AANIRUDH

YOUR HOME. OUR PRIDE.

ANNAPOORNA KAMAKSHI

F L A T S

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YOUR HOME. OUR PRIDE.

Two Decades and counting...

Seevaa Associates established in 1997, the parent company for AAnirudh Group 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 AAnirudh Group's long and proud record of achievement that serves as inspiration and foundation for its future. From its roots in Chennai, Tamilnadu. AAnirudh Group has grown to offer space management solutions and looks worth the money invested in Residential, Commercial, Industrial & Interior designing areas.

AAnirudh Group is determined to make its brand virtually synonymous with highest quality.

ANNAPOORNA KAMAKSHI

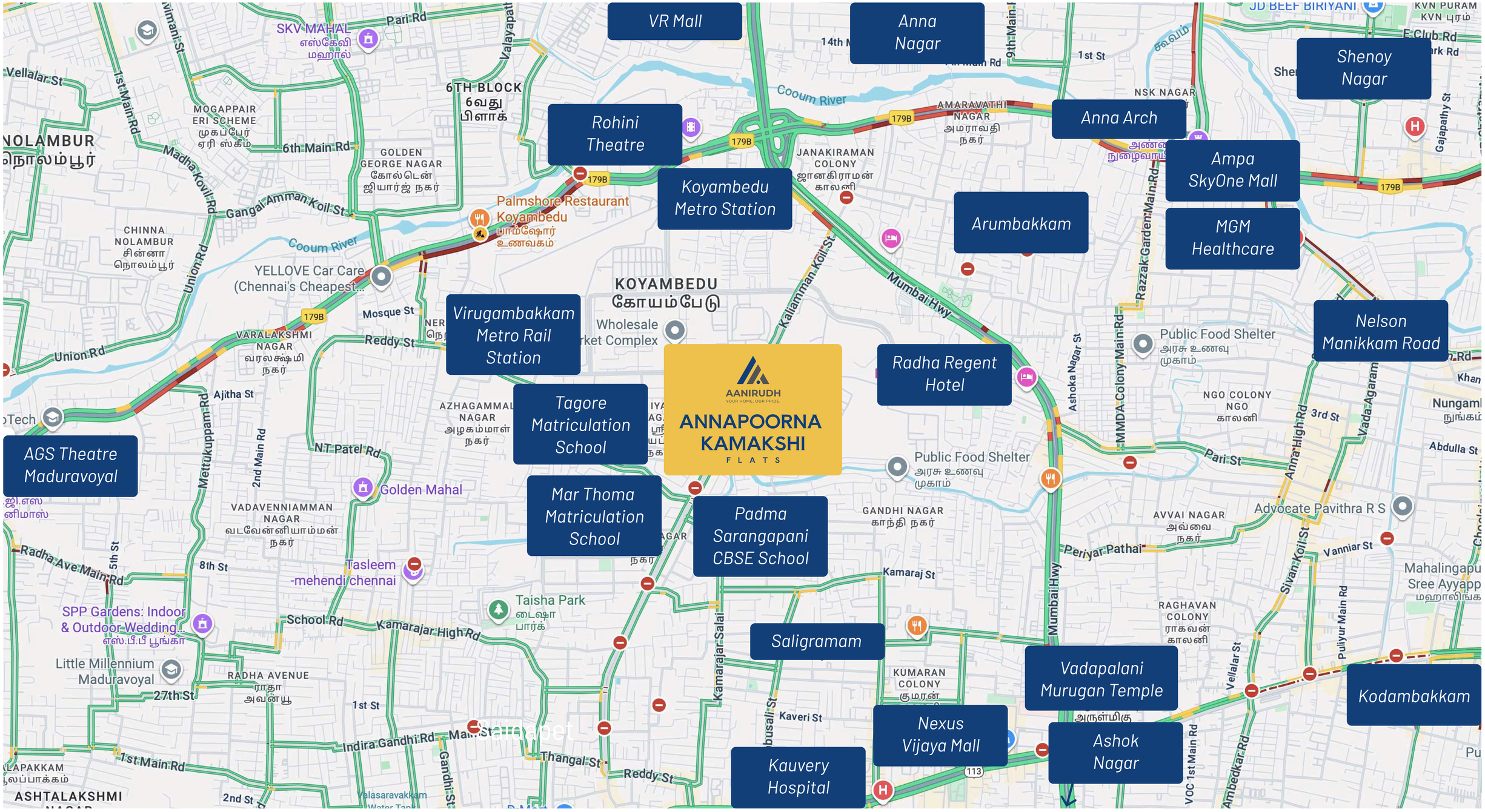
F L A T S

Crafted with care to bring smiles, serenity and sunshine to your life

Welcome to Annapoorna Kamakshi, where contemporary living meets heartfelt connection. Every space is designed to inspire warmth, joy and harmony creating the ideal setting for your family's brightest moments and happiest days.

Location Map

AANIRUDH



Facilities & Amenities

AANIRUDH

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 with transformer.

Power Backup for common area & 2 Points for each flat.

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

Lounge area in stilt floor

CCTV Surveillance with Swiping Card System

UG & OHT with sufficient water storage will be provided

Eight passengers lift will be provided.

Landscaping with ample space for breezy walks.

Landscape in terrace floor

Watchman Cabin, Security Toilet in Stilt Floor.

Spacious Lobby in each floor

No sharing walls between flats

Flat B - 1275 sq.ft.

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ANNAPOORNA KAMAKSHI
FLATS

AANIRUDH

Chinmaya Nagar
Chennai

Flat C - 1220 sq.ft.

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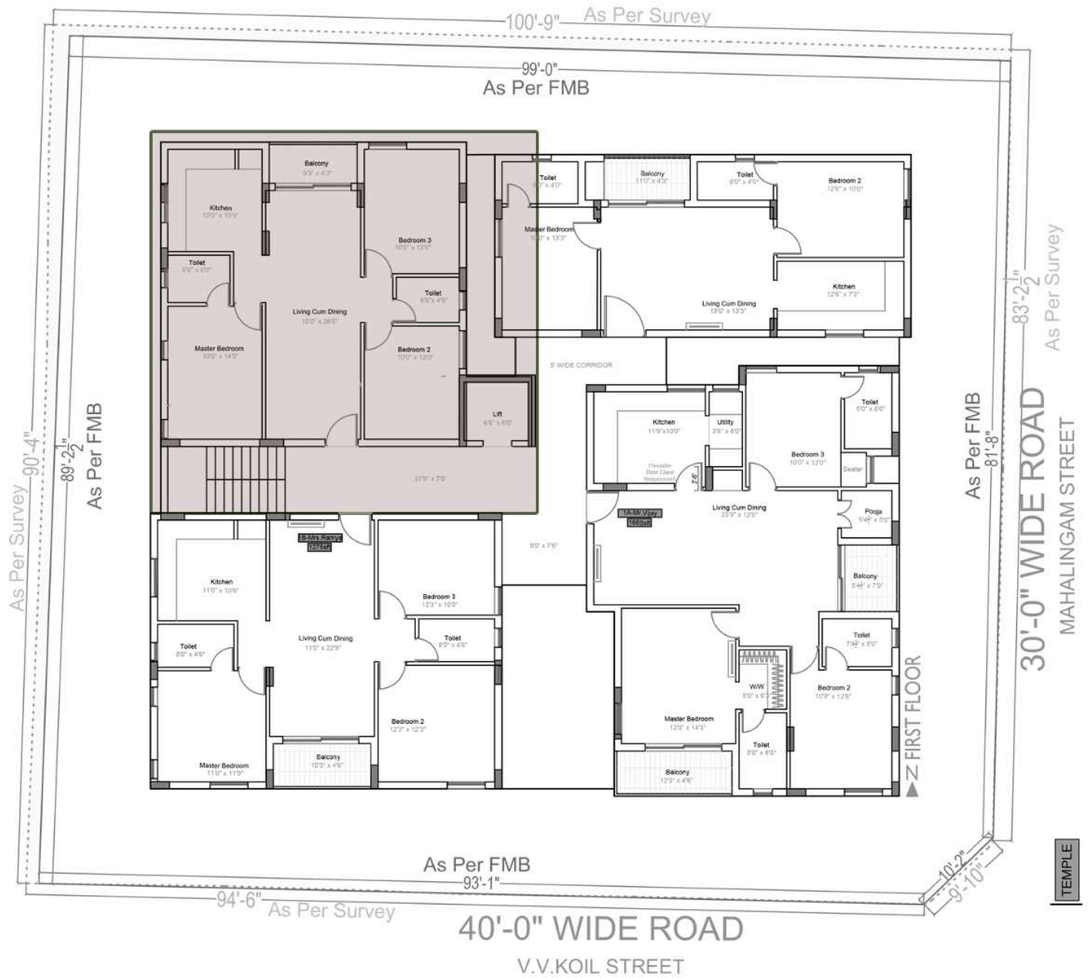

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ANNAPOORNA
KAMAKSHI
FLATS

AANIRUDH

Chinmaya Nagar
Chennai

Flat D - 1000 sq.ft.

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KAMAKSHI
FLATS

AANIRUDH

Chinmaya Nagar
Chennai

SPECIFICATIONS

AANIRUDH

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

AANIRUDH

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 UPCOMING PROJECTS

01

Thillai Ganga Nagar

27th Street

02

Nanganallur

42nd Street

03

Nanganallur

5th Main Road

04

Narmada Flats

Motilal Street, T. Nagar

05

Nanganallur

31st Street

06

Five Fouring Road

Guindy

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Office Address

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

Rera No.TNRERA/29/BLG/0385/2025

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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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