

# Hill Willow VILLA





**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.



**Hill Willow Villa** is a whole new element to magnetise chennai's most happening urban town - ANNA NAGAR. An architectural designer layout of 3 BHK apartments with elevator, ample space for cars & 2 wheeler parking etc.

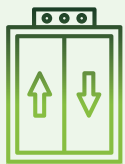
## SPECIAL AMENITIES



**Aesthetic  
Elevation**



**Vaastu compliant  
Apartments**



**Automatic lift  
with V3FF & ARD**



**Covered car  
parks for each flat**



**Video door phone**



**Main Door  
Smart Door Lock**



**Generator from  
Ashok Leyland**



**Grohe Sanitary  
Fittings with American  
Standard cp Fittings**



**Landscape for  
Common areas**



**Rain Water  
Harvesting**

## LOCATION ADVANTAGES



**CPS Global School**



**Shenoy Nagar  
Metro Station**



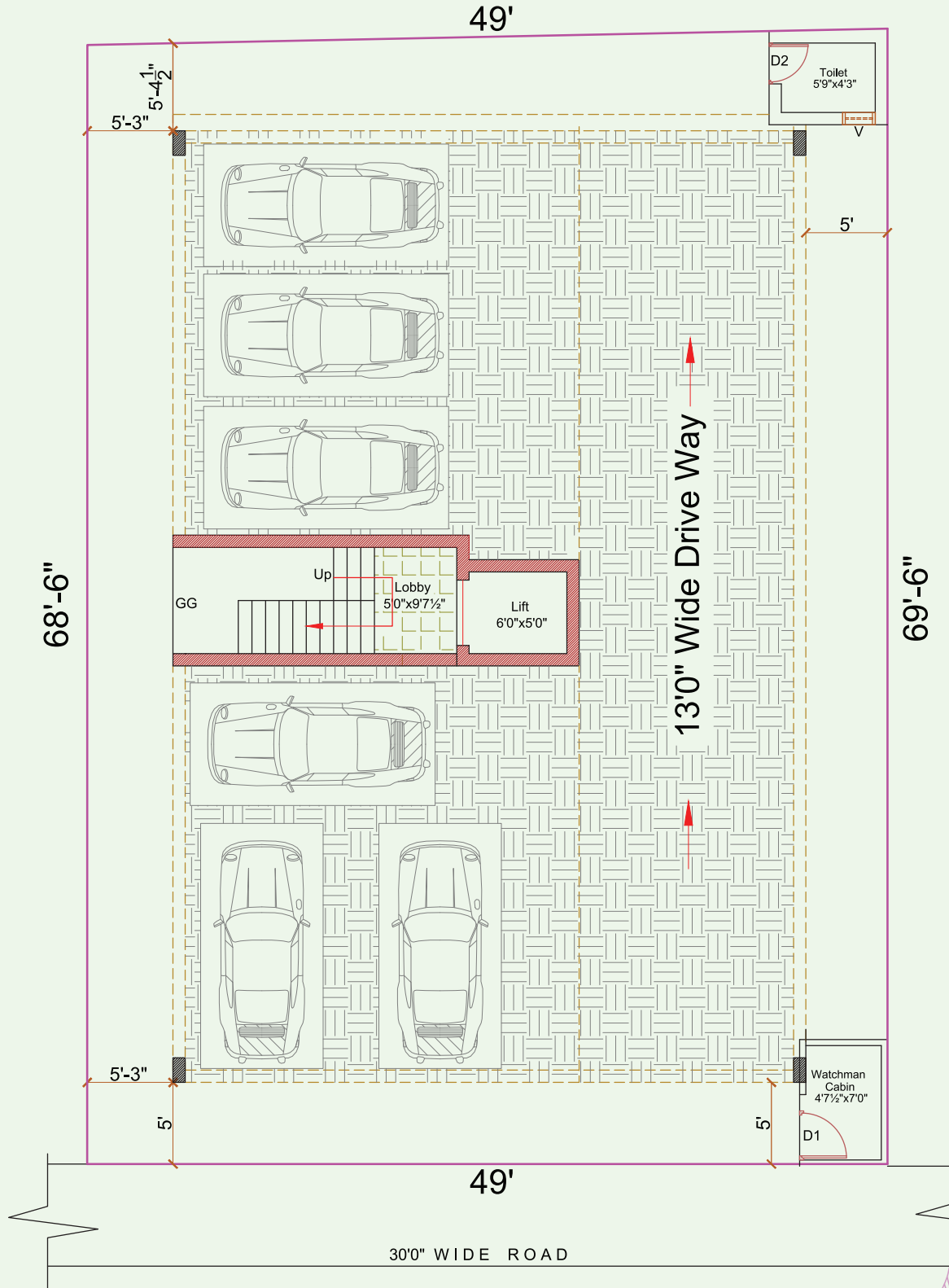
**Annanagar Nagar  
Metro Station**



**Apollo Medical  
Center**

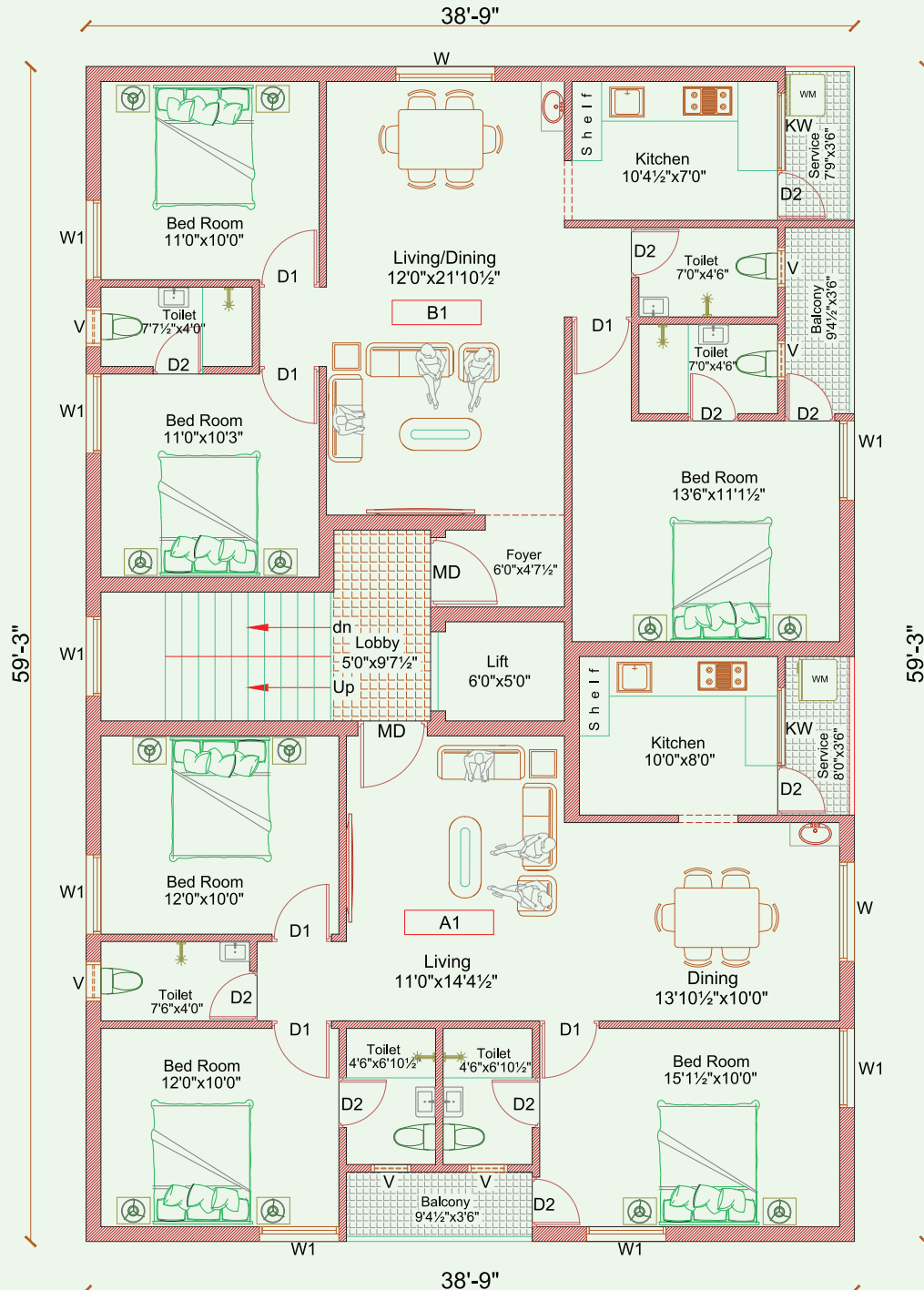


# SITE CUM STILT FLOOR PLAN



# TYPICAL FLOOR PLAN

## 1st, 2nd,3rd Floor



**FLAT: A1, A2, A3 - 1337 SQFT**  
**FLAT: B1, B2, B3 - 1330 SQFT**



# TECHNICAL SPECIFICATION



## STRUCTURE:

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



## DOORS & WINDOWS

- ▶ **MAIN ENTRANCE DOOR** – Teak wood frame & shutters with melamine polish
- ▶ **INTERNAL DOORS** – SPC frames & factory made ABS shutters
- ▶ **TOILET DOOR** – water proofed SPC frames & factory made ABS shutters

**UPVC** openable windows | **MS grills** in all windows | Locks from **GODREJ**



## WALL FINISHES:

- ▶ **Plastering** – smoothly plastered
- ▶ Finished with **BIRLA** wall care putty
- ▶ All internal walls painted with **Asian premium emulsion paint**



## BATHROOMS:

- ▶ Shower head with spout & concealed thermostat from Grohe
- ▶ Health faucet from Grohe
- ▶ White concealed wall mount EWC (**American Standard**)
- ▶ Provision for exhaust fan & geyser
- ▶ Counter top / wall hung wash basin (**American Standard**)
- ▶ CP fitting from Grohe



## ELECTRICAL AND POWER BACK UP:

- ▶ 3 phase electricity supply and independent meters
- ▶ **FRLS** wires from **HAVELLS**
- ▶ Split A/C points for Living, Dining & all bedrooms
- ▶ Modular switches and sockets of **HAVELLS** make
- ▶ Earth leakage circuit breaker of **HAVELLS** make
- ▶ DG power back for the flats and common area excluding A/c
- ▶ Tv. telephone points in living & master bedroom
- ▶ 2way switches for master bedroom



# TECHNICAL SPECIFICATION

## FLOORING:



- ▶ Living & Dining
- ▶ Bedrooms & kitchen with vitrified flooring (4x2) from RAK/SOMANY
- ▶ Balconies/utility – matt finished vitrified Tiles/Non – skid tiles
- ▶ Bathroom – Non – skid tiles for flooring & ceramic wall tiles up to ceiling

## KITCHEN:



- ▶ Black Granite counter top with CARYSIL sink
- ▶ CP fittings from Grohe
- ▶ Provision for exhaust fan, refrigerator, water purifier
- ▶ Adequate power points for all kitchen appliances
- ▶ Ceramic/printed tiles on the wall 2' above the counter top

## SPECIAL FEATURES:



- ▶ Landscaping for common areas
- ▶ Video Door Phone
- ▶ Automatic lift with V3FF & ARD
- ▶ Generator from Ashok Leyland
- ▶ Rain water harvesting
- ▶ Sump and overhead tank for metro water & bore well
- ▶ Common servant toilet shall be provided
- ▶ Pressure pump to provide evenized pressure in all the taps
- ▶ One bore well for supplement 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

+91-91763-99993 / 98415-76016

 [rahulassociates.net](http://rahulassociates.net)

 [rahulassociates27@yahoo.com](mailto:rahulassociates27@yahoo.com)



### PROJECT LOCATION

# 91, "A" Block, Anna nagar,  
Chennai – 600 102

Hill Willow  
VILLA

### 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



Construction **Industry Awards 2025!**  
Awarded Excellence in  
Residential Projects

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