



SHREE BALA AKSHARA HOMES

Aadrিকা



**Stilt + 5 Floors
Residential Building
with 10 Flats Units**

**Door No: 90/132 A, Habibullah
Road, (Opposite to HDFC
Bank), T.Nagar,
Chennai - 600017.**

+91 9994951808

+91 8896889677

www.sbahomes.in

Aadrিকা



Krishnabhai Street

Habibullah Road

Stilt Parking Plan



Typical Floor Plan - 1,2,3,4 & 5 Floors

Unit	Type	Saleable Area	FACING	UDS
A	3 BHK	1335	NORTH	472.60 Sq.ft
B	3 BHK	1390	SOUTH	492.00 Sq.ft

T.NAGAR - CHENNAI

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UNIT - A - INTERIOR VIEW

Unit	Type	Saleable Area	FACING	UDS
A	3 BHK	1335	NORTH	472.60 SQ.FT

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UNIT - B

UNIT - B - INTERIOR VIEW

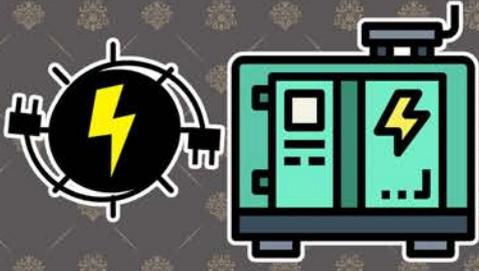
Unit	Type	Saleable Area	FACING	UDS
B	3 BHK	1390	SOUTH	492.60 SQ.FT

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24 Hours DG Backup



Premium Tile Flooring



Video Door Phones



Wall mounted Closets



Car Parking



Grohe / Jaquar Fittings

Additional features: Three Phase EB connection, Metro water connection

VASTU COMPLAINT / CMDA 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 as per builder's choice, brand - Kajaria / Somany / KAJ / Johnson.



Windows: Veka / Equivalent UPVC windows with sliding toughened glazed shutter for kitchen and Common areas with MS grill.



Toilet: Ceramic tiles flooring and designer wall dadoing up to 9'0" ht. Taps with Jaguar / Grohe / Equivalent, closet.



Doors:

1. Main door & frame in First quality teak wood with varnish sealer, provided with Smart Lock, Door stopper, Door magnet, Tower bolt 2 nos.
2. Bedroom doors with good quality timber frame and Flush door, provided with Cylindrical / 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 inside.



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 / Anchor / Equivalent as per builder's choice.



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

Loft: 1 Loft will be provided in kitchen only.



Finishing: Internal walls plastered and finished with cement based putty and painted with Interior Emulsion.

Ceiling plastered rough and finished with cement based putty with Interior Emulsion.

Outer walls are rough finished and painted with Exterior Emulsion.



Lift: 5 or 6 Passenger Lift.

Security System:

Camera will be provided at the common areas of the Apartments & Video Door Phone will be provided.



Water: Bore well for tapping ground water & 12,500 Litres Sump to store Metro water with arrangements for pumping water to overhead tank.



Kitchen: Polished granite counter will be done only on request.



Paint: Living, dining & bedroom walls will be plastered with wall putty and painted with White or Off-White colour interior emulsion, Ceiling will be plastered with putty and painted with interior emulsion - White colour, grills will be painted with enamel paint.



TV: Concealed pipe lines will be provided from the main board to Living room, wiring with Cable wiring.

24 hrs DG: 24 Hrs DG backup will be provided for all electrical points, except AC and Geysers.

**Note: Other than these features any other changes or additional requirements will be at extra cost.*

The builder reserves the right to improve, modify and revise the specifications.

To LOYALA COLLEGE

NORTH USMAN ROAD

To T-NAGAR

DR. MGR SALAI

TO T-NAGAR

DR. MGR SALAI

TO NUNGAMBAKKAM



Aadrika

AADRIKA

KRISHNABHAI STREET

THIRUMALAI PILLAI ROAD

VIDYODAYA SCHOOL

HABIBULLAH ROAD

MED PLUS

HABIBULLAH ROAD

HDFC BANK

ARUMBAL STREET

LOCATION PLAN



SCAN ME

“
WE SHAPE
OUR
HOMES
AND THEN
OUR
HOMES
SHAPE US
”

Project Approved By



SHREE BALA AKSHARA
HOMES

22/12 Coats Road T.Nagar
Chennai -600017.
Opposite
Kapleshwar