



Akshaya's 171st

Akshaya Shirdi,
is curated with great
detail and attention
for a life filled with
warmth & comfort.

Life at Shirdi

Being developed with great precision and robust foundations, the 6 elegant homes in the foci of Mylapore, at Narasimhapuram bring you an amalgamation of all that you want for a live well lived.

Nestle with warmth in your own cove that brings together

The best of location, connectivity at its peak, divine aura of the Sai Baba Temple, proximity to best of institutes, health care and all life style needs.



EXCLUSIVE GREEN POCKETS | COVERED CAR PARK

LANDSCAPED TERRACE | 6 CLASSY HOMES | 2 HOMES PER FLOOR

2.5 BHK AT 1170 SQ.FT | 3 BHK AT 1217 SQ.FT



Landscaped terrace gardens



Rich finishes and specifications



Elegant entrance



Aesthetic contemporary design.
Entrance lobby, elevator, dedicated
car parking and much more

Welcome home to **Akshaya Shirdi**, where you would cherish your life every day in copious space, serene greenery, aesthetic design and all things classy, fine and truly divine.



Unit A

Configuration: **2 BHK + Study**

Plinth Area: **988 sq.ft.**

Super Builtup Area: **1170 sq.ft.**

Unit B

Configuration: **3 BHK**

Plinth Area: **1028 sq.ft.**

Super Builtup Area: **1217 sq.ft.**

Typical Floor Plan





Stilt Floor Plan



I. STRUCTURE:

1. RCC framed structure.
2. Infill Panel walls with AAC lightweight blocks and plastering.

II. JOINERIES:

- | | |
|------------------|--|
| 1. Main Door | - African Teak wood/equivalent frame with ornamental Solid door |
| 2. Bedroom Doors | - Malaysian Salwood/equivalent frame with ornamental flush doors |
| 3. Toilet Doors | - Malaysian Salwood/equivalent Frame with water-proof plastic coated Flush doors |
| 4. Balcony Doors | - UPVC doors |
| 5. Windows | - UPVC windows |
| 6. Ventilators | - UPVC |
| 7. Grills | - MS grills |

III. FLOORING:

- | | |
|----------------------|-----------------------------|
| 1. Living, Dining | - Vitrified Tiles |
| 2. Kitchen | - Anti-skid Porcelain tiles |
| 3. Master Bedrooms | - Wooden Flooring |
| 4. Other Bedrooms | - Vitrified Tiles |
| 5. Balcony & Service | - Anti Skid Tiles |
| a. Toilet Floor | - Anti Skid Tiles |
| b. Toilet Dado | - Glazed Tiles |
| 6. Common Area | - Vitrified tiles |
| 7. Staircase | - Kota / Granite flooring |
| 8. Car Park | - Grano flooring |

IV. STAIRCASE RAILING:

- | | |
|------------|--|
| 1. Railing | - MS railing as per Architect details. |
|------------|--|

V. COUNTER TOP:

1. Kitchen platform with Granite.
2. Stainless steel Sink with single drain board and waste coupling.

VI. PLUMBING AND SANITARY:

1. CPVC pipeline in bathrooms.
2. CPVC for hot water lines.
3. Separate motors for sump and bore wells.
4. Florentine/ equivalent CP fixtures
5. Roca/equivalent white sanitary fixtures.

VII. ELECTRICAL:

1. Concealed Wiring - Legrand / Finolex or equivalent
2. Switches - Anchor Roma or equivalent switches
3. Adequate light, fan and power points.

VIII. LIFT:

Johnson Lift or equivalent

IX. PAINTING:

1. Internal Ceiling - Acrylic putty with primer and emulsion
2. Internal Walls - Acrylic putty with primer and emulsion
3. Basement/Stilt floor - Oil bound distemper (OBD)
4. External walls - External Putty with semi acrylic exterior emulsion with primer
5. Joineries - Enamel Paint for all doors other than main door
6. Grills - Zinc chromite anti – corrosive primer with enamel paint.

X. EXTERNAL

1. Paving blocks around the building
2. Compound Wall in outer periphery with gates
3. Landscaping as per architect details

XI. GENERAL

1. Anti – termite treatment.
2. Generator power back-up and 100% back up for common areas.
3. Ground Floor Level above 3 feet from existing Road Level.
4. Sump with a capacity of 15000 litres & Overhead Tank of 3000 litres.
5. CCTV around the periphery of the building.
6. Smart card access to be provided.
7. Minimum one visitor car park will be provided.

A pristine enclave of peace, presented by perfectionists



CONSTRUCTION WEEK INDIA AWARDS
NOVEMBER 2021



CONSTRUCTION WEEK SURVEY
NOVEMBER 2018



Best Builder - 2019
Provoke Awards



NDTV 'Most Transparent
Developer in India'
Award



CNBC/CRISIL
'Best Legal Systems' Award
For 4 Consecutive Years



CNBC Awaaz Award for
'Best Projects' for
multiple projects



CNBC/CRISIL
'Highest Transparency'
Award



'Outstanding Builder'
Award from the
Builders' Association of India



Integrated ISO 9001:2015, ISO 14001:2015, ISO 45001:2018
Management System & SA 8000:2008 Certified Company.

Why pick **Shirdi**, by **Akshaya**?



Brand Akshaya – most awarded
real estate builder with 26+ years expertise



Strategically located with
best advantages



Homes with scope for
higher appreciation in the future



Easy access homes

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Akshaya
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akshaya pvt ltd

ro 7th floor, 117/1, lb road, adyar, chennai 600 020

t +91 44 2496 8811/ 4200 8811 e marketing@akshaya.com w www.akshaya.com

Connect with us:

facebook.com/akshaya.uncompromise | twitter.com/AAAofrealestate

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