



RAHUL FLAT

DEVELOPERS
PRIVATE LIMITED

(A Unit of RAHUL ASSOCIATE)

An ISO 9001 : 2015 Certified Company



Rahul Associate

Builders & Developers

PADMALAYAA

THE DIVINE LIFE



Corporation
Approved

No
Deviation

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** totalling 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 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 cost 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.

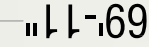
To respect and comply with safety, environment and legal requirements.
To continually improve our competitive edge through innovations, motivations and customer feedbacks.

Rahul Associate

Builders & Developers



39'-10"



—Boundary as per
Site Survey

ENTRY/ EXIT

44'-7"

ENTRY/EXIT

PARKING AS PER USAGE

30' WIDE ROAD

OPTION 01

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Project:

Drawing Title:

ent: RAHUL ASSOCIATES

PROPOSED APARTMENT @
BANU NAGAR 17TH AVENUE
-40'X70'

Orientation : 

Architect :  **architecture + value**

ARCHITECTURE PLUS VALUE

Principal Architect : N. Anthonio (Go. 020281 031914)
Site Rep. : J. M. M. (Go. 020281 031914)
e-mail : info@architectureplusvalue.com website : www.architecturaplusvalue.com
Ph no. 044-26171920

Typical 1st to 3rd Floor Plan



18-05-2021_R3

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Client:

RAHUL
ASSOCIATES

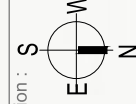
Drawing Title:

TYPICAL FLOOR PLAN

Project:

PROPOSED APARTMENT @
BANU NAGAR 17TH AVENUE
-40'X70'

Orientation:



Architect



39'-10"

Terrace Floor Plan

68'-11"

Least extent

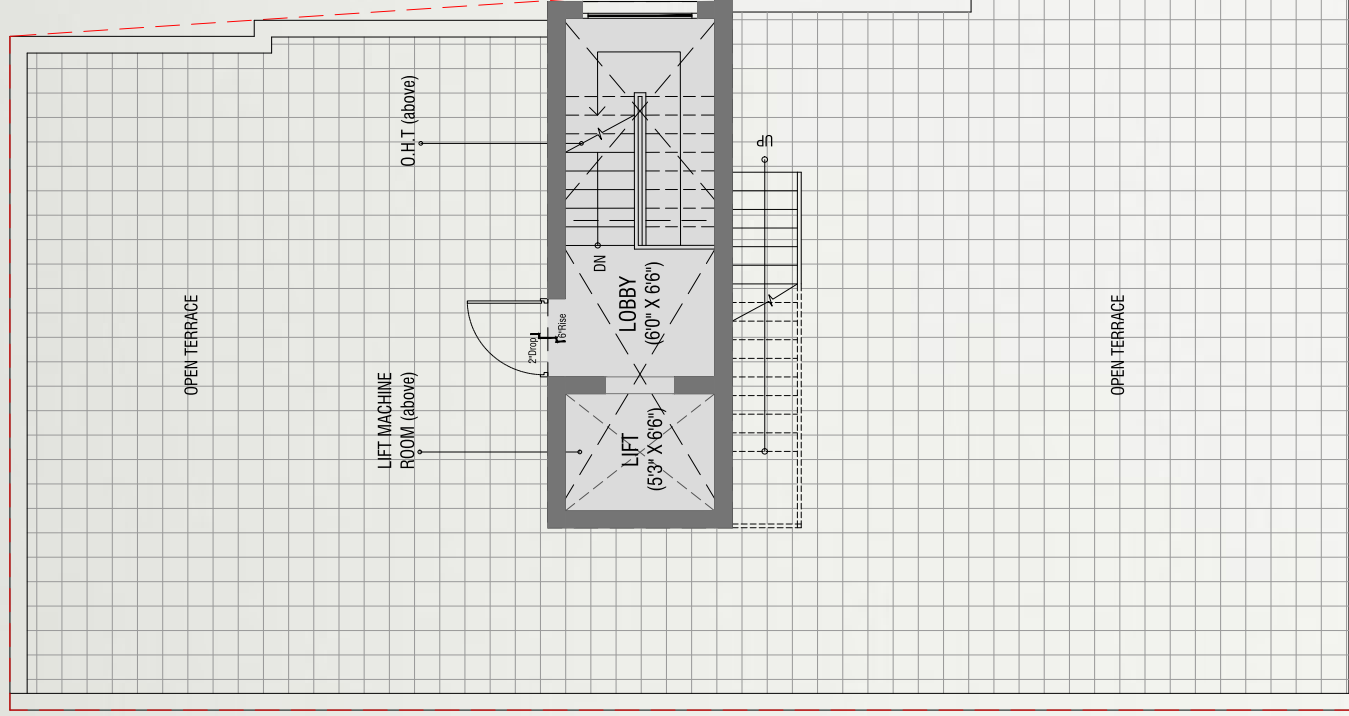
Boundary as per
Site Survey

Set back line

44'-7"

30' WIDE ROAD

69'-11"



18-05-2021_R3

OPTION 01

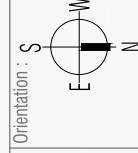
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Client:
**RAHUL
ASSOCIATES**

Drawing Title:
TERRACE FLOOR PLAN

Project :
**PROPOSED APARTMENT @
BANU NAGAR 17TH AVENUE
-40'X70'**



AMENITIES

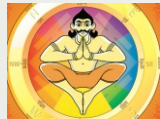
Aesthetic Elevation



Landscaping



Vasthu Compliant
Apartments



6 Passenger Lift



Rain Water Harvesting



Genset



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Technical Specification

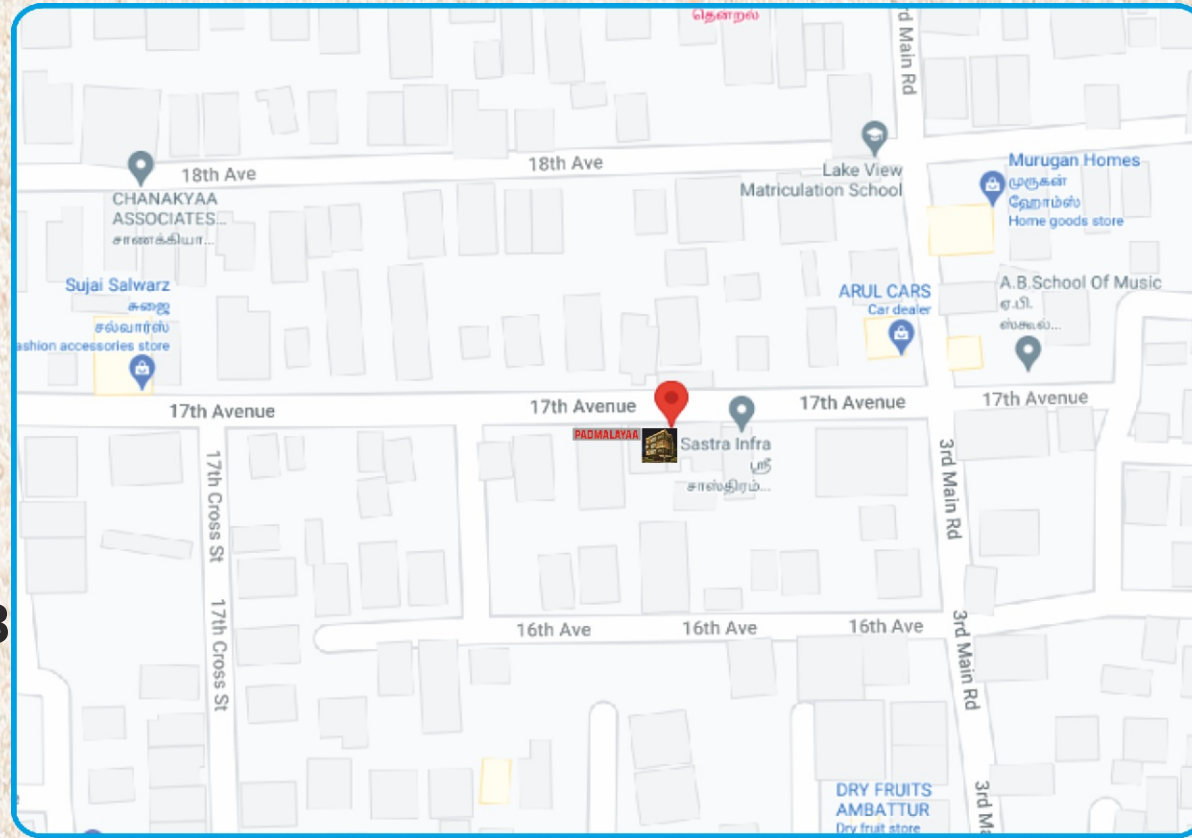
Foundation	: RCC Isolated Footing as per Structural Drawing will be provided.
Basement	: 2'ht from existing Ground Level.
Superstructure	: The Construction will be with framed structured as per structural design and using AAC blocks and Gypsum Plastering for inside ceiling and walls with cement plaster 1:4.
Joineries	: Main door : 1 Quality Teakwood frames with solid door's and other. 2nd quality Teakwood frames with flush door's (skin door) windows : UPVC Openable window's
Flooring	: 2'x2' Vitrified tiles flooring with 4" skirting. Basic Rate 45/- Sq.ft

Technical Specification

Kitchen	: Granite Slab Platform over RCC Slab and S.S Prince makesink with normal bowl sink (Stainless Steel) will be provided and (2'0 Height) Ceramic Glazed tiles above cooking counter)	Toilets	: Two Light points and one 15 amps Power Plug and one 5 Amps Plug points in each toilet.
Toilets	: Antiskid ceramic flooring. Tiles Height 15" upto 7'Height. Basic Rate 30/- Sq.ft	Balcony	: One Light Point, One 5 Amps Plug Point.
Staircase Flooring	Granite Floor	Electrical main board	: EB Meter Panel Board
Loft & Cupboards	: Two bedroom and kitchen shall be provided with one loft, and kadappa slabs shelf without shutters.	Sanitary & Plumbing	: White Colour EWC - Parry Ware White Colour Washbasin-Parry Ware CP Fitting -Jaquar and ESSCO
Electrical	: All Switches are modular switches, (Anchor Rider) 3 phase change over switch.	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.
Hall cum dining	: One Bell points, Six lights points, two fan points and five nos five amps plug point T.V & Telephone point 15 amps plug point.	Bore well	: Bore well shall be provided and this bore well will be connected to overhead tank. Paving block shall be provided in all the open space around the flats.
Bedrooms	: Two Light points, one-fans points and two 5 amps plug point. One Bedroom alone shall be provided. with 15A, power plug for A/c, TV & Telephone Point	Lift	: 6 Passenger lift will be provided (Make : Emperor Make ISO-9001-2015 Company)
Kitchen	: Two Light points, one 15 Amps Plug point, one exhaust fan point, one RO Plug Point, Two 5 Amps Plug Point.		

Location Map

Plot No.30
17th Avenue
Banu Nagar
Pudur, Ambattur
Chennai-600 053



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Rahul Associate

Builders & Developers

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