

Presents

Aashiyana
Constructions

presents

Shivo 
Kamal

Shiv
Kamal



*Aashiyana in Sanskrit transcends to Beautiful Homes.
As the name blossoms we are dedicated to providing unparalleled quality homes.
We build walls and beams with love and care and they avatar into homes of your dream.*



Aashiyana

Over view

*Aashiyana Construction's Shiv Kamal is a gated community of Town Houses.
It is a landmark housing destination in OMR, Chennai.*

Located strategically in Karapakkam, Shiv Kamal is sandwiched between world class Shopping Malls, Colleges, Schools, Hotels, Hospitals, MNC's, IT Companies and various other Industries . Shiv Kamal is an elegant, unrivaled design, Oozing luxury; unmatched quality makes it the preferred residential destination for the Elites of Chennai.



Elevations



Salient Features

The Town houses at Shiv Kamal are a cluster of exquisitely crafted homes. These houses are attached to similar units in a row. The town house comes with absolute ownership of the land beneath each unit and are part of the gated community. Each house has two dedicated car park at the entrance with independent access. There is ample cross ventilation with sea breeze to the fore. The gated community comprises of 9 blocks and each block consist of 6 houses. As a part of the gated community these houses share common amenities including swimming pool, well equipped gym, party hall, childrens play area, fresh water supply, sewage treatment plant, and common security.

Living & Dining





Master Bedroom



Amenities

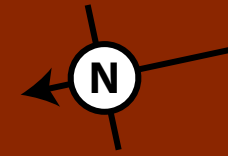
51-Handcrafted "G+1" Town Houses
At the heart of OMR Karapakkam Chennai
Each Unit is 3BHK in 2400 SQFT Salable Area
1050 SQFT Divided Share/Absolute Ownership
400 SQFT Undivided Share
Gated Community
Common Swimming Pool
Fully Equipped Gymnasium
Party Hall
Children's Play Area
24X7 Security
CCTV Cameras
100% Power Backup for Common Areas
Water Supply using Hydro Pneumatic System
Sewage Treatment Plant

Common Amenities

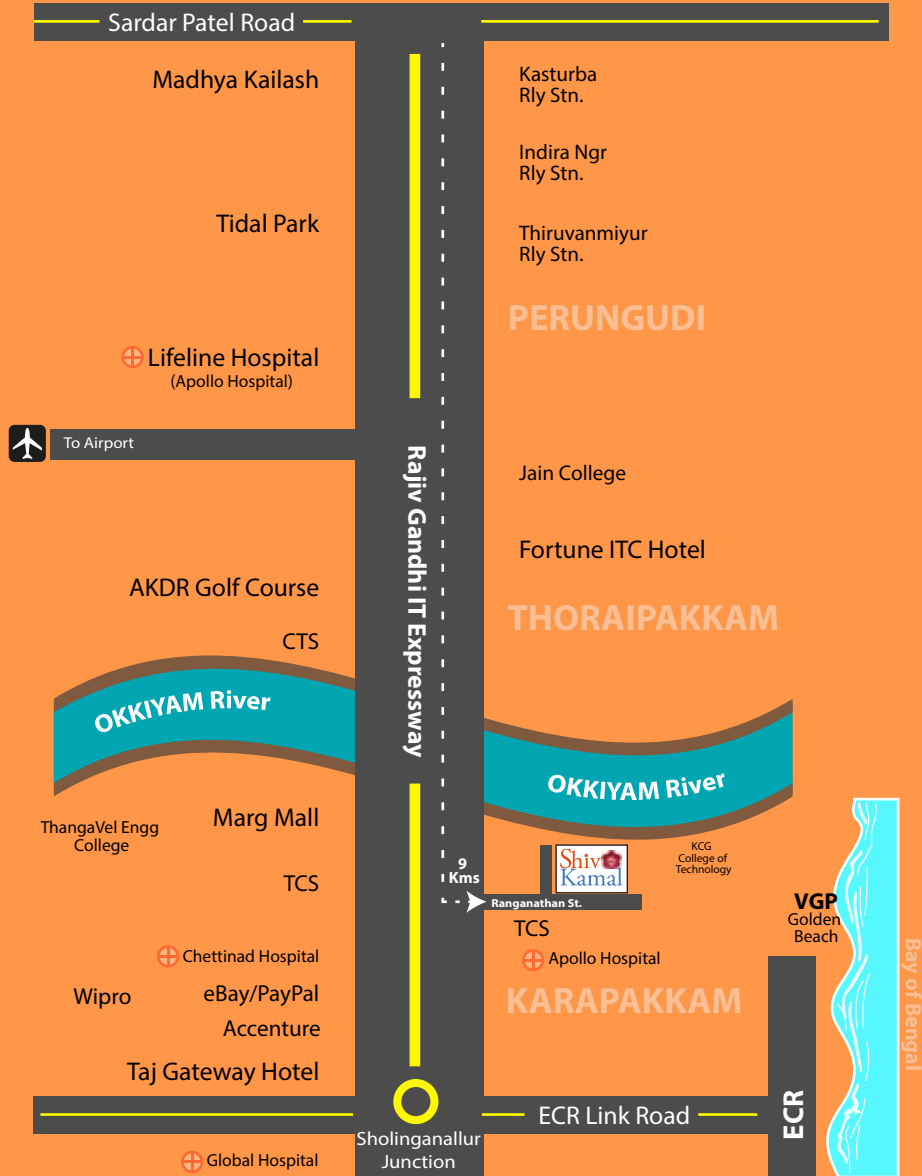


Floor Plan





Location Map



Neighbourhood

NEIGHBOURHOOD

SCHOOLS

VAEL BILLABONG INTERNATIONAL SCHOOL
AMERICAN INTERNATIONAL SCHOOL
BRITISH INTERNATIONAL SCHOOL
ST.JOSEPH HIGHER SECONDARY SCHOOL
GATEWAY THE COMPLETE SCHOOL
ELLEN SHARMA PRIMARY SCHOOL

IT COMPANIES

ACCENTURE
ASCENDAS
CTS
EBAY
PAYPAL
TCS

HCL
WIPRO
INFOSYS
MAHINDRA SATHYAM
POLARIS

ATTRACTIONS

MARG RIVERSIDE JUNCTION MALL (200 m)
PVR CINEMAS

EDUCATIONAL INSTITUTIONS

SATHYABAMA ENGG COLLEGE
ST JOSEPH ENGG COLLEGE
KCG COLLEGE OF TECHNOLOGY
THANGAVEL COLLEGE OF ENNG
NATIONAL INSTITUTE OF FASHION TECHNOLOGY
SSN COLLEGE OF ENGG
HINDUSTAN COLLEGE OF AERONAUTICALS
MOHD SATHAK COLLEGE OF ENGG

HOTELS / RESTAURANTS

FORTUNE ITC
TAJ GATEWAY
ALOFT
KOHINOOR ASIANA
KFC
THALAPAKATTI
MAINLAND CHINA

MAJOR HOSPITALS

APOLLO HOSPITAL
LIFELINE HOSPITAL (Apollo)
CHETTINAD HOSPITAL

Standard Features & Specifications

STRUCTURE

- *RCC framed structure with 9" thick exterior brick wall and 4.5" thick interior brick wall.*

FLOORING

- *Living, Dining Area: Vetrified tiles of RAK/Kajaria/Nitco or equivalent make*
- *Staircase: Vetrified tiles of RAK/Kajaria/Nitco or equivalent (Omani marble at extra cost).*
- *Kitchen: Black Granite platforms.*
- *Bedrooms: Vetrified tiles of RAK/Kajaria/Nitco or equivalent make.*
- *Balcony: Vetrified tiles of RAK/Kajaria/Nitco or equivalent make.*
- *Toilets: Pastel/soft coloured ceramic tiles of Kajaria or equivalent make.*

DOORS/WINDOWS

- *Main door: Burma teak wooden frame and paneled shutter.*
- *Other Doors: Burma Teak frame and flush shutters*
- *Toilet Doors: Burma Teak frame and flush shutters with lamination on one side.*
- *HandRails: SS Handrails. (Burma Teak handrails at extra cost).*
- *French window/ Windows: UPVC of Fenesta/Kommerling /equivalent or powder coated aluminum windows.*
- *Kitchen Door and Window: Burma teak wood frame with flush shutters and MS grill.*

PLUMBING

- *Individual Overhead Tank: CPVC Pipes of Aashirvad/ Astral or equivalent make.*
- *Internal concealed: Water supply: CPVC of Aashirvad/ Astral or equivalent make.*
- *Sanitary: PVC of Finolex/Trubore/Aashirvad or equivalent make.*
- *Exposed Piping: PVC of Finolex/ Trubore/Aashirvad or equivalent make.*
- *Waste Water line : PVC of Finolex/ Trubore/Aashirvad or equivalent make.*

Standard Features & Specifications

WALL TILING

- *Toilets: Pastel/ Soft coloured glazed tiles up to a height of 7'0" of Kajaria/Somany or equivalent make*
- *Above Kitchen Platform: Glazed tiles up to 2'0" above the platform with Kajaria/ Somany or equivalent make*

SANITARY WARE

- *Bathroom: EWC of American Standard/Kohler or equivalent make.*
- *Ceramic wash basin of American Standard/ Kohler or equivalent make.*
- *Chromium Plated fittings of American Standard/Jaguar or equivalent make.*
- *Two-in-one wall mixer or Single lever Diverter of American standard/Jaguar or equivalent make.*
- *Overhead Shower of American Standard/Jaguar or equivalent make.*
- *Chromium plated low level tap and health fosset.*

ELECTRICAL SUPPLY & WIRING

- *Concealed wiring using RR/Havells/Finolex or equivalent make suitable for 3-Phase supply*
- *Switches/Plug points/Fan points/Main, Distribution Board will be provided. Modular switches will be of MK/Anchor or equivalent make*
- *Provisions for fittings.*

PAINTING

- *Ceiling: One coat of white cement primer with emulsion finish.*
- *Internal wall: Birla/JK wall putty with emulsion primer and two coats of emulsion paint*
- *External wall: External weather proof emulsion*
- *Main door: Melamine/Sheeler polished finish*
- *Grills: Synthetic enamel painting.*



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