

AURA CHAKRA



ROYAL . CLASSICAL . LUXURY

Step into a world of royal elegance and premium living
built to deliver excellence beyond imagination

Residential Apartment
@
PAMMAL



The sign of happiness

AURA CHAKRA



This beautifully planned residential building is crafted with a strong focus on architectural balance, comfort, and timeless elegance. The classical façade, highlighted by graceful moldings and well-aligned balconies, reflects thoughtful planning in every detail. Ample natural light, ventilation, and carefully designed spaces ensure a peaceful and refined living experience. Enhanced with warm exterior lighting and lush surroundings, the building stands as a perfect example of elegant urban living.

FEATURES

- » Red brick construction.
- » Excellent Elevation Design.
- » Construction Observing Vasthu Sasthra.
- » Located at peaceful and well developed Residential area.
- » Easy Accesibility to Schools, College and 24 hrs Hospital.
- » Covered and Spacious Car Parking.
- » EV Charging Point.
- » Power Backup.
- » Copious ground water.
- » Super ventilated room.
- » 15 minutes Drive to Chennai International Airport.
- » 15 minutes Drive to Shopping Mall, Cinema Hall, Shopping Centers etc.....

BRAND LIFT



CCTV SURVEILLANCE

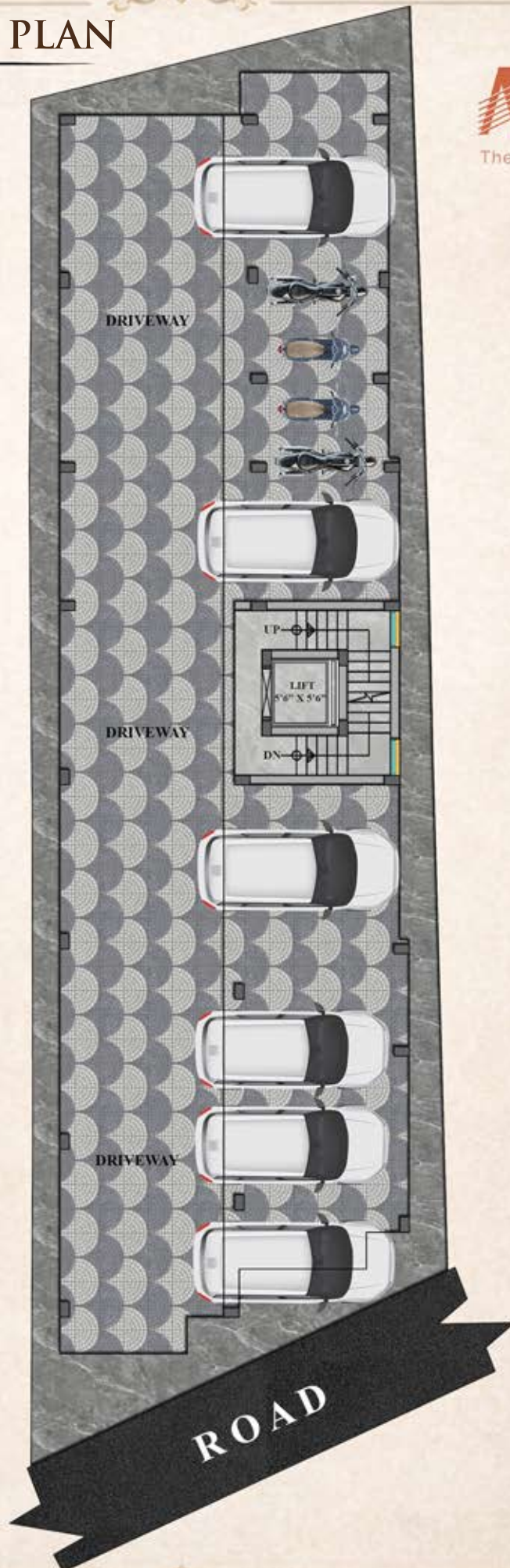
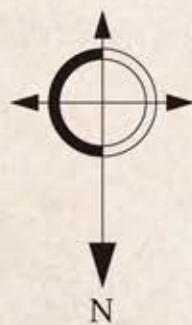


R.O WATER



STILT FLOOR PLAN

Aura⁺
Developers
The sign of happiness



TYPICAL FLOOR PLAN

Aura⁺
Developers
The sign of happiness

S2 & T2 : 1300.00 Sq.ft (3BHK)

F1, S1 & T1 : 1600.00 Sq.ft (3BHK)



FLAT NO	AREA	TYPE
F1, S1 & T1	1600 Sqft	3 BHK
S2 & T2	1300 Sqft	3 BHK



SPECIFICATION

BUILDING STRUCTURE



- » RCC framed structure with high-quality red bricks for external and internal walls.
- » 9" brickwork for external walls and 4.5" for internal partition walls.
- » Maximum height of each floor will be 10'.
- » Lintel level will be 7' above the finished floor level.

FLOORING & FINISHES



- » Living/Dining/Bedrooms/Kitchens- Vitrified Tiles (4'X2')
- » Bathroom/Balconies - Antiskid ceramic Tiles (2' X 2')
- » Staircase/Lobby - Vitrified Tiles with Stainless Steel Railing.
- » Car Parking - Concrete Pave Blocks.

DOORS



- » Main Door will be provided with galvanised iron steel door with 16 locks
- » All internal door are flush wood frames with flush shutters (commercial)
- » Toilet doors are P.V.C frame with shutters

SANITATION AND PLUMBING



- » Parryware I.W.C in common toilets ,E.C.W. in attached toilets all internal pipelines are concealed,outside pipelines are open with chromium-plated Metro fittings.

SPECIFICATION

ELECTRICAL

- 3Phase Electric Connections.
- GM switches will be provided.

BED ROOMS



- Provision of one loft and one cupboard (7'x5') in each bedroom.

WEATHERING COURSE



- White cool roof tiles for the terrace.

WINDOWS AND VENTILATORS



- All windows are UPVC with shutter finished with 4mm thick pinhead glass shutter windows with steel grills .where necessary.
- UPVC ventilators for the toilets with steel grills.

KITCHEN



- Black granite platform with 2' wide counter top, minimum 7' running length with stainless steel sink.
- Kitchen glazed tiles upto 2' above the platform.
- Provision of one loft and cupboard (7'x5')

PAINTING



- Water proofing primer coat for outer and nippon paints for the both inner and outer walls.

LIFT



- 6 Passengers lift.

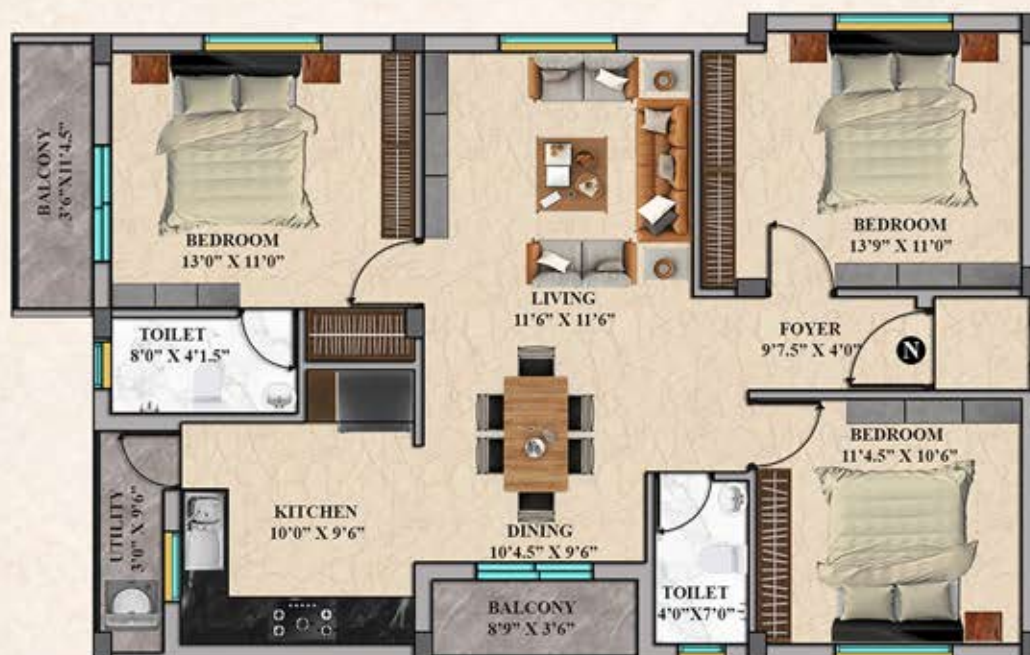
ISOMETRIC VIEW - 3BHK

Aura⁺
Developers
The sign of happiness



SOUTH FACING FLAT
3BHK - 1600 SQFT

ISOMETRIC VIEW - 3BHK



NORTH FACING FLAT
3BHK - 1300 SQFT

Entrance



KEY PLAN

NOT TO SCALE



LOCATION QR CODE



DISTANT NEARBY

Airport - 3.5 kms
Metro station - 3.5 kms
Pallavaram Railway Station - 2.5kms
Hospital - 1 kms
IOB bank - 500 m
Super Market - 1kms

SCHOOL

PUM school Pozhichalur
Marya nivas matriculation higher secondary school
GMA International school
Knowledge Academy school

HOSPITAL

BP Jain hospital
Reva Health care
Subhiksha hospital
AIVA Health care
Nilaa Womens Care Clinic



NO. 7, DR AMBEDKAR SALAI, RAMANATHAN NAGAR,
POZHICHALUR, CHENNAI - 600075

PH: 044 - 22632295, MOB NO: + 91 70946 60011

EMAIL : MAILAURADEVELOPERS@GMAIL.COM

WEBSITE : AURADEVELOPERS.IN

LOAN APPROVED BY

