



AK

MALACHITE

— A RARE GEM IN PAMMAL —





AK MALACHITE is more than a name—it's a symbol of elegance, transformation, and natural charm. Inspired by the rich green gemstone malachite, this apartment project in Pammal blends upscale living with earthy serenity. Just as malachite is prized for its beauty and protective energy, AK MALACHITE offers a refined sanctuary for modern families, nestled in a well-connected yet peaceful neighborhood. It's a rare gem in the city's crown-crafted to elevate everyday life.



 **AK BUILDERS**

AK MALACHITE

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AK MALACHITE by AK Builders is a boutique residential project located in the serene enclave of Eshwaran Nagar, Pammal. Inspired by the rich elegance of the malachite gemstone, this development brings together luxury, tranquility, and thoughtful design in perfect harmony. Comprising just 6 premium units of 2 & 3 BHK, AK MALACHITE offers a personalized living experience with a focus on privacy and comfort. Each home is crafted to reflect refined aesthetics and functional layouts, ideal for modern families seeking a peaceful retreat without compromising on connectivity



Strategically positioned, the project is:

5 km from Chennai International Airport, 2 km from Pallavaram Bus Stand and GST Road, 2.5 km from Pallavaram Railway Station

Surrounded by reputed schools, colleges, hospitals, and supermarkets, AK MALACHITE ensures that daily essentials and quality education are always within reach. Whether you're drawn by its gemstone-inspired charm or its prime location, AK MALACHITE stands as a symbol of elevated living—a rare find for those who seek more than just a home.



A modern interior scene featuring a light blue armchair on the left, a wooden side table with black hairpin legs holding a vase of dried flowers, two small potted plants, and a stack of books. A teal pendant light hangs above the table. The background is a light gray wall with a green vertical slat partition on the left.

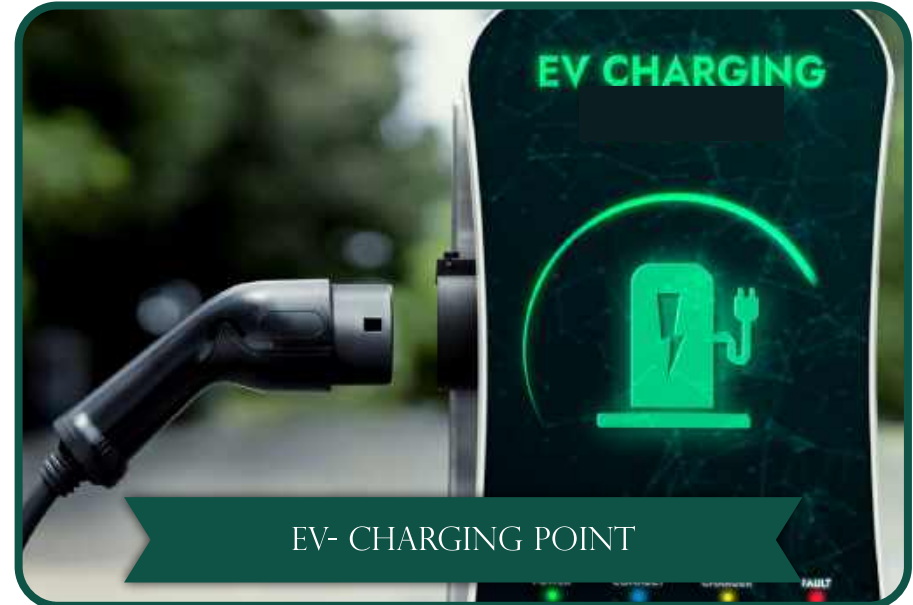
PROJECT HIGHLIGHTS

- 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

AMENITIES



COVERED CAR PARKING



EV- CHARGING POINT



VIDEO DOOR PHONE



CCTV CAMERA



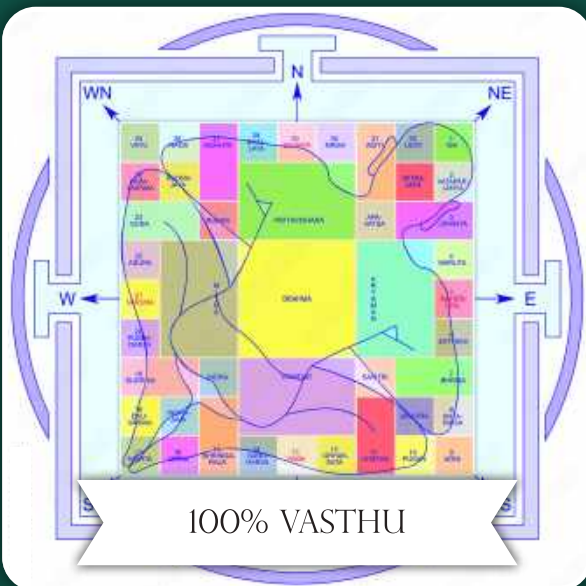
POTABLE WATER



LIFT



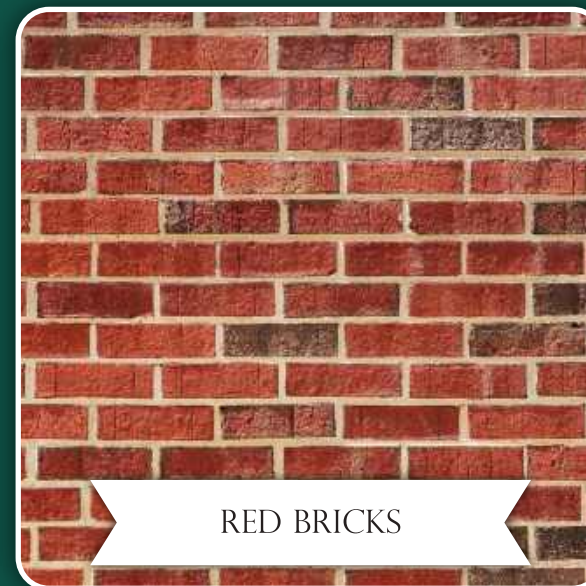
TEAKWOOD



100% VASTHU



PROVISION FOR INVERTER



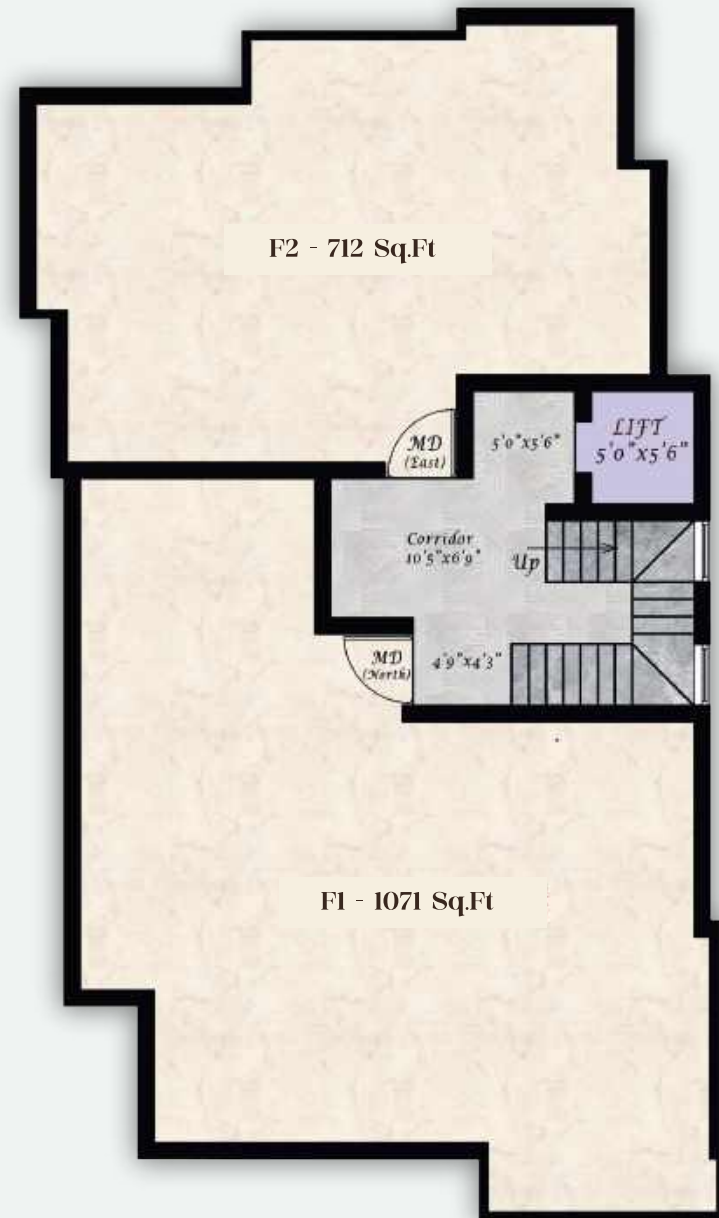
RED BRICKS

AMENITIES

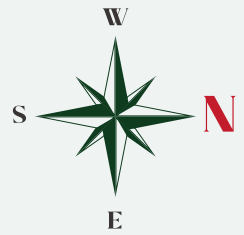


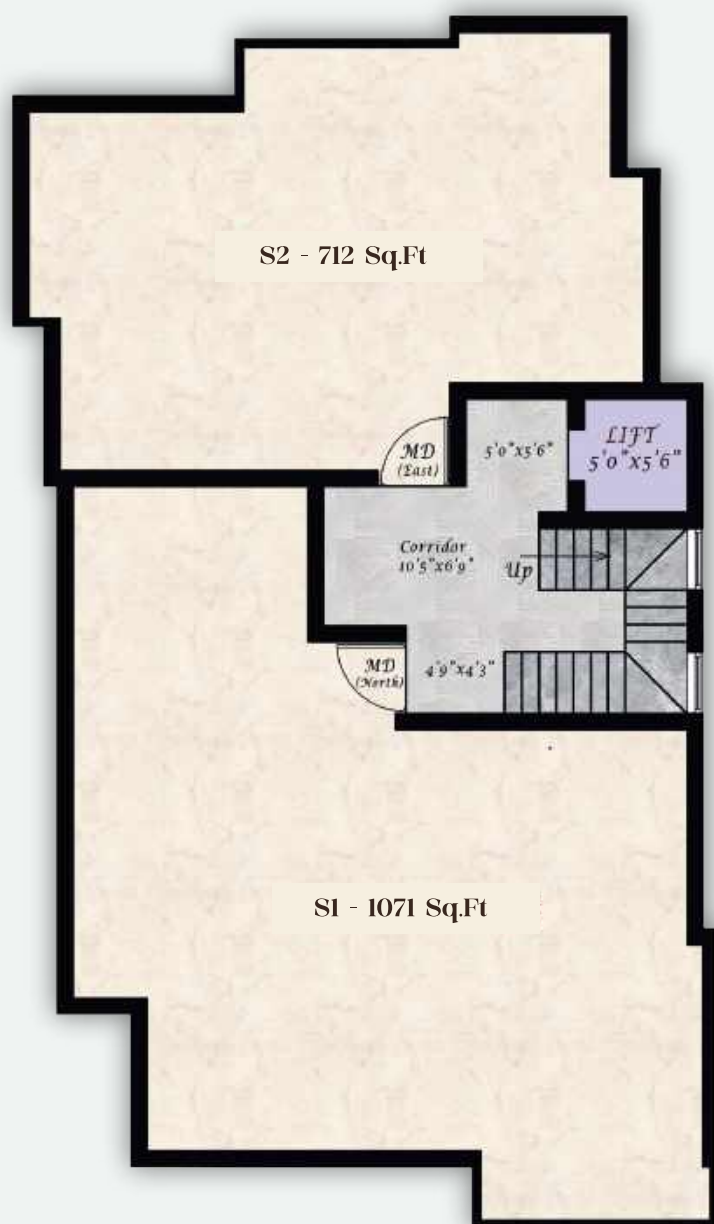
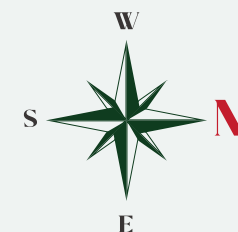


Stilt Floor Car Parking

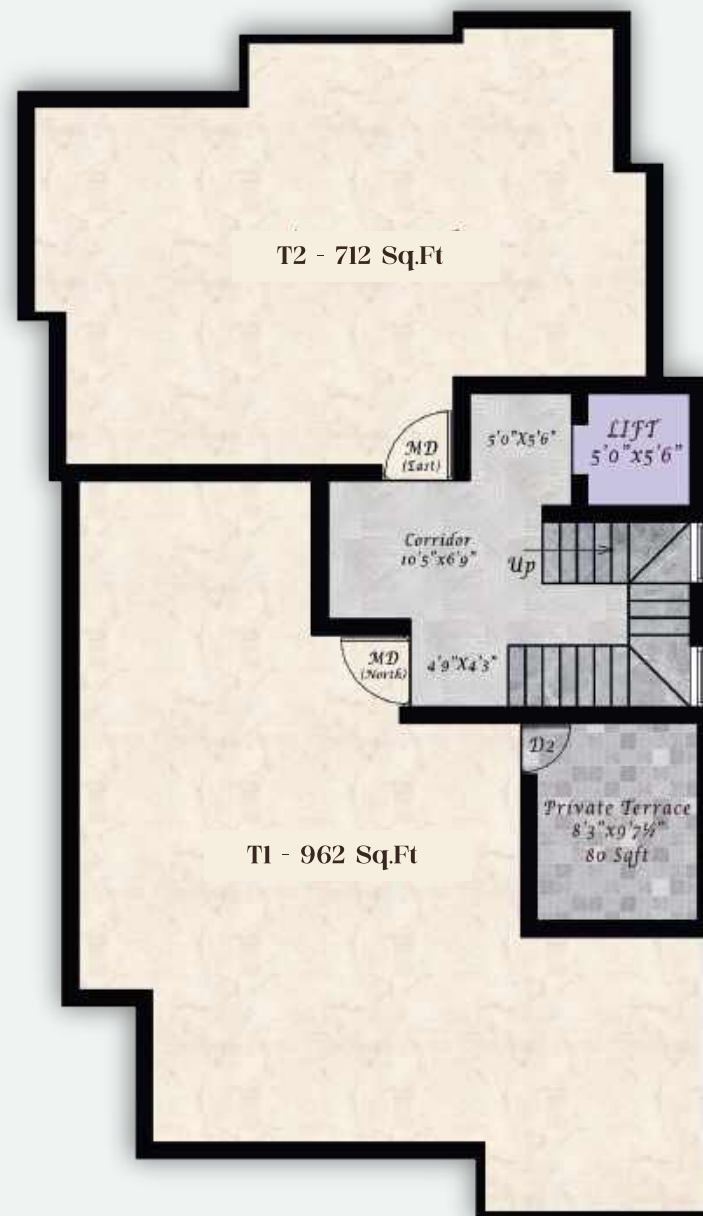


First Floor Layout

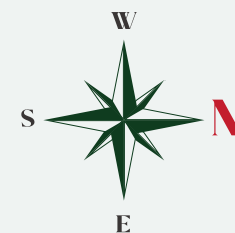




Second Floor Layout



Third Floor Layout



2D PLAN

TYPICAL PLAN

F1-S1

AREA : 1071 SQ.FT

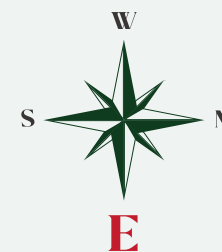
BHK : 3BHK

FACING : NORTH

3D VIEW

F1 & S1 FLATS VIEW





2D PLAN

TYPICAL PLAN

F2-S2

AREA : 712 SQ.FT

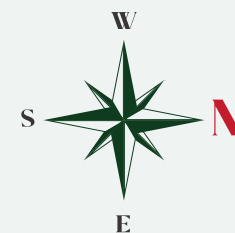
BHK : 2BHK

FACING : EAST

3D VIEW

F2 & S2 FLATS VIEW





2D PLAN

THIRD FLOOR PLAN

T1

AREA : 962 SQ.FT

BHK : 2BHK

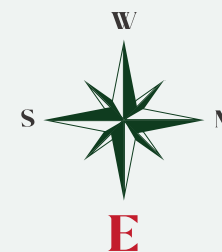
FACING : NORTH

3D VIEW

T1 FLAT VIEW



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2D PLAN

THIRD FLOOR PLAN

T2

AREA : 712 SQ.FT

BHK : 2BHK

FACING : EAST

3D VIEW

T2 FLAT VIEW



LOCATION ADVANTAGES



SCHOOLS

- 1.5 Kmtr from Sankara Vidyalaya Mat.Hr.Sec.Scl
- 2 Kmtrs to Peace on green Earth CBSE.
- 2 Kmtrs to Mahalakshmi Vidya Mandir
- 3 Kmtrs from Srimathi Sundaravalli Hr.Sec.Scl



COLLEGES

- 1 Kmtr from Meenakshi Krishnan Polytechnic College
- 2.5 Kmtrs to Sri Balaji Medical College
- 3.5 Kmtrs to Vels University
- 4 Kmtrs to SDNB Vaishnav College for Women



HOSPITALS

- 1 Kmtrs to Sankara Eye Hospital
- 500 Meters from B.P Jain Hospital
- 2 Kms from JIP Multi Speciality Hospital
- 2 Kmtrs from Subiksha Hospital

LOCATION ADVANTAGES



TEMPLES

- 300 Meters from Raghavendra Temple.
- 1 Km from Arkeeswarar Temple.
- 700 M from 300 Years Old Eswaran Koil.
- 2.5 Km From Thiruneermalai Neervanna perumal Temple.



SUPER MARKETS & BANKS

- 700 Meters from IOB Bank
- 700 Meters Indian Bank
- 1 Kmtr to Adyar Ananda Bhavan A2B
- 1 Kmtr from Pammal Market

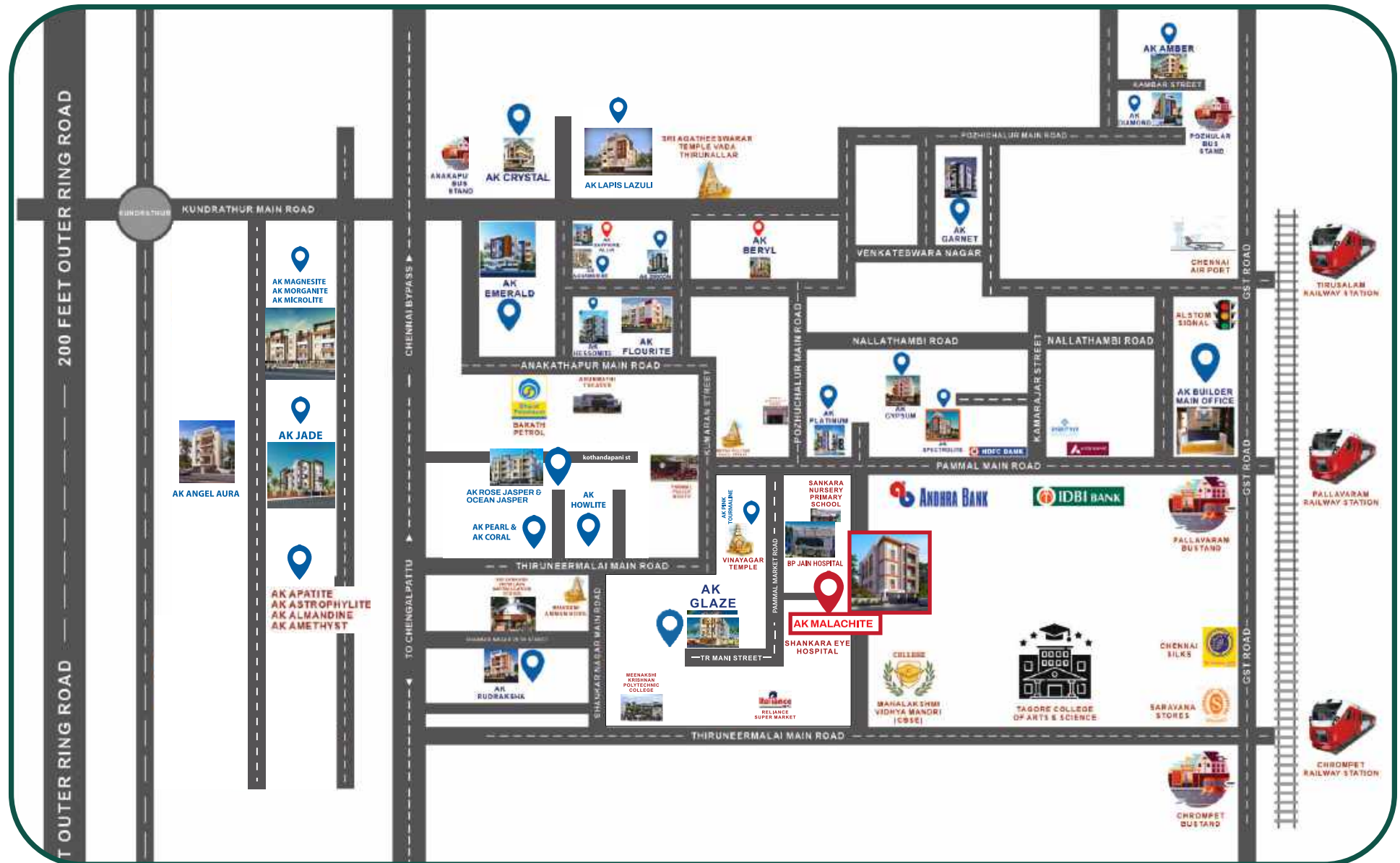


TRANSPORTATIONS

- 400 Meters from Pammal Bus Stand
- 2 Kmtrs From Pallavaram Bus Stand
- 2.5 Kmtrs From Pallavaram Railway Station
- 4 Kmtrs from Chennai Airport

LOCATION MAP

NOT FOR SCALE



AK MALACHITE

Plot No.58, Eswaran Nagar, 4th Cross Street, Pammal, Chennai - 600 075.

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 vastu.
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 Single Piece 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, WPC 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 Lamination)
Toilet door - Teak wood frame with WPC door shutter.
Windows - 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.



REGISTERED OFFICE

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Disclaimer:

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