

MALLES
Ahaana
PALLIKARANAI



The
Glow
Of *Comfort*





An Address Of

Prestige

Ahaana means “inner light” or “first rise of the sun” & this captivatingly designed abode exceeds the sense of its name in its sparkling beauty.

Enveloped in picturesque landscaping and rising impressively amidst the tranquil environs of Pallikaranai, Malles Ahaana encompasses a fine selection of 174 lifestyle apartments in 1.5, 2, 2.5 & 3 BHK configurations. Ranging in size from 546 to 1527 sq.ft. to suit varied needs & budgets, these charming homes are spread across 6 striking residential blocks of stilt + 5 floors.

Each of these elegant apartments feature best-in-class specifications & thoughtfully crafted floor plans that promise ample ventilation & maximum privacy.

Elegantly Crafted For

Exceptional Living

MALLES
Ahaana
PALLIKARANAI



Cherish A Life Of

Indulgence & Grandeur

Malles Ahaana is your own private paradise where every moment becomes a precious memory, for you & your loved ones. The majestic Club House at this beautiful abode brings together a spectacular selection of contemporary lifestyle amenities and a delightful array of leisure & recreational facilities.

If you are looking to relax & unwind in quiet and pristine surroundings, then this is the place for you.

Greeting each dawn is more pleasurable at Malles Ahaana.

- Multipurpose Hall
- Air-Conditioned Gymnasium
- Indoor Games
- Table Tennis
- Baby Day Care
- CCTV Surveillance
- Covered Car Park
- Walking Path
- Children Play Area
- Shuttle Court





Children Play Area



Table Tennis



Walking Path



Shuttle Court



Multipurpose Hall



Baby Day Care



CCTV Surveillance



Air-Conditioned Gymnasium

*Images shown are indicative only

LOCATION MAP
(Not to scale)



EDUCATIONAL INSTITUTES

SCHOOLS

- Apple Kids
- Kizzards Global School
- Zigma Matriculation School
- BS Matriculation School
- St Paul's Matric School
- Christ The King Matriculation School
- San Academy
- DAV School
- Sunshine School
- St. John's Public School
- Akg Public School
- Bharathi Vidyalaya
- Kidzee Pre School
- Eurokids
- Chaitanya School

COLLEGES

- Asan Memorial College of Arts & Science
- Sree Balaji Dental College
- Jerusalem College of Engineering
- National Institute of Ocean Technology
- Satyabhama University
- St. Joseph College of Engineering
- DB Jain College
- MNM Jain Engineering College
- Mohd Sathak Engineering College
- KCG College of Engineering
- Quaid-E-Milleth College
- Global Cancer Institute

MULTINATIONAL COMPANIES

- | | |
|--------------------------------|----------------------|
| American Megatrends India | Photon Infotech |
| Vestas | Polaris Software Lab |
| Satyam | Infosys |
| HCL Technologies | Siemens |
| Tata Consultancy Services | Ford |
| Accenture India | Sutherland |
| TECCI Park | Chennai |
| Wipro Technologies | IT Park |
| Cognizant Technology Solutions | Mepz |
| Scope International | Elect Sez |

HOTELS, RESORTS & EATERIES

- | | |
|-----------------|---------------|
| Cafe Coffee Day | Gupta Bhavan |
| Dominos KFC | Sangeeta |
| Hot Breads | Gateway Hotel |
| Hot Chips | Aloft |
| McDonalds | Citadines |

SHOPPING CENTRES

- | | |
|-------------------|----------------------------|
| City Super Market | Food World |
| Nilgris | Ambal Stores |
| More | Shanmugam Stores |
| Reliance Fresh | Jeyachandran Textiles |
| Sekar Stores | Venkateshwara Super Market |

HOSPITALS

- Kamakshi Hospital | Global Hospitals | Apollo Hospital

MALLES
Ahaana
PALLIKARANAI

Discover
Beauty & Tranquility



Site With Typical Floor Plan



SPECIFICATIONS

FOUNDATIONS

- Foundation shall be as per structural design.

STRUCTURE

- RCC framed structure designed to withstand Seismic loads and all loads confirming to BIS codes.
- Walls using Solid Blocks in Cement mortar or Aerocon Blocks (Brands may differ)

WALL FINISHES

- Internal Walls will be finished with Gypsum plaster/smooth cement plaster with Asian Putty and Premium Emulsion Paint.
- Exterior walls will be finished with white cement coat and Weatherproof Exterior Emulsion paint.
- Toilet walls will be finished with Branded Glazed Ceramic Tiles upto 7 feet height.
- Kitchen Platform walls will be finished with Ceramic Tiles upto 2'0" above the Cooking Platform.
- Ceiling surface will be finished with white cement coat and Asian Ace paint.

FLOORING

- Living, Dining, Kitchen and Bedroom Areas will be finished with 24" x 24" Vitrified Tiles with 4" high skirting as per Architect's concepts.
- Utility, Balcony and Toilet Areas will be finished with Anti-Skid Ceramic Tiles as per Architect's concept.
- Common Areas and Lift Lobby will be finished with Anti-skid / Ceramic Tiles.
- Car parking will be finished with Grano flooring and Staircase shall be finished with granite and Ceramic tile skirting as per Architect's Design.
- Terrace Areas will be finished with Proper Weathering Course with Terracotta Clay tiles.

JOINERIES

- Entrance Main Door will be provided with Seasoned Teak Wood Frames and 32 mm thick skin moulded panel flush shutter or Engineered timber frames and shutter with Godrej Lock or equivalent and eye View.
- All Bedrooms and Balcony Doors will be provided with Seasoned Country Wood Frames and Waterproof Hard-core Flush/Panel Doors or Engineered timber frames and shutter with required fittings as per Architect's Design.
- All toilets will be provided with WPC skin moulded doors/ FRP doors.
- Modular two panel UPVC Window Frames and sliding shutters with safety MS Grills will be provided.
- All balconies will be provided with UPVC sliding shutters.

KITCHEN

- Countertop Granite platform will be finished with 16mm thick Granite slab 2'0" wide at a height 2'9" from the finished floor level along with Stainless Steel Single bowl sink and 2 CP long body taps.
- Provision for Exhaust fan, Mixer, Grinder, Microwave and Refrigerator will be provided.
- Loft will be provided as per Architect's Design on one side.

PLUMBING & SANITARY

- All Sanitary Wares will be super white colour as per Architects' Design and concepts.
- All CP fittings and Taps (Single lever Diverter, Spout, Shower, Health Faucet etc.) Jaguar / Metro or its equivalent will be provided as per Architect's Design.
- All Bathrooms will have provision for an Exhaust Fan and Geysers connection.

PLUMBING (EACH TOILET)

- Floor mount E.W.C (White Colour) - 1 No
- Wash Basin (20" x 16") (White Colour) with Pillar lock (Jaguar) - 1 No
- Hot & Cold single lever diverter with shower (Jaguar) - 1 No
- Spout (Jaguar) - 1 No
- Health faucet (Jaguar) - 1 No

ELECTRICAL & POWER BACK UP

- 3 phase electricity supply and independent meters. Good branded ISO 9001 quality concealed copper wiring for light and fan points. Switches are modular type. Double door DB with space for phase changer switch, Power points will be provided for essential electrical appliances. 3AC points for 2-bedroom apartments and 4AC points for 3-bedroom apartments.
- Standby Generator backup with Acoustic Panel for common area & lifts, 1 KVA for 3BHK flats, 0.75 KVA for 2BHK Flats, 0.25 KVA for 1.5 BHK
- All Switches and Sockets will be provided in Metal Box and Modular Switches with Cover plates.
- Concealed Conduits for Telephone and Cable RF wiring will be provided in Living and Master Bedroom.

WATER PROOFING & ANTI-TERMITE TREATMENT

- Water proofing treatment using brush bond technology will be performed for all Toilets, utility and other water storing bodies as per Architect's design.
- Anti-Termite treatment will be performed as per BIS for each building of the project.

WATER & SEWERAGE

- Borewell along with common underground RCC sump of adequate capacity will be provided.

STP SYSTEMS

- Sewerage Treatment Plant (STP) of adequate capacity and common underground Tank provision with Manholes, of adequate capacity shall be provided with provision for recycling the treated water, for flushing & gardening use.

OTHERS

- Automatic Passenger Elevators for all blocks will be provided with Variable Voltage Variable Frequency (V3F) and Automatic Rescue Device (ARD) technology.
- One Swing hook per apartment as per customer's choice shall be provided.
- Rainwater harvesting



Building Dreams & Transforming Lifestyles

Founded in 1980, Malles Constructions is among the finest real estate conglomerates in the city of Chennai. Today, 41 years later, 'Malles' is a strong brand associated with an unwavering commitment to quality and with customers' indelible trust thanks to its solid foundations.

Malles has executed over 127 projects; comprising over 3 million sq. ft. over 5000 happy families, the biggest milestone in our journey so far is positioning ourselves as one of the finest builders in Chennai.

Malles assures the finest quality to conscious home buyers and ensures that their hard-earned money will always get them the best value.

MALLES
41 YEARS OF EXCELLENCE

MALLES TM

CHENNAI'S BUILDER

Integrated ISO 9001:2015, ISO 14001:2004,
OHSAS 18001:2007 Management System

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