




SSBUILDTECH
BUILDING HOMES. BUILDING TRUST.

*Where the sea
is your neighbour!*

In association with
**N. V. Mahbubani &
Jaya N. Mahbubani**



16 UBER Luxury Sea View Apts
@ THIRUVANMIYUR



“ The voice of the sea speaks to the soul.
The touch of the sea is sensuous, enfolding
the body in its soft, close embrace

Kate Chopin ”



**16 UBER Luxury Sea View
Apts @ THIRUVANMIYUR**
3BHK | 1761 - 1957 Sq. Ft.

A Concrete stature that will
Turn your head over heels !

Offering significant connectivity to all major parts of the city, Amaira at Thiruvannamiyur is your gateway to a new wave of lifestyle. Sprawling generously on 7.90 grounds, Amaira is a living unrivalled on Stilt + 4 Floor structure embedded with top-notch facilities throughout.

Meticulously planned and effortlessly sophisticated, this new wave of lifestyle features 16 ultra-stylish contemporary residences overlooking the Sea, brims with modernity and convenience. Set at the backdrop of waves that tend to rejuvenate every single moment... enjoy, experience and embrace the extra dose of luxury, comfort and the abundance of nature every single day.

In association with
**N. V. Mahbubani &
Jaya N. Mahbubani**



Artistic Day View of Elevation

In association with
**N. V. Mahbubani &
Jaya N. Mahbubani**



Artistic Day View of Elevation



In association with
**N. V. Mahbubani &
 Jaya N. Mahbubani**



**DEVELOPER
 S S BUILDTECH**

**PLAN DETAIL
 STILT CUM SITE PLAN**





In association with
**N. V. Mahbubani &
 Jaya N. Mahbubani**



**DEVELOPER
 S S BUILDTech**

**TYPICAL FLOOR PLAN
 1st to 3rd FLOOR**





In association with
**N. V. Mahbubani &
 Jaya N. Mahbubani**



**DEVELOPER
 S S BUILDTECH**

**PLAN DETAIL
 TERRACE FLOOR PLAN**





In association with
**N. V. Mahbubani &
 Jaya N. Mahbubani**



DEVELOPER
SS BUILDTECH

PLAN DETAIL
BLOCK A STILT FLOOR PLAN - CAR PARK PLAN



| Unit Number | Plinth Area (Sq.Ft) | Common Area (Sq.Ft) | Amenity Area (Sq.Ft) | Exclusive Balcony Area (Sq.Ft) | Saleable Area (Sq.Ft) | UDS Area (Sq.Ft) |
|---------------|---------------------|---------------------|----------------------|--------------------------------|-----------------------|------------------|
| Block A - 101 | 1675 | 202 | 80 | 74 | 2031 | 1260 |
| Block A - 102 | 1600 | 193 | 77 | - | 1870 | 1204 |



In association with
**N. V. Mahbubani &
 Jaya N. Mahbubani**



**DEVELOPER
 S S BUILDTech**

**PLAN DETAIL
 BLOCK A FIRST FLOOR PLAN**



| Unit Number | Plinth Area (Sq.Ft) | Common Area (Sq.Ft) | Amenity Area (Sq.Ft) | Exclusive Balcony Area (Sq.Ft) | Saleable Area (Sq.Ft) | UDS Area (Sq.Ft) |
|---------------------------|---------------------|---------------------|----------------------|--------------------------------|-----------------------|------------------|
| Block A - 201, 301, & 401 | 1675 | 202 | 80 | 74 | 2031 | 1260 |
| Block A - 202, 302 & 402 | 1600 | 193 | 77 | - | 1870 | 1204 |



In association with
**N. V. Mahbubani &
 Jaya N. Mahbubani**



**DEVELOPER
 S S BUILDTech**

**Block A FIRST FLOOR PLAN
 2nd to 4th FLOOR**





In association with
**N. V. Mahbubani &
 Jaya N. Mahbubani**



**DEVELOPER
 S S BUILDTECH**

**PLAN DETAIL
 BLOCK B STILT FLOOR PLAN - CAR PARK PLAN**



| Unit Number | Nos | Plinth Area (Sq.Ft) | Common Area (Sq.Ft) | Amenity Area (Sq.Ft) | Saleable Area (Sq.Ft) | UDS Area (Sq.Ft) |
|----------------------|-----|---------------------|---------------------|----------------------|-----------------------|------------------|
| Block B - 101 to 401 | 4 | 1518 | 184 | 73 | 1775 | 1142 |
| Block B - 102 to 402 | 4 | 1507 | 182 | 72 | 1761 | 1134 |



In association with
**N. V. Mahbubani &
 Jaya N. Mahbubani**



DEVELOPER
S S BUILDTECH

PLAN DETAIL
BLOCK B TYPICAL FLOOR PLAN



In association with
**N. V. Mahbubani &
Jaya N. Mahbubani**

CLUBHOUSE FLOORPLAN



AREA STATEMENT

| BLOCK A | | | | | | | |
|--|-----------------------|-----|----------------------|----------------------|---------------------------------|------------------------|-------------------|
| FLOOR LEVEL | UNIT NO | Nos | Plinth Area (Sq. Ft) | Common Area (Sq. Ft) | Exclusive Balcony Area (Sq. Ft) | Saleable Area (Sq. Ft) | UDS Area (Sq. Ft) |
| 1 st Floor | 101 | 1 | 1675 | 202 | 74 | 1957 | 1260 |
| Typical 2 nd to 4 th Floor | 201 301 401 | 3 | 1675 | 202 | - | 1957 | 1260 |
| Typical 1 st to 4 th Floor | 102 202 302 402 | 4 | 1600 | 193 | - | 1870 | 1204 |
| Total Area for 4 Floors | | | 13100 | 1580 | 74 | 15308 | 9856 |
| Common Area = 12.06% | | | | | | | |
| Amenity Area = 4.79% | | | | | | | |

| BLOCK B | | | | | | | |
|---|-----------------------|-----|----------------------|----------------------|---------------------------------|------------------------|-------------------|
| FLOOR LEVEL | UNIT NO | Nos | Plinth Area (Sq. Ft) | Common Area (Sq. Ft) | Exclusive Balcony Area (Sq. Ft) | Saleable Area (Sq. Ft) | UDS Area (Sq. Ft) |
| Typical Floor 1 st to 4 th Floor | 101 201 301 401 | 4 | 1518 | 184 | 73 | 1775 | 1137 |
| | 102 202 302 402 | 4 | 1507 | 182 | 72 | 1761 | 1129 |
| Total Area for 4 Floors | | | 12100 | 1464 | 580 | 14144 | 9064 |

| Block Name | No. of Flats | Saleable Area Sq. Ft | UDS Area Sq. Ft |
|--------------------|--------------|----------------------|-----------------|
| Block A | 8 | 15308 | 9856 |
| Block B | 8 | 14144 | 9064 |
| Grand Total | 16 | 29452 | 18920 |

Well - crafted homes that Enable out of the box living !

As the waves beckon from almost every perspective, take time for a rejuvenating morning stroll as the morning wind impress you with its attribute. Sweat all it takes at the well-equipped gymnasium, let loose at the indoor games room at the clubhouse or host a party at the roof top barbecue counter - anything and everything here eaves you awe inspiring.

The breathtaking ocean views are equally matched by the exceptional quality and finishes that create a natural visual masterpiece. Amenities and essentials at Amaira are not just an offering but an attribute that blends well with you.

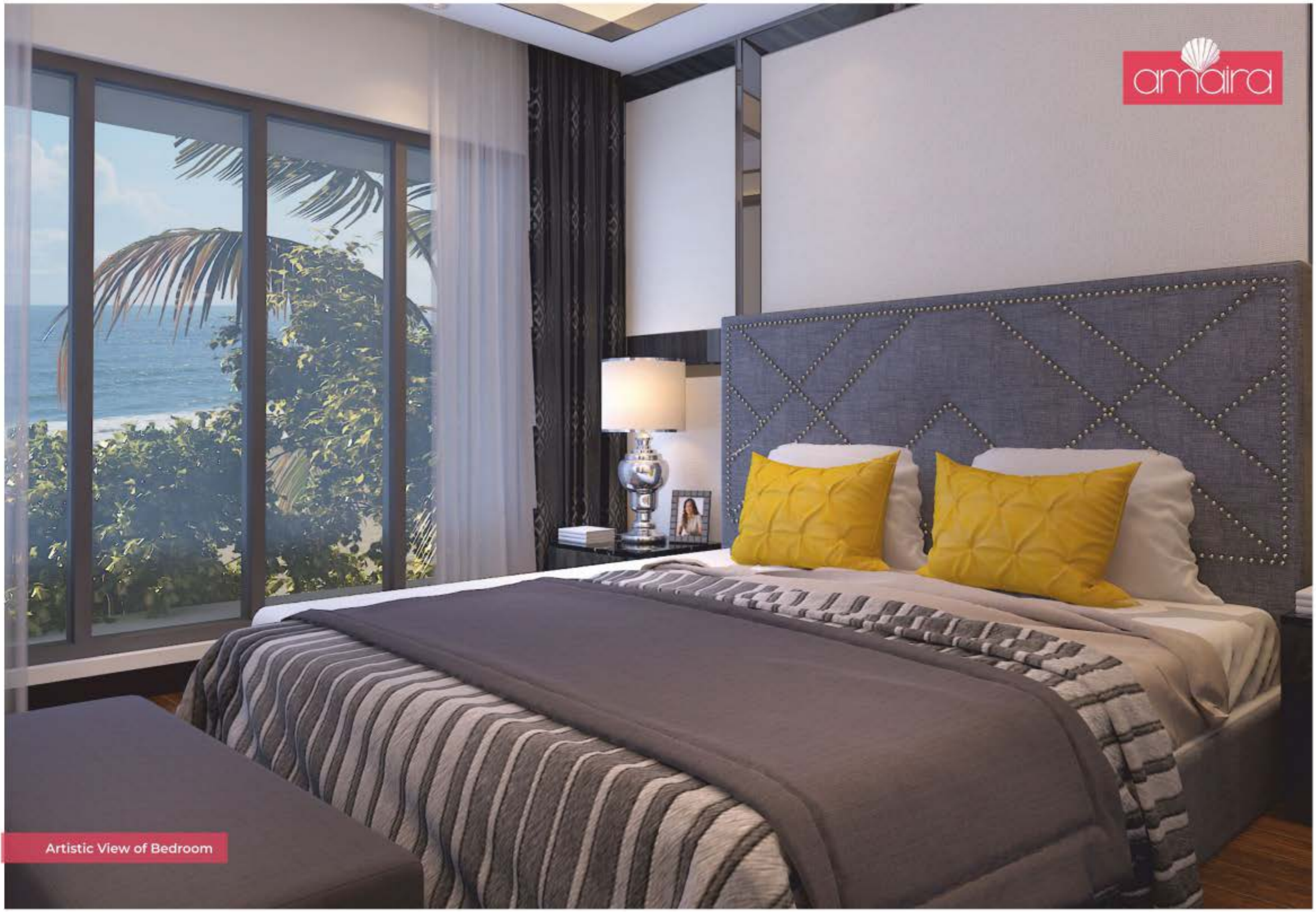
Welcome to new wave of lifestyle.



Artistic View of Balcony



Artistic View of Living Room



Artistic View of Bedroom



Artistic View of Dining Room

SPECIFICATION

Structure

- Isolated RCC Footings Complying with Seismic III Zone, as per the structural consultant's advice.
- RCC frame structure with brickwork partitions. Concrete grade and Steel grade as per structural consultant's advice.
- Height of each floor shall be 3.5m floor to floor.

Flooring & Tiling

- **Lift Lobby and Fascia Wall & Floor** using Granite/ Marble, as per the Architect's Design.
- **Staircases:** Marble with Glass Hand Rail.
- **Car Park Area:** Grano Flooring with Grooves.
- **Foyer / Living/ Dining / All Bedrooms:** 4" x 2" with 4" Skirting tiles, As per the Architect's Design.
- **Kitchen:** 2' X 2' Vitrified Tiles from Asian / Somany / Kajaria and Wall Dado up-to 2' Height.
- **Toilets:** Ceramic Tile Concepts 60cm X 30cm for Floor and 60cm X 30cm for Walls up to Height of 8' 0". No Motiff(s)
- **Utility Room:** 60cm X 30cm Ceramic Tiles for Floor and One Side -Washing Machine Wall up-to 4ft height.
- **Balconies / Open Terraces / Decks:** 60cm X 60cm deck Tiling.
- Kitchen and Toilet Counter Top will be finished with Black Galaxy or Equivalent Granite.

Sanitary & Plumbing

- **Sanitary Fittings:** EWC Wall-hung and Wash Basins using Roca / Toto or equivalent make, Concealed Cisterns Gebriet / Roca / Toto or Equivalent make white Color Only
- **Faucets:** Shall be Single Lever Concealed Diverters CP finish, Heavy Body Metal Fittings of Roca / Grohe or equivalent make Provision for Hot & Cold Water Connection shall be provided for Overhead Showers, Wash Basins and Kitchen Sink.
- **Plumbing:** All Water Supply Lines shall be in ISI marked CPVC Pipes. Drainage Lines and Strom / Rain Water Drain Pipes shall be in PVC.

- Kitchen: Floor Mounted Faucets / Taps using Roca or Equivalent make shall be provided.
- Utility: Provision for Washing Machine shall be provided.
- SS Sink Double Bowl with Drain Board shall be provided for the kitchen.

Doors & Windows

- All Doors shall be of 8'0" Height.
- **Main Door:** Main Door Fraje shall be of Seasoned Teak work and Shutter with Veneer. 35 MM Thick. Inner Face Melamine Finished and Outer face to be PU Finish with Architrave / Paneling.
- **Internal Door:** All Internal Door Frames shall be of African Teak Wood and Shutters with Veneer. 35 MM Thick. All Internal and External faces to be Melamine Finished.
- **Hardware:** All Hardware shall be in C.P Brass, Tower Bolts, Door Stoppers, Hinges. Cylindrical Locks for Internal Doors and Mortise Type for Main Door as per Architect Design - Dorset / Yale make or Equivalent.
- **Window Shutters & Ventilators:** Powder Coated Aluminium Openable / Sliding Windows with 12mm Laminated Glass shall be provided and Ventilators shall be of Top Hung.

Electical

- Conceald Copper Wiring using Poly cab / RR Cables or Equivalent make with Modular Plate Switches, Centralized Cabling System for all Electrical and Communication Requirements.
- Wiring shall be done for Lighting, 5 Amps, 15 Amps and AC points in the Apartment.
- Switches: All Switches shall be Litaski / Legrand / Panasonic or Equivalent make.
- Generator: 100% Backup Power is provided for the Entire Project and Services including Air-Conditioning.
- Adequate ELCB and MCB shall be provided in each Apartment.
- Provision for Heat Pumps and Fresh Air Fans shall be provided for all Toilets and Kitchen. Heat Pump shall be installed at an Additional cost.
- Provision for Telephone, Data, DTH shall be provided.
- Light Fittings would be provided Common Area

- Provision for EV (Electrical Vechicle) Charging point in the Designated Parking Lot.

Ceiling Treatment

- Two coats of Oil Bound Distremper Paint shall be applied in the Common Areas, Utility, Service Area.
- False Ceiling Common Lobby and Common Areas shall be provided as per Architect Design.

Wall Treatment

- Internal Walls: POP Punning with Emulsion Paint.
- Service Area: Premium Emulsion.
- External Walls: Whether Shield / Equivalent Exterior Grade Emulsion / Cladding / Texture Finish

Elevator

- Elevator: Automatic Elevator for 8 Passengers shall be provided with Automatic Rescue Device feature with Automatic Door & SS Brushed Finish of Johnson or Cooper or Equivalent.

Air Conditioning

- AC Provision will be Provided for all BedRooms, Living Room & Family Space except Kitchen and Servant Room. (AC) Indoor and Outdoor Units will not be Included).

Automation

- Access Control Entry with Video Door Phone at lobby level.
- Automatic DG Change-Over Facility for all the Apartments.
- Water Lever Controller in Overhead Tank and water meter will be provided for every apartment.
- Multi-Level Security System for Common Areas and Lobbies using CCTV with DVR Facility for 30 days.
- Pneumatic / Pressure Booster Pumps shall be provided for Pressure Water Supply for all the Apartments.
- Gate at Entrance as per architect design and Lighting in Lobbies and Common Areas.

Landscaping

- Adequate and Well-Designed Landscape shall be provided as per the Architects Design.

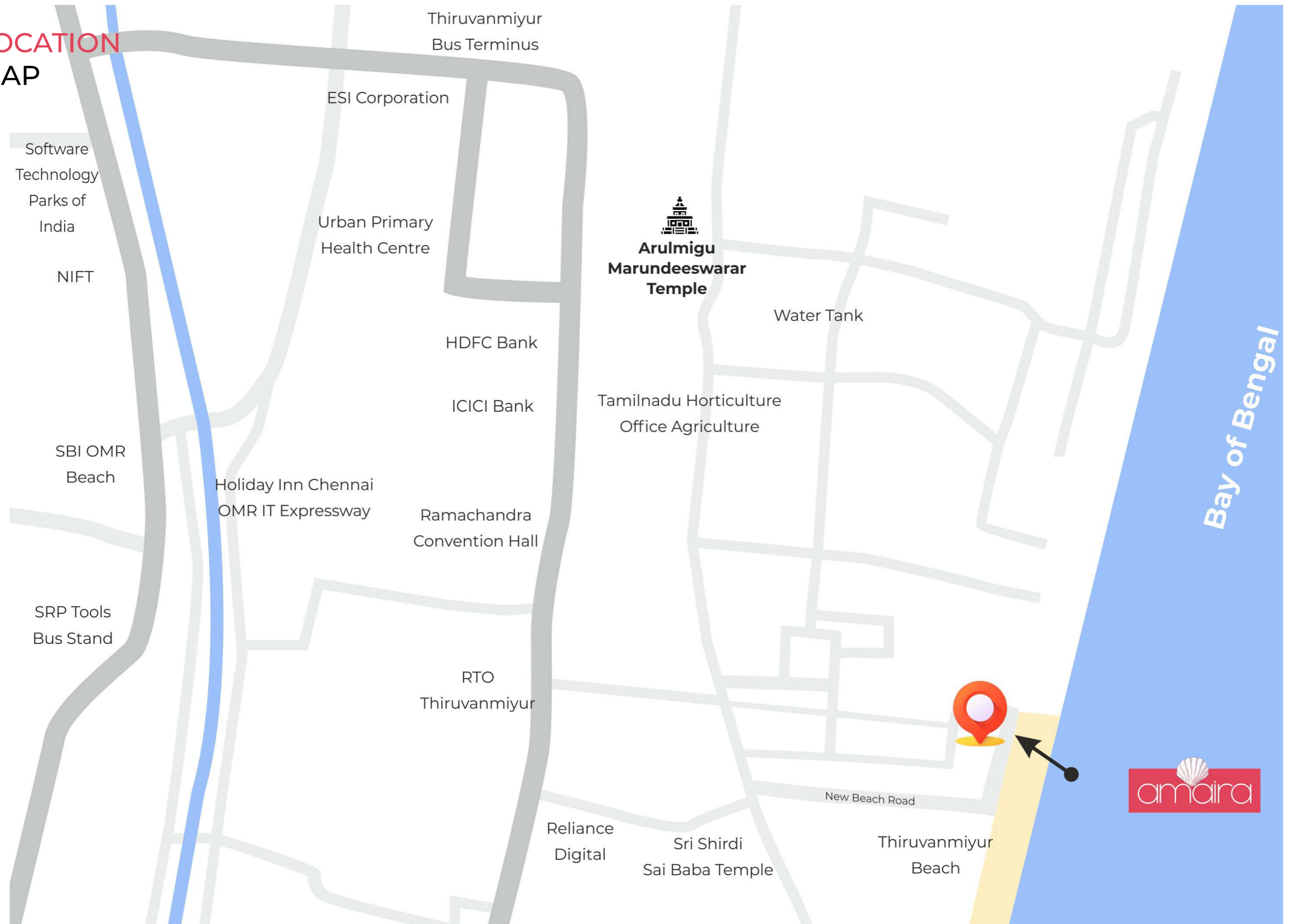
- Interlock Pavers / Tiles to be laid in Driveways.

Facilities and Amenities

- Covered Car Parking for all the Apartments.
- 100% Power Back Up Generator with Automatic Change - Over.
- Intercom Facility Inside Apartment connected to Security.
- Rainwater Harvesting.
- Recticulated LPG Supply.
- Barbeque Facility and Counter at the Terrace Level.
- Landscaped Area
- DTH / Cable TV provision.
- Common Toilet at the Stilt Floor Level
- Gym and Pool Table will be provided at stilt Level.
- Drip Irrigation System for All Landscape in Common Areas.



LOCATION MAP



| Schedule of Payments | Percentage |
|---|-------------|
| On Booking | 10% |
| Completion of Foundation & Payment for Agreements (Within 30 days from Booking) | 25% |
| Completion of Stilt Floor Roof Slab | 10% |
| Completion of 1st Floor Roof Slab | 10% |
| Completion of 2nd Floor Roof Slab | 10% |
| Completion of 3rd Floor Roof Slab | 10% |
| Completion of 4th Floor Roof Slab | 5% |
| completion of Brick Work of Respective Apartment | 5% |
| Completion of Plastering of Respective Apartment | 5% |
| Completion of Flooring of Respective Apartment | 5% |
| All the Time of Handing Over of the Apartment | 5% |
| Total | 100% |
| <p>Note : - Registration of UDS will be executed only after receipt of 80% payment of the Total Cost of Apartment</p> | |

DEVELOPER



SSBUILDTECH
BUILDING HOMES. BUILDING TRUST.

SS BUILDTECH
New No. 17, Old No. 9, D-Block, South Boag Road,
T. Nagar, Chennai 600017

PROJECT



Plot No: 13,14,15, New Beach Road,
Thiruvalluvar nagar,
Thiruvanmiyur, Chennai - 600041

IN ASSOCIATION WITH

In association with
**N. V. Mahbubani &
Jaya N. Mahbubani**

Old No. 7/17, New No. 9C/T5,
Sindur Sea Princess Coastal Road,
Besant Nagar, Chennai 600 090.

“

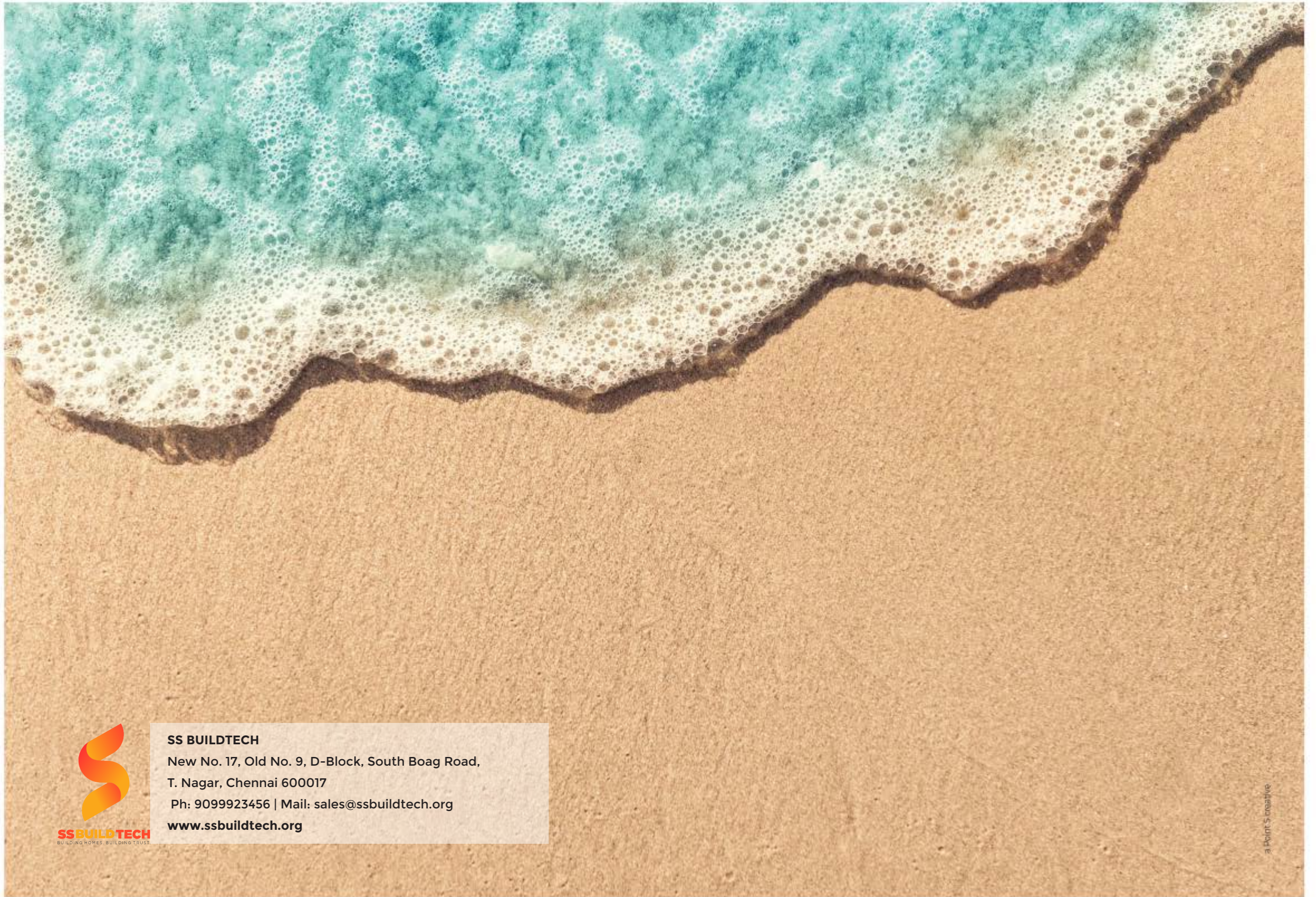
**THE SEA IS AS NEAR AS
WE COME TO ANOTHER WORLD**

”

Anne Stevenson

WELCOME TO YOUR WORLD OF HAPPINESS





SSBUILDTECH
BUILDING HOMES. BUILDING TRUST.

SS BUILDTECH

New No. 17, Old No. 9, D-Block, South Boag Road,

T. Nagar, Chennai 600017

Ph: 9099923456 | Mail: sales@ssbuildtech.org

www.ssbuildtech.org