



Survey No.33, Perumattunallur Village, Guduvancherry,  
Chengalpattu District, Opposite Road to Velammal Vidhyashram School



Corporate Office  
313, GST Road, Chromepet Chennai 600044

DESIGNED BY:

Mail : [info@amazzehomes.com](mailto:info@amazzehomes.com)

EXECUTED BY:

# Looking for a place to call HOME?

Look no further than homes by AK GARDENS!

Our 2.5 and 3 BHK individual homes - with plots varying from 600sqft to 1450 sqft and built area ranging from 950sqft to 1450 sqft- offer you the chance to have your Dream Home!

With peaceful and pleasant ambience, these houses are ready for you to call it, your "Home Sweet Home".

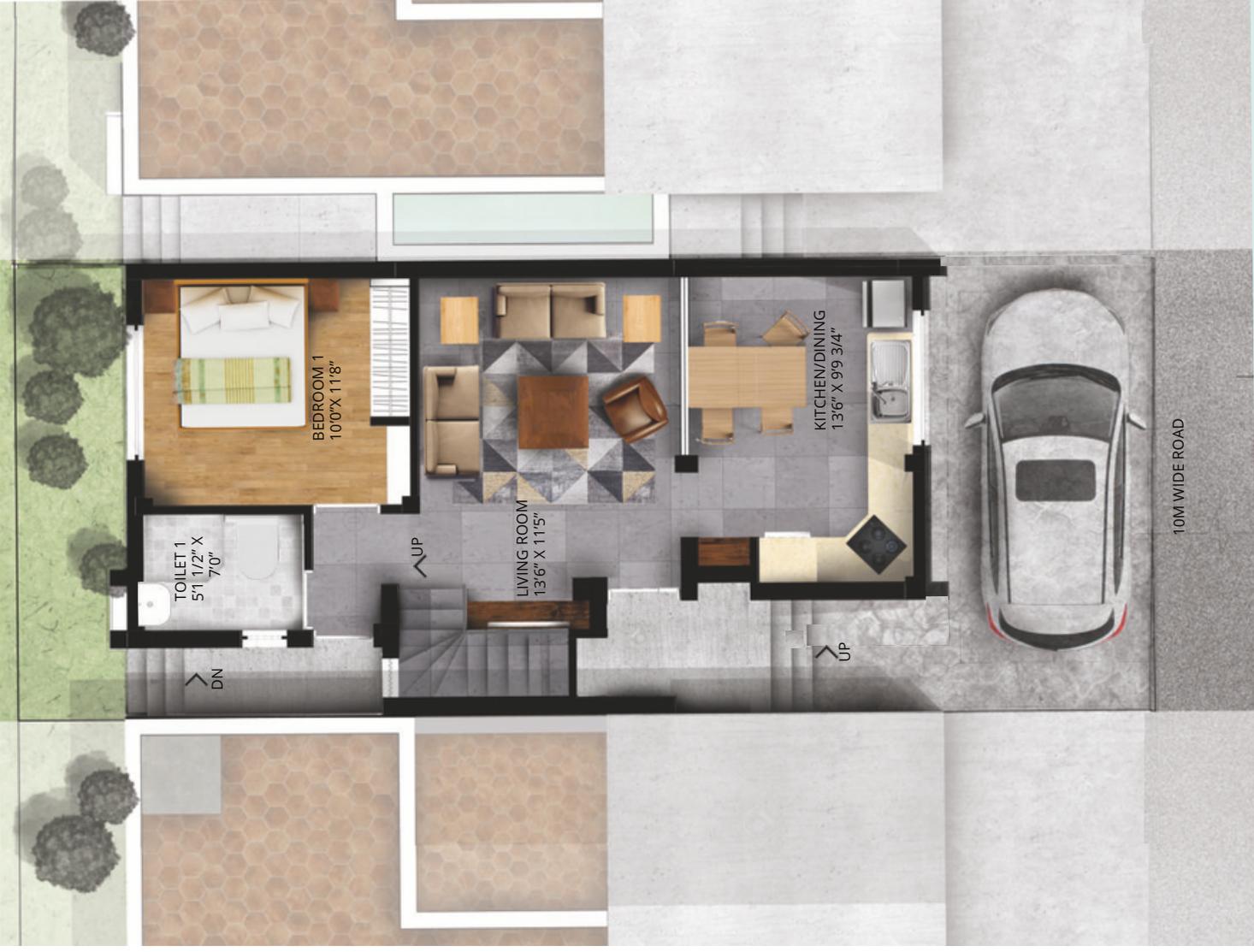
AK Gardens is surrounded by all your required necessities, with schools, supermarkets, restaurants and hospitals, at close proximities.

Easy access to public transport is also made possible by it`s proximity to the bustling township.



# MODEL 1

PLOT NO.	LANDBUILDING NO.	SIZE (SQ.FT)	LANDBUILDING NO.	SIZE (SQ.FT)
61A	1000	1167	1262	1262
62B	1000	1262	1300	1262
64B	1000	1300	1262	1262
66B	1000	1262		



GROUND FLOOR PLAN



FIRST FLOOR PLAN

# MODEL 2

PLOT NO.	LANDBUILDING NO.	LANDBUILDING SIZE (SQ.FT)
63A	1000	1300
63B 64A	1000	1300
65A	1000	1294
65B 66A	1000	1300



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**YALINI PARK PH-2...** where luxury meets comfort:  
All our homes at AK Gardens have been planned with modernistic designs to suit your needs. Attention to detail and quality has been given to offer a comfortable and comprehensive package that you deserve!  
Some of our features include large french windows & open skylight ceilings for ample light and ventillation.

Truly, a home to fulfill your dream!



Come & Enjoy the tranquility of yalini park ph-2 and stay connected to your daily lifestyle !

Bank Loan can be arranged through:



## LOCATION ADVANTAGES

LOCATION	DISTANCE FROM SITE (KM)
<b><u>SCHOOLS</u></b>	
VELAMMAL VIDHYASHRAM	1.
SHINE KIDS ACADEMY	2
S.R.M PUBLIC SCHOOL	1.
ST. MARYS MATRICULATION SCHOOL	7
KIDZEE PLAY SCHOOL	2.
<b>COLLEGES:</b>	8
S.R.M UNIVERSITY	3.
CRESCENT COLLEGE	3
APOLLO ARTS & SCIENCE COLLEGE	3.
T.N PHYSICAL EDUCATION & SPORTS UNIVERSITY	5
<b><u>HOSPITALS:</u></b>	
THANGAM HOSPITAL	4 .
NANDHIVARAM GOVERNMENT HOSPITAL	9
THALIR HOSPITAL	4 .
MAX HOSPITAL	9
S.R.M GENERAL HOSPITAL	6 .
<b><u>TRANSPORT:</u></b>	
GUDUVANHERRY BUS STAND	5
GUDUVANCHERRY RAILWAY STATION	7 .
UPCOMING URAPAKKAM BUS TERMINUS	7
AIRPORT	8 .
<b><u>BANKS:</u></b>	
STATE BANK OF INDIA	2
ANDHRA BANK	4 .
AXIS BANK	5
INDIAN OVERSEAS BANK	5 .
ICICI BANK	5
<b><u>HOLY PLACES:</u></b>	
VINAYAGAR TEMPLE	7
GOOD SHEPHERD CHURCH	1
JUMMA MASJID	2
	3

### Payment schedule:

- At the time of Foundation Work - 30%
- At the time of Roof Work - 20%
- At the time of Brick Work - 20%
- At the time of Plastering Work - 15%
- At the time of Tiling Work - 10%
- At the time of Handing Over - 5%

# TECHNICAL SPECIFICATIONS

---

## STRUCTURE

RCC framed structure  
Infill with brick and selective plastering finish

## JOINERIES

Main door - Teak Wood  
Bedroom, toilet, utility & balcony doors- Flushed Padak  
Aluminium windows - fitted with bug mesh with MS rod grill

## FLOORING

Site paving - 80mm thick L-shaped paver blocks  
Building floor finish - 2' x 2' semi-matte flooring  
Toilet - Anti-skid tiles

## COUNTERTOP

Countertop with undercounter - Steel grey granite  
Kitchen undercounter storage - kadappa stone  
Stainless steel sink

## PLUMBING AND SANITARY

For all drainlines - Concealed flush with flush valve from Jaguar  
Sanitary fittings and sanitaryware from Essco  
Health faucet in all toilets  
Geyser provision  
CPVC pipelines for hot water & UPVC for cold water line

## ELECTRICAL LINES & SWITCHES

Concealed wiring - Orbit/Kundan  
Circuit switches & distribution box - Anchor/Legrand/Havells  
MCB's from Plus Standard

## PAINTING

Interior - White cement putty with emulsion & primer  
Exterior - Plastering & paint shade approved by architect

## FURNITURE

Semi-interior furnishing for kitchens and wardrobes

## EXTERNAL

RCC columns with MS main gate and wicker gate  
Hard/Soft landscaping around the building

## GENERAL

Septic tank  
Weathering course for flat and sloped roofing  
Overhead tank  
Skylight vent



# AMENITIES

INDIVIDUAL CAR/BIKE PARKING

GATED VILLAS WITH  
COMPOUND WALLS

BOREWELL WITH GOOD  
SOURCE OF GROUNDWATER

CCTV CAMERA FOR  
SAFETY AND SECURITY

INVERTER BACK-UP FOR  
UNINTERRUPTED POWER SUPPLY

3 PHASE EB CONNECTION

SEPARATE SEPTIC TANK