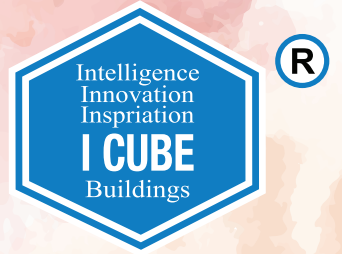


ISO 9001:2015 CERTIFIED COMPANY



(A Unit of RAHUL ASSOCIATE)



*Open the Doors to  
Luxury Living*

**3 BHK - 1974 Sqft**



**SLA COURT**

**PLOT NO; 7, JUSTICE V RAMASWAMI ROAD,  
KAMARAJ AVENUE, ADYAR, CHENNAI - 600020**



# About Us

M/S. Rahul Associates is a Proprietorship concern Founded and lead by Mr. R.R. Shridhar who is a Rotarian and social worker and the managing Director of M/s. Rahul Flat Developers Private Limited, which has completed more than 140 projects totalling around 1.5 million sq.ft. The main objective of the organisation is promoting and developing residential and commercial building in chennai and Tamil nadu.

## Quality Policy

We are committed as a team with positiveness in our attitude towards quality standards time scheduled & commitment & customer service. We strive towards the goal of being 'Best' in our business through quality as our basic strategy.

## Our Vision

To be a world class construction company with innovation in designs and in developing an ideal living atmosphere with investment opportunities and innovative real estate solutions, that exceed our customer's expectations.

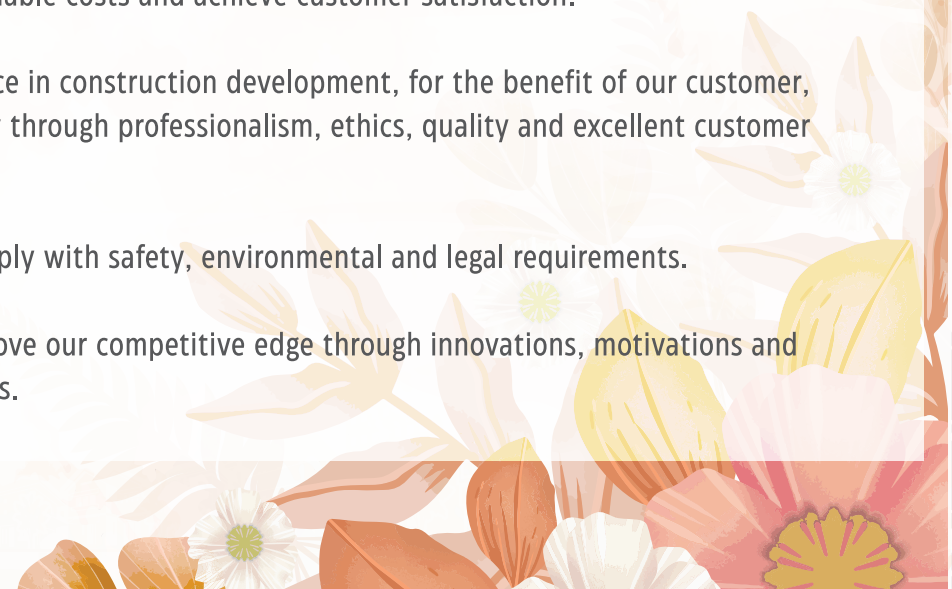
## Our Mission

To develop quality residential & commercial Infrastructure with high standards and innovation at affordable costs and achieve customer satisfaction.

To achieve excellence in construction development, for the benefit of our customer, society and country through professionalism, ethics, quality and excellent customer service.

To respect and comply with safety, environmental and legal requirements.

To continually improve our competitive edge through innovations, motivations and Customer Feedbacks.



LEADERSHIP  
IN  
BUILDING  
YOUR  
FUTURE

# SLA COURT



# SLA COURT

SLA COURT is a whole new element to magnetise Chennai's most happening - Adyar. An architectural designer layout of 3 BHK apartments with elevator, ample space for cars.

## Special Features



**Landscaping for common areas**



**Two covered car parks for each flat**



**Lobby with elegant seating in stilt floor**



**Video Door Phone**



**Automatic lift with V3FF & ARD from OTIS**



**Generator from Ashok Leyland**



**Main Door Smart Door Lock**



**Hall & Dining (Italian Marble)**



**Water Softener System**



**KOHLER Sanitary Fittings with Jaguar cp Fittings**



**SATWAVE - Integrated Dish TV system for the entire project.**

# Stilt Floor Plan



# Typical Floor Plan

1st Floor to 4th Floor



- A - FIRST FLOOR 1974 SQFT
- B - SECOND FLOOR 1974 SQFT
- C - THIRD FLOOR 1974 SQFT
- D - FOURTH FLOOR 1974 SQFT

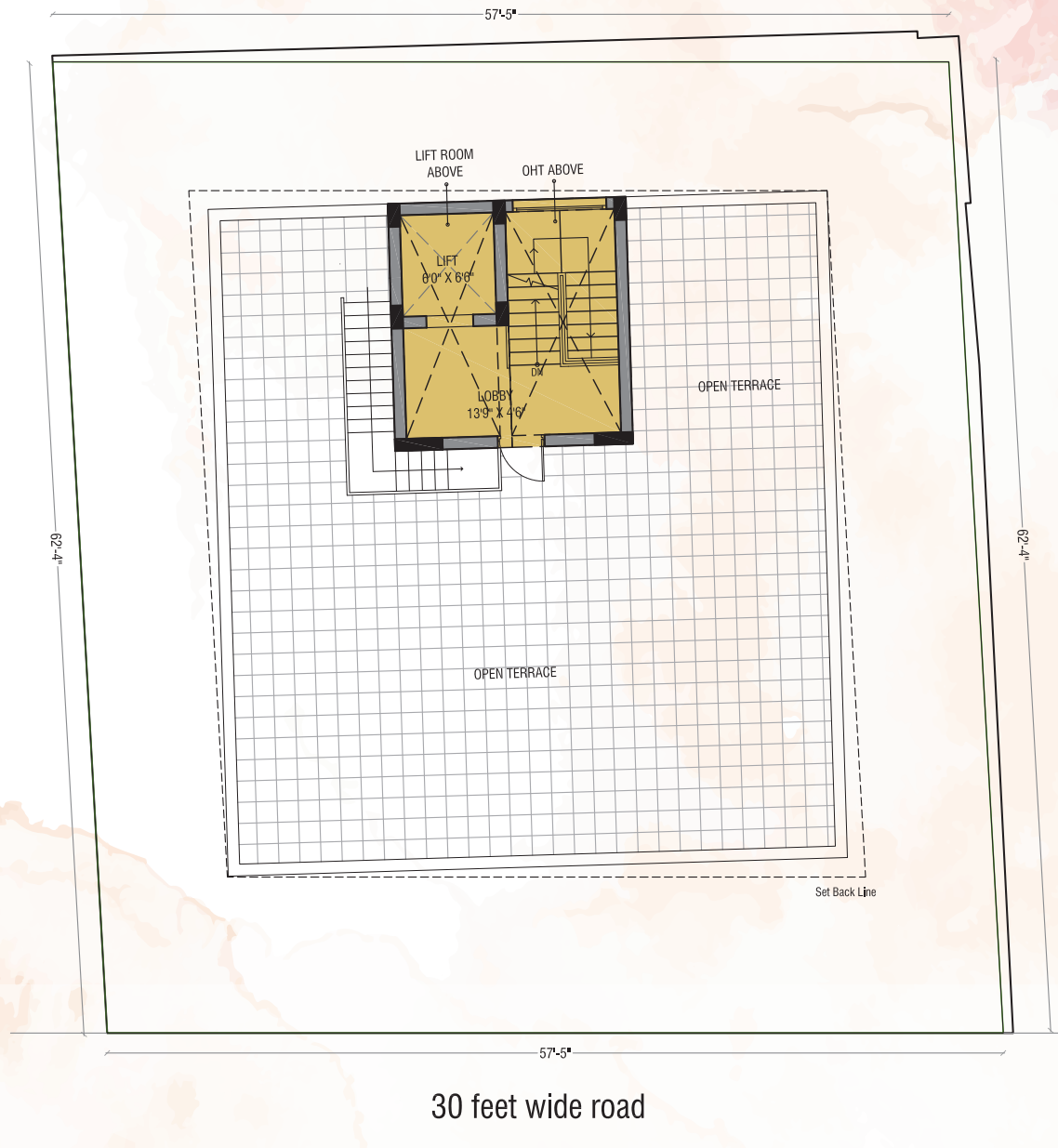


30 feet wide road



**SLA COURT**

# Terrace Floor Plan



SLA COURT

# TECHNICAL SPECIFICATION:

## STRUCTURE

R.C.C. framed structure with RCC columns, beams and slabs. AAC Blocks masonry filler walls, stilt plus four floor with earthquake resistant design

## DOOR AND WINDOWS

- Main entrance door – teak wood frame & shutters with melamine polish
- Internal doors – SPC frames & factory made ABS shutters
- Toilet door – water proofed SPC frames & factory made ABS shutters
- UPVC openable windows ● MS grills in all windows ● Locks from GODREJ

## WALL FINISHES

- Plastering – smoothly plastered
- Finished with BIRLA wall care putty
- All internal walls painted with Asian premium emulsion paint.

## BATHROOMS

- Shower head with spout & concealed thermostat from JAGUAR
- Health faucet from JAGUAR ● White concealed wall mount EWC from KOHLER
- Provision for exhaust fan & geyser ● Counter top/wall hung wash basin KOHLER
- CP fitting from JAGUAR

## ELECTRICAL & POWER BACK UP

- 3 phase electricity supply and independent meters
- FRLS wires from PANASONIC
- Split A/C points for Living, Dining & all bedrooms
- Modular switches and sockets of PANASONIC make
- Earth leakage circuit breaker to PANASONIC make
- DG power back for the flats and common area excluding A/c
- TV. telephone points in living & master bedroom
- 2way switches for master bedroom

# TECHNICAL SPECIFICATION:

## FLOORING

- Living & Dining with Italian Marble
- Bedrooms & kitchen with vitrified flooring (4'x 2') from RAK/SOMANY
- Balconies/utility – matt finished vitrified Tiles/Non – skid tiles
- Bathroom – Non – skid tiles for flooring & ceramic wall tiles up to ceiling

## KITCHEN

- Black Granite counter top with CARYSIL sink
- CP fittings from JAGUAR
- Provision for exhaust fan, refrigerator, water purifier
- Adequate power points for all kitchen appliances
- Ceramic/printed tiles on the wall 2' above the counter top

## AWARDS



Excellence in Innovative Project 2012 From Construction Industry



Best Housing Provider-2012 from Builder's Association of India



2016- Bestworkmanship Award received for the Project **"THE WHITE FIELDS"** Thirvengadam Nagar, Ambattur



Member-Builders Association of India

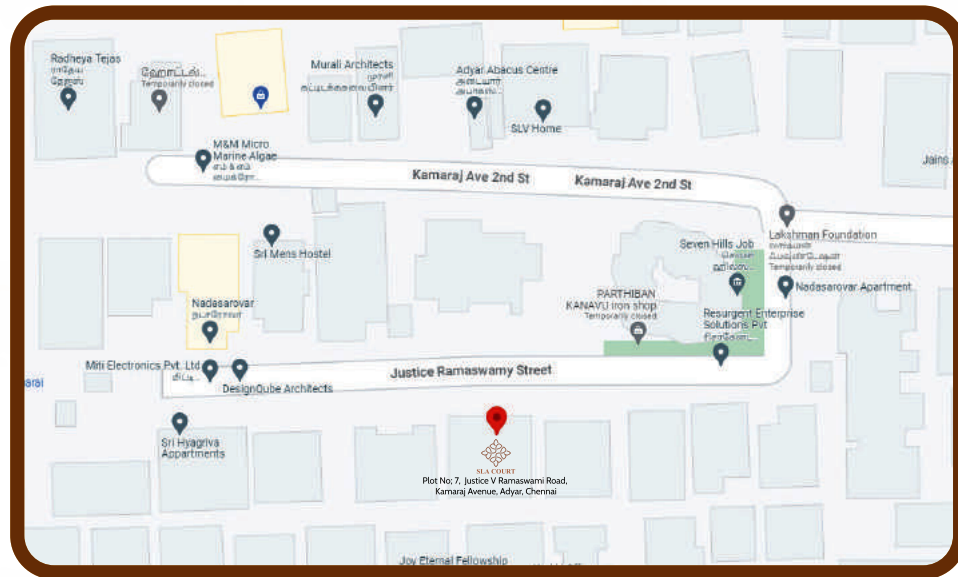
Estd. 1941



SLA COURT

## Location

PLOT NO: 7, JUSTICE V RAMASWAMI ROAD, KAMARAJ AVENUE, ADYAR, CHENNAI



ISO 9001:2008 CERTIFIED COMPANY



RAHUL FLAT  
DEVELOPERS  
PRIVATE LIMITED

(A Unit of RAHUL ASSOCIATE)

RAHUL ASSOCIATE  
BUILDERS & DEVELOPERS

## CORPORATE OFFICE

Old No. 1403, New No.44, H- Block,  
15<sup>th</sup> Main Road, Anna Nagar,  
Chennai - 600 040. | 044-2616-2096

## MOBILE

+91-98415-76016

 [rahulassociates.net](http://rahulassociates.net)

 [rahulassociates27@yahoo.com](mailto:rahulassociates27@yahoo.com)



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