

# Ashiana | A Higher Quality of Living @ Kelambakkam



HERE'S A *Reality*  
MORE *Beautiful*  
THAN YOUR DREAMS

Ashiana Stand in a Place Where Nature, Glamour and the Future Intersect. Experience Good living in a Spacious 1BHK and 2BHK apartments in the heart of the Kelambakkam just Opposite to Keliamman Kovil and Close to Kelambakkam Bus stand.

# SPECIFICATION

## Structure

- Framed RCC Structure with RCC beams and Columns, designed to be earthquake resistant.
- Super Structure External Brick wall 9" Thickness./Internal Brick Walls 4 1/2" Thickness.

## Flooring / Walls

- 2' x 2' Vitrified Tiles @ Rs 55/Sqft for living, dinning, bedrooms and Kitchen area
- Non Skid Ceramic tiles @ Rs 40/Sqft for all Toilets, Balcony & Utility areas.
- Putty finished Emulsion painting for all interior walls, Emulsion Painting for Exterior Wall and ceiling.

## Doors/ Windows

- Main door frames of Teak wood, Inside doors Designer Doors.
- Windows are provided with UPVC –Sliding Type /Open Type

## Electrical:

- Concealed 3-Phase Copper Wiring with necessary Light Points.
- Electrical Switches of Anchor Roma or similar / One Earth leakage circuit breaker (ELCB) for each flat.
- Earthing with copper wire using loop system/ Wiring Provision for Invertor.

## Kitchen:

- L shaped polished Black/ Rajashree Red Granite counter Top /Ceramic glazed tiles dado up to 2'0' ft.
- Provision for :Aquaguard, Exhaust Fan and adequate power points in Kitchen.
- Provision for Washing machine point with plumbing & water drain line in the utility area.

## Toilets:

- Pressure checked plumbing and drainage lines to ensure total leak proof toilets.
- Parryware Jade or equivalent C.P Fittings. /White Colored Sanitary Ware/ Washbasin
- Select glaze/ceramic tile dado up to 7' height.

## Water Supply:

·Water Supply through borewell, underground sump for govt water supply. RWH as per norms.

## Additional Works:

- ·Shall be carried out if necessary and the cost would be borne by the customer
- ·Registration, 3 phase E.B connection, Water Charges if any, Property tax assessment to borne by the customer.

## Amenities

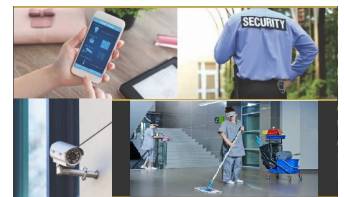
### Lift



### Power Backup



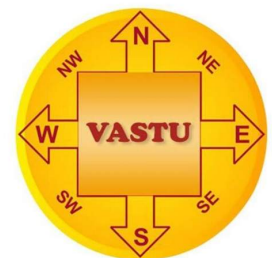
### Security / House Keeping



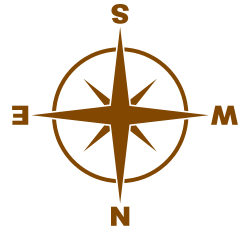
### Stilt Covered Car Parking



### Vaastu Complaint



# 1st to 5th Floor Plan



# Flat No : 101/201/301/401/501

## South Facing



Flat No	Main Door Facing	Carpet Area	Plinth Area	Common Area	Total Area	UDS
101/201/301/401/501	South	446 Sq.ft	518 Sq.ft	124 Sq.ft	642 Sq.ft	225

## 3D View

# Flat No : 102/202/302/402/502

## South Facing



Flat No	Main Door Facing	Carpet Area	Plinth Area	Common Area	Total Area	UDS
102/202/302/402/502	South	741 Sq.ft	844 Sq.ft	202 Sq.ft	1044 Sq.ft	366

## 3D View

# Flat No : 103/203/303/403/503

## North Facing



Flat No	Main Door Facing	Carpet Area	Plinth Area	Common Area	Total Area	UDS
103/203/303/403/503	North	706 Sq.ft	807 Sq.ft	193 Sq.ft	1000 Sq.ft	342

## 3D View

# Flat No : 104/204/304/404/504 North Facing



Flat No	Main Door Facing	Carpet Area	Plinth Area	Common Area	Total Area	UDS
104/204/304/404/504	North	754 Sq.ft	863 Sq.ft	207 Sq.ft	1070 Sq.ft	375

## 3D View

# Project Location Map



## SITE ADDRESS :

**NO:58,KELIAMMAN KOIL STREET (OPP KELIAMMAN TEMPLE),  
KELAMBAKKAM, CHENNAI- 603103.**

- ◆ 10 minutes from Siruseri IT Park, Polaris, ETA Techno Park & Tech Parks
  - ◆ 2.5 Kms from Chettinad Hospital And Research Institute
  - ◆ 1Km from KIDZEE school
  - ◆ 2.5 Kms from Chettinad - Sarvalokaa Education
  - ◆ 4 Kms from Velammal New Gen School
  - ◆ 4 Kms from Gateway International School
  - ◆ 3 Kms from Hindustan Institute of Technology & Science
  - ◆ 5.5 Kms from SSN College of Engineering
  - ◆ 6 Kms from Marina Mall
- Close to Bypass Road

**LAVINIKAS ASSOCIATES**

**G2, NO:10 VENKATRAMAN STREET, LAKSHMIPURAM, CHROMPET, CHENNAI-600044**

**Get in touch with us @ +91 87544 76333**

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