



**Site :**  
Plot 3, Old Door No.3, New Door No.21,  
First Street, Rajiv Gandhi Nagar,  
Kolathur, Chennai-600 099.

## NANDAKESHAV OPTIMUS

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 15 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 Nandakeshav Optimus

An another affordable luxury landmark project from the house “Magishaa” with the name of “**Nandakeshav Optimus**”.

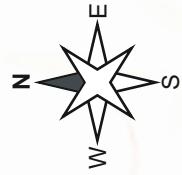
Nandakeshav Optimus is in a fine locality eminent, for its calm and well suited neighbourhood. And it's a South facing property with 5 exclusive 2 BHK and 3 BHK - Ground + 2, luxury apartments.

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:** Villivakkam Bus Stop, Senthil Nagar, Srinivasa Nagar
- **Hospitals:** Pari Hospital WCF Hospital and DRJ Hospital
- **Schools:** Goodwill Mat. Hr. Sec. School, Don Bosco and St. Joseph School
- **Supermarkets:** Villivakkam Market, DK Supermarket, Nilgiris and Reliance Super Market
- **Banks:** Bank of Baroda, State Bank of India, Andhra bank, Axis Bank and all major bank ATMs.

## GROUND FLOOR PLAN





Magishaa's

## FIRST FLOOR PLAN



| Flat No. | Flat Type | Sale Sq.ft. |
|----------|-----------|-------------|
| F1       | 3 BHK     | 1265 Sq.ft. |

| Flat No. | Flat Type | Sale Sq.ft. |
|----------|-----------|-------------|
| F2       | 2 BHK     | 1020 Sq.ft. |



SECOND FLOOR PLAN



| Flat No. | Flat Type | Sale Sq.ft. |
|----------|-----------|-------------|
| S1       | 3 BHK     | 1265 Sq.ft. |

| Flat No. | Flat Type | Sale Sq.ft. |
|----------|-----------|-------------|
| S2       | 2 BHK     | 1020 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.
- Windows and ventilator grills with enamel paint finish.

## 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 flash tank in all attached bathrooms and India 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.

## 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

## KEY PLAN



## 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                             | - ₹ 50,000/-   |
| 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



# Magishaa Construction

## ENGINEERS & BUILDERS

No.W-727, 4th Cross Street, Anna Nagar West Extn.,  
Chennai-600 101.

(Opp. S.B.O.A. School East Gate)

Tel : 044 4553 6693, 2615 5115, 98403 55999, 98842 33462

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[magishaa\\_shan@yahoo.in](mailto:magishaa_shan@yahoo.in)

Web : [www.magishaa.com](http://www.magishaa.com)

### Preferred Bankers



### OUR COMPLETED PROJECTS



**Prajapati Patria**  
# 54, 3rd Street, Poombugar Nagar, Kolathur, Chennai-99.



**Giridhara Crest**  
10, Baghavathy Ammal Colony, Kolathur, Chennai-99



**Gyaneshwara Vasta & Srivag Symphony**  
Radha Nagar, Valasaravakkam, Chennai 87.



**Jagadguru Regalo**  
Door No.17, 7th Street, Poompuhar Nagar, Kolathur, Chennai-99.



**Satyavarta Vasto**  
Citibabu Nagar, Kolathur, Chennai-99.



**Amrut Orto**  
1110, 50th Street, Korattur, Chennai-80



**Shrikanta Bonita**  
No.232, 3rd Street, Poombugar Nagar, Kolathur, Chennai-099



**Hiranyagarbha Ortus**  
Sivananda Nagar, 1st Street, Kolathur, Chennai-99  
758, 29th Street, TNHB, Korattur, Chennai-80.



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