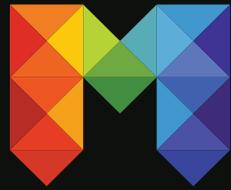


MEGH

Aarika

CHARMING LIFESTYLE

DISCOVER THE ART OF
HAPPINESS!



**MEGH
GROUP**

The story of MEGH GROUP encapsulates a three-decade journey of entrepreneurial spirit, enduring to the present day. With diversified ventures spanning steel, real estate and pharmaceutical packaging, it epitomises resilience and innovation in business.

ART OF REAL ESTATE

Silversky Builders, a division of MEGH GROUP, is a distinguished figure in the real estate realm. With a rich history spanning a decade in the industry, it has adeptly crafted over 1 million square feet of residential developments. Our forte lies in providing affordable yet premium housing options.


SILVERSKY
LIVE AN EXCEPTIONAL LIFE

ART OF LUXURY!

Experience the beauty of Aarika homes where every corner whispers luxury!
Discover the epitome of modern living at Mogappair, where sophistication and comfort seamlessly blend together. At Aarika homes, we understand the importance of using the finest materials to create homes that exude luxury. From the moment you step into our meticulously crafted residences, you'll be greeted by unparalleled craftsmanship and attention to detail.

Strategically located @Mogappair | 17 Well-appointed Residences
Spread over 4 Floors, 2 Blocks | 2, 3 & 4 BHK Apartments
Outfitted with Premium Brands



RERA No.TN/29/Building/0318/2024



ART OF FINE LIVING

Embrace the serenity of owning your private space while being part of a vibrant community. A haven to unwind, revitalise and evolve at your own rhythm. Designed with Vaastu principles in mind, our space ensures a harmonious flow of positive energy, fostering happiness and prosperity for all who dwell within.



ART OF CHOOSING

The 17 apartment units offer an array of choices to cater to your preferences.

2 BHK	1 unit
3 BHK	6 units
3 BHK Duplex	1 unit
3 BHK Penthouse	3 units
4 BHK	6 units

ART OF DESIGN

Each project is customer-centric and comes with path-breaking design and amenities. The architecture is stately and definitely a head turner. The fusion of aesthetic innovation and practical functionality emphasises our commitment to delivering unmatched design that will surpass your expectations.



ART OF LIVING

Aarika offers a generous range of premium amenities to experience a top-notch lifestyle.

Gym | Indoor Games | Car Wash Facility | Electric Vehicle Charging Bay | 100% Power Backup | CCTV | 24/7 Security with Digital Application for Entry/Exit | Drivers/Maid Toilet | Solar Power Energy for External Lights





ART OF CONVENIENCE

Aarika is located at the heart of all your necessities - top-tier schools, workplaces, hospitals, shopping centers, entertainment venues, temples, restaurants, banks and ATMs. Just minutes away from Koyambedu Metro Station, residing here grants you easy access to major roads and business hubs.

LOCATION MAP



SPECIFICATIONS

STRUCTURE

Structural System	RCC Framed Structure designed for Seismic Compliant (Zone 3)
Masonry	Solid Block 200 mm thick for External Walls & 100 mm thick for Internal Walls
Floor-Floor Height (incl. slab)	Shall be maintained at 3200 mm
ATT	Anti-termite treatment will be done

WALL FINISH

Internal Walls	All Internal Walls will be finished with 2 coats of Putty, 1 coat of Primer and 2 coats of Emulsion Paint
Ceiling	Ceiling Finish with two coats of Rough Putty, 2 coats Smooth Putty, 1 coat of Primer and 2 coats of Emulsion Paint
Exterior Walls	Exterior faces of the building finished with 1 coat of Primer and 2 coats of Emulsion Paint with color as per the architect's design
Bathroom	First quality Glazed Ceramic Tiles up to 8 ft. height of size 300 x 600 mm and above False Ceiling will be finished with a coat of Primer
Kitchen	First quality Ceramic Wall Tiles of size 300 x 600 mm for a height of 600 mm above the counter top finished level
Toilet Ceiling	Grid Type False Ceiling and above one coat of Primer

FLOOR FINISH WITH SKIRTING

Foyer, Living, Dining, Bedrooms & Kitchen	First quality Vitrified Tiles of size 1200 x 800 mm from Simpolo / Kajaria or equivalent will be provided
Bathroom, Balcony & Utility	First quality Anti-skid Ceramic Tiles of size 300 x 300 mm from Simpolo / Kajaria or equivalent will be provided
Open Terrace (if applicable)	Floors with Pressed Tiles

KITCHEN & DINING

Kitchen	Granite Slab will be handed over to client.
Electrical Points	For Water Purifier, Exhaust, Fridge, Dishwasher, Washing Machine & Chimney
CP Fittings	Kohler / Toto or equivalent
Sink	Single Bowl Stainless Steel Sink with Drainboard of Nirali or equivalent

BALCONY

Handrail	SS Handrail as per the architect's design
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BATHROOMS

Sanitary Fixture	Wall Mounted Closet with Health Faucet from Kohler / Toto or equivalent in all bathrooms.
CP Fittings	Chromium-plated fittings of Kohler / Toto or equivalent Including Concealed Diverter will be provided
Electrical Points	For Geyser & Exhaust Fan points will be provided in all Bathrooms
Wash Basin	Counter Wash Basin will be provided in Master Bedroom / Dining and Ordinary basin will be provided in other Bathrooms
Utility	Dishwasher Point

JOINERY

Main Door	Wooden Panel Doors / Pre-hung Engineered Wood size 1050 x 2100 mm with 38 mm thick Wooden Panel Shutters / Engineered Wood Shutter of Laminated Finish with Godrej or equivalent Locks, Tower Bolts & Door Stopper
Bedroom Doors	Pre-hung Engineered Wood/ ABS Door Frame of size 900 x 2100 mm with 35 mm thick ABS / Engineered Wood Shutter of Laminated Finish with Godrej or equivalent Locks, Tower Bolts and Door Stopper

Bathroom Doors Pre-hung Engineered Wood / ABS Door Frame of size 750 x 2100 mm with 35 mm thick ABS / Engineered Wood Shutter of Laminated Finish with Godrej or equivalent Locks and Tower Bolts

WINDOWS

Windows Powder Coated Aluminium Windows with Sliding Shutter including Mosquito Net with Plain Glass and MS Grill on inner side wherever applicable

French Doors Powder Coated Aluminium Frame with Sliding Shutter including Mosquito Net with Plain Glass without Grills

Ventilators Powder Coated Aluminium Frame of Fixed / Louvered / Openable Shutter with Pinhead Glass without Grills

ELECTRICAL POINTS

Power Supply 3 PHASE power supply connection with separate Energy Metre will be provided for each flat in the Main Board located outside the flat at the place of our choice and Common Metres will be provided for Common services

Safety Device MCB & RCCB will be provided for Electrical Circuit

Switches & Sockets Modular Switches of Panasonic or equivalent will be provided with including Two-way Control Switch for one light and one fan in each Bedrooms

Home Automation Living & Master bedroom

Wires Fire Retardant Low Smoke (FRLS) Copper Wire of a quality IS brand Anchor or equivalent

Data Point Living & Master bedroom

TV Point All rooms including Living

Split A/C Point All rooms including Living

Exhaust Fan Point Point will be provided in all bathrooms & Kitchen

Geyser Point Point will be provided in all bathrooms

Power Back-up 1kW for 2 BHK, 1.5kW for 3 BHK & 1.8kW for 4 BHK

Electrical Vehicle Charger Electrical Vehicle Charging Bay will be provided at a suitable place

COMMON FEATURES

Lift 8 Passenger Elevator with ARD provision for each Block

Generator Backup 100% Power Backup for Common amenities such as Lifts, Water Pump, STP & Selective Common Area Lighting

Name Board Apartment owner's name will be displayed in stilt

Lift Fascia & Lift Lobby Lift fascia with Granite Jambs

Lobby & Corridor Lobby flooring with Granite Finish

Staircase Floor All steps with Granite Finish

Staircase Handrail SS Handrail in all floors

Stilt Car Park Flooring Interlocking Paver Blocks laid in Car park area with Car park Number marked in paint

Terrace Floor Will have Grano Flooring with Threaded Grooves

OUTDOOR FEATURES

Water Storage Under Ground Sump and Overhead Tanks

Rainwater Harvest Rainwater Harvesting as per the MEP designs

Video Door Phone Video Door Phone provision for all flats

Safety CCTV Surveillance Cameras will be provided all around the building at pivotal locations in stilt

Well Defined Driveway Interlocking Paver Block laid all around the building

Security Security Booth will be provided at the entrance

Compound Wall Building perimeter fenced by Compound Wall with Entry Gates for a height of 1500 mm

Landscape Suitable landscaping at appropriate places

SILVERSKY

LIVE AN EXCEPTIONAL LIFE

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