



Site At:

Project Name: LAKSHYA

Muthukrishnan Street,

Bhuvanewari Nagar East,

Velachery, Chennai-600 042.



CONSTRUCTION (P) LTD

Promoter:

R K N CONSTRUCTION PVT.LTD.

G-2,Meenakshi Plaza,

No.25/11,Manner Street, T-Nagar

Chennai-600 017.

PH: 044-24336487,42128129.

E-Mail:rkn06883@gmail.com



**A-BLOCK STILT&FIRST&
SECOND FLOOR PLAN**





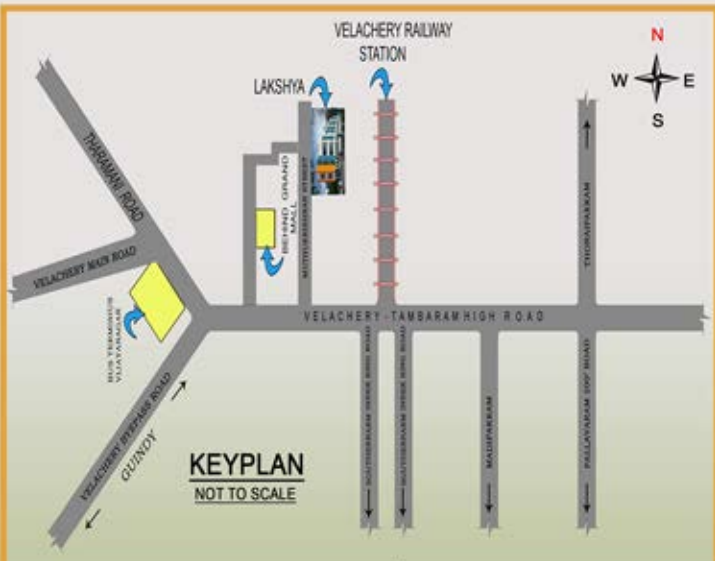
B-BLOCK FIRST&SECOND FLOOR PLAN





B-BLOCK STILT CUM GROUND FLOOR PLAN





LOCATION

TIDEL PARK -	5.8KM - 14 MINS
SRP TOOLS BUS STOP -	4.5KM - 11 MINS
PALLAVARAM -	11.0KM - 19 MINS
THORAIPAKKAM -	7.0KM - 12 MINS
GUINDY -	4.5KM
SAIDAPET -	7.5KM
SHOLINGANALLUR -	13.5KM
SIRUSERI -	23.0KM

AREA STATEMENT

FLAT NO	SALEABLE AREA
G1	1080 Sq.ft
F1/S1	990 Sq.ft
F2/S2	940 Sq.ft
F3/S3	980 Sq.ft
F4/S4	930 Sq.ft
F5/S5	1025 Sq.ft

Site At:

Project Name: LAKSHYA

Muthukrishnan Street,

Bhuwaneswari Nagar Extn,

Velachery, Chennai-600 042.

SPECIFICATION

- I. Building Structure** : R.C.C framed/load bearing structure on individual column footings/panel walls of brickwork.
- 2. Flooring** : Vitified Tiles Flooring inside the flat.
- 3. Joinery Main Door** : Teak wood frame and skin door shutters (decorative)
- Bedroom Doors/ Service Doors** : Seasoned domestic grade country wood frames with skin doors.
- Windows** : Aluminum sliding window shutters finished with MS Grills.
- 4. Kitchen Platform** : Polished black Granite kitchen top for a minimum length of 8 feet, Ceramic Tile dado up to a height of 2'6" above the platform, upto a height of 2' in above wash basin. Single bowl stainless steel sink. Separate taps for metro water and ground water supply. Storage shelves 1' 3" Depth with 3 Nos., Cuddapah slabs. An opening for exhaust fan.
- 5. Toilets** : White sanitary-ware. Accessories will include low level PVC Cistern for European Water Closet. Glazed ceramic wall dado upto a height of 7' 0". Ceramic Tile flooring.
- 6. Electrical Work** : Electrical wiring designed for Three phase power supply. Supply through a distribution board incorporated with Miniature Circuit Breakers for each circuit. Complete concealed wiring. PVC coated multi-Cored copper wire of suitable gauge. Cable TV, DVD & Telephone points. A/c Point one at all Bed Rooms, Geyser Point at attached bath Room, Calling Bell Point, Computer Point, Exhaust fan point at kitchen. Modular switches and sockets.

Lift.

II. OTHER STANDARD SPECIFICATION FEATURES:

- Wardrobe niches in bedroom shall be 1' 3" deep, loft at 7' level & Kitchen.
- All walls, internal and external will be finished with emulsion paint of pre-determined shade, Ceiling will be finished with emulsion paint.
- Metro water sump of capacity as specified by CMWSSB.
- Separate overhead tanks for metro and ground water.
- Paved drive way with rainwater collection channel all around the perimeter.
- MS gates in locations sanctioned by C.M.D.A.
- The company reserves the right to alter, change or cancel any of the above specifications in part or full without prior intimation.

III. PAYMENT SCHEDULE:

- Advance to be paid at the time of booking of flat towards cost of land. - 25%
 - Payable when foundation work is completed. - 25%
 - Payable when roof of respective flat is complete - 25%
 - Payable when the brick work respective flat is completed. - 15%
 - Payable when the flooring work of respective flat is completed - 5%
 - 30 days before the flat is ready for occupation - 5%
- (In addition to the above stamp duty, registration charges and tax if any will have to be borne by the customer.)

VACANT AND PRICE LIST

Date: 29.03.2017

Project No: XXXIX

Project Name: LAKSHYA
Guide Line Value: Rs.3500/- Per Sq.ft.,

Project Address: MuthaKrishnan Street,
Bhuvanewari Nagar Ext.,
Velachery, Chennai - 600 042.

Flat No	UDS Area Sq.ft.	Flat Area Sq.ft.	Rate Per Sq.ft	Flat Cost & C.P	E.B & Others	Registration Cost	Tax	Total Cost Rs.	FLAT FACING	Remarks
G1	565	1080	7000	7760000	145000	304,764	652,006	8,861,770	EAST	2 BHK
F2	486	935	7000	6745000	145000	266,306	567,864	7,724,170	EAST	2 BHK
F4/A	492	940	7000	6780000	145000	268,163	570,808	7,763,971	EAST	2 BHK
S1	536	1040	7000	7480000	145000	292,657	628,675	8,546,331	NORTH	2 BHK
S3	513	1040	7000	7480000	145000	287,706	628,279	8,540,985	EAST	2 BHK
SS/A	518	1150	7000	8250000	145000	305,463	691,199	9,391,662	SOUTH	3 BHK

Project No: XXXVIII

Project Name: AAKRITHI
Guide Line Value: Rs.1500/- Per Sq.ft.,

Project Address: F.No.170 & 171, Kishkinda Road,
(Darkas Road), Varadharajapuram,
West Tambaram, Chennai - 600044.

Flat No	UDS Area Sq.ft.	Flat Area Sq.ft.	Rate Per Sq.ft	Flat Cost & C.P	E.B & Others	Registration Cost	Tax	Total Cost Rs.	FLAT FACING	Remarks
S&2	780	1925	6000	11700000	540000	357800	741318	13339118	SOUTH	2BHK
F1	409	1010	4000	4190000	357000	159420	273325.2	4979745	EAST	2BHK
S4	398	980	4000	4070000	351000	155580	265714.8	4842295	NORTH	2BHK
S5	400	985	4000	4090000	352000	156240	266984.4	4865224	NORTH	2BHK
S6	412	1015	4000	4210000	358000	160200	274602	5002802	NORTH	2BHK
T1	410	1010	4000	4190000	357000	159540	273332.4	4979872	EAST	2BHK
T2	339	835	4000	3490000	322000	136320	228889.2	4177209	SOUTH	2BHK
T3	357	880	4000	3670000	331000	142260	240315.6	4383576	WEST	2BHK
FF4	398	980	4000	4070000	351000	155580	265714.8	4842295	NORTH	2BHK
FF5	400	985	4000	4090000	352000	156240	266984.4	4865224	NORTH	1BHK
FF6	412	1015	4000	4210000	358000	160200	274602	5002802	NORTH	2BHK