

Not a site photograph. Artist's Impression





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Project

**Vaaḥḥḥ Ḥḡgam**  
Sembakkam, Near OMR Thiruporur

Architect

Kembhavi  
Architecture Foundation

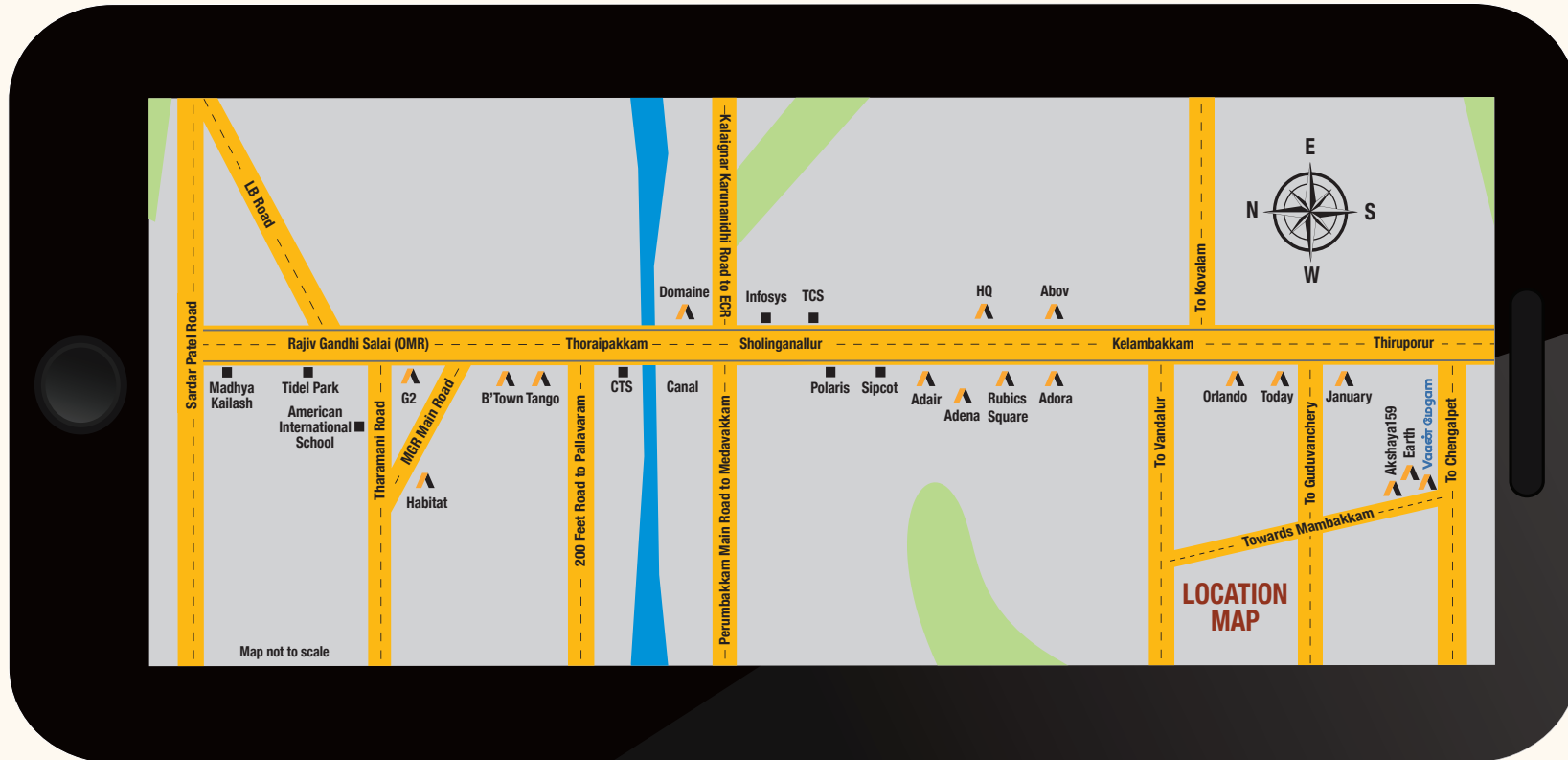
Title

Aerial View

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Location Map

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## Well connected, yet away from the hustle

Located in Sembakkam, near OMR Thiruporur, the project is well connected to educational institutions, hospitals, IT hubs, future entertainment hubs and more. Enjoy a great lifestyle, while at the same time being away from the noise and hustle of the city.

### SCHOOLS

- DAV Public School - 10 mins
- Jagannath Vidhalaya CBSE School, Thaiyur, OMR - 15 mins
- Velammal New Gen School, Kelambakkam - 23 mins
- Velammal Vidhyasaram School, Mambakkam - 25 mins
- Gateway International School, Padur - 32 mins

### COLLEGES

- Shri Sathya Sai Medical College - 8 mins
- SSN College - 14 mins
- Vinayak Mission University - 16 mins
- Hindustan University, Padur, OMR - 25 mins
- Chettinad Hospital and Research Institute - 26 mins
- VIT University, Mambakkam - 29 mins

### HOSPITALS

- Primary Health Centre, Thiruporur Rd - 2 mins
- Shri Sathya Sai Hospital - 8 mins
- Swaram Hospital, Kelambakkam - 15 mins
- Chettinad Super Speciality Hospital - 20 mins
- Global Hospital - 35 mins
- Apollo Hospital, Karapakkam - 35 mins

### INDUSTRIES/COMPANIES

- SIDCO, Alathur - 12 mins
- One Hub, Paiyanur - 15 mins
- Siruseri SIPCOT - 25 mins
- Polaris - 34 mins
- ETA Techno Park - 36 mins
- Infosys - 40 mins
- TCS - 43 mins

Map not to scale

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PARKING		NO.
	Surface Car Parking	08
	Covered 2 Wheeler Parking	20
	Surface 2 Wheeler Parking	110



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**Vaaḥḥḥ**  
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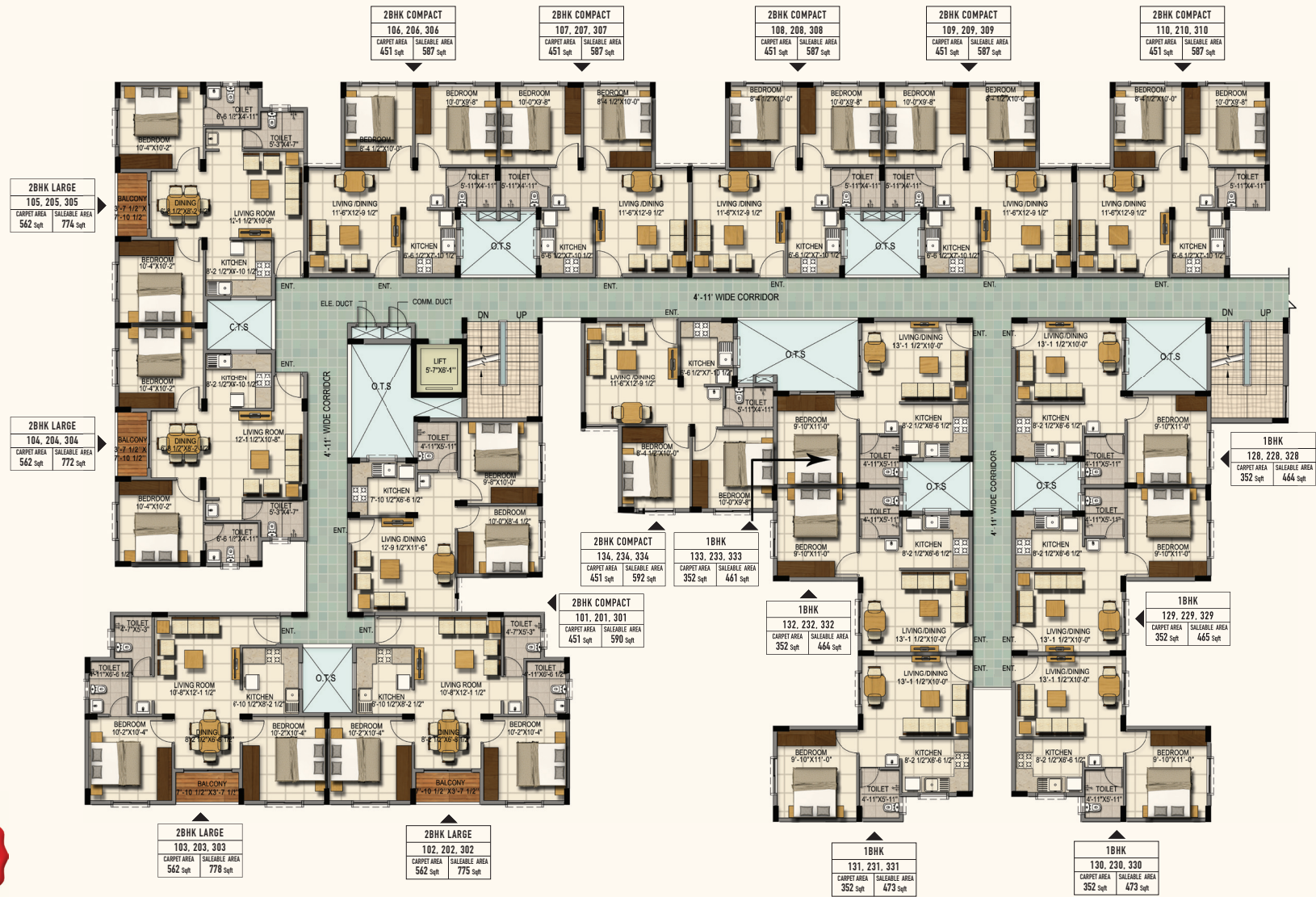
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 Site Plan

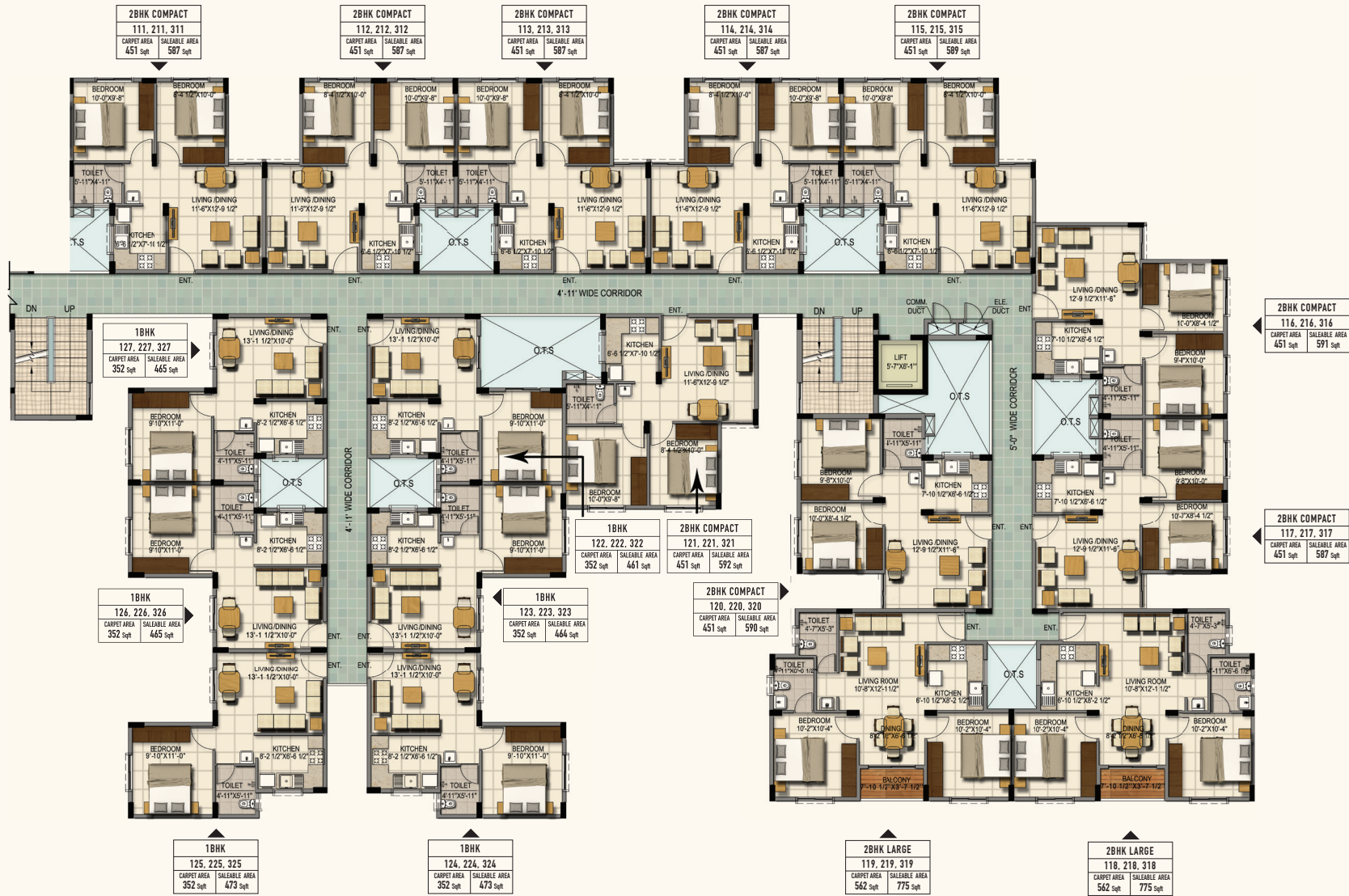


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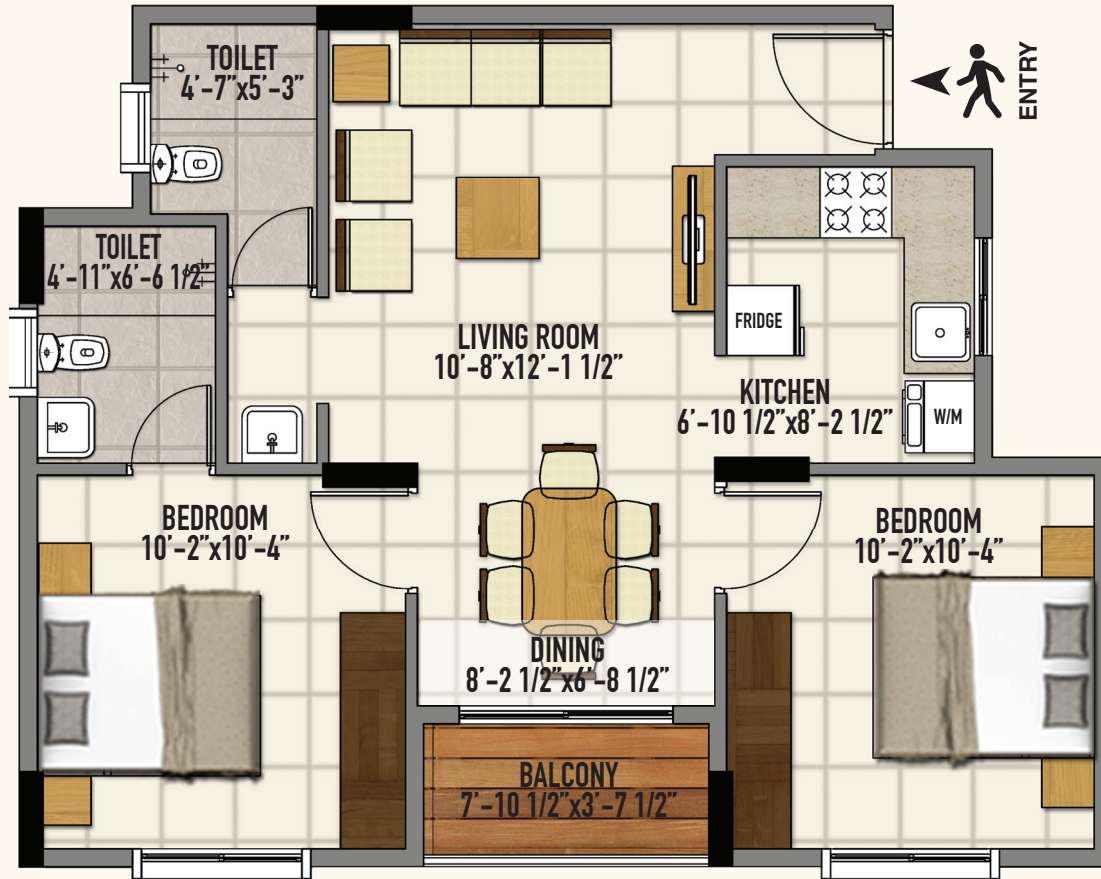




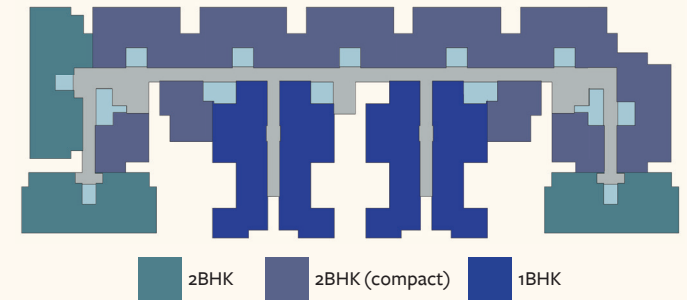




## 2BHK



## KEY PLAN



2BHK	Area in SQFT
Saleable Area	772 - 778
Carpet Area	562
Balcony Area	28.42

Project

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Typical Unit Plan  
2BHK

**akshaya pvt ltd**

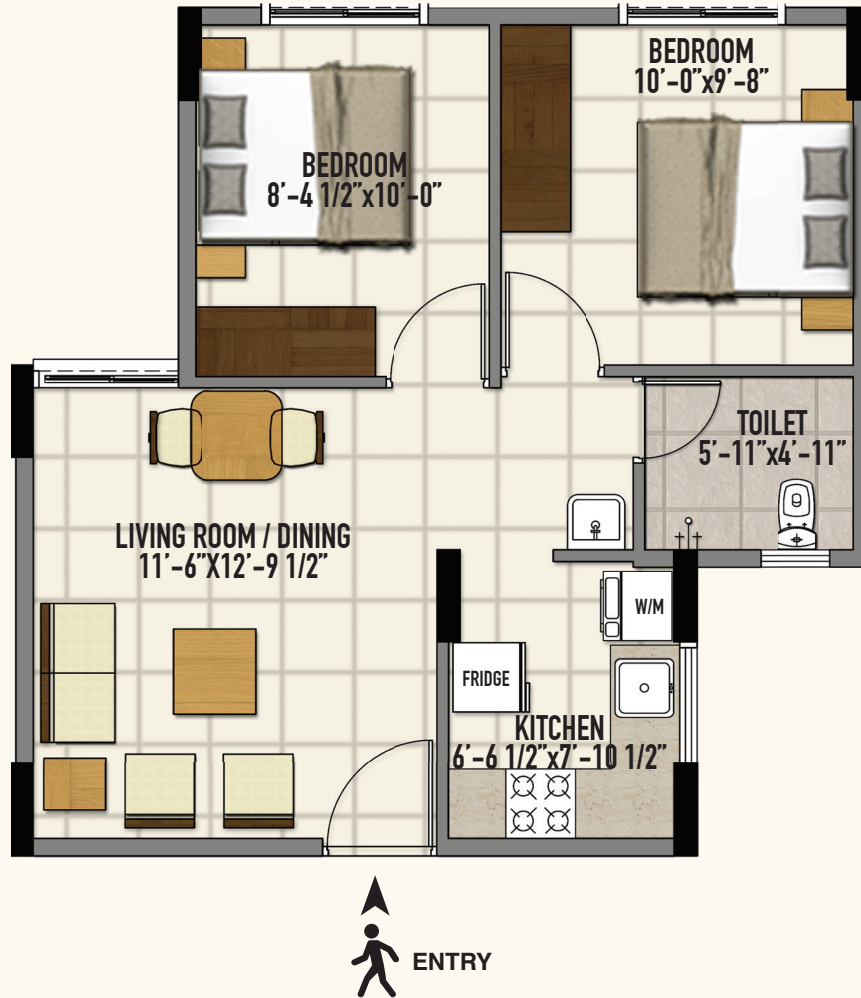
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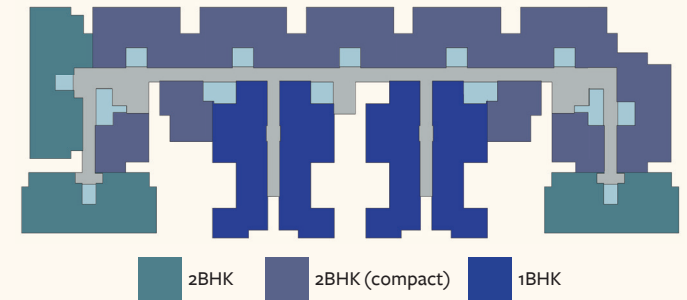
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## 2BHK (COMPACT)



## KEY PLAN



2BHK (Compact)	Area in SQFT
Saleable Area	587 - 592
Carpet Area	451

Project

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Kembhavi  
Architecture Foundation

Title

Typical Unit Plan  
2BHK (Compact)

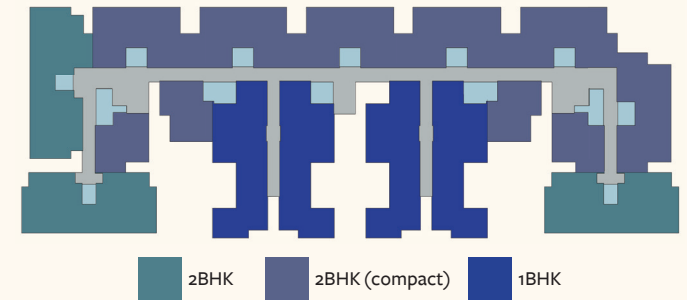
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### KEY PLAN



1BHK	Area in SQFT
Saleable Area	461 - 473
Carpet Area	352

## MARKETING SPECIFICATIONS

### I. STRUCTURE:

1. RCC framed structure.
2. Masonry (150mm solid block for external & 100mm block wall for internal) and plastering.
3. Floor height of 3000mm

### II. JOINERIES:

1. Main Door, 1050mm - 30mm thick flush door.
2. Bedroom Doors, 900mm - 30mm thick flush door.
3. Toilet Doors, 750mm - PVC doors.
4. Balcony Doors, 750mm - Steel doors/Aluminum with single glazing.
5. Windows, 1200mm wide - Steel windows/Aluminum sliding windows.
6. Ventilators, 600mm wide - Steel/Aluminum frame with Louvers.

### III. FLOORING:

1. Living, Dining, Bedrooms - Ceramic tiles @ Rs 30 per Sq.ft
2. Kitchen - Anti skid ceramic tiles
3. Balcony & Service - Anti Skid Tiles
4. Toilet Floor - Anti Skid Tiles
5. Toilet Dado - Glazed Tiles upto 7' high for Wet area & 4' high for dry area.
6. Common Area - IPS flooring
7. Staircase - IPS flooring
8. Car Park - Grano flooring

### IV. RAILING:

1. Balcony - Jhali wall / block wall parapet.
2. Staircase - Block wall parapet.

### V. COUNTER TOP:

1. Cuddappah stone.
2. Cuddappah Sink.

### VI. PLUMBING AND SANITARY:

1. UPVC pipeline in bathrooms.
2. CPVC for hot water lines.
3. Separate motors for sump and bore wells.
4. CP fixtures.
5. White sanitary fixtures.

### VII. ELECTRICAL:

1. Concealed Wiring - Orbit / Anchor or equivalent
2. Switches - Anchor / Litaski semi modular switches

### VIII. LIFT:

Passenger lift of sufficient capacity.

### IX. PAINTING:

1. Internal Ceiling, walls - 1 coat of primer and 2 coats of OBD.
2. External walls - 1 coat of wall primer and 2 coats of cement paint.
3. Joineries - Enamel Paint for all doors.

### X. EXTERNAL

1. Paving blocks around the building
2. Compound Wall as per architectural design
3. Landscaping as per architectural design

### XI. GENERAL

1. Anti - termite treatment.
2. 100% back up for common areas
3. Waterproofing treatment for Terrace & Toilet area

### COMMON AMENITIES

1. STP - Sewage treatment plant
2. Water treatment - Chlorination treatment
3. Security Cabin

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Specifications

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