



REDA ANUGRAHA

SIMPLE STEPS FOR A GREAT LIFE

Welcome to a Great Life at REDA ANUGRAHA with Premium Compact Homes.

REDA ANUGRAHA is well connected to Airport and IT Corridor, Giving you the strategic advantage of being closer to places you happen to frequent in day.

From the best of Malls and Hospitals to multiplexes and Schools, You'll find it all close by.

It is situated about 2.4 kilometers south of Tidel Park. It is situated around 100 mts off the Old Mahabalipuram IT Expressway left.

Easy access to OMR, ECR and ADAYAR.

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COMPACT PREMIUM 2 BHK APARTMENTS
8 UNITS WITH STILT + 3 FLOORS



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REDA Anugraha Unit 2 - Flat No.102 - SBA - 888
SFT at First Floor



REDA Anugraha Unit 5 - Flat No.202 - SBA - 888
SFT at Second Floor

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REDA Anugraha Unit 7 - Flat No.301 - SBA - 852
SFT + Private Terrace-246 SFT at Third Floor



REDA Anugraha Unit 8 - Flat No.302 - SBA - 918
SFT + Private Terrace-322 SFT at Third Floor

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AMENITIES

CCTV at floor lobbies and for peripheral vigilance at strategic points.

Generator Power Back for lift and common area.

Passenger Lift.

Gym Room with Equipment.

Biometric system in entrance lobby for accessing.

Boundary walls and Entrance Gates as per Architect's Design.

Common area staircase Vitrified Tiles / Granite flooring.

Name plates, Letter Box for each flat.

Security Cabin

Separate electric meters in the main board, separate common electric meter for common service and sub main board (ECB) in each flat for quick isolation of supply.

SPECIFICATION

STRUCTURE

R.C.C. framed structure with RCC Columns, beams and slabs. Solid Block Masonry filler walls, Stilt plus Three Floors with earth quake resistant design.

JOINERY

MAIN DOOR

Engineered Wooden Door Frame & Shutter or HDF Doors with Teak Wood Frame or Equivalent with Lacquer/ PU finish including good quality hinges, lock, handle and security eye.

BED ROOM DOORS

Engineered Wooden Door Frame & Shutter or HDF Doors with Teak Wood Frame or Equivalent with Lacquer/ PU finish including good quality hinges, lock and handle.

TOILET DOORS

Water proofed(inner side) flush Door with hardwood Frame or Equivalent including good quality hinges, handle and thumb turn lock.

BALCONY DOOR

Aluminum/UPVC glazed door-cum-window with sliding or hinged Shutters.

WINDOWS

Heavy gauged, Aluminum/UPVC frames, with glazed, sliding, hinged Shutters with M.S.Grills.

FLOORING

Vitrified Tile Flooring (2 'x 2') from RAK or Equivalent.

KITCHEN

Black Granite slab over cooking platform, Stainless Steel kitchen sink and ceramic tile dado about 2' 0" height above platform.

TOILETS

Ceramic tile flooring from RAK or Equivalent and glazed tile Dado till 7'0" height, with RAK or Equivalent, Concealed Plumbing Arrangements For All Toilets shall be provided (Finolex or Equivalent PVC pipes for cold water and CPVC pipes for hot water lines)

SANITARYWARES & FIXTURES

White Glazed EWC and white color Wash Basin, C.P. fittings and other suitable fixtures from Jaguar or Equivalent.

WATER SUPPLY

One Sump and Overhead Tank for Metro Water. Taps in the kitchen for Metro water and Ground Water (bore well). Toilets shall have 1 No. wall mixer and a Health faucet.

ELECTRICAL

Three phase electric supply connection with changeover facility and concealed copper wiring from Hovels or Equivalent. All switches from MK / Anchor Roma/Equivalent, Point for telephone & T.V at Living, Fridge, Geyser for toilet, Washing Machine at one point location, Grinder, Fan and Light points. Miniature Circuit Breaker & ELCB (Earth Leak Circuit Breaker) from Hovels or Equivalent.

FINISHING

Internal walls finishing with ICI / Asian / acrylic emulsion over Two coats of cement putty & External walls finishing with weather proof exterior emulsion from ICI/ Asian.

PROVISION OF ELECTRICAL POINTS

ENTRANCE : One Bell Point and One Light Point

DRAWING : One TV Point, One Telephone Point, 2 light points in walls and one chandelier point. One 5 Amps pin point and one Fan point and One 20 Amps point for split A/c Provision.

DINING : One 15 Amps points for fridge, Two light points in wall, One 5 Amps point and One Fan point.

BEDROOMS : 2 light points in wall, One 5 Amps point, one 20 Amps point for Split AC, and one Fan point and One Telephone point.

Note: All AC points provisions are considered for split AC. Window AC provision will be charged.

KITCHEN : Two light points in wall, Exhaust fan point, one pin point for Mixie, one point for Wet-grinder and 5Ams point for Aqua Guard.

TOILETS : One light point, one 15 Amps point for Geyser, One light point over wash basin mirror and One 5 Amps Exhaust fan point.

COMMON POINTS : Common light points in stairs, Terrace 2 Nos in Parapet walls, points for pump motor etc., all as per Company's design.

Electrical points required over and above the standard provisions will be provided at extra cost.

LOCATION :

Plot .No.50, Sathyamoorthy Street, Lakshmana Nagar, Perungudi, Chennai – 600096

<https://goo.gl/maps/YyXbE3xB4UaebJnX7>

Location Advantage:-

Many Hospitals, Hotels, Commercial Shops, IT Offices, Schools, Colleges are located in 1 Km of radius.

It is situated about 2.4 kilometers south of Tidel Park. It is situated 100 mts off the Old Mahabalipuram IT Expressway left.

Easy access to OMR, ECR and ADAYAR.

It is seeing heightened activities in recent years due to its strategic location. This region has gained more importance owing to its location on the IT highway and proximity to city neighborhoods like Thiruvanmiyur, Adyar and Velachery.

REDA ANUGRAHA AT THE FINEST SPOT



Located right at the central hub of the IT corridor



AT 2.4 KM FROM TIDEL PARK
BEFORE 1.5 KM FROM FIRST TOLL PLAZA



Just 30 minutes from the Chennai International Airport



Easy access to the best business and recreation hubs of Chennai



Exceptional connectivity to offices, schools, colleges and conveniences



Easy access to the upcoming metro line



5 minutes walk from multi-speciality hospital



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The photographs of the interiors, surrounding views and location may have been taken from a digital rendering. These photographs are indicative only.



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