



Maha Builders
Makes Life DelightFULL



Maha builders has created distinct name itself and is today known for high quality and luxury homes that are consistently international in their quality, cutting edge in design & truly comfortable in every aspect. Maha Builders has always laid strong emphasis on integrity, transparency and is committed to delivering the finest quality of elegant life style. Maha builders is dedicated to give every customer the highest levels of service & homes that are truly a delight in every aspect keeping in mind the importance of customers money.

Why Maha Builders?

ELEGANT LIFESTYLE HOMES

In prime locations at affordable prices



HIGH QUALITY FINISH

No compromise in materials & finish



100% Transparency

No hidden charges



MAHA VAIBHAV

Swaminathan Nagar, Kottivakkam, ECR.



Presenting Maha Vaibhav 6 premium luxury apartments, 3BHK homes carefully nestled at Swaminathan Nagar, Kottivakkam, ECR, every home at maha vaibhav is the outcome of excellent amenities, intelligent architecture, and cutting-edge construction technology, all seamlessly fused to delight you in every way. What's more with unlimited supply of clear water and crisp air, homes at Maha vaibhav promise you all the comfort, convenience, elegance & luxury all under one roof.

PROJECT HIGHLIGHTS

Only six lifestyle premium apartment.

Total land area 5825 sq.ft

25% open area

Noise & Pollution free environment

2 Private terrace apartments

Range between 1439 – 1946 sq.ft

Vasthu complaint homes

Well ventilated, Proper lighting and copious Supply of water

In close proximity to reputed Educational Institutions

Surrounded by prominent IT Parks, Companies & Hospitals

Excellent Amenities & Facilities

UDS 55% of Saleable Area

Possession by 15th May 2014

PROXIMITIES

IT Parks & Companies :

Tidel Park 2.5km, CTS Perungudi 4km, TCS Velachery 6km, Assendos 3.5km, HCL OMR3km

Hospitals :

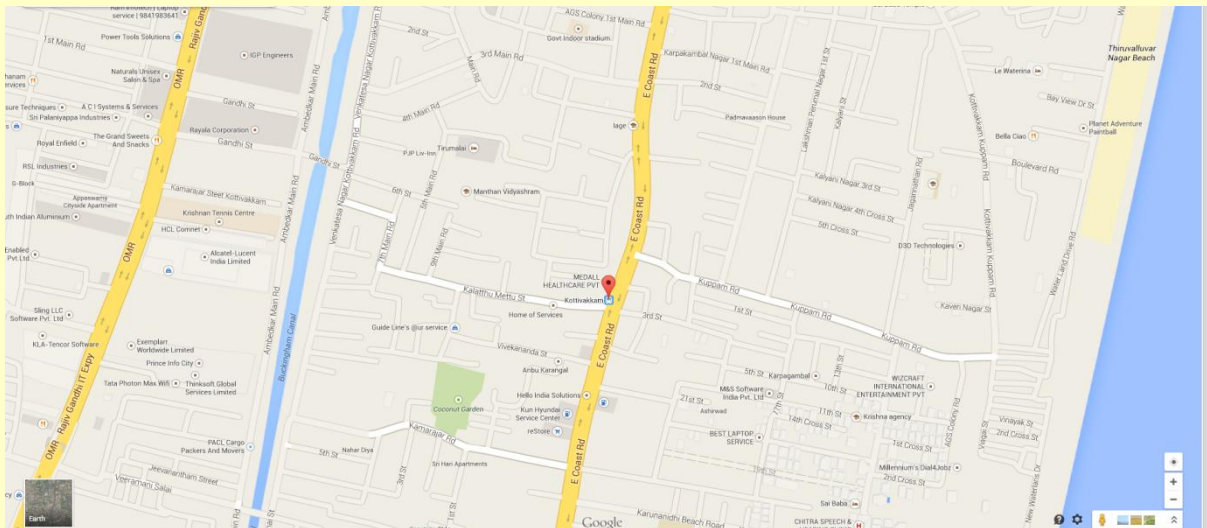
Vital life 1km, RM Hospitals 1km, SS Hospital 1km, Fortis Malar 5km, Lifeline OMR3km,

Schools :

Shraddha Childrens Academy 1km, St Antony School 200mtrs, Nellai Nadar Matriculation School 1km, Sankara School Thiruvannmiyur 2km, Mandan Maharishi Vidyashram .5km, GT Aloga International School 3km,

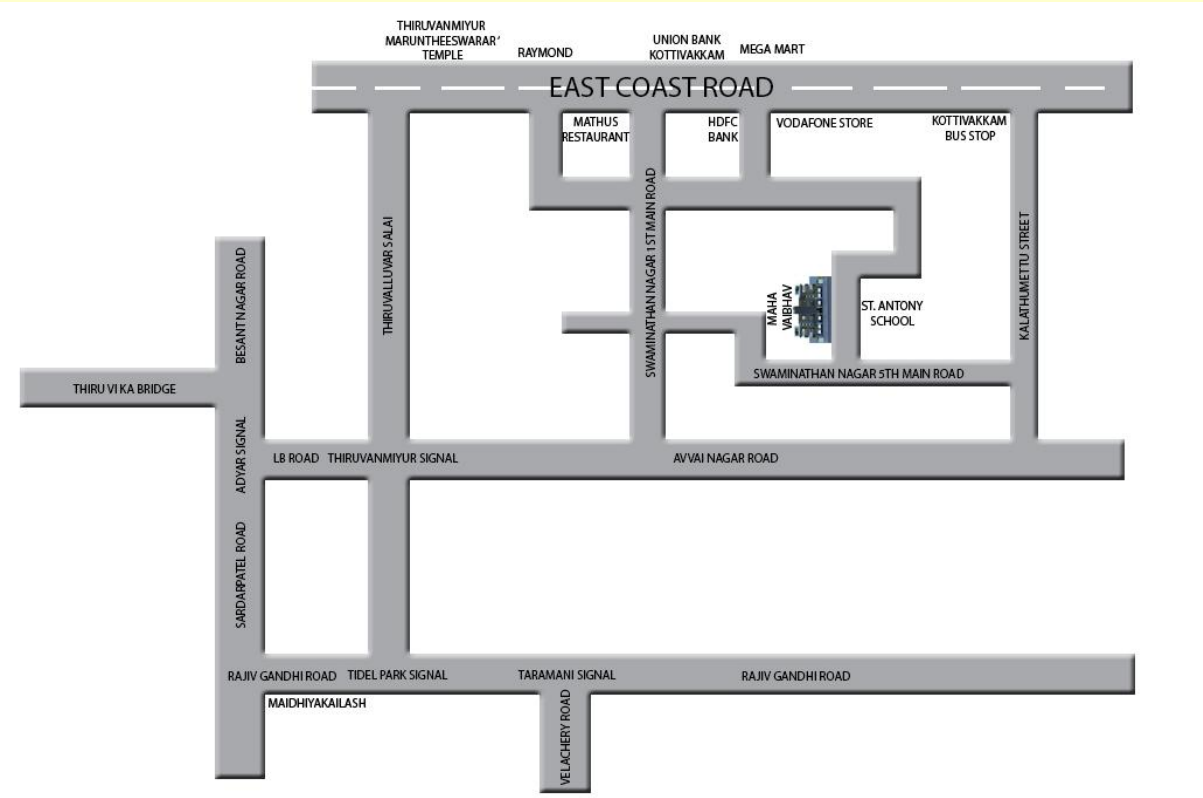
Colleges :

Mohammed Sathak College 9km, Raga Dental college 12km, MNM Jain Engg. College 6km, Anna University 6km, IIT 6km, MGR Janaki College for women 6km, Thangavelu Engg. College 9km, Sathyabama University 11 km.



<https://www.google.co.in/maps/place/Antony+School/@12.9724786,80.2538556,18z/data=!4m2!3m1!1s0x0:0xade8e12c1ea71440>

Topo Plan



Site Map



SITE CUM STILT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

SPECIFICATION SHEET

Structure

- RCC framed structure with foundation designed to withstand seismic loads as per structural
- Walls using Brick in cement mortar with adequate reinforcement at required Levels.
- Ceiling height will be maintained at 10'0" clear from finished floor level.

Wall Finishes

- Internal wall will be finished with smooth finished cement plaster, wall care putty coats and premium emulsion paint.
- Exterior wall will be finished with neat cement plaster, one coat of white cement, and two coats of weather proof exterior emulsion paint.
- Toilet walls will be finished with designer glazed ceramic tiles of colour and size till 7'0" level as per architect's concept.
- Ceiling surfaces will be finished with cement plaster, white cement coat and Emulsion paint,

Flooring

- Living, Dining, Kitchen and Bed Room Areas will be finished with 2'X2' Verified Tiles with 4" high skirting as per architect's concepts.
- Utility, Toilet Areas and Balconies will be finished with Anti Skid Ceramic Tiles as per Architect's concept.
- Common areas and lift lobby will be finished with antiskid ceramic tiles.
- Car parking will be finished with Ultra tile flooring and Staircase shall be finished with Kota Stone as per Architect's design.
- Terrace area will be finished with proper weathering course finished along with kerala tiles.

Joineries

- Entrance main door will be provided with seasoned & chemically treated teak wood frames and 40mm thick teak wood veneered panel shutter, Stainless steel fittings, mortise locks, towerbolt & door eye view.
- All bedrooms, toilets and balcony doors will be provided with seasoned & chemically treated padak wood frames and water proof hardcore flush/panel doors with request fittings as per architect's design.

- Wooden window frames and shutters with safety MS grills & heat reducing quality glass will be provided.
- All balconies from dining in first floor and Second floor will be provided with wooden French doors of padak frames & shutters along with safety MS Grills & heat reducing quality glass.
- All balconies from bedrooms will be provided with one wooden door of padak frames & flush door and one window of two panel padak wood Frames and shutters along with safety MS Grills & heat reducing quality glass.

Kitchen

- Counter top granite platform will be finished with 16mm thick granite slab 2'0"wide and a height 2'6"from the finished floor level along with stainless steel single bowl sink with drain boards and CP long body tap. All kitchens
- Provision for exhaust fan and refrigerator will be provided.
- Kitchen platform walls will be finished with ceramic tiles of colour and size up to 2'0"above the cooking platform.

Plumbing and Sanitary

- All sanitary wares will be new range water saving EWC white colour with flush tanks as per Architect's design and concepts.
- All water saving CP fittings and taps (like 2-in-1 wall divertor, spout, shower, health faucet etc.) will be provided as per architect's design.
- All bathrooms will have provision for an exhaust fan and geyser

Electrical and Power Back Up

- 3 phase underground cable from the nearest electrical pillar power supply and concealed insulated multistrand copper wire will be provided in all apartments with individual distributor box having ELCB, MCB's and Automatic Phase Sector.
- All apartments shall be provided with an automatic current controlling limiter (ACCL) device in order to provide power backup for light, fans and all 5 Amps switches and sockets only.
- All switches and sockets will be provided in Metal Box and Modular Switches with Cover plates.

Schedule of Electrical Points for Vaibhav

	Light points	Fan points	5A Sockets	15A sockets	A/C point
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Living / Dining	3	2	4	-	1
Kitchen	2	2 (Incl. Exhaust fan)	4	3 (Incl. fridge)	-
Balcony	1	1	1	-	-
Bed room	3	1	4	-	1
Toilet	2 (Incl. Mirror light)	1 (incl. exhaust fan)	1	1 (for geyser)	-

- 2 way switches will be provided for 1 fan and 1 light in each bedroom near bedside
- Concealed wiring for Telephone will be provided in living and master bed room
- One air conditioner electrical point will be provided in living and each bedroom

Water Proofing Anti-Termite Treatment

- Water proofing treatment using brush bond technology will be performed for all rest rooms, utility and other water storing bodies as per architect design.
- Anti termite treatment will be performed in six various stages for the building of the project.

Water & Sewerage

- One number borewell along with common underground two RCC sump of adequate capacity
- Provision for Individual R.O. Systems
- 33Common underground two septic Tank provision with Manholes of adequate capacity shall be provided.

Others

- One swing hook per apartment, as per customers choice shall be provided
- All bedroom & kitchen will be provided with a loft and shelf as per architects design on one side
- Rainwater harvesting
- Setback common area around the building are paved with cement blocks.
- Dedicated garbage disposal area in OTS of the car park.
- Owner name board & letter delivery box for the apartment.

Additional Features / Changes

- No change, addition or alteration will be entertained which in our view, Entails alteration of structural design / Entails alteration of general plumbing design / is not

permitted under CMDA rules & regulations / Affects the elevations / involves encroachments into common areas and setbacks / not permitted by architects.

MAHA BUILDERS

No.1/30, East Coast Road, Kottivakkam, Chennai – 600 041.

Maha Vaibhav is located at
Swaminathan Nagar, 5th Main Road Extension, Kottivakkam, Chennai – 600 041.

Flat	Plinth area	Common area	Total area	UDS
G1	1199	240	1439	793
G2	1261	252	1513	834
F1	1622	324	1946	1072
F2	1369	274	1643	905
F3	1434	287	1721	948
S1	1622	324	1946	1072