SHREE BALA AKSHARA
HOMES

Aaditri

STILT + 3 FLOORS
RESIDENTIAL BUILDING
WITH 11 DWELLING UNITS

16/5A, RAMAMOORTHY AVENUE
MAIN ROAD, PORUR, CHENNAI
600116. BEHIND A2B/ OPPOSITE
PORUR SARAVANA STORES

+91 99949 51808
+91 8896 8896 77
+91 98402 54700
+91 93448 94304
www.sbahomes.in

Additional Features:

Premium Tiles

3 Phase EB, Metro Water Connection, Covered Car Parking

Jaquar Bathroom fittings

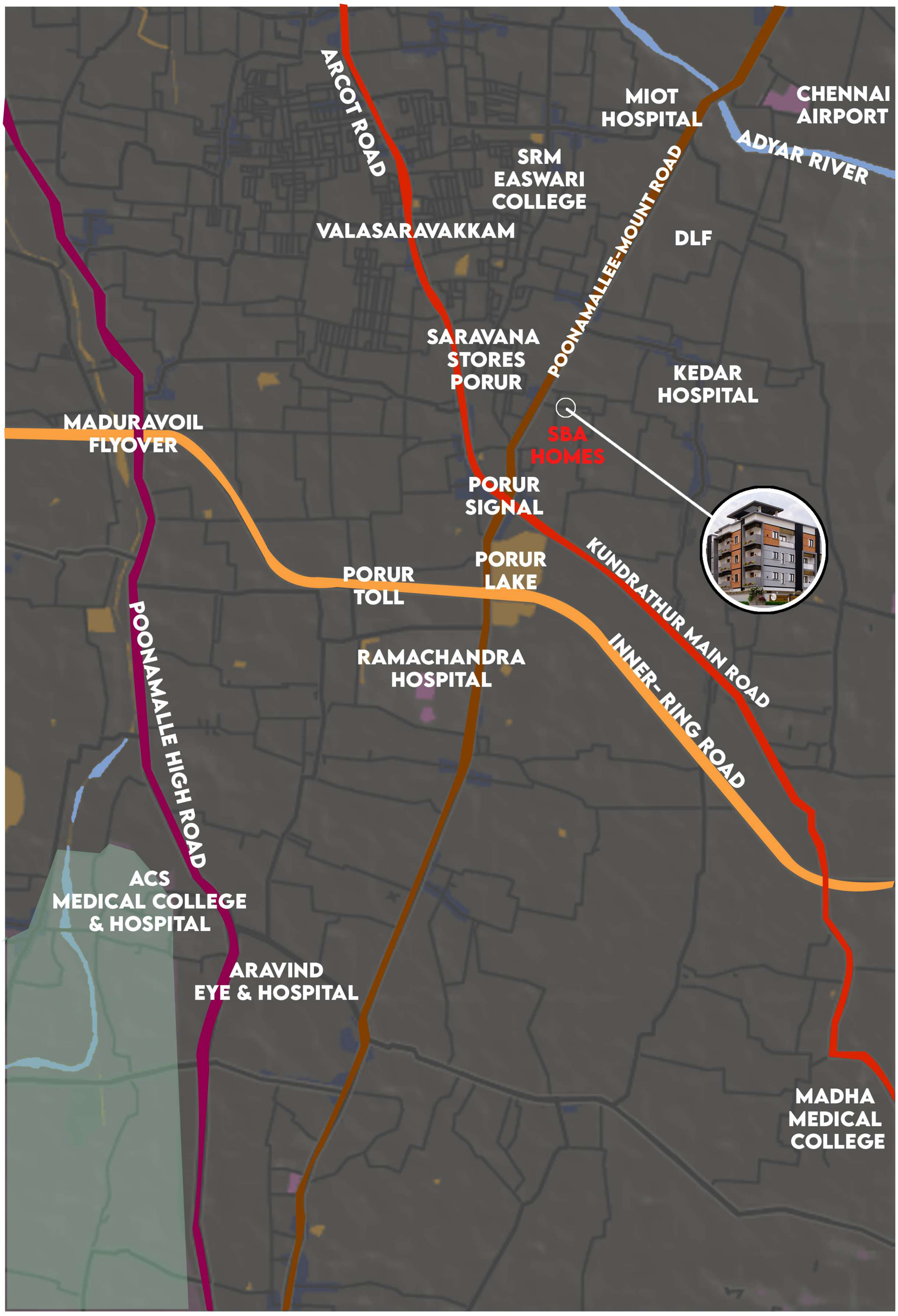
Wood Work Cupboard

Wall Mount Closet

Video Door Phone

PRIME LOCATION

SUPERB LINKS, LOCALLY AND FURTHER AFIELD



- **OUR SITE**
- **SARAVANA STORES 500 MTS**
- **GK CINEMAS 850 MTS**
- **KEDAR HOSIPTAL 1.2 KM**
- **PORUR PARK 1.2 KM**
- **ST.JOHN SCHOOL 1.2 KM**
- **DLF 2.3 KM**
- **SRM-RAMAPURAM CAMPUS 2.6 KM**
- **RAMACHANDRA HOSPITAL 3.3 KM**
- **MEENAKSHI COLLEGE 3.5 KM**
- **MIOT HOSPITAL 3.5 KM**
- **TATA TECH PARK 3.9 KM**
- **CHENNAI TRADE CENTER 4 KM**
- **ALANDUR METRO STATION 6.7 KM**
- **ANNA AIRPORT 10.4 KM**
- **PANIMALAR COLLEGE 13.2 KM**

METRO LINES BETWEEN POONAMALLEE AND VADAPALANI HAS COMMENCED

STILT FLOOR PLAN

TYPICAL FLOOR PLAN- 1&2 FLOORS

TYPE	FLAT NO.	SALEABLE AREA	FACING	UDS
2 BHK	1A/2A	1130 sqft	NORTH	481
3 BHK	1B/2B	1412 sqft	NORTH	553
2 BHK	1C/2C	1054 sqft	EAST	449
2 BHK	1D/2D	1018 sqft	EAST	433

3RD FLOOR PLAN

TYPE	FLAT NO.	SALEABLE AREA	FACING	UDS
3 BHK	3A	1469 sqft	NORTH	625.50
2 BHK	3B	1412 sqft	NORTH	601.50
3 BHK	3C	1600 sqft	EAST	681.00

VASTU COMPLAINT / CMDA & RERA APPROVED HOMES

Specifications

Structure: RCC framed structure, with brick wall, Outer walls 9” and in between walls 4.5” plastered with cement mortar.

Flooring: 4x2 vitrified tile flooring for all rooms inside the flat & antiskid ceramic tiles for toilets. All tiles as per builder’s choice.

Windows: Good quality UPVC windows with sliding toughened glazed shutter for kitchen and Common areas with grill.

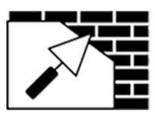
Toilet: Ceramic tiles flooring and designer wall dadoing up to 7’0” ht. Taps with Jaguar /Parryware / Metro / equivalent, closet and wash basin will be Parryware or Hindware equivalent as per builder’s choice.

Doors:
1. Main door & frame in First quality teak wood with varnish sealer, provided with godrej or equivalent lock, stopper, Tower bolt 2 no’s & Grill gate will be provided for main door only.
2. Bedroom doors with good quality timber frame and Flush door, provided with Mortise lock and tower bolt
3. Toilet doors with good quality timber frame and water proof door, provided with Baby Mortise Lock and tower bolt in the inner side.

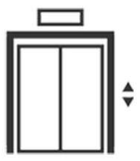
Electricity: Three phase electric supply with concealed copper wiring, circuit breaker and A/C points in all bedrooms and hall with FRLS concealed. Switches will be GM / Legrand equivalent as per builder’s choice.

Plumbing: Concealed / Open plumbing lines from overhead tank will be provided.

Loft: Loft will be provided in kitchen and all bedrooms.



Finishing: Internal walls plastered and finished with cement - smooth Finish.
Ceiling plastered and finished with cement - rough Finish.
Outer walls plastered and finished with cement - rough Finish.



Lift: 5 or 6 Passenger branded Lift as per builder’s choice.

Security System: Camera will be provided at the common areas of the Apartments & Villa Door Phone will be provided for every individual house.

Water: Bore well for tapping ground water & Sump to store water with arrangements for pumping water to overhead tank.

Kitchen: Polished granite counter with good quality Stainless steel sink and 2’0” ht. ceramic tiles dadoing.

Paint: Living, dining & bedroom walls will be plastered with wall putty and painted with interior emulsion, Ceiling will be painted with interior emulsion, all interior wooden frames, doors and grills will be painted with enamel paint.

Telephone – Concealed pipe lines will be provided from the main board to Living room, wiring will not be done

TV - Concealed pipe lines will be provided from the terrace to Hall, wiring will not be done

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Payment Schedule and Terms

10 % Booking Advance.
10% on completion of Plinth Beam.
10% on completion of Stilt floor roof.
10% on completion of brick work.
10% on completion of 1st floor roof.
10% on completion of 2nd floor roof.
10% on completion of 3rd floor roof.
10% on completion of internal pastering.
10% on completion of external plastering.
10% before handing over.

Additional Expenses

TNEB, Metro Water, Property Tax, Registration Charges & GST.

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Saravanna Stores Porur

To Porur

To Guindy

Mount to poonamallee road

Mangala nagar main road

Adyar anandha bhavan

Pizza hut

Sakthi nagar main road

Dominos

Shell bunk

Vernallis info system

Mangala nagar 1st cross street

Sundaramurthy avenue

Mangala nagar main road

Bajaj office

Raj mahal

Ramamurthy avenue main road

1st street

2nd street

3rd street

4th street

450M FROM MAIN ROAD

Aaditri

LOCATION PLAN

“

WE SHAPE OUR HOMES AND THEN OUR HOMES SHAPE US

”

SHREE BALA AKSHARA HOMES

Office

22/12 Coats Road T.Nagar
Chennai -600017.
Near New GRT Jewellers
/ Kapleshwar Opticals.

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