



A NEW STANDARD OF AFFORDABLE LUXURY

ABOUT US

WITH OVER 35 YEARS OF EXCELLENCE, MADHAN INFRASTRUCTURE DEVELOPERS IS COMMITTED TO DELIVERING QUALITY CONSTRUCTION WITH INTEGRITY AND PRECISION. FROM DESIGN TO DELIVERY, WE CREATE DURABLE, FUNCTIONAL, AND ELEGANT SPACES THAT INSPIRE TRUST AND STAND THE TEST OF TIME.

35+ YEARS IN EXPERTISE

200+ PROJECTS COMPLETED

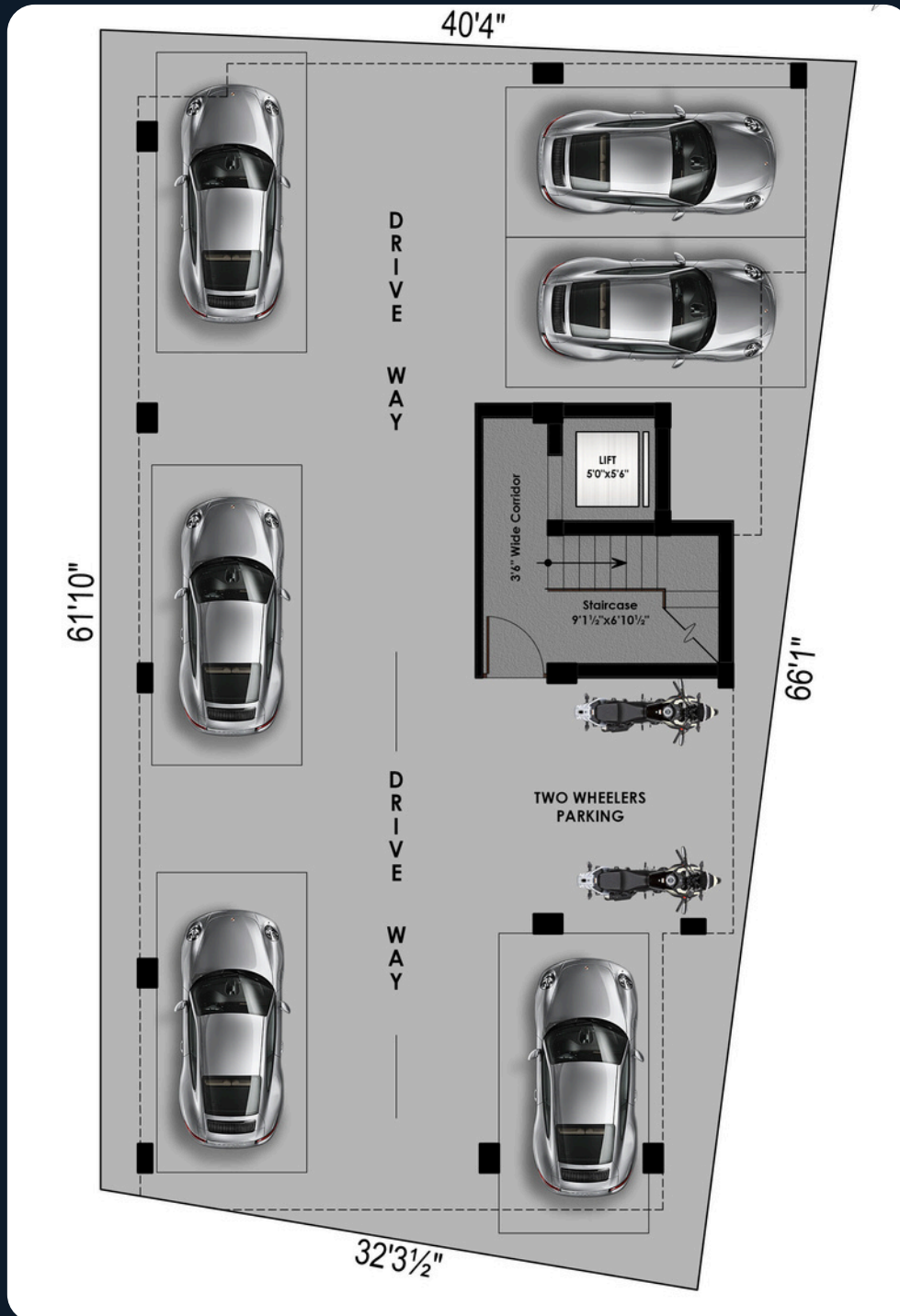
5,00,000+ SQ.FT CONSTRUCTED



ELEVATION VIEW OF AURORA HEIGHTS

AURORA HEIGHTS IN BLENDS MODERN DESIGN WITH EVERYDAY COMFORT. FEATURING PREMIUM AMENITIES, SPACIOUS LAYOUTS, AND ELEGANT FINISHES, IT OFFERS A LIFESTYLE THAT IS BOTH REFINED AND CONVENIENT — ALL IN A SERENE, WELL-CONNECTED LOCATION.

CAR PARKING



FLOOR PLAN - 1



UNIT	FLOOR	FACING	AREA	TYPE
FF1	First Floor	North	1174 Sq.ft	2 BHK

FLOOR PLAN - 2



UNIT	FLOOR	FACING	AREA	TYPE
FF2	First Floor	South	1119 Sq.ft	2 BHK

FLOOR PLAN - 3



UNIT	FLOOR	FACING	AREA	TYPE
SF1 & TF1	Second & Third Floor	North	1127 Sq.ft	3 BHK

FLOOR PLAN - 4



UNIT	FLOOR	FACING	AREA	TYPE
SF2 & TF2	Second & Third Floor	South	1154 Sq.ft	3 BHK

SPECIFICATIONS

STRUCTURE

- RCC FRAMED STRUCTURE

MASONRY

- 200 MM AND 100 MM THICK WALL —RED
BRICK

KITCHEN

- COUNTER - 20MM THICK
- BLACK GRANITE WITH EDGE NOSING.

MAIN DOOR

- TEAK WOOD FRAME
- WITH VENEER FLUSH SHUTTER

BEDROOM DOORS

- GHANA / EQUIVALENT FRAMES WITH
LAMINATED FLUSH SHUTTER

TOILET DOOR

- PVC DOORS

BALCONY

- UPVC SLIDING.

PROVISION

- PROVISION FOR GEYSER & WASHING MACHINE

Living/Dining

- ISI-BRAND PIPES
- TV POINT IN ALL BEDROOMS & IN LIVING

FITTINGS

- JAGUAR / EQUIVALENT

OTHER TOILET

- HINDWARE / EQUIVALENT

ELECTRICAL

- 3 PHASE SUPPLY & AC PROVISION IN
- ALL ROOMS AND BEDROOMS.

SWITCHES & DB BOX

- ROMA / LEGRAND / EQUIVALENT

ELEVATORS

- BRANDED LIFTS WITH AUTO RESCUE DEVICE

PAINTING

EXTERNAL

- WEATHERPROOF PAINT

INTERNAL

- OIL BOUND DISTEMPER

OTHER WORKS

- WINDOW FRAMES, SHUTTERS,
- M. S. GRILL OF ENAMEL PAINT

WINDOWS

- UPVC SLIDING WINDOWS TWO TRACK
(WITH GRILLS)

VENTILATORS

- UPVC FRAME WITH GLASSES

PLASTERING (Internal & External)

- CEMENT PLASTERING

STAIRCASE & COMMON AREAS

GRANITE / SS HAND RAIL

FLOORING

LIVING

- 600 MM * 600MM VITRIFIED TILE

BEDROOMS

- 600 MM * 600MM VITRIFIED TILE

KITCHEN

- 600 MM * 600MM VITRIFIED TILE

MASTER BATHROOM

- 600 MM * 600MM VITRIFIED TILES

CERAMIC TILES FOR WALLS

OTHER BATHROOM

- 400 MM * 400MM VITRIFIED TILES,

CERAMIC TILES FOR WALLS

BALCONY

- ANTI-SKID TILES

KITCHEN FINISHES

- WALL TILING (DADOING) UP TO 20"

FROM THE KITCHEN COUNTER

Location Benefits



SCHOOLS

GODSON SCHOOL	0.1 KM
SATHEESH BALAJI SCHOOL	1 KM
DARWIN PUBLIC SCHOOL	1.9 KM
ORCHID INT. SCHOOL	2.8 KM
PADMASHREE CBSE SCHOOL	3 KM



COLLEGES

SOKA IKEDA COLLEGE	1.5 KM
ANNAI VOILET ARTS COLLEGE	3 KM
VELAMMAL COLLEGE	3.5 KM
BHAKTAVATSALAM MEMORIAL COLLEGE	5.4 KM
MAR GREGORIOS COLLEGE	9.7 KM



HOSPITAL

RPS HOSPITAL	3.5 KM
DRJ HOSPITAL	3.8 KM
APPLE PLUS HOSPITAL	5 KM
PRASHANTH SPECIALITY HOSPITAL	5.7 KM
MERIDIAN HOSPITAL	5.3 KM



CONNECTIVITY

KOLATHUR METRO (UPCOMING)	3 KM
SURAPET	3 KM
AMBATTUR	4 KM
PADI FLYOVER	5 KM
KORATTUR BUS STAND	5.5 KM
ANNA NAGAR	9 KM
MADHAVARAM BUS STAND	7.8 KM

AMENITIES



**COVERED CAR
PARKING**



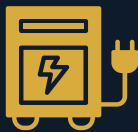
**CCTV
SURIVELLANCE**



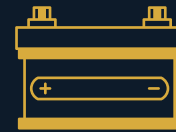
**SOLAR
POWER**



LIFT



**EV CHARGING
POINT**



**INVERTER
FACILITY**



AURORA HEIGHTS

SITE ADDRESS

NO: 36 , GOLDEN NAGAR ,
KORATTUR , CHENNAI - 600 080

CONTACT DETAILS



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(AT POOMPHUR BUS STOP)

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