

Years of Engineering Experience



RAJUS MARUTHI



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MARUTHI



PREMIUM
APARTMENTS
AT HEART OF



KORATTUR

About “Rajus Maruthi”

An another affordable luxury landmark project from "RAJUS" with the name of “Rajus Maruthi” 60 luxurious 2, 2.5 & 3 BHK residential apartments are available in a stilt + 5 floor building, located in the vibrant **HEART OF KORATTUR**, Chennai. These apartments boast an impressive architectural design and high-quality finishes, ensuring a comfortable living experience. Nestled in a prime residential area, the development is strategically positioned between residential spaces, making it an ideal choice for those seeking convenience.

The neighbourhood offers a harmonious blend of tranquillity and accessibility, catering to both work and leisure. This property represents an ideal living environment for individuals who value a balanced lifestyle, providing easy access to essential amenities while maintaining a serene atmosphere.

Rajus Maruthi is situated in a prime area of Chennai at Door Nos. 54, 55 & 56, Station Road, Korattur, Chennai – 600 080. This location boasts an elegant architectural design and offers a luxurious living experience. The property provides ample parking space and is surrounded by a vibrant neighbourhood filled with upscale restaurants, retail stores, and educational institutions. Its strategic position ensures easy access to key areas such as Anna Nagar, Shenoy Nagar, and Mogappair.

Residents can enjoy the benefits of living in a bustling community while being close to essential amenities and services. Rajus Maruthi combines comfort and convenience, making it an ideal choice for those seeking a sophisticated lifestyle in Chennai.

A BLOCK

30 UNITS | 5 FLOORS



B BLOCK

30 UNITS | 5 FLOORS





CAR PARKING

TWO WHEELER PARKING

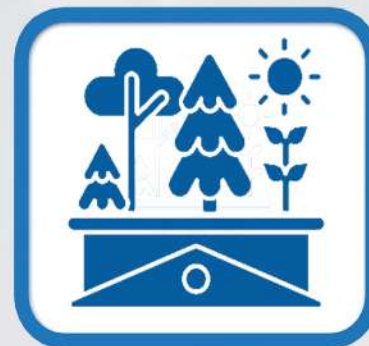
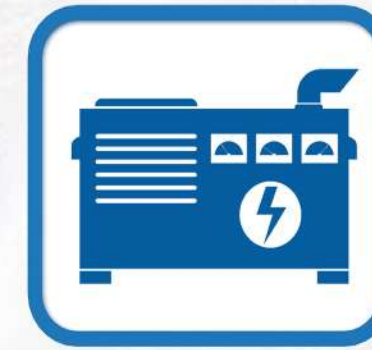
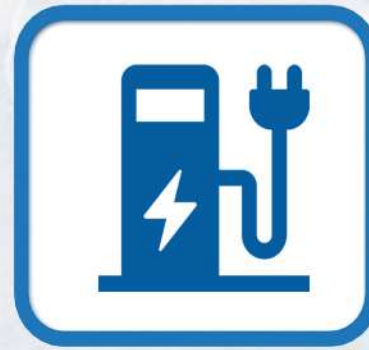
ASSOCIATION HALL



- **FOUNDATION & STRUCTURE:** RCC Column framed structure with RCC pile foundation and Brick work in Super Structure.
- **WALLS:** Stock Bricks used for brickwork in C. M. 1:5 for 9" Thick wall, and in C. M.1:3 for 4 ½" thick wall.
- **STAIRCASE:** RCC waist slab with masonry steps, Granite floor and skirting, SS Railing for hand Rail.
- **PLASTERING:** 12 mm thick in C.M.1: 6 to walls and 10 mm thick in C.M.1: 3 for ceiling.
- **FLOORING:** PGVT tile 2'x4' flooring with skirting laid over C.M.1:6 in all Bedrooms, Kitchen, Living, Dining, and bathroom with ceramic concept tiles 7'0" height dado to wall and Floor with anti-skid tiles.
- **DOORS, WINDOWS & VENTILATORS:**
Main door with 1st Class teak wood and all other door frames with 2nd class Teak wood frame. Main door with Teak wood factory made flush shutter, bedroom doors with factory made flush shutters. Toilet / Kitchen Service doors with film coated water proof flush shutter. Main door 3'6"x7'0", Bed room door 3'0" x 7'0", all other doors 2'6" x 7'0" All windows and ventilators with UPVC sliding type and provided with grill.
- **SANITARY AND PLUMBING:** Each toilet E.W.C with flush tank and wash hand basin of White colour. Each toilet will have provision for Hot & Cold water. Sanitary ware will be of Parry ware, plumbing will be of Parry ware /Jaguar Brand.
- **KITCHEN:** Cooking platform with Granite top slab and stainless steel sink of size 2' x1'6" and glazed tiles over platform to a height of 2'0".
- **SHELVES & LOFTS:** One Cuddapa slab open cupboard of size 3'6" x 7' in each Bedroom and Kitchen. One Rcc loft in all Bedrooms and Kitchen.
- **ELECTRICAL:** Concealed wiring in PVC conduits with ISI wire Brand Kundan / Orbit / Polycab and ISI switches Kundan / Anchor,
- **PAINTING:** Ceiling and walls with emulsion paint and full Patti, main door with varnish and all other doors with synthetic enamel paint. Interior will be with Asian Tractor Emulsion / Dr Fixit, Exterior will be with Asian Ace / Dr Fixit.
- **WATER SUPPLY:** Common overhead tank for Corporation water at 300 liters per flat and for Bore water at 700 liters per flat, underground sump of 20,000 liters 1 no for storage of metro water with pumping facilities to the overhead tank, bore well at 2 no of required depth will be provided. Automatic water level controller for bore water and corporation water will be provided.
- **MAXIMUM:** effort was shown to incorporate Vasthu while preparing drawings.
- **CAR PARKING:** floor will be Granolithic floor / interlocking Pavement Blocks except entrance portion which will be with Vitrified tiles.
- **ALL ROUND:** path way will be with Granolithic floor / interlocking Pavement Blocks.
- **BASEMENT HEIGHT:** will be 3'0" height from the road level. Lift will be 8 passenger 2 Nos, make will be Kamai / Grace make or equivalent.

MARUTHI AMENITIES

- VIDEO DOOR PHONE
- 24/7 CCTV CAMERA
- GEN SET
- TERRACE GARDEN
- YOGA DECK / MEDITATION
- GYM / MULTIPURPOSE HALL
- INDOOR SPORTS EQUIPIEMENTS
- DECORATED FOYER ENTRANCE
- SOLAR FOR COMMON AREA
- EV CHARGING POINT
- PROJECTOR
- DRIVERS' / MAIDS' RESTROOM
- REFLEXOLOGY PATHWAY
- SECURITY CABIN
- MAIN ENTRANCE WITH BOOM BARRIER
- AUTOMATIC WATER LEVEL CONTROL
- RAINWATER HARVESTING





RAJUS FLAT PROMOTERS PRIVATE LIMITED

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