

Aykan Gevirlio



About Us

M/S. **RAHUL ASSOCIATE** 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 **175 projects** totalling around **1.75 million sq.ft** . The main objective of the organisation is promoting & 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 & 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 & 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.





AYKAN ஓவியம் is a luxury project situated in Chennai's most happening part of town ANNA NAGAR. Crafted with an intention to bring together luxury, comfort and privacy.

SPECIAL AMENITIES

Aesthetically crafted units following international build standards with superior building specification

Mindfully designed 3 BHK units

24 x 7 security

Vaastu compliant homes with zero dead space design

Covered car parks for each flat

Automatic lifts and video door phone

Generator from Ashok Leyland

Grohe and American standard sanitary fittings

Rain water harvesting

LOCATION ADVANTAGES



INSTITUTIONS

Shri Krishnaswamy matric school - 1.4 km
Narayana eTechno CBSE School - 2.4 km
Anna Adarsh College - 2 km



TRANSPORT

Thirumanglam metro - 1 km
Anna nagar tower metro - 1.4 km
Koyembedu bus stop - 4 kms



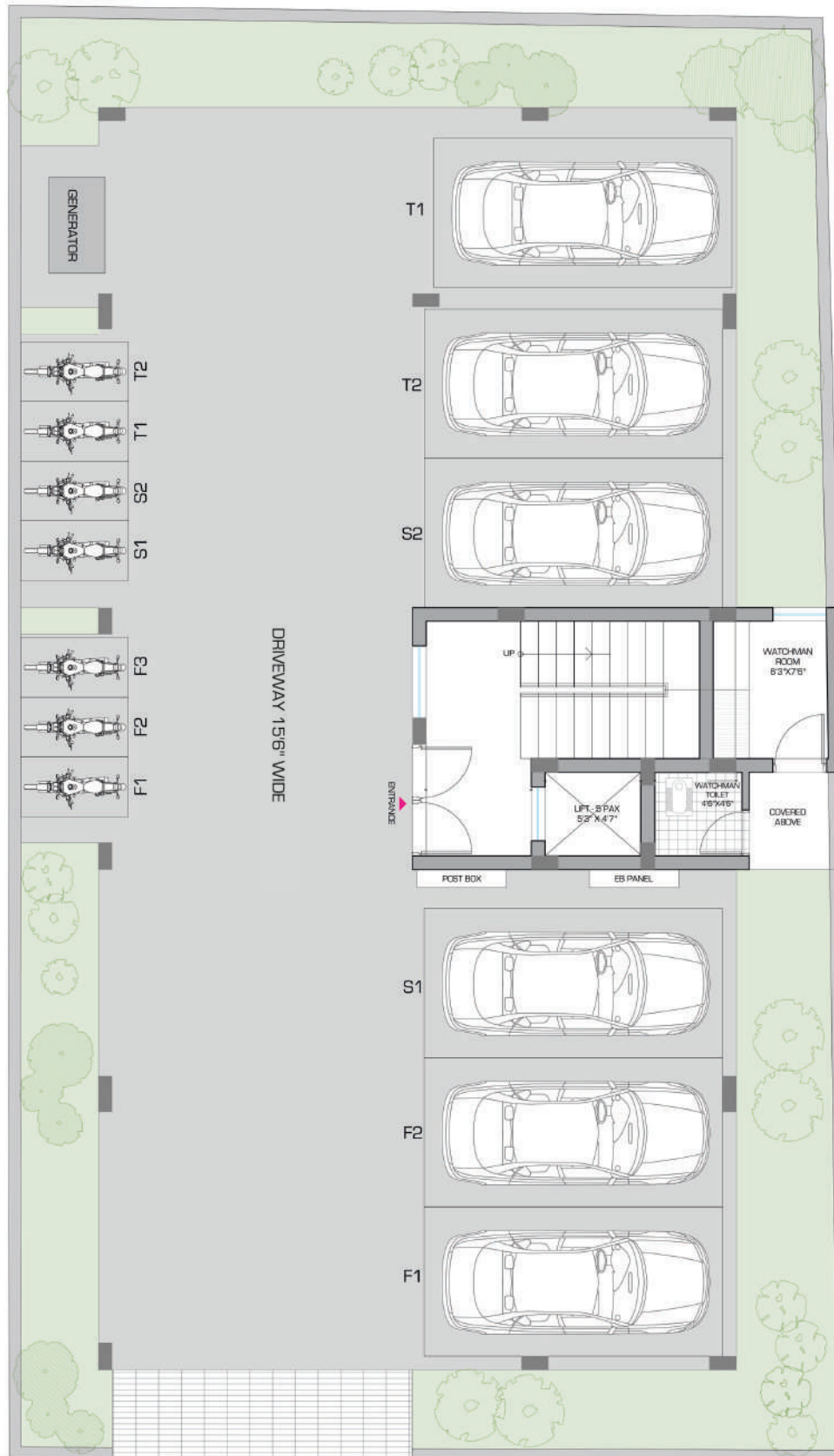
HOSPITALS

Sundaram Medical - 800 m
Be well Hospital - 3 km
Apollo Hospital - 3.5 km



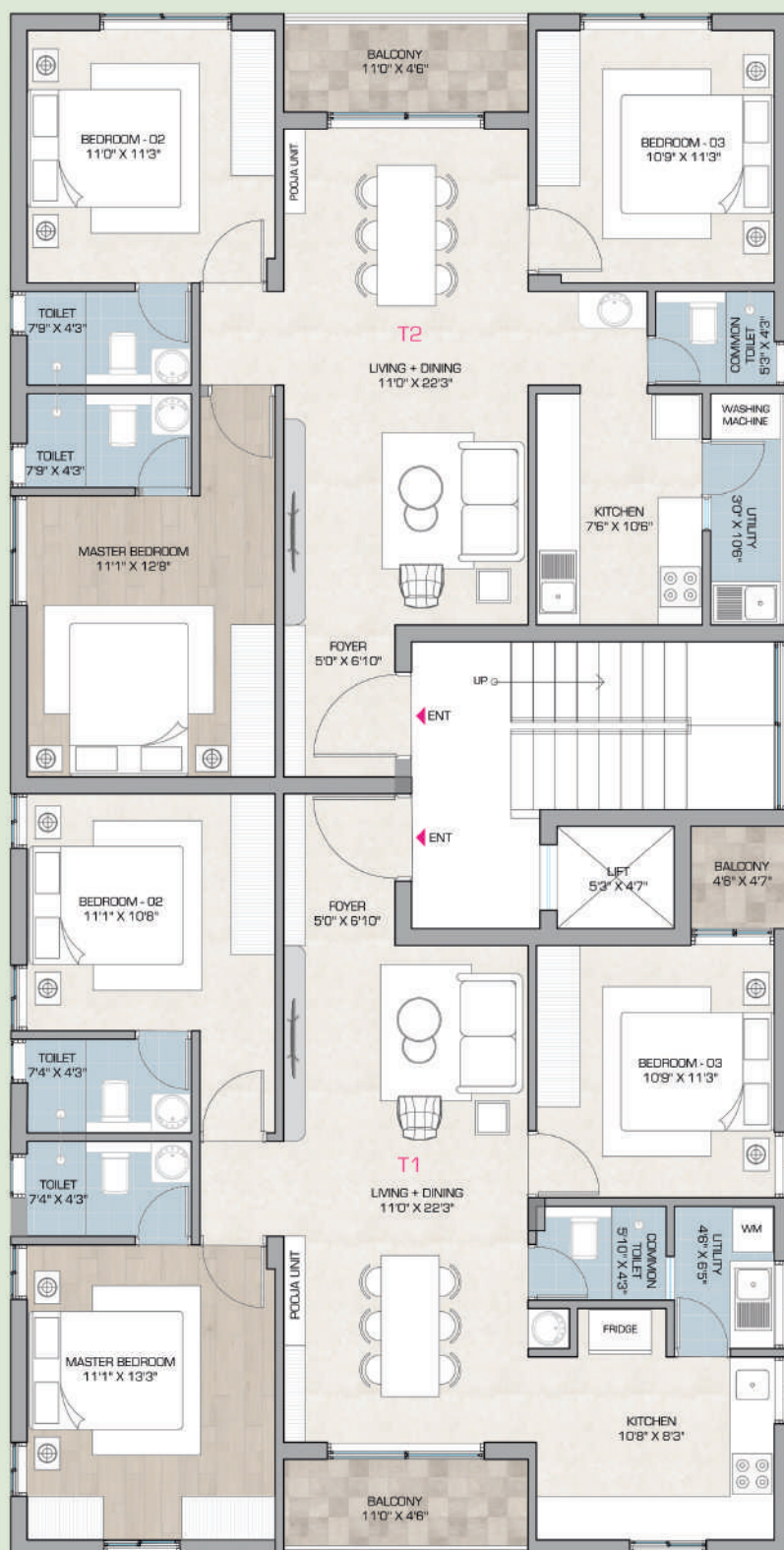
RELIGIOUS PLACES

Ayyappan temple - 1.2 km
St.Luke's church - 1.8 km
Anna nagar mosque - 1.5 km

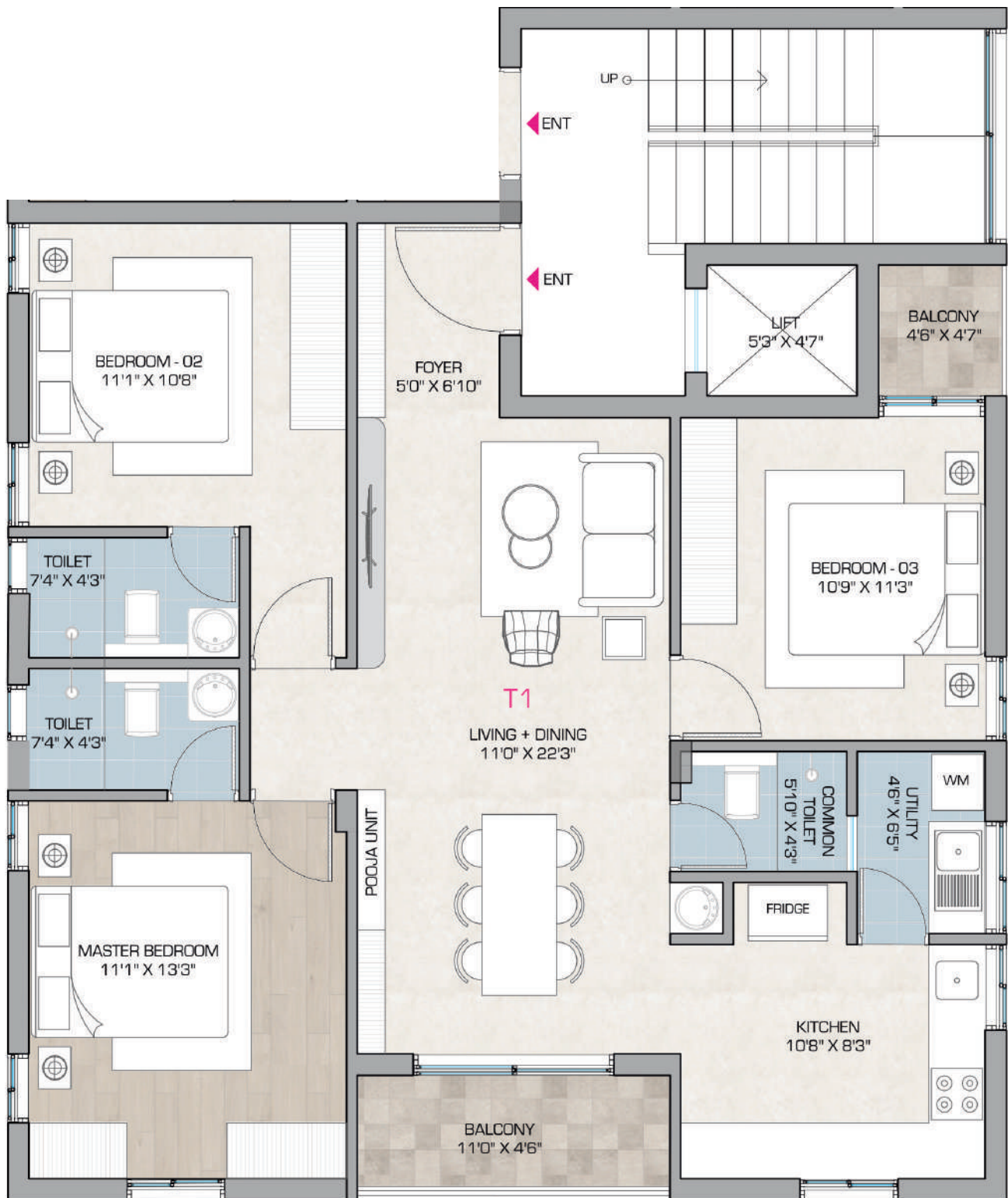


30 FT WIDE ROAD

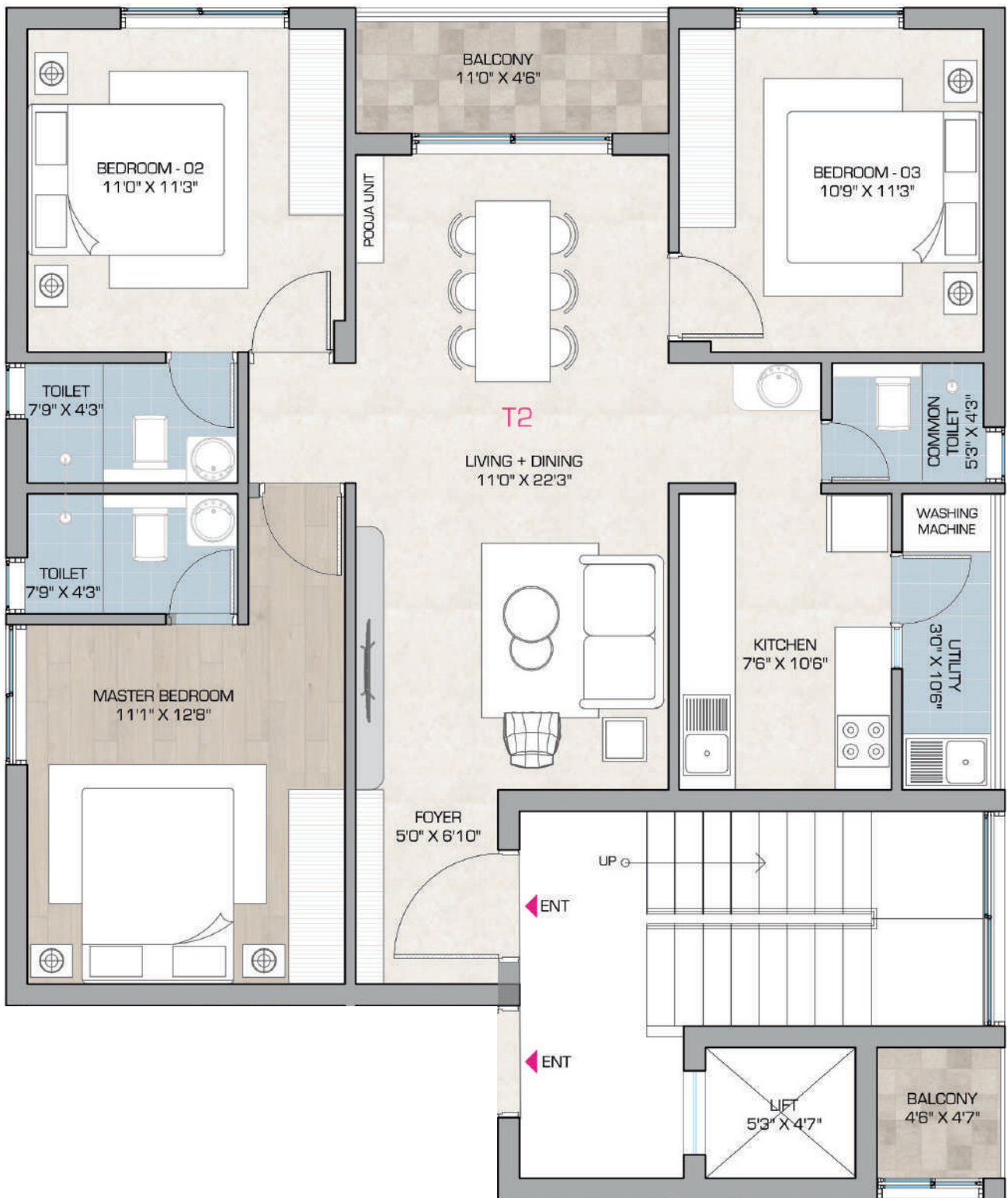
SITE CUM STILT FLOOR PLAN



3rd FLOOR PLAN
 FLAT T 1 - 1410 SQ.FT
 FLAT T 2 - 1377 SQ.FT



T 1 - UNIT PLAN - 1410 SQ.FT



T 2 - UNIT PLAN - 1377 SQ.FT

TECHNICAL SPECIFICATIONS

STRUCTURE

R.C.C. framed structure with RCC columns, beams, and slabs. Brick masonry walls.
Stilt plus three floors

DOORS AND WINDOWS

- **Main Entrance Door:** Teak wood frame and shutters with melamine polish.
- **Internal Doors:** SPC frames with factory-made ABS shutters.
- **Toilet Doors:** Waterproof SPC frames with factory-made ABS shutters.
- **UPVC** openable windows with MS grills
- Wooden French doors for balconies
- Locks from **GODREJ**

WALL FINISHES

- Smooth plastered finish.
- **BIRLA WALL CARE PUTTY.**
- **Asian Premium Emulsion paint** for all internal walls.

FLOORING AND TILES

Living, Dining, Bedrooms & Kitchen:

- Vitrified tiles 4' x 2' from RAK / Somany

Balconies & Utility Areas:

- Matt-finished vitrified / non-skid tiles

Bathrooms:

- Non-skid tiles for flooring; Ceramic wall tiles 2' x 1' up to ceiling height.

KITCHEN

- Black granite countertop.
- **Carysil** sink.
- CP fittings from **Grohe**.
- Ceramic / printed tiles up to 2 feet above the countertop.
- Provision for exhaust fan, refrigerator, and water purifier.
- Adequate power points for kitchen appliances.
- Lofts provided in kitchen.

TECHNICAL SPECIFICATIONS

BATHROOMS & TOILETS

- Shower head with spout and concealed thermostat from **Grohe**.
- Health faucet from **Grohe**.
- White concealed wall-mounted EWC from **American Standard**.
- Countertop / wall-hung wash basin from **American Standard**.
- CP fittings from **Grohe**.
- Provision for exhaust fan and geyser.

ELECTRICAL & POWER BACKUP

- 3-phase electricity supply with independent meters.
- **FRLS** wires from **Havells**.
- Modular switches and sockets from **Havells**.
- Earth Leakage Circuit Breaker (ELCB) from **Havells**.
- Split A/C points in living, dining, and all bedrooms.
- TV and telephone points in living room and master bedroom.
- Two-way switches in master bedroom.
- DG power backup for flats and common areas (excluding A/Cs).
- Generator from **Ashok Leyland or Mahindra**.

SPECIAL FEATURES & AMENITIES

- Automatic lift with V3F drive and ARD.
- Lift provided up to open terrace.
- Video Door Phone.
- Landscaping for common areas.
- Rainwater harvesting system.
- Sump and overhead tanks for metro water and borewell water.
- One borewell for supplemental water usage.



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:

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Aykan Garlio

Project Location:

167, AL Block, 1st Street
Anna Nagar,
Chennai - 600 102

Scan for 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



Construction Industry Awards 2025
Awarded Excellence in
Residential Projects

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