

CHINMAYA
ANANDA VATIKA @RLD STAR
GREEN | CLEAN | SECURED | GATED COMMUNITY

DEVELOPED BY

**ULTRA
SHELTERS**
HOUSING INDIA'S DREAMS



PK Road, Ayapakkam, Chennai 600077

Latitude - 13.0882617 Longitude- 80.1303278

CHINMAYA ANANDA VATIKA



ANANDAM - Apartments



TEJOROOP - Individual Modern Villa



SWAROOP - Individual Villa (Green Concepts)



SAT - CHIT - Twin Homes

PROJECT HIGHLIGHTS

RLD is a Secured Gated Community targeting the upper middle and upwardly mobile customers seeking a quite living space.

The current development comprises of Individual Villas, Twin Homes and Apartments making it the most preferred gated community

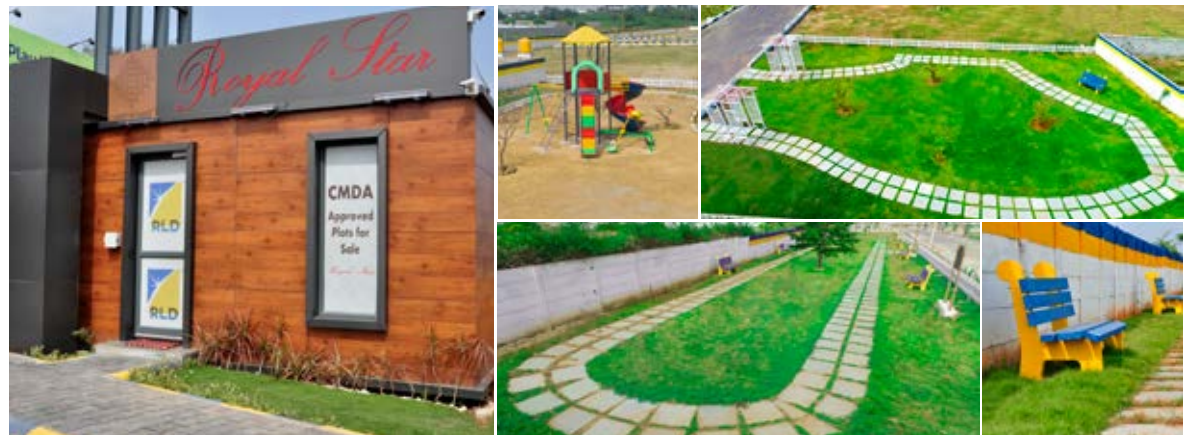
The Apartment Complex is named as **ANANDAM**

There are two types of Independent Villas named **TEJOROOP** (Jubilant Form) designed for today's trend and **SWAROOP** (Nature's Form) designed around the 5 elements- Light, Wind, Space, Water and Earth.

The Twin Homes are named as **SAT-CHIT**



- Adjacent to proposed 200 ft road
- 4 architect developed parks
- 50,377 Sq.Ft. Open space
- Green gated community
- Landscaped and well-paved internal roads
- 24-hr security @ gate
- Designer street lighting
- Standby power supply for all units by ups inverter system
- Rainwater harvesting pits
- Abundant ground water supply



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Housing India's Dreams

ANANDAM

ANANDAM

Apartments

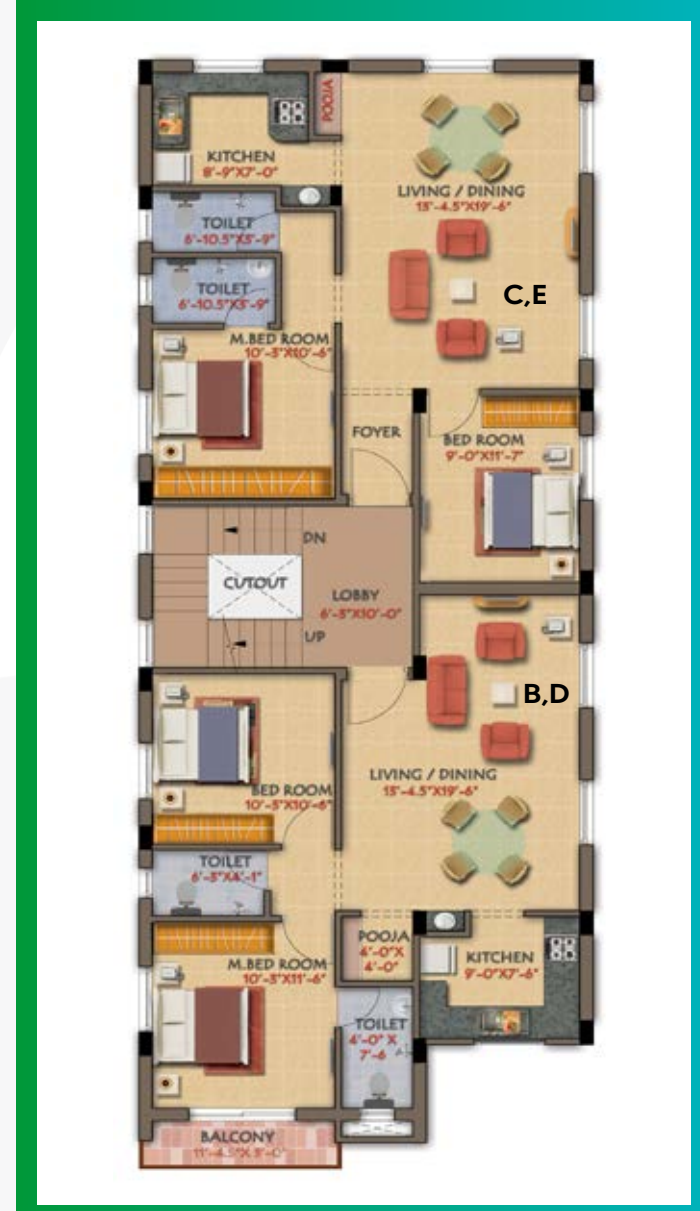


ANANDAM FLOOR PLAN

FLAT	PLINTH AREA	SALE AREA
B,D	754 SQFT	952 SQFT
A,C,E	752 SQFT	949 SQFT



STILT FLOOR



TYPICAL FLOOR

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SAT - CHIT

Twin Homes

SAT-CHIT FLOOR PLAN



FIRST FLOOR



GROUND FLOOR

SALEABLE AREA

GROUND FLOOR - 597 SQ.FT

TERRACE - 127 SQ.FT

FIRST FLOOR - 606 SQ.FT

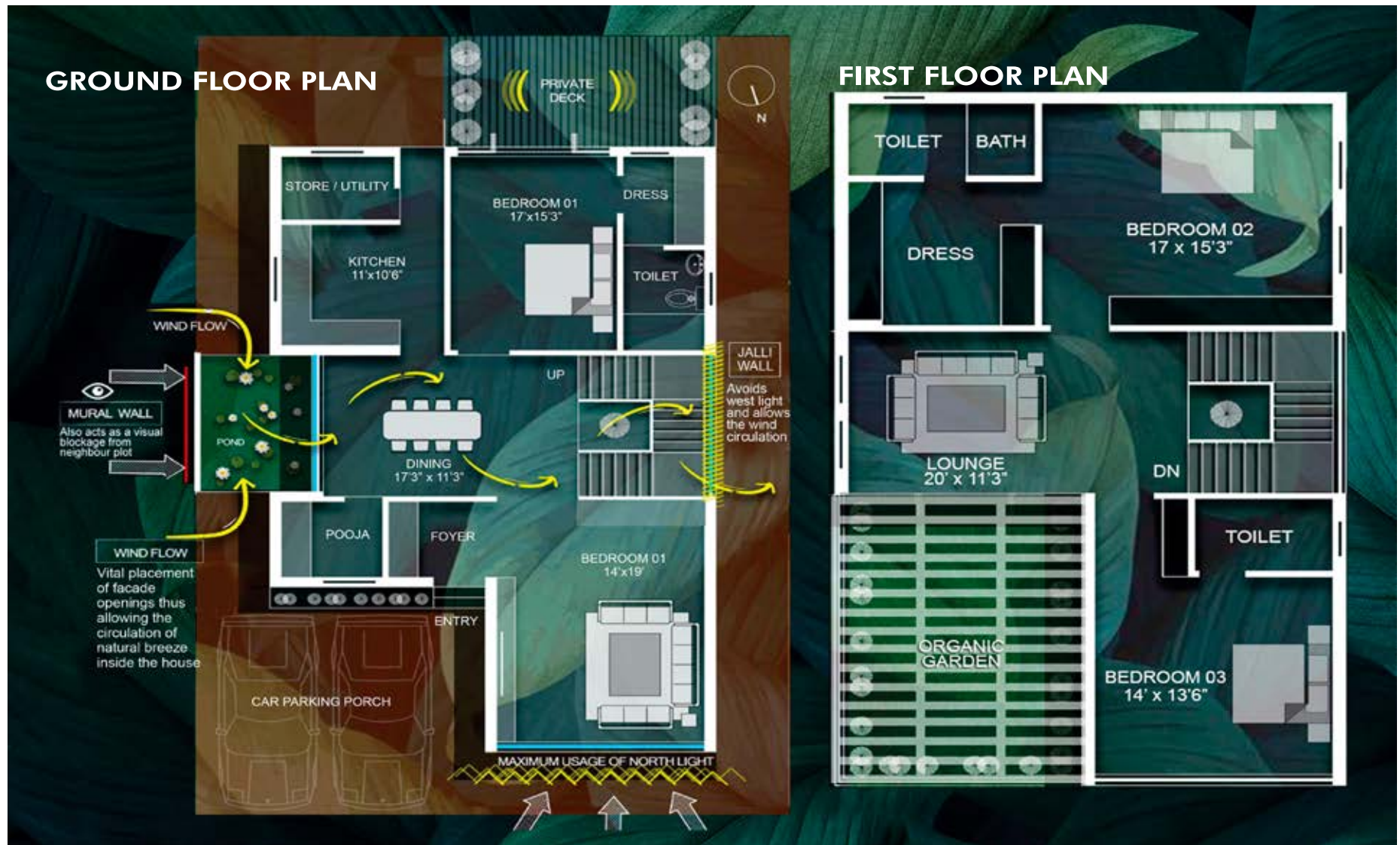
TOTAL AREA- 1330 SQ.FT

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SWAROOP

Individual Villa (Green Concepts)



PLANNING CONCEPT

2500 SQ.FT (Approximate)

The Spacious area is translated into more luxury, privacy and a better living experience without compromising on vastu.

The Foyer opens to a grand double storey living, and dining room overlooking the water body giving a pleasant dine time. The placement of clear openings in the dining and staircase area are strategic, thus allowing the smooth circulation of natural breeze. Rammed earth is used in producing a superior thermal mass, temperature and noise control, strength and durability, low maintenance, fire proofing as well as its beauty and the pleasure of building with natural materials.

ANANDAM - PRICING DETAILS

FLAT NO	FLOOR	LOCATION	PLINTH AREA IN Sq.Ft	COMMON AREA IN Sq.Ft	SALEABLE AREA Sq.Ft	PRICE PER Sq.Ft	BASIC COST OF APARTMENT	CAR PARKING TNEB/LEGAL FEES	LAND UDS IN Sq.Ft	LAND COST	CONSTRUCTION COST	STAMP DUTY FOR LAND REGISTRATION	CONSTRUCTION STAMP DUTY	GST-5%	TOTAL COST	AVAILABILITY STATUS
A	Ground	Rear	752	197	949	4300	4,080,700	200,000	418	1128600	2,952,100	124146	59042	214,035.00	4,677,923	BOOKED
B	First	Road	754	198	952	4300	4,093,600	200,000	418	1128600	2,965,000	124146	59300	214,680.00	4,691,726	AVAILABLE
C	First	Rear	752	197	949	4300	4,080,700	200,000	418	1128600	2,952,100	124146	59042	214,035.00	4,677,923	AVAILABLE
D	Second	Road	754	198	952	4300	4,093,600	200,000	418	1128600	2,965,000	124146	59300	214,680.00	4,691,726	AVAILABLE
E	Second	Rear	752	197	949	4300	4,080,700	200,000	418	1128600	2,952,100	124146	59042	214,035.00	4,677,923	AVAILABLE
TOTAL					4751	TOTAL					2090	Note: The above price and availability is indicative and is subject to change at the discretion of the management from time to time				

SAT CHIT - PRICING DETAILS

S.NO	LAND AREA IN Sq.Ft	BUILT UP AREA IN Sq.Ft	LAND COST	CONSTRUCTION COST	TNEB/LEGAL FEES	STAMP DUTY FOR LAND REGISTRATION	CONSTRUCTION STAMP DUTY	GST%5-	TOTAL COST	AVAILABILITY STATUS
1	646	1330	1744200	4240800	50000	191862	84816	301750	6613428	AVAILABLE
2	646	1330	1744200	4240800	50000	191862	84816	301750	6613428	AVAILABLE

Note: The above price and availability is indicative and is subject to change at the discretion of the management from time to time

SPECIFICATION

STRUCTURE	RCC Framed structure.
FLOORING	Living, Dining, Bedrooms and Kitchen Vitrified tiles, Balconies, Utility and Toilets Antiskid/ Matt ceramic tiles, GF/FF/SF - Main entrance lobby- Ultra designer tiles/Vitrified tiles.
WALLS	Bricks/Solid/ Hollow blocks will be used for filler walls.
DOORS	Main Door -Teakwood frame / HDF moulded design door shutter with melamine polished. Other Internal Doors treated country wood frames with water proof flush doors. (Good quality hinges, tower bolts, Lock and security eye for main door)
WINDOWS / VENTILATORS	Heavy gauge UPVC frames glazed sliding/hinged windows. Heavy gauge UPVC frames with louvers / hinged and exhaust provision in kitchen/toilets only.
PLUMBING, SANITARY FITTINGS	Quality CPVC pipes in the concealed areas for hot & cold water lines and quality PVC for external lines. Wash basin (good quality white ceramic ware) with bottle trap along with good quality Fittings, Good quality vitreous White Floor mounted EWC, with seat cover, flush white tank and health faucet. Wall Dado coloured glazed tiles from floor up to 7'0" ht.
KITCHEN	Kitchen counter top of highly polished bull nosed granite, dado over kitchen counter is of glazed ceramic tiles to 60 cm ht. Water outlet provision for water purifier above drain board in kitchen Stainless steel sink (single bowl, Single drain) with cold water premium quality fittings.
ELECTRICAL	Best quality cables/wiring through PVC conduits concealed in walls and ceilings, light points, Fan/exhaust points, power points, call bell point telephone points, TV points, two AC points one in master bed and guest bedroom. The electrical system will be Three Phase supply with individual meters as per TNEB norms.
TV / TELEPHONE / INTERNET POINT	One outlet each in Living & Master bedroom for TV/ Telephone/ Internet.

ABOUT US

We take pride in introducing ourselves as one of the pioneers in the field of Property Development, Facility Management and Property Management in the U.A.E. You will be happy to note that we have been part of the development team which has developed more than 30 million square feet of various type of developments such as Residential, Commercial, Malls and Mixed Use Development. We have advised various prestigious clients in the above aspects of Property Related Business across U.A.E., India, Malaysia and Vietnam. Global experience in property development and facility management makes **ULTRA SHELTERS** a unique company. The acquired skill sets and combined managerial experience help **ULTRA SHELTERS** deliver value for money and products with highest level of customer satisfaction.

We also manage home stays and serviced accommodations under the brand of "Aditi Home Stay" in Chennai.

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**U L T R A
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HOUSING INDIA'S DREAMS

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Note : This brochure is purely conceptual and not a legal document