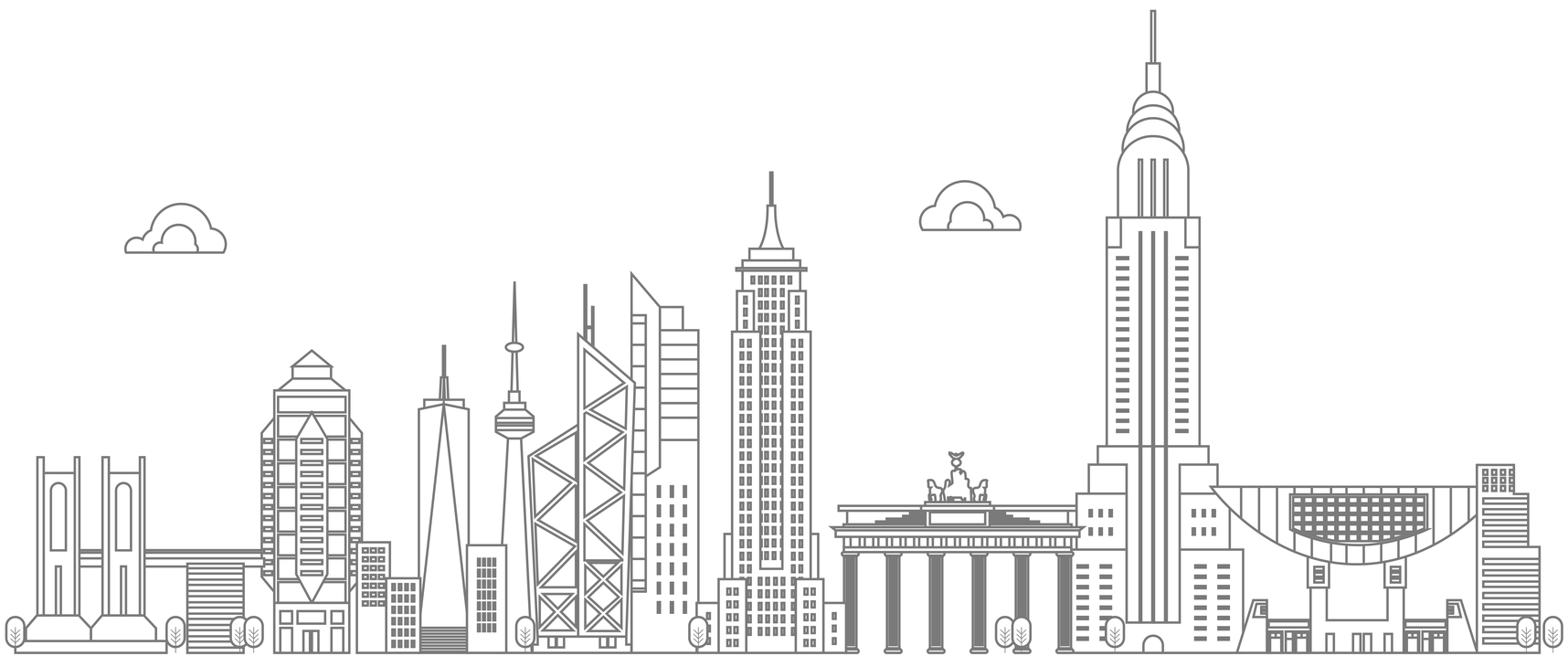
AANIRUDH

YOUR HOME. OUR PRIDE.

NARMADA

F L A T S



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Two Decades and counting...

Seevaa Associates established in 1997, the parent company for Anirudh Foundation Pvt. Ltd., is a company with little time to look back these days. Growth and change are coming at a rapid pace for this seasoned player as it moves and adapts to the enormous opportunities of the 21st Century real estate market place. But that doesn't mean there little by way of past accomplishment.

In fact, it is precisely Anirudh Foundation Pvt. Ltd. long and proud record of achievement that serves as inspiration and foundation for its future. From its roots in Chennai, Tamilnadu. Anirudh Foundation Pvt. Ltd. has grown to offer space management solutions and looks worth the money invested in Residential, Commercial, Industrial & Interior designing areas.

Anirudh Foundation Pvt. Ltd. is determined to make its brand virtually synonymous with highest quality.

NARMADA
F L A T S

Crafted to spread
Light, Love & Happiness
into your Life!

Narmada Flats is a carefully crafted apartment to bring out the best of your family. An epicenter to your Light, Love & Happiness. Brimming with modernity yet beautifully put together to be the center of your best moments in Life!

Location Map

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Facilities & Amenities

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Vastu Based Design
With good space utilization and architectural design

Compound wall around the campus with common lighting.

White Tiles in Terrace Floor.

Independent 3 Phase connections and EB panel Board for electricity distribution.

Power Backup for common area & lift.

Solar for Common Area Purposes. (Lift & Common Lighting / Motor).

CCTV Surveillance with Swiping Card System

24000 Liters concrete sump and OHT (5000 Liters capacity with inner tiles.)

Eight passengers lift will be provided.

Landscaping with ample space for breezy walks.

Wash basin in the terrace with tap, Shaymiyana rings at the open terrace.

Watchman room, Toilet in Stilt Floor.

2nd, 3rd & 4th Floor Plans

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Motilal Street
T.Nagar
Chennai - 600017

5th Floor Plan

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Motilal Street
T.Nagar
Chennai - 600017

Flat 2A, 3A & 4A Floor Plan - 1267 Sq. ft.

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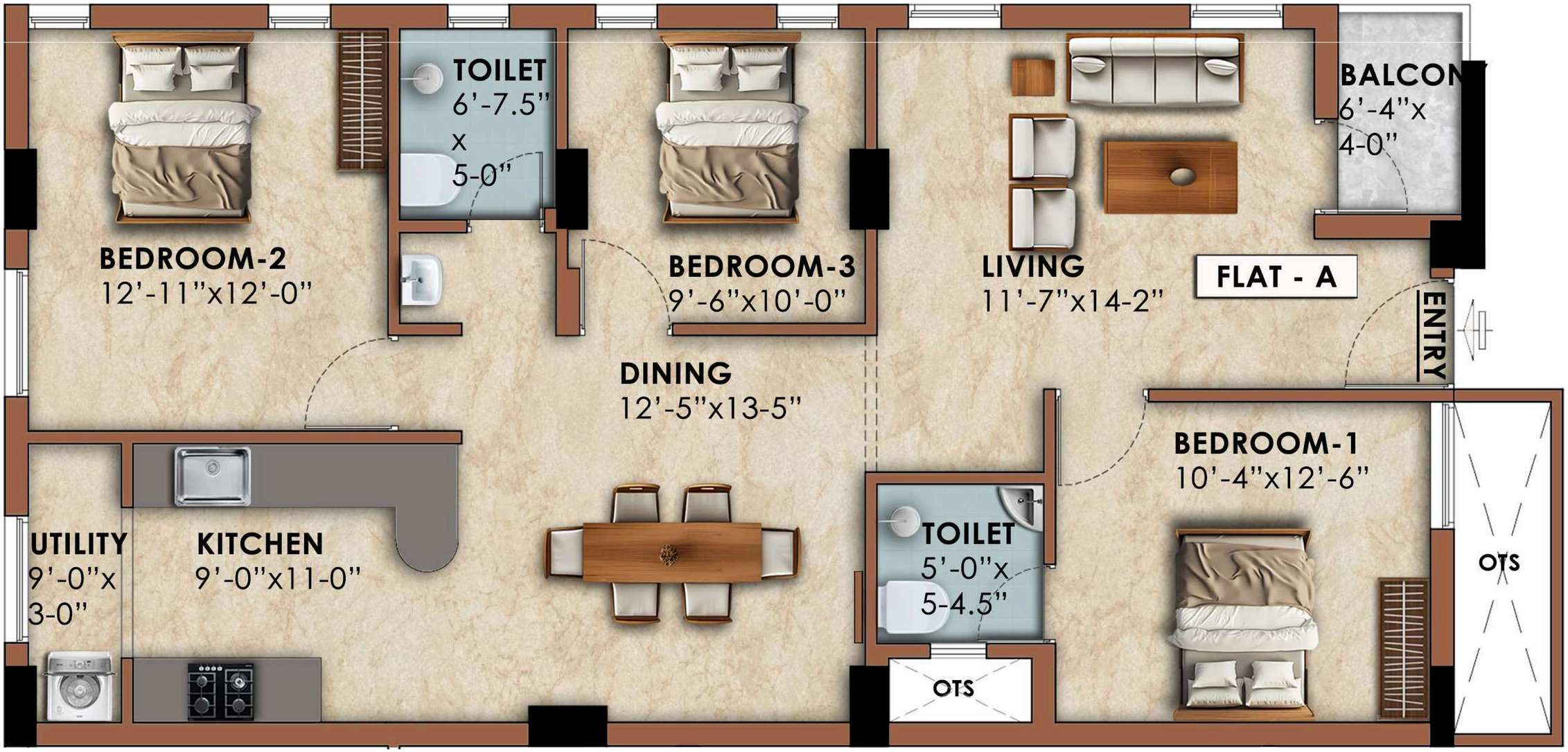

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Motilal Street
T.Nagar
Chennai - 600017

Flat 2D & 3D Floor Plan - 1114 Sq. Ft.

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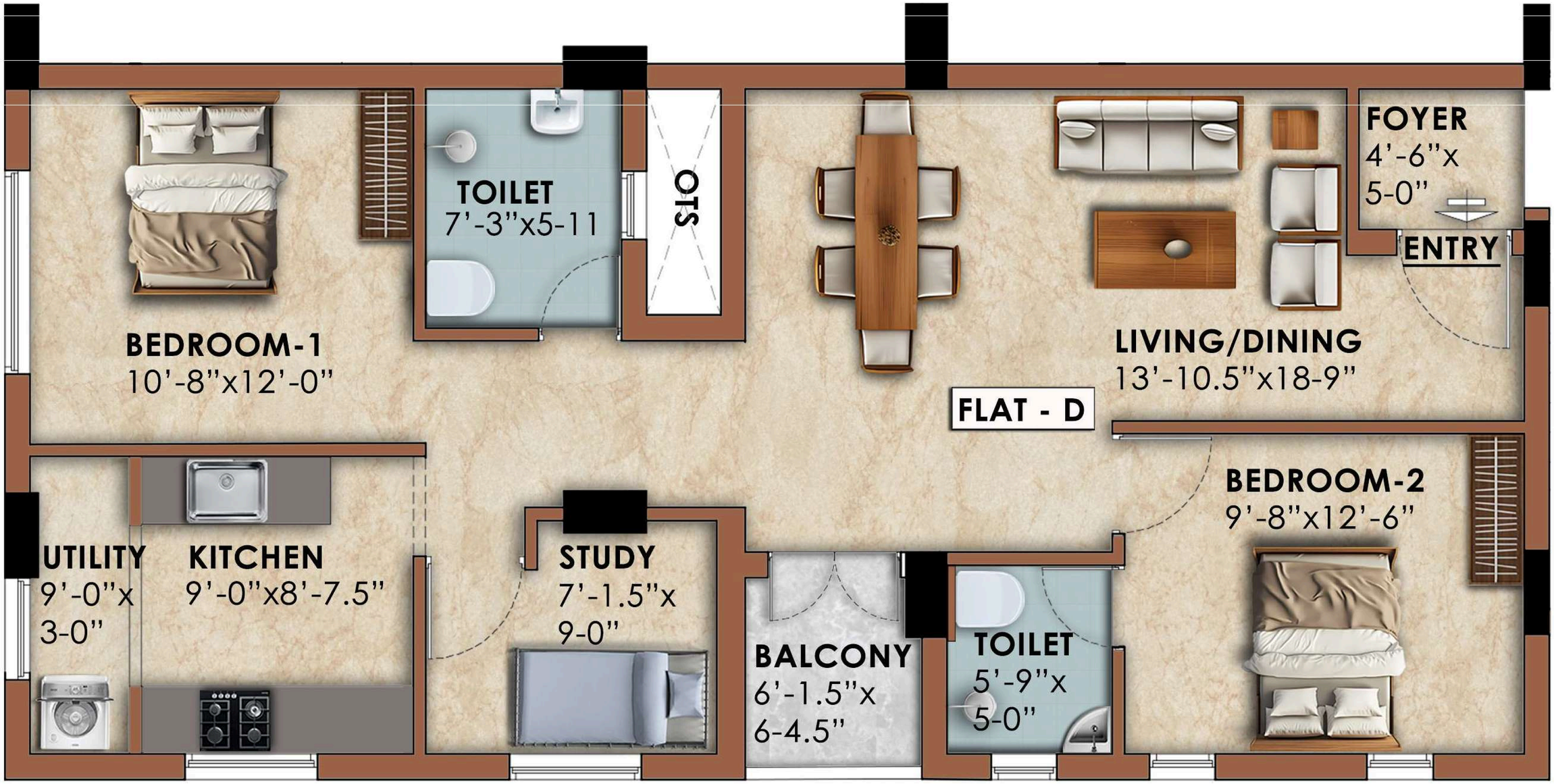

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Motilal Street
T.Nagar
Chennai - 600017

Flat 5C Floor Plan - 1091 Sq. Ft.

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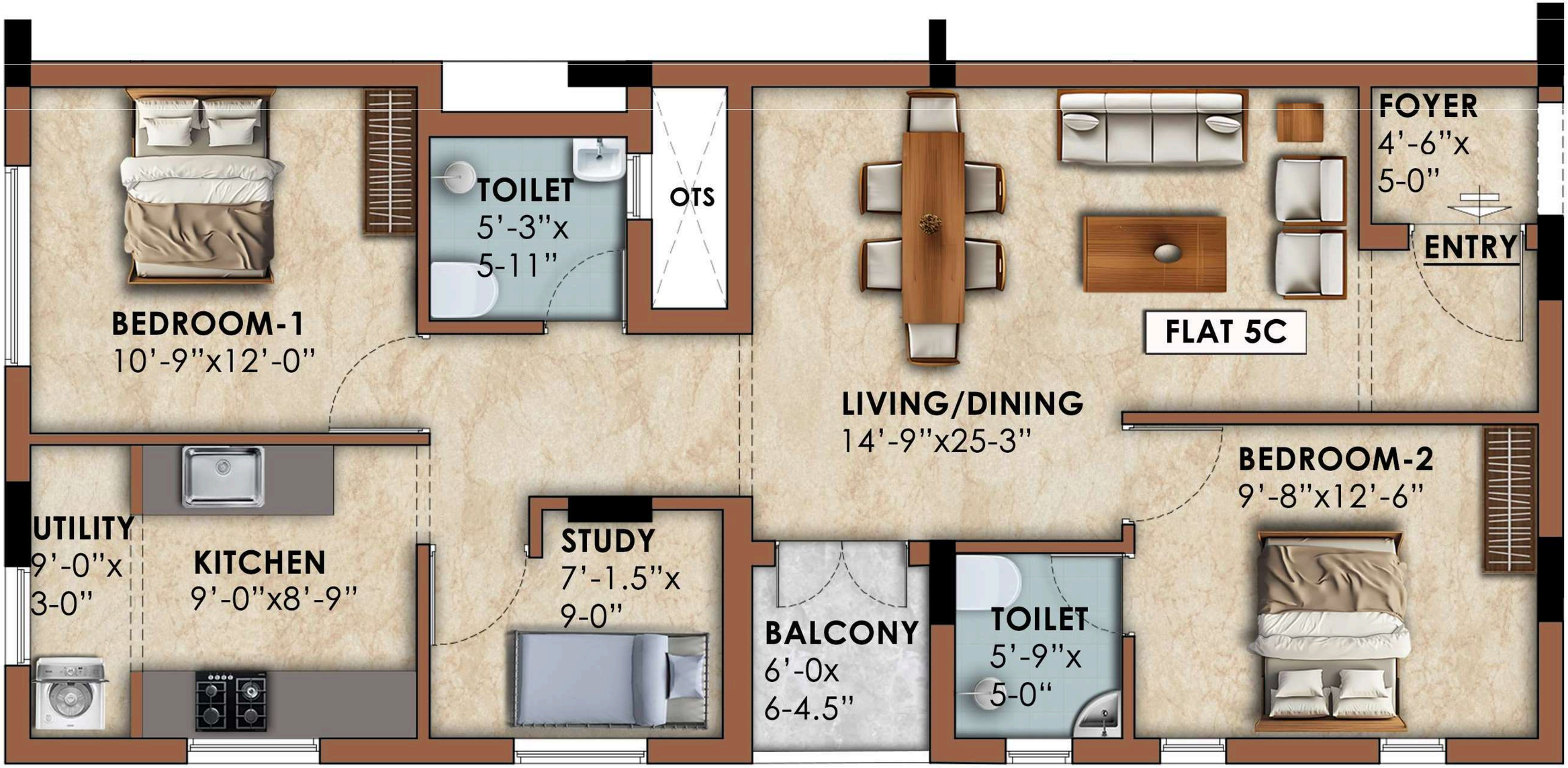

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Motilal Street
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Chennai - 600017

SPECIFICATIONS

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FOUNDATION

- Based on SBC of soil certified by the approved soil testing agency and the structural consultant designed foundation as per Seismic Zone – Pile Foundation.

STRUCTURE

- R.C.C framed structure with high quality chamber brick walls for external 9" thick and 4.5" thick partitions and plastered finish with concrete roof slab.

FLOORING

- 2 ft X 2 ft vitrified tile flooring in the hall & all the rooms.
- Anti-Skid ceramic tiles flooring for toilets and balcony areas.
- Anti-Skid floor for car park & Granite for stair case with SS hand rails.
- The entire drive way with inter locking paving blocks.
- Terrace will be finished with cool roof tiles.

JOINERIES

- African Teak wood frame with solid flush door for main entrance.
- African Teak frames with factory made flush doors finished with laminate on both sides for all bedrooms. Wooden french doors for balconies. Water Resistant flush door for Toilets.
- Main door with teak wood frames & ornamental flush door with necessary fittings. The other bedroom door will be of teak frames with laminate finish on both sides & necessary hardware.

LIFT

- EIGHT Passenger Fully Automatic Lift of Standard manufacturers will be provided.

WINDOWS

- UPVC Windows (Openable & Sliding) based on Architect Design for Hall, Bedrooms and Kitchen & Ventilators with Exhaust for Toilets.

KITCHEN

- G-20 polished granite slab for the kitchen platform top, stainless steel sink with Ceramic designer tiles to a height of 2' above the platform.

WARDROBE / SHELF

- Recessed space wardrobe in bedrooms with R.C.C loft on Top, Shelf in kitchen, all with shelves.
- The Size of the Shelf will be 4' X 7' with the depth of 21" in Bedrooms.
- Lofts will be provided in the kitchen and bedrooms.

BATHROOM TILES

- Coloured design latest digital glazed tiles of size 24" X 12" to till ceiling height in toilet walls according to Architect design.

SPECIFICATIONS

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SANITARY & PLUMBING

- Parryware/Hindware European wall mounted type Closet with concealed tank and wash basin for toilets.
- Single Bowl with drain Board for Kitchen Area.
- A good quality wall mixer/diverter (Archt.Design) tap with head shower, two in one tap, health facet for closet area.
- Geyser provision with hot and cold piping system.

ELECTRICAL

- ISI Multicore copper wire in concealed PVC conduits with / MK Suitable MCB double door DB box with recessed modular switches (Anchor Roma), high circuits for A/C, Geyser, Oven, Fridge and low circuits for other points. Independent 3 phase supply with common lightings in fabricated panel boards. TV & TP points for hall and master bed rooms. Internet cable and inverter lines will be provided.

PAINTING

- Acrylic/Cement based putty for hall cum dinning with premium emulsion painting for all room internal walls and weather proof emulsion paint for all outer walls. Asian enamel paints for wooden joineries and Anti-Corrosive Zinc chromate paints for grill works.

WATER ROOFING & PEST CONTROL

- Chemical water proofing for all toilets Sunken portion, terrace and water tank. Anti-Termite control treatment at foundation level, basement level and periphery of building by Government approved consultancy.

WATER SUPPLY & OHT

- Deep bore well for ground water. R.C.C / UG sump for both metro and Borewell water with suitable capacity.
- Common OHT with 2 compartments each from Borewell / Sump suitable capacity for all flats with open pipe lines in outer walls and concealed line in inner walls and Ladder facility for cleaning the OHT.

GENERATOR PROVISION

- Adequate Diesel GENSET power backup for Common Area & Two Points to each Flat / Lift and Water Pump of KIRLOSKAR or Equivalent Brand.

SPECIFICATION - Brands Used

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CEMENT	UltraTech / RAMCO (OPC / PPC)
STEEL	ISI TMT Steel Bars
READY MIX CONCRETE	ULTRA TECH / COROMANDEL
BRICKS	Good Quality Chamber Red Bricks
LOCKS	Godrej / Door set for main door and bed room, Mortise Locks with handle.
GLASS	Saint Gobain / Modiguard
VITRIFIED TILES	RAK / KAJARIA
CERAMIC TILES	RAK / KAJARIA
ELECTRICAL WIRES	Orbit / Polycab
SWITCHES	Anchor Roma
SANITARY	Parryware
CP FITTINGS	Jaquar / Parryware
PAINT	Asian / Nerolac / Dulux
PIPES	PVC / UPVC: Ashirwad / True Bore
GRANITE	G-20 Black Granite / Steel Grey
GENERATOR	Kirloskar / Ashok Leyland
LIFT	KONE / Emperor / OTIS
CAR PARKING	Anti skid tile and inter locking pavement blocks for Drive way
STAIRCASE	Steel Grey or Black Granite and SS handrail.

OUR ON-GOING PROJECTS

01
AANIRUDH PUNARVASU
Ashok Nagar

02
AANIRUDH ANNAPOORNA KAMAKSHI
Virugambakkam

03
AANIRUDH JAGATHGURU
Nanganallur

04
AANIRUDH SRIVATSA
Nanganallur

05
AANIRUDH SRI CHAKRAA
T. Nagar

06
AANIRUDH VASANTHAM
Nanganallur

OUR UPCOMING PROJECTS

01

NANGANALLUR
42nd Street

02

NANGANALLUR
7th Street, Ram Nagar

03

KK NAGAR
66th Street

04

GUINDY
Fivefurlong Road

05

RA PURAM
Warren Road

AANIRUDH

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Office Address

No. 4, Lakshmi Nagar
10th Street, Nanganallur,
Chennai - 600061

Rera No.TNRERA/29/BLG/0386/2025

For Booking 95970 89762 / 97911 12935

www.aanirudhflatpromoters.in

Scan For Property Location

Disclaimer
The features and amenities shown are illustrative in nature and not a legal offering and is subject to modification at the sole discretion of the Developer. Linear measurements and area shown may be reckoned in metric system by conversion as follows: 1 meter = 3.2808 Feet, 1 sq ft= 10.76 q ft. in compliance with Weights and Measurements Act.

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