



DISCOVER THE
HAPPINESS
IN LUXURY...



ABOUT US

AA Construction is backed by promoters with vast experience in the field of construction. We have evolved into corporate entity over years. Since then the company has changed the skyline of Chennai, with passion for unique architectural concepts and offer citizens a sophisticated work environment with modern standard of living..

Over the years, we have created a distinctive mark on the skyline of Chennai and its people, as a leading real estate developer. At present we have great projects on hand (completed/work-in-progress) for construction of individual buildings at various places in the city. Our projects are acclaimed as best by our clients since we do not compromise on quality and the buildings are strictly designed as per Vasthu combined with modern comforts. Our technical team of Engineers and Architects are very reputed in their field of knowledge and Civil work is handled by highly skilled and dedicated team of workers to always maintain a high standards in quality of work. We have well experienced team of Engineers to implement the projects with competent back office personnel to support operations.

Our Vision

We are dedicated to providing our clients complete satisfaction through a wide range of products, professional assistance and advanced information tools necessary to give them the most advantageous position in the market possible.

We strive hard to be a "One Stop Shop for ALL Real Estate Solutions" of our clients.



CAR PARKING PLAN



S.No	Flat No	Sq.Ft	UDS
1	G1	842	412



ARUVI
Premium Residential Apartments





First Floor Plan



S.No	Flat No	Sq.Ft	UDS
1	F1	821	403
2	F2	1020	500
3	F3	927	453
4	F4	867	425



ARUVI
Premium Residential Apartments

Second Floor Plan



S.No	Flat No	Sq.Ft	UDS
1	S1	821	403
2	S2	1020	500
3	S3	1000	492



SPECIFICATIONS

Foundation:-

RCC framed structure with isolated or combined column footings with necessary tie at plinth level.

Foundation depth and structural details to be followed as per structural drawings designed by Qualified Structural Engineer.

Electrical:-

Three phase (ISI) wiring with modular switches.

Telephone and TV point in Hall and Master bed room.

Geyser point in Toilets.

Ac point in bed rooms.

Required MCB will be provided and wiring provision for Inverter (Living and Bed rooms - 1 fan and 1 Light – Kitchen - 1 Light point).

Plumbing:-

Concealed CPVC pipe line in bathrooms, PVC pipes for rain water harvesting.

EWC white colour sanitary ware, 2nos of washbasin will be provided.

CR Shower point for each toilets.

Quality Brand tap fittings will be provided at required points.

Doors & Windows:-

Quality TEAK WOOD paneled Main Door with BRASS fittings.

Balcony door, Rear door & Bed room door- Plywood door or Flush door with lock and enamel painting.

Bathroom doors- PVC flush doors (ISI STANDARAD).

UPVC frame sliding for Windows.

Painting:-

EMULISION with BIRLA or equivalent wall care putty for internal walls.

French polish for main doors.

Non-corrosive primer with synthetic enamel paints for Grills.

Wood Proof (cell oil) for wooden frames with primer and synthetic enamel

paint.

EXTERIOR EMULSION paint for EXTERNAL WALLS.

Flooring:-

2 feet into 2 feet vitrified tiles in all rooms.

Glazed Tiles for Toilets up to 7 feet 0 inch Ht.

20 mm BLACK Granite counter top with Stainless Steel Sink in Kitchen.

Glazed Tiles 2 feet 0 inch Ht. above Kitchen Platform.

Lofts:-

Concrete lofts will be provided in kitchen and bed rooms.

Open Cupboard will be provided in all bed rooms and Kitchen.

Common:-

RCC Underground sump with minimum 10000 liter Capacity will be provided.

High Quality tiles MS Handrail will be installed at staircase steps.

Paved Driveway provided at car parking.

Required Capacity Soak-pit will be provided.

10000 Liters capacity brick wall septic tank with RCC slab.

Overhead tank with 4000 ltr. Capacity will be provided.

Weathering Course will be provided with brick jelly with lime.

Red Weathering tile (Clay Tile) will be laid.

Exclusion:-

All Fittings (Tube Light, Fan, CFL Bulb, Fancy Lights and etc.,) will be purchased and fixed by the owner.

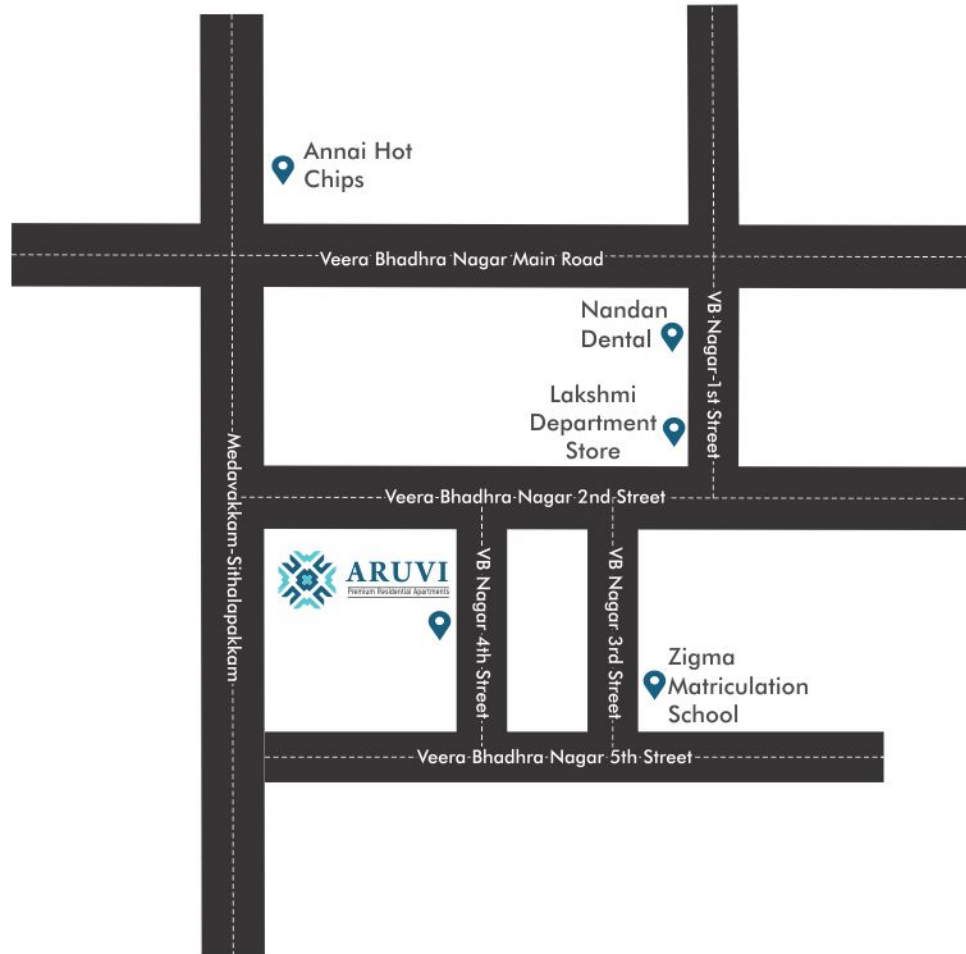
Grills for balconies and additional safety grill doors.

Modular kitchen and other wooden works.

All the extra work will be charged.

Any Correction or Demolition Work will be charged for both Demolition and Reconstruction.

KEYPLAN



Preferred
Bankers



CONNECTIVITY

SCHOOLS

Velammal New Gen School
Bharathi Vidyalaya Senior.Sec.School
Ravindra Bharathi School
Maharishi Vidya Mandir
St. Jon's School, Etc

HOSPITALS

Global Hospital
Dr Kamakshi Memorial Hospital
Annai Theresa Hospital, etc.

EMPLOYMENT

MPL Silicon Towers
The TEK Meadows & TECCI Park
Bahwan Cybertek IT Park

ENTERTAINMENTS

DLF Mall
Phoenix Market City
Globus, etc.



Lift



Video Door
Phone



Inverter
Backup



Covered
Car Parking

BOOKING
AMOUNT
2 LAKHS



Veerabathra Nagar 4th Street, Medavakkam,
Vengaivasal, Chennai 600100.



Web: www.aaconstruction.co.in



Phone: +91 97907 27727, 72990 11733



Email: aac.murugan@gmail.com

Aruvi Cost Sheet

Plot No.26, Veerabhadra Nagar 4th Street, Medavakkam, Chennai 100.

Flat No	G1	F1 & S1	F2 & S2	F3	F4	S3
Area of the Flat in Sq.ft	842	821	1020	927	867	1000
UDS Area of the Flat in Sq.ft	412	403	500	453	425	492
Base Price per Sq.ft	₹ 5,000.00	₹ 5,000.00	₹ 5,000.00	₹ 5,000.00	₹ 5,000.00	₹ 5,000.00
Flat Rate	₹ 42,10,000.00	₹ 41,05,000.00	₹ 51,00,000.00	₹ 46,35,000.00	₹ 43,35,000.00	₹ 50,00,000.00
Amt for CCP	₹ 2,00,000.00	₹ 2,00,000.00	₹ 2,00,000.00	₹ 2,00,000.00	₹ 2,00,000.00	₹ 2,00,000.00
Amenities(Lift, CCTV, Video Door Phone, etc.)	₹ 1,50,000.00	₹ 1,50,000.00	₹ 1,50,000.00	₹ 1,50,000.00	₹ 1,50,000.00	₹ 1,50,000.00
Cost	₹ 45,60,000.00	₹ 44,55,000.00	₹ 54,50,000.00	₹ 49,85,000.00	₹ 46,85,000.00	₹ 53,50,000.00
GST 5%	₹ 2,28,000.00	₹ 2,22,750.00	₹ 2,72,500.00	₹ 2,49,250.00	₹ 2,34,250.00	₹ 2,67,500.00
3 Phase EB connection	₹ 50,000.00	₹ 50,000.00	₹ 50,000.00	₹ 50,000.00	₹ 50,000.00	₹ 50,000.00
Registration Charges and Stamp Duty	₹ 1,82,869.00	₹ 1,79,307.25	₹ 2,14,825.00	₹ 1,97,974.75	₹ 1,87,453.75	₹ 2,11,519.00
TOTAL PRICE	₹ 50,20,869.00	₹ 49,07,057.25	₹ 59,87,325.00	₹ 54,82,224.75	₹ 51,56,703.75	₹ 58,79,019.00