



ARADHANA ENCLAVE

A place that reflect your cherished dream

NEW
MODERN
ELEGANT



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 155 projects totalling around 1.7 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.

Location Advantages





ARADHANA
ENCLAVE

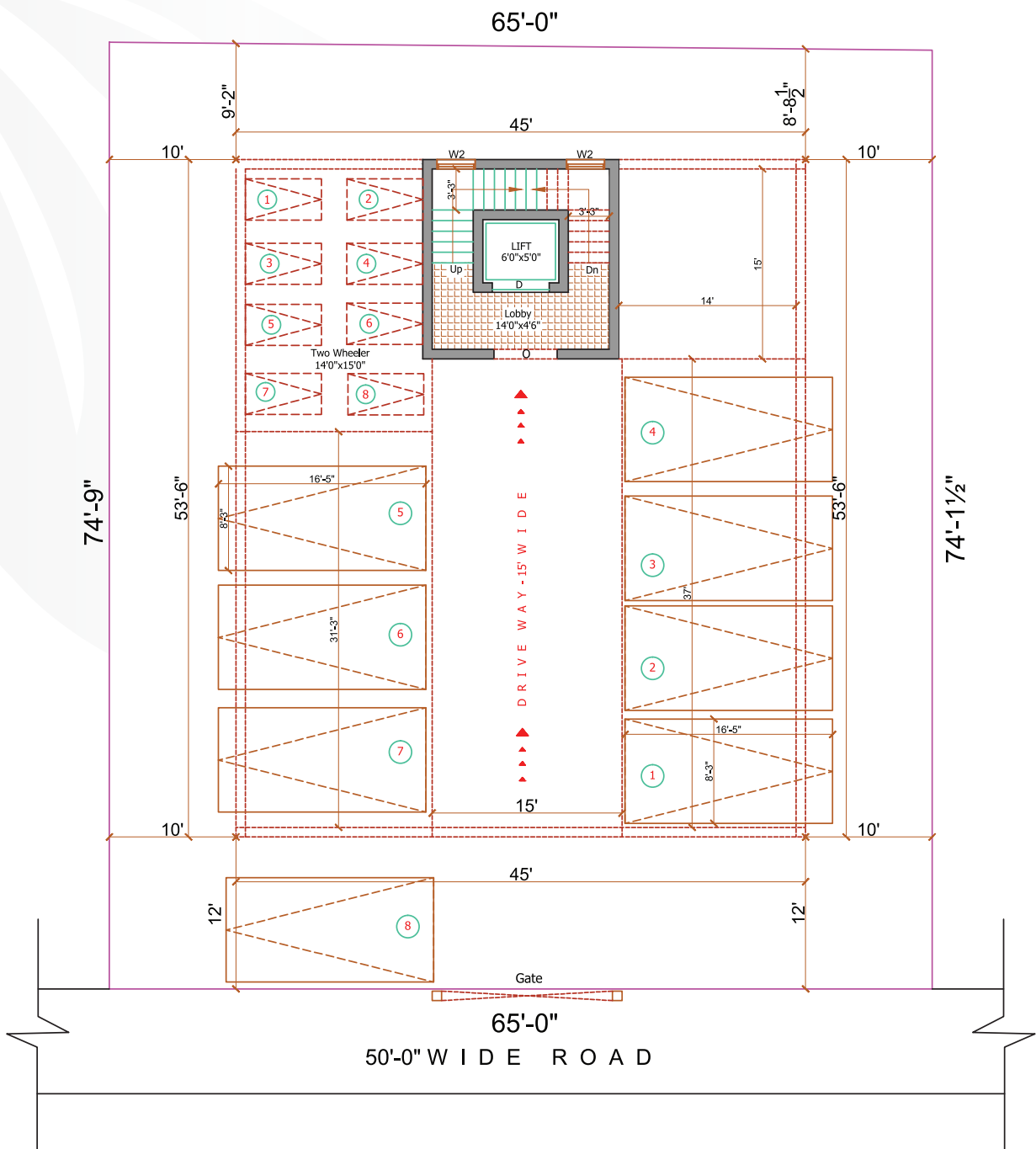
LEADERSHIP IN BUILDING YOUR FUTURE



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SITE CUM STILT FLOOR

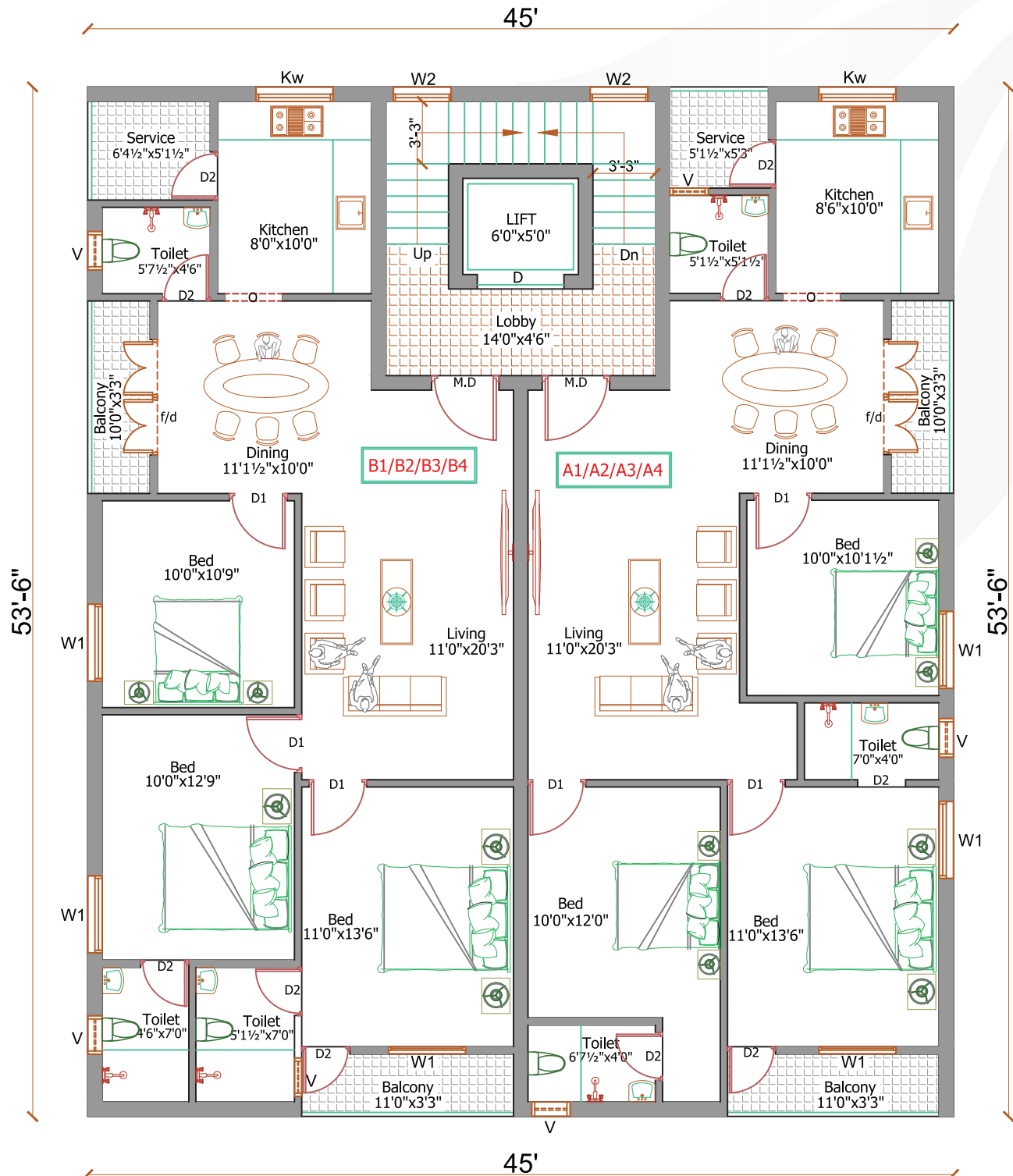


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TYPICAL FLOOR PLAN

(First to Fourth Floor)



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A1-A4

1374 Sqft

B1-B4

1374 Sqft

ISOMETRIC VIEW

(First to Fourth Floor)



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TECHNICAL SPECIFICATION



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

STRUCTURE BASEMENT:

2'0" from existing ground level

FOOTING AND COLUMN SIZE:

As per the structural design

SUPER STRUCTURE:

BRICK MASONRY WALLS – 9" & 4 - 1/2"

PLINTH BEAM SIZE

(TOWARDS ALL COLUMN TIE-UP):

Carried out in 3 stages.

PEST CONTROL:

1) Foundation level 2) Basement level & exterior

SUPER STRUCTURE

BASEMENT BRICK WORK

Brick masonry

LINTEL

As per design

ROOF BEAM

As per design

ROOF SLAB

As per design

CONCRETE

M25 grade concrete

CONCRETE MIX RATIO:

1) 40MM Jelly (Lean & Flooring) concrete

PCC 1:4:8

2) Footing, Column, Plinth beam, lintel, Sunshade, loft roof beam, & roof slab concrete

RCC 1: 1:5:3

3) Steel

FE 550 grade steel is used here

FLOORING

4'X2' Vitrified Tiles Flooring – (Rs.50/-sq.ft) – joint free.

3 Choices will be provided & Wall Tiles Rs.35/- Per sq.ft

SKIRTING

4" HIGH Vitrified tiles skirting (same as above tiles)

TOILET FLOORING

1'X1' Plain Anti-skid tiles

TECHNICAL SPECIFICATION



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 CONTINENTAL MODEL RANGE**.

OVERHEAD TANK:

9000 Ltrs capacity with equal partitions of Metro water and Bore well water. Over flow tap or ball cock.

STAIR CASE FLOORING:

Grey or Black Granite

CARPENTRY:

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

WINDOWS:

Bedroom doors will be flush doors with OST bathroom doors WPC.

GRILLS:

Windows will be with UPVC open type with grills 12mm sq rod M.S. Grills for windows. Balconies will be provided with 3' height handrail.

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')

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.

Waterproofing will be done for all toilets and open terrace.

All sanitary & plumbing connections shall be provided with **PVC (outside), CPVC pipes (concealed) & fittings (Astral make).**

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

GENERAL: Water Tank will be provided with approach ladder to the top of the tank, handrail, manhole etc.,

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), Speaker cables to living room, exterior cables for common dish antennae.

TECHNICAL SPECIFICATION



TUBE LIGHT & FANS POINTS WILL BE PROVIDED

- 1, Pipes
- 2, Cables
- 3, Wall Boxes
- 4, DB
- 5, Switches & Sockets

ISI branded pipes
Orbit/Kundan/Q Flex
ISI
MK Brand - Anchor Roma
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

SANITARY AND PLUMBING : One number deep bore well and one number 12000 ltrs capacity metro water sump will be provided, Two no's rainwater lines provided

PIPE LINE SIZES :

- a) Main water line from overhead tank is 1" line.
- b) Distribution lines of 1" line.
- c) Inside the Bathroom is 3/4" line.
- d) Drainage and Rainwater line is 4" line.
- e) 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 ultima.
- 3) Grills & Windows - One coat red oxide, and two coats enamel Paint.

TERRACE FLOOR:

FLOORING	10" X 10" Cooling Tiles
PARAPET WALL	0'4½" Brickwork Parapet wall upto 3'6" height.
HEAD ROOM	For staircase with RCC Roof
WATER TANK	1No. Water tank of 9,000ltrs capacity with partition.

AMENITIES

- a) Landscaping at suitable locations
- b) Entire stilt floor shall be provided with provided with paving blocks & lighting around the buiding
- c) **6** nos. passengers 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 & fan points inside the apartment.
- e) Name Plates, Letter Box for each flates.
- f) Wash basin in the terrace with granite platform
- g) Aesthetic Elevation
- h) Vasstu Compliant Apartments



RECENTLY COMPLETED PROJECTS



ADYAR



**THIRUVENGADA NAGAR
AMBATTUR**



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AMBATTUR**



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
🌐 rahulassociates.net
✉ rahulassociates27@yahoo.com



ARADHANA ENCLAVE

PROJECT LOCATION

A1/-1 West End Road,
Thiruvengada Nagar, Ambattur
Chennai 53

SCAN LOCATION



AWARDS



Excellence in Innovative
Project **2012** From
Construction Industry



2016- Bestworkmanship Award
received for the Project
"THE WHITE FIELDS"
Thirvengadam Nagar, Ambattur



Best Housing
Provider-**2012** from
Builder's Association
of India



Member-Builders
Association of India

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