



AKSHAR HOME
Where quality starts from ground up

ANUGRAHA

Zamin Pallavaram, Chennai



Home is where your journey begins!

2 BHK FLATS IN PALLAVARAM

Akshar Home is dedicated in providing spacious and most effective quality homes. With us, you will get excellent value for your money besides a smooth home buying experience. We pay attention to the details and we believe in doing things right.

We take great care while constructing, keeping in mind, your needs and comforts. We have one of the best architects who aesthetically design and come up with innovative and creative ideas and ensure that every project meets and exceeds the expectation of our clients.

We at Akshar Home create homes that nourish you with comfort and tranquility as well as elevate the experience of living. We convert your thoughts into reality and shape up your dreams in owning an exclusively elegant home. Our aim is to raise the quality of your lifestyle with great standards that transform and touch lives thereby spreading happiness.

We are passionate in creating the perfect blend of beautiful homes with modern amenities. Our unwavering commitment to quality and professionalism is what makes us an emblem of distinction. We are able to understand the housing needs of people and

SOLD OUT

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work towards building quality homes. Higher level of customer satisfaction, value for money and long term relationships constitute the mission of Akshar Home. We are highly customer focused.

Our Core Values include Quality, Accountability, Commitment, and Trust. We firmly believe in operating business on the lines of transparency and integrity.

Our trained professionals have wide industrial experience in their fields of expertise. We have highly qualified engineers from civil, mechanical, electrical and other streams.

Our Project is approved by

✓ ICICI Bank Home Loans



✓ HDFC

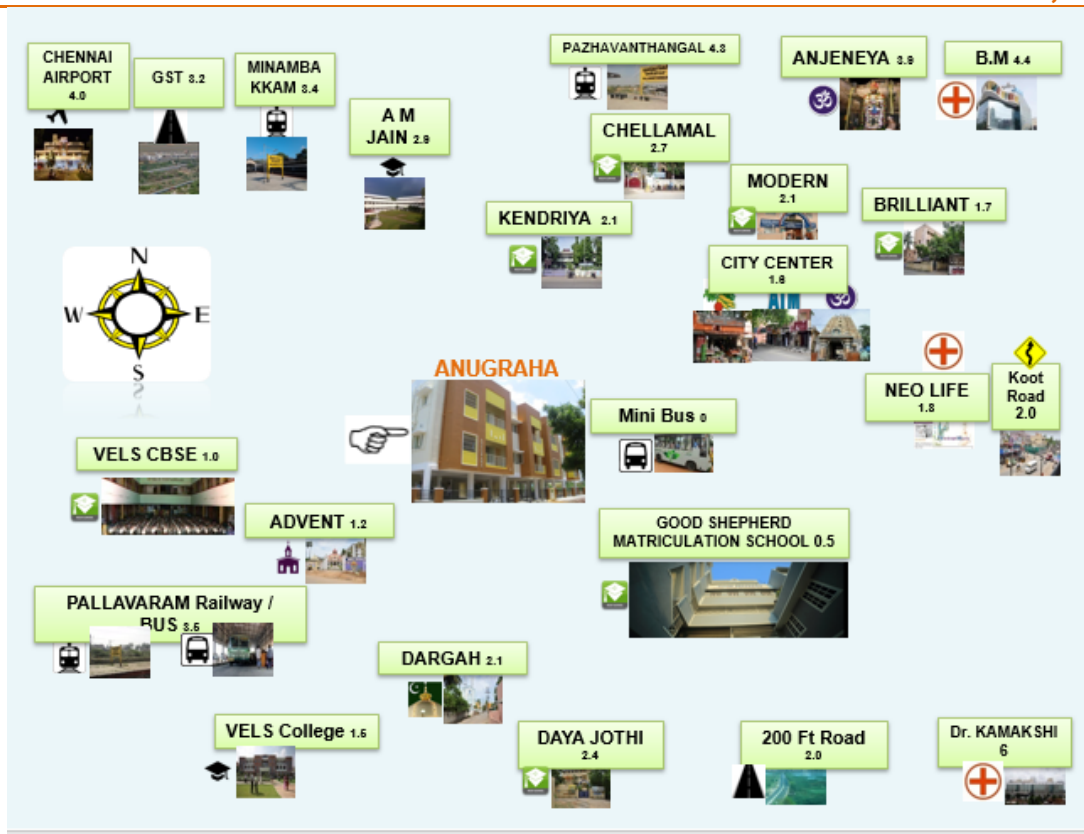


Home is where happy memories grow!

We are very proud to introduce **ANUGRAHA** consisting of elegant, high quality residential homes.

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Zamin Pallavaram, Chennai



ANUGRAHA is located about 1.1 kms from Nanganallur and within 2.4 kms from Madipakkam Koot Road as well as Keelkattalai. 2 Kms to Radial 200 feet road.

ANUGRAHA is located at Sankara Salai, Subham Nagar Part 3, Zamin Pallavaram, Chennai 600 117 with close proximity to the Domestic and International Chennai Airport, Pallavaram and Tirusulam Railway Stations, Bus Stop in a very prominent location, breezy with trees and mountain in the neighborhood, scenic beauty, lakes, and lots of other facilities surrounding it such as GST & Pallavaram-Thuraipakkam Highways, Vel's University, Vels CBSE School, Entertainment Centers, Hospitals, Temples, Churches, Dargah and last but not least IT Corridor...



ANUGRAHA bears 12 units of 2 bedroom apartments built in 2 adjacent blocks having 3 units on each floor in each block. The saleable area ranges from 914 SQFT to 1269 SQFT with exemplary finishing and quality specifications. In all, there are 3 levels with the ground level reserved for conveniently parking your vehicles such as cars and two-wheelers and the other two levels consisting of elegant homes.

By owning your dream home here, you will not only be a proud homeowner but also accumulate happy and fond memories each and every day of your lives.

ANUGRAHA Floor Plan - 1st & 2nd Floor Area Details:

A BLOCK			B BLOCK		
FLAT #	SQFT	FLOOR	FLAT #	SQFT	FLOOR
A1 - 1269 SQFT - SOLD		FIRST	B1 - 1224 SQFT SOLD		FIRST
A2 - 1117 SQFT - SOLD			B2 - 1114 SQFT SOLD		
A3 - 914 SQFT - SOLD			B3 - 922 SQFT SOLD		
A4 - 1269 SQFT - SOLD		SECOND	B4 - 1224 SQFT SOLD		SECOND
A5 - 1117 SQFT - SOLD			B5 - 1114 SQFT SOLD		
A6 - 914 SQFT - SOLD			B6 - 922 SQFT SOLD		



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ANUGRAHA Stilt (Basement) Floor Plan





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ANUGRAHA Floor Plan



ANUGRAHA Location Map



Proximity Scale

 1.1 km to Nanganallur
 2.0 km to Madipakkam Koot Road
 2.1 km to Modern Senior Secondary School
 2.4 km to Keelkattalai Bus Terminus - Keelkattalai
 S1 Mini Bus Terminus in front of ANUGRAHA
 2.0 km to 200 FT Road
 1.0 km to Vels CBSE School
 100m walk to Subham Nagar Park
 3.4 km to Meenambakkam
 4.0 km to Chennai International Airport
 3.0 km to Pallavaram Railway Station
 3.5 km to Pallavaram Bus Stand
 3.2 km to Pallavaram GST



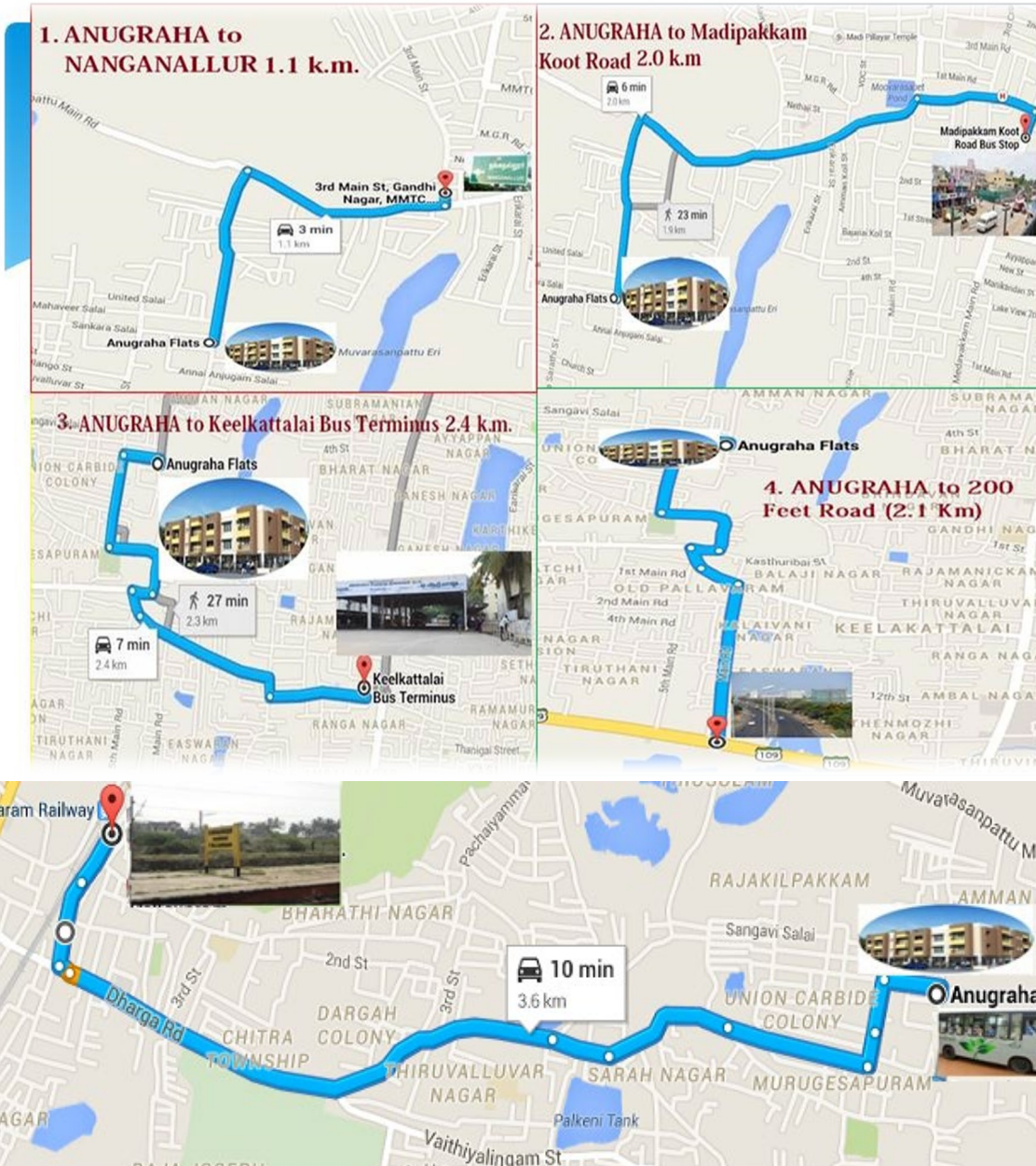
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ANUGRAHA is currently **SOLD OUT**

Directions from **ANUGRAHA** to important landmarks:



ANUGRAHA Location Advantage

ANUGRAHA is located in a strategic location and has proximity to a number of establishments and institutions;

- Highways
- Public Transportation
- Scenic Beauty, Lakes
- University, Colleges & Schools
- Childrens' Playground
- Domestic & International Airport
- Entertainment Centers
- Temples, Churches and Dargah
- IT Companies on Pallavaram-Thuraipakkam Road etc.



Chennai City

GST Road



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ANUGRAHA Location Advantage



Chennai Airport



Pallavaram
Railway Station



Radial 200 feet
Road



Thirusulanathar
Temple



Pallavaram Bus
Stop

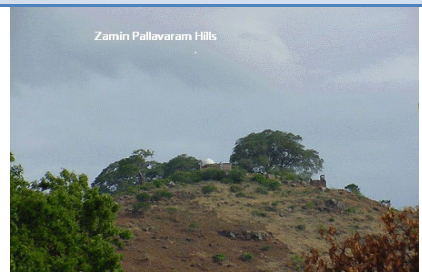


Vel's CBSE
School

Small Bus from ANUGRAHA to Pallavaram Railway Station



Tirusulam Lake



Pallavaram Hills



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ANUGRAHA AMENITIES



Spacious Car
Parking

Complimentary:
1) Safety Grill gate
2) Mosquito SS Mesh for
all windows



Multipurpose
Hall



Security Guard
Room



Drainage facility UGD



Internet
Ready



Power backup



24 hours Water



CCTV
Surveillance



Rainwater
Harvesting



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ANUGRAHA SPECIFICATION

ARCHITECTURE

- Columns: 07 feet depth from the road level
- Stilt Floor Car Parking and Corridor: 1½ feet high from the road level
- Stilt Roof: 9 feet high from the parking floor
- Building Height: Each Floor **11 feet** high from the inner floor level
- **Earthquake Resistant Design: Continuous concrete Lintel for all floors at 7 Feet height (6" Thickness)**
- **Bent-up bars (Cranked bars) in RCC roof slabs to enhance the supports**
- Cement: Dalmia, Coromandel, Zuwari, L&T, Chettinadu (53 Grade) or other reputed brands of good quality
-  **POROTHERM BRICK:** For Inners & Walls - POROTHERM THERMO BRICK has borrowed the principle of thermal insulation from nature, to become a unique walling material- one that keeps the interiors cool in summer and warm in winter



- Brick for Stilt and Steps area: "Self Cementing" Fly Ash Bricks
- Steel Rods: ISI. Mark **I Steel** Branded TMT Rod
 - **For Pillars 16mm**
 - For Plinth Beam & Roof Beam 12mm



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- For Roof 10mm and 8mm TMT
- Compound wall on West and gates on North, East & South – 325 RFT
- Security Guard Room with Toilet, Wash basin and Wall mixer
- 3' 9" wide Ramp for vehicles entry from East, South and North gates
- Power back-up room – 1
- **Owners' Multi-purpose Hall - Chintalaya**
- Sewage Collection tanks – 22000 liters capacity
- Rain Water harvesting pits – 2400 liters capacity, 1 for each block
- 3rd Floor - Terrace and Head Room
- Bore well with 7" pipe – 150 feet deep with 1HP motor for each block
- Parapet wall 3.5' feet high with Lintel

FLOORING

- **Rooms: Vitrified Tiles 2 * 2 Feet - Joint Free & Stain Free – All rooms**
- **Stilt & Corridor: 1 * 1 foot Vitrified Antiskid Parking Tiles**
- Bathroom: Joint Free Digital Tiles (10" * 13") **Up to 7' Height** on the wall with highlighter.
- Bathroom Floor: Tiles 10" * 10"
- Kitchen: Joint Free Digital Tiles (10" * 13") **Up to 4 Feet Height** from the slab
- Terrace: Weathering Tiles

JOINERIES

- Kitchen Sink: Stainless Steel Sink **24" * 18"**
- **Wash Basin: Pedestal Wash Basin in the Dining Area**
- Wall Mixer: For Each Bathroom - Parryware
- Faucets: ALL Faucets of Parryware Models
- Toilet: Parryware Indian Toilet in Common Bathroom
- Toilet: Parryware Western (Regular) with flush-out in Master Bathroom. Bum Gun line for Western toilet only
- Hot Water: Concealed Hot Water line CPVC Pipes for all Bathrooms. Electric point for Geyser. Geyser water line provisioned to connect to the Wall Mixer

FIXTURES

- **Main Door: Ghana Teak Wood (3½' * 7') for each main entrance with varnish and magnetic stopper**
- Windows: Ghana Teak Wood Frame and Wings with tinted glass.
- Bedroom Windows Size 4 Feet Height * 4 Feet Wide
- **Additional Window Size 4 Feet H * 4 Feet W for flats size over 1000 SQFT**
- **Balcony Door: Ghana Teak wood frames with Flush door Wood Grains: Size 7 Feet Height * 3 Feet wide**

- Kitchen Window Size 3.5 Feet Height * 3 Feet Wide.
- Kitchen to Service Area Door Size 7 feet * 2.5 feet or 3 Feet - Ghana Teak Wood Frames With Flush Door Wood Grains
- Utility or Service area wall to wall grill
- Living Room Window: **FRENCH WINDOW size 5½ Feet Height * 5 Feet Wide**
- Room Door: Ghana Teak Wood Frames With Flush Door Wood Grains. Size 7 Feet Height * 3 Feet Wide
- **Kitchen: Granite Slab -21" wide running full length of kitchen**
- Provision for Exhaust Fan with sand mesh in Kitchen, Master Bathroom and Common Bathroom
- **Bathrooms Door: FRP Door size 7 Feet Height 2.5 Feet Wide**
- Balcony: Drops for Balcony alone, Grill up to hip size
- Terrace: Cloth Dryer T Rod provision for hanger
- **CCTV Surveillance system**
- **14 Uninterrupted Power Supply(UPS) DC of 900 / 1500 VA each with Tall Tubular ILTT batteries to supply power for 3 fans, 4 Tube-lights, 2 CFL Bulbs for each Flat/Unit and lightings for Stairs, Terrace, Stilt parking, Security Room, Power room, Multi-purpose hall and compound areas provided**
- **Sewage Treatment Plant KLARO (German Technology)**
- TNEB 3 phase Electrical line. Individual MES meters, EB Main Board, Breaker, Fuse Carrier and On/Off Switch
- **Wash basin of a reputed brand for Master Bathroom and Common Bathroom**

STORAGE

- **Loff: 18" Wide Loff for storage for each Bedroom & Kitchen located above 7 Feet**
- **Cupboard: Up to 7 Feet Height – 3.5'-4.5 Feet Wide - Up to 4 shelves – Granite / Vitrified Tile slab for each Bedrooms**
- **Cupboard: 2 Feet Height placed above 5 feet. Length according to the size of kitchen, up to 3 shelves in ply wood with sun mica**
- Water Storage overhead RCC tanks – 5 Partitions; Bore well – 6,000 liters & 10,000 liters, Drinking Water – 5,000 and STP Treated Water for flushing and gardening – 7,000 liters
- Water storage sump – 10,000 liters

ELECTRICALS

- Bedrooms & Living Room A/C POINTS Switches: 5 AMPS and 15 AMPS Havells - METAL BOX
- 5 Amps Switch for Chimney and Aqua Guard point in Kitchen.
- Plug Points: Sufficient numbers
- **Internet & TV: Concealed Internet and TV Routes Living Room and Bedrooms. Phone Jack with a power point in Living Room.**



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- Wiring: I.S.I. Branded ORBIT wires - inside and outside the building.

PAINTING

- Inside: One coat white cement, Two coats putty, one coat primer, two coats Asian ace paint
- Outside: One coat white cement, one coat primer, two coats Apex Ultima

Additional Complimentary essential fixtures:

- **Foldable Grill gate for safety installed in front of the main teak door**
- **Mosquito SS mesh window for all windows**
 - **Living Room window**
 - **Bed room windows**
 - **Kitchen windows**
 - **Bathroom windows**

ANUGRAGA HIGHLIGHTS

Additional / complimentary features of ANUGRAHA that Akshar Home provides which other builders do not. The value of these features is **Rs. 400/-** per SQFT, a key point for you to consider when making purchase decision. Even with these additional / complimentary features, our price is low compared to other builders in Zamin Pallavaram area.




#	Key points to Note	Akshar Home Construction	Other builders
1	Complimentary safety Grill gate	Yes	None
2	Complimentary Mosquito SS Window	Yes	None
3	Floor height	11 feet	9.5 feet
4	Main Door	All Teak Wood	Teak Wood Frames only
5A	Kitchen Granite Slab	Full length of kitchen "L" Shaped	½ the length of kitchen
5B	Digital Tiles above kitchen granite slab	4 feet	2 feet
6	Pedestal Wash Basin in the Living room	1 No.	None
7	Wash Basin of a reputed brand in Common and Master Bathrooms	2 Nos.	None
8	French window in the living Room	5.5 feet (L) * 5 feet (B)	4 feet (L) * 5 feet (B)
9	Balcony Door - Ghana Teak Wood Frames With Flush Door Wood Grains	Yes	Only a few builders provide balcony door
10	Cupboards in Bedrooms	7 feet Height with 4 <u>granite / Tile slab shelves</u>	5 feet - cuddapah stone shelves
11	CCTV Surveillance system	Yes	None
12	Power backup	Yes	Only a few builders provide
13	Sewage Treatment Plant reduces the use of water by recycling the waste water for use in Toilets and for gardening	Yes	Only a few builders provide
14	Use of Porotherm Brick in our construction will help cut your electricity bill as the use of AC in peak summer may not be required.	Yes	Only a few builders provide
15	Joint free, stain free 2' * 2' vitrified tiles in all rooms including kitchen, service area and balconies	Yes	Porcelain / ceramic tiles for kitchen, service area and balconies
16	Vitrified 1' * 1' Parking Tiles for stilt floor and corridor	Yes	Cement Tiles
17	Use of 'I' steel 16mm thick for pillars	Yes	12mm steel
18	Continuous RCC Lintel 6" at 7 feet height	Yes	None
19	Bent up bars (Cranked Bars) in slabs to enhance the supports	Yes	None

ANUGRAHA Bank Details

Cheque in favor of:	Akshar Home
Wire transfer details Account Title:	Account # 00000033870978959
Name of bank	State Bank of India
Branch of the bank:	Pallavaram, Chennai, Tamil Nadu
RTGS/IFSC Code:	SBIN002248
Swift Code:	SBININBB298
Address	214 Srinivasa Perumal Street Pallavaram, Chennai 600 043

Contact Us:

Office Address: 12 Krishna Street,
ANNA MGR Nagar,
Pallikaranai,
Chennai - 600 100
Tamil Nadu

 Phone: +91 78128-22445
 Website: www.aksharhomes.com
 Email: infoaksharhome@gmail.com