



VIJAY BUILDERS



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Aishwaryam
VELACHERY



A Life Beyond Expectation



Vijay Builders is an ISO certified enterprise, with the vision to serve people by converting their dreams into homes for the past three decades. We are the fastest growing builder in residential and commercial projects in South Chennai. The Company has specialization in planning, designing and execution of residential apartments and commercial projects with exceptional quality.

Always believe that something wonderful is about to happen... and it happened!

Aishwaryam
VELACHERY

Welcome to the world of contemporary and comfortable living. Presenting Aishwaryam by Vijay Builders. As the very name signifies Aishwaryam. A splendid lifestyle at Velachery, 'The Centre of All' hot and happening place in Chennai.

Aishwaryam enveloped in Velachery's best possible location , Tansi Nagar.

Luxury apartments that put your need for style and space, above all else along with carefully-crafted simplicity and innovation. Every unit in this building is tailor-made with zero compromise on the buyers' needs and amenities that suit the tastes and preferences of home buyers. You can have all the luxury and lead a lavish lifestyle under one roof in Chennai's popular residential location. With the philosophy of 'live life king-size', VIJAY BUILDER'S Aishwaryam, is one such example.

"Isn't that a dream come true"

Aishwaryam

VELACHERY

Plot No.3, Door No.4, TANSI Nagar 8th Street,
Velachery, Chennai - 600 042.





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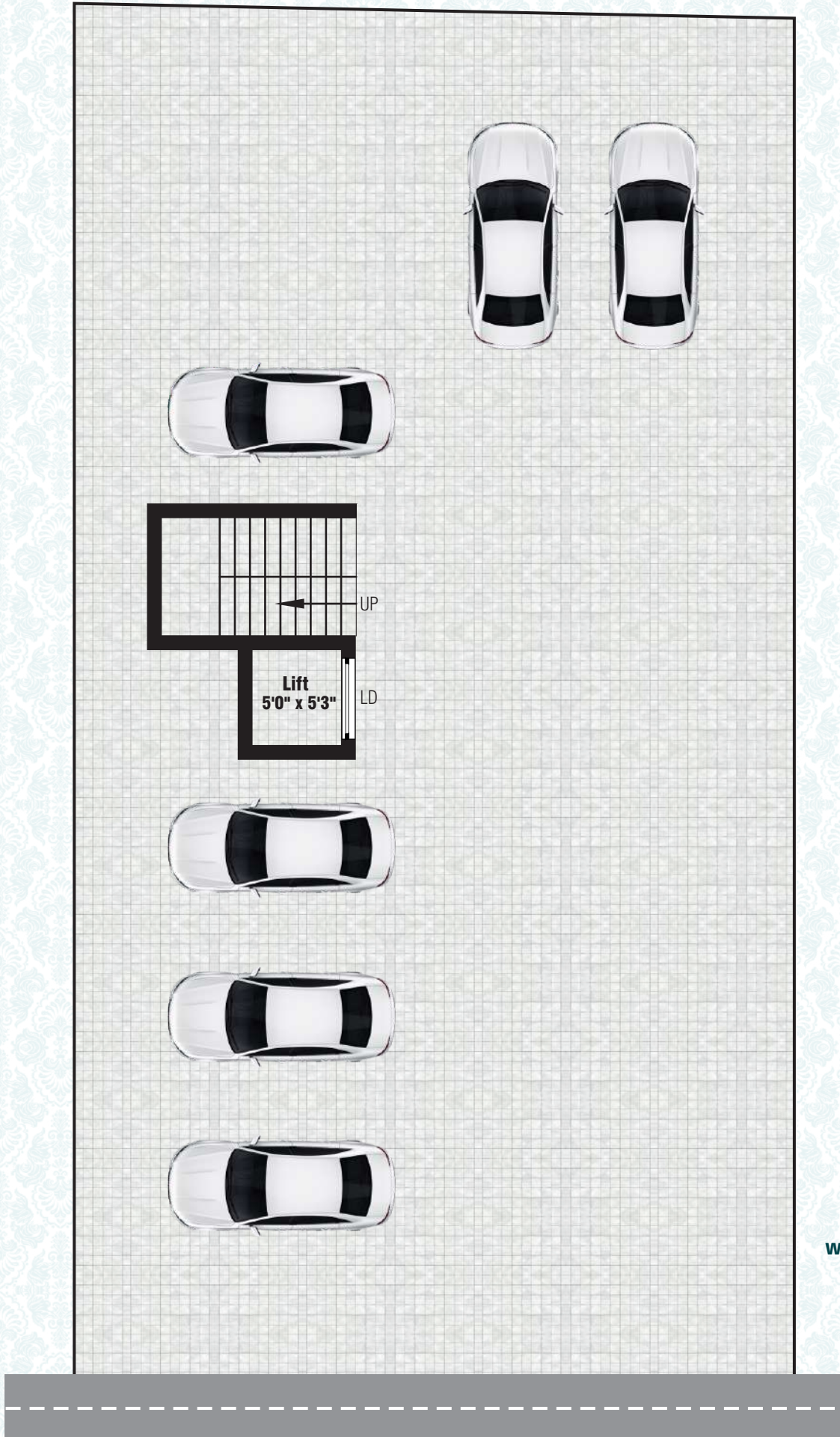
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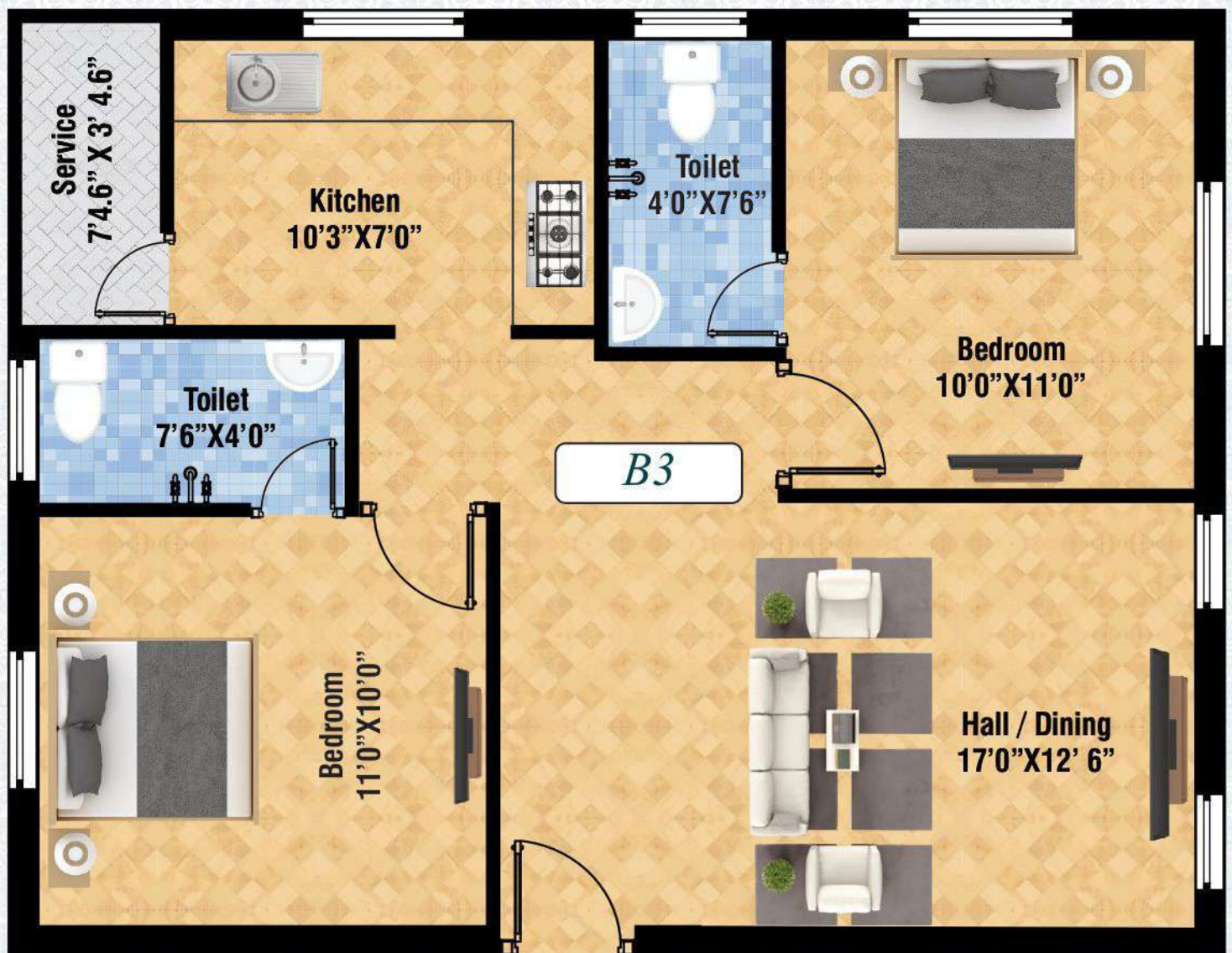
Site Map



Typical Floor Plan (3 floors)



Third Floor Plan



2 BHK- 862 Sqft



Specification



STRUCTURE & WALLS

- RCC framed structure and 9.0" Brick work for external walls and 4.5" thick brick work for internal walls.
- Floor to Floor height will be maintained at 10 feet.
- Internal wall in the living, dining, bedrooms, kitchen and toilets will be finished with 1 coat of primer & 2 coats of putty & 2 coats of Asian Premium paint.
- Ceiling will be finished with 1 coat of primer, 2 coats of putty & 2 coat of Asian Premium paint.
- Exterior faces of the building will be finished with 1 coat of texture paint and 2 coats of Asian Ace exterior paint.

FLOORING

- Living, Dining, Kitchen and all Bedrooms will have Oasis/ Pavit or Equivalent Premium Vitrified tile flooring of 600mm x 1200mm (or) 800mm x 800mm.
- Common areas will have Ceramic tile floor and staircase will have Granite Finish.
- Car parking will be provided with Premium anti-skid tiles.



KITCHEN

- Space will be left for modular kitchen with plumbing and electrical provisions.
- Ceramic tile dado up to 4" feet above cooking platform
- CP fittings will be from Parryware.
- Electric point for Chimney and Water Purifier provided

BATHROOM

- Concealed water mixer with shower for hot and cold water.
- Provision for exhaust and geyser will be provided in all bathrooms. All toilets consist of:
 - Washbasin.
 - Provision for Geysers and Exhaust fan provision point.
 - Parryware CP fittings.
 - Ceramic tile dado up to 10" feet height.
 - Wash basin and Western closet will be from Parryware.



DOORS

- Main door with first quality teak wood 7"x3"3' with melamine finish which will have door viewer, safety latch, door stopper and Godrej lock.
- All bedrooms and balcony doors will be provided with quality teak wood frames and waterproof skinned panel doors
- Bathroom doors will be fitted with WPC (Wood Plastic Composite) doors.

WINDOWS



- Windows will be UPVC (OPEN TYPE MODEL) with glass and MS grills on inner side
- French door will be UPVC (SLIDING TYPE MODEL) with Reflective glass and without grills.
- Safety grills will be fixed on balcony outer.



ELECTRICAL FITTINGS

- Finolex / Orbit or equivalent cables and wiring
- Switches and sockets will be Anchor Roma / GM or equivalent
- Split air conditioner points will be provided for all the bedrooms and living room
- Modular plate switches, MCB and ELCB (Earth leakage circuit breaker) system
- Telephone points will be provided in master bedroom and living room.
- TV (DTH points) will be provided in Master bedroom and living room & data points will be provided in living room.

Amenities for a Better Life



100% VAASTU
COMPLIANT



VIDEO
DOOR PHONE



RAIN WATER
HARVESTING



CCTV CAMERAS
IN ALL PIVOTAL
LOCATIONS



POWER BACK UP
FOR COMMON
AREAS



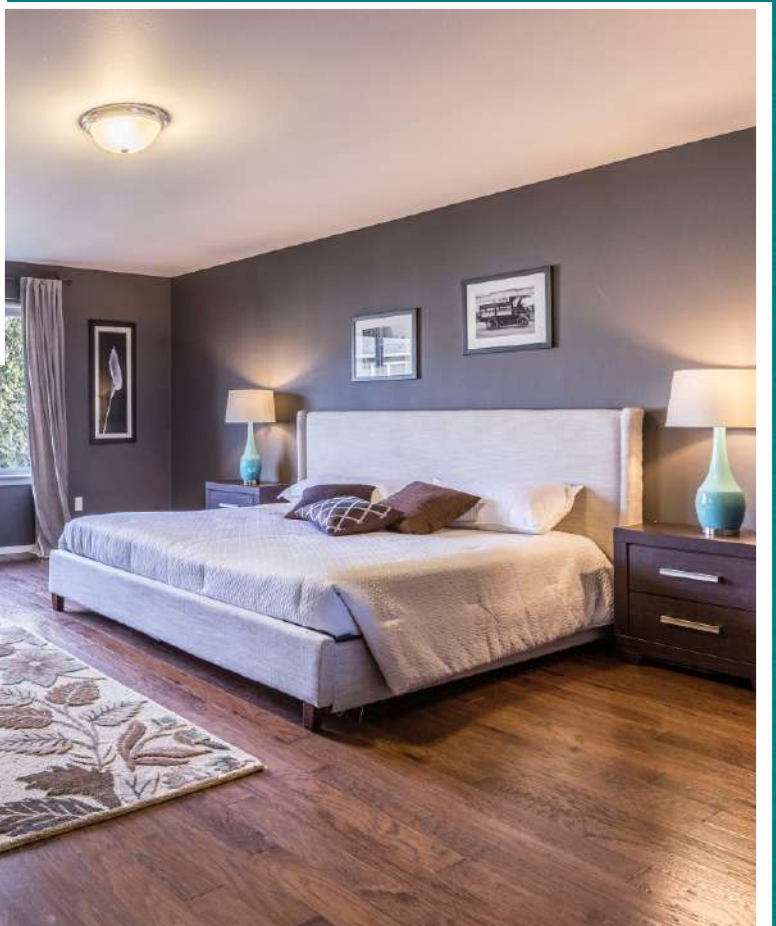
COVERED
CAR PARKING



ELEVATOR



Fine art of Living....



Our Presence Around the City



JOTHI PARADISE



SUBIKSHAM



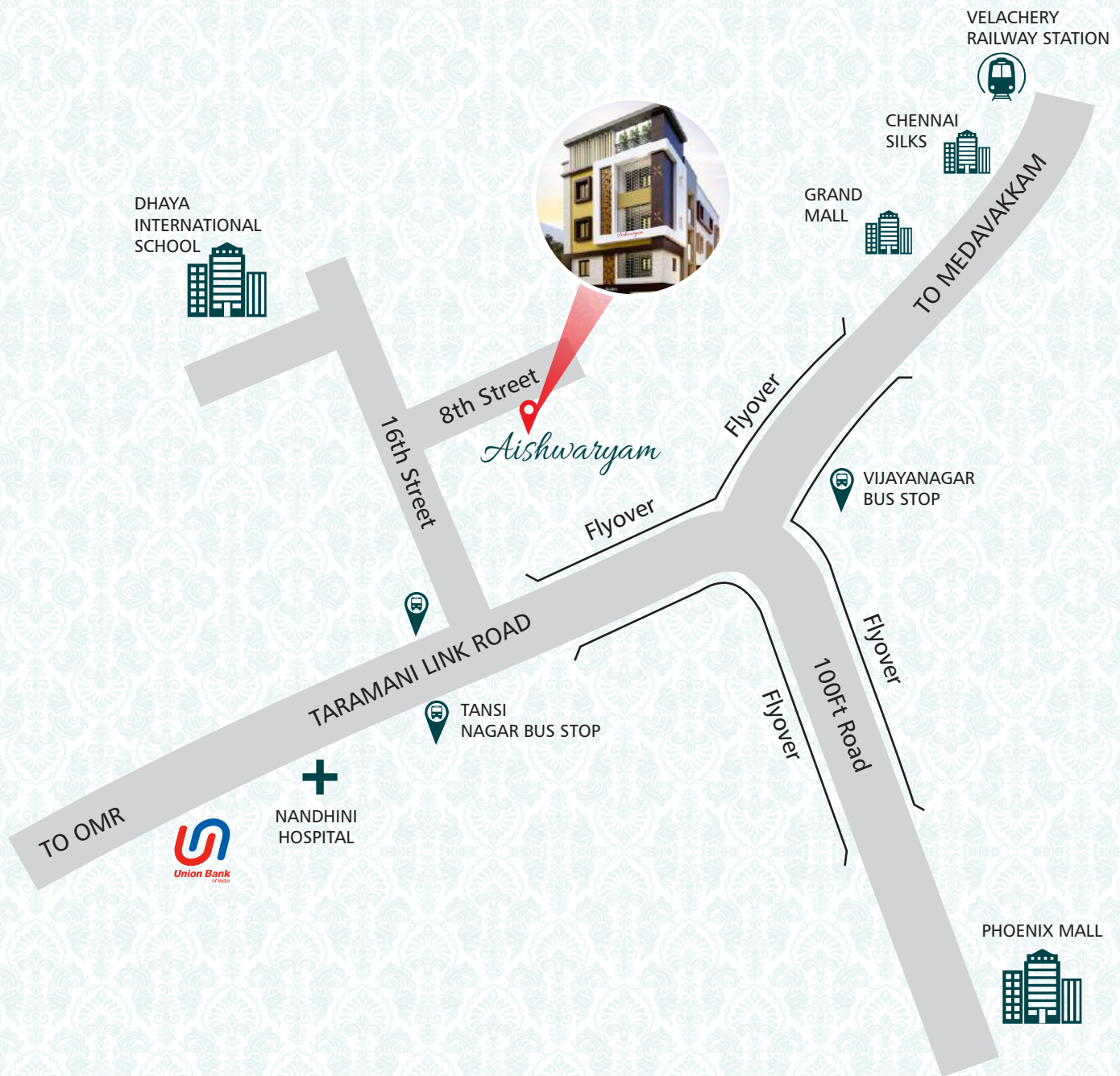
BLOSSOM

Upcoming Project



MAJESTIC - MADIPAKKAM

Road Map & Landmark



Location Advantages



TANSI Nagar Bus Stop - 150 Meters

Rajiv Gandhi Salai (OMR) - 3.2 Kms



Dhandeeswaram Temple - 1.9 Kms



Velachery Railway Station - 1.6 Kms



Guru Nanak College - 2.6 kms

American International School - 2.9 kms



Nandhini Hospital - 1.0 Km



Chennai International Airport - 6.7 Kms

Payment Terms

ON BOOKING	10%
ON COMPLETION OF FOUNDATION WORK	20%
ON COMPLETION OF ROOF LEVEL	20%
ON COMPLETION OF BRICK WORK	20%
ON COMPLETION OF PLASTERING	20%
ON COMPLETION OF FLOORING	8%
ON HANDING OVER	2%

Home Loans





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Disclaimer: The contents of this brochure are purely conceptual and have no legal binding on the developer. The developer reserves the right to amend the plans and specifications without prior notice

Off : No. 2/25, Lakshmi Nagar, 46th Street, Nanganallur, Chennai - 600061.

89 39 22 77 77

vijaybuildersnanganallur@gmail.com | www.vijaybuilderschennai.com