

# **PREMIUM LIFESTYLE - 3BHK FLAT**

**AT SAMAYAPURAM NAGAR, KARAMBAKKAM-PORUR**

**ONE FLOOR ONE FLAT**

**ONLY 3 UNITS**



## **KASR BUILDERS**

**Spacious Homes with No Common Wall**

Site Address: RAM's Gokulam, No.164, 5th Street, Samayapuram Nagar, Karambakkam,  
Porur, Chennai - 600116.

Contact for Bookings: +91 98403 98403



### About Us:

The Proprietor of KASR Builders & Property Developers Er.K.A.S.R. Prabu started KASR Builders & Property Developers with the esteemed blessings of his parents Mr K.A.S.Ramdoss, a Well known Businessman who was an Tamil Nadu paper Lottery Tickets Bulk Agent in early 1990's and Mrs R. Rajeshwari, a housewife and hence, the name of the housing company emerged as KASR. With their support and guidance, Er.K.A.S.R. Prabu has been running the business successfully for the past 16 years. The ethics and principles he follows is the primary key to his success as a builder.



HONESTY - PROFESSIONALISM - ON TIME DELIVERY - GOOD QUALITY CONSTRUCTION MATERIALS - STRONG LEGAL TEAM. He is a Engineering graduate from Madras University. He has been exceptionally professional in building quality homes since 2007. With hundreds of loyal customers in the 16-years journey, he has built KASR Builders into one of the top building construction companies in Chennai, India.

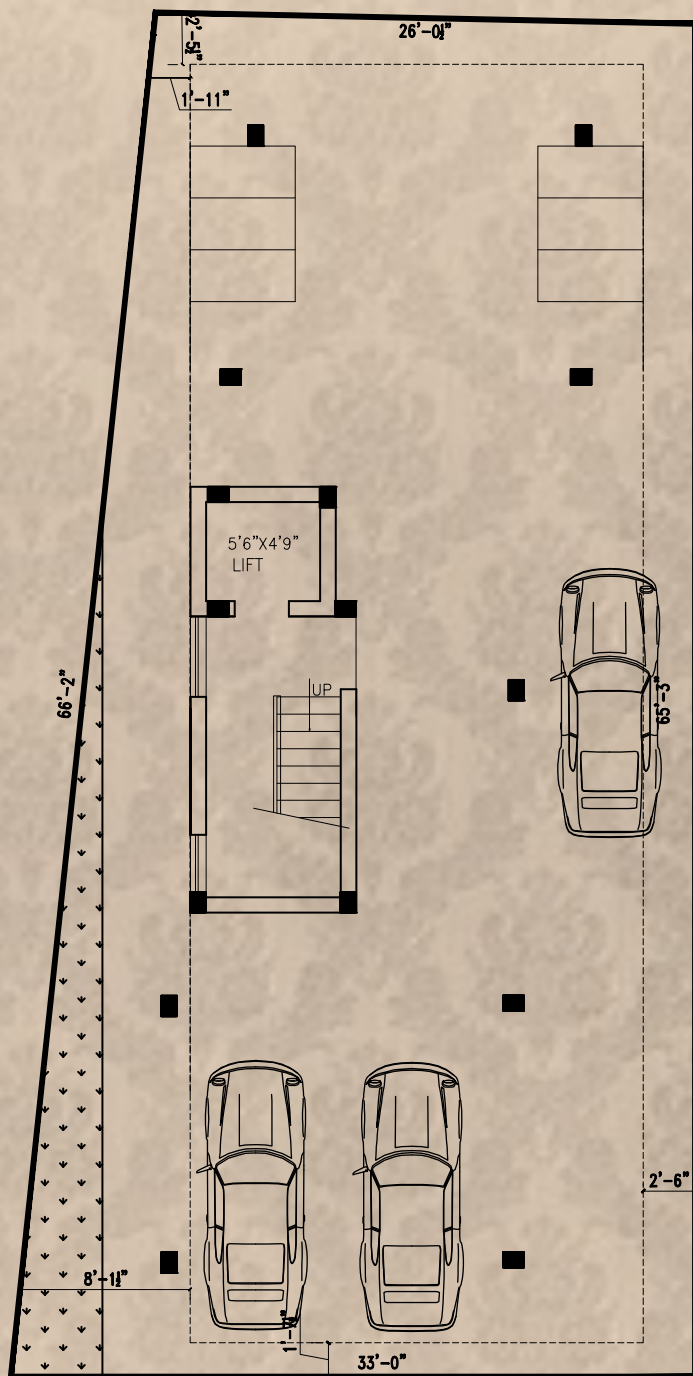


Er. K.A.S.R. Prabu B.E.,

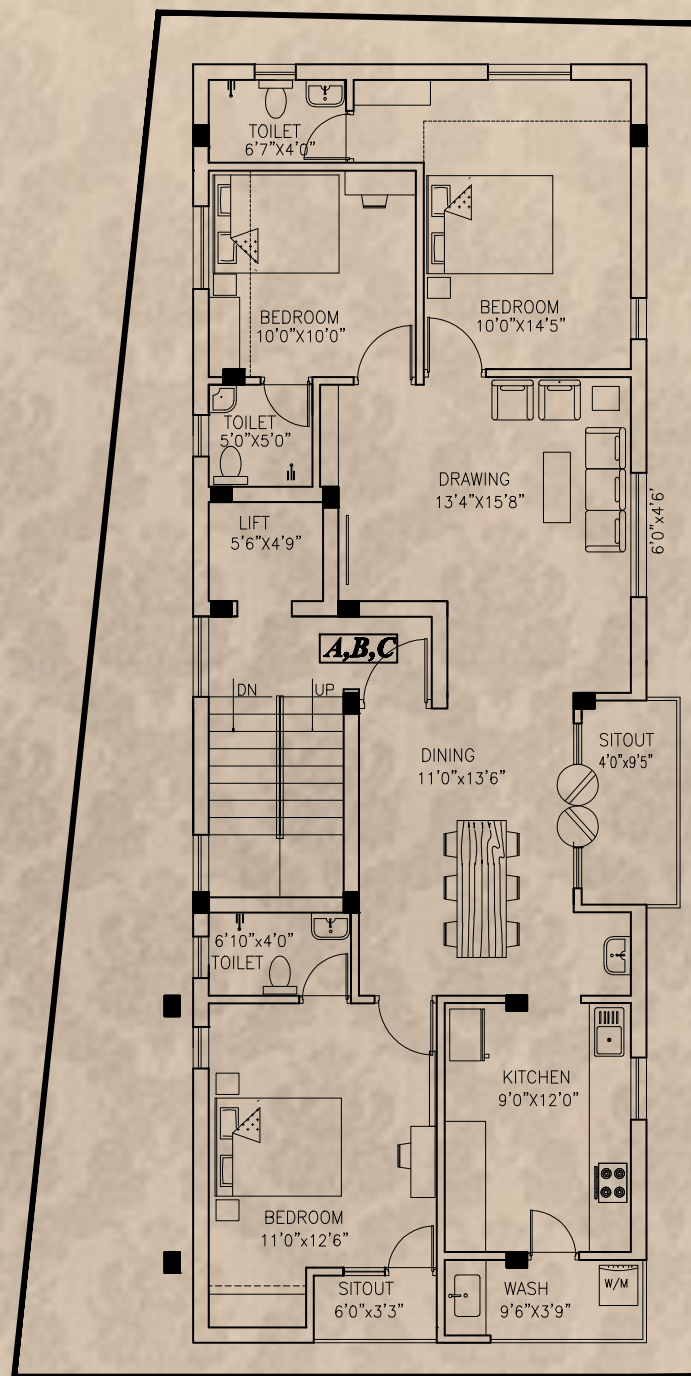
KASR Builders is one of the leading construction companies in Chennai. Being one of the top builders in India with ISO 9001:2015 certifications granted by TUV SUD, an internationally recognised certifying body, KASR Builders attends to various aspects of quality management.

We ensure the delivered projects and services are of the highest quality and consistently satisfy our customer requirements. While ISO certification addresses a strong customer focus, motivation and implication of top management, it requires quality management principles like continuous improvement and systematic process approach. Renowned for quality and magnificent reputation KASR Builders in Chennai has created a niche over the years in the construction industry. With our 100+ constructed residential spaces and 500+ happy customers in Chennai, we bring happiness home.

KASR Builders strongly believes that customer satisfaction plays an important role to make each project a complete success. Our team members are capable of building enduring houses and good rapport with each customer. Our engineers focus on using excellent quality construction materials for housing solutions that stand the test of time. We are transparent and realise the importance of avoiding complacency during all stages of a project. That's why existing customers and prospective home-buyers -Chennai residents believe in the KASR Builders promise of residential solutions that offer not just quality living spaces but a lot of heart!



**STILT FLOOR PLAN**



**TYPICAL FLOOR PLAN**

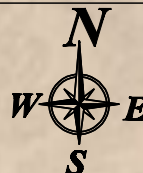
PROPOSED DEVELOPMENT FOR  
**M/s.KASR BUILDERS**  
NO 96B,  
THIRUVEETHI AMMAN KOVIL STREET  
KOYAMBEDU  
CHENNAI 600107

PROJE :- **RAMS GOKULAM**  
PORUR  
CHENNAI

**SCHEME DRAWING**

AREA DETAIL :-

A - 1540.00 sq ft  
B - 1540.00 sq ft  
C - 1540.00 sq ft



**SREEARC ASSOCIATES**  
**ARCHITECTS & INTERIOR DESIGNERS**

No : 61, 6th Street, Chowdry Nagar,  
Valasaravakkam, Chennai - 600087.

Email : ssreearc@gmail.com  
Mobile : 9841351076



### Amenities:

Lift, 100% Vasthu, Great Designs, Planned to optimise space, Good Ventilation & Lighting, Rain water harvesting, Full stilt covered car parking, Potable water, Water sump & Over head sump, Landscaped garden on ground floor,

FLAT NO	TYPE	BUILTUP AREA	PLINTH AREA	UDS AREA
A	3BHK	1540 Sq.Ft.	1232 Sq.Ft.	650 Sq.Ft.
B	3BHK	1540 Sq.Ft.	1232 Sq.Ft.	650 Sq.Ft.
C	3BHK	1540 Sq.Ft.	1232 Sq.Ft.	650 Sq.Ft.

### Construction Specifications

#### Type of Construction

- RCC framed structure Wall Finish
- Walls will generally be plastered and painted inside and outside.

#### Tiles:

- In the toilets, the wall will be covered with ceramic tiles up to 7' Ft., height.
- In the wash area, ceramic tiles will be provided up to 2' Ft., height
- Ceramic tiles will be plain soft colour of builders choice
- Flooring will be good quality 4x2 vitrified tiles for Living and Dining area and 2x2 Vitrified tiles for other areas of the entire flat except in toilet and wash area. Toilet and wash area will be provided with 1; x 1; ceramic tile.

#### Doors

- Main door frame will be of 1st Quality teak wood machine pressed doors finished with varnish and fitted with Brass fittings
- Other doors will be with good quality wood frames flush doors or equivalent painted on both sides of builders choice.
- Toilet doors will be anti corrosion PVC doors.

#### Windows and Ventilators

- Prefabricated UPVC sliding windows will be provided with blur finish glass
- Ventilators UPVC with glass louvers.

#### Grills:

- Steel hand railing on Hall, Bed room Balcony & Service balcony of builders choice.

### Kitchen

- G 20 Black Granite slab will be provided for the kitchen cooking platform with Half nosing
- A single bowl stainless steel sink will be provided.
- A Gas pipe hole will be provided.

### Plumbing and Sanitary Fittings

- Concealed plumbing lines from the overhead tank for each floor.
- All closets and wash basins will be in white colour or builders choice.
- Provision in plumbing for connecting one geyser in each toilet.
- Hot and cold mixers for shower and tap Diverter in each toilet.
- Bathroom CP fittings –Parry ware or equivalent range will be provided or builders choice.
- Health faucet will be provided in all toilets Water Supply
- One common bore well and metro water sump will be provided.
- Three Motor pumps one for bore one for well and one for sump will be provided.
- Common overhead tank with separate water lines for each floor shall be provided.

### Electrical

- Concealed copper wiring with orbit/ Equivalent cables and Modular switches
- Separate meter for lighting in common areas, the lift and pumps
- Three phase power supply will be provided for each flat.
- 15 AMP power plug sockets will be provided for water heater in the toilet, for air conditioners in the bedrooms, two in the kitchen and one in the service balcony for washing machine.
- In all the flats 5 AMP sockets will be provided in the kitchen, one for aqua guard, one for mixer machine and one for exhaust fan.
- Two 5 AMP plug sockets will be provided in each room except that in the living room in addition a multiple socket with 3 outlets will be provided for connection to TV, DTH and Broadband.
- One calling bell point will be provided.

### Others

- One common name board and letter boxes for each flat built to design will be provided at the entrance to the building.
- The common area outside the building shall be layed by paver blocks and south west corner will be landscaped Garden.
- Rainwater harvesting will be carried out in the proposed building.
- The flat is to be constructed to this specification subject to minor changes in dimension, at the sole discretion of the Builder



### Payment Terms:

Bank loans can be arranged in ANY BANK.  
At the time of booking during pre-launch phase  
(Refundable booking fee) Rs.1,00,000/-  
At the time of Construction Agreement – 10%  
At the time of UDS registration – 50%  
During the time of construction – Stage wise  
Foundation level 10%  
Basement Level 5%  
Roof Level in respective flat 5%  
Brick work up to Lintel Level 5%  
Concealed Pipe/Frame Fixing/Plastering 5%  
Commencing of Flooring/Tiles Laying 5%  
Commencing of TNEB/Metro water works 3%  
On or before handing over 2% of balance

### Location Map:

#### Infrastructure:

- DLF Cybercity
- Ambattur Industrial Estate
- Prince Info Park
- AMBIT IT Park
- Olympia Tech Park

#### Schools & Collages:

Aachi International CBSE  
Velammal Vidyala  
Swami Schools  
Sri Ramachandra Medical College  
SRMC University  
Alpha Arts & Science

#### Hospitals

Sri Ramachandra Medical Hospital  
MIOT Hospital  
Vignesh Hospital

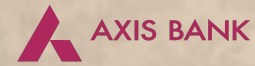
#### Entertainment

Super Saravana Stores  
Chandra Mall  
Lexus Mall

#### Public Facilities

Close to upcoming Metro Station  
Iyyappanthangal Bus Depot  
IT Parks  
DLF IT City  
World Trade Center

### Project Approved by:



**Scan this QR CODE  
for Google Map Site Location**



Ongoing projects:

Tuticorin & Valasaravakkam

Completed Projects

LOCATION	YEAR	SQ.FT.
PERUNGALATHUR	2007	4050
RAMAPURAM	2008	4750
GOPALAPURAM	2009	9000
WEST MAMBALAM	2009	2200
TRIPLICANE	2010	2800
ASHOK NAGAR	2011	3000
KK NAGAR	2012	7000
TRIPLICANE HIGH ROAD	2013	9000
NESAPAKKAM	2014	5000
MANAPAKKAM	2015	6000
KODAMBAKKAM	2016	7000
RAMAPURAM	2016	4000
MADURAVOYAL	2017	11400
ANNA SALAI	2018	4600
PALLIKARNAI	2019	12000
ROYAPETTAH	2021	9000
MYLAPORE	2022	10500



Contact Us:

M/s KASR Builders  
No.16/4, Flat No.A(Ground Floor)  
Thiruveedhi Amman Kovil Street,  
Koyambedu, Chennai - 600 107  
Web: <http://www.kasrbuilder.com>  
Email: [kasrbuilder@gmail.com](mailto:kasrbuilder@gmail.com) Phone : +91 9840398403

Architects:

Sreearc Associates, Valasaravakkam.

Elevation Architects:

Rahul Design Studio, Gopalapuram.

Structural Consultants:

Bhavani Foundations, Medavakkam.

Legal Advisors:

Nambiar Associates, Kodambakkam.

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Refer & Earn

Up to Rs.1 Lakh

Your near & dear ones make you richer. Refer KASR Homes to your loved ones and win attractive rewards ranging from Rs.50,000/- to Rs.1,00,000/- on every successful referral.

Rams   
Gokulam

Project developed by:

**KASR BUILDERS**