MALLES

Ahaana

PALLIKARANAI




The
Glow
Of
Comfort



An Address Of *Prestige*

Ahaana means “inner light” or “first rise of the sun” & this captivatingly designed abode exceeds the sense of its name in its sparkling beauty.

Enveloped in picturesque landscaping and rising impressively amidst the tranquil environs of Pallikaranai, Malles Ahaana encompasses a fine selection of 174 lifestyle apartments in 1.5, 2, 2.5 & 3 BHK configurations. Ranging in size from 546 to 1527 sq.ft. to suit varied needs & budgets, these charming homes are spread across 6 striking residential blocks of stilt + 5 floors.

Each of these elegant apartments feature best-in-class specifications & thoughtfully crafted floor plans that promise ample ventilation & maximum privacy.

Elegantly Crafted For

Exceptional Living

MALLES

Ahaana

PALLIKARANAI



Cherish A Life Of

Indulgence & Grandeur

Malles Ahaana is your own private paradise where every moment becomes a precious memory, for you & your loved ones. The majestic Club House at this beautiful abode brings together a spectacular selection of contemporary lifestyle amenities and a delightful array of leisure & recreational facilities.

If you are looking to relax & unwind in quiet and pristine surroundings, then this is the place for you.

Greeting each dawn is more pleasurable at Malles Ahaana.

Multipurpose Hall
Air-Conditioned Gymnasium
Indoor Games
Table Tennis
Baby Day Care
CCTV Surveillance
Covered Car Park
Walking Path
Children Play Area
Shuttle Court




Children Play Area


Table Tennis


Shuttle Court


Walking Path


Multipurpose Hall


Baby Day Care


CCTV Surveillance


Air-Conditioned Gymnasium

*Images shown are indicative only



EDUCATIONAL INSTITUTES

SCHOOLS

Apple Kids
Kizzards Global School
Zigma Matriculation School
BS Matriculation School
St Paul's Matric School
Christ The King Matriculation School
San Academy
DAV School
Sunshine School
St. John's Public School
Akg Public School
Bharathi Vidyalaya
Kidzee Pre School
Eurokids
Chaitanya School

COLLEGES

Asan Memorial College of Arts & Science
Sree Balaji Dental College
Jerusalem College of Engineering
National Institute of Ocean Technology
Satyabhama University
St. Joseph College of Engineering
DB Jain College
MNM Jain Engineering College
Mohd Sathak Engineering College
KCG College of Engineering
Quaid-E-Milleth College
Global Cancer Institute

MULTINATIONAL COMPANIES

American Megatrends India
Vestas
Satyam
HCL Technologies
Tata Consultancy Services
Accenture India
TECCI Park
Wipro Technologies
Cognizant Technology Solutions
Scope International
Photon Infotech
Polaris Software Lab
Infosys
Siemens
Ford
Sutherland
Chennai
IT Park
Mepz
Elect Sez

HOTELS, RESORTS & EATERIES

Cafe Coffee Day
Dominos | KFC
Hot Breads
Hot Chips
McDonalds
Gupta Bhavan
Sangeeta
Gateway Hotel
Aloft
Citadines

SHOPPING CENTRES

City Super Market
Nilgris
More
Reliance Fresh
Sekar Stores
Food World
Ambal Stores
Shanmugam Stores
Jeyachandran Textiles
Venkateshwara Super Market

HOSPITALS

Kamakshi Hospital | Global Hospitals | Apollo Hospital


MALLES
Ahaana
PALLIKARANAI
Ahaana
MALLES
Club House
Discover
Beauty & Tranquility

Site With Typical Floor Plan



SPECIFICATIONS

FOUNDATIONS

- Foundation shall be as per structural design.

STRUCTURE

- RCC framed structure designed to withstand Seismic loads and all loads confirming to BIS codes.
- Walls using Solid Blocks in Cement mortar or Aerocon Blocks (Brands may differ)

WALL FINISHES

- Internal Walls will be finished with Gypsum plaster/smooth cement plaster with Asian Putty and Premium Emulsion Paint.
- Exterior walls will be finished with white cement coat and Weatherproof Exterior Emulsion paint.
- Toilet walls will be finished with Branded Glazed Ceramic Tiles upto 7 feet height.
- Kitchen Platform walls will be finished with Ceramic Tiles upto 2'0" above the Cooking Platform.
- Ceiling surface will be finished with white cement coat and Asian Ace paint.

FLOORING

- Living, Dining, Kitchen and Bedroom Areas will be finished with 24" x 24" Vitrified Tiles with 4" high skirting as per Architect's concepts.
- Utility, Balcony and Toilet Areas will be finished with Anti-Skid Ceramic Tiles as per Architect's concept.
- Common Areas and Lift Lobby will be finished with Anti-skid / Ceramic Tiles.
- Car parking will be finished with Grano flooring and Staircase shall be finished with granite and Ceramic tile skirting as per Architect's Design.
- Terrace Areas will be finished with Proper Weathering Course with Terracotta Clay tiles.

JOINERIES

- Entrance Main Door will be provided with Seasoned Teak Wood Frames and 32 mm thick skin moulded panel flush shutter or Engineered timber frames and shutter with Godrej Lock or equivalent and eye View.
- All Bedrooms and Balcony Doors will be provided with Seasoned Country Wood Frames and Waterproof Hard-core Flush/Panel Doors or Engineered timber frames and shutter with required fittings as per Architect's Design.
- All toilets will be provided with WPC skin moulded doors/ FRP doors.
- Modular two panel UPVC Window Frames and sliding shutters with safety MS Grills will be provided.
- All balconies will be provided with UPVC sliding shutters.

KITCHEN

- Countertop Granite platform will be finished with 16mm thick Granite slab 2'0" wide at a height 2'9" from the finished floor level along with Stainless Steel Single bowl sink and 2 CP long body taps.
- Provision for Exhaust fan, Mixer, Grinder, Microwave and Refrigerator will be provided.
- Loft will be provided as per Architect's Design on one side.

PLUMBING & SANITARY

- All Sanitary Wares will be super white colour as per Architects' Design and concepts.
- All CP fittings and Taps (Single lever Diverter, Spout, Shower, Health Faucet etc.,) Jaguar / Metro or its equivalent will be provided as per Architect's Design.
- All Bathrooms will have provision for an Exhaust Fan and Geyser connection.

PLUMBING (EACH TOILET)

- Floor mount E.W.C (White Colour) - 1 No
- Wash Basin (20" x 16") (White Colour) with Pillar lock (Jaguar) - 1No
- Hot & Cold single lever diverter with shower (Jaguar) - 1 No
- Spout (Jaguar) - 1 No
- Health faucet (Jaguar) - 1 No

ELECTRICAL & POWER BACK UP

- 3 phase electricity supply and independent meters. Good branded ISO 9001 quality concealed copper wiring for light and fan points. Switches are modular type. Double door DB with space for phase changer switch, Power points will be provided for essential electrical appliances. 3AC points for 2-bedroom apartments and 4AC points for 3-bedroom apartments.
- Standby Generator backup with Acoustic Panel for common area & lifts, 1 KVA for 3BHK flats, 0.75 KVA for 2BHK Flats, 0.25 KVA for 1.5BHK
- All Switches and Sockets will be provided in Metal Box and Modular Switches with Cover plates.
- Concealed Conduits for Telephone and Cable RF wiring will be provided in Living and Master Bedroom.

WATER PROOFING & ANTI –TERMITE TREATMENT

- Water proofing treatment using brush bond technology will be performed for all Toilets, utility and other water storing bodies as per Architect's design.
- Anti-Termite treatment will be performed as per BIS for each building of the project.

WATER & SEWERAGE

- Borewell along with common underground RCC sump of adequate capacity will be provided.

STP SYSTEMS

- Sewerage Treatment Plant (STP) of adequate capacity and common underground Tank provision with Manholes, of adequate capacity shall be provided with provision for recycling the treated water, for flushing & gardening use.

OTHERS

- Automatic Passenger Elevators for all blocks will be provided with Variable Voltage Variable Frequency (V3F) and Automatic Rescue Device (ARD) technology.
- One Swing hook per apartment as per customer's choice shall be provided.
- Rainwater harvesting

*The above specifications may vary according to the availability of materials at the time of execution of the particular work.

MALLES™

CHENNAI'S BUILDER

Building Dreams & Transforming Lifestyles

Founded in 1980, Malles Constructions is among the finest real estate conglomerates in the city of Chennai. Today, 41 years later, 'Malles' is a strong brand associated with an unwavering commitment to quality and with customers' indelible trust thanks to its solid foundations.

Malles has executed over 127 projects; comprising over 3 million sq. ft. over 5000 happy families, the biggest milestone in our journey so far is positioning ourselves as one of the finest builders in Chennai.

Malles assures the finest quality to conscious home buyers and ensures that their hard-earned money will always get them the best value.

MALLES 41 YEARS OF EXCELLENCE

MALLES™

CHENNAI'S BUILDER

Integrated ISO 9001:2015, ISO 14001:2004,
OHSAS 18001:2007 Management System

Malles Constructions (P) Ltd.

No.19, Tanjore Road, Near Panagal Park, T.Nagar, Chennai - 600017

Phone : 044 4945 5555 | info@malles.in | www.malles.in



RERA : TN/01/Building/0390/2021 | www.rera.tn.gov.in

This brochure is conceptual in nature & in no means a legal offering. The promoters have the right to change, alter, delete or add any specifications mentioned herein.