



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



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FOR ENQUIRY, BOOKINGS & APPOINTMENTS

044 - 4553 6693

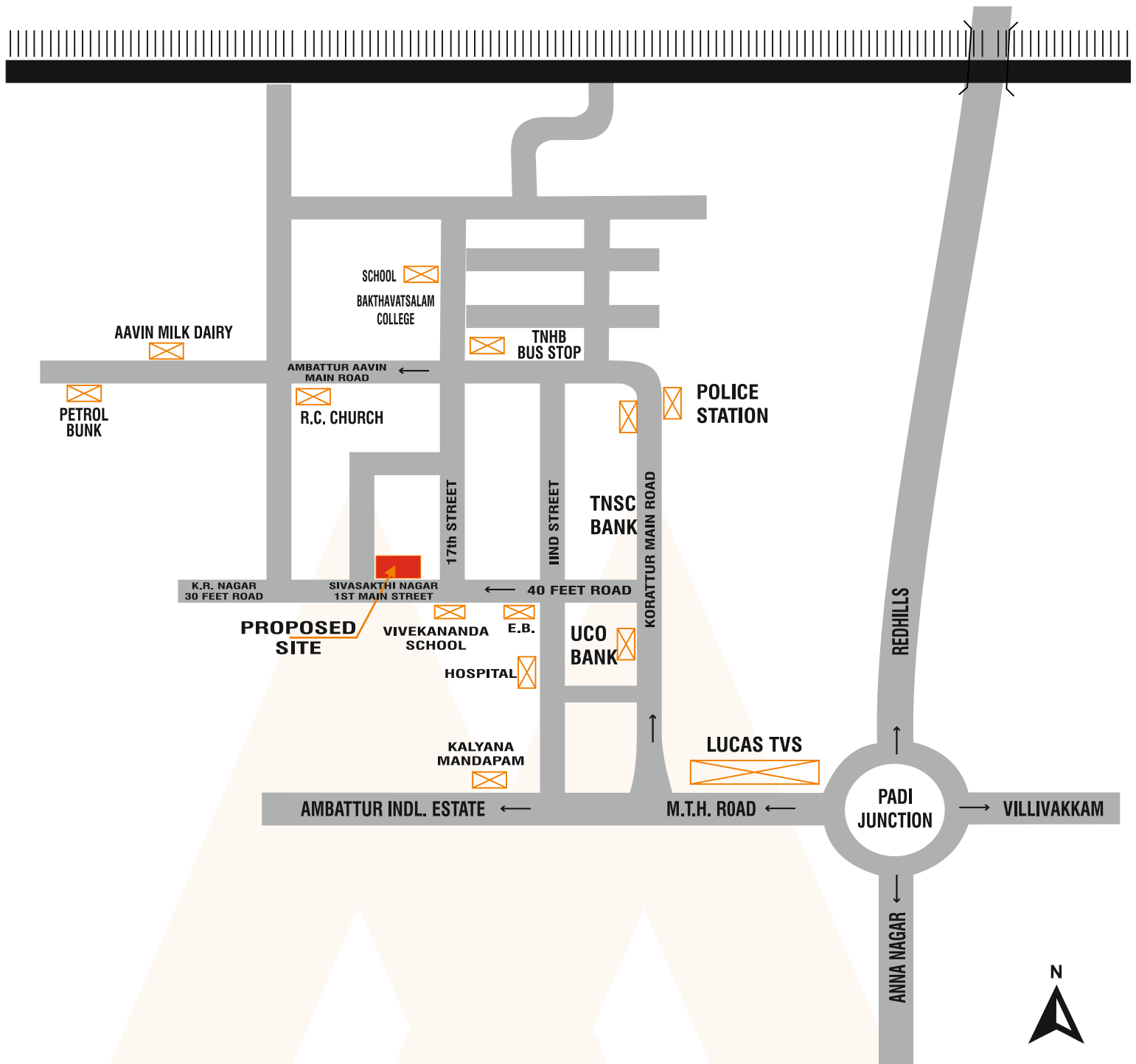
044 - 2615 5115

magishaa1603@gmail.com

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

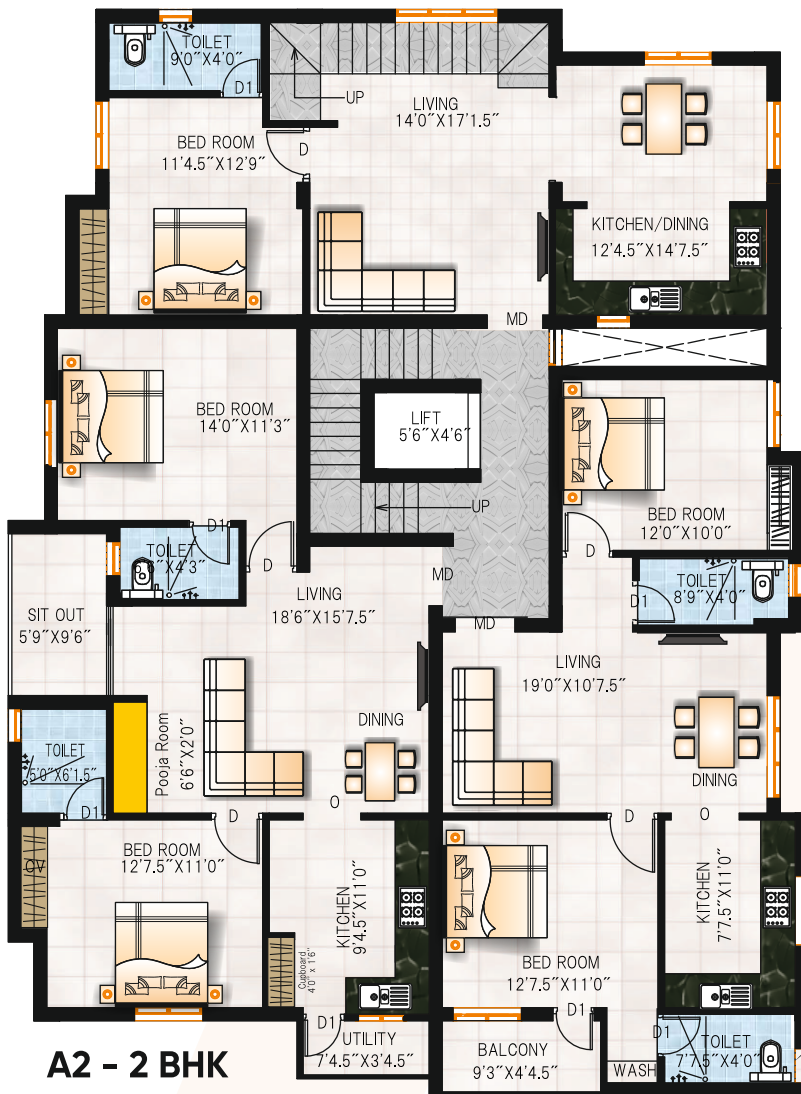


FIRST FLOOR PLAN

BLOCK A AARIV APOORVAM

BLOCK B LAXMI SAGAR

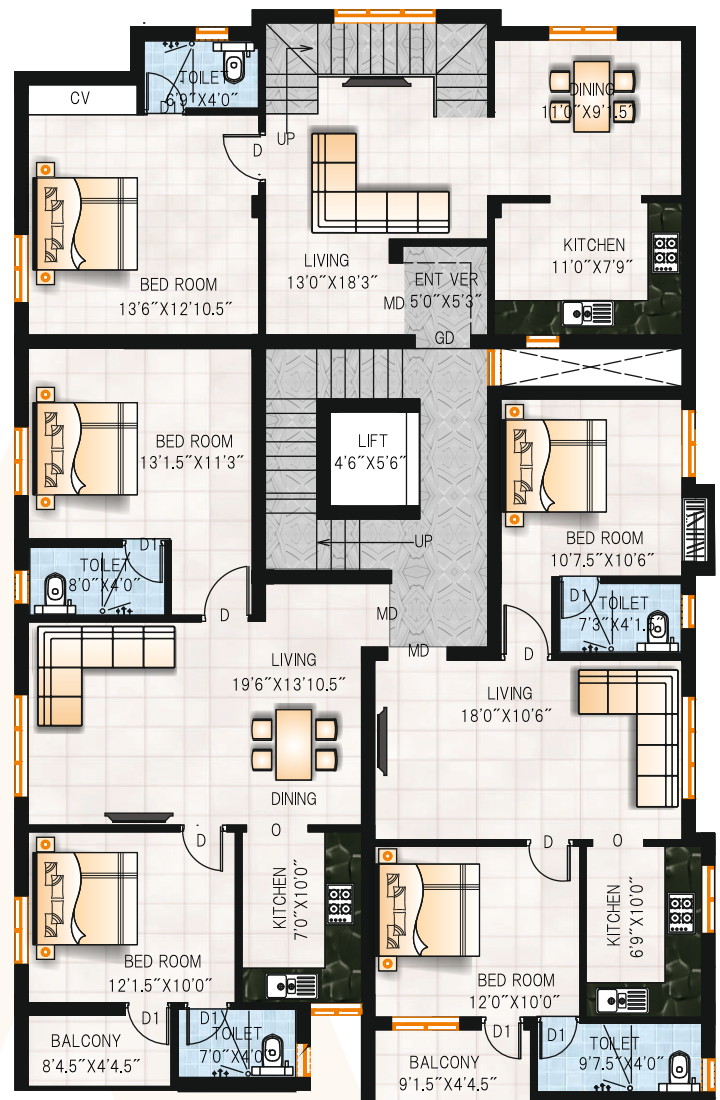
A4 - DUPLEX
1730 sq.ft.



A2 - 2 BHK
1115 sq.ft.

A3 - 2 BHK
960 sq.ft.

B4 - DUPLEX
1769 sq.ft.



B2 - 2 BHK
976 sq.ft.

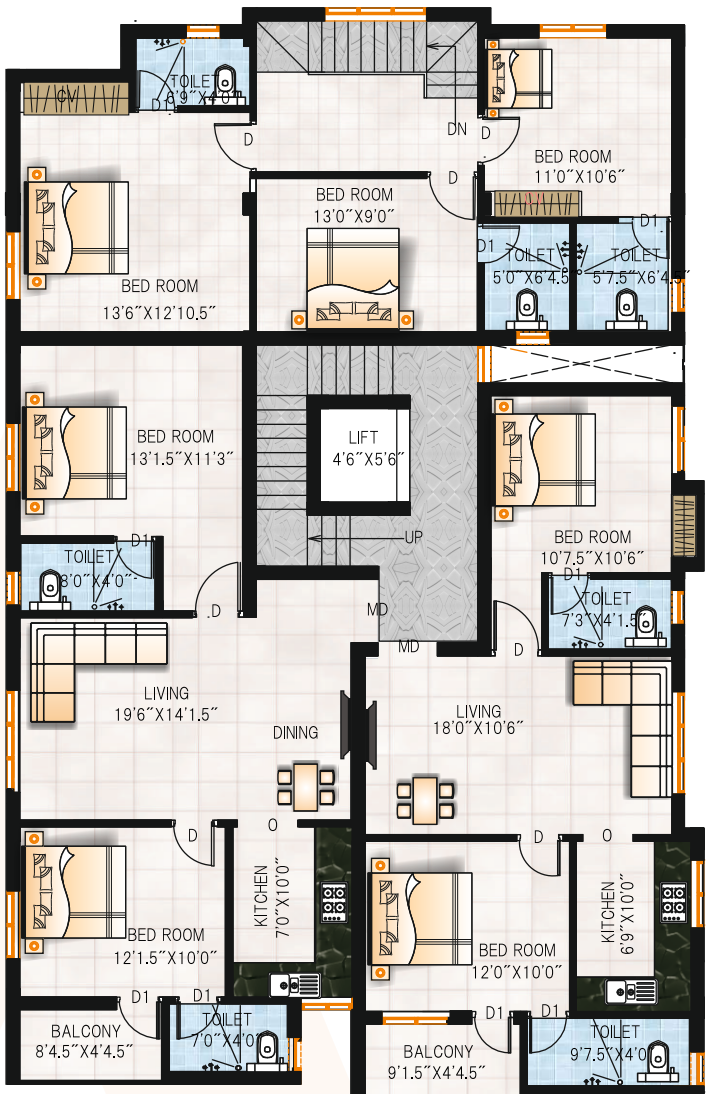
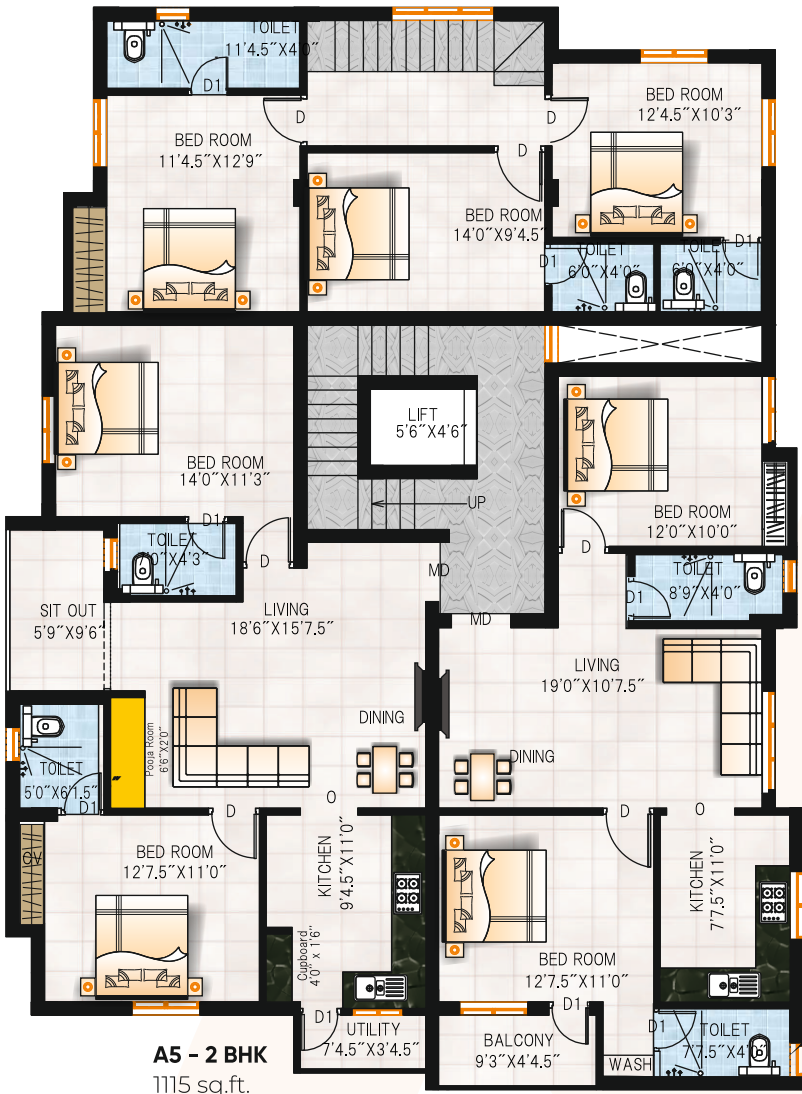
B3- 2 BHK
866 sq.ft.



SECOND FLOOR PLAN

BLOCK A AARIV APOORVAM

BLOCK B LAXMI SAGAR






Magishaa
Laxmi Sagar

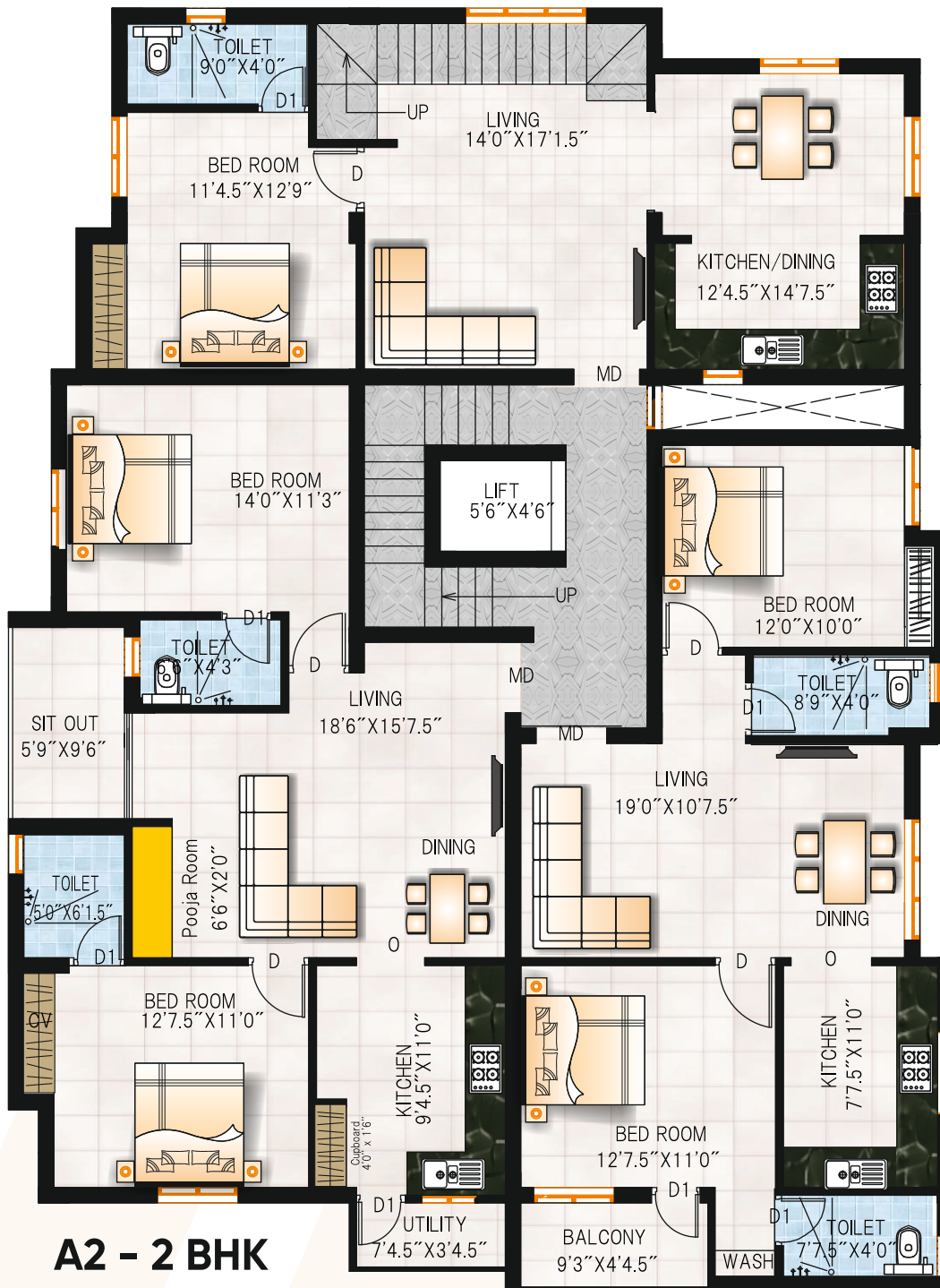

Magishaa
Laxmi Sagar

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.

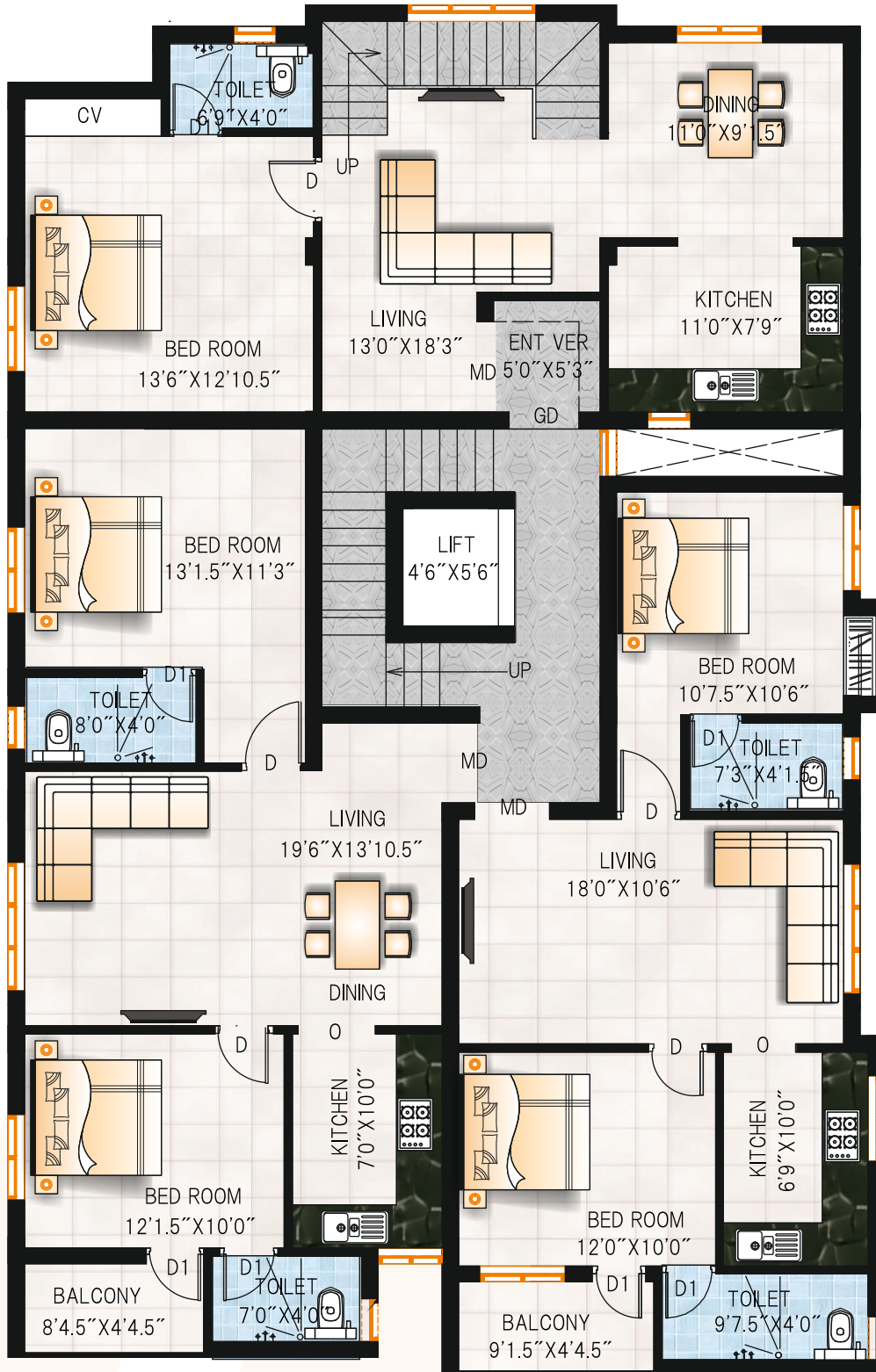
BLOCK B
LAXMI SAGAR
GROUND FLOOR



B4 - DUPLEX

1769 sq.ft.

BLOCK B
LAXMI SAGAR
FIRST FLOOR



B2 - 2 BHK

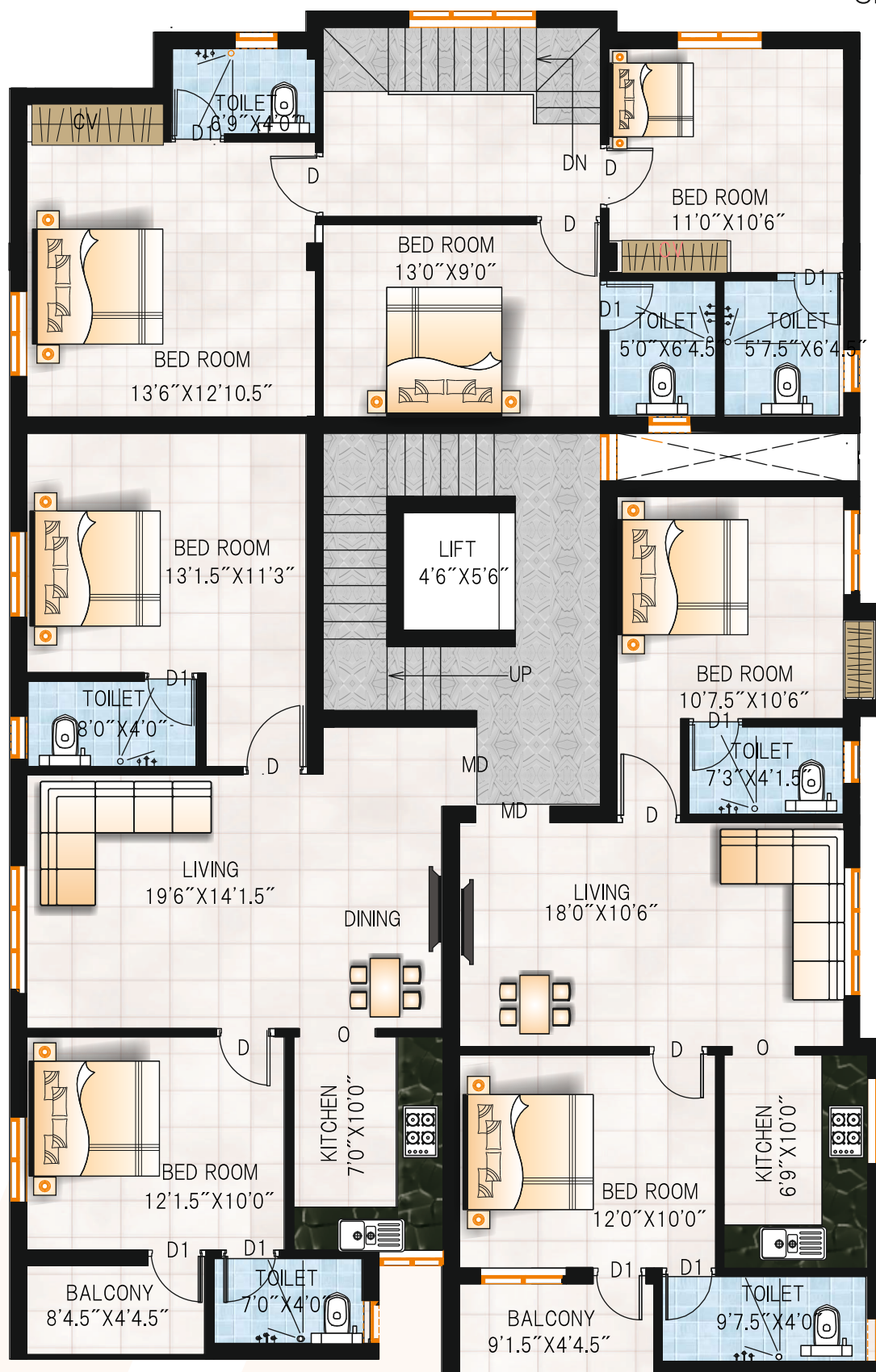
976 sq.ft.

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)
BLOCK A - AARIV APOORVAM						
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
BLOCK B - LAXMI SAGAR						
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.
^a Covered Car Park	Rs. 3,00,000
^a TNEB Deposits, Connection Metro Water Deposits, Connection Sewerage Deposits, Connection and other legal incidental expenses	Rs. 4,00,000
^a Legal, Documentation, Registration & Property Tax Assessment Charges	Rs. 1,00,000
.....	TOTAL COST
• +11% Registration charges& Incidental Expenses on UDS of land (UDS sq. ft)	Rs.
• +2% Registration charges & Incidental Expenses on Construction Agreement.	
• +5% GST on Flat cost	

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 it 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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