



OJASVI
Experience Magnificence



P R E M I U M R O W H O U S E S



Experience leadership

Incorporated in the year 2003, Nahar Foundations has offered exceptional real estate developments that adorn the city's skyline over the years.

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 has brought smiles across a million satisfied faces.



Experience comfort

A captivating and beautiful residential development, Nahar Ojasvi offers a valuable lifestyle experience to its privileged residents.

Lavishly spread over a verdant site area of 3.77 grounds and rising majestically in the eminent and highly sought after locality of Injambakkam, Nahar Ojasvi comprises of 4 well appointed row houses that are embellished with alluring features and attractive finishes with stylishly designed floor plans, well lit interiors and lush green exteriors that will ensure years of profitable returns to your investment.



Experience splendour



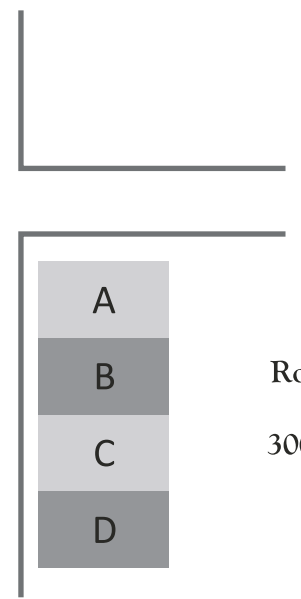

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▲
Typical Floor Plan
Ground Floor

SITE PLAN

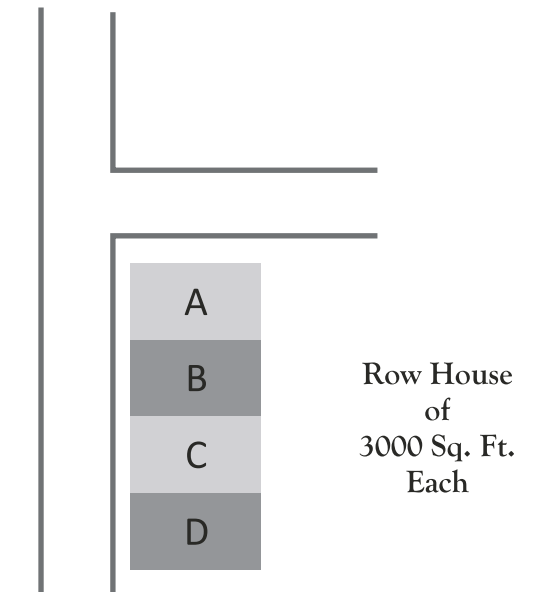


Row House
of
3000 Sq. Ft.
Each



N
▲
Typical Floor Plan
Ground Floor

SITE PLAN



Experience opulence

1.Type of Construction:

- Framed structure with RCC column beams over masonry walls of 9 inches and 4.5 inches walls plastered and paint finished.

2.Flooring:

- Living, dining and bedroom area will be finished with good quality 3X3 vitrified tiles of builder's choice with necessary skirting.

3.Plumbing and Sanitary:

- Ceramic flooring in the toilets will be provided as per builder's choice.
- Bathroom walls will be covered with ceramic tiles as per builder's choice up to ceiling height (Anti Skid tiles).
- Concealed / open plumbing lines from the overhead tank will be provided.
- All closets and washbasins will be white (Hindware/equivalent), or builder's choice
- Provision in plumbing for connecting one geyser in each toilet.
- Hot and cold wall mixer will be provided for shower area & wash basin's inside the bathrooms.
- All C.P. fittings will be Jaguar / equivalent fitting.
- Toilet closets will be EWC floor or IWC as desired.

4.Doors:

- Main doorframe will be of teak wood and door shutter will be of teak wood panel door, finished with lacquer varnish.
- Other doors will be with good quality wood frames and flush doors with good quality imported skin painted on both sides.
- All door fittings will be of brass fittings.
- Main door will be provided with Godrej or equivalent lock, door eye, tower bolt & door stopper.
- Doors to the bedrooms will be provided with door handles (Antique finish).
- Door and frame will not be provided for kitchen.

5.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 good quality wood frame fitted with glass louvers.
- Provision for split Air Conditioner in all bedrooms.

6.Kitchen:

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

7.Painting:

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

8.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 auto phase changer with trip switch will be provided for each Villa.
- One calling bell point will be provided.
- Provision for UPS wiring will be provided.

9.Water Supply:

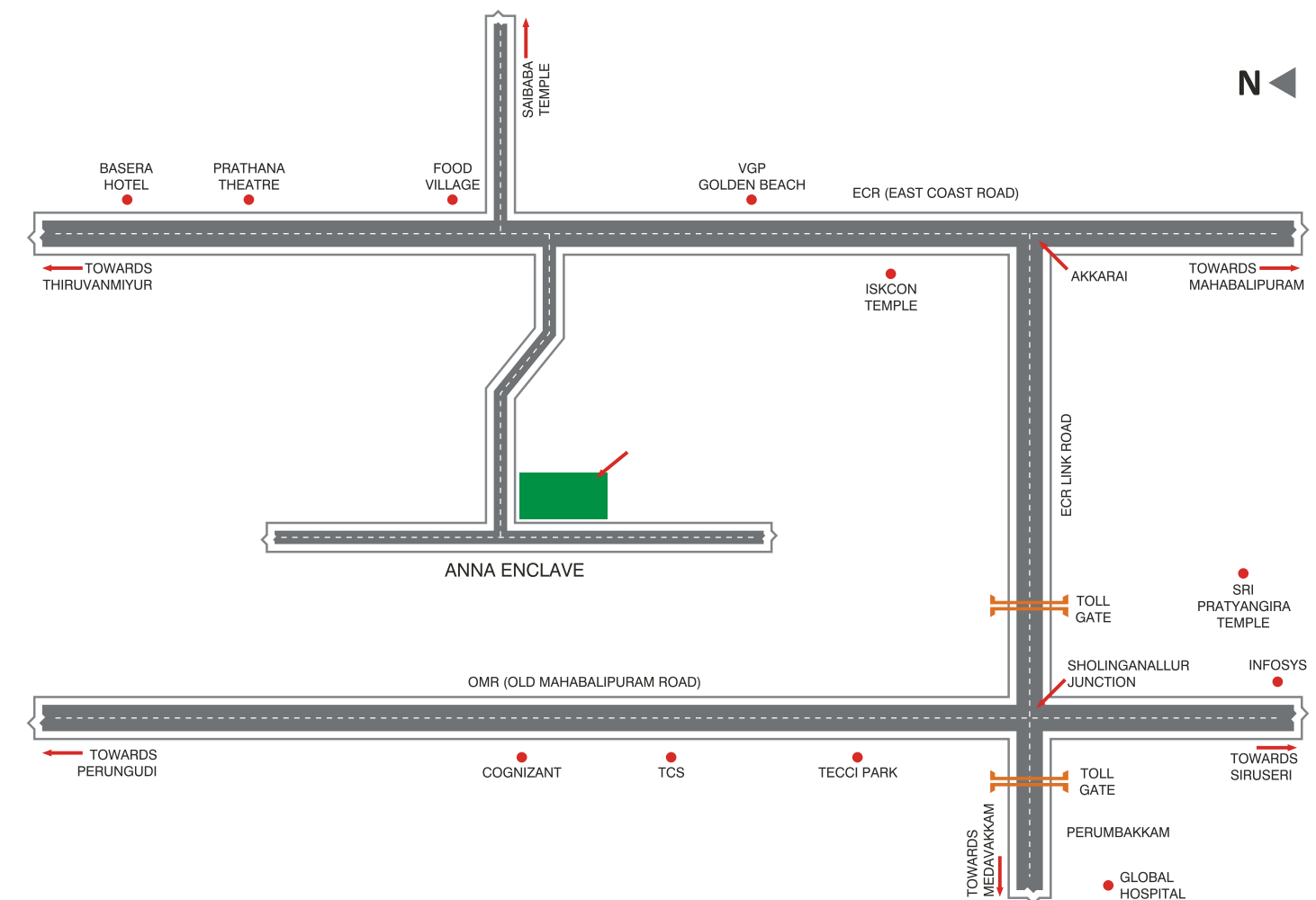
- One common bore well and one common sump will be provided.
- One pump for bore well and one pump for sump will be provided.

10.General:

- Anti-termite treatment
- Aqua guard point in kitchen
- Automatic water level controller for pumps will be provided
- One individual letterbox will be provided at the entrance to the building.
- Concealed PVC pipes for 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 line, with provision for concealed wiring from this board to points in each flat in the living room and the bedrooms.
- Security intercom system with CC TV
- WIFI & DTH connection for 1Year
- Terrace garden only over front balcony
- Rain Water Harvesting
- Covered car park
- Land scaping (Hard or Soft)
- One common septic tank & sump with adequate capacity will be provided.

Experience prestige

Nahar Ojasvi is a priceless retreat in the vibrant locality of Injambakkam on the immensely popular ECR which is today Chennai's most desirable residential destination. This remarkable offering enjoys superior connectivity with all parts of the city through an efficient network of transportation as well as exceptional vicinity to major educational, employment and entertainment hubs of the city. What's more, this attractive property is seamlessly connected to the renowned and highly sought after IT corridor of the city, adding manifold value & splendour to your investment.



Project Execution By



Project Marketed By



CATALYST PROPERTIES

Cedilla House,

#10, 9th Street, Dr. Radhakrishnan Salai, Chennai - 600 004

Tel: 4295 3456 Telefax: 4295 3450

www.catalystproperties.in