



Magishaa



MAGISHAA'S

VIHAS VAJRA & MADHAV MAGNUS

3RD & 4TH STREET, RAJAJI NAGAR, VILLIVAKKAM, CHENNAI 600 049

BUS STOP

120 Meters

HDFC BANK

850 Meters

**VILLIVAKKAM RAILWAY
STATION**

300 Meters

**HIGHER SECONDARY
SCHOOL**

900 Meters

**PROPOSED VILLIVAKKAM
METRO STATION**

350 Meters

**MULTISPECIALTY
HOSPITAL**

1.3 KM

21 well designed apartments spread over 2 S+3 blocks in a well connected neighbourhood enjoying easy access to hospitals, schools, and only 350 meters from the upcoming Villivakkam Metro Station.

3RD & 4TH STREET, RAJAJI NAGAR, VILLIVAKKAM



Magishaa

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No W 727, 4th Street, Anna Nagar
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**FOR ENQUIRY, BOOKINGS &
APPOINTMENTS**

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magishaa1603@gmail.com

PREFERRED BANKERS



LOCATION



1.5 KM RADIUS MAP



250 M RADIUS MAP



- | | | |
|---|---|--|
| 01 Bus Stop 120 M | 08 Rajaji Nagar Post Office 120 M | 15 Varasakthi Vinayagar Temple 80 M |
| 02 Villivakkam Railway Station 300 M | 09 Villivakkam Vegetable Market 500 M | 16 Sri Agatheeswarar Temple 1.3 KM |
| 03 Proposed Villivakkam Metro 350 M | 10 Bharat Petrol Bunk 1.7 KM | 17 St John's Matric Hr Sec School 900 M |
| 04 Proposed Villivakkam Terminus Metro 1KM | 11 Primary Health Centre 350 M | 18 Don Bosco Matric Hr sec School 1 KM |
| 05 Proposed Srinivasa Nagar Metro 1KM | 12 Faith Multispeciality Hospital 1.3 KM | 19 Goodwill Matric Hr Sec School 1.1 KM |
| 06 HDFC Bank 850 M | 13 RPS Hospitals 2.1 KM | 20 AGS Cinemas 1.4 KM |
| 07 State Bank of India 1.4 KM | 14 DRJ Hospital 2.2 KM | 21 S2 Cinemas Perambur 4.1 KM |

Dream Homes
made Affordable.



Luxury
in your
Budget.



BLOCK B
MADHAV MAGNUS

TYPICAL FLOOR PLAN

RAJAJI NAGAR 4TH ST

B1, B5, B9
2BHK
902 Sqft

B2, B6, B10
2.5BHK 1010 Sqft



B4, B8, B12
2BHK 972 Sqft

B3, B7, B11
2BHK
842 Sqft

A2, A5, A8
3BHK
1118 Sqft

BLOCK A
VIHAS VAJRA

A3, A6, A9
1BHK
649 Sqft

A1, A4, A7
3BHK
1267 Sqft



RAJAJI NAGAR 3RD ST

AREAS GIVEN INDICATE SALEABLE AREA UNLESS MENTIONED OTHERWISE

BLOCK A VIHAS VAJRA

A2, A5, A8
3BHK
1118 Sqft



A1, A4, A7
3BHK
1267 Sqft

A3, A6, A9
1BHK
649 Sqft

RAJAJI NAGAR 3RD ST



AREAS GIVEN INDICATE SALEABLE AREA UNLESS MENTIONED OTHERWISE

UNITS A1, A4, A7

KEY PLAN
BLOCK A



FLAT NO.	AREA
A1	1267 Sqft
A4	1267 Sqft
A7	1267 Sqft

ROOM	INTERNAL DIMENSIONS
FOYER	4'8" x 8'10"
LIVING	13'9" x 14'10"
DINING	8'3" x 8'11"
KITCHEN	5'11" x 9'6"
BEDROOM 1	9'6" x 11'2"
BEDROOM 2	9'6" x 12'10"
BEDROOM 3	9'10" x 13'2"
BATH 1	5'7" x 6'10"
BATH 2	5'7" x 6'10"
BATH 3	5'7" x 5'11"
BALCONY	7'10" x 3'10"



3BHK + 3T
1267 Sqft



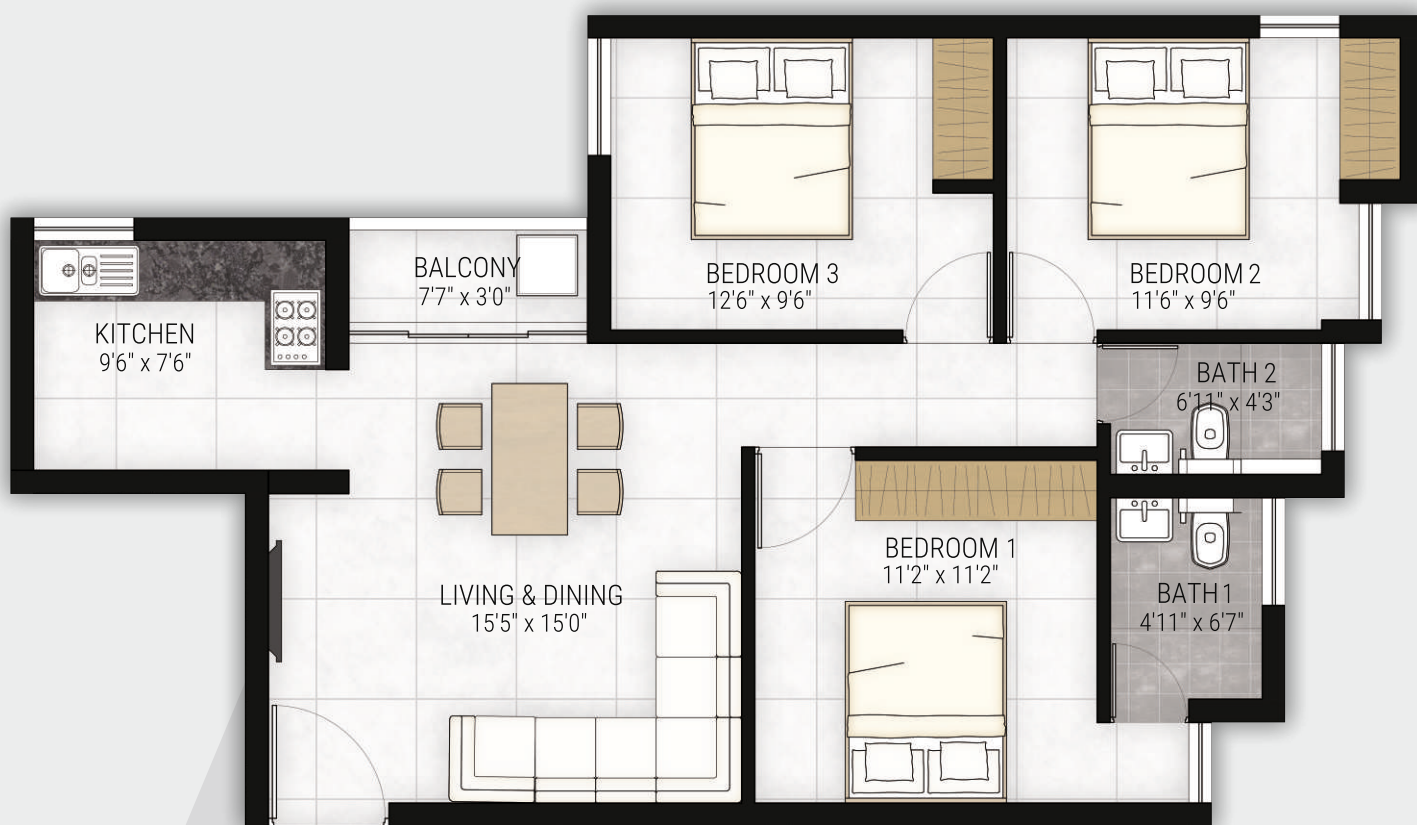
AREAS GIVEN INDICATE SALEABLE AREA UNLESS MENTIONED OTHERWISE

Where everything begins.



UNITS A2, A5, A8

KEY PLAN
BLOCK A



3BHK + 2T 1118 Sqft

ROOM	INTERNAL DIMENSIONS
LIVING & DINING	15'5" x 15'0"
KITCHEN	9'6" x 7'6"
BEDROOM 1	11'2" x 11'2"
BEDROOM 2	11'6" x 9'6"
BEDROOM 3	12'6" x 9'6"
BATH 1	4'11" x 6'7"
BATH 2	6'11" x 4'3"
BALCONY	7'7" x 3'0"

FLAT NO.	AREA
A2	1118 Sqft
A5	1118 Sqft
A8	1118 Sqft



AREAS GIVEN INDICATE SALEABLE AREA UNLESS MENTIONED OTHERWISE



We convert your dreams
into reality.

UNITS A3, A6, A9

KEY PLAN
BLOCK A



1BHK + 1T 645 Sqft

ROOM	INTERNAL DIMENSIONS	FLAT NO.	AREA
LIVING & DINING	13'4" x 15'2"	A3	645 Sqft
KITCHEN	7'11" x 6'5"	A6	645 Sqft
BEDROOM	11'1" x 9'6"	A9	645 Sqft
BATH	4'3" x 6'11"		
BALCONY	11'6" x 2'8"		



AREAS GIVEN INDICATE SALEABLE AREA UNLESS MENTIONED OTHERWISE

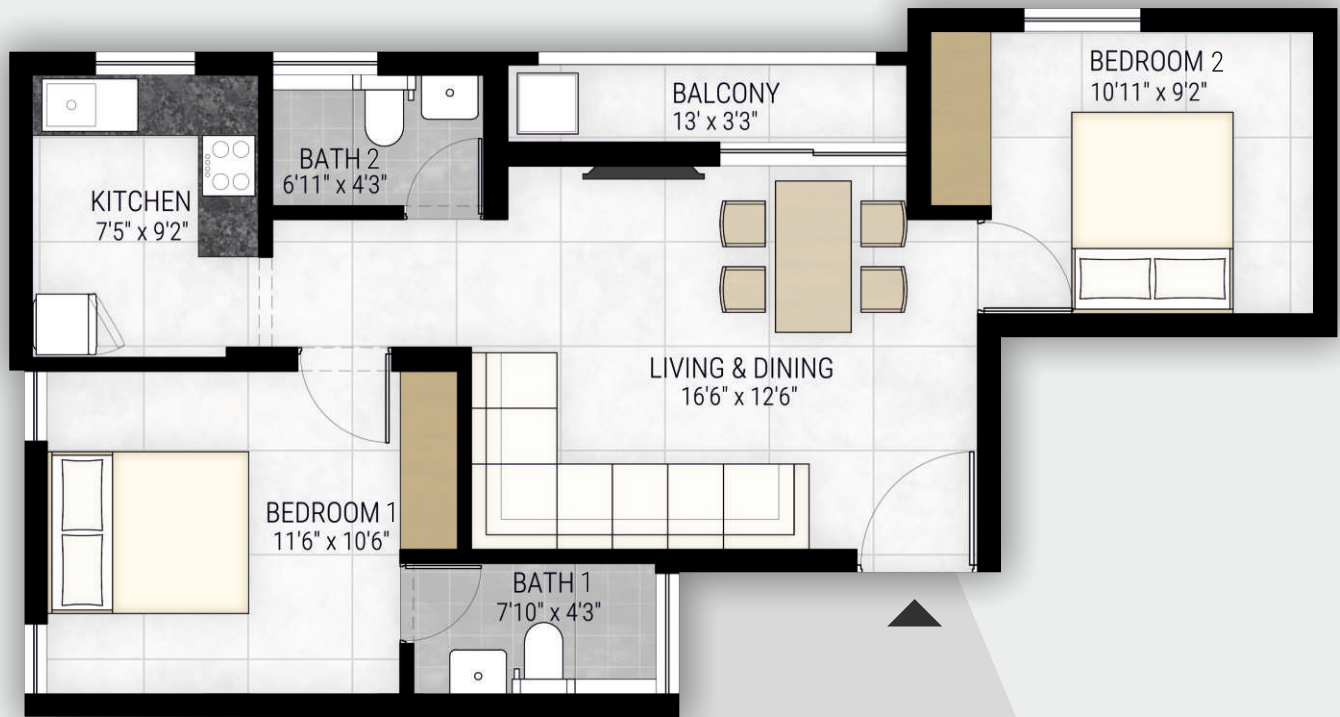
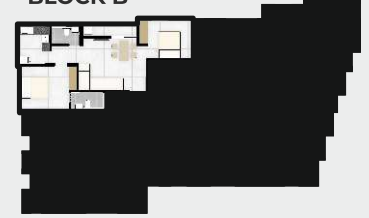
BLOCK B MADHAV MAGNUS



AREAS GIVEN INDICATE SALEABLE AREA UNLESS MENTIONED OTHERWISE

UNITS B1, B5, B9

KEY PLAN
BLOCK B



2BHK + 2T 902 Sqft

ROOM	INTERNAL DIMENSIONS
LIVING, DINING	16'6" x 12'6"
KITCHEN	7'5" x 9'2"
BEDROOM 1	11'6" x 10'6"
BEDROOM 2	10'11" x 9'2"
BATH 1	7'10" x 4'3"
BATH 2	6'11" x 4'3"
BALCONY	13'0" x 3'3"

FLAT NO.	AREA
B1	902 Sqft
B5	902 Sqft
B9	902 Sqft



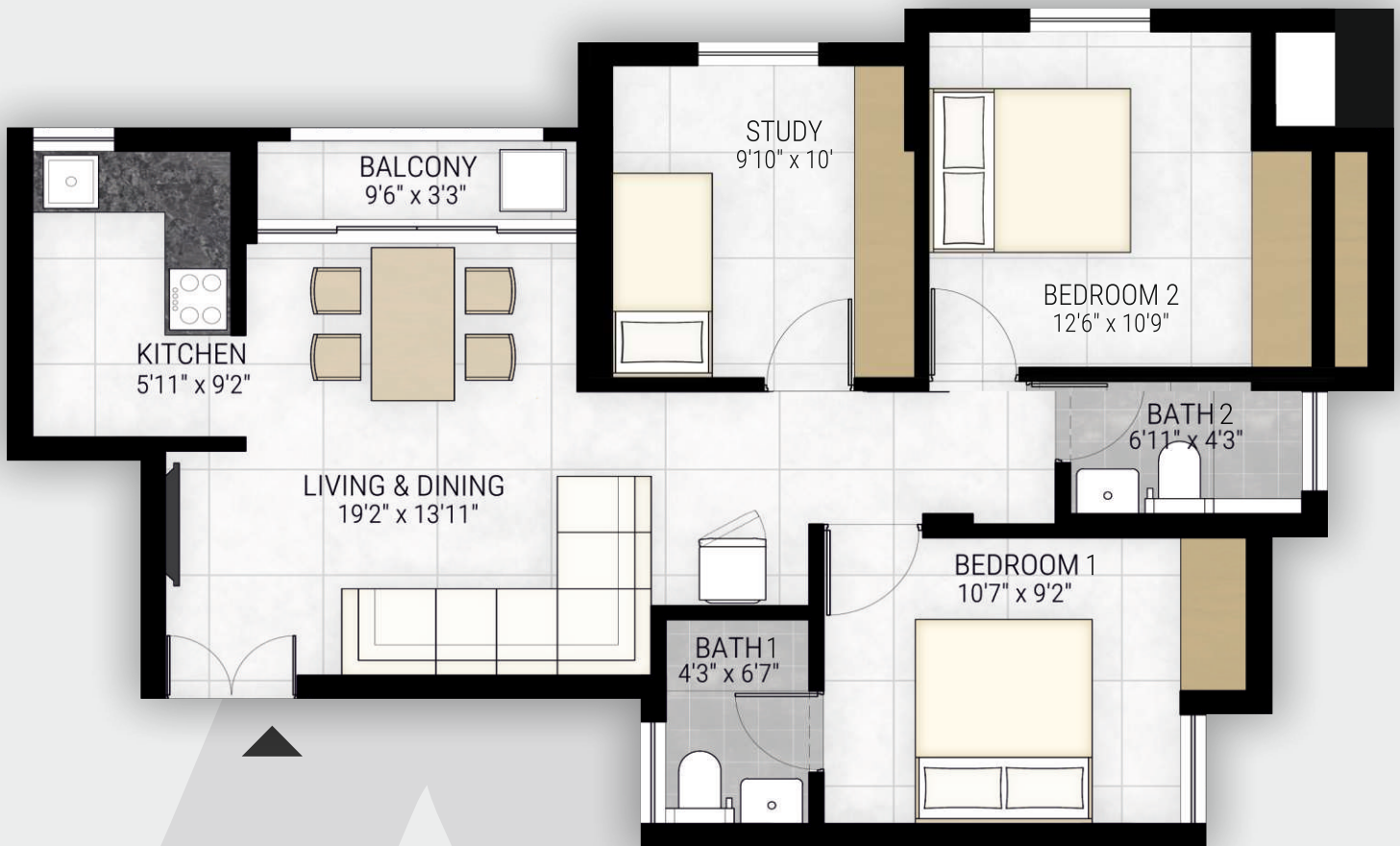
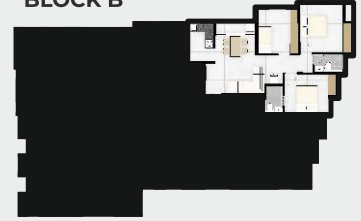
AREAS GIVEN INDICATE SALEABLE AREA UNLESS MENTIONED OTHERWISE



Homes for the good life.

UNITS B2, B6, B10

KEY PLAN
BLOCK B



2.5BHK + 2T 1010 Sqft

ROOM	INTERNAL DIMENSIONS
LIVING, DINING	19'2" x 13'11"
KITCHEN	5'11" x 9'2"
BEDROOM 1	10'7" x 9'2"
BEDROOM 2	12'6" x 10'
STUDY	9'10" x 10'
BATH 1	4'3" x 6'7"
BATH 2	6'11" x 4'3"
BALCONY	9'6" x 3'3"

FLAT NO.	AREA
B2	1010 Sqft
B6	1010 Sqft
B10	1010 Sqft



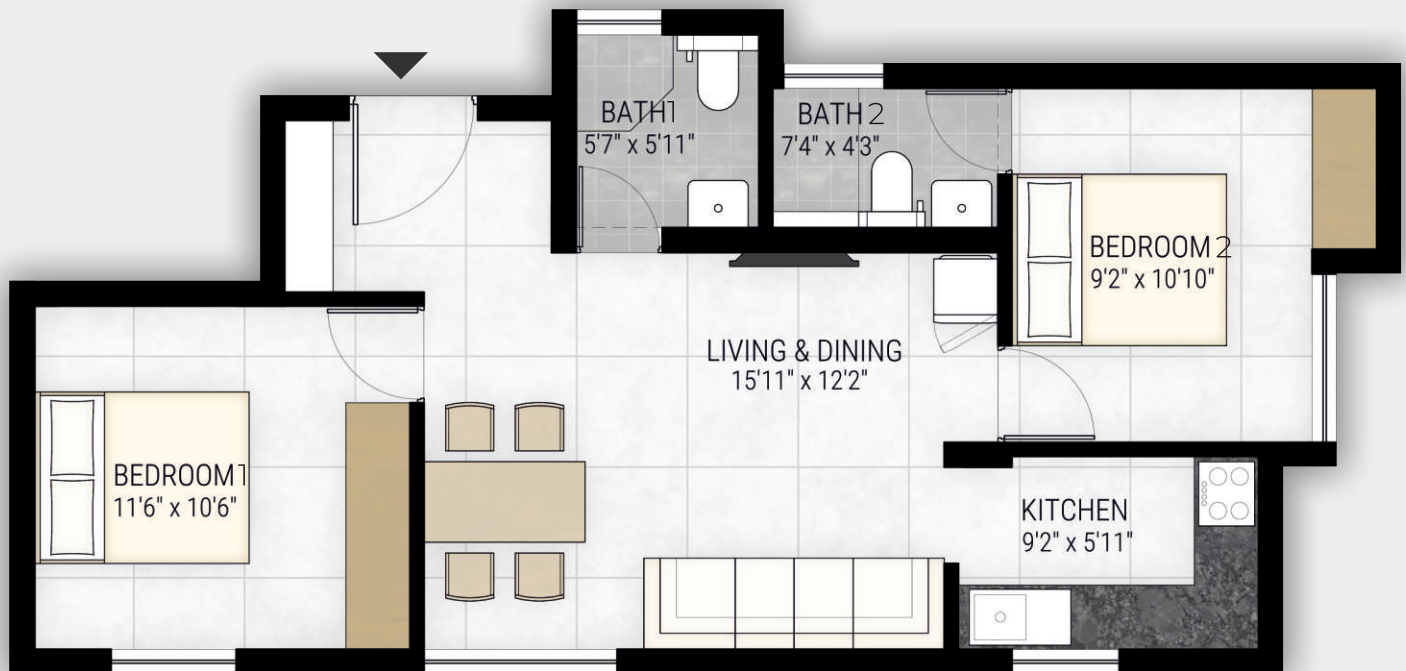
AREAS GIVEN INDICATE SALEABLE AREA UNLESS MENTIONED OTHERWISE

Your dream home
Stars Here.



UNITS B3, B7, B11

KEY PLAN
BLOCK B



2BHK + 2T 842 Sqft

ROOM	INTERNAL DIMENSIONS	FLAT NO.	AREA
LIVING, DINING	15'11" x 12'2"	B3	842 Sqft
KITCHEN	9'2" x 5'11"	B7	842 Sqft
BEDROOM 1	11'6" x 10'6"	B11	842 Sqft
BEDROOM 2	9'2" x 10'10"		
BATH 1	5'7" x 5'11"		
BATH 2	7'4" x 4'3"		



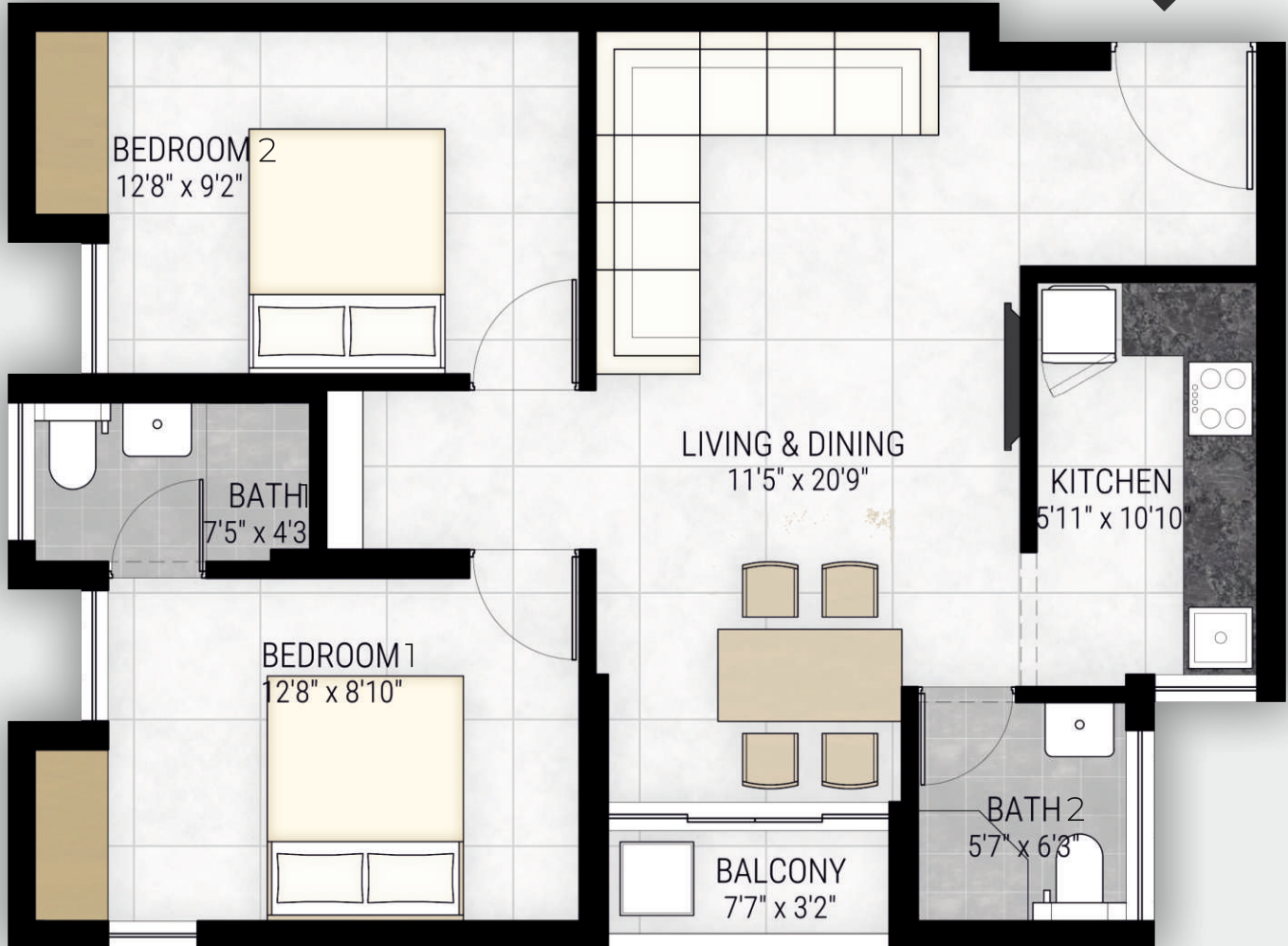
AREAS GIVEN INDICATE SALEABLE AREA UNLESS MENTIONED OTHERWISE

A modern living room interior. In the foreground, a large, round, light-colored wooden coffee table with horizontal grooves sits on a light-colored rug. On top of the coffee table is a small white pot with a green succulent, resting on a white tray. To the left of the coffee table is a tall, cylindrical wooden side table with a similar grooved design. In the background, a light gray sofa is positioned against a white wall. The sofa has two pillows: a large, textured white one and a smaller, dark gray one. A light gray shaggy rug is placed on the sofa. To the left of the sofa, a large potted plant with green leaves is visible. A tall, narrow wooden lamp with a warm glow stands behind the sofa. On the wall above the sofa is a framed abstract painting in a light wood frame. The overall atmosphere is warm and minimalist.

The perfect abode for the
perfect family.

UNITS B4, B8, B12

KEY PLAN
BLOCK B



2BHK + 2T 972 Sqft

ROOM	INTERNAL DIMENSIONS
LIVING & DINING	11'5" x 20'9"
KITCHEN	5'11" x 10'10"
BEDROOM 1	12'8" x 8'10"
BEDROOM 2	12'8" x 9'2"
BATH 1	7'5" x 4'3"
BATH 2	5'7" x 6'3"
BALCONY	7'7" x 3'2"

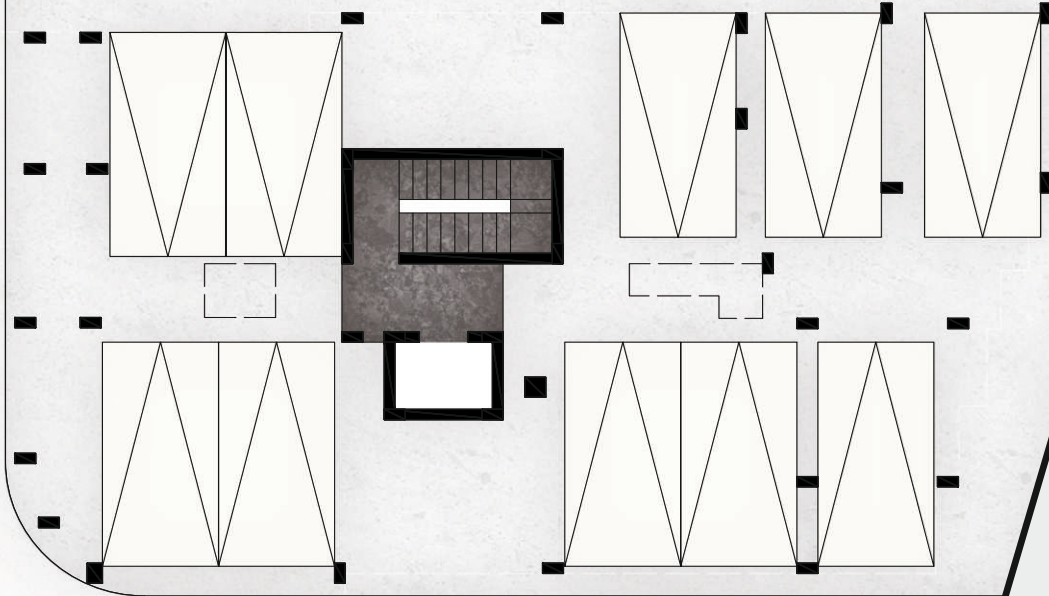
FLAT NO.	AREA
B4	972 Sqft
B8	972 Sqft
B12	972 Sqft



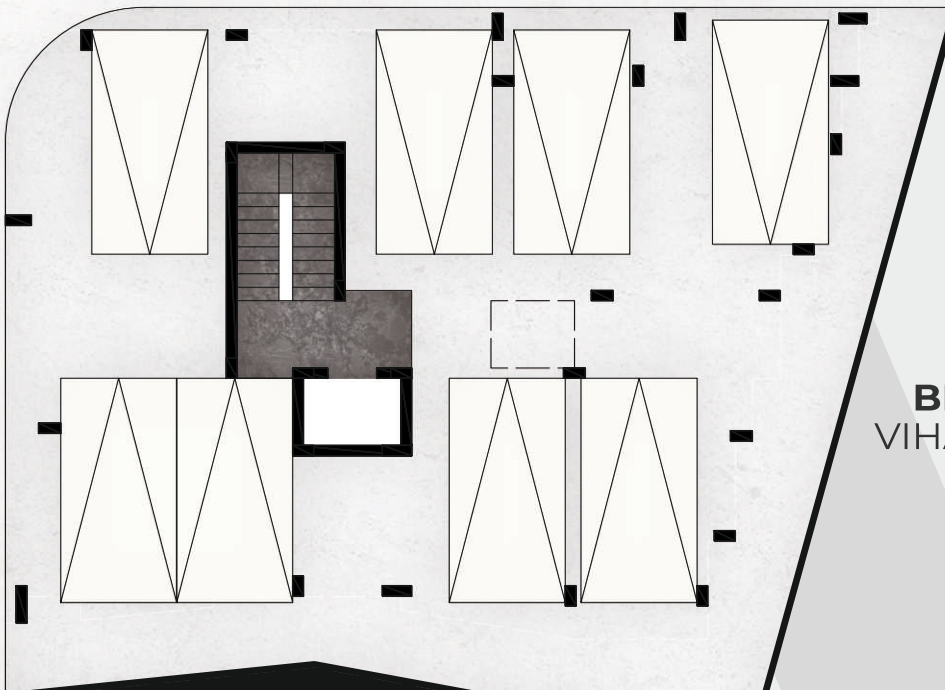
AREAS GIVEN INDICATE SALEABLE AREA UNLESS MENTIONED OTHERWISE

STILT FLOOR PLAN

RAJAJI NAGAR 4TH ST



BLOCK B
MADHAV
MAGNUS



BLOCK A
VIHAS VAJRA

RAJAJI NAGAR 3RD ST

NORTH



PROJECT SPECIFICATIONS

FOUNDATION & STRUCTURE

- RCC frame structure with RCC Columns, Beams and Slabs
- Red Brick Masonry filler walls Stilt plus three floor

SUPER STRUCTURE

- 9" thick outer wall and 4 1/2 " thick internal walls wherever necessary with table moulded bricks.

DOORS & WINDOWS

- Main Entrance Door : Teak wood frame with OST 40mm thick flush door of height 7'0" with Godrej lock or equivalent tower bolts door viewer ,safety latch door stopper.
- Bedroom Door: Solid wood frame with 35mm thickness flush door of height 7'0"ft and Godrej or Equivalent locks, thumb turn with key, door stopper.
- Bathroom Doors: Solid wood frame with design moulded skin doors of height 2100 mm (7'0") and Godrej or equivalent locks thumb turn.
- Window: UPVC openable window & MS grills in all windows
- French Doors: UPVC frame and doors with toughened glass & without grills
- Ventilators: Fixed louvers with pinhead glass panes.

FLOOR FINISHES

- Living Dining & kitchen with vitrified flooring (2x2) from RAK / SOMANY.
- Balconies / utility – matt finished vitrified tiles / Non – skid tiles.
- Bathroom - Non – Skid tiles for flooring & ceramic wall tiles up to ceiling.

WALL FINISHES

- Internal Walls: Living, dining, bedrooms, kitchen, utility & lobby finished with 2 coats of putty. 1 coat of primer & 2 coats of emulsion.
- Ceiling: Finished with 2coats of putty, 1coat of primer & 2 coats of emulsion.
- Exterior Walls: Exterior faces of the building finished with 1coat of primer & 2coats of emulsion paint with colour as per architect's design.
- Bathroom: Premium glazed ceramic tiles up to false ceiling height of size 300 x 450 mm & above ceiling will be finished with a coat of primer.

KITCHEN

- Black Granite counter top with CARYSIL sink
- CP fittings from JAQUAR/ROCA
- Provision for exhaust fan, refrigerator, water purifier.
- Adequate power points for all kitchen appliances
- Ceramic /Printed tiles on the wall 2' above the counter top

BATHROOM

- Shower head with spout & concealed diverter from JAQUAR/ROCA
- Health faucet from JAQUAR/ROCA
- White concealed wall mount EWC from JAQUAR/ROCA
- Provision for exhaust fan & geyser
- Counter top/wall hung wash basin JAQUAR/ROCA
- CP fittings from JAQUAR/ROCA

ELECTRICAL & POWER BACKUP

- 3 phase electricity supply and independent meters.
- FRLS wires from PANASONIC.
- Split A/C points for Living Dining & all Bedrooms.
- Modular switches and sockets of PANASONIC make.
- Earth leakage circuit breaker to prevent shock.
- Dg power back for the flats and common area excluding A/C.
- TV, telephone points in living & master bedroom.
- 2way switches for master bedroom.

SPECIAL FEATURES

- Automatic Water Controller
- Rainwater harvesting
- Sump and overhead tank for metro water & bore well.
- Common servant toilet shall be provided.
- One bore well for supplement usage.
- Staircase S.S Handrail up to open terrace with Granite or Marble flooring.
- Terrace using cool roof tiles in open terrace of the building to avoid/neglect heat during summer period.
- Name board apartment owners name will be provided in stilt.

FLAT	AVAIL.	TYPE	BLOCK	FLOOR	SALEABLE AREA (Sqft)	UDS (Sqft)
A1	✓	3BHK	A	1	1267	573
A2	✓	3BHK	A	1	1118	506
A3	✓	1BHK	A	1	649	294
A4	✓	3BHK	A	2	1267	573
A5	✓	3BHK	A	2	1118	506
A6	✓	1BHK	A	2	649	294
A7	✓	3BHK	A	3	1267	573
A8	✓	3BHK	A	3	1118	506
A9	✓	1BHK	A	3	649	294
B1	✓	2BHK	B	1	902	389
B2	✓	2.5BHK	B	1	1010	435
B3	✓	2BHK	B	1	842	363
B4	✓	2BHK	B	1	972	419
B5	✓	2BHK	B	2	902	389
B6	✓	2.5BHK	B	2	1010	435
B7	✓	2BHK	B	2	842	363
B8	✓	2BHK	B	2	972	419
B9	✓	2BHK	B	3	902	389
B10	✓	2.5BHK	B	3	1010	435
B11	✓	2BHK	B	3	842	363
B12	✓	2BHK	B	3	972	419

DETAILS OF FLAT COST

Flat cost	Sqft @ Rs	per Sqft	Rs.
Covered Car Park			Rs. 3,00,000
TNEB Deposits, Connection Metro Water Deposits, Connection Sewerage Deposits,			Rs. 4,00,000
Connection and other legal incidental expenses			
Legal, Documentation, Registration & Property Tax Assessment Charges			Rs. 1,00,000

- +11% Registration charges & Incidental Expenses on UDS of land (UDS sq. ft)
- +2% Registration charges & Incidental Expenses on Construction Agreement.
- +5% GST on Flat cost

TOTAL COST Rs.

PAYMENT SCHEDULE

Stage of Work	Percentage	Installment No.
Initial Payment (EB + MMWSSB + Car Park Charges Included)	15%	I
On Completion of Foundation	15%	II
On Completion of Stilt Floor Roof Slab	15%	III
On Completion of First Floor Roof Slab	15%	IV
On Completion of Second Floor Roof Slab	15%	V
On Completion of Third Floor Roof Slab	15%	VI
On Completion of Brickwork in respective Flats	5%	VII
On Handing over	5%	VIII

- DD/Cheque should be drawn in favour of Magishaa Construction payable at Chennai.
- Outstation cheques will not be accepted.



Magishaa Construction has continually pioneered newer technologies, bold design and precision engineering to create properties that are perfect blend between convenience and customization. An twelve years old company, completed several residential projects and currently 15 projects were under process.

Magishaa has believed that it success comes from its people. Wherever there are people there is an opportunity to serve. We provide all the amenities that modern housing has, along with the warmth of real home.

Our vision is primarily synonymous with quality, commitment towards customers reliability and excellence in architecture. Today Magishaa has a dedicated and experienced team in its diverse community to exceed expectations, elevate standards of living, emerge as a prominent brand in construction industry. To provide exemptions quality homes and build life time relationships with our customers and communities.



Magishaa Construction

ENGINEERS & BUILDER

Magishaa Construction

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