

Project Funded & Approved by



Project Approved by



RAJKHAM[®]
"Home Maker with Trust"
An ISO 9001:2008 Company



Present yourself a home of lifetime happiness

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Site Address: Silver Crest, No.1, Arivalayam Street, Madurapakkam, Chennai - 600048.
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A BUILDER WITH A STRONG FOUNDATION

Rajkham Builders. We're a full-fledged professional Construction Company of repute based at Chennai, India. We're in the construction industry for over 15 years cementing our excellence in concrete, brick by brick. Our strength is to build customized quality construction with contemporary design and state-of-the art technology by skilled workforce at competitive price. Promoted by Mr. Arumugam and supported by a team of enterprising professionals, we offer a comprehensive building solution from design concept to government approvals, financial planning to project management and construction to execution on time. Driven by ambitious goals, highly ethical and transparent work culture, and our dominant presence in the construction industry spans across our prestigious projects. And our good work continues.....



RAJKHAM

SILVER CREST

Madurapakkam

(Medavakkam to Mambakkam)



WHERE COMFORT LIVING MEETS DESIRABLE LIFESTYLE

Silver Crest is a truly an attractive, one-of-a-kind residential development in Chennai at Madurapakkam. The exquisite homes of 2, 2.5 and 3 bedrooms at Silver Crest are masterfully planned with the utmost attention to detail taking care of quality and craftsmanship. Developed on 2 acres of land and built on Stilt + 4 floors, the spaciouly designed homes are as per vastu.

The quality of construction and thoughtful design speaks volumes as every aspect is generous in scale without being exaggerated. Truly, Silver Crest is a gathering place that radiates a sense of togetherness in spaces that range from 1002 sq.ft to 1400 sq.ft.



HAPPINESS GETS ADDED. INVESTMENT GETS MULTIPLIED

Silver Crest is located at Madurappakam which is close to Medavakkam, One of the hot spots of property development destinations in Chennai with excellent infrastructure facilities Medavakkam is where property value appreciation adds to multiply. It is here in this locality Silver Crest is. It is a home like no other. It's a place of comfort living in convenience surrounded by some of the best shopping, dining, entertainment, healthcare and educational opportunities that are at just driving distances.

Medavakkam :

Is the 6th largest destination for investment in the residential real estate in India as reported by the findings of global property consultancy firm - M/s. Knight Frank.

STILT FLOOR PLAN



FLOOR PLANS



FLOOR PLANS



FLOOR PLANS



FLOOR PLANS



LOCATION PLAN
(N.T.S)



FLOOR PLANS



LOCATION PLAN
(N.T.S)



FLOOR PLANS



FLOOR PLANS



3D VIEW



ENCHANTING INTERIORS.
ENRICHING LIFESTYLE.



A VIEW OF OUR MODEL APARTMENT



A TOUCH OF CLASS IN EVERY ROOM
INSPIRES THE HEART, SOOTHES THE MIND.



A VIEW OF OUR MODEL APARTMENT

LIFESTYLE ESSENTIALS



- Modern gym
- Indoor games
- Children's crèche
- Children's play area
- Departmental store
- Pharmacy
- Covered & Open car park
- Multi-purpose hall
- ATM
- 24x7 security with CCTV camera
- Driver's rest room
- Servant's room
- Caretaker's room
- Inverter for each flat



LOCATION MAP



SCHOOLS AND COLLEGES

- Sri sankara vidhyalaya matriculation
- St. Joseph Public School
- Sun Shine matriculation School
- Dhanalakshmi College of Engineering
- VIT University
- Agni College of engineering
- Prince Engineering College
- Jeppiar Institute of Technology,
- SRM College of Pharmacy,
- Balaji Dental College

HOSPITALS:

- Dr. Kamashi Memorial Hospital
- Chettinad Health City
- Global Hospital
- Tambaram Govt. Hospital
- Apollo (Life Line) Multispecialty Hospital.

ENTERTAINMENT:

- Phoenix Market city
- PS SRIGEN
- AGS Cinemas

IT COMPANIES:

- HCL
- Wipro
- TCS
- Infosys
- SIPCOT
- ELCOT - SEZ
- Tidel Park
- Ascendas

DISTANCE INDICATOR



LIFESTYLE SPECIFICATIONS

Structure:

- RCC Column framed structure with isolated footings and tie beams with earthquake resistance
- RCC framed structure with beams and slabs as per structural designs
Peripheral walls 9” Brick walls.
- Partition walls: 4 ½" thickness Bricks with hoop iron reinforcement.

Water proofing treatment & Anti Termite treatment

- Water proofing treatment using brush bond technology will be performed for all rest rooms, utility and other water storing bodies as per Architect design.
- Anti Termite treatment will be performed in various stages as per standard of the project.

Flooring:

- Living and Dining Vitrified tiles (24” x 24”)
- Bedrooms & Kitchen Vitrified tiles (24" x 24")
- Balcony / Service Anti-skid ceramic tiles (12" x 12")

Wall Tiling:

- Toilets Colour glazed ceramic tiles from floor to 7' height in shower area and floors ceramic tiles.
- Above Kitchen platform Colour glazed tiles dado up to 2’ height
- Utility Colour glazed tiles up to 3' height to the required area.
- Kitchen Platform Polished Black granite counter with stainless steel sink with drain board.

Painting:

- Interiors wall with Wall putty two coats with Asian emulsion paint and exteriors with Asian ACE emulsion paint.

Doors and Windows:

- UPVC Windows with Glazed Shutters and safety grills.
- Main door Teak wood frames with polished and OST Flush door, front shutter varnished, back painted, with branded locks.
- Other doors - Teak wood frame with flush door shutter painted on both the sides.
- Balcony - UPVC French door sliding with Glazed Shutters.
- Ventilators Aluminium frame with Louver Type.

Plumbing / Sanitary Fittings:

- Toilet European closets and wall mounted wash basins – Parryware / Hindware or equivalent.
- EWC includes seat cover and PVC flushing tank – Slim line Parryware or equivalent.
- CP Fittings Metro / Ess Ess or equivalent
- 2-in-1 shower will be provided and health faucet for closet
- All Bathrooms will have provision for an Exhaust and Geyser.

Electrical:

- ISI quality cables using copper wiring through PVC conduits concealed in walls and ceiling
- 3 Phase connection with independent meter
- Wiring Polycab or equivalent
- Switches modular switches – Litaski / Equivalent with Metal Box
- Distribution Board with circuit breakers – Standard / Equivalent make.

Elevators:

- As specified by the architects (Johnson / Equivalent).

Car Park:

- Individual allotted Covered car park / Open car park will be provided as per the enclosed plan.

Inverter:

- Inverter Provision for each flat with minimum 3 Lights & 2 Fans.

STP:

- Sewage Treatment Plant of adequate capacity and common underground Tank provision with Manholes, of adequate capacity shall be provided with provision for recycling the treated water, for flushing & gardening use.

Outdoor Children's Play Area:

- High Quality Swing, Slide, See - saw will be provided.

Air conditioned Gym Room with modernized equipment.

Multi Purpose Hall.

PAYMENT TERMS

Sl.No.	Construction Milestones (as insisted by the Builder)	Disbursement for the stage as % of loan sanctioned
a	10 days from booking	10%
b	On Signing Agreement (within 21 days on booking)	40%
c	On Completion of Foundation	10%
d	On Completion respective Roof	10%
e	On Completion of Brick Work	10%
f	On Completion of internal plastering & UDS Registration	10%
g	On Completion of Flooring	5%
h	On Completion of Handing Ove	5%

COMMON AMENITIES & OTHER AREA

1. Power Back – Up Common area staircase and outer lights are backed by the power.
2. Entire staircase and lobby are provided green marble or kotta stone.
3. Ground floor lobby will be teakwood panel door with 6 mm glass with good design as suggested by architect.
4. Lift facia wall in all the floor will be designed with 18 mm granite.
6. Car Park area Grano flooring and all other outer area will be designed with paving blocks.
7. Outer wall area will be tree planting.
8. Security Rooms, Care taker’s room, Servant Room, Drivers Rest Room, CCTV Camera provision, Indoor Games Room will be provided with basic amenities.
9. Exterior will be architect design.

AWARDS



CONSTRUCTION
INDUSTRY AWARD 2014



GEM OF INDIA AWARD 2013
REAL ESTATE &
INFRASTRUCTURE

ARCHITECT

Mr. M.M.Meyyappan
M/s. Chettinad Designs,
Chennai - 600 106.

STRUCTURAL CONSULTANT

Mr. Alex Jacob
M/s. United Consultants,
Chennai - 90.

LEGAL ADVISOR

Mr. P.E.R.Nambiyar
M/s. Nambiyar & Associates.
Chennai - 600 024.

ELECTRICAL CONSULTANT

Mr. Padmanabhan Ganesh
Chennai - 600 08.

PLUMBING CONSULTANTS

Mr. Mukund - B.E
M/s. Mukund Associates.

TESTIMONIALS



C. VALLINAYAGAM

Block 1, C3, Akash Ganga Project,
Pallikaranai, Chennai.

I am very happy in buying a flat from Rajkham builders at Pallikarnai. Right from the day one I have been treated very pleasantly till the completion & handover. There have been absolute transparency at all stages and they have kept me informed of the progress. Today I feel very proud of choosing the right builders to fulfill my dream home
Your's

Dear Sir,

I was approached by M/S Rajkham Builders during a fair at Valluvarkottam in November 2012. I was very satisfied by the answer to my various queries and I really loved a project Akash Ganga @ Pallikarani. The quality of construction, service, and timely deliver is very good. I will defiantly recommend strongly to buyers to book flats at Rajkham Builders project.

Yours truly



SURYA SHANKAR

Flat A, No.50, Palyekeran Street,
Kodambakkam, Chennai.



MAHADEVAN V & SUBASHNI

No.1/8, 5th Cross Street, Vekateswara Nagar,
Ramapuram, Chennai - 89.

Dear Sir,

We thank you for the cooperation and meticulous follow-ups, without that we think the dream of doing a "PERFECT" home wouldn't have been possible. Many thanks for the warmth and gesture show to us. We hope that our relationship will continue in future as well

Thanks you "Rajkham"