



Welcome to the home you wanted to build

ANNAI is a project from Nirmal Developers.

Behind Nirmal Developers is Bricksteel Enterprises' experience of creating over twenty five lakh square feet of quality construction; the passion to build absolute value for money by building lasting quality into every square foot of construction.

We prefer to take time. We prefer to take care.
We prefer to pay attention to the smallest details.
We prefer to build homes of quality. For life.



www.nirmaldevelopers.net





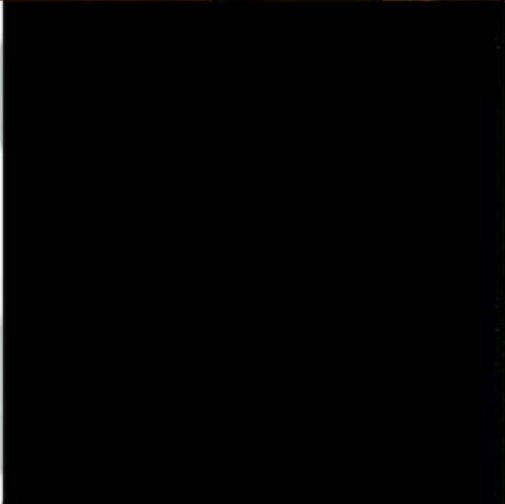
8 homes. Not 8 apartments.

Four floors, just two flats per floor, only eight homes. Exquisite, exclusive, with no common walls. And so private that every home has its own foyer and a reserved, individual car park.

We have spent over a year building Annai so you and generations to come can experience happiness through good living in your home here. We have put 89 quality details into each one of the eight homes and every square foot of common space.

We have taken great care to include all the ingredients that will ensure happiness for you and your loved ones.





ANNAI

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space

Spacious areas of 1531 sq.ft. and 1450 sq.ft. We have ensured enough room for happiness to grow in your home.



Only 2 flats per floor and no common walls so your home at Annai comes with the security of community living, but your family time remains private.





comfort

All the necessary amenities for an uninterrupted life – sufficient backup power supply, safety features in every space where it is necessary. Comfort - every day, 24/7.



- 24-hour power supply to lift and common areas.
- All homes at Annai are UPS compatible.
- A six-person passenger lift in complete stainless steel with all modern safety features.
- Change-over provisions for generator with all safety features provided.



- Upto 7000 litres of extra capacity ensures abundant, uninterrupted water supply to every home in Annai. We have provided an RCC overhead tank of 12000 litre capacity with two different compartments to store Mettur water and borewell water separately.
- One year free maintenance with Defects Liability Guarantee from Nirmal Developers.
- We have specially treated and plastered the joints of the walls of your home to stop cracks from appearing over time.
- At Annai, we have taken care to ensure no moist walls and water seepage. All your external walls are plastered with Cement Mortar and Water Proofing Compound mixed in just the right proportion.
- Every technician, artisan and workman who has helped build Annai was hand-picked for his special expertise and professional qualification.
- Annai is an earthquake resistant, framed structure.
- Every home at Annai is Vaastu compliant.
- The Annai structure comes with anti-termite treatment with a 10 year warranty.
- The entire construction of Annai is as per the specifications laid down by the Central Public Works Department.



peace

Not just an abundance of that one element of peaceful living – water, but also built into your Annai home are all the essential features for a worry-free life.

safety

When we built your Annai home we asked ourselves a question – why just good living? Why not better living, safe living: a home where the elderly, the child, the woman, and the man can all feel safe. Not only inside the home, but outside too.



- All doors and windows of every home in Annai are made of Sal wood which is stronger than the regular variety.
- Brass and stainless steel locks and fittings on doors and windows for your family's safety.
- Anti-skid tiles for the balcony and service areas.
- Anti-Skid, leather finish, granite in-treads along the staircases.
- Surveillance cameras at stilt level and main entrance lobby, with back-up. CCTV feed to every Annai home. Apartment to apartment and apartment to Security intercom facility.



luxury

**Why should luxury be an extra?
In your Annai home luxury is in
your kitchen, in your bathroom,
in your car park, in your doors,
windows, walls and cornices.
Because style is a way of life.**

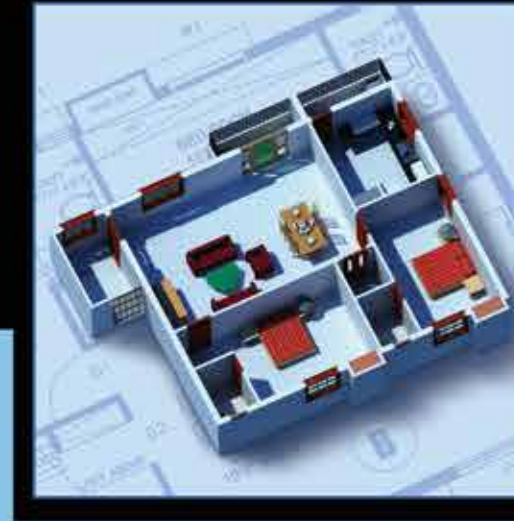
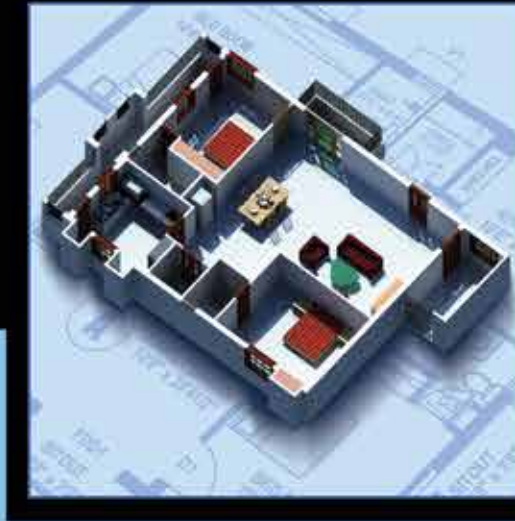




- Every Annai home comes with a modular kitchen, and all kitchen platforms are at least 10mm thicker than commonly provided.
- Independent solar water lines provided in bathrooms with independent control valves inside the bathrooms.
- Reserved, individual car park for every home at Annai at no additional cost.
- Teakwood cornices in your bathrooms and kitchen.
- Teak architrave beading over the joints of your walls, doors and window frames.



Floor Plan

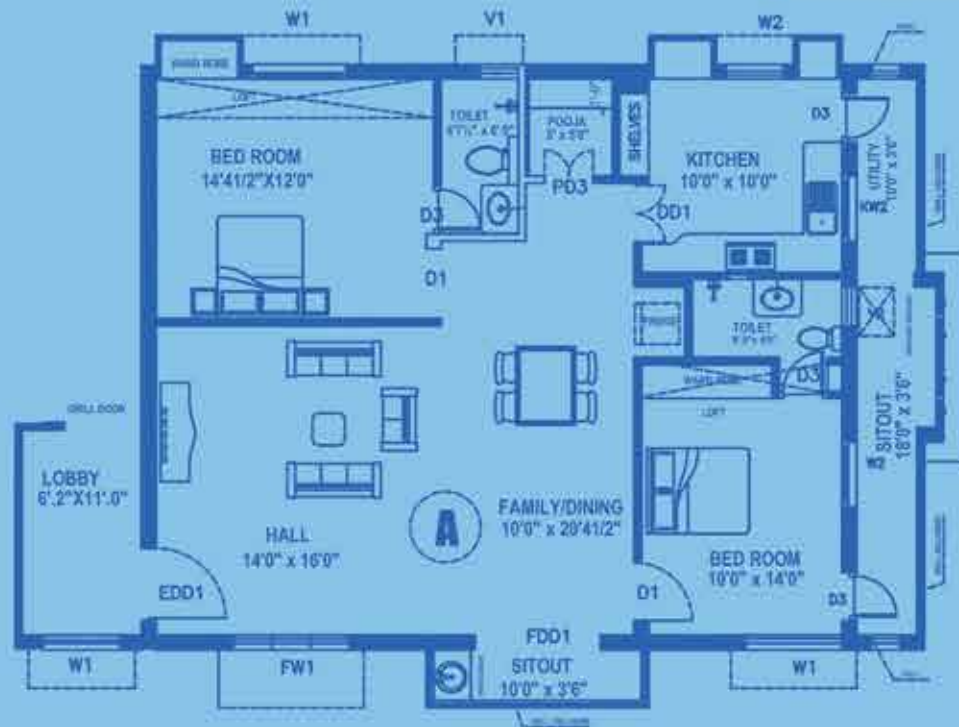


Vaastu friendly, no common walls between flats, every home with a private foyer, two balconies and a service area. Spacious, luxurious, comfortable, safe.



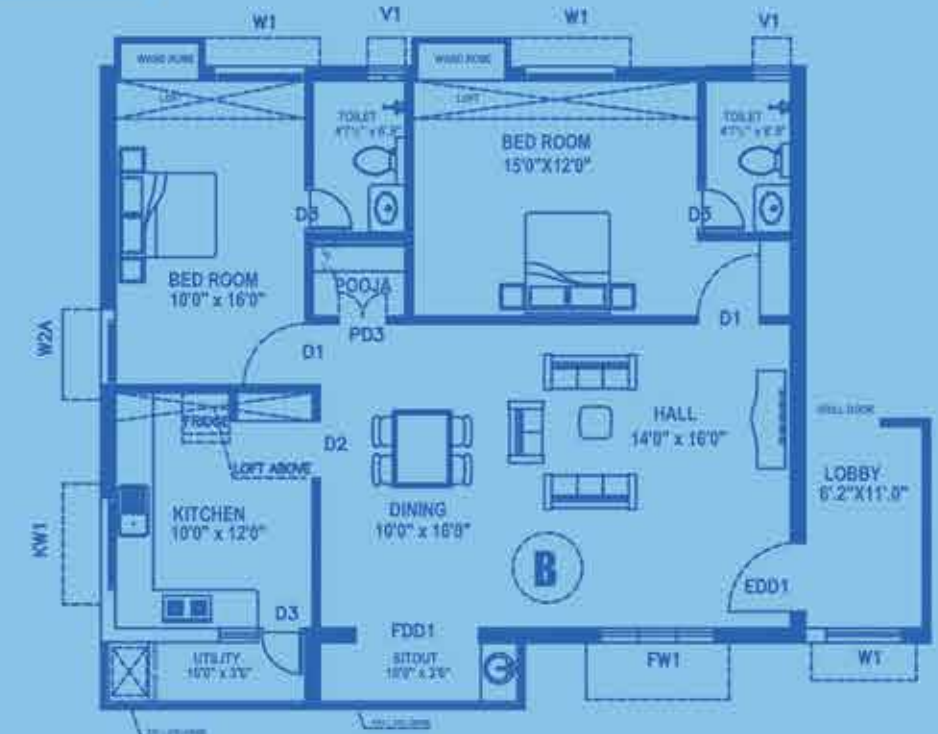
Type A

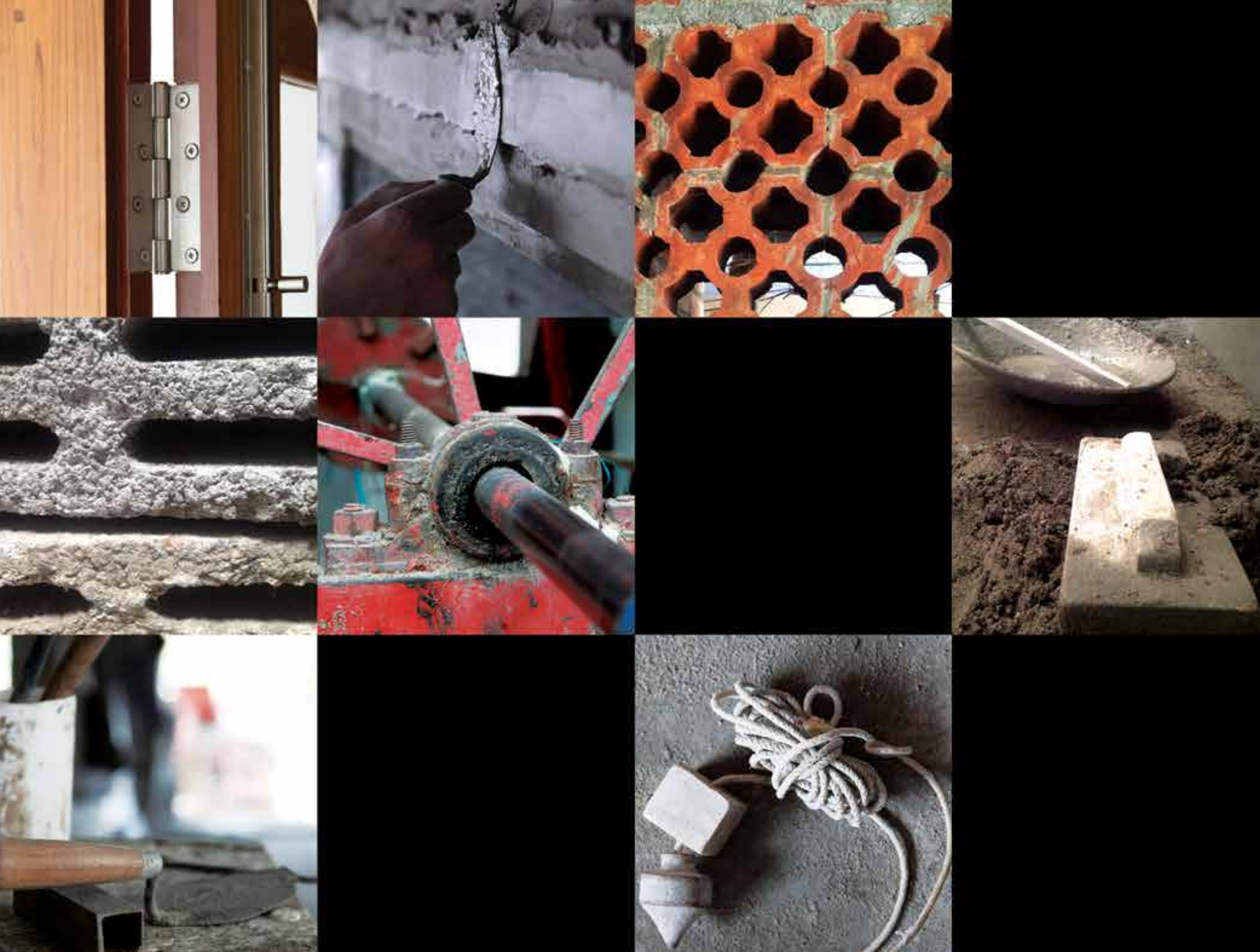
Floor Plan - Type A
Four Floors. Two flats per floor
Super Built Area - 1532 sq.ft
Plinth Area - 1359 sq.ft
Carpet Area - 1201 sq.ft



Type B

Floor Plan - Type B
Four Floors. Two flats per floor
Super Built Area - 1451 sq.ft
Plinth Area - 1278 sq.ft
Carpet Area - 1050 sq.ft





CIVIL

specifications

89 quality details, 415 days of close attention to detail, over 25 lakh square feet of construction experience = one Annai home

STRUCTURE

- Earthquake resistant framed structure of Reinforced Cement Concrete.
- Sample concrete cubes cast at random while the reinforced cement concrete was in progress. The cubes were sent to an authorised laboratory, results obtained, and are available for your inspection.
- The Annai structure has been treated for anti-termite by Pest Control (India) Pvt. Ltd., with 10 years' warranty.
- Tied at three levels on every floor - sill, lintel and roof level.
- M20 grade, reinforced cement concrete.
- Fe500 grade reinforcement steel.
- Designed by an experienced structural design engineer.
- Wall-embedded cupboards and wardrobes reinforced with cement concrete walls to ensure maximum sized rooms.
- Reinforced cement concrete drops and parapets on the balcony.
- Internal brick partitions – two level RCC ties one at sill and another at the lintel level.



BRICKWORK & PLASTERING

- 50 grade table-moulded chamber bricks in cement mortar (1:6)
- Internal plastering in cement mortar (1:5)
- External plastering in cement mortar mixed with water proofing compound (1:5)
- Brickwork and RCC joint treated with chicken mesh lath plastering to avoid cracks.
- The surface of the concrete thoroughly hacked by mechanical means for better bondage.



WATERPROOFING



- Weathering of half brickwork in cement mortar (1:3) with water proofing additives, laid to correct slope.
- One layer of best pressed clay tiles in cement mortar (1:3) laid over weathering course. Joints pointed in cement mortar (1:3) mixed with water proof additives.

- Wires and cables by RR Kable.
- High end modular “Myrius” switches by Legrand.
- All electrical conduit pipes by Avon Plast.
- Three phase connection with phase changer and independent controls.



ELECTRICALS



- Generator – 24 Hour standby power supply through 20 KVA generators for lift and common area connections.
- Light and Fan points–adequate light points, fan points, power points, TV points and necessary 2-way switch controls.
- Bathrooms – geyser connections provided.
- Plug & play provision for air conditioners in bedrooms and concealed PVC piping for external air conditioning unit.
- Control panel boards provided to regulate electrical power supply. All homes are UPS compatible, and change-over provisions provided for generator with all safety features.
- Lightning Arrester provided for the safety of the building, its residents and electrical fixtures & fittings.



FIXTURES & FITTINGS

- Best quality brass fittings and brass mortice locks for all entrance doors.
- Best quality stainless steel fittings and best quality mortice locks for the other doors and windows.
- Elegant and robust MS grills provided at the entrance to the foyers.

JOINERY (doors, windows, ventilators)

- Main entrance - antique, ornamental door in best Burma teak.
- Living and dining - french door, windows in best sal wood for frames and teak wood sash bar shutters.
- Bed room & kitchen - doors and window frames in best sal wood. Sash bar teak window shutters. Skinned doors and shutters by Kutty Flush Shutters, Chennai.



- Bathroom and balcony - door frames in best Sal Wood. One-side teak flush doors manufactured by Kutty flush doors, Chennai.
- Elegant and robust MS grills provided for all balconies, service areas, windows and french doors.
- Toilet ventilators in best sal wood with provisions of fixed louvers and exhaust fan.
- PVC sheet lining provided on the rear of toilet door shutters to prevent spill over.

BATHROOM & KITCHEN

- Modular kitchen for every home.
- Imported CP fittings for taps by Roca.
- Shower area - single lever diverter by Roca, with 2-way control for shower & spout.
- EWC concealed flush tank by Roca.
- Wash basin – hot and cold basin mixer provided by Roca.
- Counter top wash basins and wall mounted water closets by Roca.
- Kitchen sink - stainless steel sink by Frankee.






- Living and Dining – 800mm x 800mm premium class vitrified tiles by Asian Tiles.
- Bed rooms, kitchen and pooja room – 600mm x 600mm premium class vitrified tiles by Asian Tiles.
- Balconies & service areas – 300mm x 300mm anti skid exterior vitrified tiles by Favit.
- Bathroom flooring – 1' x 1' premium class ceramic tiles by Johnson Marbonite/Nitco.
- Kitchen and bathroom wall tiles - 12" x 18"/12" x 24" premium quality digitally printed ceramic wall tiles by Nitco/Johnson Marbonite.
- Staircase, common area, entrance foyer flooring - best quality polished granite slabs, anti-skid leather finish granite in-treads along staircases.




FLOOR & WALL (kitchen, bathroom, service area, lift façade)

- Kitchen platforms & shelves- best quality granite slabs polished to high degree finish. kitchen platform - 30mm thick.
- Service area wall tiling - 12"x 8" ceramic tiles by Johnson.
- Lift façade on all floors - high quality polished granite cladding with grooves & cornices.
- Car park - cobble stone interlocking pavers of premium quality.
- No common walls - completely independent flats with ample natural light & ventilation.





PLUMBING, EXTERNAL SANITARY, WATER SUPPLY SYSTEM



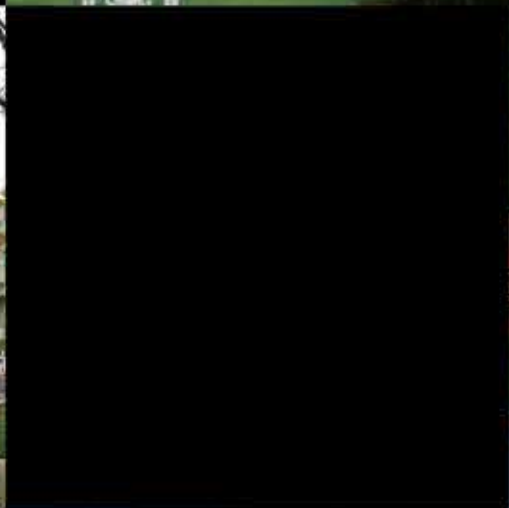
- RCC overhead tank of 12000 litre capacity on roof top. Two different compartments to store Mettur water and borewell water separately.
- RCC underground sump provided in stilt with two compartments to store Mettur water and borewell water separately.
- Septic tank of adequate size.
- External sanitary system executed very professionally, providing adequate number of manholes/inspection chambers connecting it to the septic tank, with required slope.
- The sullage water is taken out by providing inspection chambers and manholes with necessary slope to let it out into the external drainage.
- Concealed plumbing pipe lines using CPVC Pipes made by Astral. Sewage and sullage pipe lines executed using SWR/ PVC pipes manufactured by Supreme and Finolex.
- All control valves (wheel valves) manufactured by Zolotto.
- Independent solar water CPVC lines provided in bathrooms with independent control valves inside the bathrooms.
- Bathrooms provided with individual control valve inside to control water inflow from overhead tank.
- Man holes/inspection chambers are covered using Neco brand heavy duty cast iron lids.
- Scale Blaster: electronic water conditioner with de-scaling feature installed for treatment of borewell water. This will prevent stains on your tiles and clogging in the fixtures and fittings.



- Ceiling and internal walls – one coat primer, two coats Birla Wall Care putty, one coat primer and two coats of best quality plastic emulsion.
- External walls – one coat primer, two coats of Apex Exterior Emulsion by Asian Paints.
- Front Façade – treated with one coat of primer, two coats of Birla Wall Care putty and two coats of Apex Ultima Exterior Emulsion by Asian Paints.
- Door shutters and window shutters inside the home - melamine polished.
- Entrance door - melamine polished teakwood.
- Moulded cornices provided in living and dining.
- Teakwood cornices provided in bathrooms and kitchens.
- Teak architrave beading provided over the joints of the walls, doors and window frames.
- All four sides of the external walls provided with architectural bands, cornices, and grooves using cement concrete and plastering.
- Terracotta Façade tile pasted using best quality grouts over 60% of the front façade area and applied with two coats of polyurethane coating.
- Window and balcony grills are enamel painted.
- All other doors and window frames enamel painted with one coat of primer, two coats of putty and two coats of extra enamel.
- All external teak doors and window shutters are enamel painted with one coat of primer, two coats of putty and two coats of extra enamel.

PAINTING, POLISHING & FINISHING





BRICKSTEEL ENTERPRISES

Nirmal Developers is a Bricksteel Enterprises venture. Bricksteel has built several landmark projects; over twenty five lakh square feet of quality construction since 1974.



Constructing the right quality at the right time and at the right cost is the vision of every company. We aim a little higher: putting quality into every brick, paying attention to the most minute feature of good living so that every structure we build creates harmony for lifetimes. We want to set new standards in building so every resident experiences value beyond the cost. The experience and learning from practising this approach for over forty years is what Bricksteel Enterprises brings to Nirmal Developers and Annai.



Collectorate, Vellore

Sacred Heart School Dormitories, Yercaud

- LIC, India – officer's quarters. Johnsonpet, Salem.
- Rasi Seeds Pvt. Ltd.-research and development building. Kattukottai, Attur, Salem district.
- West Coast Industries (Exports) Pvt. Ltd. - factory & processing house. Tiruppur, Tamil Nadu.
- Military Engineering Services, Defence Department - religious building, institute hall, & 7 training sheds. MEG Centre, Ulsoor, Bangalore.
- Provincial House for SMMI Sisters. Chapel, conference hall, senior provincial's secretariat, residential blocks, dining hall, kitchen, and other service facilities. Udayapatti, Salem, Tamil Nadu.



Montfort Auditorium, Yercaud

- Holy Angels Matriculation Higher Secondary School, Fairlands, Salem - school building, class rooms, audio & video laboratories, library and other amenities. Alagapuram, Salem, Tamil Nadu.
- St. John's Matriculation Higher Secondary School, Fairlands, Salem - school building consisting of class rooms, audio & video laboratories, library and other amenities. Salem, Tamil Nadu.
- Church of our Lady of Good Health, Udayapatti, Salem, Tamil Nadu.



Infant Jesus Cathedral - ornamental entrance arch, Salem

- John Britto Matriculation School, Kamalapuram, Omalur, Salem, Tamil Nadu - school building consisting of class rooms, laboratories, library and other amenities.
- Sacred Heart Girls Anglo Indian High School, Yercaud, Salem, Tamil Nadu - new dormitories (5 blocks) and dorm office.
- Montfort Auditorium at Monfort Anglo Indian Higher Secondary School, Yercaud, Salem, Tamil Nadu.
- Institute building - South India chapter of Institute of Chartered Accountants, Salem, Tamil Nadu.
- Department of Telecom (BSNL) - staff quarters at Dharmapuri and Seelawari, Tamil Nadu.
- Indian Telephone Industries Limited (ITI) - production building at Electronic City, Bangalore.
- Titan Properties Ltd. - 211 independent houses. Titan, Hosur.
- Oil and Natural Gas Corporation Ltd (ONGC) - residential colony, Karaikal, Tamil Nadu.

123 ft statue pillar of Montfort, Yercaud, Tamil Nadu



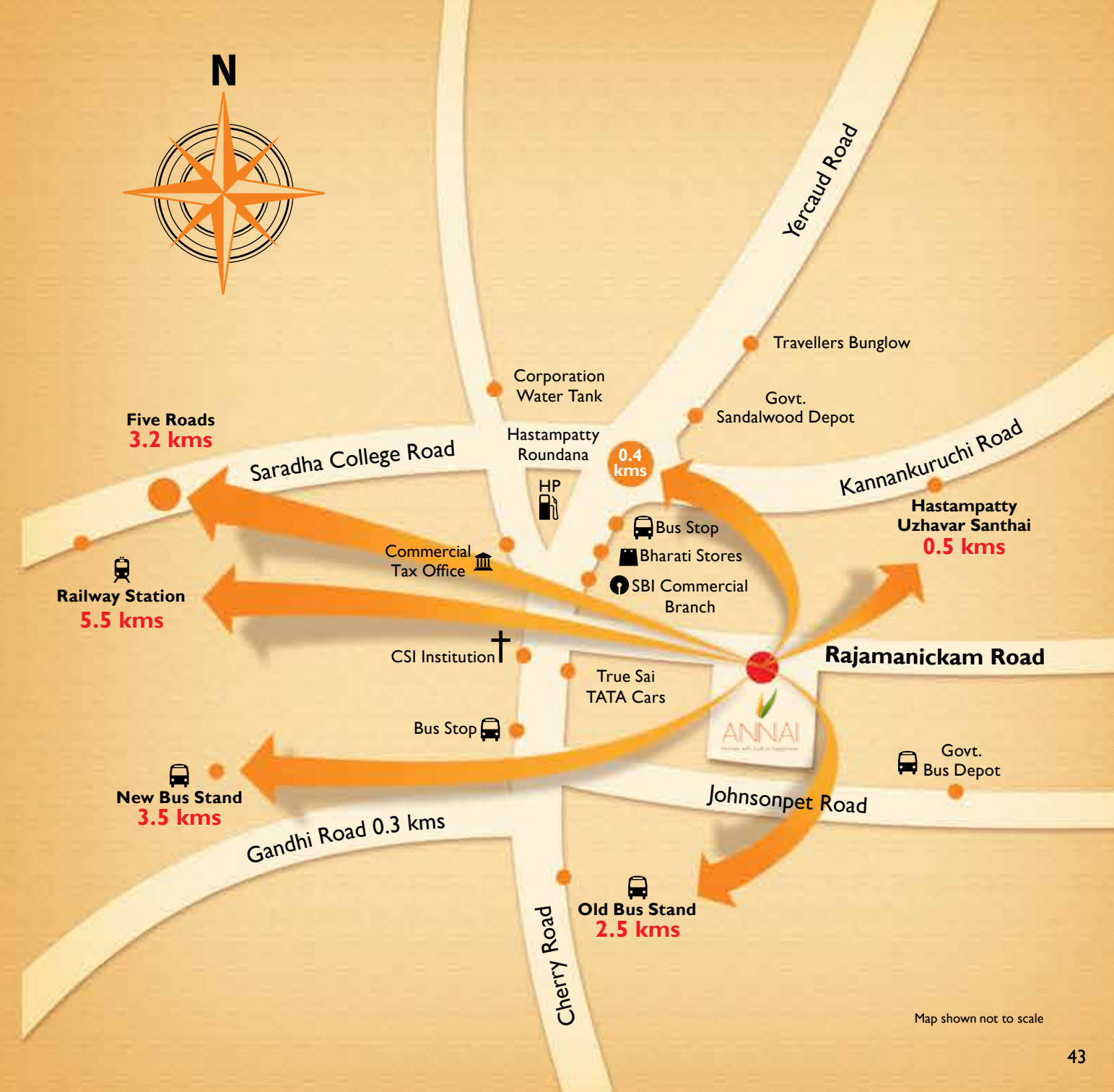
St. John's School, Salem, Tamil Nadu



LOCATION MAP

School, work, shopping or travel - all your family's daily destinations are within easy reach of your Annai home.

Peaceful environs, convenient location. So everyone gets back home early and the family has more time to spend with each other.



Map shown not to scale



No. 7/24, Rajamanickam Street,
Hastampatti, Salem
www.nirmaldevelopers.net

Annai is a project of
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Approved by Canara Bank