



*Designed to Delight* <sup>®</sup>

**MINERVA HOUSING**

# Aradhana

Senganiamman Koil Street

Abutting Vandikaran Street

Maduvankarai, Guindy



**9094 123450**

Email : [minervahousing@gmail.com](mailto:minervahousing@gmail.com)

[www.minervahousing.com](http://www.minervahousing.com)

**Home Loan from**



LIC HOUSING FINANCE LTD.



Canara Bank



**MINERVA HOUSING**®

## **A perfect place to find your Home**

*ARADHANA* is brought to you by *Minerva Housing* having a committed team of highly experienced engineers and dynamic professionals capable of understanding and translating your dreams into reality by providing world-class residential properties that suit your needs and value for money.

Minerva Housing is engaged in Property Development mainly promoting residential spaces in and around Chennai.

An enviable legacy of momentous success and continuous progress, the company holds a predominant position and highly competitive in construction industry.

The company which has built its reputation for quality, integrity, innovation and unmatched customer service has been involved in some of the most eminent residential developments in the city over the last few years.

Ever since its inception the company has consistently set soaring standards.

A highly proficient team with several man-years of technology and management experience fuels the success of the company and every project of Minerva represents years of experience and an extensive portfolio of successful assignments.

***A home crafted beyond expectations !***

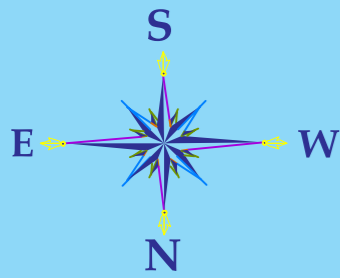


# 10

Good reasons  
to go for  
**ARADHANA**  
by **MINERVA HOUSING**®



- Strategically located in a Holy county with industrial hubs surrounding it and with easy quick access from anyside... anywhere..
- Close proximity to Airport and Railway station
- Optimum use of space in every flat to ensure maximum utility of natural light and cross ventilation in every room
- Competitively priced with a wide choice, no compromise on quality in order to satisfy every pocket and heart
- Designed by leading architects and crafted with the finest materials
- Close proximity to CBSE, Stateboard schools, colleges, leading supermarkets, retail outlets, bus terminus, Railway station, general and speciality hospitals, leading banks, five star and other hotels, theatres and of-course the Airport too!
- Premium amenities for a comfortable world-class life style and true home experience of luxury, greenery and tranquility within Chennai Metropolis
- Complete security and a higher investment value for your generations to come!
- Pre-approved home loans from leading financial institutions
- Vaasthu compliant, with a classic elevation, exterior facilities that will bring your family prosperity, good luck and happiness!



VANDIKKARAN STREET

## FIRST / SECOND / THIRD FLOOR PLAN



### AREA DETAILS of ARADHANA (BLOCK - A)

Apartment	First Second Third Floor	First Second Third Floor	First Second Third Floor	First Second Third Floor
Flat Door No.	F-1 / S-1 / T-1	F-2 / S-2 / T-2	F-3 / S-3 / T-3	F-4 / S-4 / T-4
No of BHK	3	2	2	3
Total Area in Sq ft	1230	887	893	1272

#### Joinery Details

#### Area Details

M D	Main Door	3'-3" x 7'-0"
D 1	Bed Room Door	3'-0" x 7'-0"
D 2	Balcony/Toilet Door	2'-6" x 7'-0"
B W	Big Window	6'-0" x 4'-0"
W 1	Regular Window	4'-0" x 4'-0"
W 2	Kitchen Window	4'-0" x 3'-0"
W 3	Vertical Window	2'-6" x 6'-0"
V	Ventilator	2'-0" x 2'-0"



# Minerva Housing®

## *Designed to Delight*

We in Minerva are known for its best-in-class amenities, smart lifestyle features, excellence in quality of Homes with a delivery of clear tile, efficient planning, on time delivery. Distinguished for its trendsetting Architectural Innovation precise space planning.

Our objective is to meticulously plan using the best techniques, adopt latest technologies and deliver the most modern luxurious spaces to make living joyful and comfortable living. Minerva gives guarantee for its homes, transparent business practices and innovation.

We are about everything we do to ensure that our customers get what they are assured of.

Driven by passion, principles and performance.

Thoughtfully crafted residences that stand the test of time.

### **EXTRA EXPENSES**

- Registration charges
- GST
- Covered car parking
- Service connection charges, deposits and incidental expenses for electricity, water etc.
- Drainage Connection etc.

### **SCHEDULE OF PAYMENTS**

- |   |     |
|---|-----|
| • On Booking / Agreement                | 15% |
| • At the time of Registration           | 30% |
| • At foundation stage                   | 15% |
| • On completion of respective roof slab | 15% |
| • On completion of internal plastering  | 15% |
| • Laying of Flooring                    | 5%  |
| • Before handing over                   | 5%  |

## SPECIFICATIONS

Structure	Reinforced concrete footings, RCC framed structure with bricks/ AAC blocks, confirming to Seismic Zone III requirements. Anti-termite treatment weathering course with quality tiles.
Flooring	2 x 2 Double charged Nano coated strain free vitrified tiles in living / bedroom / dining / kitchen / utility / balcony. Acid proof ceramic tiles in toilet and anti skid tiles for staircase.
Dadoes	Designer concept ceramic tiles upto 7 feet in all toilets and upto 2 feet in the kitchen .
Kitchen	Black granite counter with stainless steel sink as per Designer concept tiles.
Main Door	Safety grill door in front of main door, designer teak wooden frames shutter with Melamine on both sides.
Bed Room / Balcony Doors	Teak wooden frames with quality flush shutter.
Toilet Doors	Designer factory made moulded frame shutter.
Windows / Ventilators	UPVC windows with MS grill, sliding with 5 mm designer opaque designer glass.
Painting (Interior)	Wood work with synthetic enamel. Walls Painted with Asian Premium Emulsion.
Painting (Exterior)	Acrylic emulsion cement based water proof and weather proof Asian Paints.
Plumbing and Sanitary	Parryware premium sanitary fixtures with branded CP fittings and Interior Concealed with heat resisting pipes with copper thread.
Electrical	Modular switches, MCB of standard. ORBIT wiring with electrical busbar panel board. Three phase EB connection. Provision for invertors and Computer.
Water	Two Borewell at adequate depth and adequate capacity underground sump. Adequate capacity, two separate overhead tank's for borewell water and metro water and automatic Water level controller.
Car Parking / Drive ways	Designer tiles for Car parking and hard cement flooring for the ramp.
Elevator/Lift	6 Passenger Automatic with Auto stop as per the ISI standards.
Backup	Backup power in and around the common area, common lights in and around the building.
Vasthu	Designed to comply with Vasthu.
Others	<ul style="list-style-type: none"><li>- Ample Car Parking.</li><li>- Rainwater harvesting provision.</li><li>- Name Board, Letter Box, Cloth Hanger Post.</li><li>- S.S handrails for easy stairs.</li></ul>



**Project Site:**

***Aradhana***

*Plot No-A*

*Senganiammann Koil Street,  
Abutting Vandikaran Street,  
Maduvankarai, Guindy,  
Chennai - 32.*



**Corporate Office:**  
**MINERVA HOUSING**®

# 22-A, Vellalar Street,  
Near Gandhi Road,  
Velachery, Chennai-42.  
Ph : 044-4321 6699  
Mobile : 95516 94230

®

**MINERVA HOUSING**

**ISO 9001:2015 Certified Company**



**An approved developer of CMDA and a member of BAI**

Note : Details shown are for the purpose of illustration only. Subject to change without notice and will not form any part of agreement