



#25/34, 11th Street  
North Jeganatha Street  
Villivakkam  
Chennai - 600 049.

# Neeraj Gokulam



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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.

## About Neeraj Gokulam

- ◆ An another affordable luxury landmark project from the house "Magishaa" with the name of "**Neeraj Gokulam**".
- ◆ Neeraj Gokulam is in a fine locality eminent, for its calm and well suited neighbourhood. And it's a South facing property with 5 exclusive 2 BHK, 3 BHK & DUPLEX - Ground + 2, luxury apartments.
- ◆ Every fact of architecture has been chosen to provide the fullest luxury, at most comfort, best space utilization, finest design and affordable cost.

## Nearest Key Establishments

- ◆ Railway Station: Villivakkam (0.5 km)
- ◆ Bus Stop: Poombugar Nagar, Srinivasa Nagar
- ◆ Hospitals: Pari Hospital and DRJ Hospital.
- ◆ Schools: Don Bosco and St. Joseph
- ◆ Supermarkets: DK Supermarket, Nilgiris and Reliance Super Market
- ◆ Banks: Bank of Baroda, State Bank of India, Andhra bank and all major bank ATMs.

# GROUND FLOOR PLAN



# FIRST FLOOR PLAN



Flat No.	Flat Type	Sale Sq.ft.	Flat No.	Flat Type	Sale Sq.ft.
F1	2 BHK	727 Sq.ft.	F2	2 BHK	800 Sq.ft.
F3	DUPLEX-3 BHK	1610 Sq.ft.			



Magisha's

## SECOND FLOOR PLAN



Flat No.	Flat Type	Sale Sq.ft.
S1	3 BHK	1376 Sq.ft.

# SPECIFICATIONS

## Vaasthu

- All vaasthu elements have been carefully implemented in every unit.

## Foundation & Structure

- RCC frame structure with isolated footings based Architectural / Structural designs to suit G+2 Floors.

## Super Structure

- 9" thick outer wall and 4½" thick internal walls wherever necessary with table moulded bricks.

## Staircase

- Elaborate width of staircase with Granites/ marbles flooring with stainless handrail upto open terrace.

## Terrace

- Using cool roof tiles in open terrace of the building to avoid / neglect heat during summer period.

## Plastering & Painting

- Nice finish with wall putty in internal side & normal finish in external sides.
- Interior wall with wall putty and 2 coats of emulsion paint finish.
- Exterior wall with 2 coats of external emulsion paint finish
- all doors with enamel paint finish
- Windows and ventilator grills with enamel paint finish.
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## Flooring

- Premium quality joint free tiles (2'x2') in Hall, Bedrooms and balcony and kitchen.
- Glazed ceramic tiles upto 7'0" height in bathroom walls and Anti skid tiles @ Bathroom floors.
- Kitchen glazed wall tile above kitchen slab upto 2'0" height.

## Main Doors

- Teakwood frame and one side Teak finish with melamine finish and quality fittings and branded safety lock.

## Internal Doors

- Country wood frame and flush shutters with smooth finished and quality fittings and lock.

## Windows

- High quality powder coated aluminium windows floor Jindal with SS-imex hinges for all external openings.

## Kitchen

- Granite platform with stainless steel sink and 2 taps of water (Drinking and Multipurpose)

## Toilets

- Floor mounted EWC with flush tank in all attached bathrooms and Indian type water closet (IWC) in common bathrooms (Parryware / Cera etc.)

## Electrical

- All internal conduits are in PVC
- Wiring ISI Brand wiring will be used for the entire building.
- Switches modular switches.
- Telephone points in Master bedrooms and living room
- Television points in Master bedrooms and living room.
- Living / Dining-one fan points, Two ceiling light points, four wall point, two 5 Amps points.
- Bedrooms-one fan point, two wall points, one 5 Amp and one 20 amp in Master bedroom.
- Bathrooms - Two light points, One Geyser point and One 5 amp point.
- Kitchen-two light points, two 5 amp pint, one 15 amp point and one exhaust point.
- Inverter points provision also will be available.

## CP Fittings

- Hot and cold water wall mixed tap with shower in all bathrooms and other taps (Parryware / Cera / Carryon etc.) Where ever necessary Geyser, Exhaust fan provision through electrical point.

## Lift

- Lift of premium make will be provided with Automatic Risk drive (ARD) System.

## Water Supply

- An overhead tank on required capacity for both bore well and metro water.

## SALIENT FEATURES

- ◆ Covered Car Parking and Two Wheeler Parking
- ◆ Underground RCC water sump at required capacity for Metro water
- ◆ Exclusive provision for Air conditioning units in bed rooms
- ◆ Adequate space for pathways and staircases
- ◆ Rain water harvesting with adequate piping
- ◆ Provision for telephone and broadband connectivity
- ◆ Wiring provision for Music Systems and accessories
- ◆ Common area staircase granite flooring
- ◆ Ornamental entrance gates
- ◆ Lift for G+2 Floor

## PAYMENT SCHEDULE

On booking	- *20%
On completion of foundation	- 15%
On completion of Ground & First Floor Roof Slab	- 15%
On completion of First Floor Roof Slab	- 15%
On completion of Second Floor Roof Slab	- 15%
On completion of Brickwork in respective Flats	- 15%
On Handing Over	- 5%
Electricity charges	- ₹ 40,000/-
Metro Water & Sewerage Deposit	- ₹ 50,000/-
Car Parking Charges	- ₹ 2,00,000/-
Stamp Duty	- 11%

All the above charges are to be paid along with initial booking charges

## KEY PLAN



# OUR ONGOING PROJECTS



**VIHAS VAJRA & MADHAV MAGNUS**  
3rd & 4th Street, Rajaji Nagar, Villivakkam, Chennai 600 049



**AARIV APOORVAM & LAXMI SAGAR**  
Plot No.466, 466-A, 17th Street, TNHB Colony, Korattur, Chennai-600 080. Dee Gee Nagar, Soorapattu, Chennai-53



**JAGADISHA ORTUS**  
Sriraman Salai, Thanikachalam Nagar, Madhavaram, Chennai 600051.



**NANDAKESHAV OPTIMUS**  
Rajiv Gandhi Nagar, Kolathur, Chennai-600 099.



**JAYA KRISHNA REGALO**  
46th Street, Korattur, Chennai-600 080.



**Magishaa Construction**  
ENGINEERS & BUILDERS

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## Preferred Bankers



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