

AK BUILDERS

AK AGATE

Pure Elegance, Perfected Living


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Imagine a home as enduring and artful as agate stone itself—layered in beauty, radiating strength. AK AGATE is a collection of just 6 exclusive residences in Anakaputhur, Chennai, where every detail speaks of refined taste and timeless comfort. With ***20 years of experience, AK BUILDERS has etched landmark addresses across Chennai.*** We blend meticulous craftsmanship with genuine care, turning every project into a legacy of quality and trust.


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PROJECT HIGHLIGHTS

- Premium apartment with 6 units
- Designed to ensure abundant ventilation
- Rain water harvesting
- Potable water available at site
- Contemporary architectural design Structure with stilt+3 floors
- 24/7 Security surveillance
- Optimal space planning with vasthu compliance
- Lift provision in all floors
- Power backup inverter provision
- Proximity to top School, Colleges, Hospitals, Railway station & Airport

ESSENTIAL AMENITIES



EV- CHARGING POINT



VIDEODOOR PHONE



POTABLE WATER

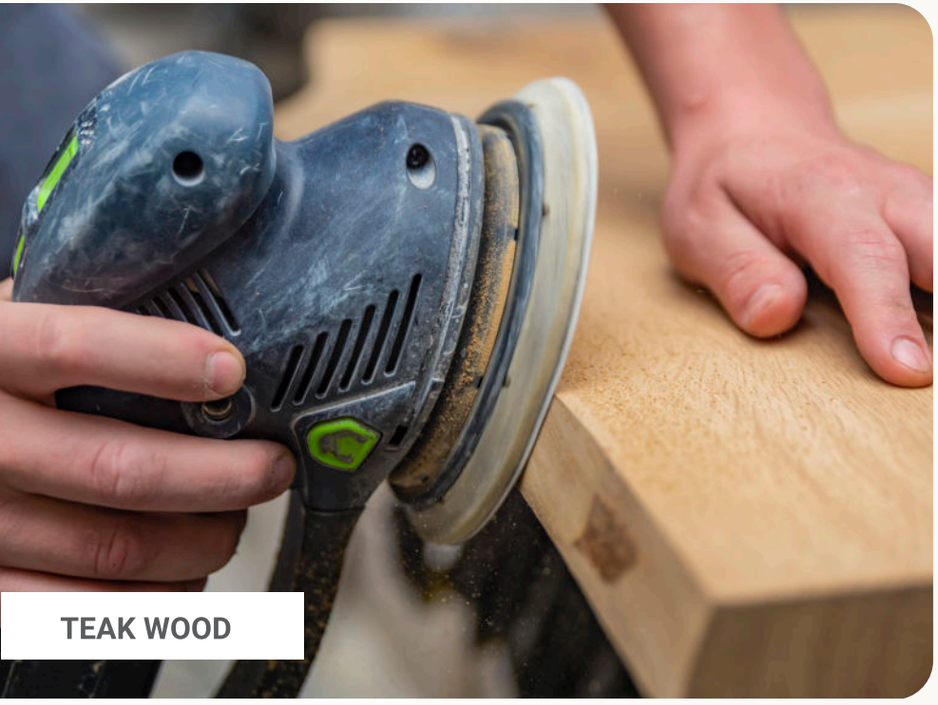


COVERED CAR PARKING

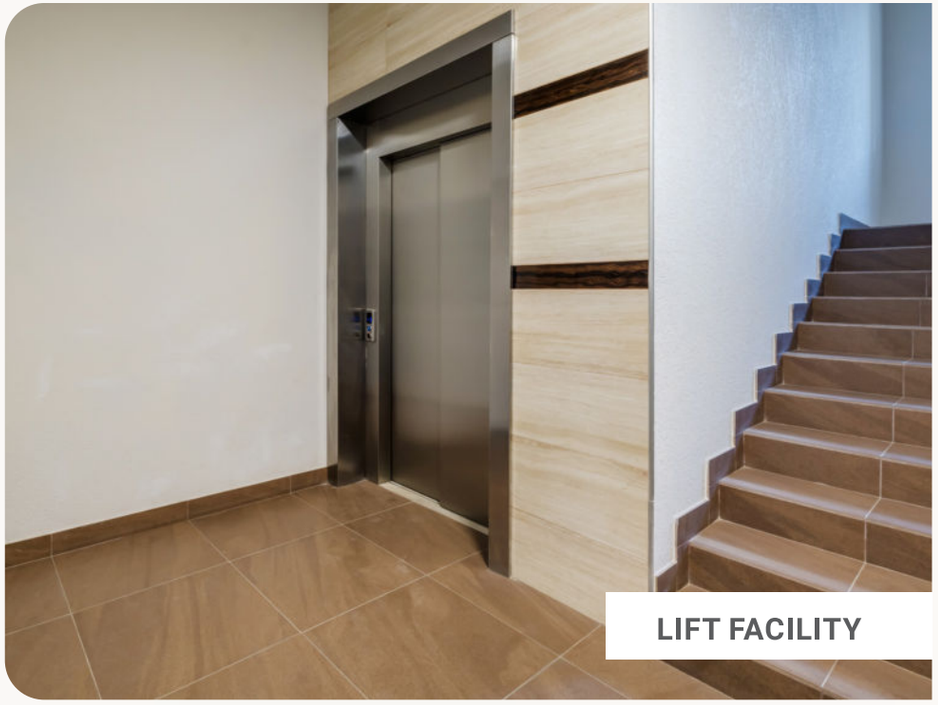


CCTV CAMERA

ESSENTIAL AMENITIES



TEAK WOOD

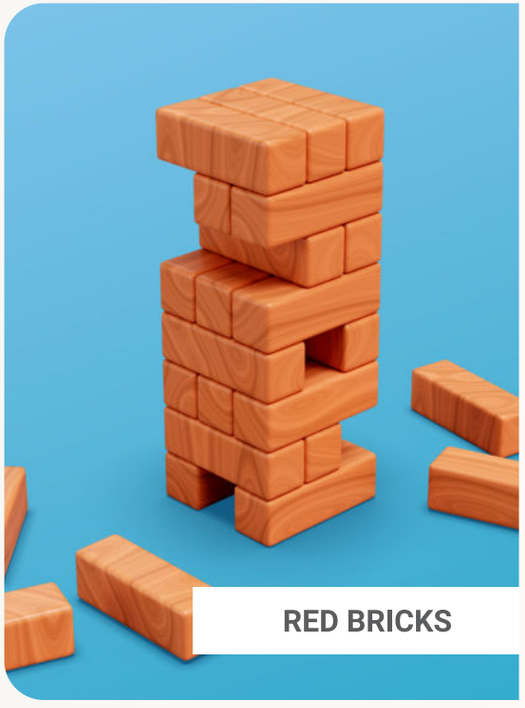


LIFT FACILITY

100% VASTHU



PROVISION FOR INVERTER

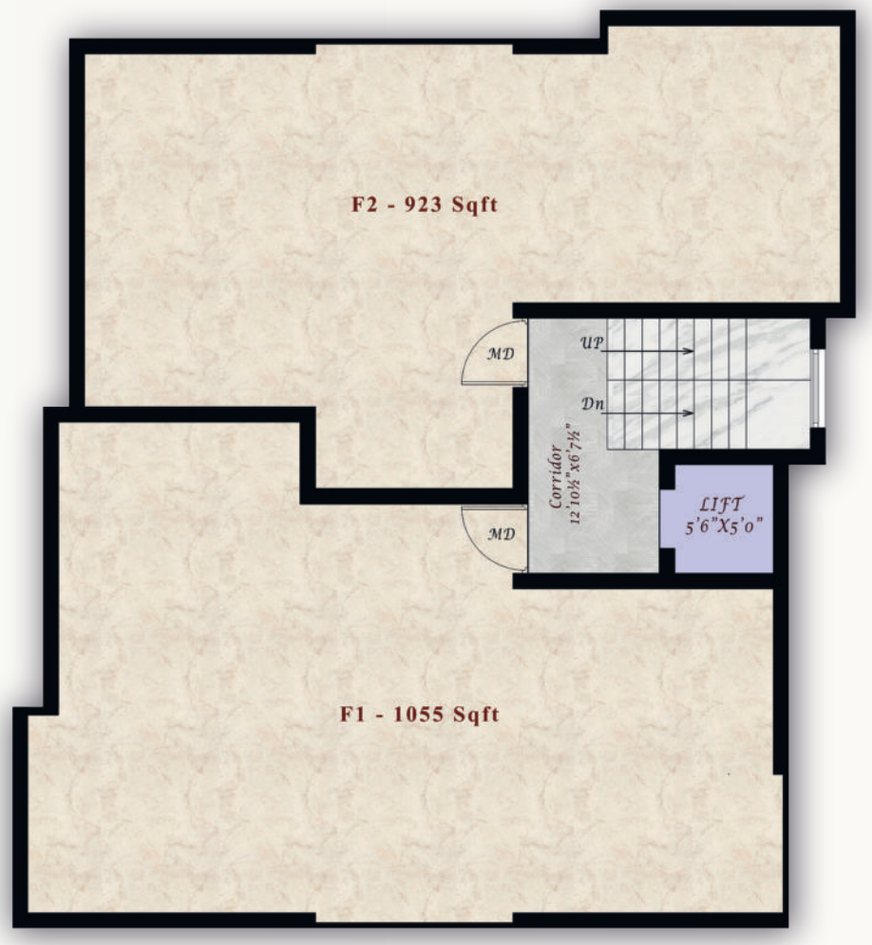


RED BRICKS

LAYOUTS PLAN

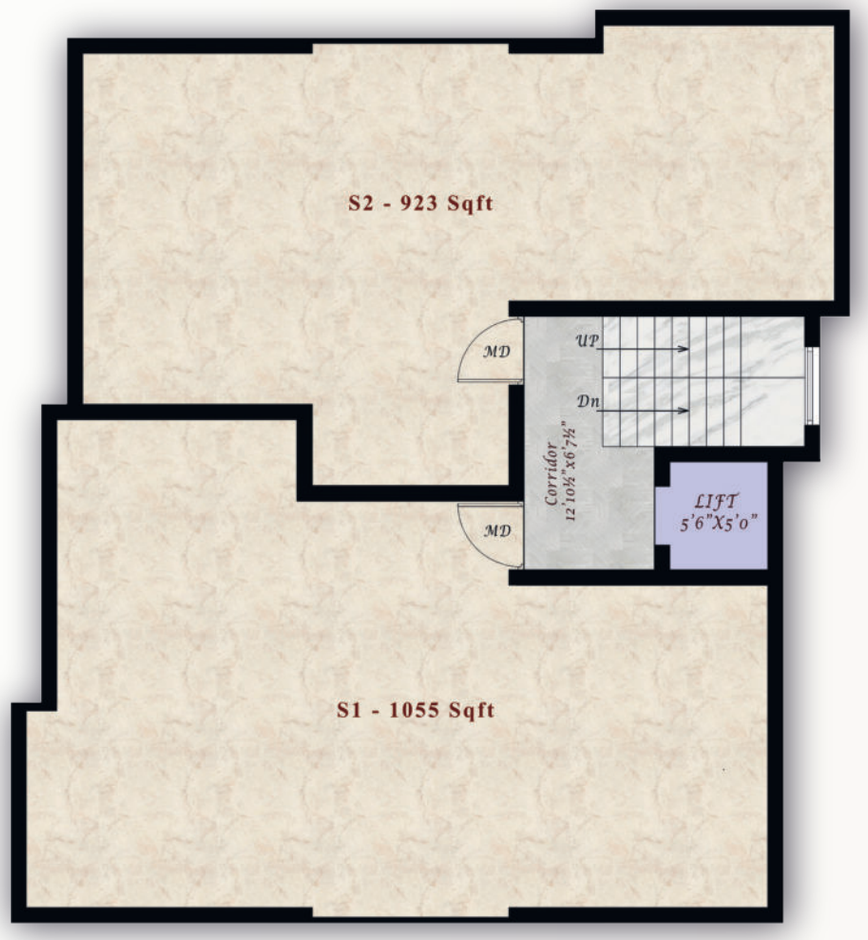


Stilt Floor Parking



First Floor Layout

LAYOUTS PLAN



Second Floor Layout



Third Floor Layout

2D FLOOR PLAN

N
W E
S

EAST FACING



F1 Flat

AREA : 1055 Sq.Ft TYPE : 3BHK

3D VIEW

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AREA : 1055 Sq.Ft TYPE : 3BHK

2D FLOOR PLAN
Typical Plan

N
W E
S

EAST FACING



F2 - S2 Flats

AREA : 923 Sq.Ft TYPE : 2BHK

3D VIEW
Typical Plan

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AREA : 923 Sq.Ft TYPE : 2BHK

2D FLOOR PLAN



N
W
E
S

EAST
FACING

S1 Flat

AREA : 1055 Sq.Ft TYPE : 3BHK

3D VIEW

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AREA : 1055 Sq.Ft TYPE : 3BHK

2D FLOOR PLAN

N
W E
S

EAST FACING



T1 Flat

AREA : 900 Sq.Ft TYPE : 2BHK

3D VIEW

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AREA : 900 Sq.Ft TYPE : 2BHK

2D FLOOR PLAN

N
W E
S

EAST FACING



T2 Flats

AREA : 868 Sq.Ft TYPE : 2BHK

3D VIEW

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AREA : 868 Sq.Ft TYPE : 2BHK



SPECIFICATIONS

1.GENERAL AMENITIES

Fully covered, independent car parking.
Fully Framed Structure with Architect and Structural Designed Building base on soil test report.
Clear Titled Approved Plan.
Bore-Well (6" Bore) with Submergible motors, As per Geologist report.
Metro Water Connections. (if applicable)
Three Phase E.B. Connection.
U.G. Sump (R.C.C.wall) with separate provision for Motor.
Damp proofing.
Water proofing.
Anti - Pest Control.
Common E.B. Connection.
Build as per vaastu.
Finance can be arranged from reputed Housing Finance Companies like HDFC,
SBI Bank,etc.
Strict Supervision with Qualified and experienced Engineers.
Provision for U.P.S.
Rain water harvesting.
Over head tank for Bore - well water.
Over head tank for Corporation water.
External Landscape with paver blocks or Grano Flooring as architect designed.

2.FRAME STRUCTURE

R.C.C. framed Structure on Columns beams and slabs supported on independent foundation.
Structural designing done by well experienced structural consultant as per soil test report.

3.SUPER STRUCTURE

9" Brickworks - 1:5 ratios Cement Mortar with 1st quality table molded bricks used for external walls.
4 1⁄2" walls - 1:3 ratios Cement Mortar with 8mm rods or 42 "Steel plate every 3 layers of bricks
for partition walls.

4.LIVING/DINING

French window. Electrical points
T.V. point 5AMPS - 1no
Telephone point 5AMPS - 1no.
Mobile Charge point.
Emergency lamp power point.
D B box with circuit breakers and 3 phase changeover switches.
Light point (3.nos), 1 Point 2WAY SWITCH
Fan point (2 nos)
Iron box power point provision 15AMPS - 1no.
Fridge power point provision 15AMPS - 1no.
Chandelier light point.
Calling Bell provision.

5.MASTER BEDROOM

R.C.C Loft 2'0" depth. Electrical points.
Split A.C. provision.
Mobile charger power point provision. 5AMPS - 1no.
Foot lamp.
One tube light point with 2way control.
One fancy light point.
Fan point with 2 way control.

6.KITCHEN

Black Granite slab with beeding
One metro water and one bore water tap provision.
Wall tiles-Glassed tile with border up to 4'6" above the platform (Rs.40/-per sqft)
Electrical points.
One light points.
One fan points.
One Exhaust fan provision.
15AMPS power point (3nos).
5AMPS power point (2nos)
One water Purifier point 5AMPS - 1no.

7. TOILETS

Geyser power point 15AMPS 1no.
Parryware Wash basin
-Single Bedroom - Parryware IWC Orrisapan
Double Bedroom - Attached Toilet-Parryware Cascade model floor-
mounted (White colour), Common Toilet-IWC.
Walls Glassed tiles upto 7" height from floor level
Rs.40/-per Sqft).
Health faucet.
Exhaust fan provision & Ventilator with louver glasses. PVC Door
Flooring - Anti-skid tiles.(12"x12") (Rs.40/-per Sqft). Chromium plated (Tap) fittings jaquar.

8.DOORS & WINDOWS

Main door - Teak wood frame with panel designed doors.
Main door - Eye viewer, Brass tower bolt, Bullet lock (Godrej locks), safety chain, door magnet,
modular handle.
Bedroom doors-Teak wood frame with designed door (both side enamel paint)
Toilet door - Teak wood frame with water proof door.
Teak wood frame with shutter pinned glass

9. FLOORING

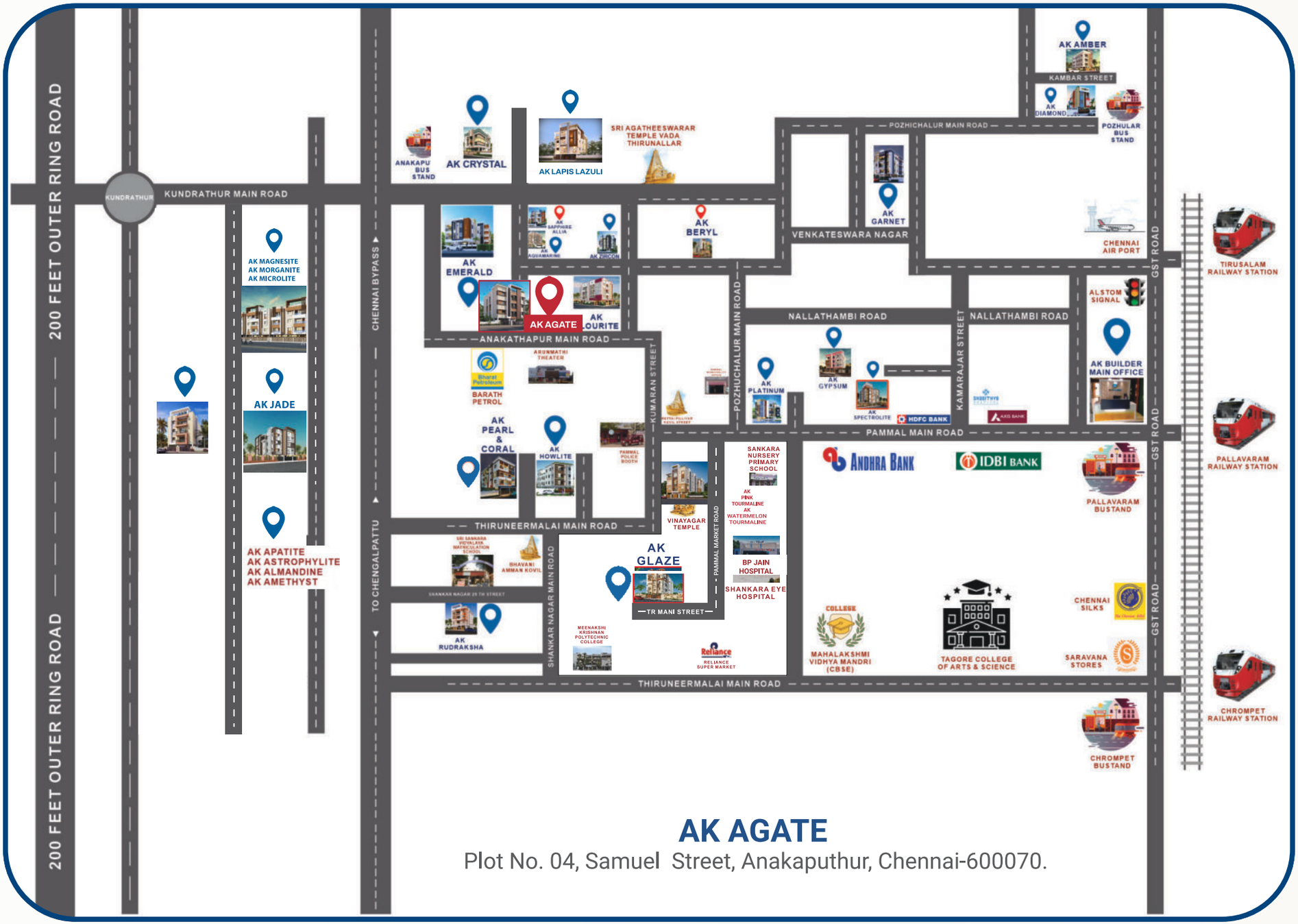
Vertified Tiles (2' x 2') for all rooms (Rs.60/per sqft) Skirting for 4"

10. PAINTING

Interior wall and ceiling fully 2 coat of putty one coat of primer
with 2 coats Premium Emulsion Painting.

LOCATION MAP

(Not to Scale)



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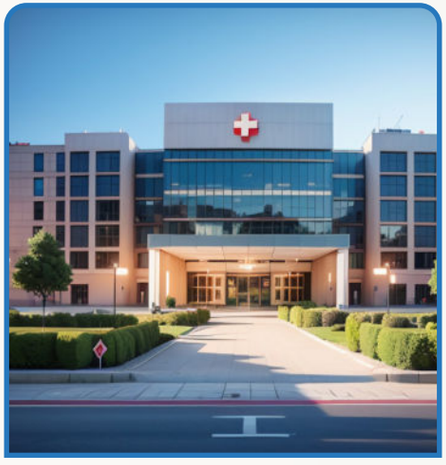
Plot No. 04, Samuel Street, Anakaputhur, Chennai-600070.

LOCATION ADVANTAGES



SCHOOLS

1.5 Km from Sankara Vidyalaya Mat.Hr.Sec.School
2 Kms from Peace on green Earth CBSE.
2 Kms from Mahalakshmi Vidya Mandir
3 Kms from Srimathi Sundaravalli Memorial Hr.Sec.Scl.



HOSPITALS

1.5 Km from BP Jain Hospital
2 Kms from Sankara Eye Hospital
2 Kms from JIP Mulitispeciality Hospital
2 Kms from Subiksha Hospital

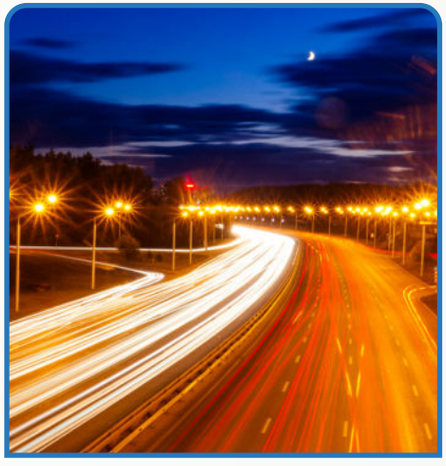


COLLEGES

1.5 Km from Meenakshi Krishna Polytechnic Clg.
3 Kms from Vels Univercity.
3.5 Kms from SDNB Vaishnav Womens College.
3 Kms from Balaji Medical College.

TRANSPORTATION & BANKS

Walkable Distance - Pammal Main Road.
3 Kms from GST Road.
3 Kms from Pallavaram Railway Station.
5 Kms from Chennai Airport.
700Mts From IOB Bank.
700Mts From Indian Bank.
1km From Pammal Market.





TEMPLES

700Mts From 300Years Old Eshwaran Koil.
2.5 Kms from Tiruneermalai Perumal Temple.
2.5 Kms from Pozhichalur Eshwaran Koil.
300Mts from Ragavendra Temple.
1km from Arkeeshwarar Temple.
1km from Sooriyamman Koil.

REGISTERED OFFICE

No.4/49 PILLAIYAR KOIL STREET
PALLAVARAM, CHENNAI-600043.

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+91 7338730136

Disclaimer:

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