



Magishaa's



INVEST IN A HOME THAT WILL ENHANCE YOUR LIFE HEALTHY & WEALTHY



SKM HOUSING'S

HRIDYAM POORNAM

BLOCK - A



Magishaa's

SWASTHI SAFFRON

BLOCK - B



Siva Sri Properties

SATHVIK RAYS

BLOCK - C





The Man Behind

The Founder and Proprietor of **M/s. MAGISHAA CONSTRUCTION, Mr. SHANKAR K MARIMUTHU** is a Architect Civil Engineer and is engaged in the business of civil construction since 2003. He is well west experienced in the real estate and construction industry and has completed number of residential and commercial projects. He has satisfied his customers in terms of quality and standards. He has been in this line of activity for more than 20 + years and has been successfully leading the construction business, which enjoys a good credibility & Accountability in the same. The Company has set a standard in design and construction techniques and definitely has gained a prominent place in construction industry in Chennai. Quality and Client satisfaction are the core objectives of the company. which has completed more than 500 projects totaling around 27,13,000 Sq.ft. The main objective of the organization is promoting and developing residential and commercial buildings in Chennai and around in Tamilnadu.

QUALITY POLICY

We are committed as a team with positiveness in our attitude towards quality standards, time scheduled commitment and customer service. We strive towards the goal of being the "best" in our business though quality as our basic strategy of more than customer satisfaction.



OUR VISION

To be a world class luxury BRICK work construction company with innovation in designs and in developing an ideal living atmosphere with investment opportunities and innovative real estate solutions, that exceeds our customer's expectations satisfaction.



OUR MISSION

To develop quality residential & commercial properties with Superior Standards and innovation at affordable costs. To achieve customer satisfaction and excellence in construction development, for the benefit of our customer, society and country through professionalism, ethics, quality and excellent customer service. To continually improve our competitive edge through innovations, motivations and customer feedbacks. To respect and comply with safely, environmental and legal requirements.



BUS STOP
500 Meters

KORATTUR & VILLIVAKKAM
RAILWAY STATION
2.5 KM

PROPOSED VILLIVAKKAM
METRO STATION
3 KM

HDFC & ICICI BANK
850 Meters

HIGHER SECONDARY
SCHOOL
2 KM

DRJ
HOSPITAL
950 METER



Project Highlights

- ◆ An another affordable luxury landmark project from the house “Magishaa” with the name of “**HRIDYAM POORNAM, SWASTHI SAFFRON & SATHVIK RAYS**”.
- ◆ Project is in a fine locality eminent, for its calm and well suited neighbourhood. And it's a East facing property with 28 exclusive 2 BHK & 3 BHK - Ground + 3, luxury apartments.
- ◆ Every fact of architecture has been chosen to provide the fullest luxury, at most comfort, best space utilization, finest design and affordable cost.

Plot No. 24, Bharani Jothi Nagar, Korattur, Chennai-600 080. (Near DRJ Hospital)



Office: Magishaa Construction,
No W 727, 4th Street, Anna Nagar
West, Chennai 600101

info@mashiaa.com www.magishaa.com

CONTACT DETAILS

Mr. SHANKAR K. MARIMUTHU
PROPRIETOR

+91 98403 55999

+91 98842 33462

magishaa_shan@yahoo.in

**FOR ENQUIRY, BOOKINGS &
APPOINTMENTS**

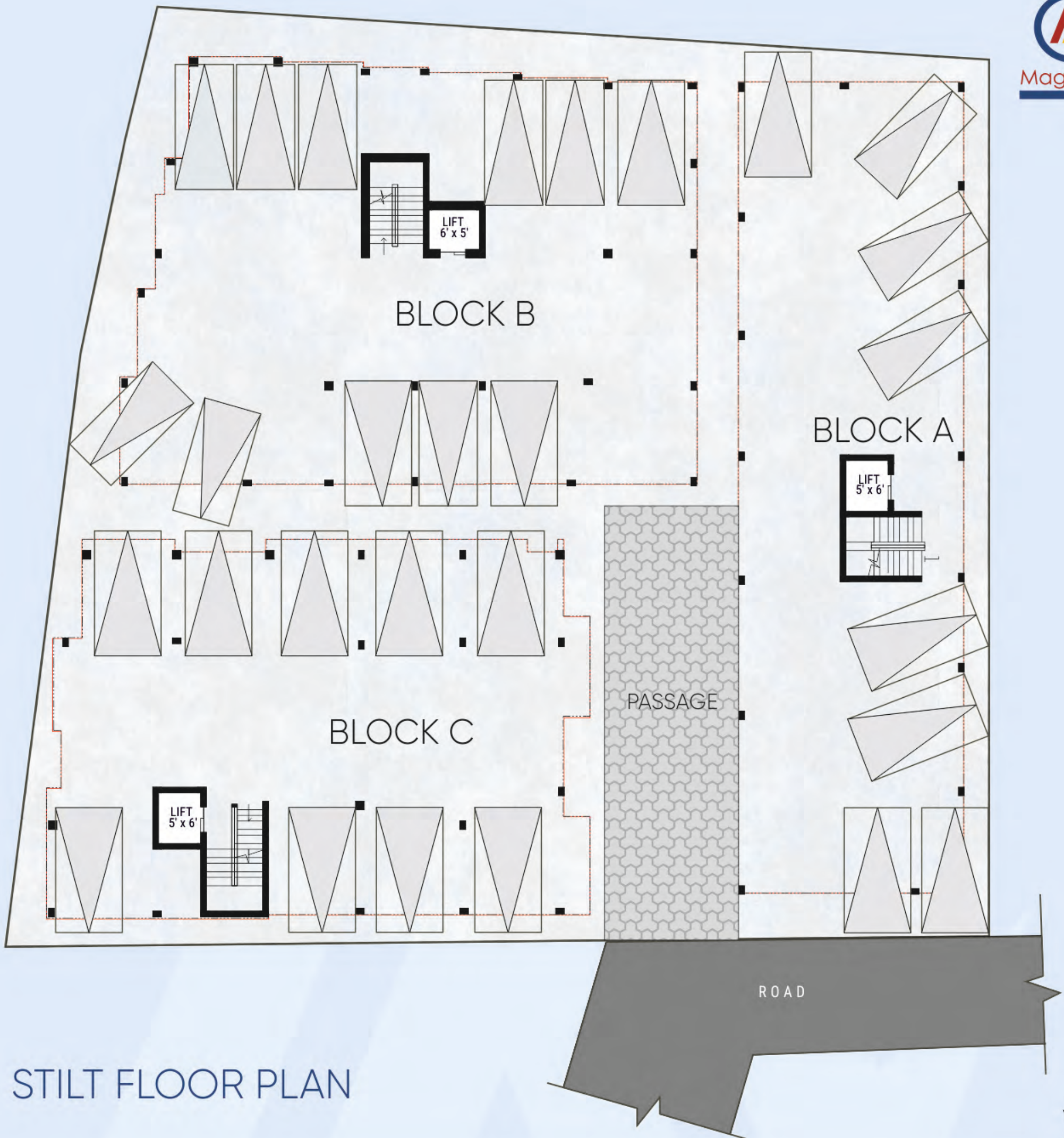
044 - 4553 6693

044 - 2615 5115

magishaa1603@gmail.com

PREFERRED BANKERS





STILT FLOOR PLAN

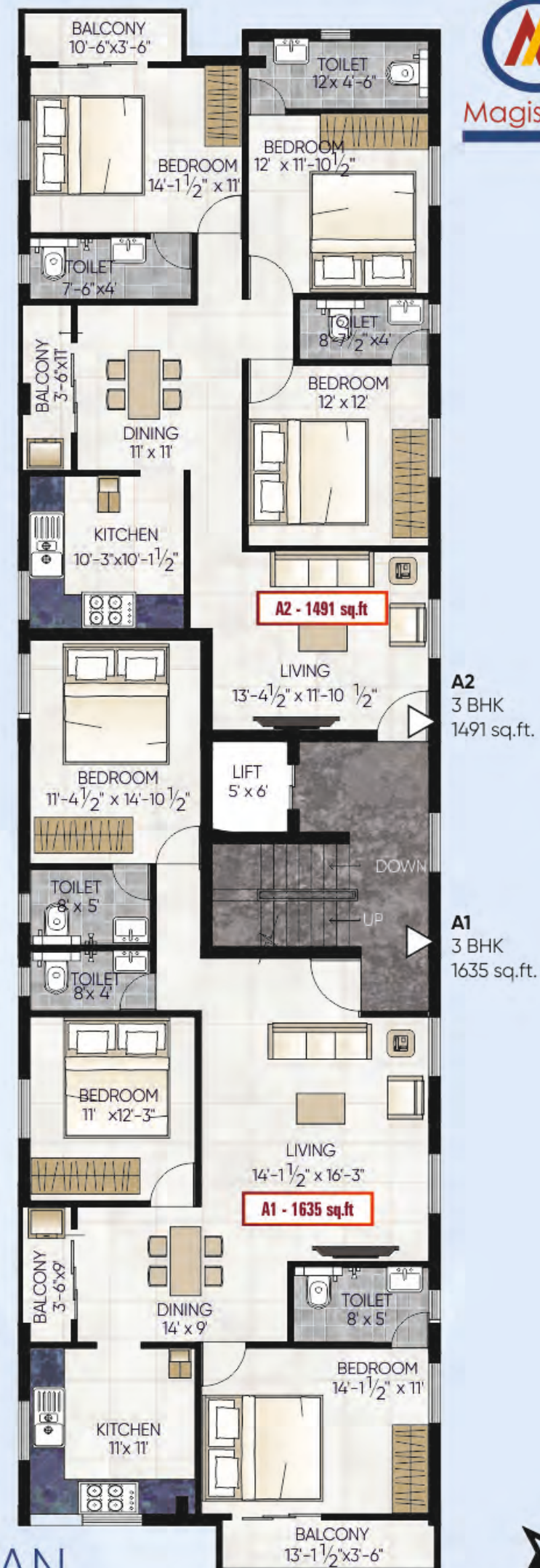
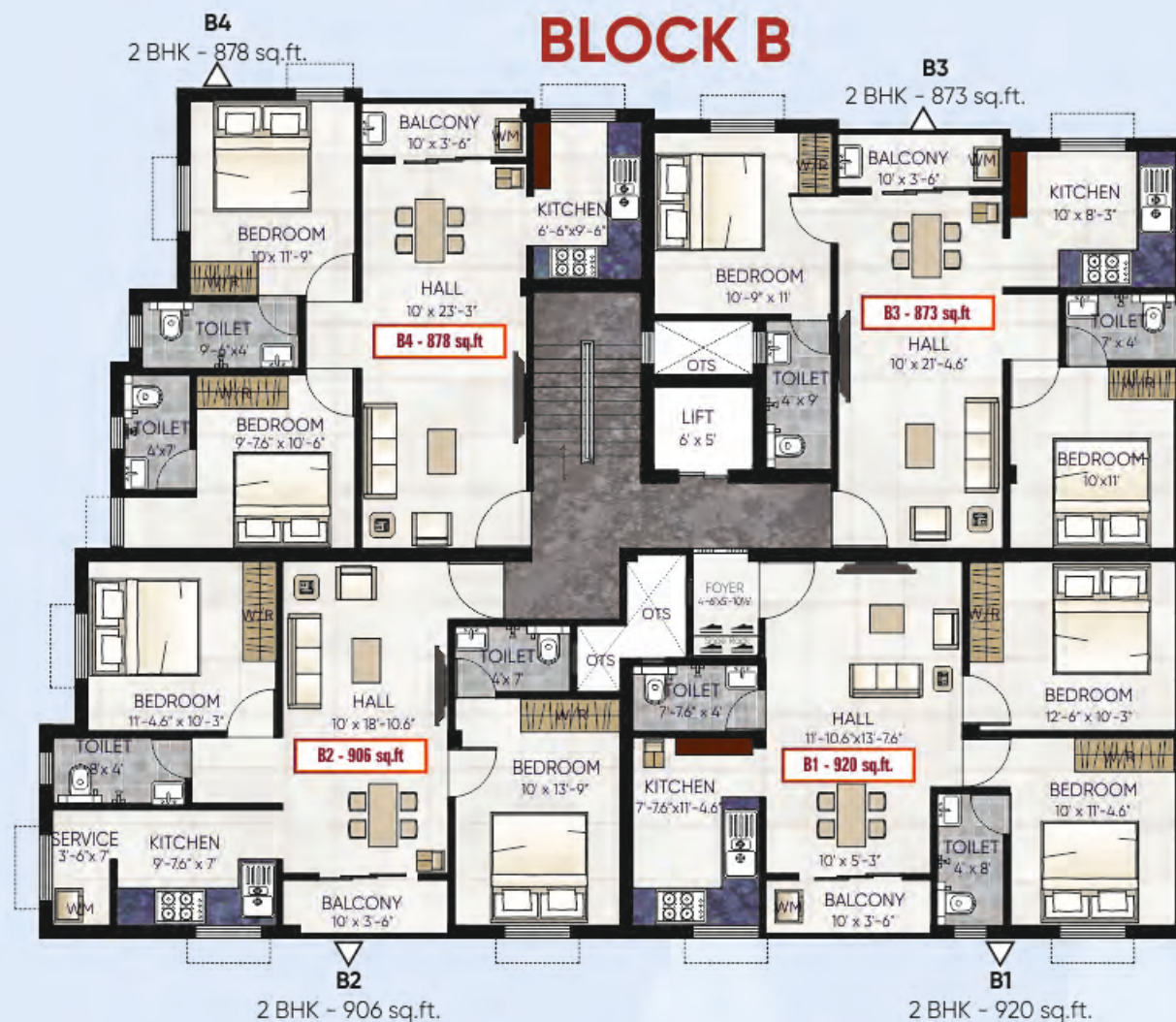


SKM HOUSING'S

HRIDYAM POORNAM

BLOCK – A





FIRST FLOOR PLAN



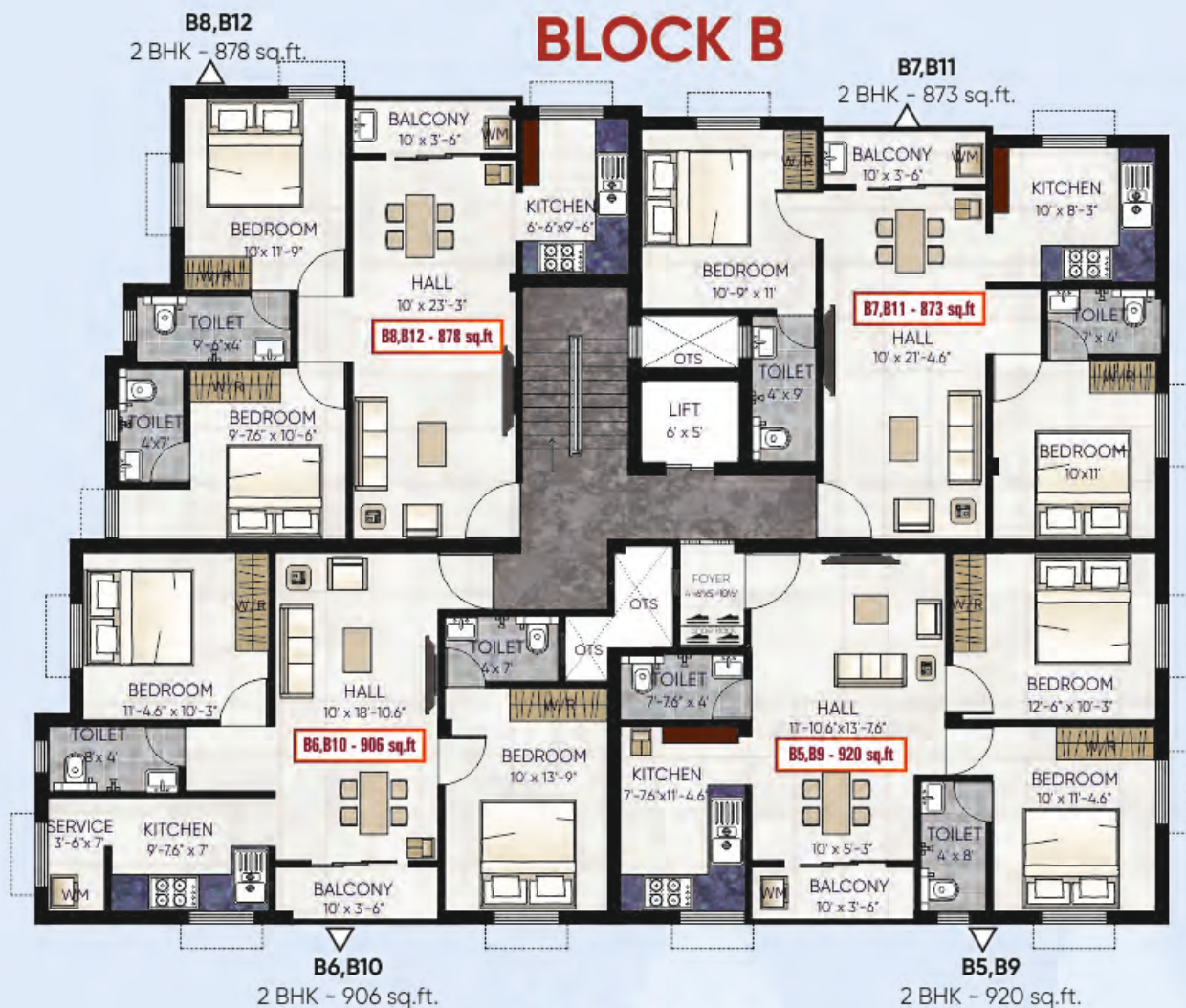


Magishaa's

SWASTHI SAFFRON

BLOCK – B







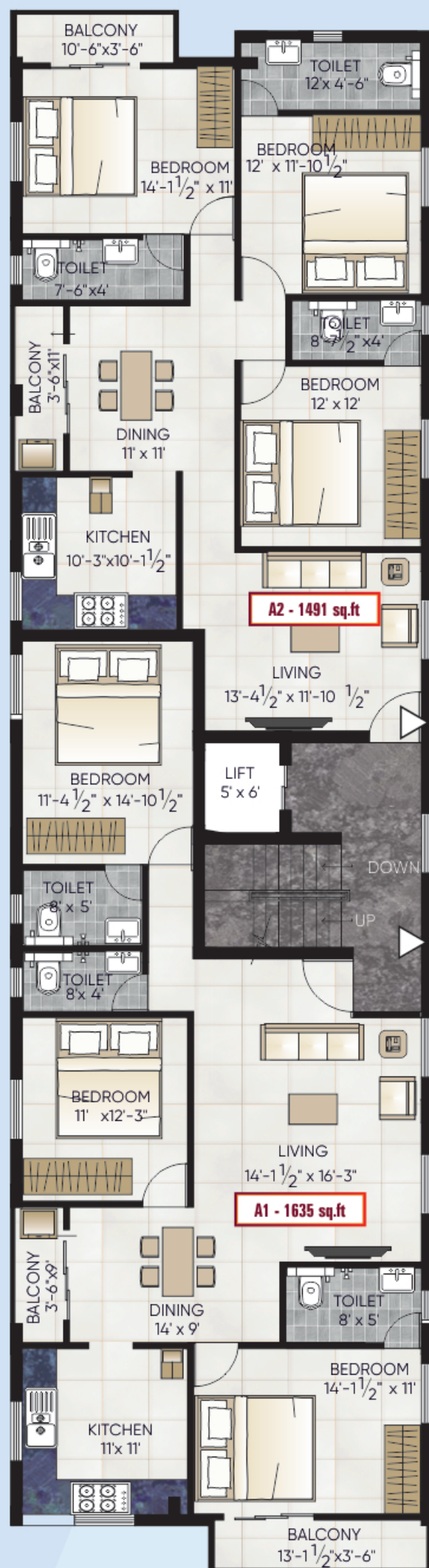
Siva Sri Properties

SATHVIK RAYS

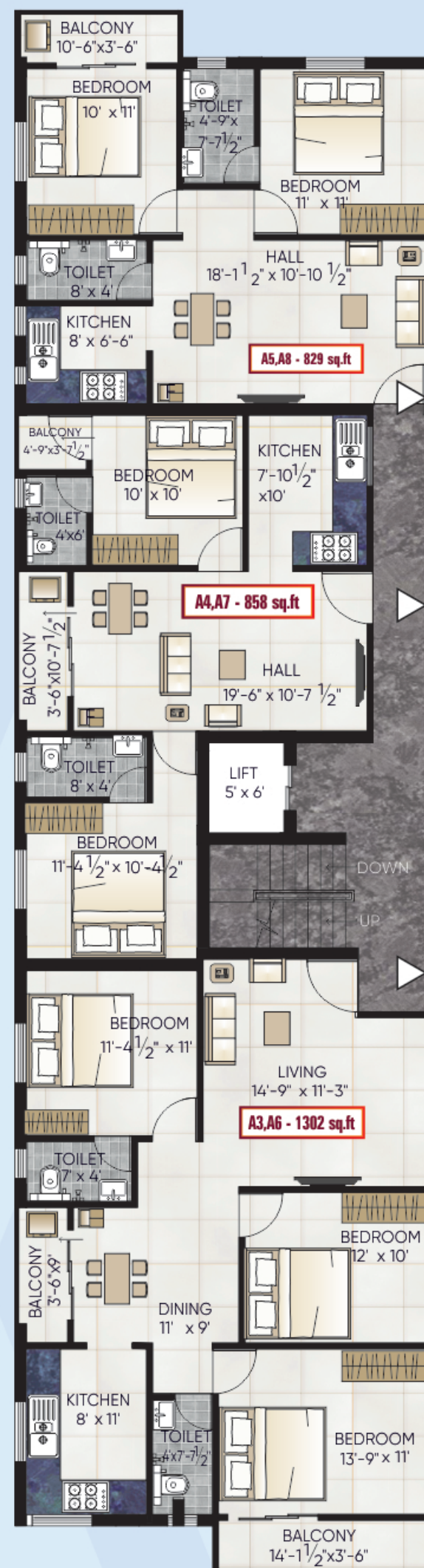
BLOCK – C



BLOCK A



1st FLOOR PLAN



2nd & 3rd FLOOR PLAN



Real comfort,
visual and physical,
is vital to every room.



BLOCK B

B4,B8,B12
2 BHK - 878 sq.ft.

B3,B7,B11
2 BHK - 873 sq.ft.

B4,B8,B12-878 sq.ft

B3,B7,B11-873 sq.ft

B2,B6,B10-906 sq.ft

B1,B5,B9-920 sq.ft

B2,B6,B10
2 BHK - 906 sq.ft.

B1,B5,B9
2 BHK - 920 sq.ft.

1st, 2nd & 3rd FLOOR PLAN



The *Kitchen* is the
Heart of the *Home*



1st FLOOR PLAN



2nd & 3rd FLOOR PLAN



THE HOME SHOULD BE THE TREASURE CHEST OF LIVING





- ◆ DRJ Hospital 100 M
- ◆ Bus Stop 100 M
- ◆ Korattur Railway Station & Villivakkam Railway Station 1.5 KM
- ◆ HDFC, ICICI, Canara Bank & Indian Bank 500 M
- ◆ Electricity Board 250 M & Health Centre 350 M
- ◆ Opp. to Indian Oil & HP Petrol Bunk
- ◆ Saravana Store, Padi 1 KM
- ◆ SBOA School 1 KM

- ◆ Velammal, DAV & Sparton School 2.5 KM
- ◆ Koyambedu Bus Terminus 2.2 KM
- ◆ Koyambedu Market 2 KM
- ◆ VR Mall 1.5 KM
- ◆ Sivan Temple & Perumal Temple 1.5 KM
- ◆ Anna Nagar & Thirumangalam Metro Station 2 KM
- ◆ MMM & Frontier Life Line Hospital 2.5 KM
- ◆ AGS Cinema 2 KM

"WE LISTEN TO YOUR NEEDS,
DESIGN IT TO YOUR
SPECIFICATIONS, AND BUILT IT
TO YOUR DREAMS!"



A house is much more than a mere shelter. It should lift us emotionally and spiritually



AREA DETAILS

S.No.	Flat No	Floor Details	Block	Types	Area	Uds	Facing
1	A 1	First Floor	A BLOCK	3 BHK	1635	576	NORTH FACING
2	A 2	First Floor		3 BHK	1,491	526	EAST FACING
3	A 3	Second Floor		3 BHK	1,302	459	NORTH FACING
4	A 4	Second Floor		2 BHK	858	303	NORTH FACING
5	A 5	Second Floor		2 BHK	829	292	EAST FACING
6	A 6	Third Floor		3 BHK	1,302	459	NORTH FACING
7	A 7	Third Floor		2 BHK	858	303	NORTH FACING
8	A 8	Third Floor		2 BHK	829	292	EAST FACING

1	B 1	First Floor	B BLOCK	2 BHK	920	402	SOUTH FACING
2	B 2	First Floor		2 BHK	906	395	NORTH FACING
3	B 3	First Floor		2 BHK	873	381	SOUTH FACING
4	B 4	First Floor		2 BHK	878	383	NORTH FACING
5	B 5	Second Floor		2 BHK	920	402	SOUTH FACING
6	B 6	Second Floor		2 BHK	906	395	NORTH FACING
7	B 7	Second Floor		2 BHK	873	381	SOUTH FACING
8	B 8	Second Floor		2 BHK	878	383	NORTH FACING
9	B 9	Third Floor		2 BHK	920	402	SOUTH FACING
10	B 10	Third Floor		2 BHK	906	395	NORTH FACING
11	B 11	Third Floor		2 BHK	873	381	SOUTH FACING
12	B 12	Third Floor		2 BHK	878	383	NORTH FACING

1	C 1	First Floor	C BLOCK	3 BHK	2,276	833	SOUTH FACING
2	C 2	First Floor		2 BHK	972	356	NORTH FACING
3	C 3	Second Floor		3 BHK	1,045	382	SOUTH FACING
4	C 4	Second Floor		3 BHK	1,194	437	NORTH FACING
5	C 5	Second Floor		2 BHK	932	341	EAST FACING
6	C 6	Third Floor		3 BHK	1,045	382	SOUTH FACING
7	C 7	Third Floor		3 BHK	1,194	437	NORTH FACING
8	C 8	Third Floor		2 BHK	932	341	EAST FACING

DETAILS OF FLAT COST

Flat Cost Sqft @ Rsper Sqft	Rs.
Covered Car Park	Rs. 3,00,000
TNEB Deposits, Connection Metro Water Deposits, Connection Sewerage Deposits, Connection and Other Legal Incidental Expenses	Rs. 4,00,000
Legal, Documentation, Registration & Property Tax Assessment Charges	Rs. 1,00,000
* +9% Registration Charges & Incidental Expenses on UDS of Land (UDS sq.ft.)	TOTAL COST Rs.
* +4% Registration charges & Incidental Expenses on Construction Agreement	
* +5% GST on Flat Cost	
* +1% TDS on Flat Cost	

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

A house is made with walls and beams; a home
is built with love and dreams only in
Magishaa Construction



PROJECT SPECIFICATION

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 4½" 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 SOMANY / KAJARIA.
- 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 2 coats of putty, 1 coat of primer & 2 coats of emulsion.
- Exterior Walls: Exterior faces of the building finished with 1 coat of primer & 2 coats 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.
- Wires from Polycab / Equivalent
- Split A/C points for Living Dining & all Bedrooms.
- Modular switches and sockets of Anchor Roma.
- Earth leakage circuit breaker to prevent shock.
- TV, telephone points in living & master bedroom.
- 2 way switches for master bedroom.

SPECIAL FEATURES

- Automatic Water Controller
- Elevators 6 passenger capacity automatic lift will be provided with Interior finish.
- Rainwater harvesting
- Sump and overhead tank for metro water & bore well.
- 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.

OUR ONGOING PROJECTS



Mahima Mangalam
Plot No.46, Janakiraman Street,
K R Nagar, Korattur, Chennai -600 080



Achyuta Ortus
Murali Street, Rajaji Nagar,
Villivakkam, Chennai - 600 049.



Vihari Vihar
Plot No.24, 23rd Street, Poompohar
Nagar, Kolathur, Chennai-600099



COMMERCIAL
#96, AB Block, 4th Avenue
Shanthi Colony, Anna Nagar, Chennai-40.



Magishaa Construction ENGINEERS & BUILDER

No.W-727, 4th Cross Street, Anna Nagar West Extn., Chennai-600 101.

Tel : 044 4553 6693, 2615 5115, 98842 33462, 98403 55999

E-mail : magishaa1603@gmail.com, magishaa_shan@yahoo.in Web : www.magishaa.com

Disclaimer : Whilst reasonable care has been taken in preparing the brochure, constructing the model and the sales gallery show flat (the "Materials"), the developer and its agents shall not be held responsible for any inaccuracies in their contents or between the materials and the actual unit. All statements, literature and depictions in the materials are not to be regarded as a statement or representations of the fact. Visual representation such as layout plans, finishes, illustrations, pictures, photograph and drawings contained in the materials are artist's impressions only and not representation of fact. Such materials are for guidance only and should not be relied upon as accurately describing any specific matter. All information, specifications, plans and visual representations contained in the materials are subject to changes from time to time by the developer and/or the competent authorities and shall not form part of the offer or contract.

The sale and purchase agreement shall form the entire agreement between the developer and the purchaser and shall in no way be modified in any statement, representations or promises (whether or not contained in the materials and/or made by the developer or the agent) made. No part of the materials shall constitute a representation or warranty. The floor plans are approximate measurements and subject to final survey & Approvals.