



**PERFECT
BUILDERS**

**PERFECT
RAJAYA**

**6 LUXURIOUS APARTMENT
📍 MADIPAKKAM**



PERFECT BUILDERS PVT LTD is at the forefront of professional real estate services, and has build upon the strong platform set up by stalwarts from the industry. The founder, Late. Mr.C.Somasundara Pandian, was a retailer in construction materials, and brought immense market experience and expertise to the startup in 2007, being ably supported by with S.Senthil Kumar and A.Basava Punna Reddy. The later, who are also the directors of the company, are backed with a strong academic base and through understanding of the market – two differentiators that set Perfect Builders apart from competitors. Whereas S.Senthil Kumar has worked with Alcatel for six years, A. Basava has worked with TCS for 7 years. Both the directors bring a lot of professionalism and long-term approach to the company, and continue to be pillars of strength that Perfect Builders has leveraged for unsurpassed growth in the past 17 years. Ever since the day when Late. Mr. C. Somasundara Pandian laid the foundations stone of this company, we have been sprinting towards the future of builder and real estate services, carving out a path for others to follow by delivering top class solutions and honouring the trust of all stakeholders.

The real estate and building works' market is rife with unorganized players, and a void of professional builder services has always been felt. Understanding corporate requirements is a niche skill. Our board of directors and the think tank working alongside bring immense professionalism and experience to the company, and that is precisely why Perfect Builders has been able to quickly establish credibility and reputation in the industry. We have delivered **more than 60 projects** in a very short duration, and have ensured the compliance of all the projects to the set norms for builders in the region. Moreover, all our constructions have been in sync with the latest designs, methodologies, and quality benchmarks in the market and that's something we've leveraged to ensure the timely completion of all our projects.

6 LUXURIOUS APARTMENT
📍 MADIPAKKAM

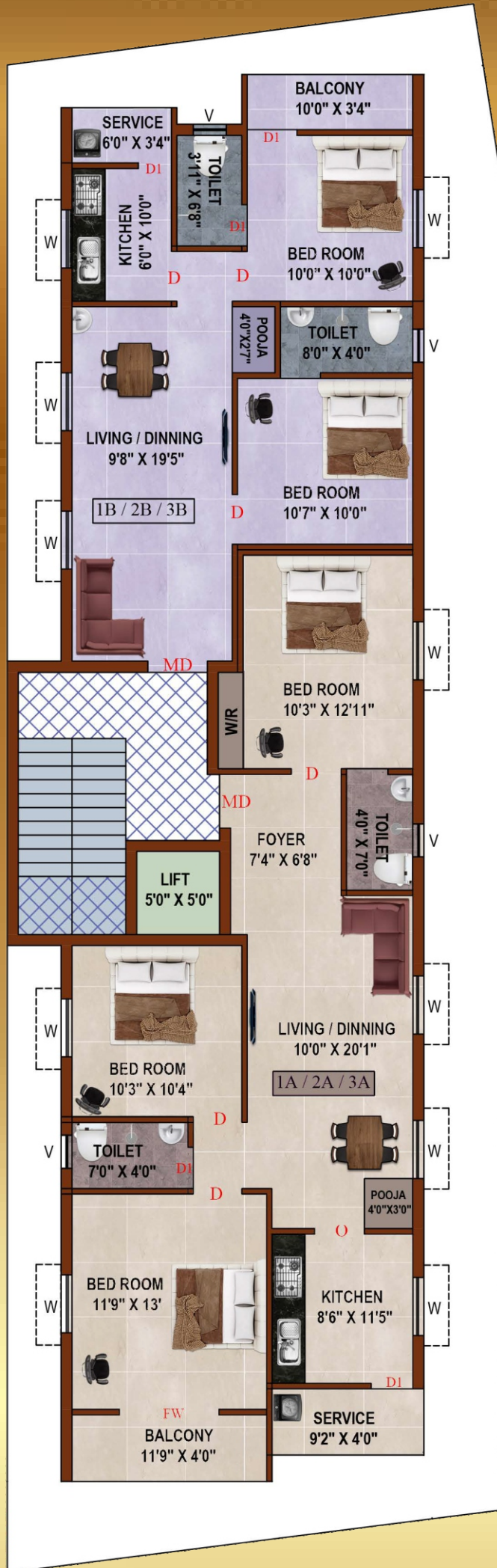
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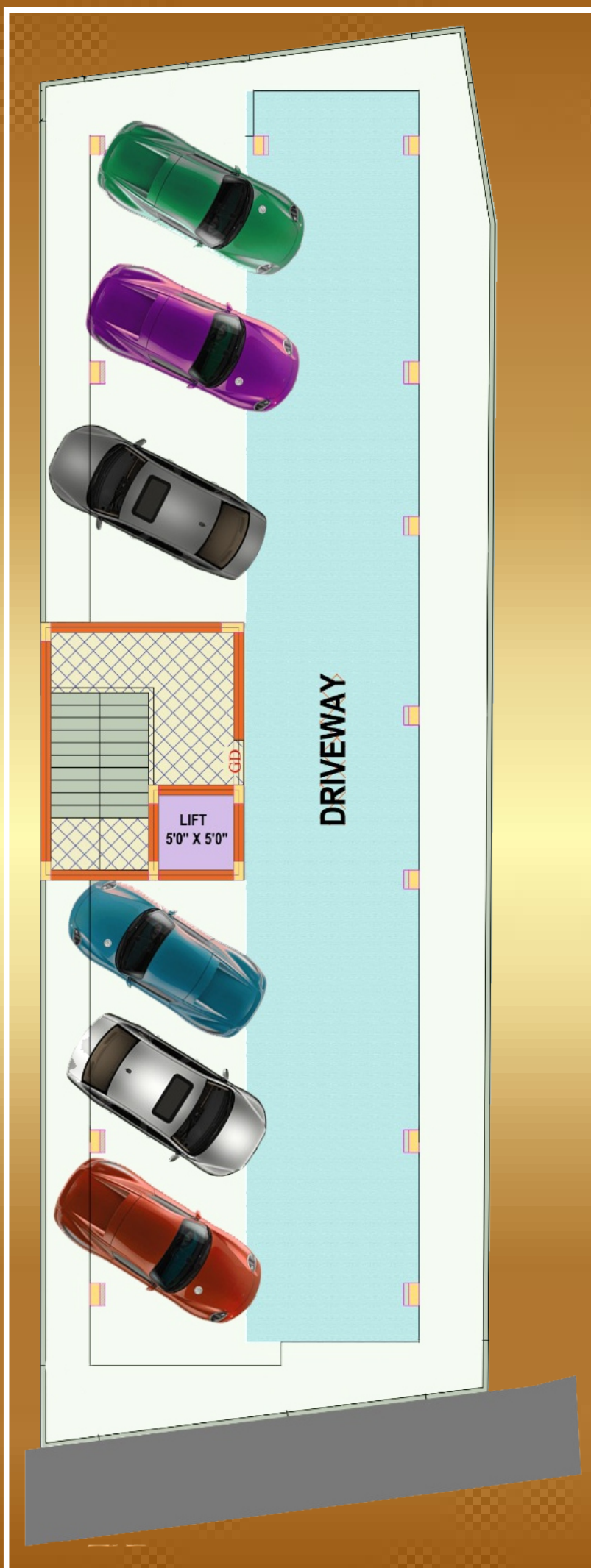
872 SQ.FT TO 1243 SQ.FT
70 LACS TO 99.5 LACS

PLOT NO 149B, SADASIVA NAGAR 4TH MAIN ROAD, MADIPAKKAM, CHENNAI - 600 091

FLAT NO	SQ.FT	FACING	TYPE
1A	1243	EAST	3 BHK
1B	872	NORTH	2 BHK
2A	1243	EAST	3 BHK
2B	872	NORTH	2 BHK
3A	1243	EAST	3 BHK
3B	872	NORTH	2 BHK

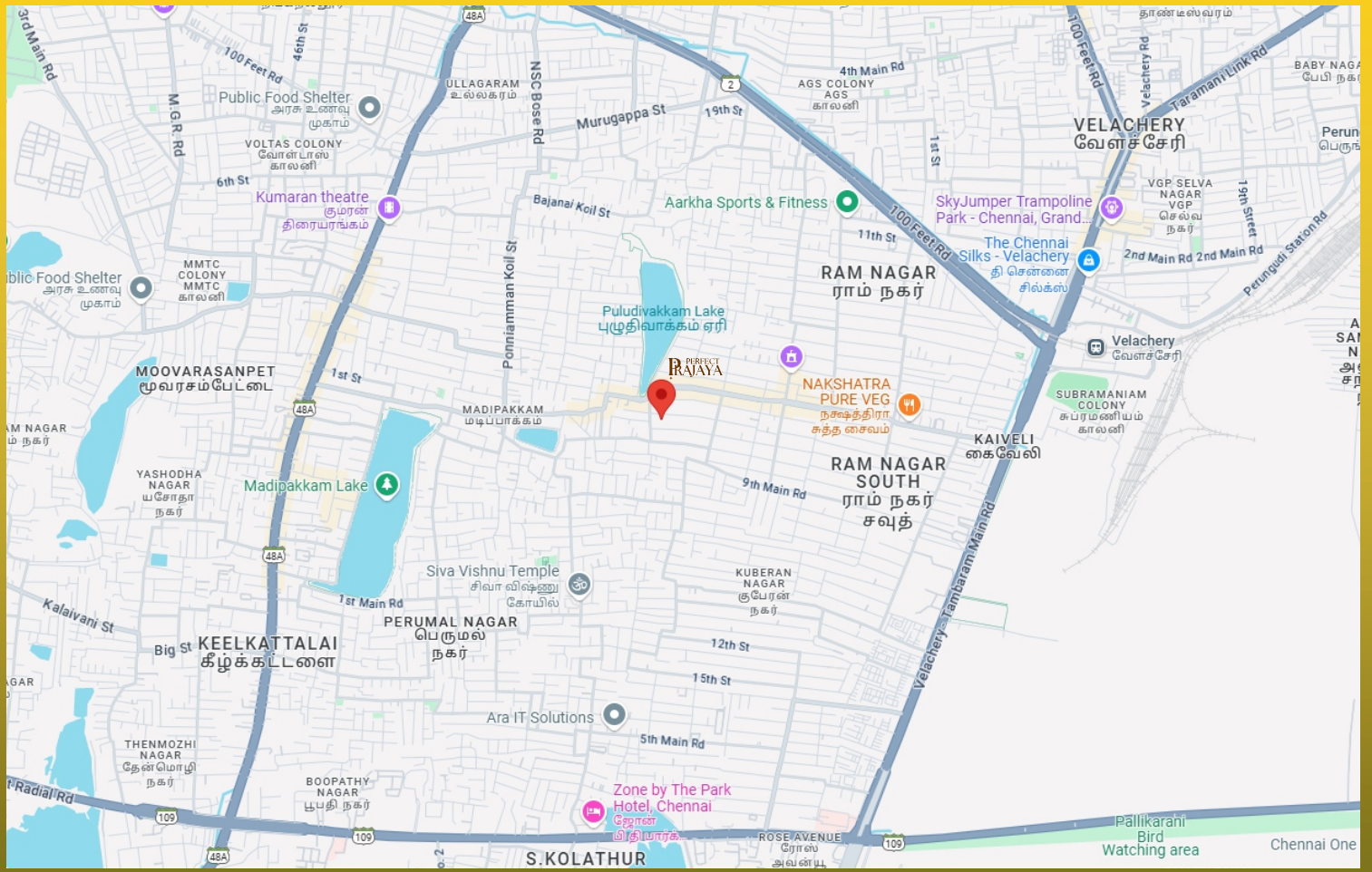


TYPICAL
1st, 2nd & 3rd
FLOOR PLAN



**STILT
FLOOR PLAN**

LOCATION MAP



LOCATION HIGHLIGHTS

SCHOOLS

THIRAVUKOL MONTESSORI SCHOOL | EURO KIDS
BAALYAA SENIOR SECONDARY SCHOOL | VELS GLOBAL SCHOOL
SRI CHAITANYA SCHOOL

HOSPITAL

DR. KENNEDY'S SARASWATHY MULTISPECIALITY HOSPITAL | VIJAYAM HOSPITAL
GRACE MULTISPECIALITY HOSPITAL | KAUVERY HOSPITAL

SHOPPING & OTHERS

KAVERI SHOPPING CENTRE | SUNDARAM SUPER STORE | SIVA VISHNU TEMPLE
MADIPAKKAM BUS STAND | VELACHERY 100FT ROAD | 200FT RADIAL ROAD

PROJECT SPECIFICATIONS

STRUCTURE

RCC FRAMED
STRUCTURE
CONFORMING
TO SEISMIC
ZONE – III

WALL

AAC BLOCKS
OUTER 230 MM &
POSITION
WALLS 115 MM
(CELLOCON/
RENOCON)

FLOORING

VITRIFIED TILES FOR
LIVING, DINING,
BEDROOM
AND KITCHEN.
ANTI SKID TILES
FOR BATHROOM
(ANUJ / SOMANY
TILES)

TERMITE TREATMENT

ANTI TERMITE
TREATMENT
AT 3 STAGES

SANITARY FITTINGS

JAGUAR FITTING
WITH
CONCEALED
PIPE LINES

KITCHEN COUNTER

BLACK GRANITE
(G20 GRANITE)
OVER RCC SLABS &
QUARTZ SINK

ELECTRICAL

ORBIT WIRES
AND
LEGRAND
SWITCHES

ELEVATOR

AUTOMATIC
ELEVATOR

STAIR CASE RAILING

STAINLESS STEEL
HANDRAIL

WINDOWS & VENTILATOR

UPVC WINDOWS
AND VENTILATOR
WITH MS GRILL

PAINT

INNER WALLS
WITH
EMULSION PAINT
&
OUTER WALLS WITH
APEX PAINT
(ASIAN PAINTS)

WALL DADO

GLAZED TILES UPTO
7 FEET FOR ALL
BATHROOM &
2 FEET HEIGHT
OVER THE
KITCHEN COUNTER
(ANUJ /
SOMANY TILES)

AMENITIES



GENERATOR POWER BACK FOR COMMON AREA



CCTV



SECURITY COMMON DOOR



VIDEO DOOR PHONE



AUTOMATIC WATER CONTROLLER



LIFT TILL TERRACE

PROJECT APPROVED BY ALL MAJOR BANKS AND FINANCIAL INSTITUTIONS

PERFECT RAJAYA



SCAN FOR
ASWIN'S
LOCATION



CORPORATE OFFICE

**PERFECT PAVITHRAM, FLAT NO F2, 1ST FLOOR, PONNIAMMAN KOIL CROSS STREET,
MADIPAKKAM, CHENNAI - 600091.**

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DISCLAIMER

The information depicted herein, for e.g. master plans, floor plans, furniture layout, fittings, illustrations, specifications, designs, dimensions, rendered views, colours, amenities and facilities etc. are subject to change alter, modify any structure anytime without any notifications to the customers.

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