



Magishaa



MAGISHAA'S

# AARIV APOORVAM & LAXMI SAGAR

Plot No.466, 466-A, 17th Street, TNHB Colony, Korattur, Chennai-600 080.

BUS STOP  
**750 Meters**

HDFC & ICICI BANK  
**850 Meters**

KORATTUR RAILWAY  
STATION  
**950 METERS**

HIGHER SECONDARY  
SCHOOL  
**50 METERS**

MULTI SPECIALITY  
HOSPITAL  
**1.5 KM**

12 well designed apartments spread over Silt, G+2, 2 blocks - 2 BHK, 3 BHK and 4 BHK Duplex in a well connected neighbourhood enjoying easy access to hospitals, schools, and only 1.5 kms from Saravana Store, Padi.

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**Magishaa**

Office: Magishaa Construction,  
No W 727,4th Street, Anna Nagar  
West, Chennai 600101

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#### CONTACT DETAILS

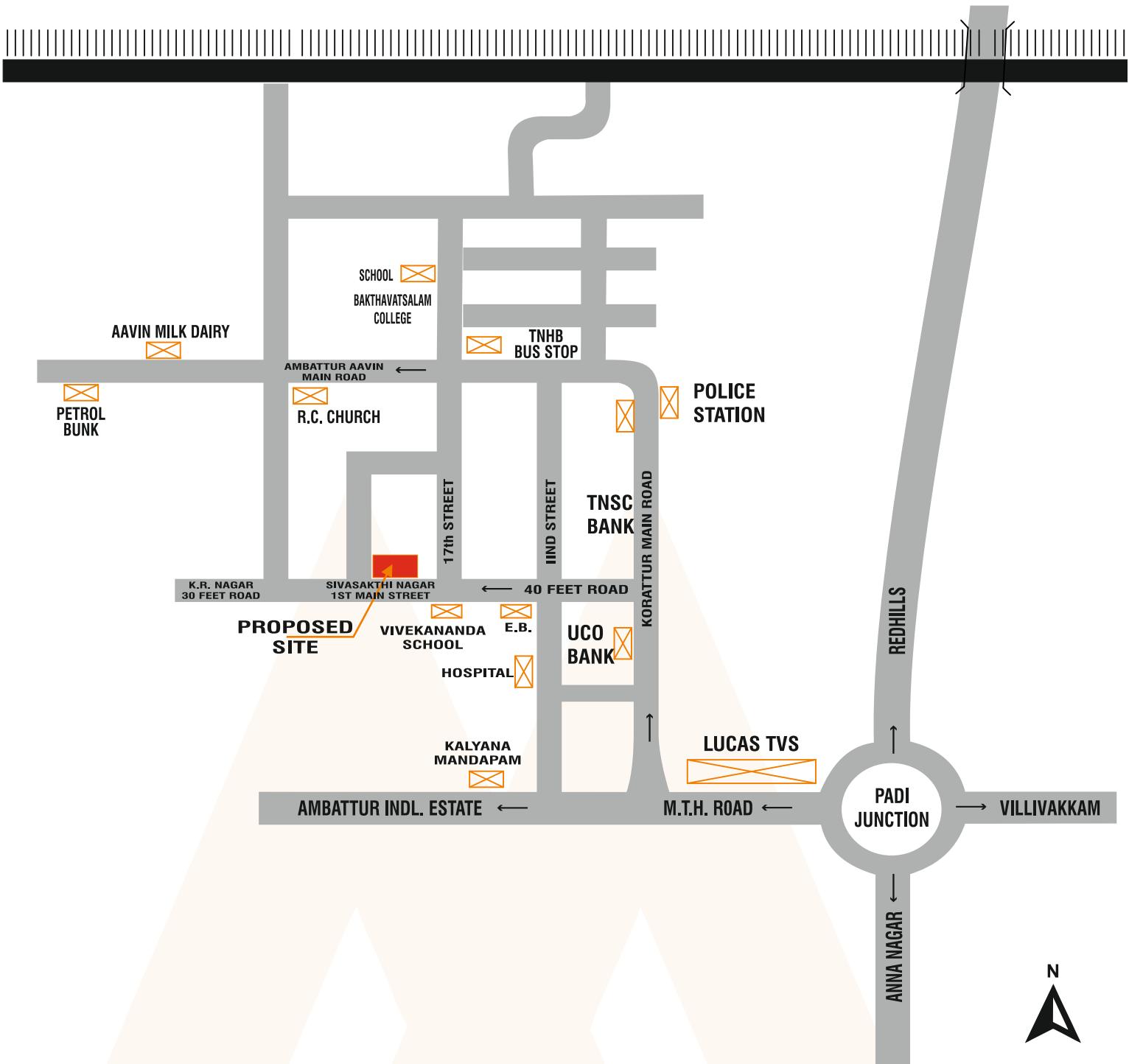
**Mr. SHANKAR K. MARIMUTHU**  
**PROPRIETOR**  
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**FOR ENQUIRY, BOOKINGS &  
APPOINTMENTS**  
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#### PREFERRED BANKERS



# LOCATION



|   |                                  |  |
|---|----------------------------------|--|
| 01 Bus Stop 100 M                               | 08 Vivekanand School 50 M        | 16 Padi Saravana Store 1 KM              |
| 02 Korattur Railway Station 940 M               | 09 Bakthavatchalam College 400 M | 17 Chennai Public School 2 KM            |
| 03 HDFC, ICICI, Canara Bank & Indian Bank 850 M | 10 VR Mall 2 KM                  | 18 DAV School 2.5 KM                     |
| 04 Electricity Board 250 M                      | 11 Sivan Temple 800 M            | 19 SBIOA School 1.8 KM                   |
| 05 Shell Petrol Bunk 1 km                       | 12 Perumal Temple 800 M          | 20 Korattur Police Station 800 M         |
| 06 Health Centre 350 M                          | 13 RPS Hospital 2.1 KM           | 21 Frontier Lifeline & MMM Hospital 2 KM |
| 07 Vegetable Market 500 M                       | 14 DRJ Hospital 2.2 KM           |  |
|   | 15 Primary Health Centre 500 M   |  |

# AARIV APOORVAM & LAXMI SAGAR



# GROUND FLOOR PLAN

**A1 - 3 BHK**  
1463 sq.ft.



**B1 - 3 BHK**  
1332 sq.ft.



**BLOCK A**  
**AARIV APOORVAM**

**BLOCK B**  
**AXMI SAGAR**

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# FIRST FLOOR PLAN

## BLOCK A

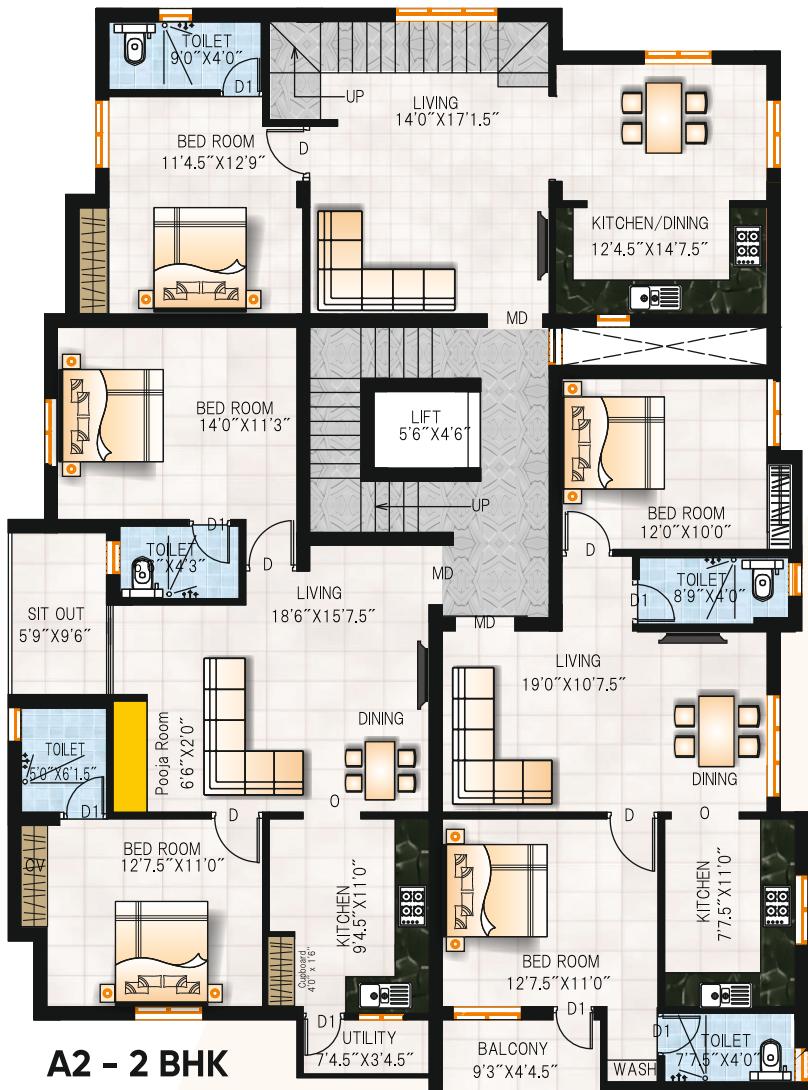
### AARIV APOORVAM

## BLOCK B

# LAXMI SAGAR

## A4 - DUPLEX

1730 sq.ft.



**A2 - 2 BHK**

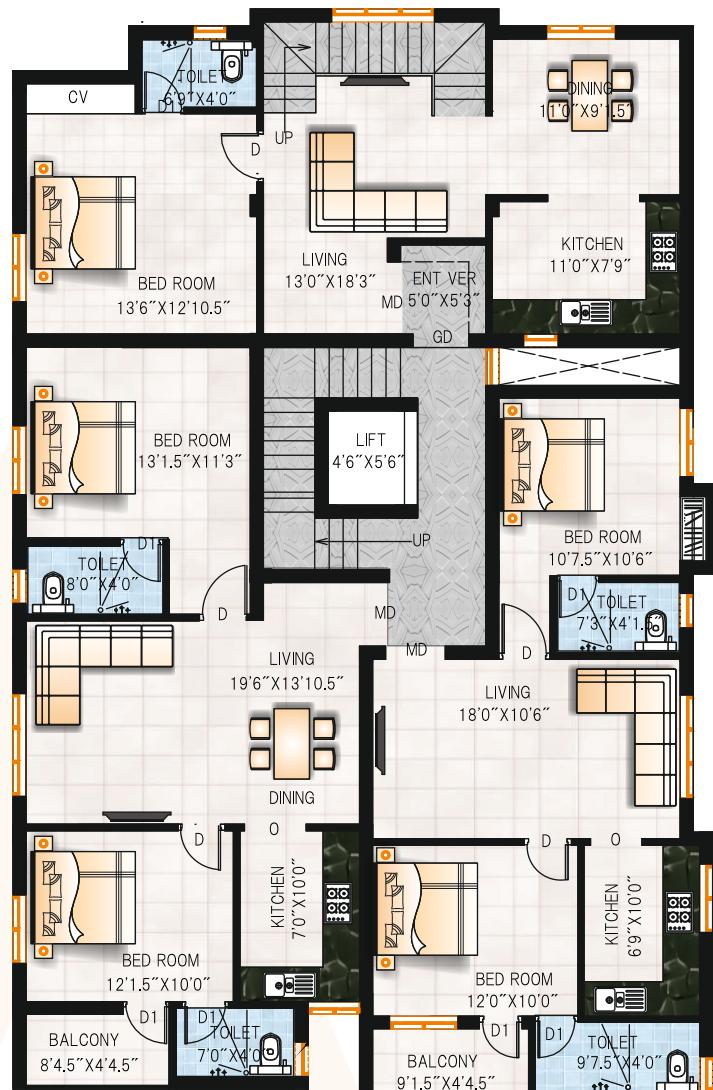
1115 sq.ft.

A3 - 2 BHK

960 sq.ft.

## **B4 - DUPLEX**

1769 sq.ft.



**B2 - 2 BHK**

976 sq.ft.

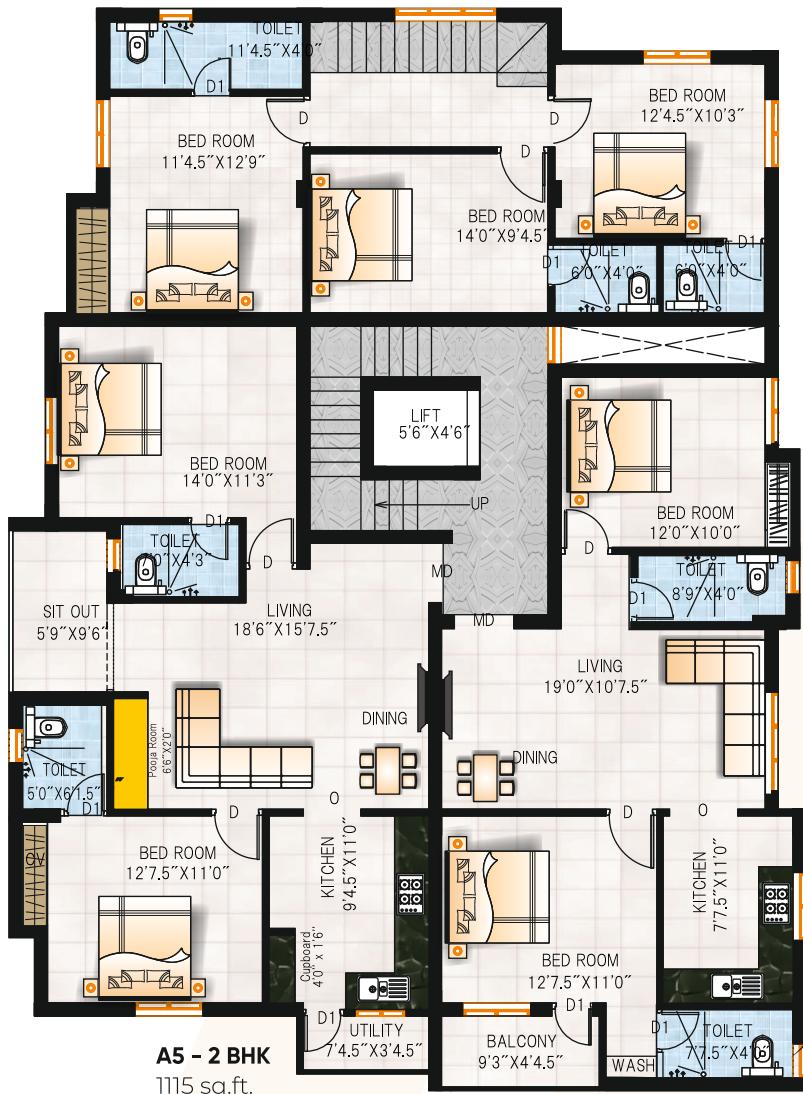
**B3- 2 BHK**

866 sq.ft.

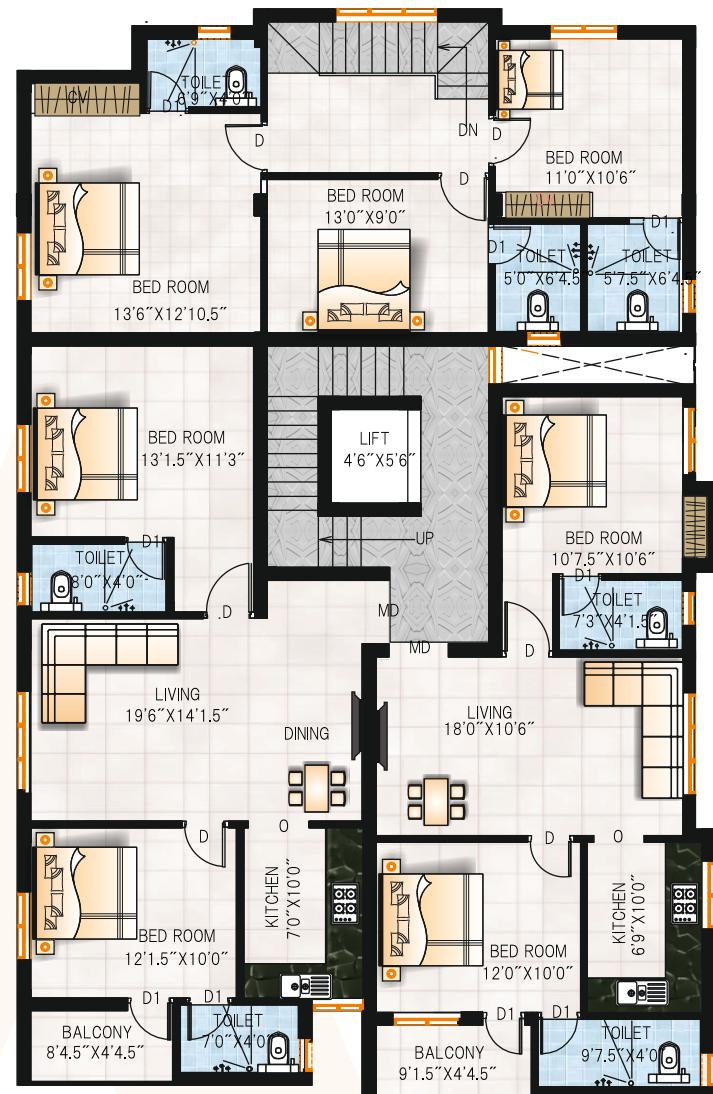


## SECOND FLOOR PLAN

### BLOCK A AARIV APOORVAM



### BLOCK B LAXMI SAGAR



A6 - 2 BHK  
960 sq.ft.

B5 - 2 BHK  
976 sq.ft.





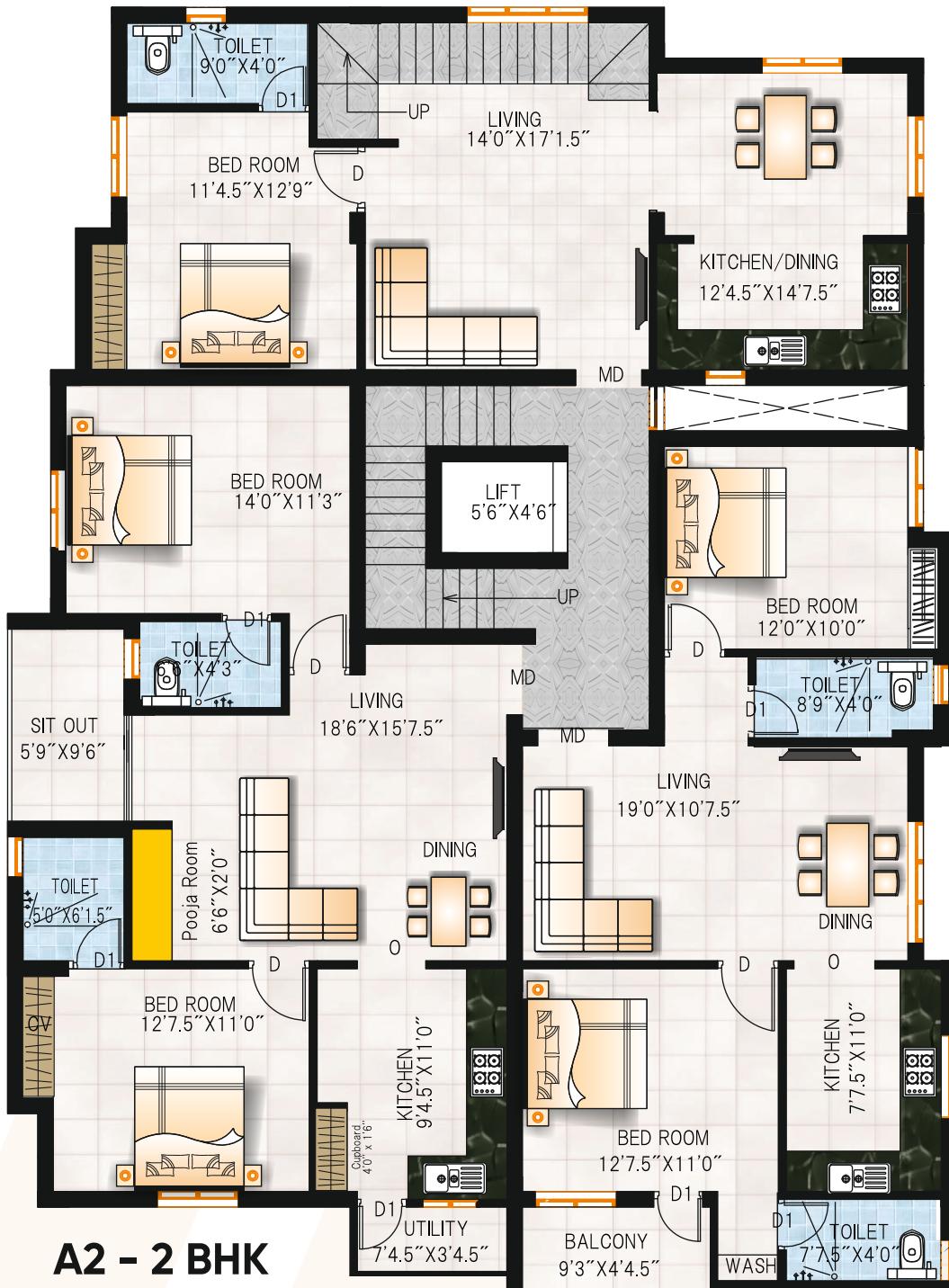
**BLOCK A**  
**AARIV APOORVAM**  
GROUND FLOOR

**A1 1463 sq.ft. - 3BHK**

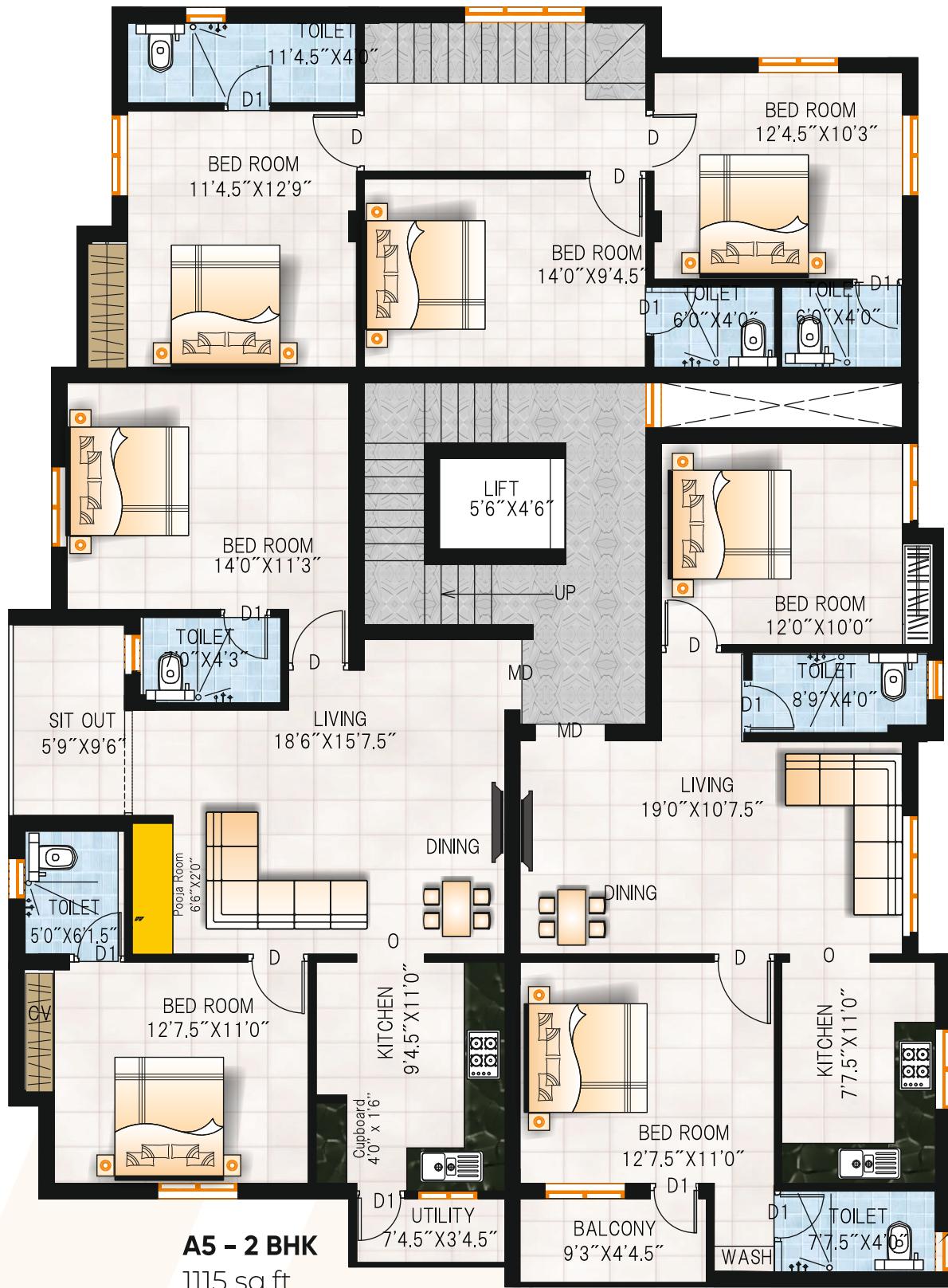


**A4 - DUPLEX**

1730 sq.ft.



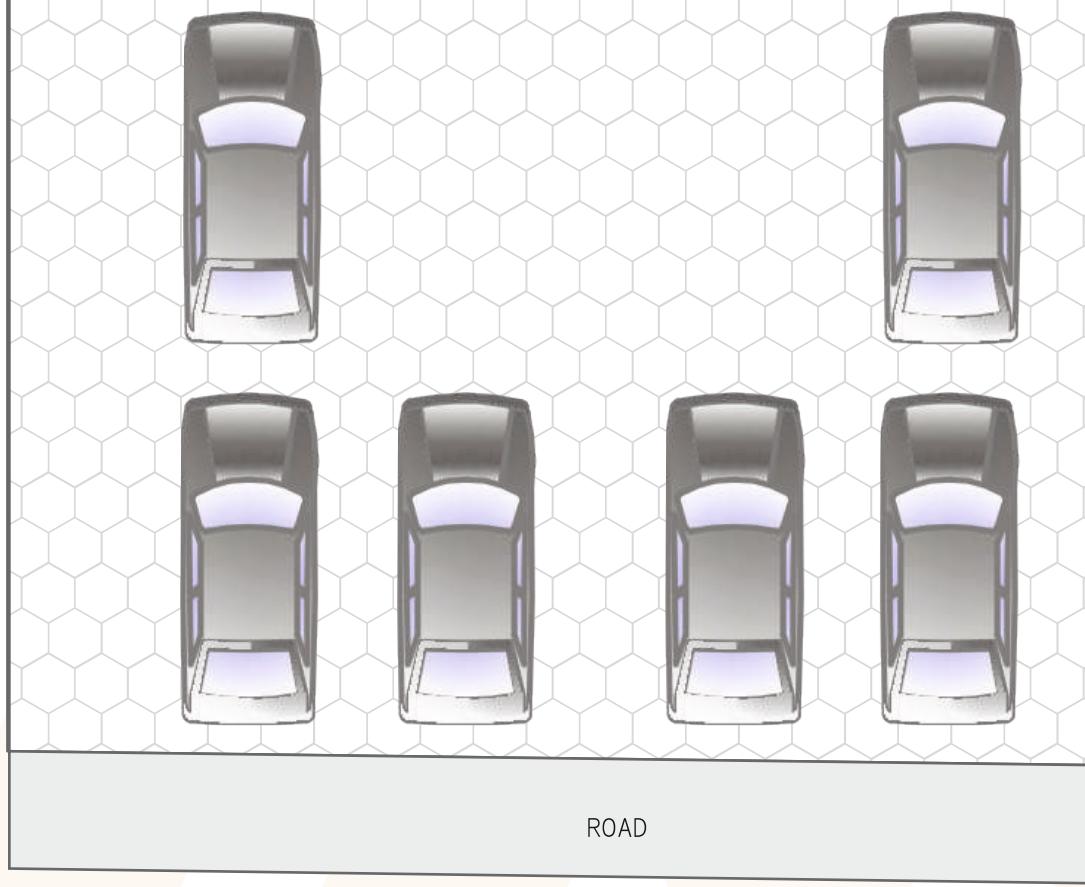
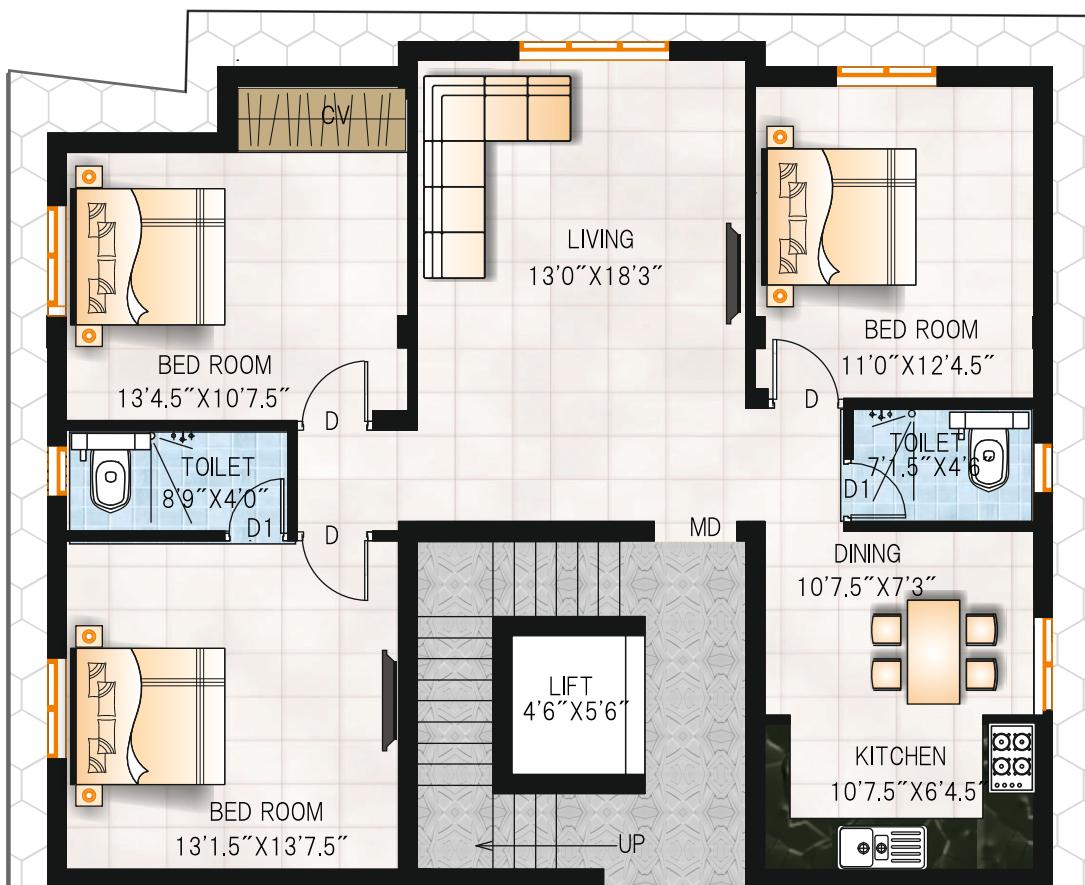
**BLOCK A**  
**AARIV APOORVAM**  
SECOND FLOOR





**B1 - 1332 sq.ft.**

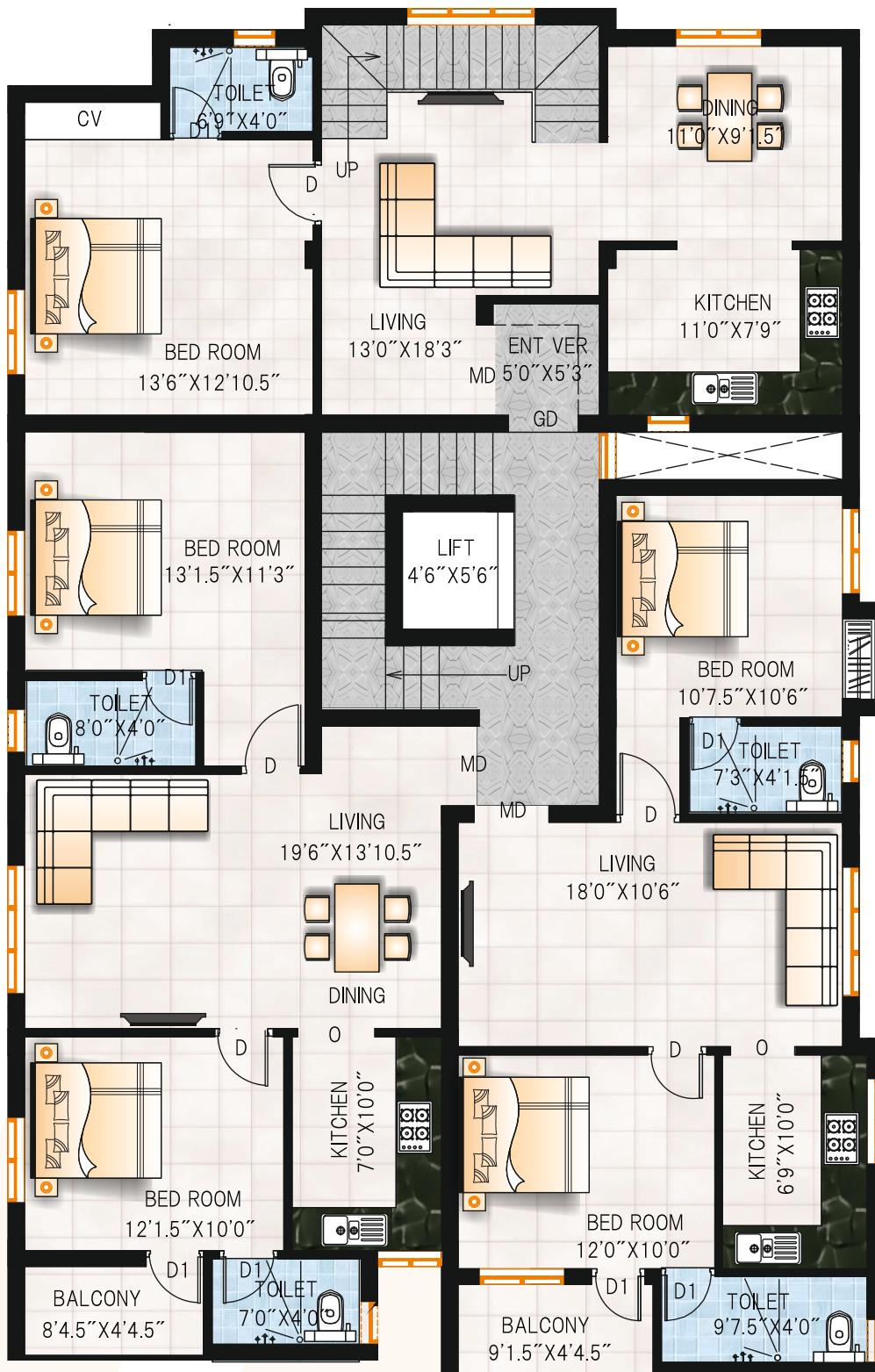
**BLOCK B**  
**LAXMI SAGAR**  
GROUND FLOOR



## **B4 - DUPLEX**

1769 sq.ft.

**BLOCK B**  
**LAXMI SAGAR**  
**FIRST FLOOR**



## **B2 - 2 BHK**

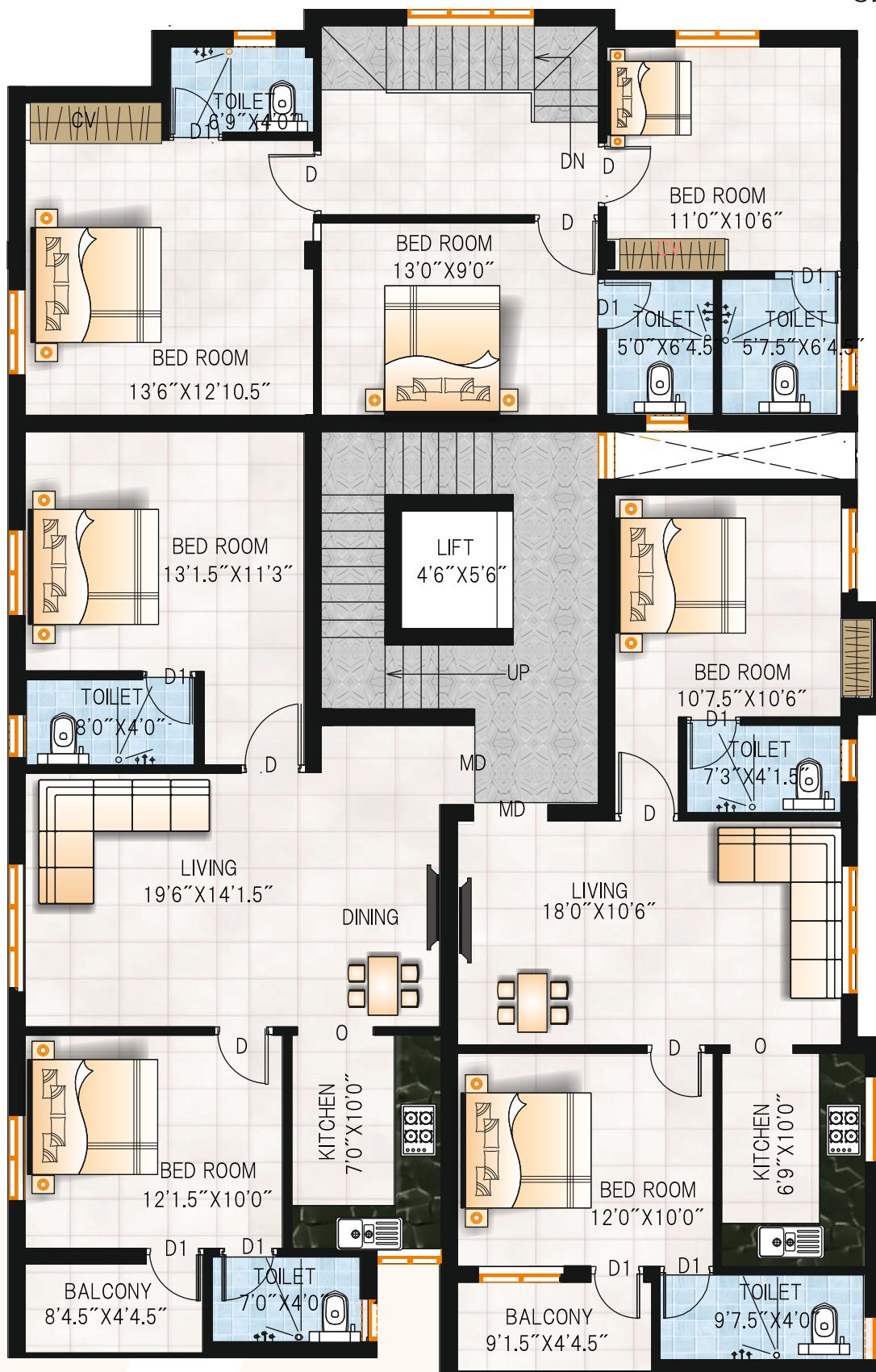
976 sq.ft.

## B3- 2 BHK

866 sq.ft.



**BLOCK B**  
**LAXMI SAGAR**  
SECOND FLOOR



**B5 - 2 BHK**

976 sq.ft.

**B6 - 2 BHK**

866 sq.ft.

# One Place, Many Things



# PROJECT SPECIFICATION

## FOUNDATION & STRUCTURE

- RCC frame structure with RCC Columns, Beams and Slabs
- Red Brick Masonry filler walls Stilt plus two floor

## SUPER STRUCTURE

- 9" thick outer wall and 4 1/2" thick internal walls wherever necessary with table moulded bricks.

## DOORS & WINDOWS

- Main Entrance Door: Teak wood frame with OST 40mm thick flush door of height 7'0" with Godrej lock or equivalent tower bolts door viewer, safety latch door stopper.
- Bedroom Door: Solid wood frame with 35mm thickness flush door of height 7'0"ft and Godrej or Equivalent locks, thumb turn with key, door stopper.
- Bathroom Doors: Solid wood frame with design moulded skin doors of height 2100 mm (7'0") and Godrej or equivalent locks thumb turn.
- Window: UPVC openable window & MS grills in all windows
- French Doors: UPVC frame and doors with toughened glass & without grills
- Ventilators: Fixed louvers with pinhead glass panes.

## FLOOR FINISHES

- Living Dining & kitchen with vitrified flooring (2x2) from SOMANY / KAJARIA.
- Balconies/ utility- matt finished vitrified tiles/ Non- skid tiles.
- Bathroom - Non - Skid tiles for flooring & ceramic wall tiles up to ceiling.

## WALL FINISHES

- Internal Walls: Living, dining, bedrooms, kitchen, utility & lobby finished with 2 coats of putty. 1 coat of primer & 2 coats of emulsion.
- Ceiling: Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion.
- Exterior Walls: Exterior faces of the building finished with 1 coat of primer & 2 coats of emulsion paint with colour as per architect's design.
- Bathroom: Premium glazed ceramic tiles up to false ceiling height of size 300 x 450 mm & above ceiling will be finished with a coat of primer.

## KITCHEN

- Black Granite counter top with CARYSIL sink
- CP fittings from JAQUAR / ROCA
- 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

## BATHROOM

- Shower head with spout & concealed diverter from JAQUAR / ROCA
- Health faucet from JAQUAR/ROCA
- White concealed wall mount EWC from JAQUAR / ROCA
- Provision for exhaust fan & geyser
- Counter top/wall hung wash basin JAQUAR/ROCA
- CP fittings from JAQUAR/ROCA

## ELECTRICAL & POWER BACKUP

- 3 phase electricity supply and independent meters.
- Wires from Polycab / Equivalent
- Split A/C points for Living Dining & all Bedrooms.
- Modular switches and sockets of Anchor Roma.
- Earth leakage circuit breaker to prevent shock.
- TV, telephone points in living & master bedroom.
- 2way switches for master bedroom.

## SPECIAL FEATURES

- Automatic Water Controller
- Elevators 6 passenger capacity automatic lift will be provided with Interior finish.
- Rainwater harvesting
- Sump and overhead tank for metro water & bore well.
- One bore well for supplement usage.
- Staircase S.S Handrail up to open terrace with Granite or Marble flooring.
- Terrace using cool roof tiles in open terrace of the building to avoid/neglect heat during summer period.
- Name board apartment owners name will be provided in stilt.

| FLAT                            | AVAIL. | TYPE   | BLOCK | FLOOR | SALEABLE AREA (Sqft) | UDS (Sqft) |
|---------------------------------|--------|--------|-------|-------|----------------------|------------|
| <b>BLOCK A - AARIV APOORVAM</b> |        |        |       |       |                      |            |
| A1                              | ✓      | 3BHK   | A     | GF    | 1463                 | 614        |
| A2                              | ✓      | 2BHK   | A     | FF    | 1115                 | 468        |
| A3                              | ✓      | 2BHK   | A     | FF    | 960                  | 403        |
| A4                              | ✓      | DUPLEX | A     | FF&SF | 1730                 | 727        |
| A5                              | ✓      | 2BHK   | A     | SF    | 1115                 | 469        |
| A6                              | ✓      | 2BHK   | A     | SF    | 960                  | 403        |
| <b>BLOCK B - LAXMI SAGAR</b>    |        |        |       |       |                      |            |
| B1                              | ✓      | 3BHK   | B     | GF    | 1332                 | 560        |
| B2                              | ✓      | 2BHK   | B     | FF    | 976                  | 411        |
| B3                              | ✓      | 2BHK   | B     | FF    | 866                  | 365        |
| B4                              | ✓      | DUPLEX | B     | FF&SF | 1769                 | 743        |
| B5                              | ✓      | 2BHK   | B     | SF    | 976                  | 411        |
| B6                              | ✓      | 2BHK   | B     | SF    | 866                  | 365        |

## DETAILS OF FLAT COST

| Flat cost .....   | Sqft @ Rs ..... | per Sqft ..... | Rs.                   |
|---|-----------------|----------------|-----------------------|
| <sup>a</sup> Covered Car Park .....   |                 |                | Rs. 3,00,000          |
| <sup>a</sup> TNEB Deposits, Connection Metro Water Deposits, Connection Sewerage Deposits, Connection and other legal incidental expenses .....   |                 |                | Rs. 4,00,000          |
| <sup>a</sup> Legal, Documentation, Registration & Property Tax Assessment Charges .....   |                 |                | Rs. 1,00,000          |
| • +11% Registration charges& Incidental Expenses on UDS of land (UDS ..... sq. ft)<br>• +2% Registration charges & Incidental Expenses on Construction Agreement.<br>• +5% GST on Flat cost |                 |                | <b>TOTAL COST</b> Rs. |

## PAYMENT SCHEDULE

| Stage of Work   | Percentage | Installment No. |
|---|------------|-----------------|
| Initial Payment (EB + MMWSSB + Car Park Charges Included) | 15%        | I               |
| On Completion of Foundation                               | 15%        | II              |
| On Completion of Stilt Floor Roof Slab                    | 15%        | III             |
| On Completion of First Floor Roof Slab                    | 15%        | IV              |
| On Completion of Second Floor Roof Slab                   | 15%        | V               |
| On Completion of Third Floor Roof Slab                    | 15%        | VI              |
| On Completion of Brickwork in respective Flats            | 5%         | VII             |
| On Handing over   | 5%         | VIII            |

- DD/Cheque should be drawn in favour of Magishaa Construction payable at Chennai.
- Outstation cheques will not be accepted.



Magishaa Construction has continually pioneered newer technologies, bold design and precision engineering to create properties that are perfect blend between convenience and customization. An twelve years old company, completed several residential projects and currently 16 projects were under process.

Magishaa has believed that its success comes from its people. Wherever there are people there is an opportunity to serve. We provide all the amenities that modern housing has, along with the warmth of real home.

Our vision is primarily synonymous with quality, commitment towards customers reliability and excellence in architecture. Today Magishaa has a dedicated and experienced team in its diverse community to exceed expectations, elevate standards of living, emerge as a prominent brand in construction industry. To provide exemptions quality homes and build life time relationships with our customers and communities.



# Magishaa Construction

ENGINEERS & BUILDER

## Magishaa Construction

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