

*Tuya's* **aarudhra** 



RERA No. TN/29/BUILDING /0168/2022  
Planning Permit - PP/NHRB/S (B1) 0457/ 2021  
Building Permit - CEBA /WDCN14/00046/2022







Presenting Aarudhra – an optimally designed luxury apartment at Ram Nagar South, Madipakkam. These exclusive 3 BHK homes offer a premium lifestyle keeping in mind your comfort and convenience.

These modern and spacious homes encapsulate the luxury and warmth of a villa, in the mould of an apartment.

Stilt + 5 Floors

2 Apartments per floor

10 Apartments

1219 – 1272 sq.ft





Tuya Homes was founded by two childhood friends, Vijayakumar and Suresh. The company's strength lies in the experience and expertise of these two visionaries, who come with over 3 decades of professional expertise in the Real Estate arena.





### **P. Vijayakumar**

is a part of the management team, taking care of statutory approvals, government coordination, engineering, expansion, etc.

- Second generation entrepreneur from the illustrious family “Mallika Batteries” pioneers in the sales & distribution of storage batteries since 1955.
- 4 years of leadership role in the most prestigious architect firm Eskay Design in the capacity of their Sr. Resource - Business Development, under the tutelage of its Chief architect.
- Over 13 years of independent experience in technical guidance and support to Architects and Architectural firms.
- Consultant for builder segment to obtain statutory approvals from CMDA / DTCP & NOC's from mandatory departments.



### **Suresh Vaidyanathan**

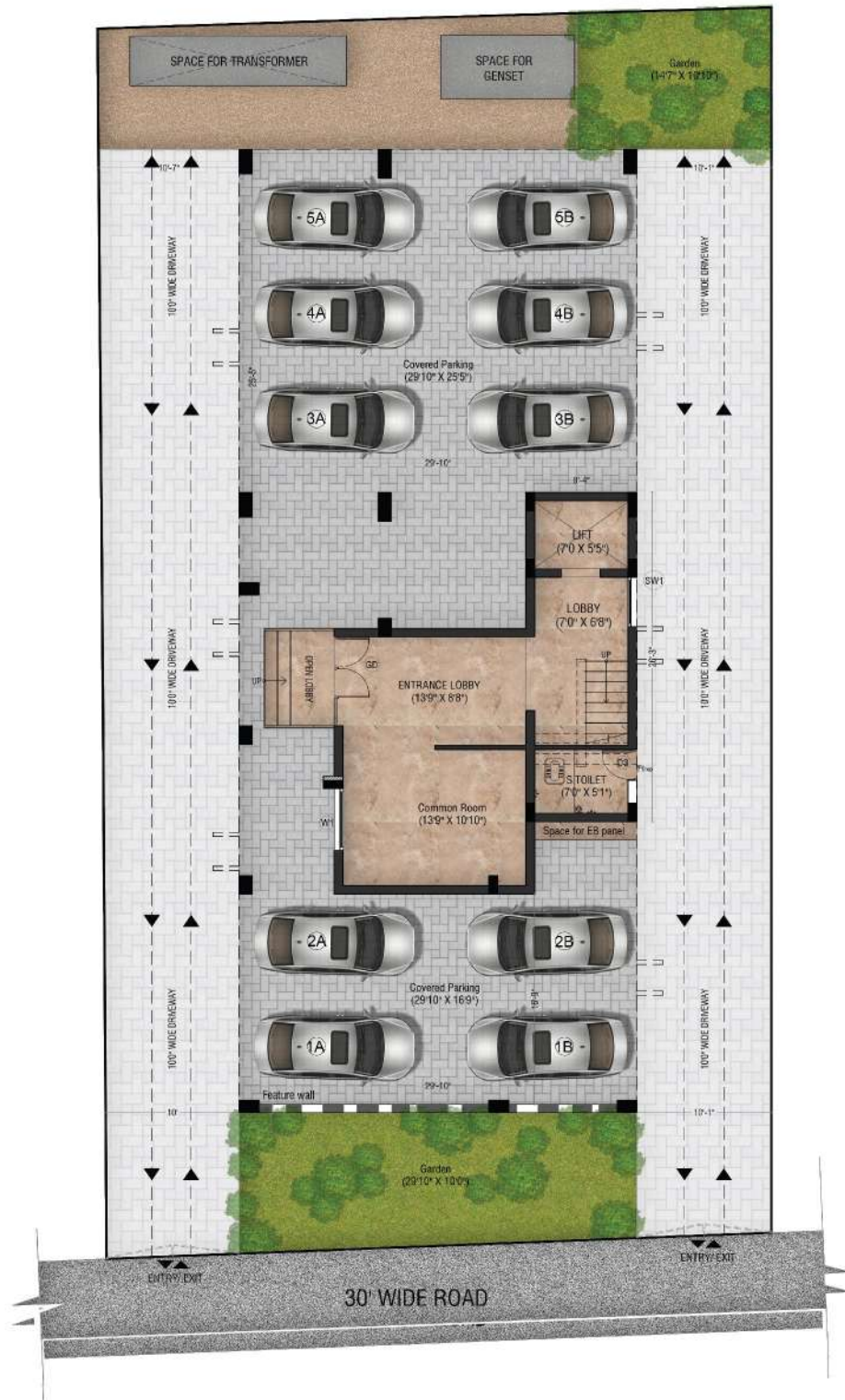
with his wide exposure in the real estate world, will play a pivotal role in organisational development and project marketing.

- About 3 decades of experience in Chennai's real estate market covering the entire gamut of operations – from land acquisition, approvals, sales and marketing of both commercial and residential properties.
- Leasing of retail as well as office, hospital spaces and SEZ spaces.
- Part of the management process of Chennai's top builders - Ramaniyam Real Estate Pvt Ltd & Tulive by GK Shetty.





## STILT FLOOR PLAN



## Floor Plan



## Distance Indicator

1.0 kms	-	Saraswathy Multispeciality Hospital
1.8 kms	-	Velachery Railway Station
1.1 kms	-	Ponvidyashram School
1.3 kms	-	Sunshine Chennai School
2.0 kms	-	Grand Mall
2.4 kms	-	Velachery
3.3 kms	-	Kamatchi Hospital
4.0 kms	-	Balaji Dental Hospital
4.4 kms	-	Phoenix Mall
8.9 kms	-	Airport

## Location Plan





## **Specifications**

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### **STRUCTURE**

RCC framed structure  
All walls will be of solid concrete blocks

### **WALL AND FLOOR TILES**

General flooring - vitrified tiles | Toilets - Tiles on the walls upto 2100mm & anti-skid tiles on the floor as per architect design

### **INTERNAL WALL FINISHES**

Emulsion paint

### **EXTERNAL WALL FINISHES**

Exterior grade emulsion paint

### **WINDOWS**

UPVC Sliding windows with MS grills

### **ELECTRICAL SWITCHES**

Anchor Panasonic

### **DOORS**

Hardwood frames with solid core laminated flush door

### **BATHROOMS**

CP fittings - Sanitaryware - Hindware\* / Parryware / Jaquar

### **KITCHEN FINISHES**

Granite counters with wall dado - SS sink with drainboard

### **TELEPHONE AND BROADBAND**

TV and broadband outlets in living room and master bedroom

### **LIFTS**

Elevator of ISI standard

### **POWER BACK-UP**

1000W per apartment / Common lighting / Lift / Motor / Pump  
**Individual EV Charging Provision for all flats**

\*Equivalent



## Payment Scheme

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- Advance Rs. 3,00,000/- on booking
- 30% of the total consideration on signing of the agreement (less advance)
- 20% of the total consideration on completion of foundation
- 30% of the total consideration on completion of structure
- 15% of the total consideration on completion of internal wall & flooring
- 5% of the total consideration on handing over

### **OTHER CHARGES**

Infrastructure charges

Registration payable – At actuals

GST – At actuals

Deposits for service connections, Legal charges, etc.,







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