

NAHAR SKANDA

VALMIKI NAGAR

THIRUVANMIYUR



Skanda is a Sanskrit word referring to a deity. According to the Nāṭyaśāstra, when Brahmā, Indra and all other gods went to inspect the playhouse (nāṭyamaṇḍapa) designed by Viśvakarmā, he assigned different deities for the protection of the playhouse itself, as well as for the objects relating to dramatic performance (prayoga).

Stilt +3 Floors Structure				
Flat Nos.	BHK	Floor	Saleable Area	Private Terrace
A1	3	First	1123	0
B1	3	First	1380	0
C1	2	First	785	0
A2	3	Second	1397	200
B2	3	Second	1380	200
A3	3	Third	1397	0
B3	3	Third	1380	0

Automatic lift | Audio intercom security | Rainwater harvesting | Covered Car parking

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First Floor Plan

FLAT Nos.	BHK	Saleable Area
A 1	3	1123 Sq.Ft.
B1	3	1380 Sq.Ft.
C1	2	785 Sq.Ft.



Second Floor Plan

FLAT Nos.	BHK	Saleable Area	Private Terrace
A 2	3	1397 Sq.Ft.	200
B2	3	1380 Sq.Ft.	200

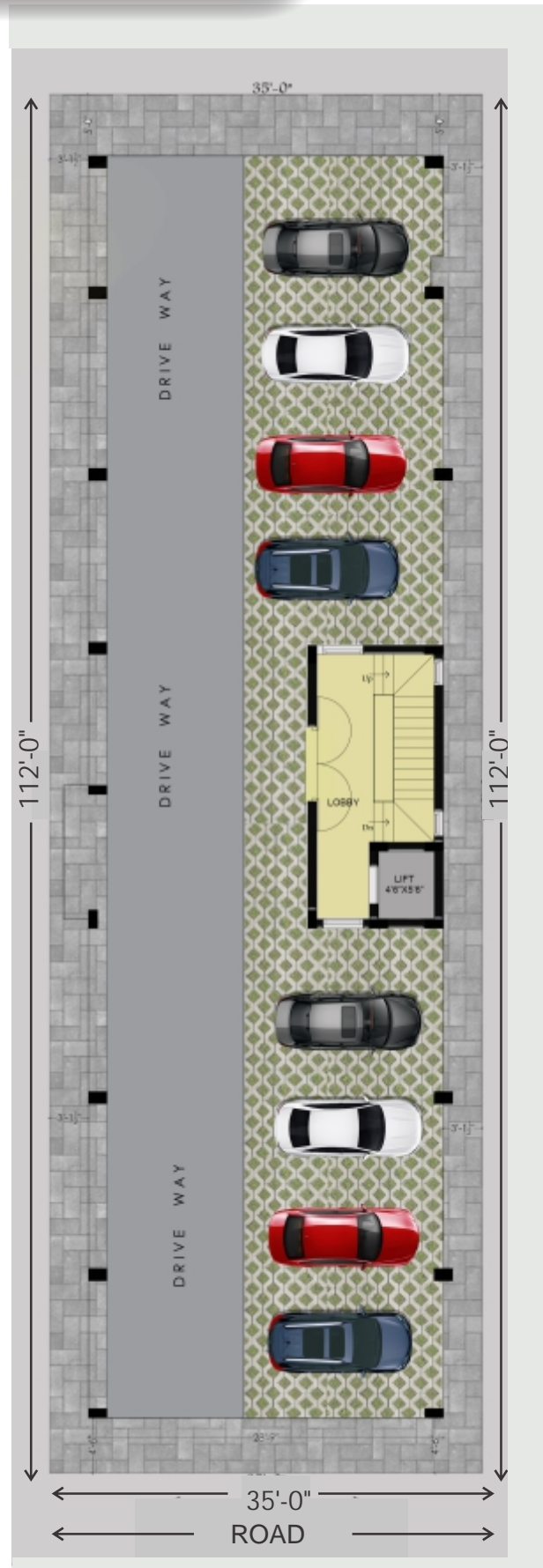
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Third Floor Plan



Stilt Floor Plan

FLAT Nos.	BHK	Saleable Area
A3	3	1397 Sq.Ft.
B3	3	1380 Sq.Ft.

SPECIFICATION

- The Builder reserves the right to make alterations, which may be necessary due to technical and aesthetic reasons.
- The flat is to be constructed to this specification subject to minor changes in dimension, locations found desirable or necessary to ensure sound engineering practice at the sole discretion of the Builder.



Furniture, Fixtures & Fittings arrangements have been included for understanding of space only and is by no means a legal offering.

Type of Construction

- Framed structure with RCC column beams over brick masonry walls of 9 inches and 4.5 inches walls plastered and finished with cement paint internally and externally
- Ceiling height will be 9'-6" feet approximately except in the toilet where it will be 8'-6"

Flooring

- The living, dining, and bedroom area will be finished with good quality vitrified tiles of the builder's choice with necessary skirting

Plumbing and Sanitary

- Ceramic flooring in the toilets will be provided as per the builder's choice. Walls will be covered with ceramic tiles as per the builder's choice up to a height of feet
- Concealed open plumbing lines from the overhead tank will be provided
- All closets and washbasins will be white (Parry ware), or builder's choice, provision plumbing for connecting one geyser in each toilet Hot and cold wall mixer will be provided for the shower area
- All C.P fittings will be jaguar/equivalent fitting. Toilet closets will be EWC floor or IWC as desired

Doors

- The main doorframe will be of teak and the door shutter will be of good quality imported skin finished with lacquer varnish
- Other doors will be with good quality wood frames and flush doors painted on both sides. All door fittings will be aluminum excepting the front main door, which will have brass fittings
- The main door will be provided with Godrej or equivalent lock, door eye, tower bolt & door stopper. Doors to the bedrooms will be provided with cylindrical locks
- The door and frame will not be provided for the kitchen

Windows and Ventilators

- Steel grills (painted) will be provided in all windows and ventilators
- Windows will be of well-seasoned country wood Ventilators will be of a good quality wood frame fitted with glass louvers
- Provision for Air Conditioner in all bedrooms

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Kitchen

- Kitchen platform will be polished granite with a single bowl stainless steel sink and glazed tiles dado of 2'0" feet above the kitchen platform, 3'0" feet dado in utility area (if provided)

Lofts

- One in the kitchen and in all bedrooms will be provided

Painting

- Living, dining, and bedroom walls will be finished with emulsion paint
- The ceiling will be finished with cement paint, All wooden frames, shutters, and M.S. Grill will be finished with enamel paint

Electrical

- Concealed copper wiring suitable for three-phase supply, will be of ISI quality
- Switches & sockets with adequate points for light, fan, and power supply will be provided. Separate meter for lighting in common areas and the pumps
- Three phases supply with a manual phase changer will be provided for each flat
- One calling bell point will be provided. Provision for UPS wiring will be provided

Water

- Supply One common bore well and one sump will be provided
- One pump for the bore well and one pump for the sump will be provided

General

- One passenger lift will be provided
- Anti-termite treatment
- Aquaguard point in the kitchen
- An automatic water level controller for pumps will be provided
- Concealed PVC pipes for the TV antenna will be provided in the living room and bedrooms
- A common board will be provided near the entrance to the building for incoming telephone lines, with a provision for concealed wiring from this board to points in each flat in the living room

PAYMENT PLAN

- The Un Divided Share of land will be registered with full ownership to the buyer and the building construction cost can be availed through home loans or can be paid directly by the Buyer
- The buyers can avail of home loans since it is CMDA / Local body approved
- The Payment-Terms is made simple without any complications for the buyers
- The builder commits itself to provide quality transparent services by putting the objectives and timelines of the work procedures against the payments made by the home buyers

Payment details

- Rs 1,00,000/- as booking advance
- 20% on completion of Foundation (including advance)
- 20% on completion of Ground Floor Roof
- 20% on completion of First Floor Roof
- 20% on completion of Third Floor Roof (Terrace)
- 18% at the start of Brickwork & Plastering
- 2% on handover

Important

- Registration of UDS – Sale deed on receipt of 66.67% of the total costs, construction process schedule will not be disturbed except on request from the customer for alteration, only if it's mutually agreed
- Delay in payments from banks/ buyers will be charged with penal interest if thought necessary
- The buyer shall inspect the property personally or through a representative to avoid any miscommunication, misrepresentation, or wrong assumptions
- In the case of NRI clients, the payments are preferred to be paid through their NRE/NRO Bank Accounts in India or through Bank Transfers

Note: The basic rate is exclusive of Covered Car parking, Registration charges, Service connection charges, and Taxes which will be extra at actuals

Disclaimer:

This brochure is conceptual in nature and is by no means a legal offering. The promoters have the right to change, alter, delete or add any specification mentioned herein.

NAHAR SKANDA

VALMIKI NAGAR THIRUVANMIYUR

New No. 2, Old No. 12, Subramaniam Avenue,
Valmiki Nagar, Thiruvanmiyur
Landmark- Opp to 4th Seaward Road.



Click on the link below for location:

[Nahar Skanda - Google Map](#)

Locational Advantages:

Close to Bus Terminus, Beaches, Vegetable & Fruit Markets, MRTS, OMR, ECR and also in close proximity to schools, worship places, colleges, hospitals.

Bus Stop/ Auto Stand	– ½ Kms	IT/ITeS Parks	– 1 Kms
Marudeeshwarar Temple	– ½ Kms	Besant Nagar Beach	– 2 Kms
Departmental Store	– ½ Kms	Multi-Speciality Hospitals	– 2-3 Kms
Thiruvananthapuram Beach	– ½ Kms	IIT Madras	– 3 Kms
CBSE School	– ½ Kms	Cancer Institute, Adyar	– 3 Kms
Kalakshetra	– ½ Kms	Airport	– 7 Kms
Thiruvananthapuram MRTS	– ¾ Kms	Central Railway Station	– 12 Kms
Post Office	– ¾ Kms		

Nahars is synonym to Exceptional Quality, Aesthetic Design and Affordable Price. Nahars with its experience of about 2 decade in construction and 4 decades in real estate promises clear legal titles and delivery on time. Also, choosing Nahars would have no alternative, for their platter of projects include budget homes, deluxe apartments, premium row houses, luxury villas and layout developments.

Guided by integrity, innovation, quality and high service standards, Nahar Foundations has grown momentarily to attain a distinguished position of leadership in the real estate industry by successfully crafting many landmark projects across the city. Each of the Nahar projects stands apart in their aesthetic design, impeccable quality and enticing features that lend exceptional value and privilege to those who own them.

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