

An ISO 9001 : 2015 Certified Company

Unique Selling Point



RAHUL FLAT
DEVELOPERS
PRIVATE LIMITED

(A Unit of RAHUL ASSOCIATE)

*aa*ji ENCLAVE

The Happy Home...

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.

aaji ENCLAVE
The Happy Home...



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Aaji Enclave is a whole new element to magnetise chennai's most happening urban town - Ambattur (Thiruvangada 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 Furnaished
Apartments**



**Landscape Around
the Building**

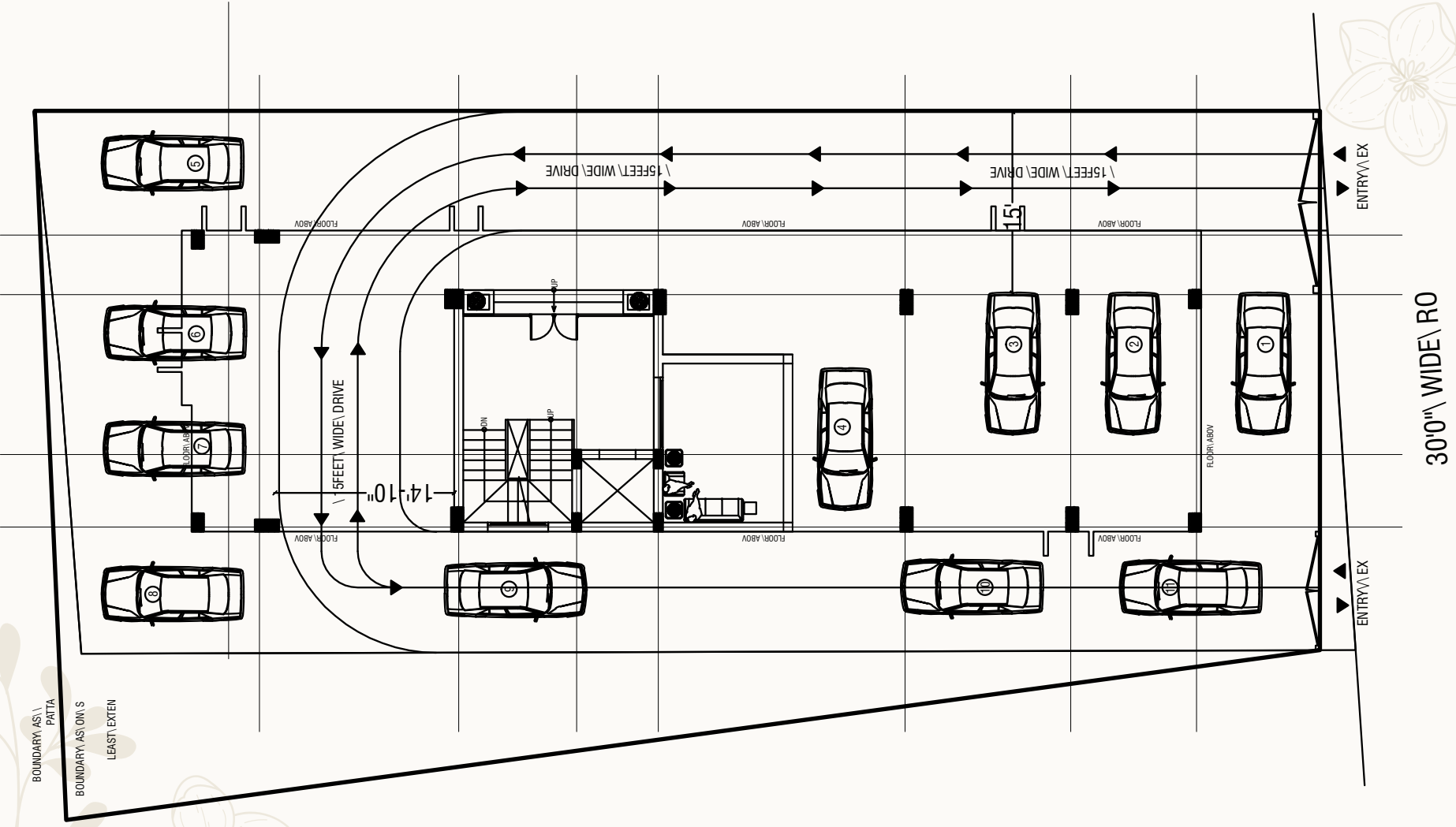


DG Set

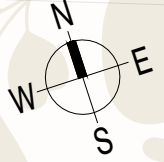
Location Advantages

- Project at a very posh location
- Project located very close to Ambattur OT bus terminus
- Within a kilometer from Railway station
- Close to
- TI School, Hussain Memorial School & all major schools
- Temples, Churches and Mosques
- Multi speciality hospitals
- MTH Road
- HDFC, ICICI, SBI and all other banks
- Major supermarkets and departments Stores
- All major entertainment centres

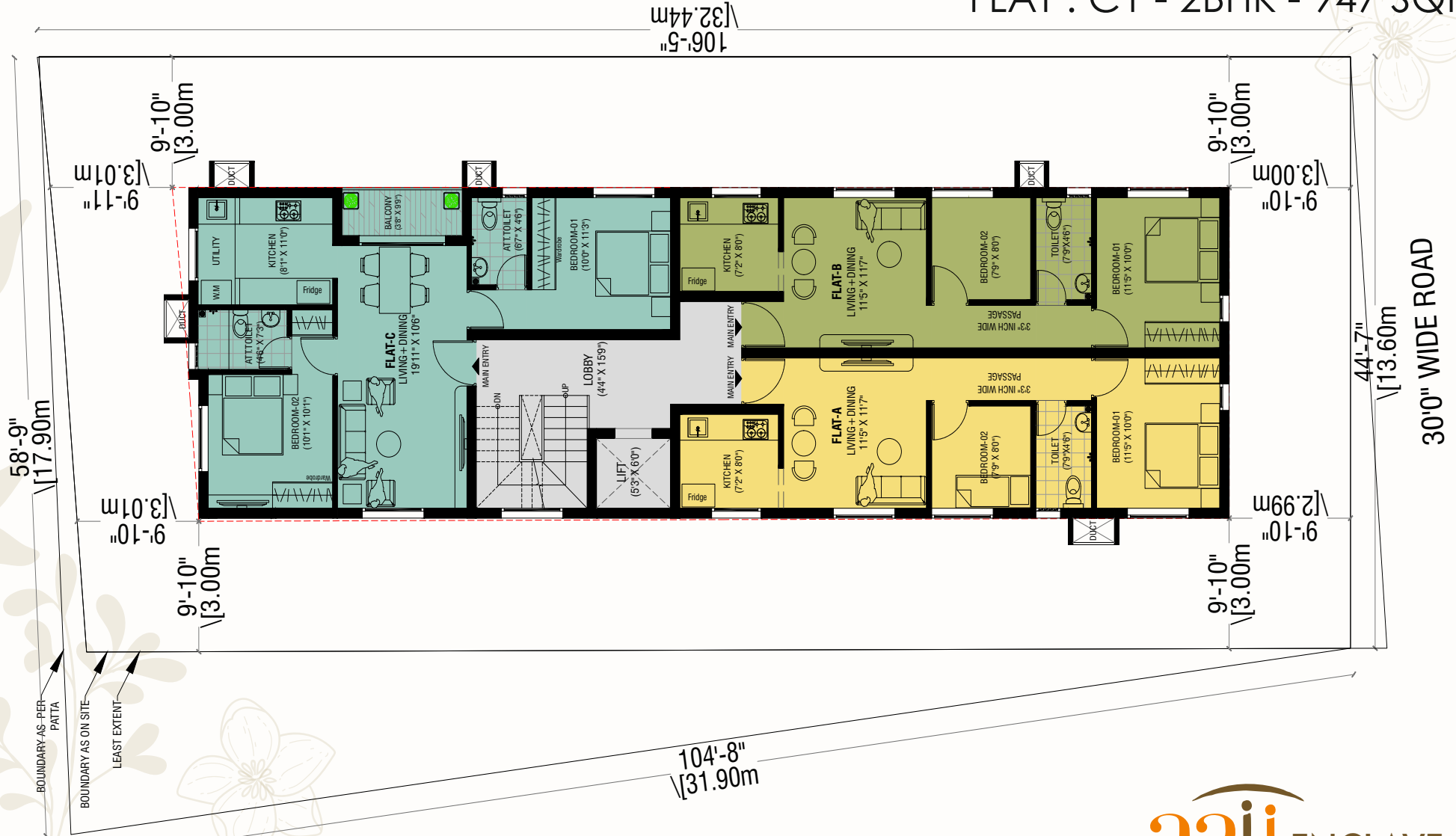
Stilt Floor Plan



First Floor Plan

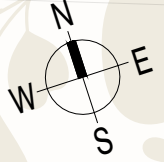


FLAT : A1, B1 - 2BHK - 673 SQFT
 FLAT : C1 - 2BHK - 947 SQFT



Typical Floor Plan

2nd Floor to 5th Floor



FLAT : A2 to A5 - 3BHK - 1405 SQFT

FLAT : B2 to B5 - 2 BHK - 946 SQFT



Technical Specifications

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 PPC

STRUCTURE BASEMENT : 2'0" ht from existing ground level

FOOTING & COLUMN SIZE : As per the structural design

SUPER STRUCTURE : Brick Masonry walls - 9" and 4½"

PEST CONTROL : Carried out in 3 stages.
1) Foundation level 2) Basement (level & 3) Exterior)

Footing, Column, Plinth beam, lintel, Sunshade, loft, roof beam and roof slab concrete : RCC 1:1.5:3

STEEL : FE 550 Grade Steel is used here

FLOORING : 2" x 2" Vitrified tiles flooring - (Rs.55/- sq.ft) - Joint free. 3 choice of will be provided & wall Tiles Rs.35/- per sq.ft

SKIRTING : 4" High Vitrified tiles skirting (Same as above tiles)

TOILET FLOORING : 1' x 1' Plain Anti-skid tiles.

OVERHEAD TANK : 11000 Ltrs capacity with equal partitions of Metro water and Bore well water. Overflow tap or ball cock.

STAIR CASE FLOORING : Grey or Black Granite

CARPENTARY : Main door - Teakwood frames with teak designed door with Godrej locks of 6 lever and magic eye.

OTHER DOORS : All polished doors. Bedroom doors will be skin doors with bathroom doors water proof.

WINDOWS : UPVC French Sliding doors in Living room. And other windows will be with UPVC. (Type) Openable

GRILLS : Grill for all the windows.

STAIRCASE : Stainless steel handrails

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) shall be provided.

CUPBOARDS : Kitchen shall be provided with Granite open cupboard (4' x 7' - size) at bedrooms & Kitchen (5' x 7')
Each apartment will have Anti-skid flooring both EWC toilets - Ceramic digital tiles for walls cladded up to ceiling - Water proofing below the sink & toilets to avoid leakage to other flats. Each toilet shall be provided with one water closet with flushing cistern, Wall mixture tap etc., Taps and fittings are **JAGUAR FLORANTINE Model** range.

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. Washing m/c provision will be provided.

Rain water harvesting will be done according to meet the statutory requirement.

All sanitary and plumbing connections shall be provided with UPVC (outside), CPVC pipes (concealed) and fittings (Astral - cpvc,).

A water tap with wash basin will be provided in the terrace.

Water supply connection from Metro water sump and Bore well with motors to overhead tank will be provided. Sensors will be provided for Auto On / Off of the motors.

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), exterior cables for common dish antennae. Tube light, Fans Points will be provided.

Pipes	: ISI branded pipes
Cables	: Orbit/Kundan/Q Flex
Wall Boxes	: ISI
DB	: MK Brand - Anchor Roma
Switches and Sockets	: Modular Anchor make.

HALL CUM DINING

: One bell points six light points, three fan points and three 5A plug points, TV & Telephone points. One 15A point for AC AC pointer.

BEDROOMS

: Two light points, One-fan points and two 5A points. All bedrooms will be provided with 15A power plug for A/c. One point just outside the hall and bedroom window.

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.

BALCONIES

: Two Light Points, Outside Lights : As Per Architect Design Terrace Lights : As Per Architect Design, Staircase Lights : As Per Architect Design

Plumbing & Pipe line:

- Main water line from overhead tank is 1" line.
- Distribution lines of 1" line.
- Inside the Bathroom is 3/4" line.
- Drainage and Rainwater line is 4" line.
- Waste line is 2 ½" line.

One wash basin each for every toilet of size 13" x 18" Parryware make and counter wash basin with granite in the dining area.

PAINTING

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

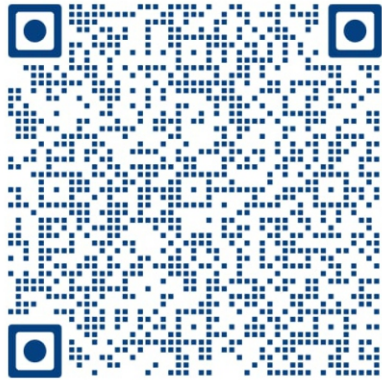
TERRACE FLOOR

: Flooring : 1' X 1' Cooling Tiles.
Parapet Wall : 0'4½" Brickwork Parapet wall upto 3'6" height.
Head room : For staircase with RCC Roof
Water Tank : 1 No. Water tank of 1 1000 ltrs capacity with partition.

AMENITIES:

- a) Landscaping at suitable locations.
- b) Entire stilt floor shall be provided with paving blocks and lighting around the building.
- c) 6 nos. Passenger lift of automatic door will be provided with electrical works.
- d) Sound proof Genset (Ashok Leyland – MAKE) to support lift, common light points & important light and fan points inside the Apartment.
- e) Name Plates, Letter Box for each flats.
- f) Wash basin in the terrace with granite platform.
- g) Aesthetic Elevation

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"** Thirvengadam Nagar, Ambattur



Member Builders Association of India

Estd. 1941

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(A Unit of RAHUL ASSOCIATE)

RAHUL ASSOCIATE

BUILDERS & DEVELOPERS

CORPORATE OFFICE

Old No. 1403, New No.44, H- Block,
15th Main Road, Anna Nagar,
Chennai - 600 040. | 044-2616-2096

MARKETING ENQUIRY

+91 98416 11550 / 98415 76052

+91 91763 99993

www.rahulassociates.net

e: rahulassociates27@yahoo.com



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