

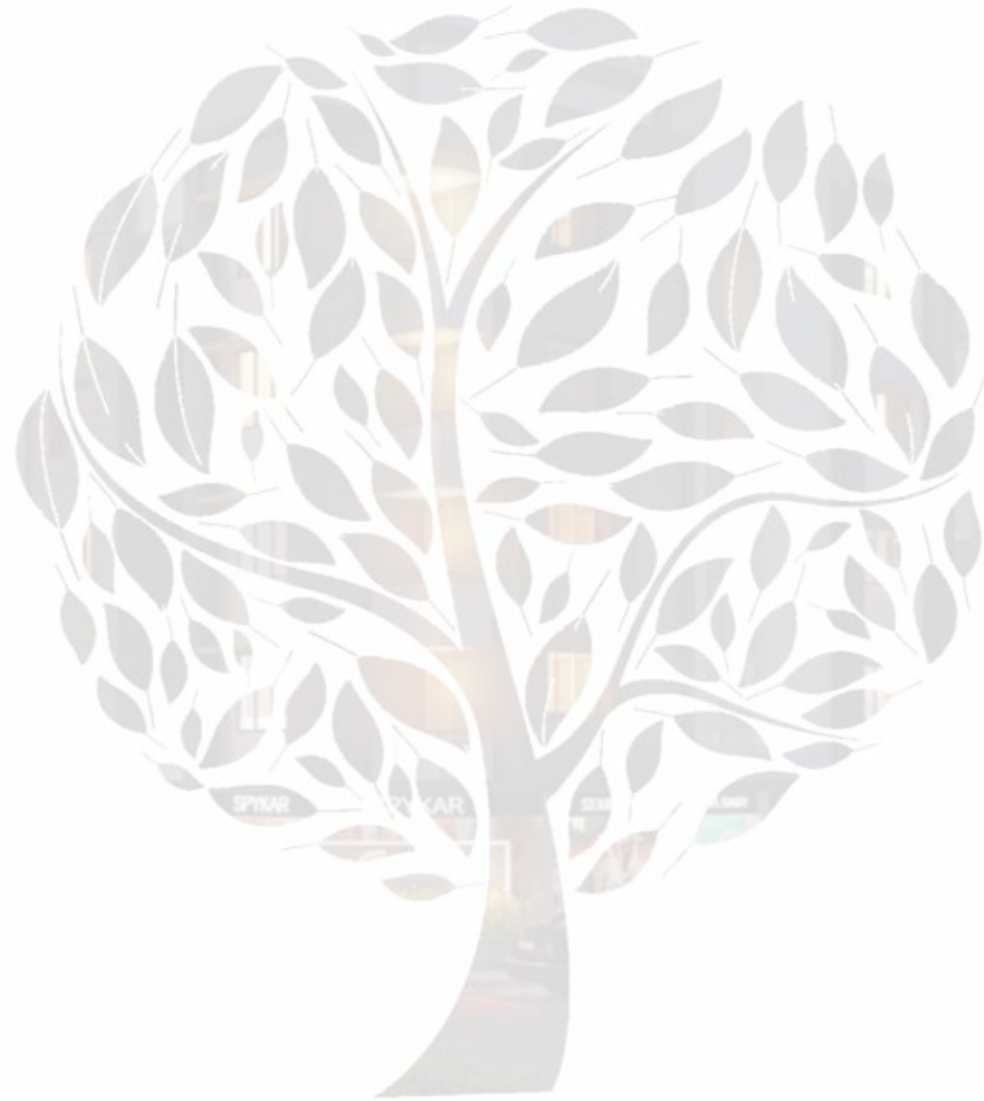
Aishwaryam

A Symbol of Prosperous Living

KAADOSH 

MAKING YOUR DREAMS
COME HOME

Indra Nagar,
Adyar



A project by Kaadosh



Team KAADOSH is a young spirited most promising and Professional Construction and Property development firm Impacting all Prime locations of Chennai.

Kaadosh Real Estates Private Limited,
Is a construction contracting Enterprise.
Envisioned and incorporated to provide Turnkey services &
Engineering solutions to every aspiration in the building
construction industry with a determined commitment of
delivering value with quality and expertise.



TRENDY
& CREATIVE
INSPIRATIONS
FEEL TO LIVE

Our goal at KAADOSH is to stay focused, not just in satisfaction of our customers, but in impacting their lives, through the products and services we offer, by ensuring best value in all our deliverables with respect to functionality & assurance of quality, while considering increased appreciation on return value of the products and services, anticipated over course of time against the investments made just to suffice their need of the hour, thereby yielding good will over good profits.





THE BEST INVESTMENT ON

EARTH

is

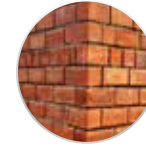
HOME



Sweet Potable
Ground water



100% DG
Power Backup



Zero Sharing walls
Semi independent Flats



“Choosing where to live is one of the most important decisions you can make in life”

A picturesque & bold outlook

To the place you would love to call as home



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Semi Independent Flats

Zero sharing walls

3 Directional Ventilation

Zero deviation

Contemporary Design



SUPREMACY IN
LOCATION,
COMMUNITY &
ENVIRONMENT

AN INVITATION TO YOUR
HOME
— @ —
ADYAR
INDRIA NAGAR

A few of many reasons to choose

Aishwaryam



SMART HOMES



VAASTU COMPLIANT



OPTIMISED SPACES



PEACEFUL LOCATION



3D VENTILATION



WELCOME
TO YOUR
SEMI-INDEPENDENT
HOME-APARTMENT

WHAT YOU GET IN A SEMI-INDEPENDENT HOME ?

ZERO DEPENDENCE for SERVICES

Automated Water Supply System – Ensures ease in maintaining OHT water levels

Water consumption Meter – Justifies water usage

Metered Diesel Generator – Power back-up expenses only based on usage

Piped Gas Line – Concealed LPG line straight to kitchen from Stilt Level

ZERO SHARING of WALLS

Ventilation – 3 Directional opens for Light and Air

100% ownership – Hammering to Modifying at your will

Privacy – Safe and Private Feel

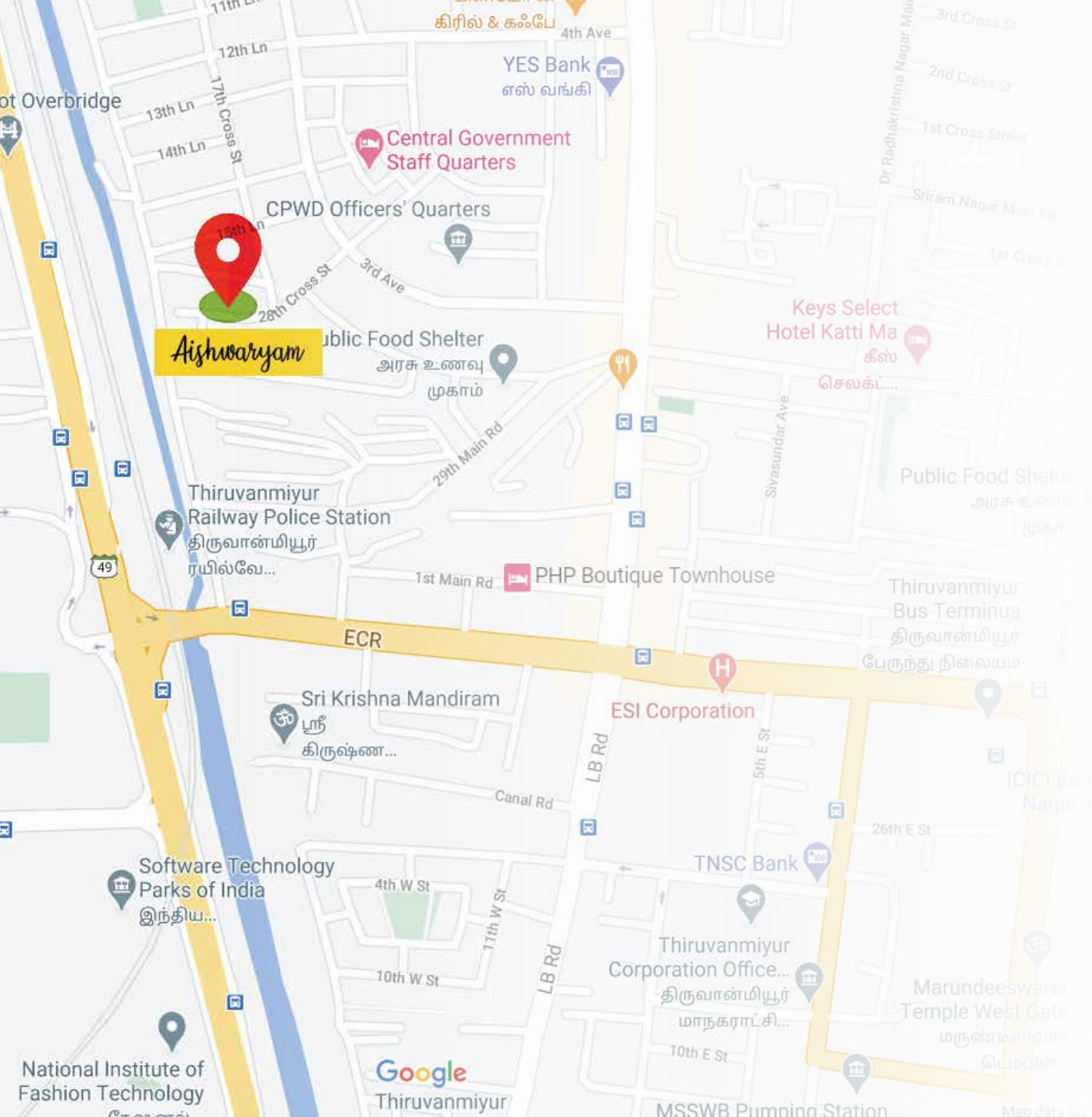
ZERO WORRIES about SAFETY

Home Door Phones – Access to Main Gate from each Home

Surveillance – State of art security system

Live Well





LUXURY OF
PROXIMITY TO
ALL LIFESTYLE NEEDS
FROM THE COMFORT OF YOUR HOME

FACILITIES WITHIN 2 KM RADIUS



RAMANURAN IT CITY
TIDEL PARK
ASCENDAS IT PARK



IIT MADRAS
NATIONAL INSTITUTE OF FASHION TECHNOLOGY
SISHYA SCHOOL | HINDU SCHOOL



FORTIS MALAR
APOLLO
P M HOSPITALS

“Walking our children to school from home, every day”

is a Luxury



20 minutes drive to
Chennai International **AIRPORT**



2 minutes drive to
Adyar **BUS DEPOT**





*Affordable 2 BHK Homes
with optimized livability
and convenience for
a happier Lifestyle*

TYPE A | 870 sq.ft.

the place you would love to call as home



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16'0" x 11'6" - Living Room
with 3' Balcony

10'0" x 7'8" - Kitchen

12'6" x 10'3" - Master Bedroom
with attach Bathroom

10'0" x 10'0" - Second Bedroom

7'0" x 5'0" - Common Bath





*Affordable 2 BHK Homes
with optimized livability
and convenience for
a happier Lifestyle*

TYPE B | 830 sq.ft.

the place you would love to call as home



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A Symbol of Prosperous Living



16'0" x 11'6" - Living Room
with 3' Balcony

10'0" x 7'8" - Kitchen

12'6" x 10'3" - Master Bedroom
with attach Bathroom

10'0" x 10'0" - Second Bedroom

5'0" x 5'0" - Common Bath

STRUCTURE

R.C.C Framed Structure with Chamber Brick / Aerocon Blocks 230mm for outer walls and 115mm for internal walls

Floor to floor height will be maintained evenly at 3150mm for 1st, 2nd and 3rd floors

WALL FINISHES

Interiors walls: 1 coat of primer, 2 coats putty and 2 coats of acrylic Emulsion

Ceiling: 2 coats putty and 2 coats of acrylic Emulsion

Exteriors walls: 1 coat of primer and 2 coats of weather proof exterior Emulsion

Bathrooms: Joint free ceramic tiles cladding up to ceiling

Utility walls: Joint free ceramic tiles cladding up to 4 feet

FLOOR FINISHES

Foyer, Living, Lounge and Dining: Imported Marble

Master Bedroom: Parquet wooden flooring

Kitchen and other Bedrooms: 600mm x 600mm imported vitrified tiles

Bathrooms and Utility: 300mm x 300mm matt finish ceramic tiles

Balcony: wood finish vitrified tiles

Staircase & common area: Granite flooring

Terrace: Heat reflection coolant tiles

KITCHEN

Provision for Chimney and water purifier

CP fittings of jaquar or equivalent

Kitchen counter top will be of Polished Granite laid on RCC slab

Engineered Marble Sink with drain board

BATHROOM

Vanity counter top wash basin jaquar or equivalent

Wall mounted W/C with health faucet of jaquar or equivalent

CP and Sanitary fittings of jaquar or equivalent

Concealed wall mixer of jaquar or equivalent

Provision for Geyser will be provided

Shower glass partition in master bedroom

Rain Shower in master bedroom



JOINERY DETAIL

Main Door: Teak wood door frame and double side veneer finish flush door of 1000mm x 2350mm with tower bolt, door viewer, safety latch, door stopper with yale or equivalent locks

Bedroom Doors: Teak wood door frame and single side veneer finish flush door of 2350mm with tower bolt, door stopper and Godrej or equivalent thumb turn locks

Bathroom Doors: Designer moulded skin door of 2350mm height with water proof finish

Windows: UPVC panel with see-through glass and MS grill where ever applicable.

Balconies: Sliding UPVC French doors and toughened glass will be provided without grills

ELECTRICAL FITTINGS

Cables and wirings: Orbit or equivalent

Switches and sockets: Legrand / Schneider or equivalent

Split air conditioners points will be provided in all bedrooms and living rooms

DB with phase change over, MCB and ELCB (Earth leakage circuit Breaker) systems

Telephone and TV(DTH) points will be provided in living, master bedrooms

Master control Switch at the entrance to control all light and fans

OTHER FEATURES

Sump, OHT, Rainwater Harvesting

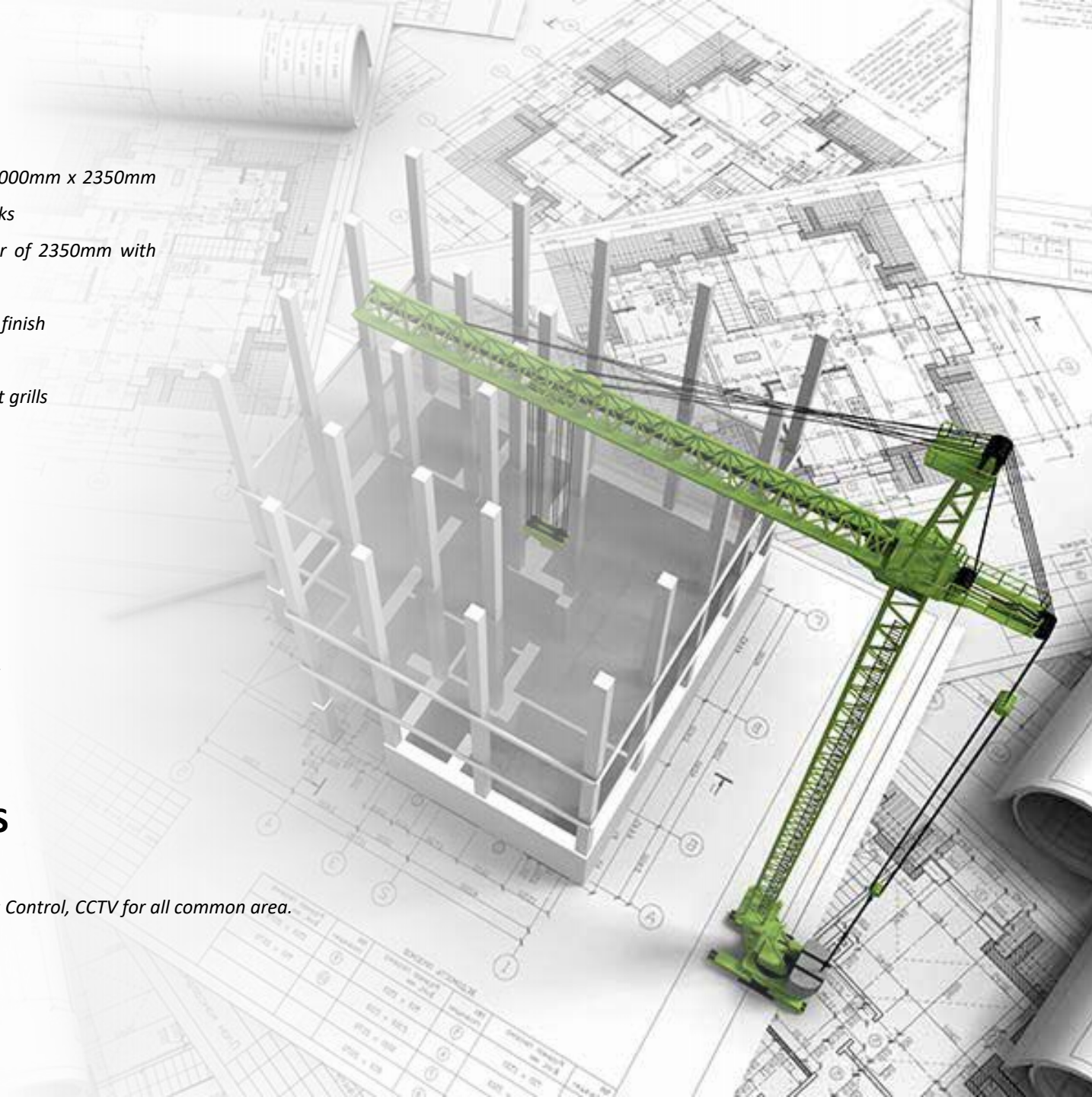
Elevator 8 Passenger automatic lift

3 Phase Power Supply & DG power backup

Individual Piped LPG line

SECURITY SYSTEMS

Video door phone, Access Control, CCTV for all common area.



KAADOSH 



94447 02345

www.Kaadosh.com

Site Address:

Kaadosh Aishwaryam

#26, 28th Cross Street, Indra Nagar,

Adyar, Chennai – 600 020

Corporate office:

Kaadosh Real Estates Private Limited

#38, Besant Avenue Road

Adyar, Chennai – 600 020