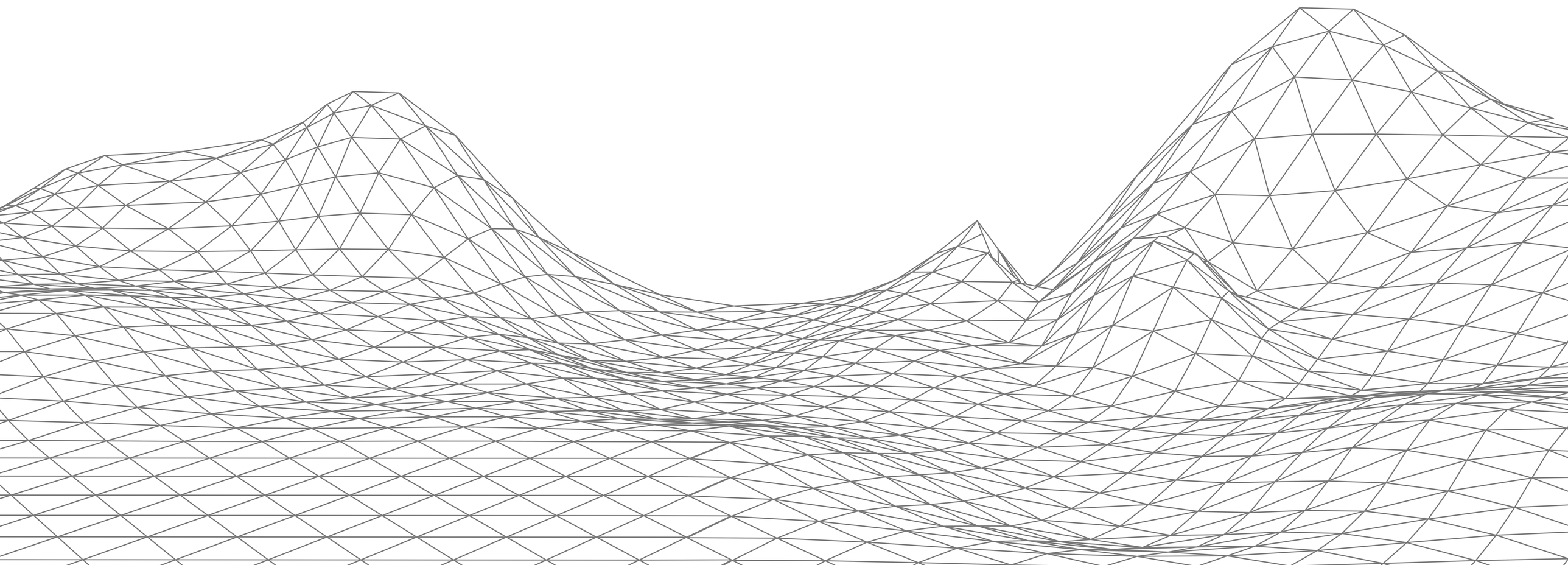
AANIRUDH

YOUR HOME. OUR PRIDE.

AANIRUDH SRIVATSA



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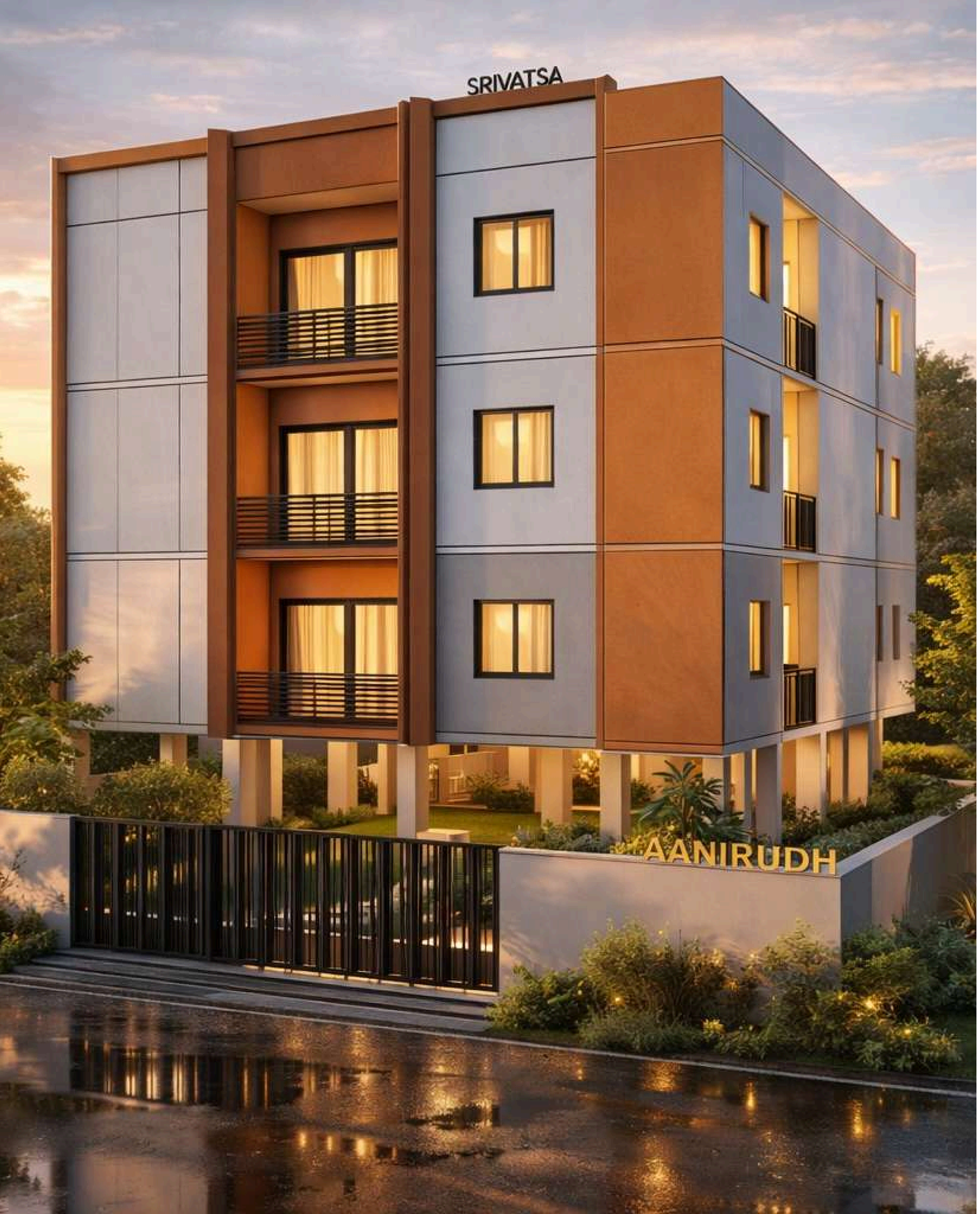
Two Decades and counting...

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.



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A A N I R U D H

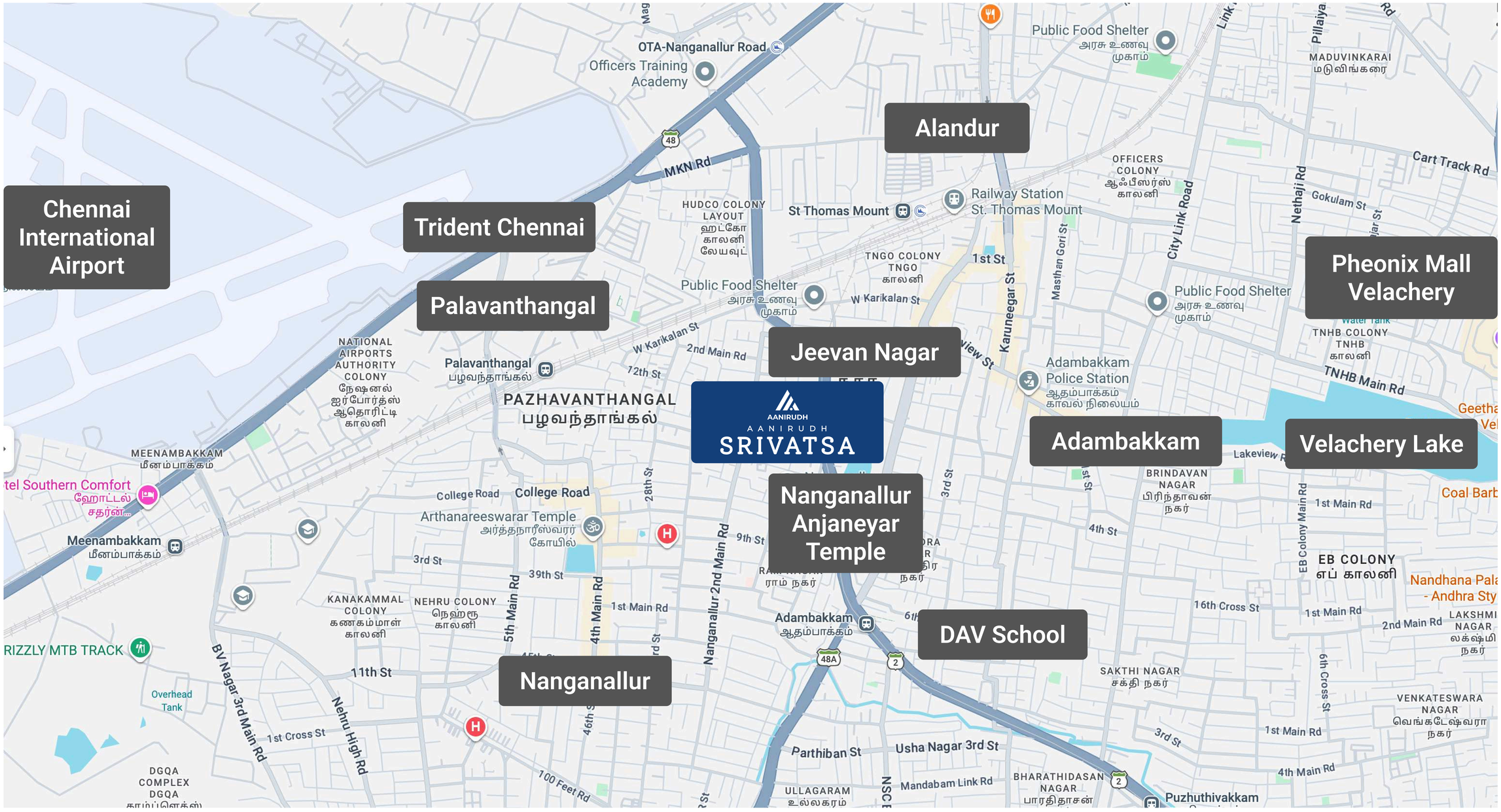
SRIVATSA

Crafted to spark Prosperity, Purpose & Peace into your Life!

Srivatsa Flats is an architectural sanctuary where prosperity takes root and purpose finds its home. It is a space designed to protect your peace while fueling your family's growth, a modern haven for a life of intentional abundance.

Location Map

AANIRUDH



Facilities & Amenities

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Vastu Based Design
With good space utilization and architectural design

CCTV Surveillance with Swiping Card System

Compound wall around the campus with common lighting.

12000 Liters concrete sump and OHT (5000 Liters capacity with inner tiles.)

White Tiles in Terrace Floor.

5 passengers lift will be provided.

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

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

Power Backup for common area & Lift

Watchman room, Toilet in Stilt Floor.

Stilt Floor Plan

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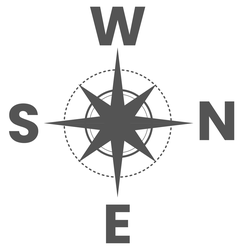
SRIVATSA

27th Street, Thillai Ganga Nagar
Nanganallur
Chennai - 600061

Typical Floor Plan



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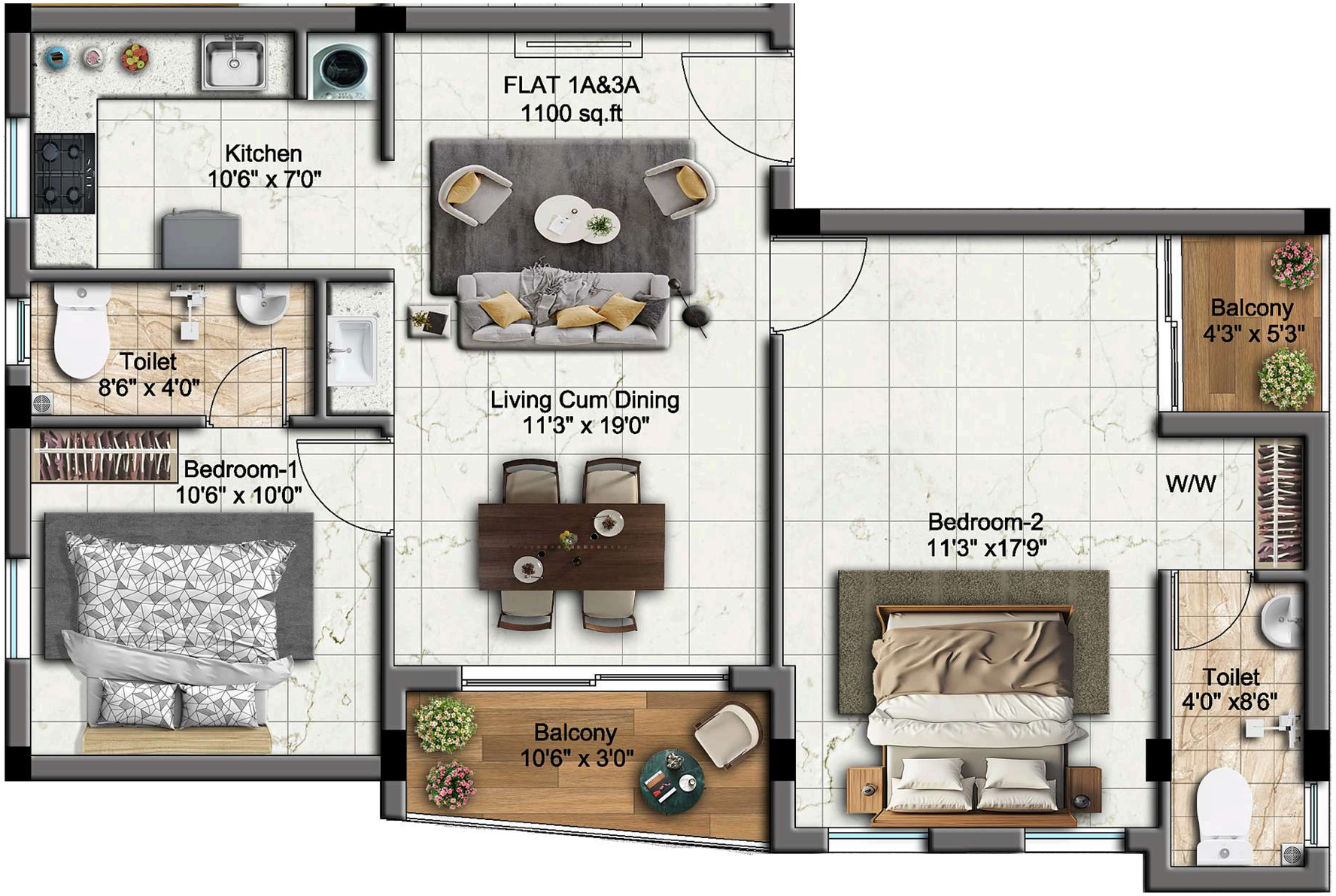
Chennai - 600061

Floor Plan 1A & 3A - 1100 Sq. Ft.



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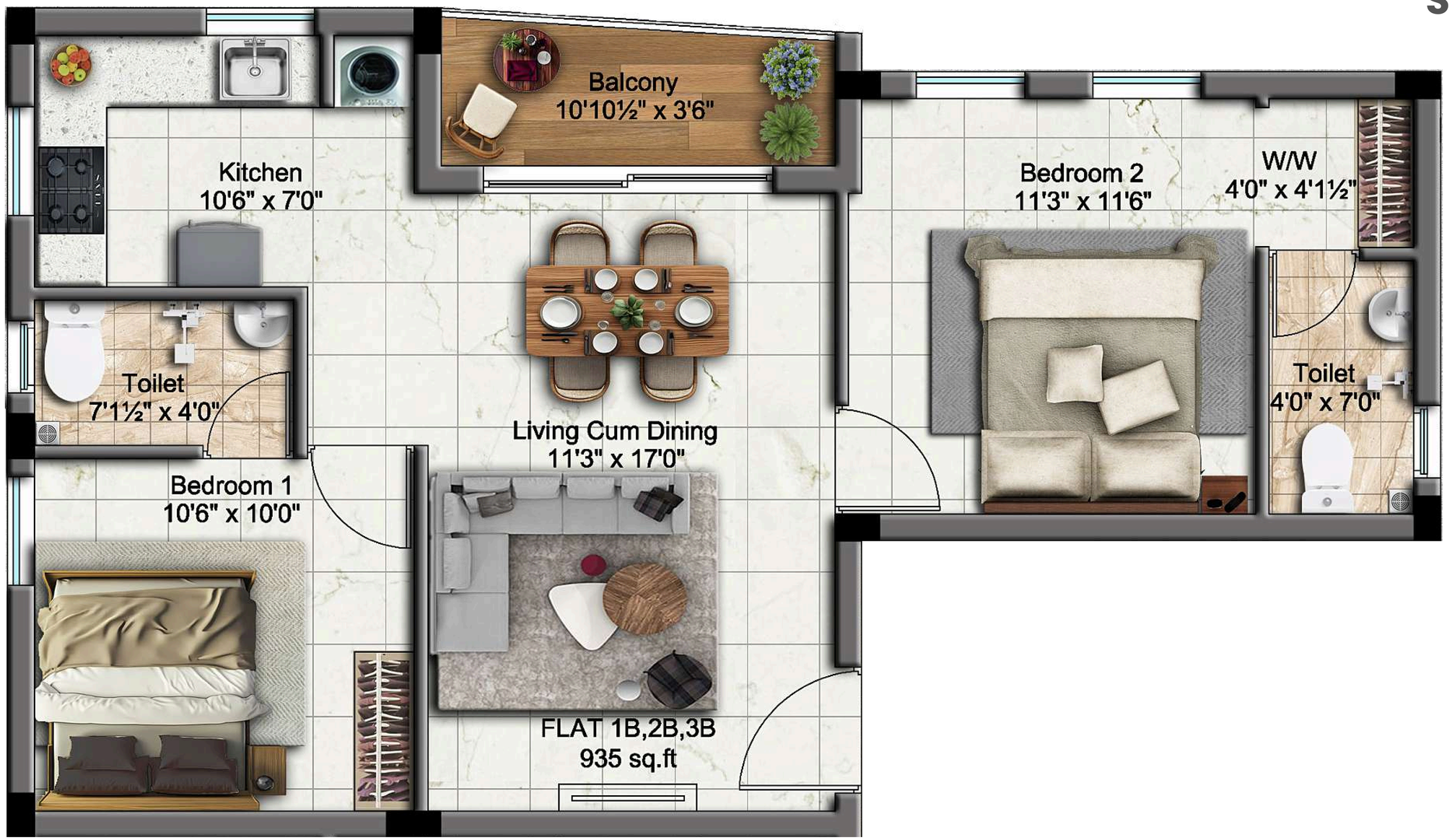
Floor Plan 1B, 2B & 3B - 935 Sq. Ft.



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SRIVATSA

27th Street, Thillai Ganga Nagar
Nanganallur
Chennai - 600061

Specification

AANIRUDH

STRUCTURE

Structure : RCC Framed structure designed for Seismic Zone- III.

Masonry : 9 inches for external walls & 4.6 inch for internal walls using high quality chamber Brick.

Floor - Floor Height : Will be 10 Feet (Incl. Slab).

ATT : Anti–termite treatment will be done.

WALL

Internal Walls : Finished with 2 coats of putty, 1 coat of primer, 2 coats of premium emulsion Asian Paint.

Ceiling : Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion.

External Walls : Exterior face of the building finished with texture & 1 coat of primer & 2 coats of exterior Emulsion paint with color as per architect's design.

Wall Tiles : Toilet - Vitrified wall tiles up to ceiling.

: Kitchen – Vitrified tiles to a height of 2'0" above the platform.

: Utility – Tile DADO up to 2'0" Feet.

FLOOR FINISH

Living & Dining : Vitrified Tiles – SOMANYA / KAJARIA / RAK – 4' * 2'

Bedroom : Vitrified Tiles – SOMANYA / KAJARIA / RAK – 4' * 2'

Kitchen : Vitrified Tiles – SOMANYA / KAJARIA / RAK – 4' * 2'

Staircase : Steel Grey / Black granite and SS handrail

Balcony : Anti-skid Ceramic Vitrified Tiles

KITCHEN

Platform : G-20 polished granite slab for the kitchen platform. Top fixed with 1mm thick stainless-steel sink.

CP Fitting : Jaquar & Parryware or equivalent.

Sink : Parryware

BALCONY

Handrail : SS. Railing with Toughened glass as per architect's design.

BATHROOM

Sanitary Fittings : Parryware

CP Fittings : Jaquar or Parryware

Fitting Type : Wall mounted type WC, health faucet and wall mixer / Divertor.

DOORS

Main Door : Teak wood frame with Solid door will be provided.

Bedroom Doors : Teak wood frame 32mm & double side laminated.

Toilet Doors : Teak wood frame 32mm & double side laminated.

Wall Tiles : SS Hinges / Tower Bolt & Godrej locks with handles for All Doors.

Specification

AANIRUDH

WINDOWS

Windows	: UPVC windows (Openable & Sliding) Based on Architect Design for Hall, Bedrooms and kitchen.
Balcony	: Teak wood frames with glass and grill.
Ventilators	: Ventilators with Exhaust for Kitchen &Toilets.
Grills	: MS Grills as per Architect's Design

ELECTRICALS

Power	: 3 PHASE power supply connection
Supply	: MCB & RCCB (Residual Current Circuit Breaker)
Safety Device	: Modular box & modular switches & sockets of Anchor Roma will be provided
Wires	: Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand Orbit / Polycab.
TV	: Point in Living & Master Bedroom.
Telephone	: Point in Living & Master Bedroom.
Split AC	: Points will be given in the living / all bedrooms
Exhaust	: Point will be given in all bathrooms.
Geyser	: Geyser points will be provided in all bathrooms.
Back-up	: Back up for Common Area and lift
EV Charging	: EV charging point will be provided

COMMON FEATURES

Lift	: KONE / Emperor. Six passenger lift till terrace.
Back-up	: 100% Power backup for common amenities
Lift Fascia	: Granite / Tile cladding will be made as per Arch. Design.
Lobby	: Granite flooring as per Architect's Design.
Corridor	: Double charged polished vitrified tiles as per Architect's Design.
Staircase Handrail	: White Tile with water proof will be provided

OUTDOOR FEATURES

Water Storage	: 12000 liters Concrete sump and OHT (5000 Liters capacity with inner tiles).
Rainwater Harvest	: Rainwater harvesting as per CMDA norms.
Security	: CCTV surveillance cameras will be provided all-round the building at pivotal Locations.
	: Security booth will be provided at the entrance.
Compound Wall	: Site perimeter fenced by compound wall with 5 Feet height entry gates.
Landscape	: Suitable landscape at appropriate places in the project as per design intent
External Driveway Flooring	: Demarcated driveway as per Architect design intent.

OUR ON-GOING PROJECTS

01
AANIRUDH PUNARVASU
Ashok Nagar

02
AANIRUDH ANNAPOORNA KAMAKSHI
Virugambakkam

03
AANIRUDH JAGATHGURU
Nanganallur

04
AANIRUDH NARMADA
T. Nagar

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

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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