

[Plot #51]

## DPN - PHASE 2

Ninnakarai Village, Maraimalai Nagar Municipality  
(opp. Kattankulathur Railway Station)



Premium 3-bhk Apartments conveniently located 1 km off GST Road  
with all basic amenities



# AAKASH ESTATES

#1621 (1st Floor), 16th Main Road, Anna Nagar, Chennai 600 040

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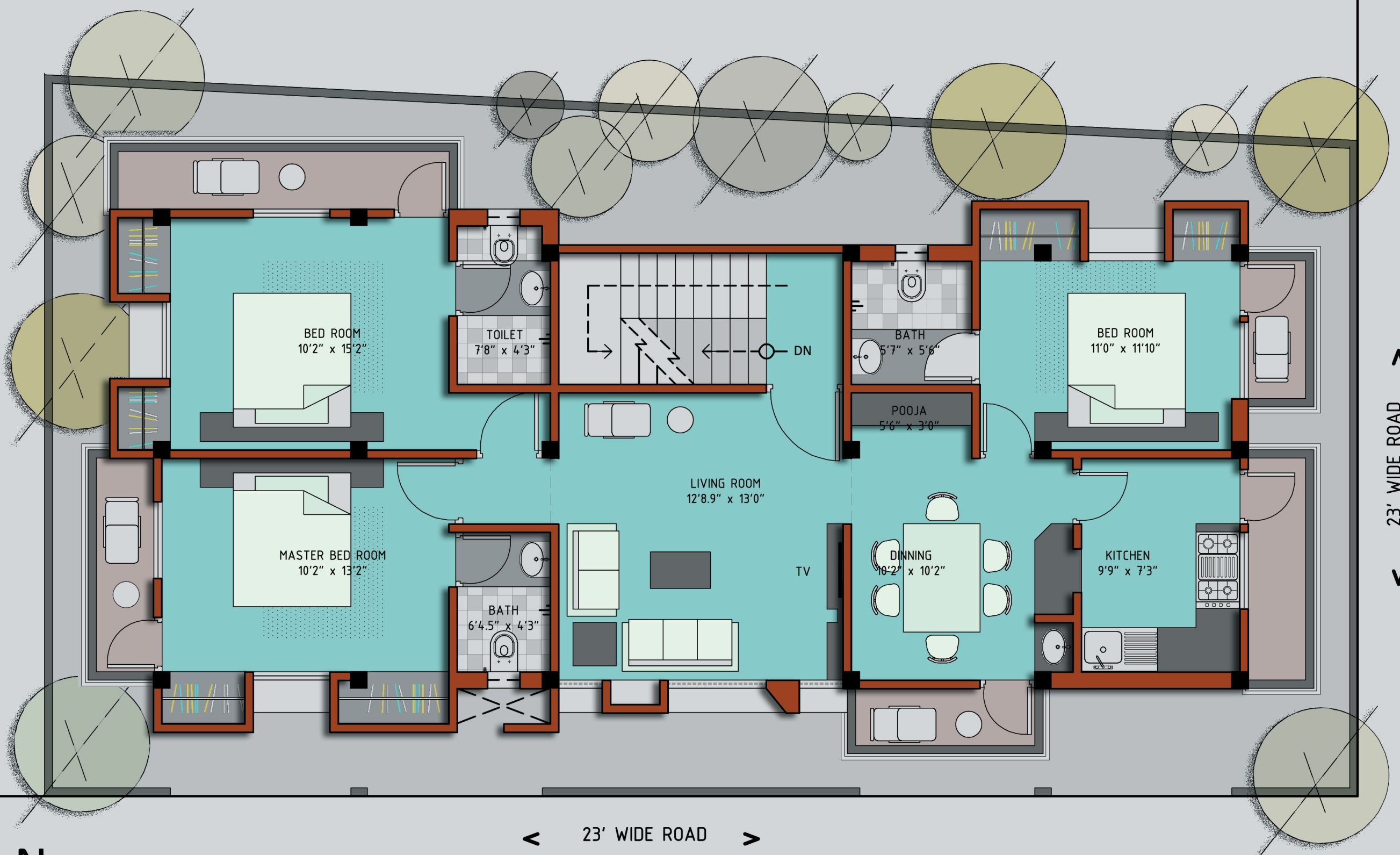


PERSPECTIVE  
view from the street-side

modern apartment block  
in a very convenient location & premium  
quality construction

[FDP]  
architecture / urban design



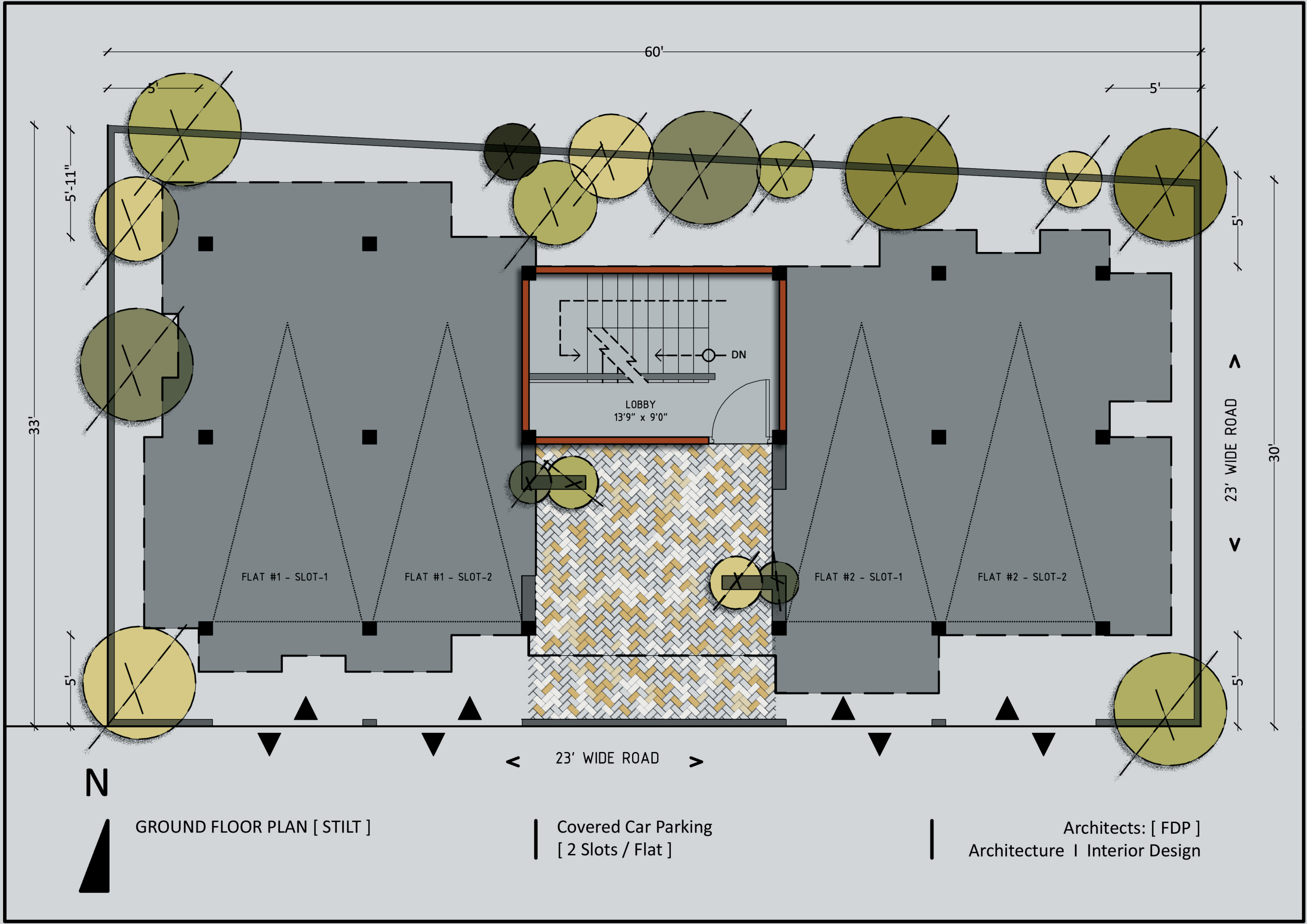


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TYPICAL FLOOR PLAN [ 1<sup>st</sup> & 2<sup>nd</sup> Floor ]  
Area - 1,550 Sq. Ft.

3 BHK + Dining + Pooja + Attached Toilets  
[ Spacious & Well-ventilated ]

Architects: [ FDP ]  
Architecture | Interior Design



60'

5'

5'

5'-11"

33'

5'

5'

30'

23' WIDE ROAD

23' WIDE ROAD

23' WIDE ROAD

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GROUND FLOOR PLAN [ STILT ]

Covered Car Parking  
[ 2 Slots / Flat ]

Architects: [ FDP ]  
Architecture | Interior Design



# SPECIFICATIONS

## GENERAL

Structure	- R.C.C. framed
Plumbing	- Concealed P.V.C. pipes of any premium brand
Water Supply	- 24 hours through bore well and over-head tank
Power Supply	- 3-phase wiring with concealed copper wire with ample light and fan points
Main Door	- Teak wood
Other Doors	- Seasoned Country wood frames and Flush shutters
Windows	- Seasoned Country wood for windows and ventilators with Pin headed glass and well designed grills
Walls	- Internal walls with emulsion paint and outside walls will be painted with cement based paint

## LIVING, DINING AND BEDROOM

Flooring	- Fully vitrified tiles with shirting
Wash	- One white washbasin in dining area
Electric Points	- Adequate light and fan points
Connectivity	- Concealed telephone and telephone points in the living room

## TOILETS AND BATHS

Tiling	- Ceramic tiles for flooring and dado on side walls upto 7' 0" height
Sanitary Ware	- White sanitary fittings of any reputed brand
Fittings	- Chromium plated taps and shower
Electric Points	- 15 AMPS plug point and provision for fixing of geyser in any one toilet

## KITCHEN

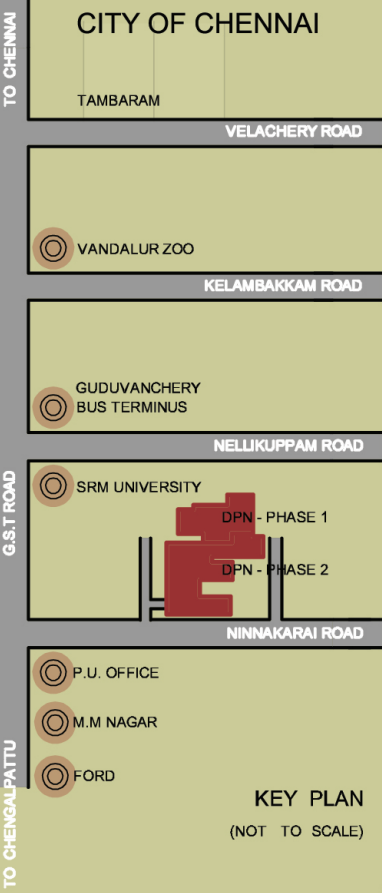
Platform	- R.C.C. slab with polished granite platform and sink
Dado	- Dado above cooking platform with glazed tiles upto 2' 0" height
Flooring	- Fully vitrified tiles for flooring
Electric Points	- One 15 & one 5 AMPS point above cooking platform
Exhaust	- Provision for exhaust fan

## SPECIAL AMENITIES

Well designed lobby area and staircase



APPROVED LAYOUT PLAN SHOWING HOUSE SITES IN S.NOS: 34/2, 35/1A, 1B2,3A, 3B, 36/1, 2, 52/4 PART 53/4 ,5, 7 AND 55/1A, 1B OF NINNAKARAI VILLAGE , MARAIMALAI NAGAR MUNICIPALITY



AREA STATEMENT

PLOT	S.NO.	EXTENT (S.FT.)	PLOT	S.NO.	EXTENT (S.FT.)
1	38/1, 2	1485	39	34/2	1643
2	36/1	1515	40	34/2	1899
3	36/1	1515	41	34/2	1873
4	36/1	1508	42	34/2	2100
5	35/3A, 36/1	1515	43	34/2, 55/1B	2160
6	35/3A,	1553	44	55/1B	1643
7	35/3A, 3B	1598	45	55/1B	1680
8	35/3B,	1635	46	55/1B	1718
9	35/3B,	1400	47	55/1B	1770
10	35/3A, 3B	1500	48	55/1B	1823
11	35/3A,	1500	49	55/1B	1868
12	35/3A, 36/1	1500	50	55/1B	1750
13	36/1	1500	51	55/1A	1890
14	36/1	1500	52	50/1A	1725
15	36/1	1500	53	34/3, 55/1A	1825
16	36/1, 2	1500	54	35/3B, 53/7	1825
17	36/2	1500	55	35/3A, 36/1, 53/7	2000
18	36/2	1500	56	53/7	2000
19	36/1, 2	1500	57	53/7	2000
20	36/1	1500	58	53/7	2000
21	36/1	1500	59	53/7	1650
22	36/1	1500	60	53/7	1600
23	35/3A, 36/1	1500	61	53/5	1625
24	35/3A	1500	62	53/5	1650
25	35/3A, 3B	1500	63	53/5	2000
26	35/3B	1400	64	53/5	2000
27	35/1A,1B, 2	1800	65	53/5	2000
28	35/1A,1B, 2	1800	66	36/1, 53/5	2000
29	35/1A,1B, 2	1800	67	36/2, 53/4	2169
30	35/1A,1B, 2	1800	68	53/4	1785
31	35/1A,1B, 2	1800	69	53/4	1800
32	35/1A,1B, 2	2010	70	53/4	2078
33	34/3, 35/1B	0177	71	52/5	2300
34	34/3, 35/1B	1890	72	52/5	1372
35	34/3, 35/1B	2205	SHOP-1	55/1A	1739
36	34/3, 35/1B	2205	SHOP-2	53/7	1867
37	34/3, 35/1B	0120	SHOP-3	36/1	0968
38	34/2	2159			

DPN (DEVI PRASHANTHI NAGAR) - PHASE 2