



Magishaa

MAGISHAA'S

# VIHAS VAJRA & MADHAV MAGNUS

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

**BUS STOP  
120 Meters**

**VILLIVAKKAM RAILWAY  
STATION  
300 Meters**

**PROPOSED VILLIVAKKAM  
METRO STATION  
350 Meters**

**HDFC BANK  
850 Meters**

**HIGHER SECONDARY  
SCHOOL  
900 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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#### **CONTACT DETAILS**

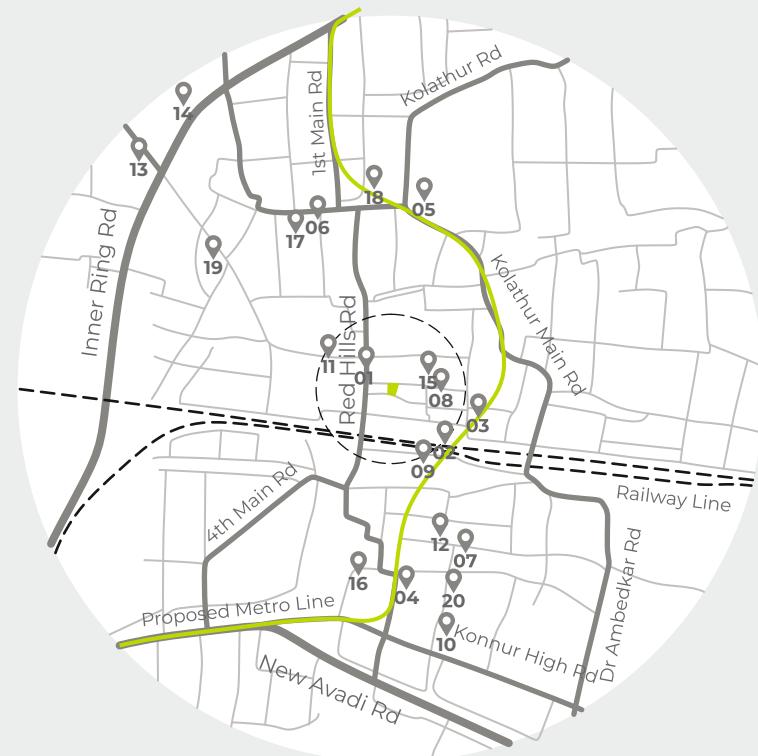
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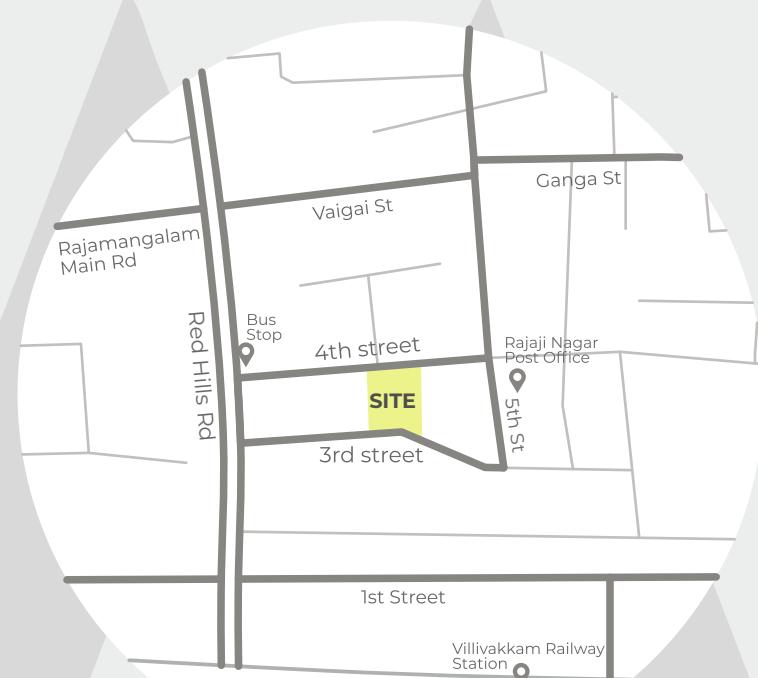
#### **PREFERRED BANKERS**



# 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



**BLOCK B**  
MADHAV MAGNUS

**TYPICAL FLOOR PLAN**

**B1, B5, B9**  
2BHK  
830 Sqft



**B4, B8, B12**  
2BHK 908 Sqft



**B2, B6, B10**  
2.5BHK 944 Sqft



**B3, B7, B11**  
2BHK  
851 Sqft



**A2, A5, A8**  
3BHK  
1118 Sqft

**A1, A4, A7**  
3BHK  
1267 Sqft



RAJAJINAGAR 4TH ST

AREAS GIVEN INDICATE SALEABLE AREA UNLESS MENTIONED OTHERWISE



RAJAJINAGAR 3RD ST



Your happiness is under construction.

# 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.**

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

LIVING & DINING	13'4" x 15'2"
KITCHEN	7'11" x 6'5"
BEDROOM	11'1" x 9'6"
BATH	4'3" x 6'11"
BALCONY	11'6" x 2'8"

**FLAT NO.**

A3  
A6  
A9

**AREA**

645 Sqft  
645 Sqft  
645 Sqft



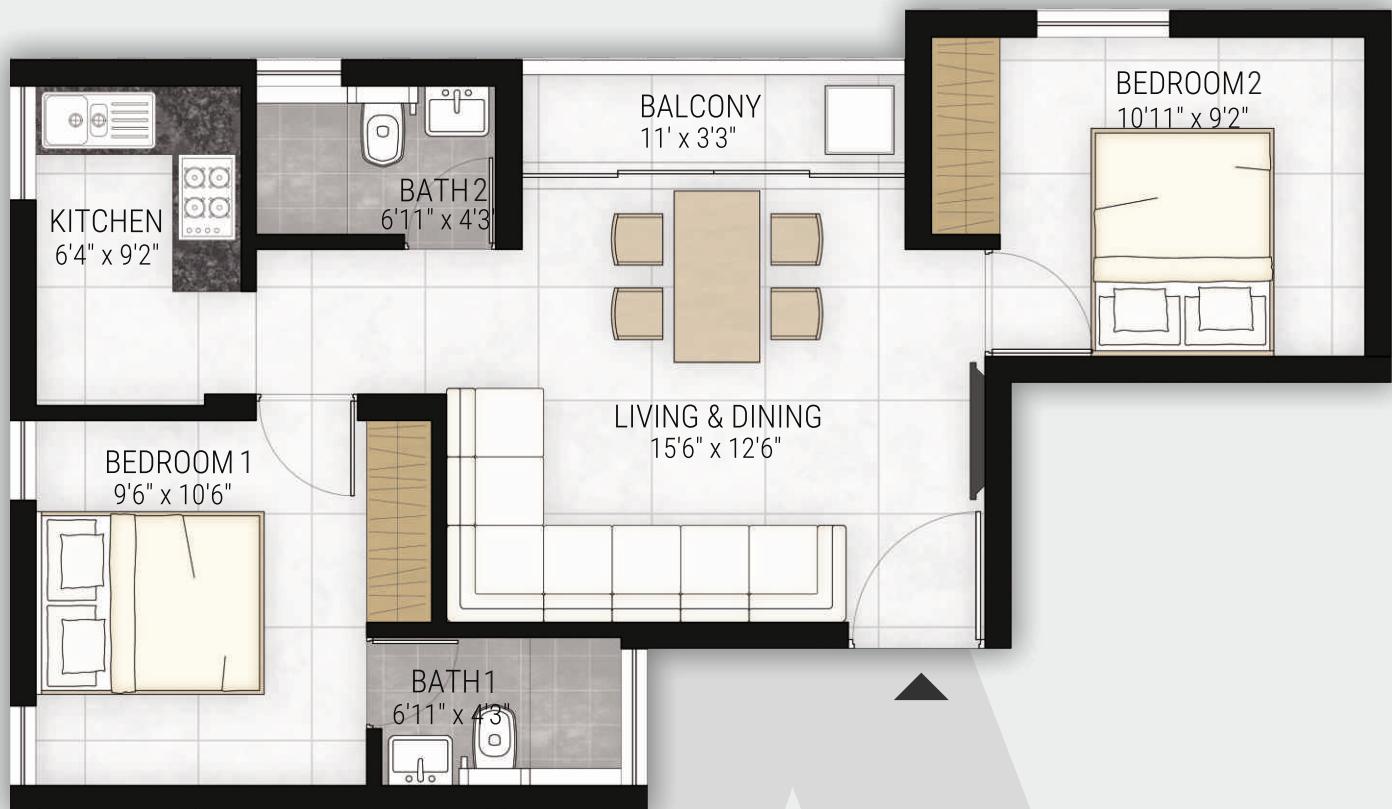
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Master of quality  
construction.

# UNITS B1, B5, B9

KEY PLAN  
BLOCK B



**2BHK + 2T 830 Sqft**

**ROOM INTERNAL DIMENSIONS**

LIVING & DINING	15'6" x 12'6"
KITCHEN	6'4" x 9'2"
BEDROOM 1	9'6" x 10'6"
BEDROOM 2	10'11" x 9'2"
BATH 1	6'11" x 4'3"
BATH 2	6'11" x 4'3"
BALCONY	11' x 3'3"

**FLAT NO.**

B1	830 Sqft
B5	830 Sqft
B9	830 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 944 Sqft**

ROOM	INTERNAL DIMENSIONS	FLAT NO.	AREA
LIVING & DINING	19'2" x 13'11"	B2	944 Sqft
KITCHEN	5'11" x 9'2"	B6	944 Sqft
BEDROOM 1	10'7" x 9'2"	B10	944 Sqft
BEDROOM 2	10'6" x 9'2"		
STUDY	7'10" x 7'3"		
BATH 1	4'3" x 6'7"		
BATH 2	6'11" x 4'3"		
BALCONY	9'6" x 3'3"		



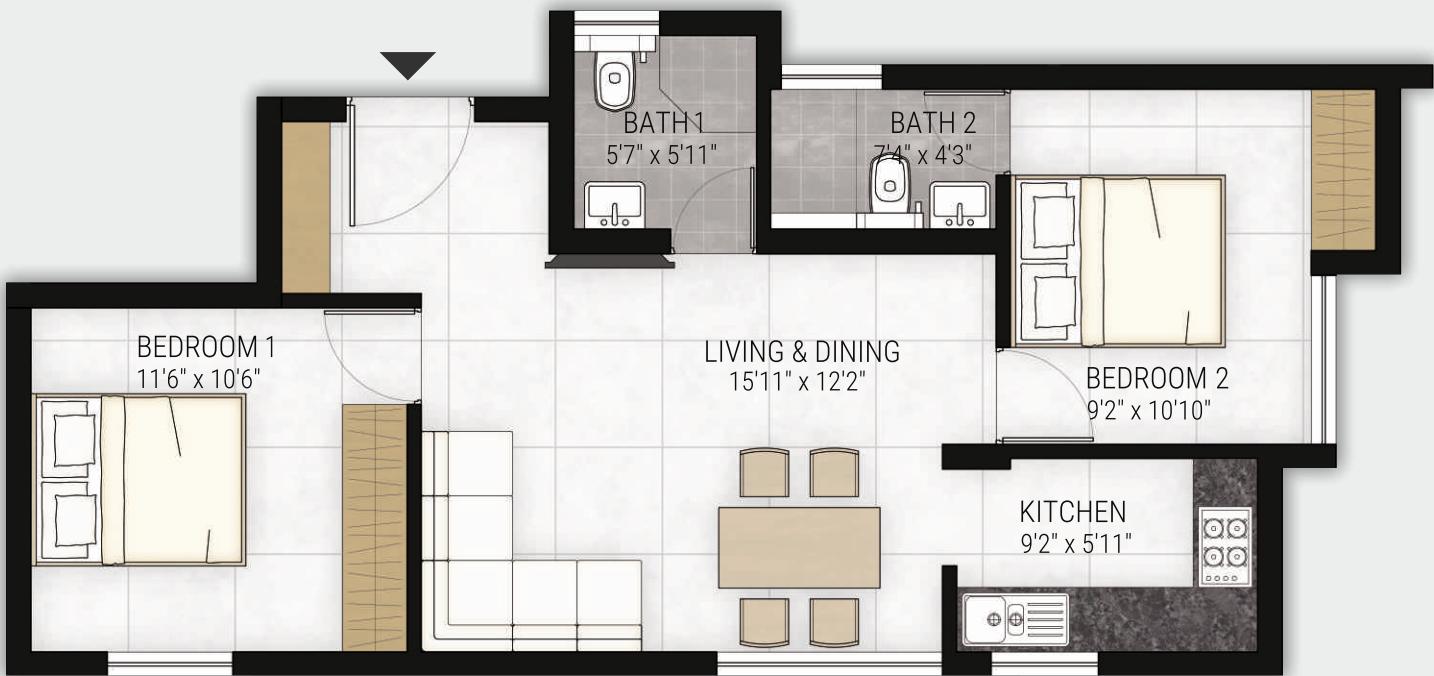
AREAS GIVEN INDICATE SALEABLE AREA UNLESS MENTIONED OTHERWISE

Your dream home  
Stars Here.



# UNITS B3, B7, B11

KEY PLAN  
BLOCK B



**2BHK + 2T 851 Sqft**

ROOM	INTERNAL DIMENSIONS
LIVING & DINING	15'11" x 12'2"
KITCHEN	9'2" x 5'11"
BEDROOM 1	11'6" x 10'6"
BEDROOM 2	9'2" x 10'10"
BATH 1	5'7" x 5'11"
BATH 2	7'4" x 4'3"

FLAT NO.	AREA
B3	851 Sqft
B7	851 Sqft
B11	851 Sqft



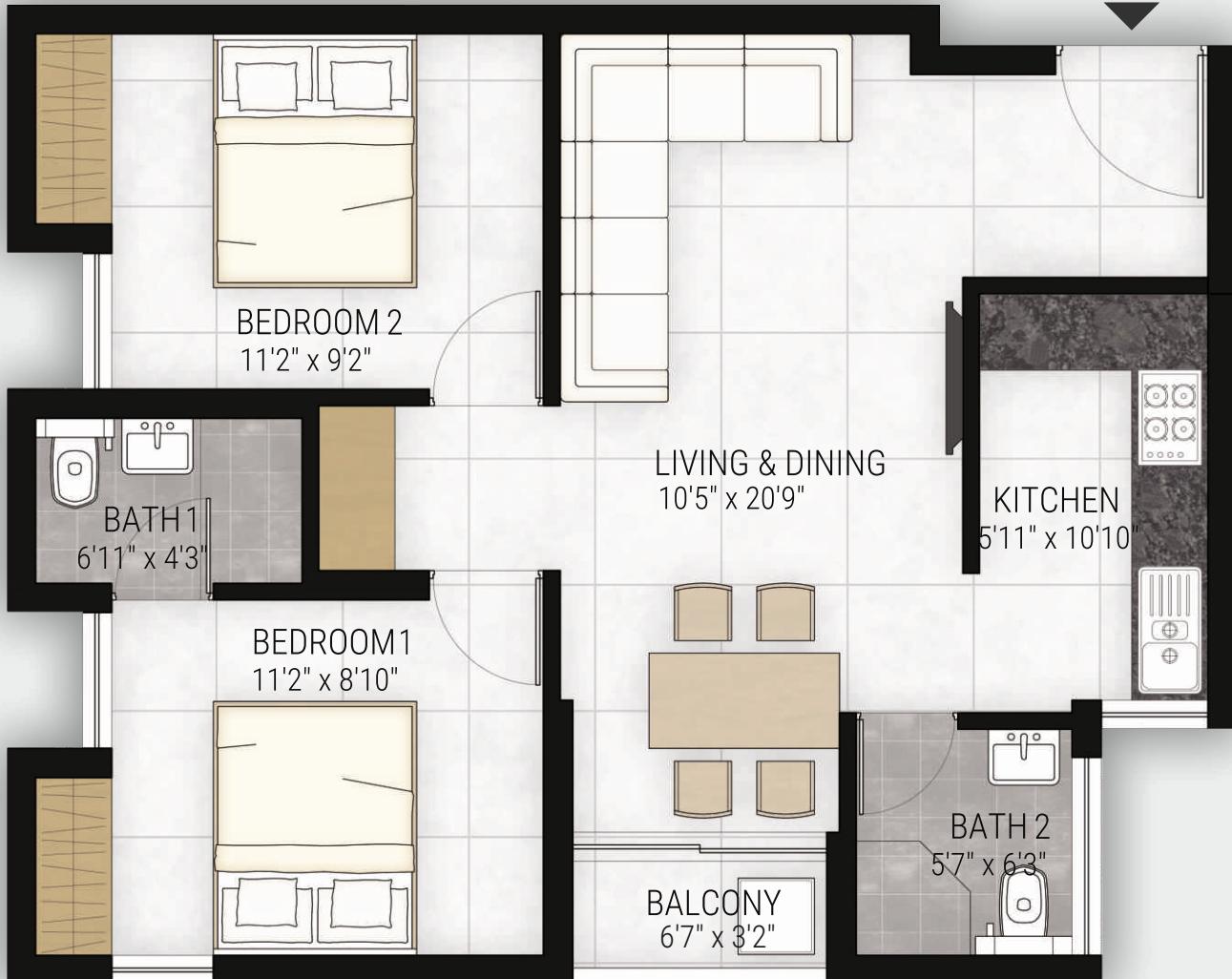
AREAS GIVEN INDICATE SALEABLE AREA UNLESS MENTIONED OTHERWISE



The perfect abode for the  
perfect family.

# UNITS B4, B8, B12

KEY PLAN  
BLOCK B



**2BHK + 2T 908 Sqft**

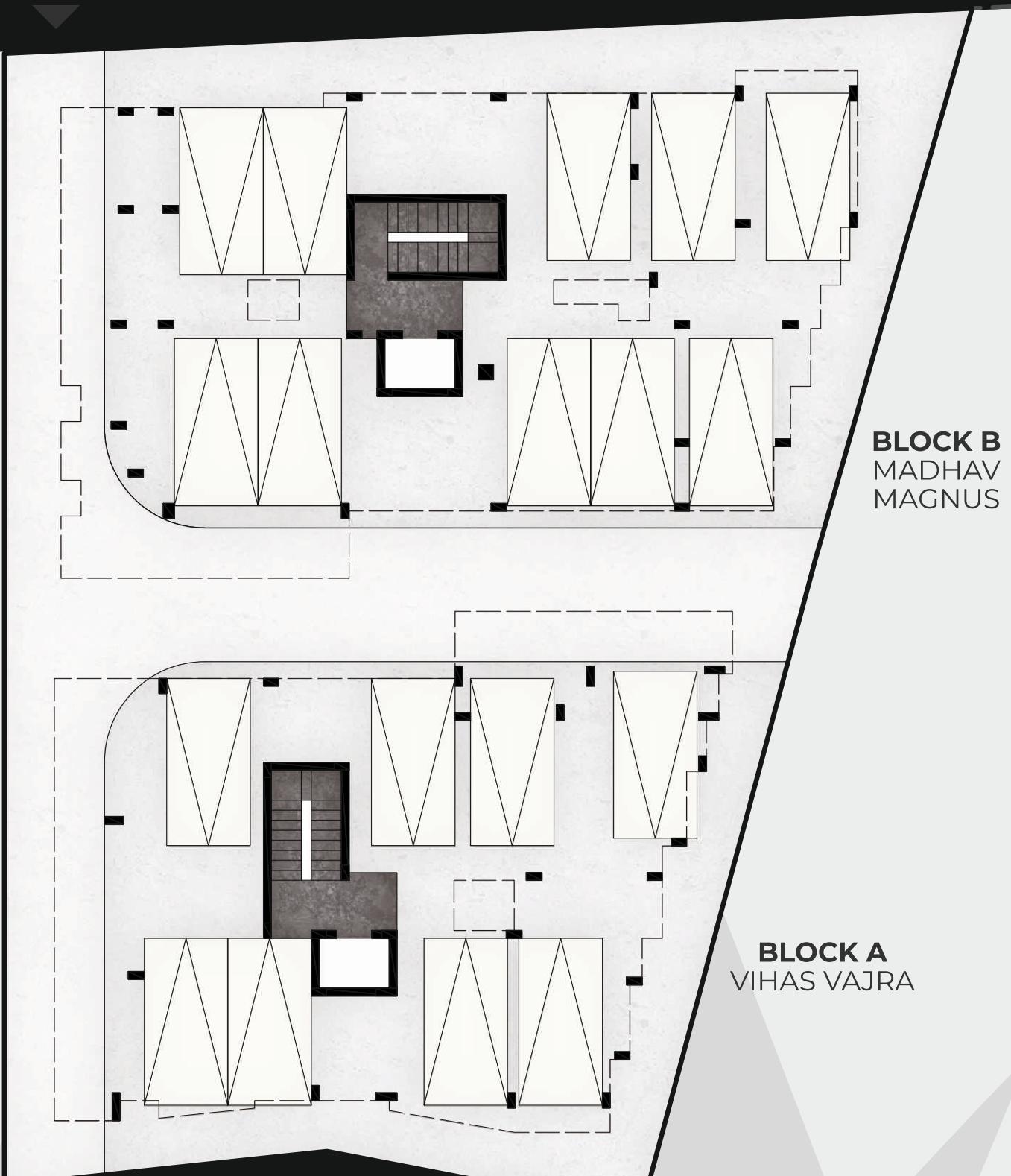
ROOM	INTERNAL DIMENSIONS	FLAT NO.	AREA
LIVING & DINING	10'5" x 20'9"	B4	908 Sqft
KITCHEN	5'11" x 10'10"	B8	908 Sqft
BEDROOM 1	11'2" x 8'10"	B12	908 Sqft
BEDROOM 2	11'2" x 9'2"		
BATH 1	6'11" x 4'3"		
BATH 2	5'7" x 6'3"		
BALCONY	6'7" x 3'2"		



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



# 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

- CCTV surveillance camera with recording facility.
- Elevators 6 passenger capacity automatic lift will be provided with Interior finish.
- Generator from KIRLOSKAR GREEN with adequate capacity.
- 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	830	377
B2	✓	2.5BHK	B	1	944	429
B3	✓	2BHK	B	1	851	387
B4	✓	2BHK	B	1	908	413
B5	✓	2BHK	B	2	830	377
B6	✓	2.5BHK	B	2	944	429
B7	✓	2BHK	B	2	851	387
B8	✓	2BHK	B	2	908	413
B9	✓	2BHK	B	3	830	377
B10	✓	2.5BHK	B	3	944	429
B11	✓	2BHK	B	3	851	387
B12	✓	2BHK	B	3	908	413

### 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)			TOTAL COST
• +2% Registration charges & Incidental Expenses on Construction Agreement.			Rs. .....
• +5% GST 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.



# Magishaa



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 its 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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