



AKSHAYAM CITY
NEAR NEW IIT MADRAS CAMPUS-OMR

VILLAS FOR 2899/SQ.FT

KELAMBAKKAM ~ OMR

**A PROJECT BY
R K C ESTATES**



41 EXCLUSIVE VILLAS
WITH
AMAZING AMENITIES



All around
fencing/compound



Concept based
parks



Over head water
tanks & water lines



Street lights



Reliable
power supply



Well laid
asphalted roads



Trees with
tree guards

VILLA FOR PRICE LESS THAN OF APARTMENT



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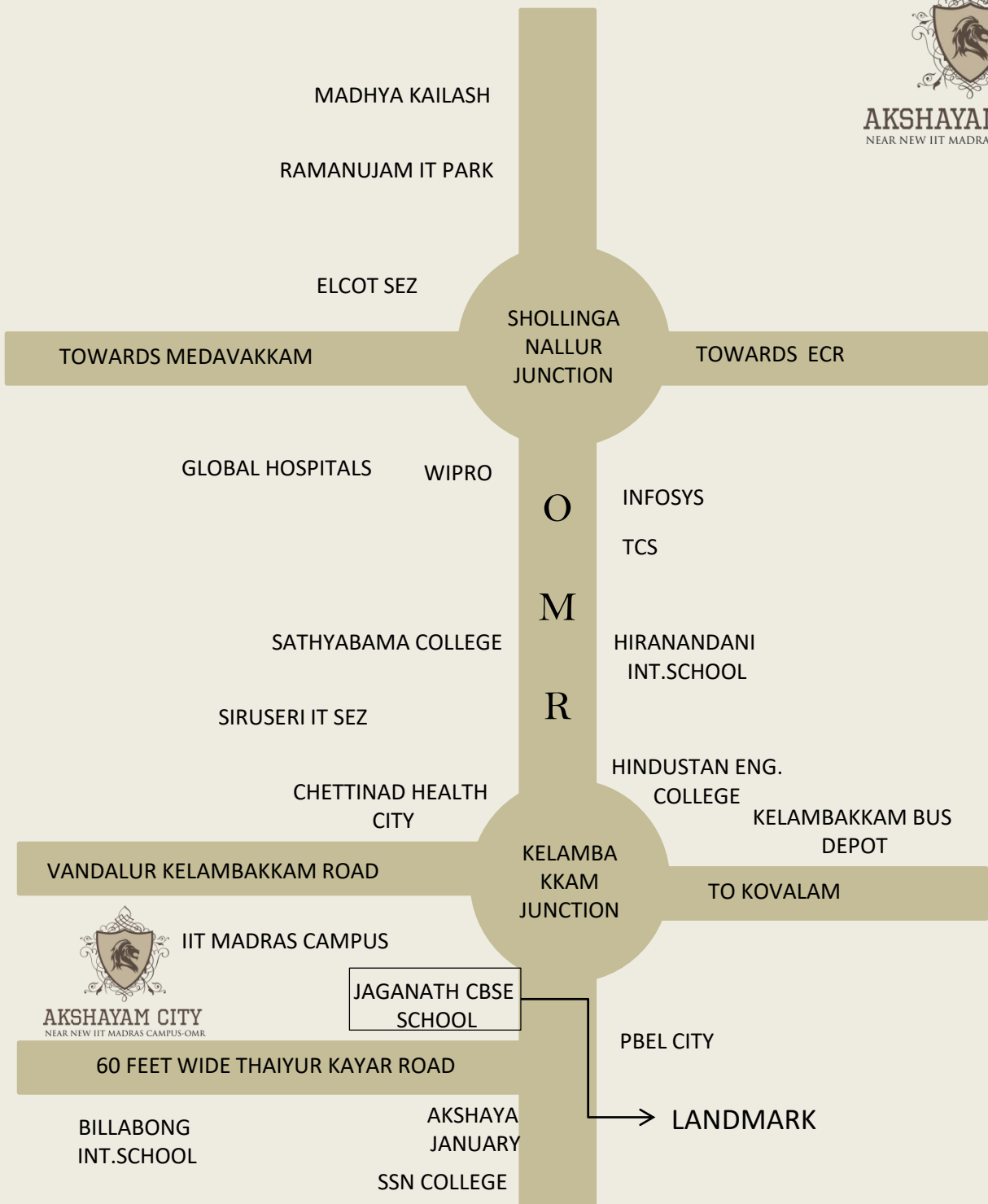


FEATURES	VILLA	APARTMENT
All 4 sides open	Yes	No
Changes to structure	Possible	Not Possible
Land Divided Separately	Yes	No
Patta	Yes	No
Add more rooms in future	Possible	Not Possible

LOCATION



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DISTANCE FROM SITE

OMR – 3 KMS
KELAMBAKKAM JUNCTION – 4 KMS
SIRUSERI IT PARK – 10KMS

SCHOOLS

BILLANONG INTERNATIONAL SCHOOL – 0.5 KM
JAGANATHAN CBSE SCHOOL – 2 KMS
VELAMMAL SCHOOL – 4 KMS

HOSPITALS

CHETTINAD HEALTH CITY- 4 KMS
SATHYA SAI MEDICAL CENTER – 5 KMS

COLLEGES

IIT MADRAS NEW CAMPUS – 1 KM
SSN COLLEGE – 3 KMS
FOMRA COLLEGE – 3 KMS
HINDUSTAN ENG.COLLEGE –6 KMS



FEATURES

- ✓INDIVIDUAL BOREWELL FOR EACH VILLA
- ✓THREE PHASE EB CONNECTION FOR EACH VILLA
- ✓LUSH LANDSCAPED AREA FOR EACH VILLA*
- ✓LARGE PLAY AREA AND PARK FOR CHILDREN
- ✓FULLY SECURED COMPOUND WALL ON ALL FOUR SIDES
- ✓BLACK TOP ROADS
- ✓STREET LIGHTS



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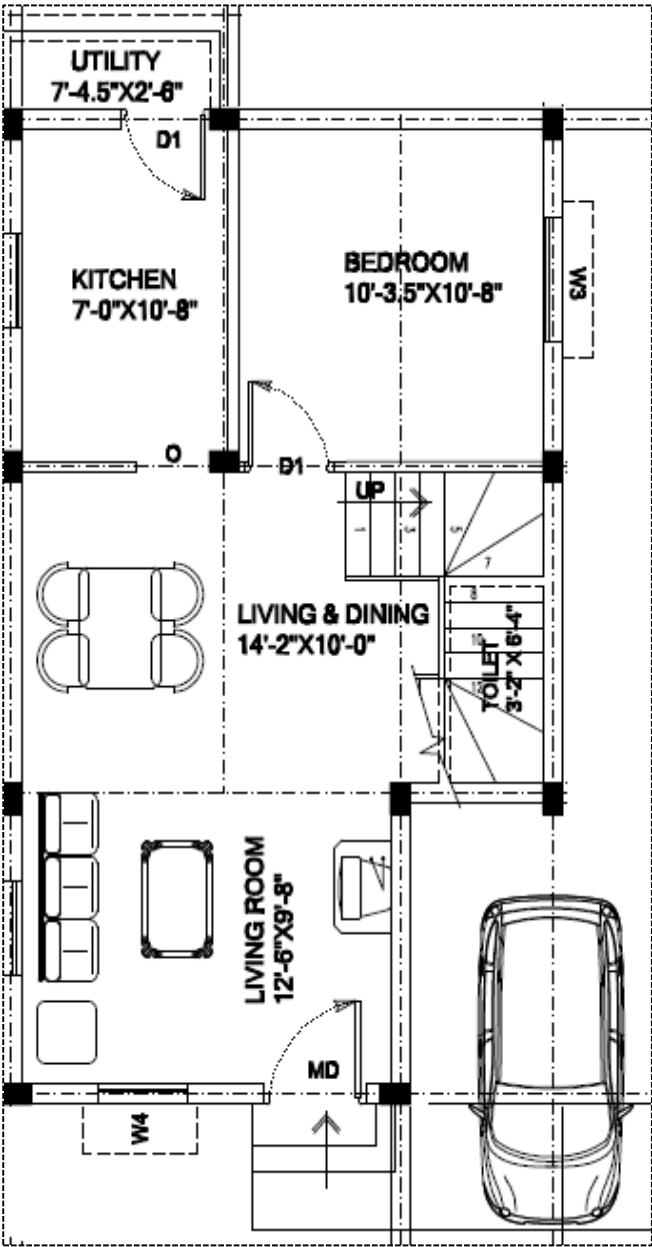
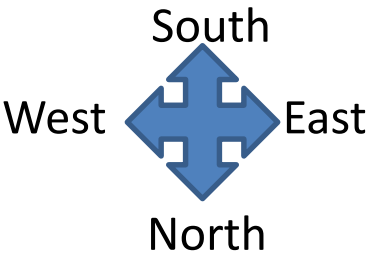


INDEPENDENT VILLAS- FLOOR PLANS

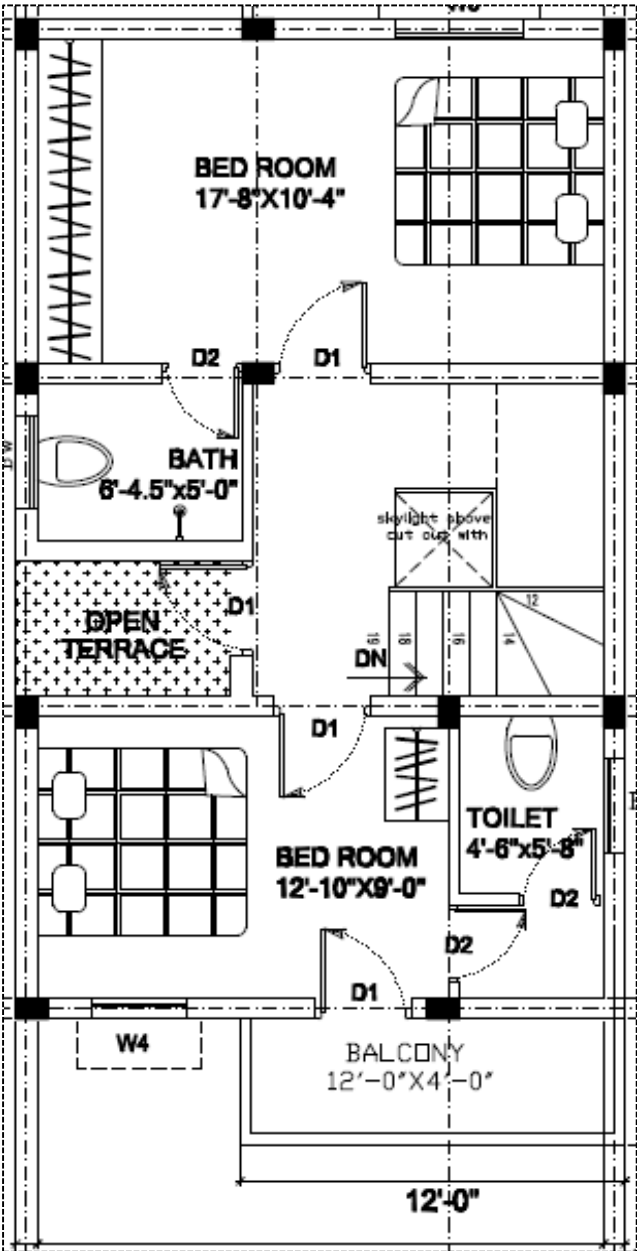


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PREMIUM PARK FACING VILLA



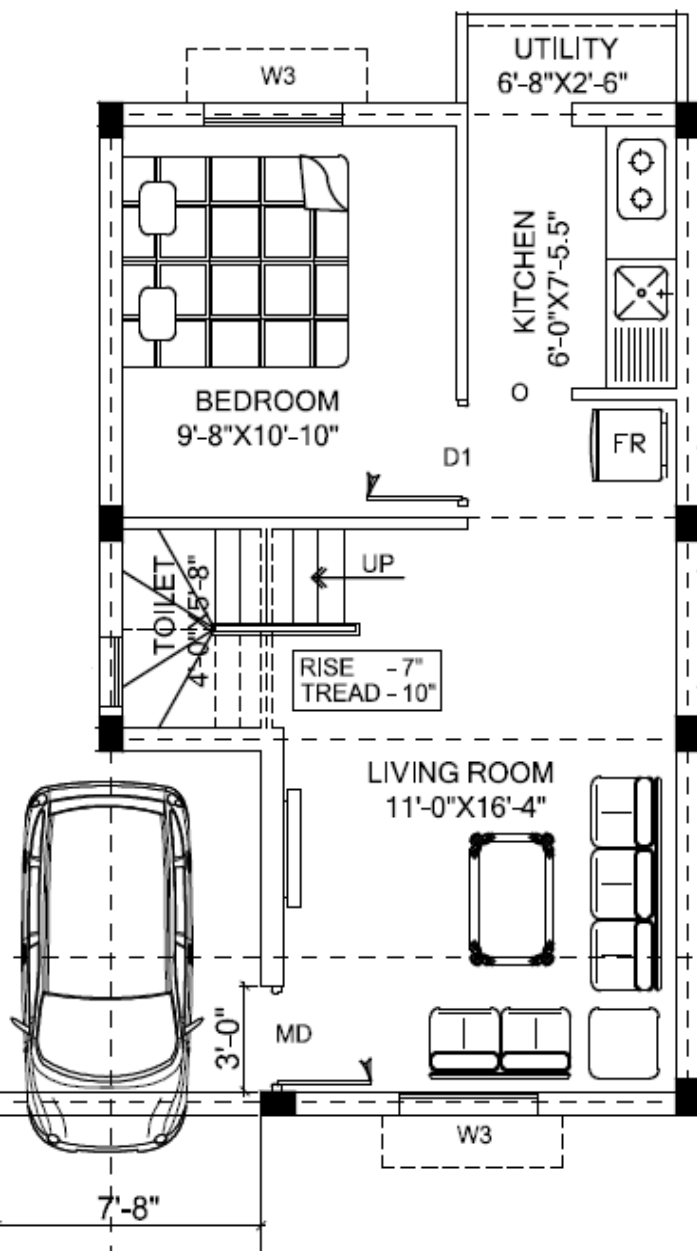
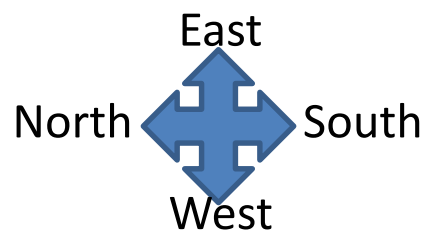
GROUND FLOOR



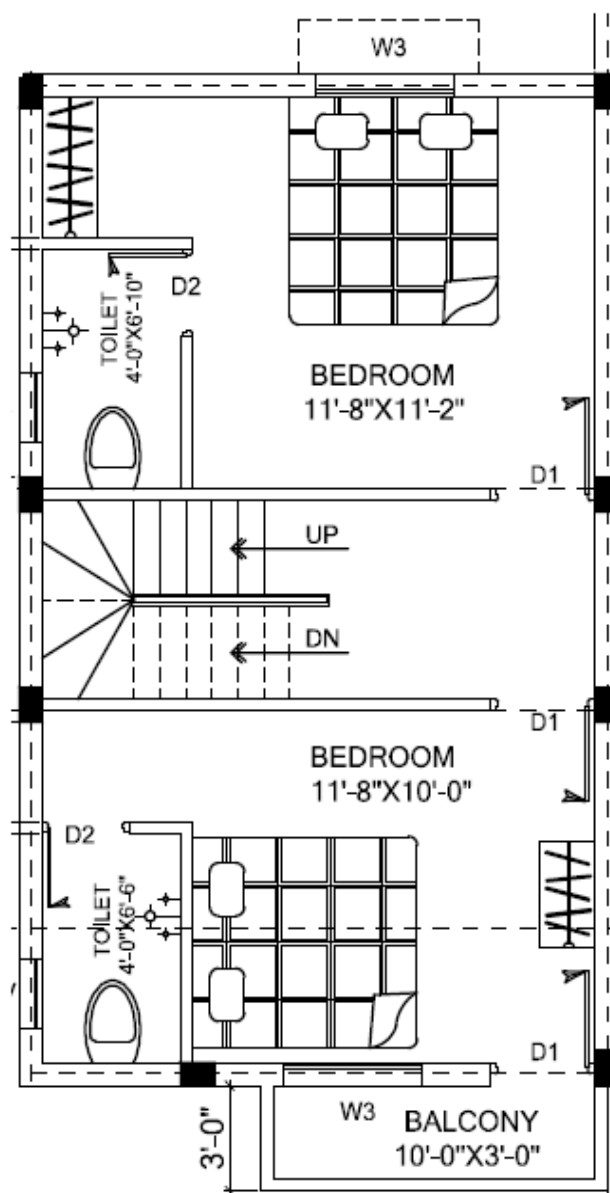
FIRST FLOOR

3BHK
LAND – 1000 SQ.FT
VILLA – 1300 SQ.FT

LIFESTYLE VILLA



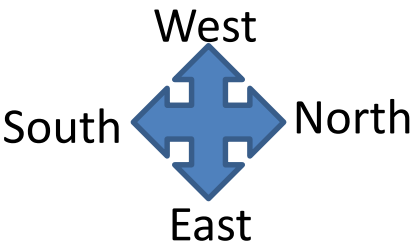
GROUND FLOOR



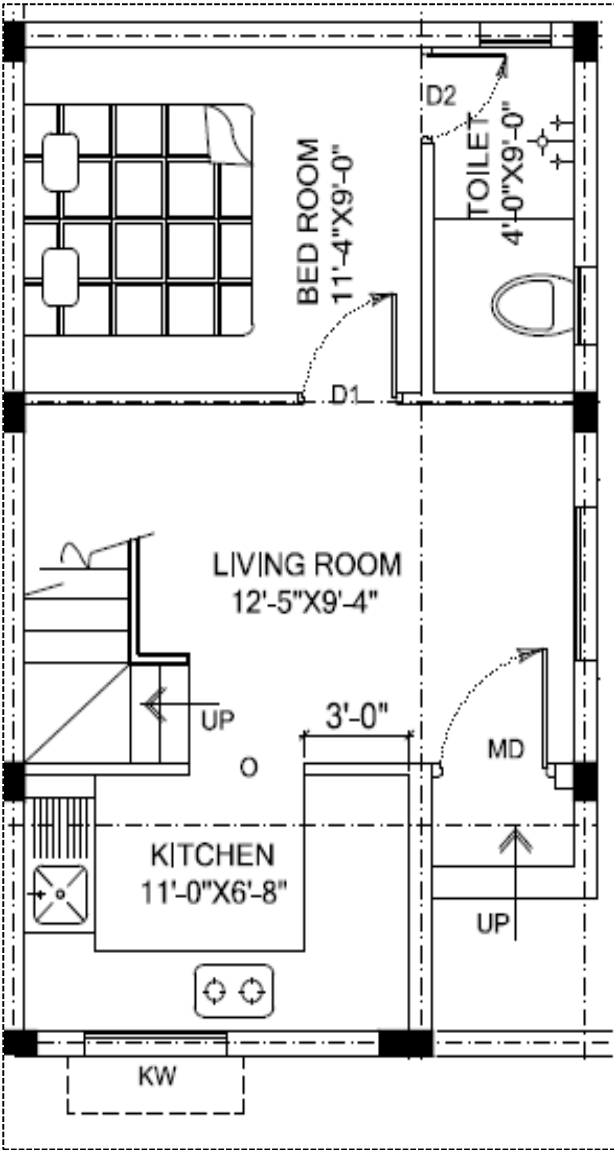
FIRST FLOOR

3BHK
LAND – 724 to 741 SQ.FT
VILLA – 1065 SQ.FT

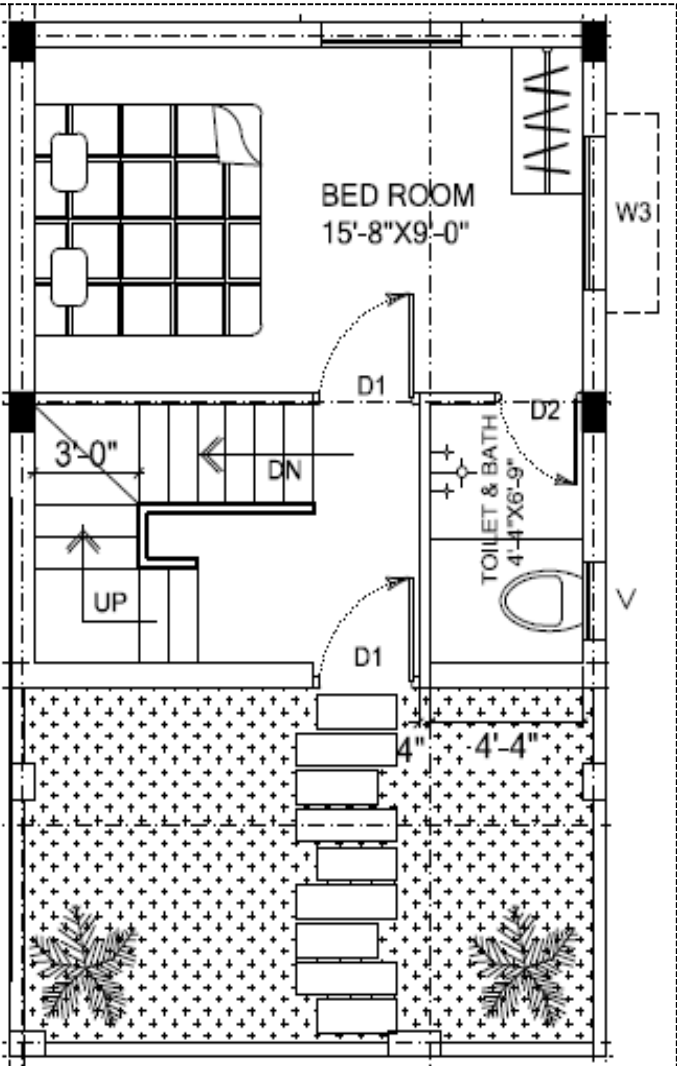
BUDGET VILLA



GROUND FLOOR



FIRST FLOOR



2BHK
LAND – 660 SQ.FT
VILLA – 771 SQ.FT

SPECIFICATIONS FOR VILLA

STRUCTURE

RCC FRAMED STRUCTURE.

BRICKWORK – AUTOCLAVED AERATED CONCRETE (AAC) BLOCKS 200 MM FOR EXTERNAL WALLS AND 100 MM FOR INTERNAL WALLS.

WALL FINISHES

INTERNAL WALLS WILL BE FINISHED WITH READY MIX CEMENT PLASTER, PUTTY AND EMULSION PAINT.

EXTERIOR WALLS WILL BE FINISHED WITH READY MIX CEMENT PLASTER AND WHITE CEMENT PAINT COAT.

CEILING SURFACES WILL BE FINISHED WITH READY MIX NEAT CEMENT PLASTER, WHITE CEMENT COAT AND CEMENT PAINT.

TOILET WALLS WILL BE FINISHED WITH GLAZED TILES UPTO 7 FEET HEIGHT.

FLOORING

LIVING, DINING, KITCHEN AND BED ROOM AREA WILL BE FINISHED WITH 16"X16" / 24"X24"IMPORTED VITRIFIED TILES.

BALCONY, WASH AREA AND COMMON AREA WILL BE FINISHED WITH CERAMIC / CEMENT TILES OF REQUIRED SIZE.

STAIRCASE WILL BE FINISHED WITH ULTRA TILES.

JOINERY

MAIN DOOR-SEASONED GOOD QUALITY WOODEN FRAME WITH SKIN DOORWITH MELAMINE FINISH.

INTERNAL DOORS – SEASONED GOOD QUALITY WOODEN FRAME WITH PANEL SKIN DOOR WITH ENAMEL FINISH.

WINDOWS –UPVC WINDOWS WITH 4MM CLEAR GLASS.

KITCHEN

KITCHEN PLATFORM-KADAPPA/GRANITE SLAB WITH SS SINGLE BOWL AND CP TAP.

GLAZED TILES UPTO 2 FEET HEIGHT ABOVE KITCHEN PLATFORM.

PLUMBING & SANITARY

PARRYWARE/EQUIVALENT FLOOR MOUNTED CLOSET OF WITH FLUSH TANK FOR ALL BATHROOMS.

WHITE COLOUR SINGLE BOWL WASHBASIN IN EACH BATHROOM.

ALL CP FITTINGS AND TAPS WILL BE PROVIDED AS PER ARCHITECT'S DESIGN.

ELECTRICAL

3 PHASE POWER SUPPLY WILL BE PROVIDED.

ALL SWITCHES AND SOCKETS WILL BE PROVIDED IN SEMI/MODULAR SWITCHES WITH COVER PLATES.

CABLES/WIRES OF ISI APPROVED MARDIA/KUNDAN MAKE.



PAYMENT SCHEDULE

STAGE	% OF TOTAL COST
BOOKING ADVANCE	INR 50,000/-
ON SIGNING OF AGREEMENT	50%
ON INITIATION OF FOUNDATION	15%
ON INITIATION OF GROUND FLOOR ROOF	15%
ON INITIATION OF FIRST FLOOR ROOF	10%
ON INITIATION OF BRICKWORK	5%
ON INITIATION OF FLOORING	2.5%
ON HANDING OVER	2.5%

DISCOUNT OF 2.7AKH UNDER PMAYS LOWEST INTERST RATE OF 8.35% FREE MAINTENANCE FOR 1 YEAR

HOME LOANS BY



ONGOING RESIDENTIAL PROJECTS



ULTRA LUXURY VILLAS-KILPAUK
STARTING – 3.2 CR ONWARDS



LUXURY APARTMENTS-KOLATHUR
STARTING – 50 LAKH ONWARDS

BOOKINGS – 7010 698661 / 94455 14145

R K C ESTATES
HOMES THAT SPEAK FOR ITSELF