

DN  
DEVINARAYAN

Aikya   
Kilpauk





DN  
DEVINARAYAN

Aikya





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**PLUSH, AESTHETIC RESIDENCES  
IN THE HEART OF THE CITY**

Aikya, our ready to occupy residential project, is testimony to our promise of building serene and affluent living spaces even in the city centre, at Kilpauk, renowned as the hub of modernity with all modern conveniences and infrastructural facilities located just a stone's throw away. This project, comprising just 3 luxury apartments spanning an area of 2601 sq.ft., with one 3 BHK apartment per floor, is built in a way that guarantees a unique blend of serenity and accessibility. Apart from the standard amenities like water purification system, 100% power back up, Aikya comes equipped with upscale features such as auto door elevator with ARD, secured access control, air conditioning and wi-fi access.

## LOCATION MAP



**Location:** Old No.06, New No.08, 2nd Cross Street, Kilpauk Garden Colony, Chennai- 10.



## PROJECT DETAILS

3 LUXURY APARTMENTS  
OF 3 BHK

**NO. OF FLOORS**  
STILT + 3 FLOORS

**SIZE:** 2601 sq.ft.

ONE 3 BHK APARTMENT TO A FLOOR

## FACILITIES & AMENITIES



100%  
Power Backup



Water Purification  
System



Covered Car Park for  
Each Apartment



Wi-Fi Access



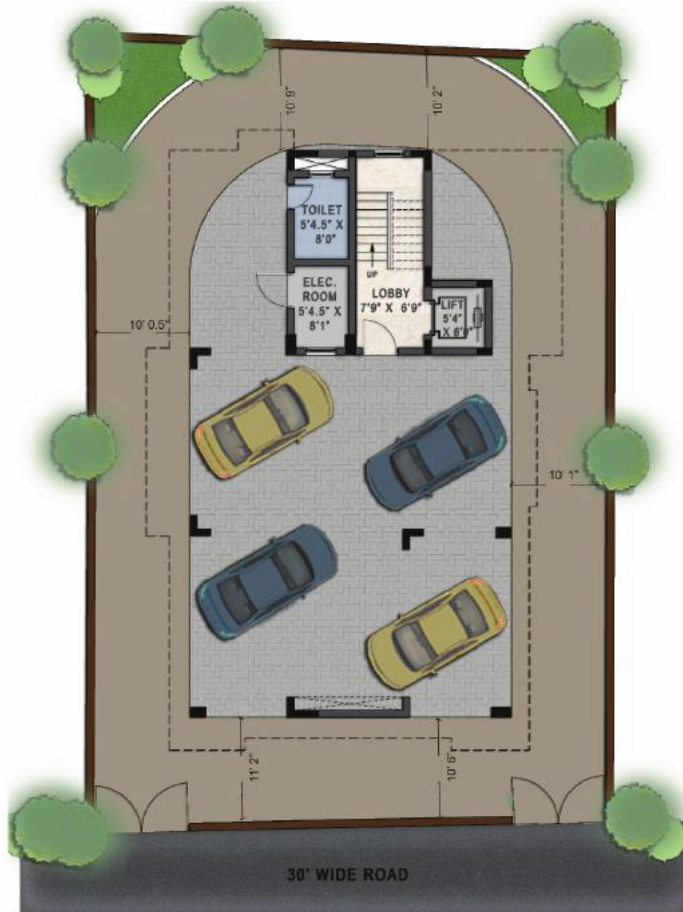
Auto Door  
Elevator with  
ARD



Video Door  
Phone Control  
Access



Airconditioning



 <p><b>PROJECT ADDRESS</b> Old No.06, New No.08, 2nd Cross Street, Kilpauk Garden Colony, Chennai- 10.</p>	<p><b>SITE CUM STILT FLOOR PLAN</b></p>	<p><b>ORIENTATION</b></p> 	 <p><b>Devinarayan Housing &amp; Property Developments Pvt.Ltd.</b> # 2, Link Street, Kottur Gardens, Chennai- 85. <a href="http://www.devinarayan.com">www.devinarayan.com</a></p>
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Carpet Area	1709 sq.ft.
Plinth Area	1929 sq.ft.
Common Area	672 sq.ft.
Saleable Area	2601 sq.ft.



**PROJECT ADDRESS**  
 Old No.06, New No.08,  
 2nd Cross Street,  
 Kilpauk Garden Colony,  
 Chennai- 10.

TYPICAL PLAN

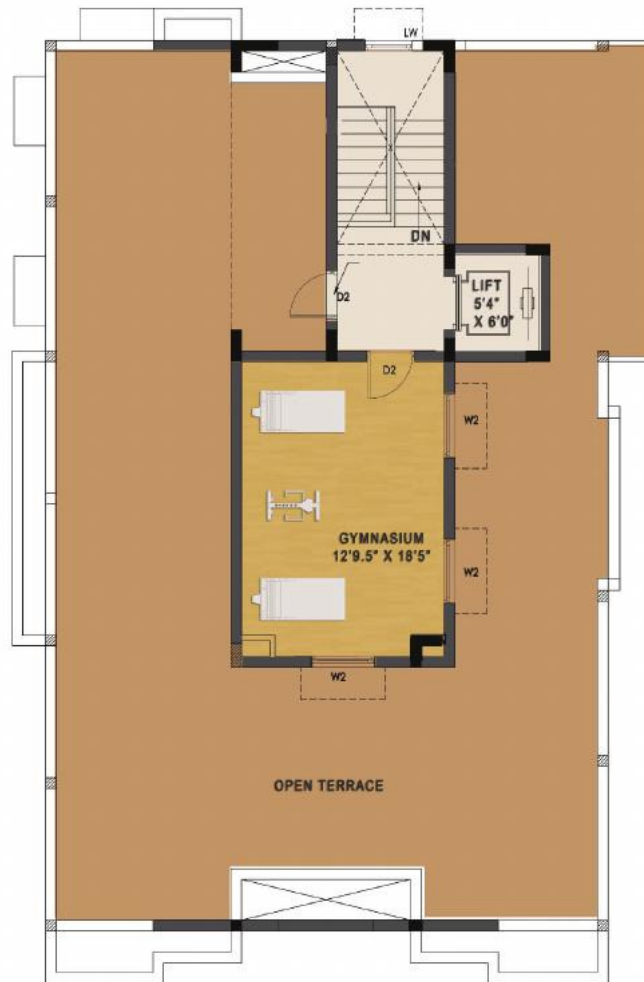
ORIENTATION



**Devinarayan Housing & Property  
 Developments Pvt.Ltd.**

# 2, Link Street, Kottur Gardens,  
 Chennai- 85. [www.devinarayan.com](http://www.devinarayan.com)





	<p><b>PROJECT ADDRESS</b>          Old No.06, New No.08,          2nd Cross Street,          Kilpauk Garden Colony,          Chennai- 10.</p>	<p>TERRACE PLAN</p>	<p><b>ORIENTATION</b></p> 		<p><b>Devinarayan Housing &amp; Property Developments Pvt.Ltd.</b>          # 2, Link Street, Kottur Gardens,          Chennai- 85. <a href="http://www.devinarayan.com">www.devinarayan.com</a></p>
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Isometric View



Isometric View

TYP. FLR - APARTMENT  
AKIYA - KILPAUK  
DEVI NARAYAN HOUSING





# SPECIFICATIONS

## Structure

- Isolated RCC Footings complying with seismic zone 3.
- RCC frame structure with brickwork / block partitions. The height of each floor shall be 10' to top of slab.(3.05 m).

## Flooring & Tiling

- **Car park Area:** Decorative concrete tiles.
- Living, Dining and Master bedroom - Laminated wooden flooring, other bedrooms - Italian marble, Kitchen - Vitrified tiles.
- **All Toilets:** Hardwood frame/PVC coated moulded flush shutter with paint finish.
- Designer tile concept with Anti-skid ceramic tiles.
- **Balconies:** Rustic antiskid tiles with SS railings.
- **Kitchen counter:** Coloured granite counter top with dado above counter.

## Sanitary & Plumbing

- **Sanitary fittings:** EWC wall-hung of Roca or equivalent brand.
- **Concealed Cistern:** Dual Flush wall mounted concealed cistern of Geberit or equivalent make.
- **Faucets:** All Faucets shall be single lever brass CP, Jaquar or equivalent make.
- **Plumbing:** All water supply lines shall be CPVC pipes. Drainage lines and storm water drain pipes shall be in PVC.

## Doors & Windows

- **Window Shutters:** UPVC glazed joinery with insect proof shutters.
- **Main door:** Teak wood Frame and shutter with Handle set single cylinder lockset of Yale or equivalent and brass hardware.
- **Internal doors:** Teak wood frame with flush door shutters with cylindrical locks of Dorset /Yale /Godrej or equivalent make and aluminum hardware.

## Electrical

- Concealed copper wiring of Finolex or equivalent make with modular plate switches, centralized cabling system for centralized DTH and Telephones.
- Wiring shall be done for lighting, 6Amps, 16 Amps and AC points in the apartment.

- **Switches:** All switches shall be Legrand / MK or equivalent make & sockets with isolators.
- MCB's & ELCB mounted on individual distribution boxes for each apartment.
- **Generator:** 100% power backup.
- Common area and external Light fittings would be provided.

## Wall Ceiling and Joinery Treatment

- Premium Plastic Emulsion paint for ceiling.
- Internal walls & ceiling will be plastered smooth - Putty finish and plastic emulsion over primer.
- External walls and stilt floor Columns and walls - Weather coat emulsion over primer / Texture finish.
- **Joinery:** All Internal doors enamel paint over primer.
- **Main door:** Melamine finish on both sides.
- **Internal Grills & Balcony Railing:** Enamel paint over 1 coat zinc chromate primer.

## Elevator/s

- **Automatic Elevators:** 6 passenger capacity 1 no.

## Air Conditioning

- Airconditioning for living, dining & bed rooms.

## Automation

- Access control entry to the ground floor lobby.
- Water level Controller - treated water sump to OHT.
- Video door phone for every apartment.

## Landscaping

- Adequate nucleus landscape shall be provided.
- Interlock Pavers to be laid in driveways.



## Devinarayan Housing & Property Developments Pvt.Ltd.

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### Corporate Office

#### Devinarayan Group,

No.2, Link Street, Kottur Gardens, Chennai-85. **Ph.No:** 24472727, 24472929, 24470809, 24475358. **E mail:** enquiry@devinarayan.com, housing@devinarayan.com

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### Marketing & Sales Office

#### Devinarayan's MGN Splendour,

3rd Floor, No.1, Co-operative Colony Off-Chamiers Road, Teynampet, Chennai- 18. **Mob:** 9841727569, 7299043366. **E mail:** marketing@devinarayan.com, sales@devinarayan.com, crm@devinarayan.com

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**Disclaimer:** The features and amenities shown are illustrative in nature and not a legal offering and is subject to modification at the sole discretion of the Developer. Linear measurements and area shown may be reckoned in metric system by conversion as follows: 1 meter = 3.2808 Feet, 1 sq.ft = 10.76 sq.ft. In compliance with weights and measurements act.