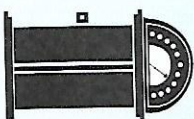
Special Amenities



Aesthetic
Elevation



Vaastu Compliant
Apartments



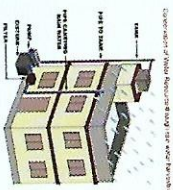
6 Passengers
Lift



Landscaping



DG Set



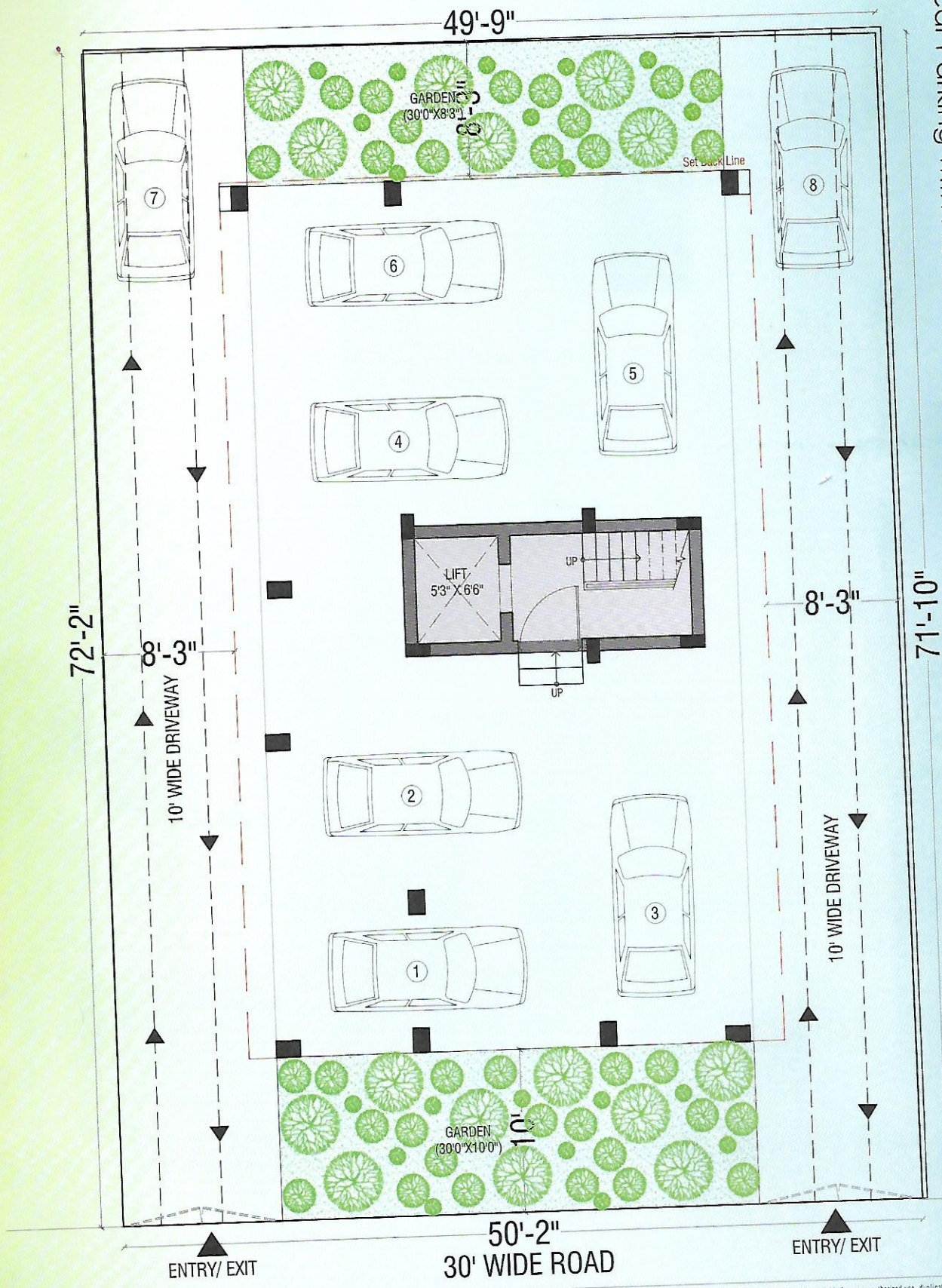
Rain Water
Harvesting

Location Advantages:

- ✧ Project at a very Posh location
- ✧ Project located very close to Bus Stand and OT Terminus
- ✧ Close to
 - Ebenezer School, Annai Violet School & Sethu Baskara school
 - Temples, Churches and Mosques
 - Multi Specialty Hospitals
- ✧
 - HDFC, ICICI, Axis, SBI and all other banks
 - Major supermarkets and departmental Store
 - All major entertainment centres

Stilt Floor 2D Plan

Car Parking with Pleasant Garden



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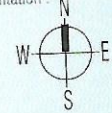
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STILT FLOOR PLAN

Project :

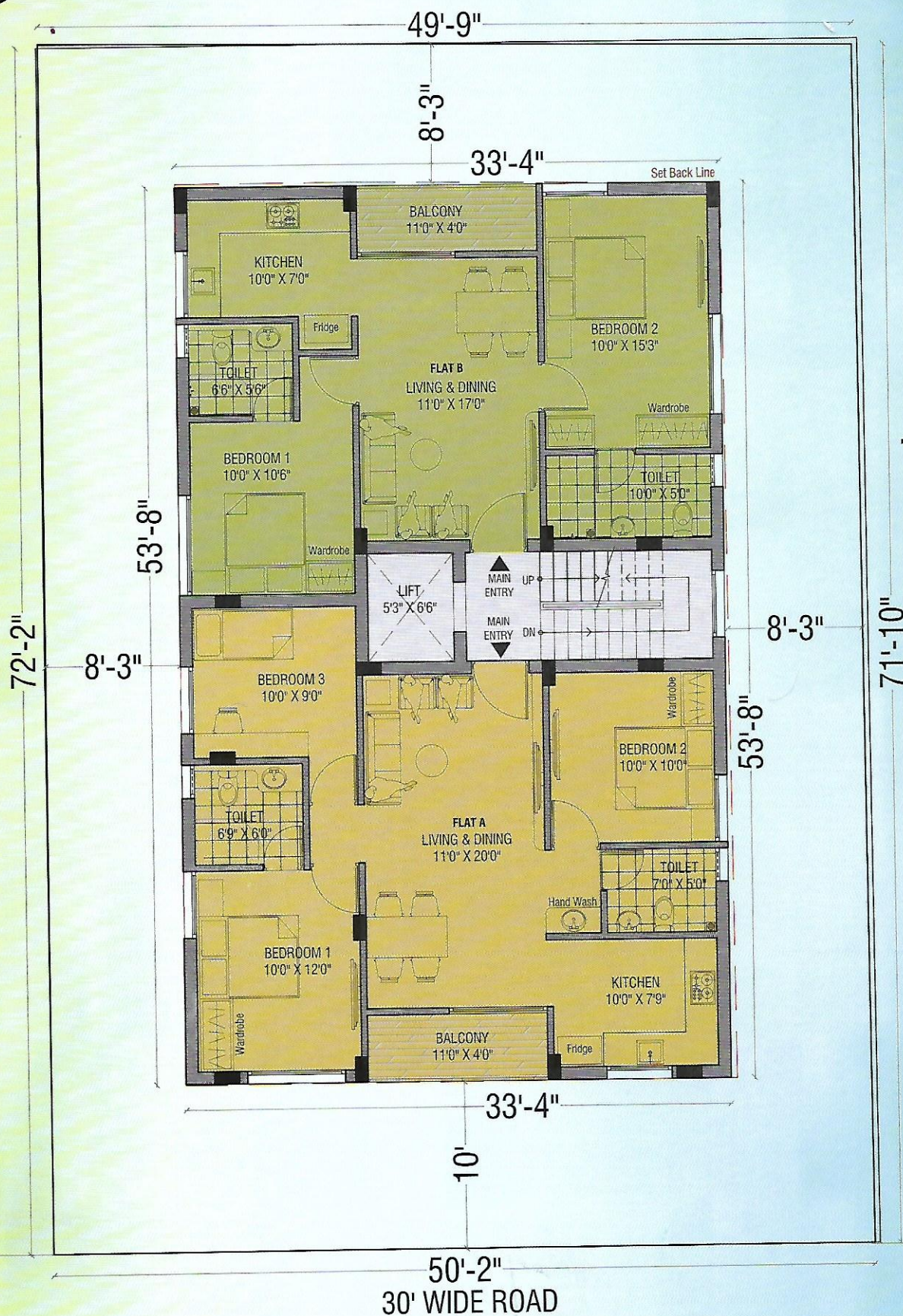
PROPOSED APARTMENT @
BANU NAGAR-50'X72'

Orientation :



Architecture +
ARCHITECTURE PLUS VALUE
Principal Architect: V.S. Ignatius (I.A.A.) CA 2015/15194
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e-mail: arch@architectureplusvalue.com website: www.apv.in
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Typical 1st, 2nd, 3rd & 4th Floor 2 D plan



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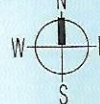
Drawing Title:

TYPICAL FLOOR PLAN

Project :

PROPOSED APARTMENT @
BANU NAGAR-50'X72'

Orientation :



Architect
ARCHITECTURE PLUS VALUE
Principal Architect: VASUDEVAN (C.A. 142015174)
Site No: 50, South Main Street, Velankanni, Chennai - 605019
e-mail: arch@architectureplusvalue.com website: www.apv.in
PIN No: 044-26171823

Technical Specifications

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.

CEMENT / BASEMENT

- : 53 Grade Cement / 2"0" 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. Inside wall and ceiling Gypsum Plastering.

PEST CONTROL

- : Carried out in 3 stages : 1) Foundation level, 2) Basement level & 3) Exterior

JOINERIES

- : **Main Door** : 1st Quality Teakwood frames with Solid doors. **Bedroom Door** : 2nd Quality Teakwood frames with flush doors (Skin Door). **Toilet & Balcony Door** : Film coated water proofing doors.

FLOORING

- : 2' x 2' Vitrified Tiles Flooring

SKIRTING

- : 4" High Vitrified tiles skirting (as same as above tiles) (Sun Heart or Orient Bell) Basic Rate : Rs. 45/sq.ft

TERRACE FLOORING

- : 100" x 100" Cooling tiles.

TOILETS

- : Antiskid Ceramic flooring Tile Size : 12' x 18' up to 7'ht (Sun Heart or Orient Bell) Basic Rate : Rs. 32/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'ht ceramic glazed tiles above cooking counter.

LOFT & CUPBOARD

- : Two Bedroom & Kitchen will be provided with one loft and granite slabs or open shelves. Without shutters.

STAIRCASE FLOORING

- : Granite Flooring.

ELECTRICAL

- : All Switches are modular switches (Anchor Rider) 3 Phase change over switch

(i) Hall Cum Dining

- : One Bell Point, Six Lights Point, Two Fan Points and 5 Nos Five AMPs Plug Point TV & Telephone Point 15 AMPs Plug Point & A/c Point.

(ii) Bed Rooms

- : Two Light Points, One Fan Point and Two 5 AMPs Plug Point. Bed room shall be provided with 15 A Power plug for A/c,

TV & Telephone point

(iii) Kitchen

- : Two Light Points, One 15 AMPs Plug point, One Exhaust Fan Point, One RO Plug Point & Three 5 AMPs Plug Points.

(iv) Toilets

- : Two Light Point & One 15 AMPs Power Plug & One 5 AMPs Plug Point in each Toilets.

(v) Balcony

- : One Light Point, One 5 AMPs Plug Point

ELECTRICAL MAIN BOARD

- : EB Meter Panel Board

SANITARY AND PLUMBING

- : White Colour EWC-Parryware, White Colour Washbasin, Wall mixture and others - Jaguar continental and ESSCO.

BOREWELL

- : Borewell shall be provided & Connected to overhead tank

PAINTING

- : The Main door will be Melamine polished & other doors will be painted with enamel paint. **Ceiling** : White colour emulsion,

Inner Walls : Putty & Tractor emulsion, **Outer Walls** : Asian Apex, **Grills** : Enamel Points.

LIFT

- : 6 Passenger Lift

POWER BACKUP

- : Backup generator will be provided for lift, water pumps common area lighting & selected lights and fans in all flats.

AMENITIES

- : (i) Genset, (ii) Automatic Lift, (iii) Aesthetic Elevation, (iv) Vaasthu Complaint, (v) Covered Car Park, (vi) Rainwater Harvesting.

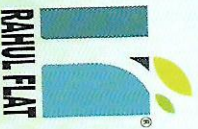
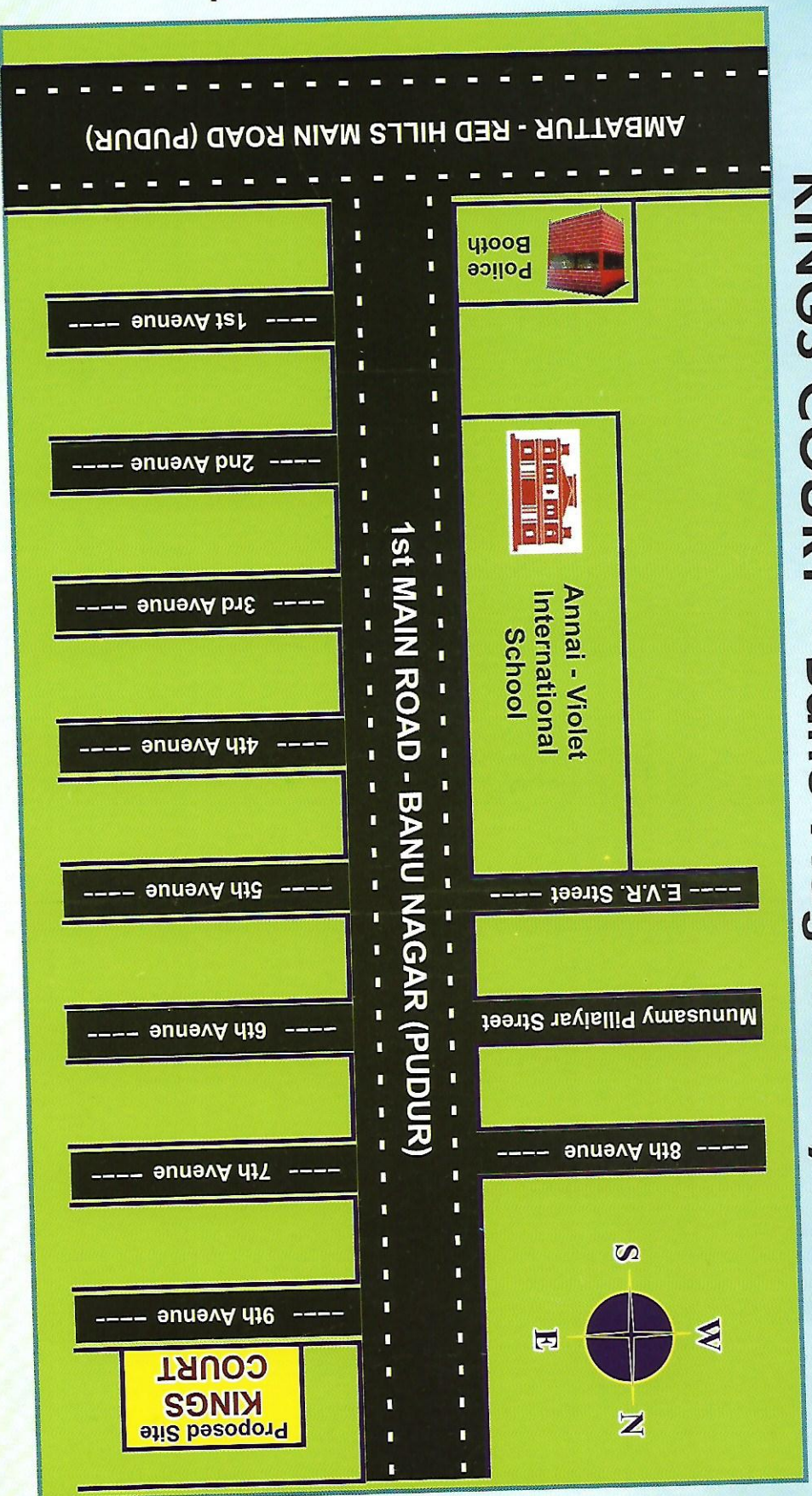
Location Map

KINGS COURT - Banu Nagar - Key Plan



Site Address :

9/10, Banu Nagar,
9th Avenue, Pudur,
Ambattur, Chennai - 53.



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Excellence in Innovative Project 2012
from Construction Industry Association of India



2016 Best Workmanship Award received for
the project "The White Fields"
Thiruvengadam Nagar, Ambattur.



Office Bearer
Builders Association of India



Post President Flat Promoters Association
(Ambattur & Avadi)

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