



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 epitomizes 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. Its forte lies in providing affordable yet premium housing options.



ART OF LUXURY!

Experience the beauty of Aarika homes where every corner whispers luxury!
Discover the epitome of modern living at Nolambur, 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 @Nolambur | 17 Well-appointed Residences
Spread over 4 Floors, 2 Blocks | 2, 3 & 4 BHK Apartments
Outfitted with Premium Brands






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ART OF FINE LIVING

Embrace the serenity of owning your private space while being part of a vibrant community. A haven to unwind, revitalize 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 emphasizes 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 (Not to Scale)



SPECIFICATIONS

STRUCTURE

Structural system	RCC framed structure designed for seismic compliant (Zone 3)
Masonry	Solid Block 200 mm thick for external walls & 100mm thick for internal walls
Floor-Floor height (incl. slab)	Shall be maintained at 3200mm
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 patty, 2 coats smooth patty, 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 tile up to 8'0"height of size 300 x 600 mm and above false ceiling will be finished with a coat of primer
Kitchen	First quality Ceramic wall tile of size 300 x 600 mm for a height of 600mm 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 point	For Water purifier, Exhaust, fridge, Dishwasher, Washing Machine & Chimney
CP fitting	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 in all bathrooms will be provided
Wash Basin	Couter wash basin will be provided in Master bedroom / Dining and other Bathrooms Ordinary basin will be provided
Utility	Dishwasher point

JOINERY

Main door	Wooden panel doors / Prehung engineered wood size 1050 x 2100mm with 38mm thick Wooden Panel shutters / Engineered wood Shutter of laminated finish with Godrej or equivalent locks, tower bolts & door stopper
Bedroom doors	Prehung engineered wood/ ABS Door frame of size 900 x 2100mm with 35mm thick ABS /Engineered wood Shutter of laminated finish with Godrej or equivalent locks, tower bolts and door stopper

Bathroom doors	Prehung engineered wood/ ABS Door frame of size 750 x 2100mm with 35mm thick ABS/Engineered wood Shutter of laminated finish with Godrej or equivalent locks,towerbolts
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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 / open-able shutter with Pinhead glass Without Grills

ELECTRICAL POINTS

Power supply	3 PHASE power supply connection with separate Energy meter will be provided for each flat in the main board located outside the flat at the place of our choice and Common meters 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 given in all bathrooms & Kitchen
Geyser Point	Point will be provided in all bathrooms
Power Back-up	1Kw for 2bhk, 1.5 kW for 3bhk & 1.8 kW 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 Carparking Flooring	Interlocking paver blocks laid in Carpark 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
Rain water 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 round the building at pivotal locations in stilt
Well defined driveway	Interlocking paver block laid all-round 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 1500mm
Landscape	Suitable landscape at appropriate places



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