



# APSARA

*BRINGS YOU THE LUXURY LIVING*



The Best in lifestyle & Luxury Apartments  
**@ URAPPAKKAM**





**AREA SQ.FT  
1013 TO 1079 SQ.FT**

Located at the far end of Chennai - Trichy Highway, Urapakkam is gaining popularity for residential properties. Beyond by the affordable property values here and the proximity to several IT industries and educational institutes, the locality is being highly preferred for end use.

"In the extended city limits towards the South, Urapakkam has become a gateway to Chennai. The surrounding established industries and educational institutions are feeding the residential demand here. The locality has already gained momentum in real estate development due to several new projects coming-up.

**AFFORDABLE VALUES**

Currently, the property (land) values in Urapakkam range from ₹3,000-3,900 per sq ft. Located around areas such as Tambaram and Vandalur, it comes as an economical option for those having a limited budget. "A 2BHK apartment of size varying between 650-1000 sq ft can be bought within ₹30-40 lakh, whereas a similar flat is available within ₹45-65 lakh in Tambaram and Vandalur."

**AVAILABLE OPTIONS**

While single-floor apartments are the most available in the locality, there is ample supply for other property types such as multi-storey apartments, independent houses and villas and residential plots. The locality offers plots in sizes ranging from 1500-2400 sq ft within ₹40-70 lakh...

**RENTAL RETURNS**

Recording high residential demand from students in the area and professionals working in the nearby IT companies, the locality has the potential to reap healthy rental returns. Presently, the rental values in Urapakkam range from ₹9,000-15,000 per month for a 1000 sq ft apartment.

**CONNECTIVITY AND INFRASTRUCTURE**

Being located on the NH-45 is one of the major advantages for Urapakkam. This highway is a part of the golden quadrilateral and connects the locality to all parts of the city. In addition to that, the locality is well-served by the public transport in the form of buses, autos and railways. Reportedly, the locality is also proposed to be connected by the metro rail in future.

In terms of infrastructure, the locality offers a good mix of educational centres, healthcare facilities, workplaces and educational institutions.

Thus, if you are an end user looking for a property in your budget, Urapakkam could be an ideal choice in respect to affordability and liveability.



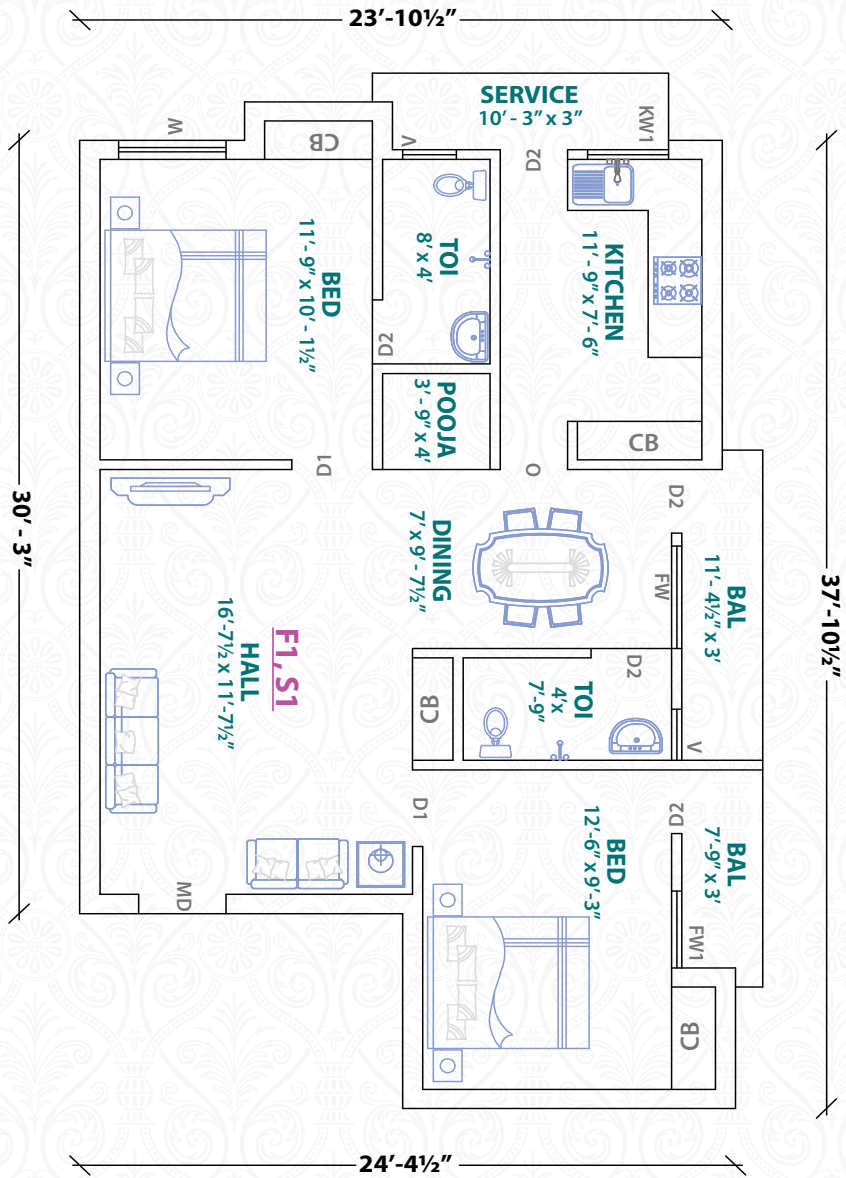
APSARA

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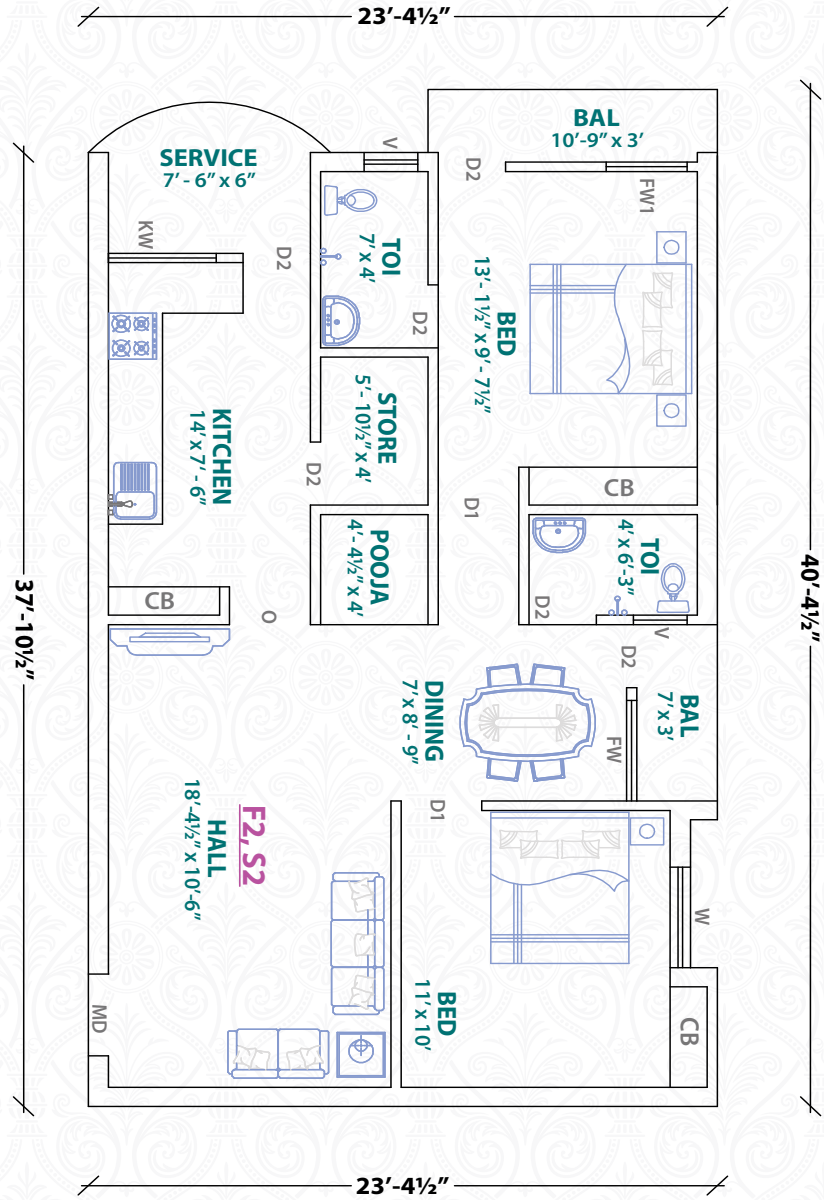
**LUXURY &  
COLORFUL PLACES  
TO LIVE AND PLAY**



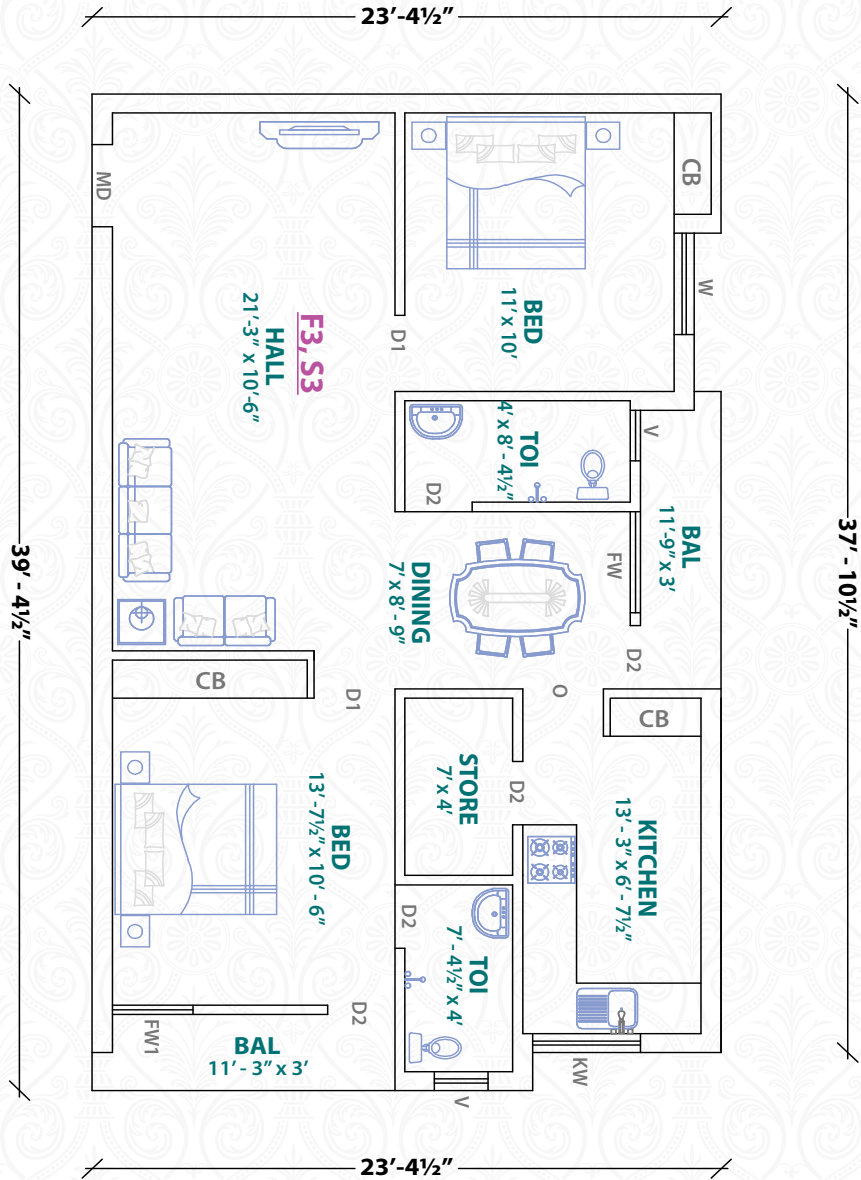
**TYPE 1 - FLOOR PLAN**  
**F1,S1 | NORTH FACING | 1041 SQFT**



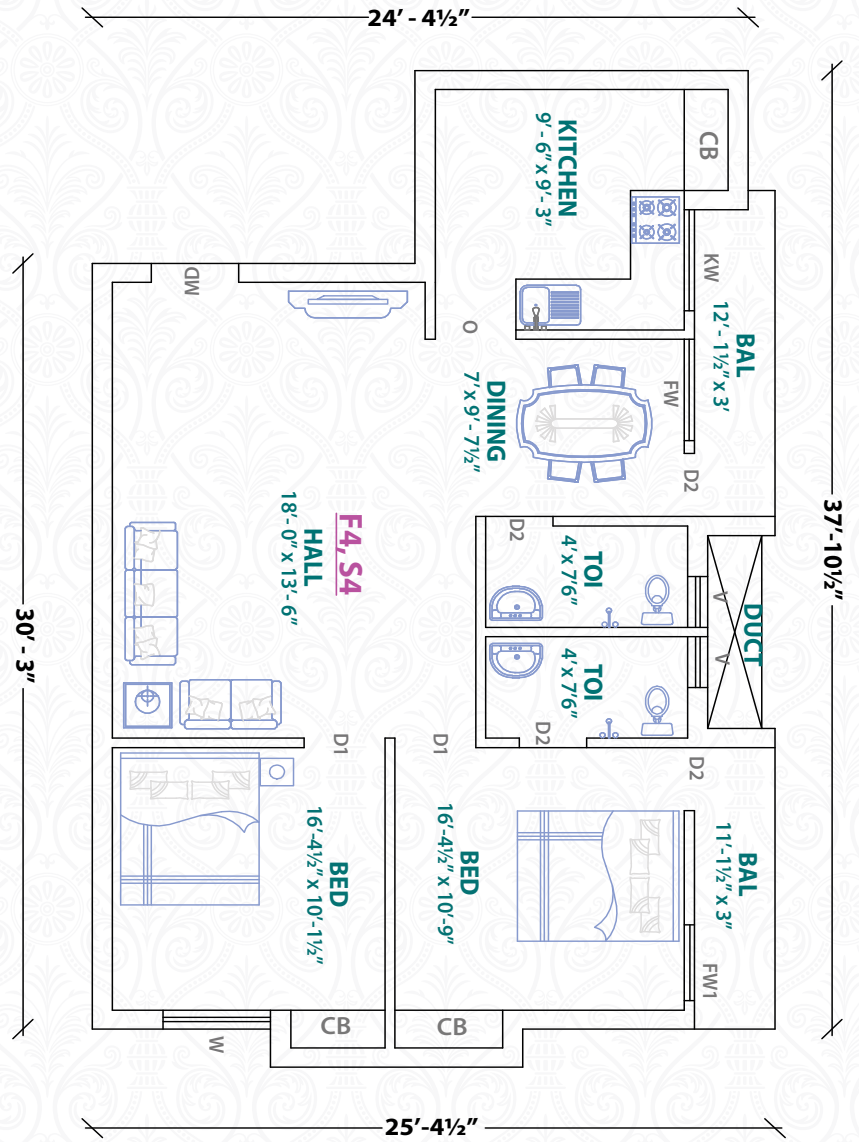
**TYPE 2 - FLOOR PLAN**  
**F2,S2 | EAST FACING | 1079 SQFT**



**TYPE 3 - FLOOR PLAN**  
**F3,S3 | EAST FACING | 1061 SQFT**



**TYPE 4 - FLOOR PLAN**  
**F4,S4 | SOUTH FACING | 1013 SQFT**





## SPECIFICATION



THE BUILDER WILL USE DALMIA/CORAMANDAL CEMENT FOR ALL BRICK WORKS AND ULTRA TECH CEMENT FOR CONCRETE. STEEL FOR THE CONSTRUCTION USED WILL BE OF BRANDED TMT PREFERABLY, ARS/KANISH/SURYADEV, GRADE OF STEEL TO BE USED FE 500-COLUMN, FE 415 FOR OTHERS.

### PLASTERING

WALL AND CEILING WILL BE NEATLY PLASTERED WITH CEMENT MORTAR TO THE VERTICAL AND LEVEL. ONLY INSIDE WALLS WILL BE FINISHED WITH FLOATING COAT OF NEAT CEMENT.

### FLOORING

FOR ALL ROOMS FLOORING WILL BE PAVED WITH VITRIFIED TILES - ANUJ, JOHNSON, INCLUDING SKIRTING OF SAME QUALITY AND COLOR. IF THE OWNER DESIRES TO LAY COSTLY TILES, MARBLES OR GRANITES, THEN THE DIFFERENTIAL AMOUNT SHOULD BE PAID IMMEDIATELY.

### WALL CLADDING

KITCHEN SINK SS - 2X 2 SIZE -COLORED GLASSED TILES WALL DADOO UPTO 70"HEIGHT FOR TOILETS AND BATHROOMS AND 3'0" FOR KITCHEN ABOVE THE KITCHEN GRANITE PLATFORM. 20MM THICK TO BE PROVIDED IN KITCHEN.

LOFT TO BE PROVIDED ONE NO IN ALL ROOMS. EXTRA LOFT WILL BE CHARGED

### PAINTING

ALL INSIDE AND OUTSIDE WALLS WILL BE PAINTED WITH TWO COATS OF CEMENT PAINT OVER ONE COAT OF WHITE CEM TO THE APPROVED COLOUR. EMULSION FOR INSIDE AND SUPERCEM FOR OUTSIDE WALLS AND

WALL PUTTY WILL BE APPLIED INSIDE OF ALL THE WALL. ALL DOORS AND WINDOWS SHALL BE PAINTED WITH TWO COATS OF ENAMEL PAINT OVER ONE COAT OF APPROPRIATE PRIMER. THE COLOUR SHALL BE DECIDED WITH THE CONSENT OF THE OWNER.

### ELECTRICAL

CONCEALED WIRING WITH ORBIT / FINOLEX CABLE OR EQUIVALENT CABLE WILL BE USED. SWITCHES WILL BE OF ROMA MAKE. THREE PHASE WIRING, SAFETY BREAKERS, PHASE CHANGERS SHALL BE PROVIDED.

### JOINERIES

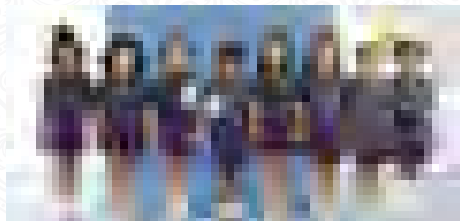
ALL THE DOORS AND WINDOWS WILL BE PROVIDED TO THE SIZE OF AS SHOWN IN THE DRAWING ENCLOSED. MAIN DOOR WILL BE TEAK 1ST QUALITY COUNTRY AND ALL OTHER DOORS, WINDOWS, VENTILATORS AND FRAMES WILL BE TEAK 2ND QUALITY COUNTRY WOOD. CHARGES ARE APPLICABLE FOR ENGRAVING MAIN DOOR ACCORDING TO THE PATTERN SELECTED BY THE OWNER. ALL INNER DOORS SHALL BE OF FLUSH DOORS.

### SANITARY WORKS

ALL TOILETS WILL BE PROVIDED WITH, EWC - HIND WARE OR EQUIVALENT. HOT AND COLD TAP AND HEAD FOR SHOWER. NECESSARY P.V.C. PIPE LINE WILL BE LAID. ALL TOILETS ARE AS PER DRAWING AND AS PER STANDARD BUILDING PRACTICE WITH SINTEX DOORS. ALL TOILETS SHOULD BE FACILITATED WITH NECESSARY FLOOR TRAP AND GULLY TRAP WHEREVER APPLICABLE. ALL SEWER AND WASTE LINE WILL BE LAID SEPARATELY, MANHOLES CONSTRUCTED OUTSIDE THE BUILDING AND CONNECTED WITH MAIN SOAK PIT BY GIVING PROPER SLOPE USING APPROPRIATE DIAMETER STONEWARE OR HPVC PIPE LINE INCLUDING MANHOLE / SOAK PIT WITH CI COVER AND FRAME. WASH BASIN WITH SLAB.



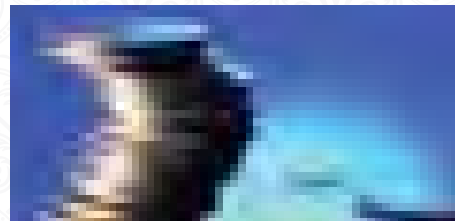
## FEATURES



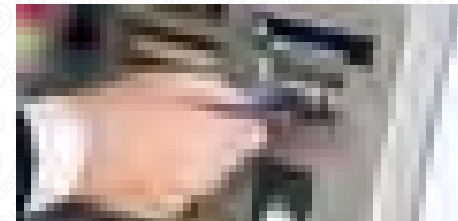
SCHOOL



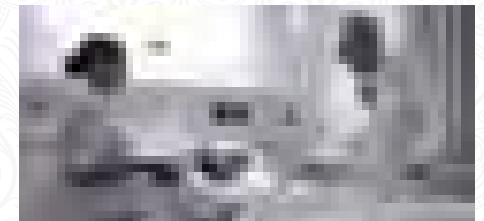
COLLEGE



BANK



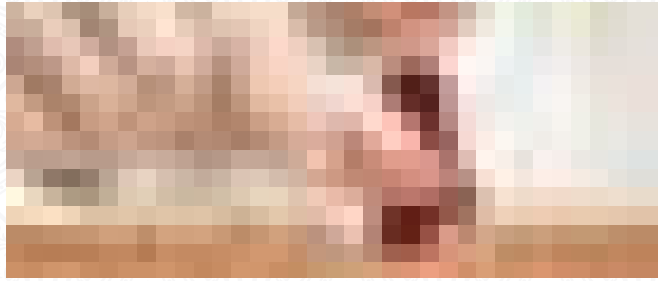
ATM



HOSPITAL



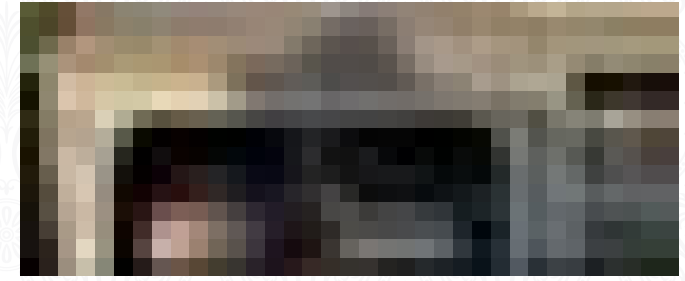
## AMENITIES



FULL CHAMBER BRICKS



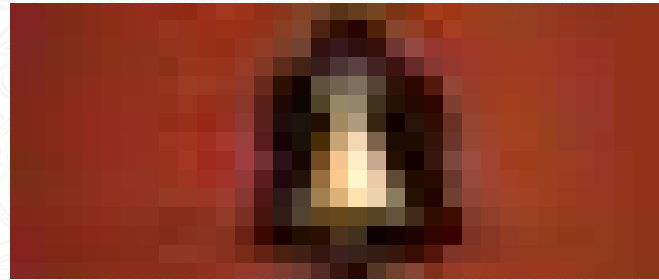
VAASTU COMPILATION



COVERED INDIVIDUAL CAR PARKING



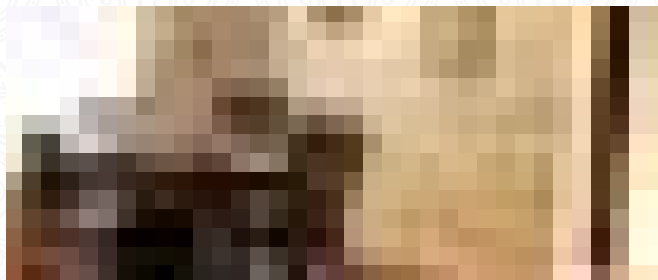
VITRIFIED TILES FLOORING 2 X 2



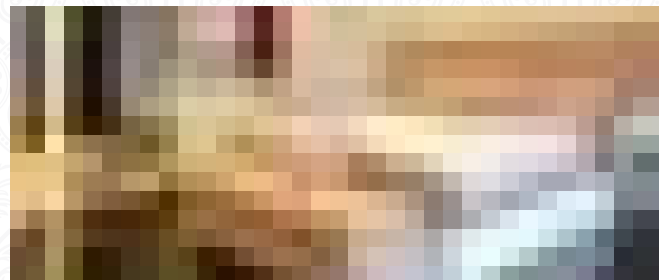
EACH FLATS HAVE POOJA & STORE ROOM



GRANITE KITCHEN PLATFORM



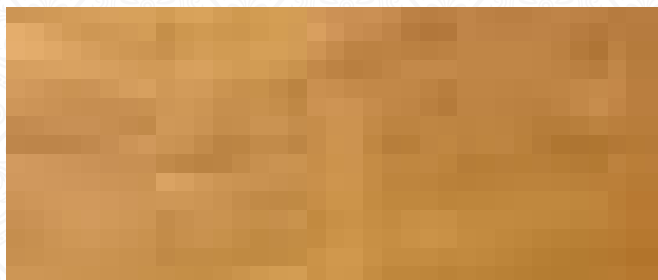
DINING HALL



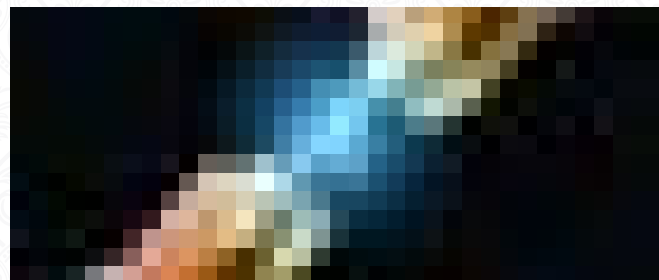
MASTER BEDROOM



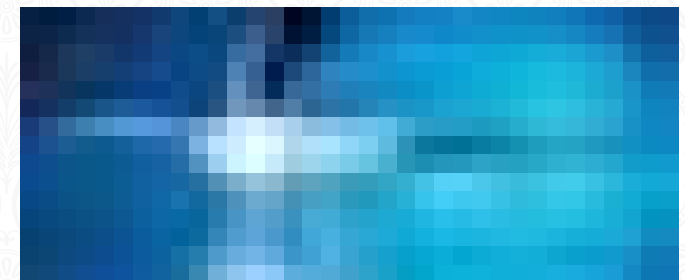
EACH FLATS HAVE 2 BALCONIES



ALL DOORS / WINDOWS IN TEAK WOOD

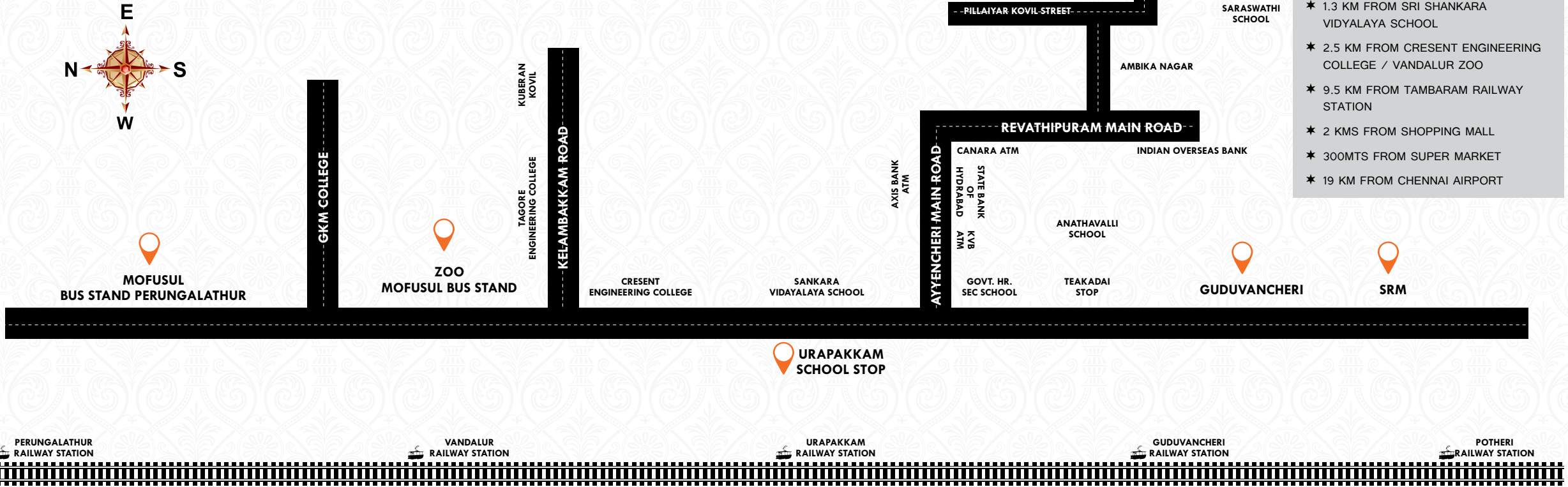


THREE PHASE POWER SUPPLY



WATER SUPPLY

## LOCATION MAP



## ABOUT US

Our Business venture is in Real Estate. With us Searching for Real estate Properties is without any Hassle and Difficulty. Providing a Service of Excellence in the Real Estate Sector for More than a Decade, We have the Experience to provide you quality and guaranteed service. We Also provide the best price and quotes in the business.



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### AVAILABLE BANKS:

