

# Inspired living

Hiren Patel designed apartments in Nungambakkam





# Rajshri

Homes to treasure for a lifetime

Stilt+5 floors

2 residences per floor

3BHK

A - 1922 sq ft ; B - 1848 sq ft

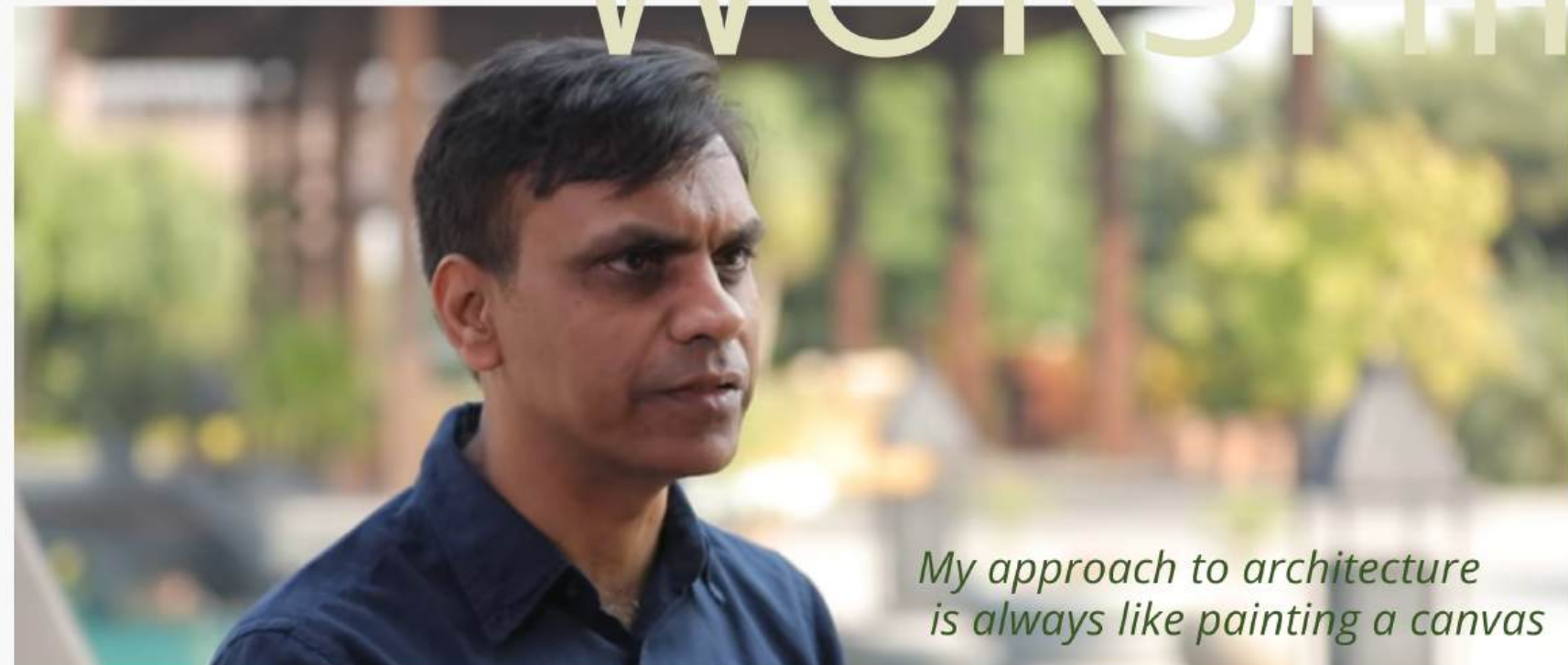
Nageswara Road, Nungambakkam

# WORK IS WORSHIP



Architecture is not only about buildings, it is about shaping people's lives

*HPA*



*My approach to architecture is always like painting a canvas*

<https://www.youtube.com/watch?v=Riw9rCqrgfU>

*Hiren Patel*



At the heart of every  
successful project is an  
innate understanding  
of the client needs  
*RMD*

# FLAWLESS DESIGN



*Appropriate building technologies and  
materials must work in harmony with  
local environmental conditions*

<https://www.rmd.co.in>

*Rajit Mhetras*

I'm delighted Hiren Patel is concept architect to this project. He is a progressive force in living space design, and his creations are acknowledged for their mastery of aesthetic elegance rooted in functionality.

HPA imprint on this project immediately paints a refreshing new approach to the elevation plan. The choice of materials. The use of space. The colour palette. How each design detail comes together.

The project architect is Rajit Mhetra, with a strong sense of local nuance, and a reassuring ability to interpret concept in terms of the ebb and flow of everyday life.

Fabulous locations. Great designs. Impeccable finishes. Superior quality. These are unwavering Chaitanya commitments.

Conceptualisation by HPA. Project detailing by Rajit Mhetras Design (RMD). Bringing these specialists on board was inevitable. As a brand focused on excellence in property development, we are continually exploring design possibilities and like-minded partnerships that lead to better quality of life in the spaces we develop.

All leads to a very special project. *That you could now call home.*



Manu Reddy

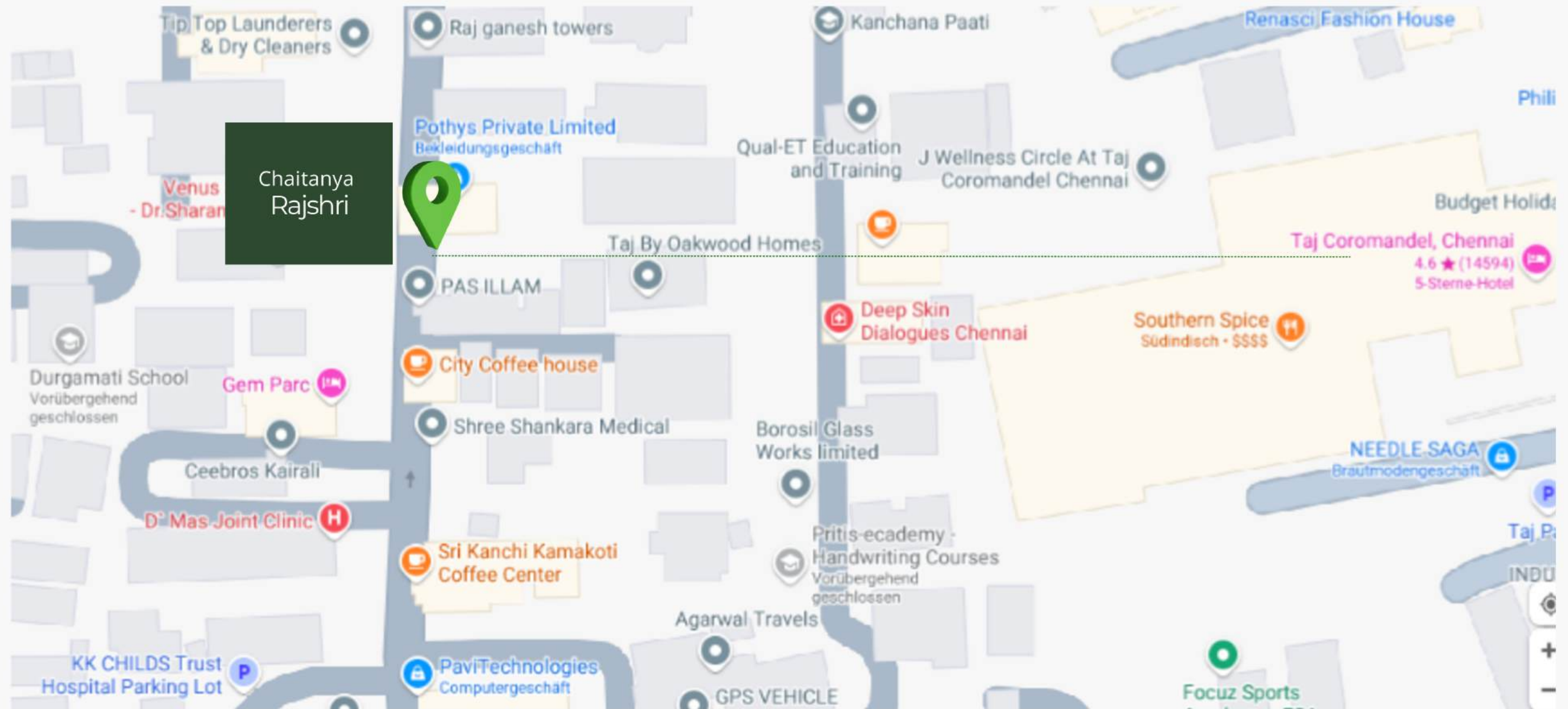
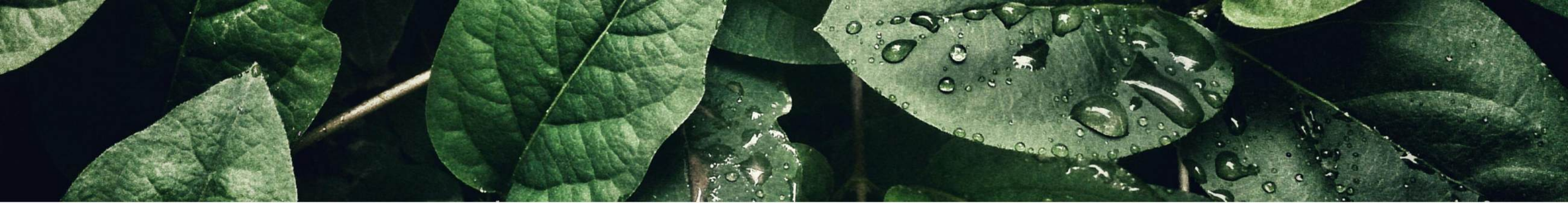
HPA design will help refresh a tired urban landscape. RMD will breathe relevance into every project detail

# Live connected

*Location matters.* It's a rare privilege to have a home where you're this well connected to everyday life. In a comfortably settled neighbourhood.

Never compromise on location.  
It can directly impact quality of life





Ideally situated  
The project is less than  
a 5-minute walk from  
Taj Coromandel

<https://maps.app.goo.gl/8askDvnBoRCjbj6d9>

TN RERA No.: TN/29/Building/0551/2024 dated 28.11.2024

Chaitanya Rajshri | New No. 13 / Old No. 5, Nageswara Road, Nungambakkam 600 034

# Graceful elevation

*Harmonising form and function, the project elevation is a study in sophisticated elegance*

Exposed brick and concrete  
Exteriors that dissipate heat and weather well  
Distinctive rounded edges and curved surfaces  
Dramatic large-format picture windows  
Wrap around balconies and large decks  
Winged rooftop pergolas framing landscaping / recreation common spaces  
Concealed, easy-access utility shafts

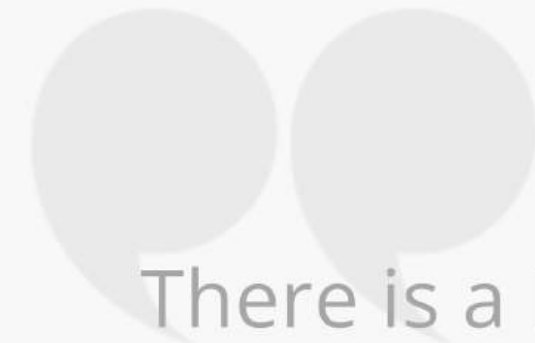
*Rendered images of elevation*



  
CHAITANYA

## Stilt plan that sets the tone for your new home

Landscaped campus  
Granolithic flooring / interlock pavers  
Two-lane driveway  
Covered car parks  
Generator power back up  
Designated spaces for utilities mgt.  
Elegantly styled entrance

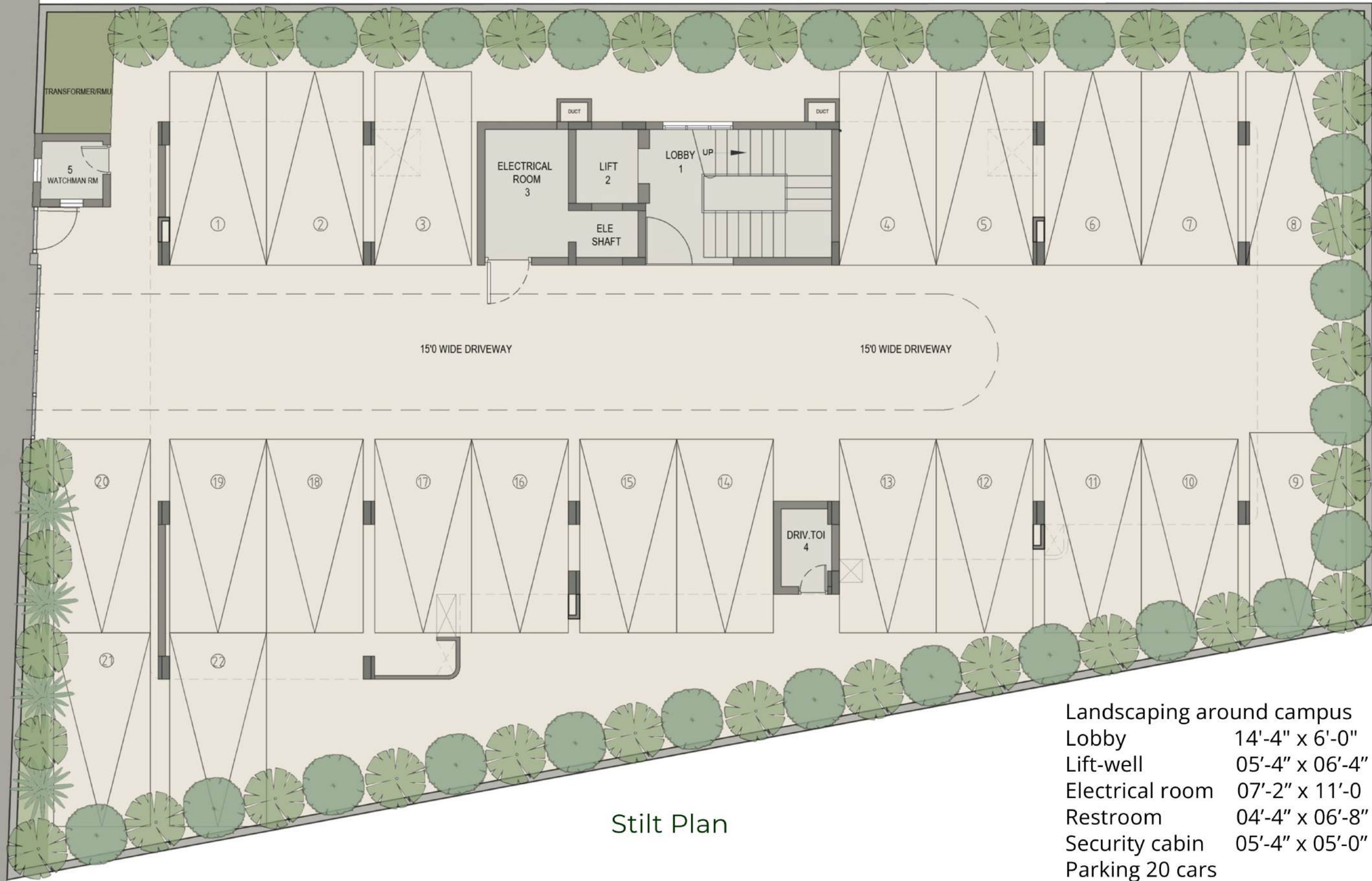


There is a lot of joy  
in making something  
beautiful for people  
*HPA*





NAGESHWARA ROAD

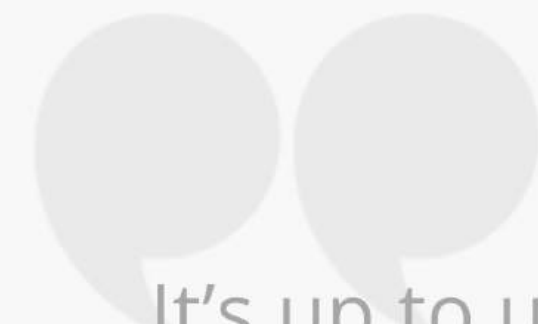


15'0 WIDE DRIVEWAY

15'0 WIDE DRIVEWAY

Stilt Plan

- Landscaping around campus
- Lobby 14'-4" x 6'-0"
- Lift-well 05'-4" x 06'-4"
- Electrical room 07'-2" x 11'-0"
- Restroom 04'-4" x 06'-8"
- Security cabin 05'-4" x 05'-0"
- Parking 20 cars

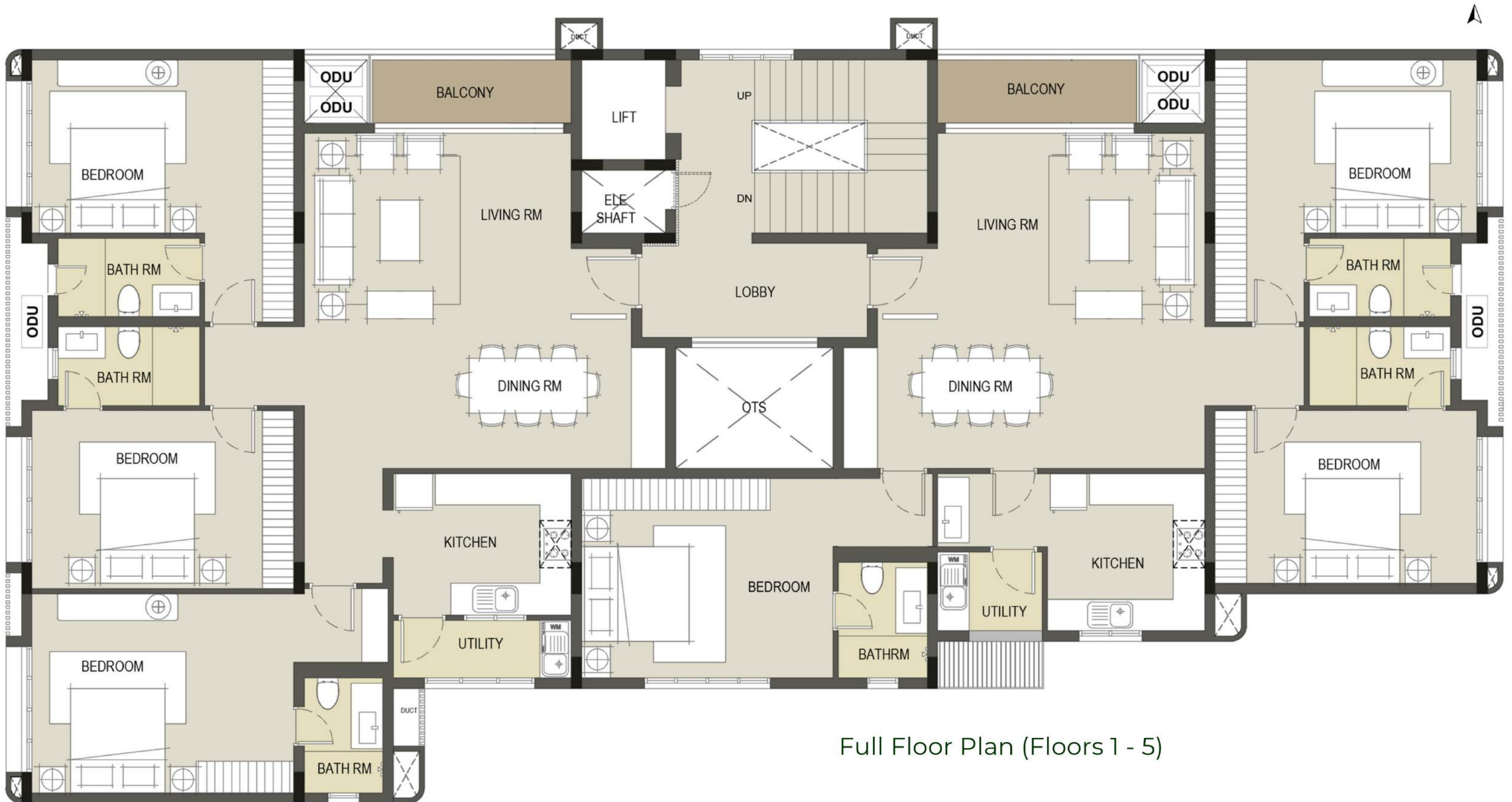


It's up to us to create  
wonderful memories  
*HPA*

## Two residences per floor

Open on 3 sides  
Generously sized  
Beautifully designed  
Living / dining extend onto decks  
Zero-waste design philosophy  
*Emphasis on synergy and balance*



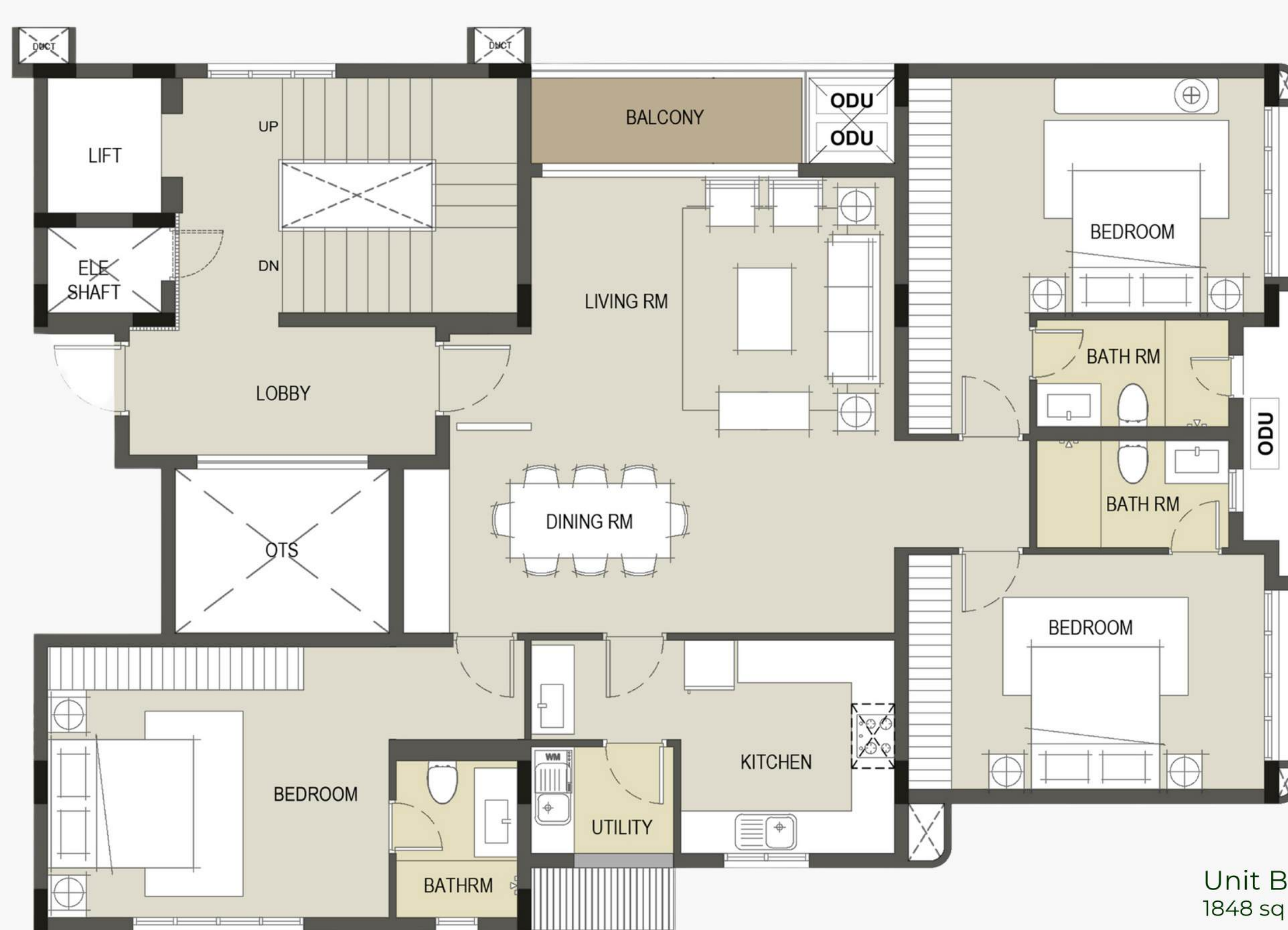


Full Floor Plan (Floors 1 - 5)



- 01 Lobby 14'-4" x 6'-0"
- 02 Lift-well 05'-4" x 6'-4"
- 03 Living / Dining 20'-10" x 21'-4"
- 04 Balcony 13'-0" x 4'-0"
- 05 Kitchen 11'-4" x 9'-0"
- 06 Utility 11'-4" x 3'-8"
- 07 Bedroom 1 16'-8" x 11'-0"
- 08 Bedroom 2 16'-8" x 11'-4"
- 09 Bedroom 3 16'-8" x 12'-8"
- 10 Bath 1 09'-0" x 5'-0"
- 11 Bath 2 09'-0" x 5'-0"
- 12 Bath 3 05'-0" x 7'-3"

Unit A Plan (Floors 1 - 5)  
1922 sq ft



- 01 Lobby 14'-4" x 6'-0"
- 02 Lift-well 05'-4" x 6'-4"
- 03 Living / Dining 20'-10" x 21'-4"
- 04 Balcony 13'-0" x 04'-0"
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- 12 Bath 3 5'-8" x 7'-4"

Unit B Plan (Floors 1 - 5)  
1848 sq ft



Terrace Plan

- Landscaping along periphery
- Recreation space
- Outdoor seating
- Covered entertainment area

Staircase	16'-0" x 11'-0"
Lift-well	05'-4" x 06'-4"
OTS	10'-0" x 07'-8"





Rendered concept image of typical floor lobby





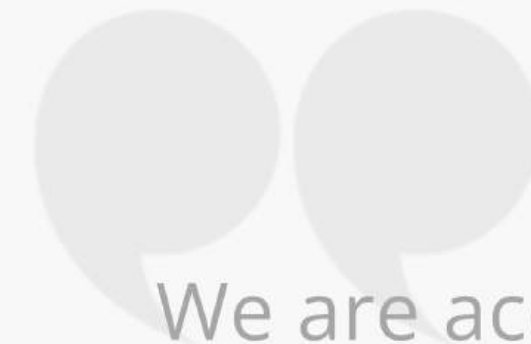
Rendered image of concept kitchen



Rendered image of concept living / dining

# Superbly crafted residences

Superior products. Great finishes. Enduring classics  
*Made possible by outstanding design and first rate engineering*



We are accountable for  
the projects we work on  
*RMD*

We've always been obsessive  
about design detail and  
implementation

While all reasonable care has been taken in providing this information, the specifications mentioned are subject to change, as may be required by the Developer and Architect, whose decision will be final. Any change in specifications would be equivalent to, or of a higher standard.

# Specifications matter

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## STRUCTURE

Seismic zone III complaint RCC frame structure . Solid concrete block masonry

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## FLOORING & TILES

### Foyer, Living and Dining

4'\*2' vitrified tiles with coordinated skirting

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### Bedrooms

2'\*2' vitrified tiles with coordinated skirting

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### Balcony

2'\*2' vitrified tiles with coordinated skirting

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### Kitchen

2'\*2' vitrified tiles with coordinated skirting

1'\*2' backsplash glazed tiles up to 2' above counter

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### Utility

1'\*2' non-skid tiles with suitable dado up to 3' height in wet area

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### Toilets

1'\*2' vitrified non-skid tiles with dado up to 7'6" height

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### Terrace Decks

All-weather proof tiles

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## KITCHEN & UTILITY

Polished black granite platform with double nose edge at ergonomic 32" from the floor, over RCC counter supported by suitable brickwork

Stainless steel single bowl sink and draining board in kitchen, of Nirali or equivalent make

Provision for exhaust

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## DOORS, WINDOWS & RAILINGS

### Main Door

7'6"\*3'6". Teak wood door shutter with suitable frame

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### Internal Doors

7'6". Factory finished 32 mm thick Veneer door shutter along with suitable frame

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Yale or equivalent brand locks with Stainless Steel fittings

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### Toilet Doors

One side veneer and other side painted and laminated

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### Windows & French Doors

UPVC Window / French Door frames and profiles. Sliding with Saint- Gobain glass or equivalent

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Grills MS Grills fixed on to the walls. Zinc Chromate Anti corrosive primer with Enamel Paint.

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## SANITARYWARE & PLUMBING

Kohler/Roca or equivalent

CP Fittings Kohler/Roca or equivalent

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## SURFACE FINISHES

### Internal Walls

Finished with Asian putty, one coat of primer ; two coats of Asian paint

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### Internal Ceilings

Finished with Asian putty; emulsion (Asian Paints) roller finish

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### Exterior Walls

Weather-proof exterior emulsion

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## ELECTRICAL DISTRIBUTION & WIRING

TV, telephone and modem points in living room and all bedrooms

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Electrical distribution and concealed wiring suitable for 3-phase power supply

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Fire-resistant electrical wires of Finolex or Anchor make

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Switches and sockets of Schneider / Legrand or equivalent

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Airconditioning points in all rooms

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One MCB for each room in the main distribution box is each residence

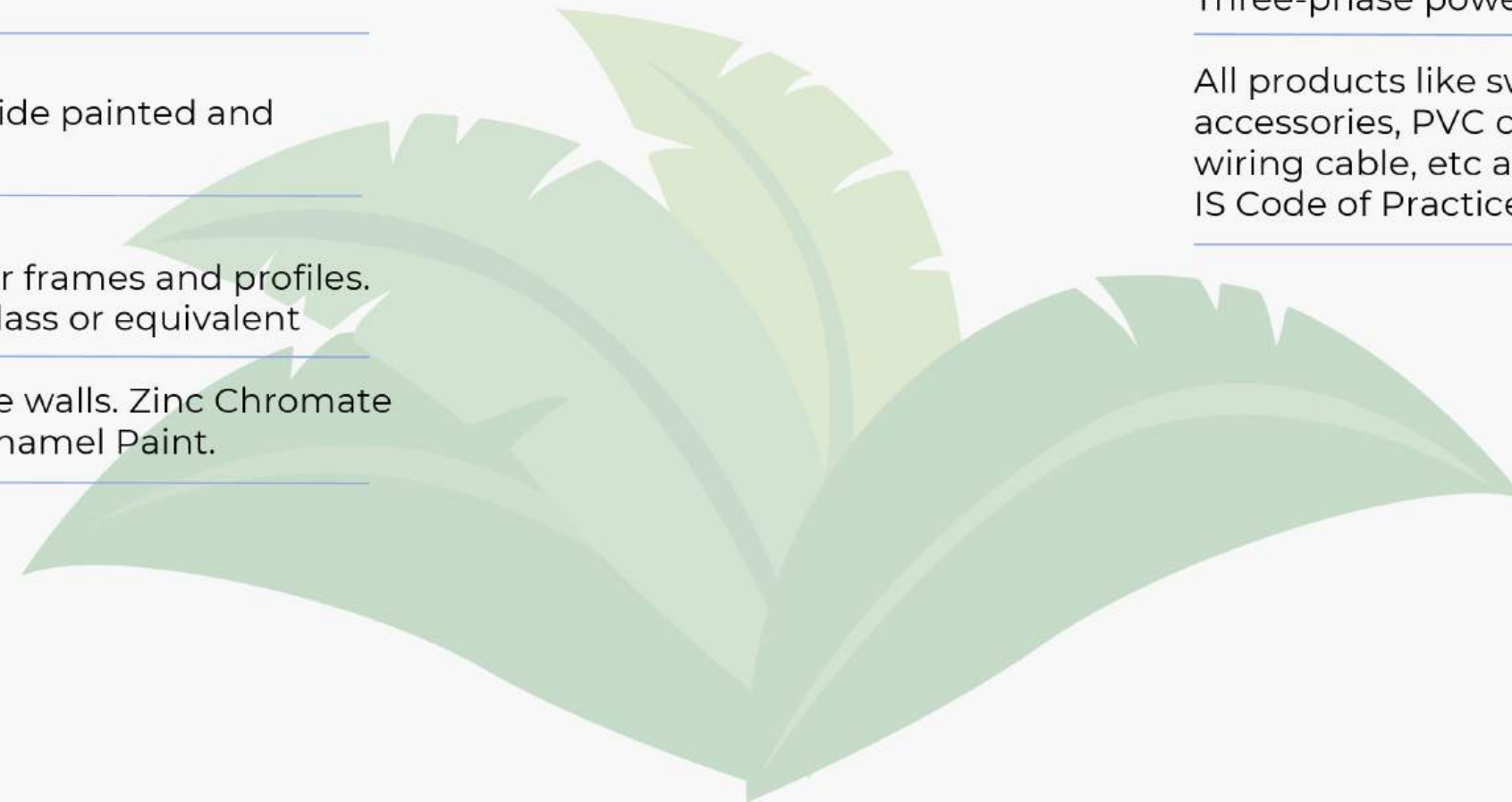
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Three-phase power supply

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All products like switches and accessories, PVC conduits, switchgear, wiring cable, etc are compliant with IS Code of Practice for electrical wiring

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# Specifications matter

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## COMMON AREAS

### Ground Floor

Polished granite combination design flooring with matched skirting

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### Upper Floor Lobbies

Polished granite slab with matched skirting

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Stone cladding around elevator

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### Staircases

Granite flooring with skirting

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Handrails with MS grill work

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### Elevator

One 8 person capacity elevator of Johnson or equivalent

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## EXTERNAL AREAS

Paving with granolithic flooring / concrete interlock pavers

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Drains along the compound wall to divert rain water to rain harvesting pit

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## LANDSCAPING

As per the Architect's detailing

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## GENERATOR

Generator of the required rating to cater to lights, fan points in all rooms, calling bell, refrigerator point, four ACs in each apartment, and for adequate lighting in the common area, and to operate motor pump and elevator

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## SECURITY

Access control doors

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CCTV cameras in common areas

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Video doorbell

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## MORE UTILITIES ON CAMPUS

Rainwater harvesting system

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OH tank with float switch

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Pressure pump

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Restroom for staff / drivers

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Solar cells as per CMDA norms

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EV charging points on the stilt floor

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**2 residences / level on floors 1 – 5**



## Built on the foundation of strong relationships

We craft a few select residential and commercial projects at a time, committed to excellence — from design through delivery. Our reputation is architected on the strong trust we've built over time



**Chaitanya Foundations**  
39 Banyan View, Karpagam Gardens, 1st Main Road, Adyar, Chennai 600020

**Limited opportunity to own a Hiren Patel architected designer residence in Nungambakkam**

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Phone: **044-42138851**  
Mobile: **+91 8056118811**

E-mail:  
**info@chaitanyafoundations.com**

Website:  
**chaitanyafoundations.com**