



Swastik Square



No. 18, New Door No. 9, 2nd Street, Indian Bank Colony, Ambattur, Chennai - 600053.

 www.rahulassociates.net

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 157 projects totalling around 1.7 million sq.ft. The main objective of the organisation is promoting and developing residential & 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 & achieve customer satisfaction.

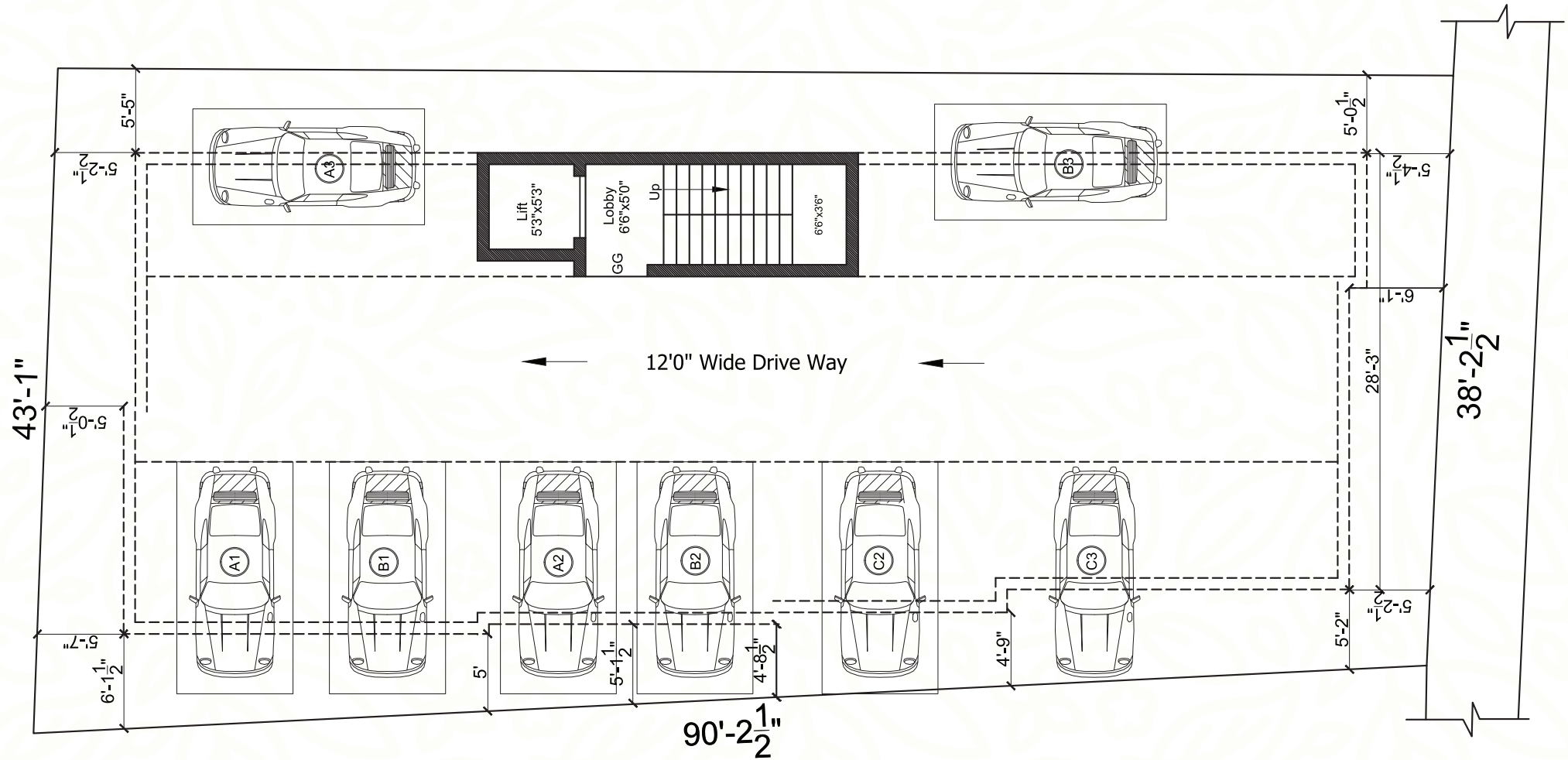
To achieve excellence in construction development, for the benefit of our customer, society and country through professionalism, ethics, quality and excellent customer service.

To respect and comply with safety, environmental and legal requirements.

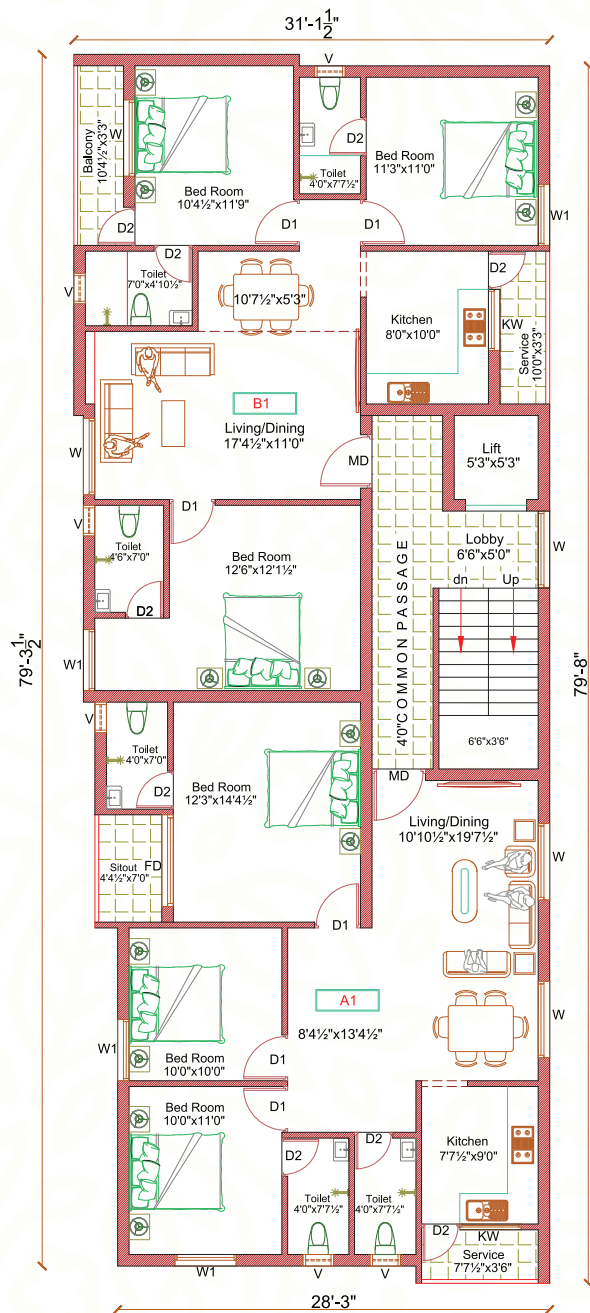
To continually improve our competitive edge through innovations, motivations and Customer Feedbacks.



Site Cum Stilt Floor Plan

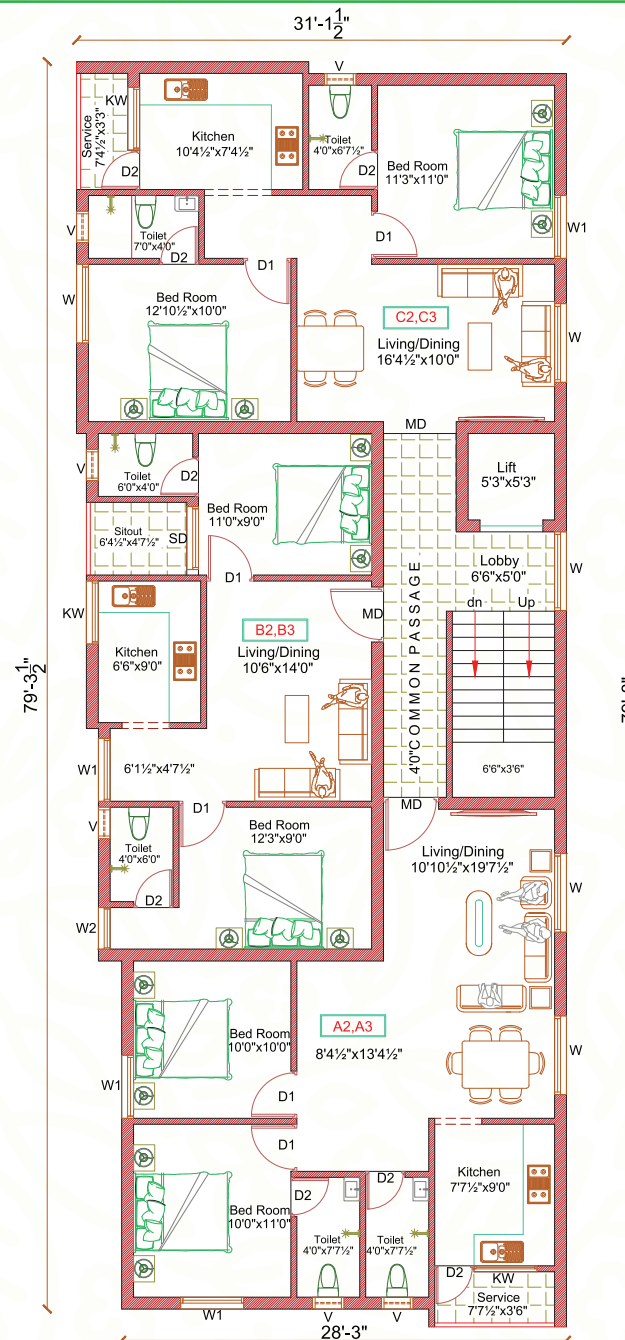


First Floor Plan



Flat	A1	B1
	1288sqft	1338sqft

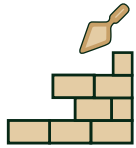
Typical Floor Plan 2 & 3 Floor



Flat	A2 & A3	B2 & B3	C2 & C3
	958sqft	773sqft	895sqft



Technical Specification



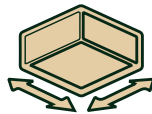
FOUNDATION

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.



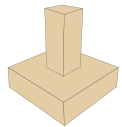
CEMENT

53 Grade Cement



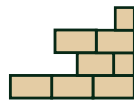
STRUCTURE BASEMENT

2'0" from existing ground level



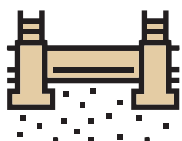
FOOTING & COLUMN SIZE

53 Grade Cement



SUPERSTRUCTURE

Brick masonry walls 9" & 4 1/2"



PLINTH BEAM SIZE (TOWARDS ALL COLUMN TIE-UP)

Carried out in 3 stages.

- 1) Foundation level
- 2) Basement level &
- 3) Exterior

PEST CONTROL

SUPER STRUCTURE

BASEMENT BRICK WORK:

Brick masonry

LINTEL

As per design

ROOF BEAM

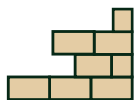
As per design

ROOF SLAB

As per design

CONCRETE

M25 grade concrete



CONCRETE MIX RATIO

40MM Jelly (Lean & Flavooring) concrete PCC 1:4:8

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



Steel FE 550 grade steel is used here

FLOORING

4'X2' Vitrified Tiles Flooring – (Rs.50/-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

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 (Parryware)

OVERHEAD TANK: 6500 Ltrs capacity with equal partitions of Metro water and Bore well water. Over flow tap or Automatic cut off will be provided





STAIR CASE FLOORING: Granite Flooring



CARPENTARY: Main door - Teakwood frames with teak designed door with Godrej locks of 6 lever and magic eye. Bedroom doors will be skin doors with bathroom doors water proof.



WINDOWS: Windows will be with UPVC Sliding Window



GRILLS: 12mm sq rod M.S. Grills for windows. Balconies will be provided with 3' height handrail. Main Door Grill Gate will be provided.



STAIRCASE: MS 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'X7' size) at bedrooms & kitchen. (5'X7' size)



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 and plumbing connections shall be provided with PVC (outside),CPVC pipes (concealed) and fittings.

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.



TUBE LIGHT, FANS POINTS WILL BE PROVIDED

PIPES

ISI BRANDED PIPES

CABLES

ORBIT

WALL BOXES

ISI

DB

MK BRAND - ANCHOR ROMA

SWITCHES & 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



OUTSIDE LIGHTS	Two Light Points
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:

- 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 1/2" line

PAINTING:

- Inner walls - Two coat of Birla Putty, One coat wall primer & two coats of tractor Emulsion.
- Outer walls - Apex ultima.
- Grills & Windows - One coat red oxide, & two coats enamel Paint.



TERRACE FLOOR:

- Flooring - 10" X 10" Cooling Tiles
- Parapet Wall - 0'4 1/2" Brickwork Parapet wall upto 3'6" height.
- Head room - For staircase with RCC Roof
- Water Tank - 1No. Water tank of 6500ltrs capacity with partition

AMENITIES:

- Landscaping at suitable locations.
- Entire stilt floor shall be provided with paving blocks & lighting around the building.
- 6 nos. Passenger lift of automatic door will be provided with electrical works.
- Name Plates, Letter Box for each flats.
- Wash basin in the terrace with granite platform.
- Aesthetic Elevation
- Vaastu Compliant Apartments.
- Generator from Ashok Leyland



RAHUL ASSOCIATE

BUILDERS & DEVELOPERS

CORPORATE OFFICE

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Chennai - 600 040. | 044-2616-2096

MARKETING ENQUIRY

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PROJECT LOCATION

No. 18, New Door No. 9, 2nd Street,
Indian Bank Colony, Ambattur,
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Swastik
Square

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



Construction Industry Awards
2025! Awarded Excellence in
Residential Projects



Member-Builders
Association of India

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