



Mill 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.

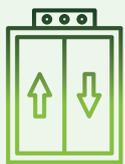
SPECIAL AMENITIES



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

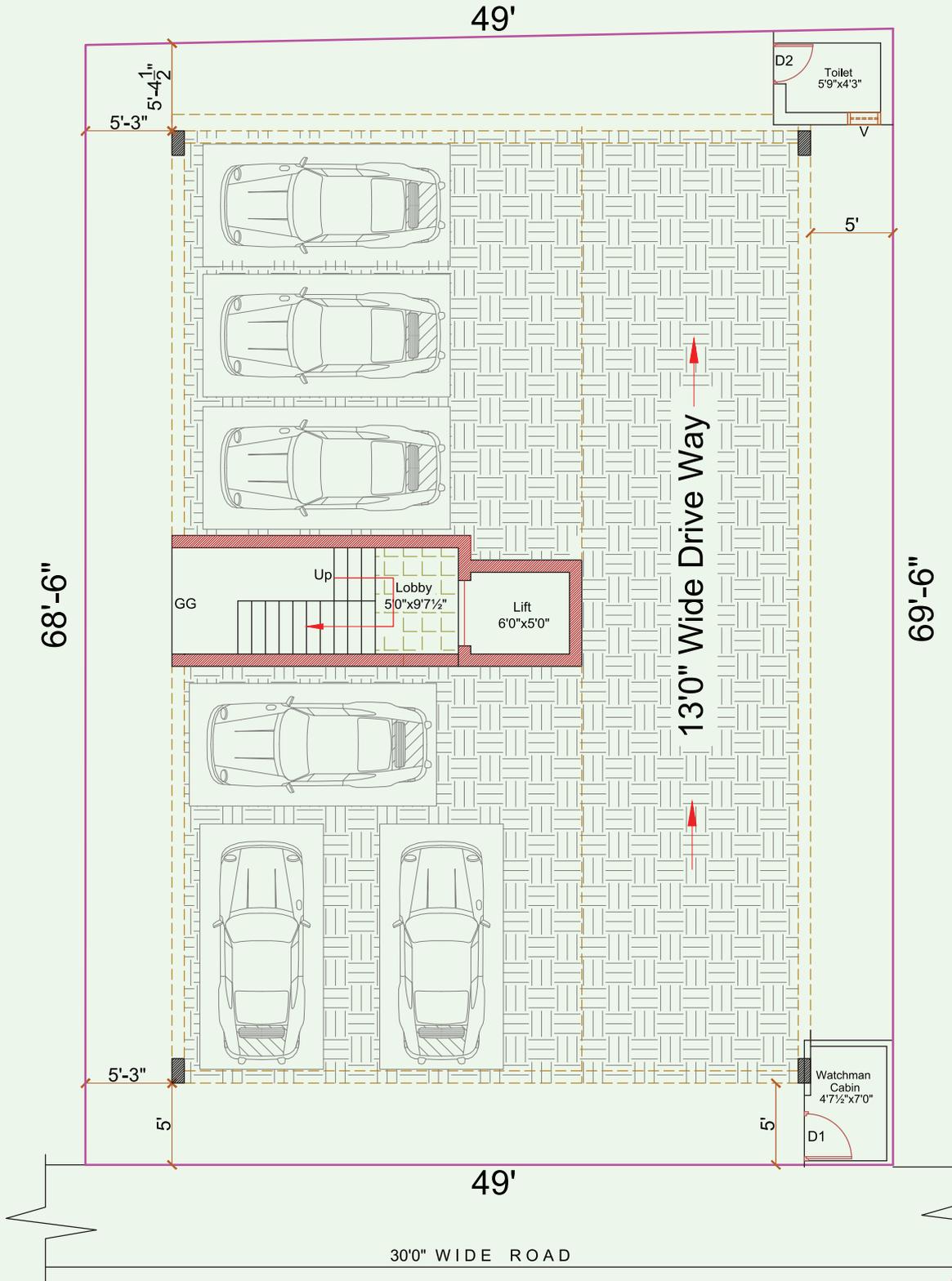


Annanagar Nagar Metro Station



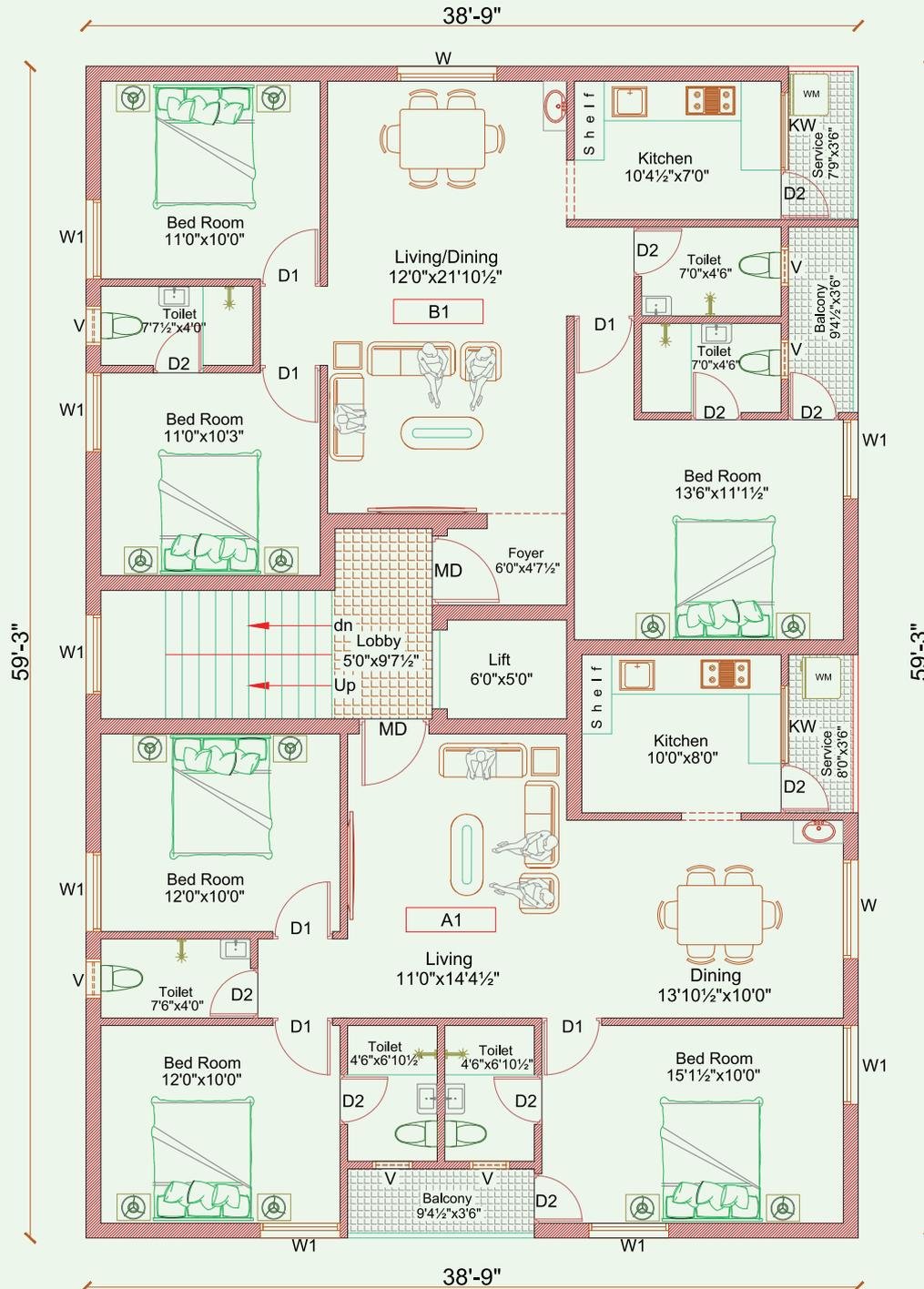
Apollo Medical Center

SITE CUM STILT FLOOR PLAN



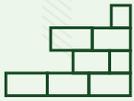
TYPICAL FLOOR PLAN

1st, 2nd, 3rd Floor



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

TECHNICAL SPECIFICATION



STRUTURE:

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

DOORS & WINDOWS



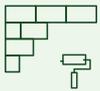
▶ **MAIN ENTRANCE DOOR** – Teak wood frame & shutters with melamine polish

▶ **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

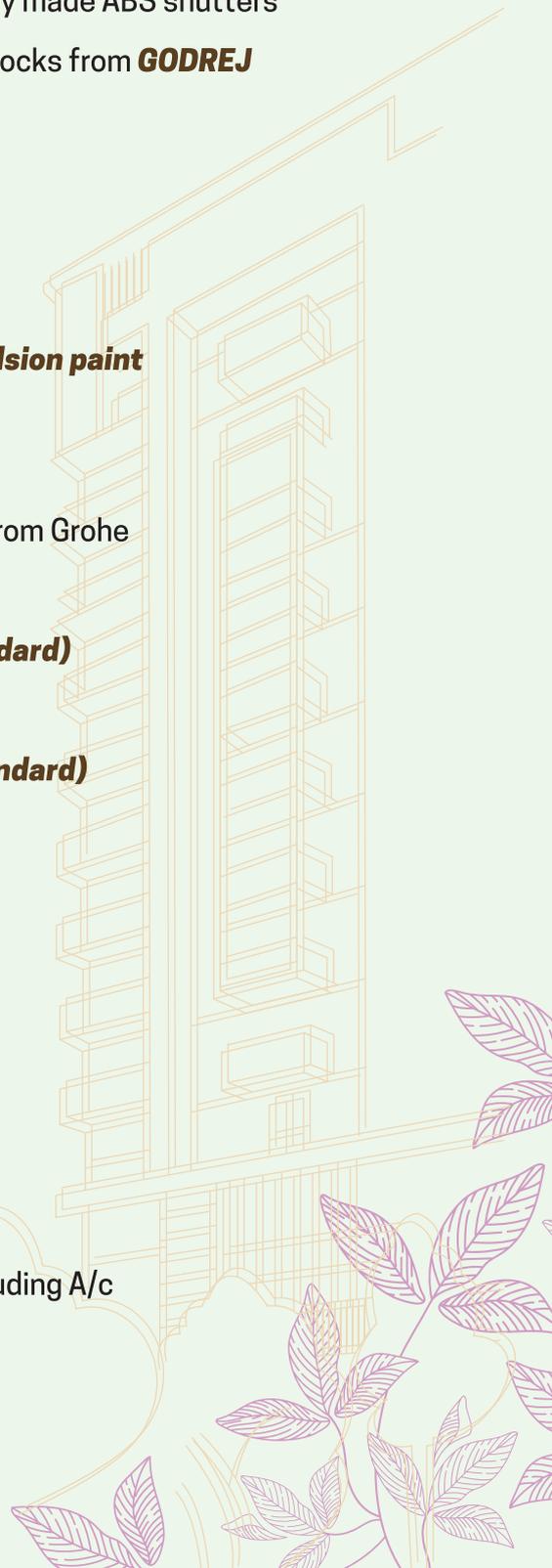
▶ Modular switches and sockets of **HAVELLS** make

▶ 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

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MARKETING ENQUIRY

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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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