

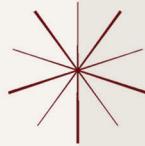


Magishaa



Magishaa Construction
House of Dreams

JAYI VERDE



Premium 3BHK Apartment

at No.73, New No.9, A-Block, 5th Street, Annanagar East, Chennai 600102.



JAYI VER

1423 SQ.FT. | 3B



Magic



A great building must begin with the immeasurable, must go through measureable means when it is being designed, and in the end must be unmeasured.





Magishaa

Our Founder

“A Vision Built on Precision”

Shankar K. Marimuthu is a seasoned civil engineering professional and the visionary behind Magishaa Construction, a brand recognized today for redefining Chennai's luxury living standards. His career began with executing large-scale power plant projects across India 1996–1998. An experience that instilled in him an uncompromising respect for structural integrity, precision planning, and engineering discipline.

With a commitment to elevate the benchmarks of modern construction, he founded Magishaa Construction in 2003. Under his guidance, the company has evolved into a trusted developer with successfully delivered projects, known for meticulous craftsmanship, transparent processes, and unwavering ethical principles. Magishaa signature stands as a symbol of longevity, elegance, and technical excellence. Shankar leads with the belief that construction is not merely about building structures. It is about shaping meaningful living experiences.

OUR VISION

To establish Magishaa Construction as Chennai's benchmark for luxury living. A brand admired for its architectural elegance, unwavering integrity, delivering iconic spaces that harmonize design, and commitment to creating spaces that inspire, endure, and elevate the human experience.

OUR MISSION

Our mission is to transform every vision into a landmark of superior craftsmanship unshakeable standard of excellence in construction and timeless design. Through meticulously designed, impeccably engineered, pioneering innovation, transparent processes, and uncompromised quality, we aim to build spaces that not only redefine modern living but also leave a meaningful, long-lasting legacies for generations.

MAGISHAA CONSTRUCTION

Magishaa Construction has continually pioneered newer technologies, bold design and precision engineering to create properties that are perfect blend between convenience and customization. A 31 years old company, completed several residential projects and currently 16 projects are under process.

Magishaa has believed that its success comes from its people. Wherever there are people there is an opportunity to serve. We provide all the amenities that modern housing has, along with the warmth of real home.

Our vision is primarily synonymous with quality, commitment towards customer's reliability and excellence in architecture. Today Magishaa has a dedicated and experienced team in its diverse community to exceed expectations, elevate standards of living, emerge as a prominent brand in construction industry. We strive to provide exemplary quality homes and build life time relationships with our customers and communities.

ABOUT JAYI VERDE

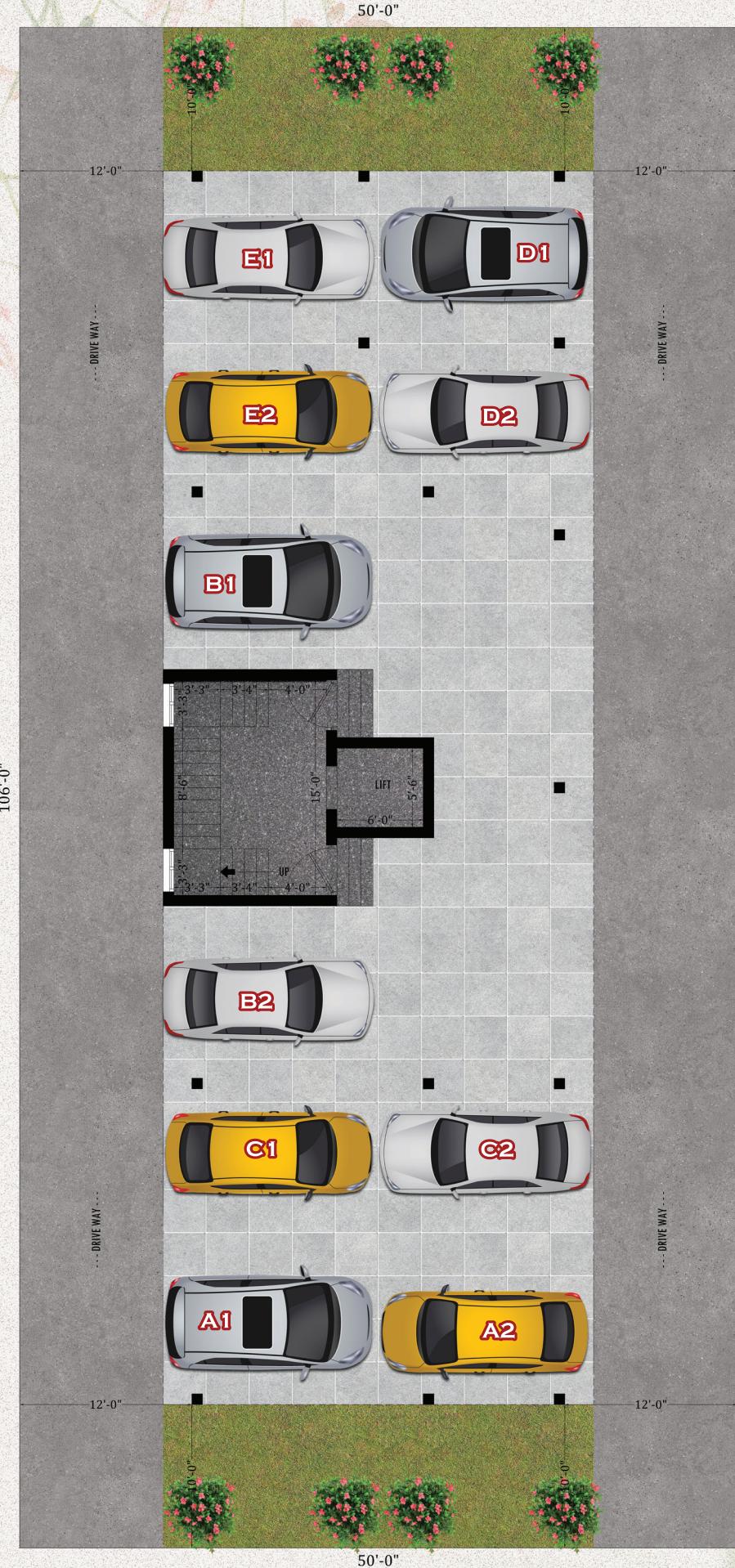
An another affordable luxury landmark project from the house "Magishaa" with the name of "JAYI VERDE".

JAYI VERDE is in a fine locality, eminent for its calm and well suited neighbourhood. And it's a North facing property with 10 exclusive 3 BHK Stilt + 5, luxury apartments.

Every fact of architecture has been chosen to provide the fullest luxury, at most comfort, best space utilization, finest design and affordable cost.

NEAREST KEY ESTABLISHMENTS

- | | |
|---|--|
| 01 Bus Stop 200 M | 11 Anna Nagar Ayyappa Temple 800 M |
| 02 Anna Nagar East Metro 250 M | 12 Sri Chandra Mouleshwarar Kovil 2 KM |
| 03 HDFC,ICICI,SBI,CANARA,
UNION Bank & IDFC Bank 500 M | 13.C Kandaswami Naidu College 200M |
| 04 Anna Tower Park 700 M | 14.Be Well Hospitals 3.0 KM |
| 05 HP,INDIAN OIL Petrol Bunk 750 M | 15.St.Luke's Church1.2 KM |
| 06 Billroth Hospitals 1.8 KM | 16.Ampa Skyone Mall 1.5 KM |
| 07 Vegetable Market 500 M | 17.Chennai Public School 3.5 KM |
| 08 CPS Global School 100 M | 18.MGM Healthcare 1.5KM |
| 09 Valliammal Womens College 200 M | 19.SBIOA School 3 KM |
| 10 VR Mall 3.0 KM | 20.Aminjikarai Police Station 300 M |
| | 21.Vihaa Multispecialty Hospital 500 M |



STILT FLOOR PLAN



**A2,B2,C2,
D2& E2**



**A1,B1,C1,
D1& E1**

TYPICAL FLOOR PLAN

(ST + 5)

SPECIFICATION

STRUCTURE

Land survey - Soil test investigation - Earth quake resistant – Fe 550 TMT bar –solid concrete block/ wire cut Red brick walls – OPC 53 for RCC and PPC 43 grade cement for other works,Basement height 2'.6".

FLOORING

Vitrified tiles from Kajaria/ Somany/ Equivalent, 6' x 4' for living and dining (Rs.120 per sft) and 4' X 2' for bedrooms and kitchen (Rs.80 per sft),Exterior vitrified tiles for car park and interlocking Paver blocks for setback areas, Special waterproofing to be done terrace floor.

TOILET AND UTILITY

Kajaria /Somany/Equivalent tiles 24"x12" Rs.65 per sft for Toilets, Kitchen,For Utility walls 24" x 12" - Rs 60 per sft and Anti skid/ matt 12"x12"tile Rs.50 for floor,Epoxy grouting for tiles, with waterproofing (Sunken areas) in Utility and Toilets.

SANITARY AND PLUMBING

CPVC for concealed line, and UPVC open pipeline for fresh water and PVC pipeline for sanitary and Kitchen of Finolex/Equivalent, Wall mounted closet with concealed tank of jaquar / Parryware/Equivalent.Taps and fittings will be CP of make Jaquar/Parryware/Equivalent.

KITCHEN

Black galaxy granite for counter and Stainless steel sink with drain board of Niralli Equivalent, Provision for RO Unit & Dish washer.

ELECTRICAL

Chemical earthing – M.S. fabricated powder coated Panel Board, Independent DB with circuit Breakers and RCCB, FRLS cables from ORBIT/Q-Flex/Equivalent &- Legrand/Equivalent Modular switches, with Adequate 5 amps and 15 amps points.

JOINERIES : DOORS

3' 6"x 7' First quality African teak, with 5"x3" for frame and 1 ½" thick planks for Main door with Floral carving, 3'x 7' First quality African teak frames and Skin molded doors for Bedrooms with both sides painted, 2'.6" x 7' First quality African teak frames and both side painted doors for toilets, All Hardware will be Stainless steel.

PAINTING

Internal walls will be two coats of cement based Putty, and two coats of premium Emulsion with one coat of Primer of Asian/Equivalent External surface will be Texture, Exterior primer and two coats of Apex grade emulsion of Asian/Equivalent, Main door will be polished with melamine spray.

WINDOWS

UPVC sliding windows with 4 mm plain glass and 12mm x 12mm Bright bar gills embedded in to the wall. French door will be sliding with toughened glass. 2' x 2' UPVC fixed louver for ventilator with exhaust fan provision in toilets

OHT AND UG SUMP

4 ½" Outer brick wall and RCC inner wall with water proofing and bifurcation for Metro water and bore water for OHT and Masonry RCC wall sump with necessary water proofing. 6" dia Bore well as per the water level in the area will be provided.

CHEMICAL EARTHING

done for the building by digging 3m deep bores inserted with hot dipped galvanized dual pipes, filled with high conductive and corrosion resistant crystalline mixture and backfill compound around the electrodes.

WATER SUPPLY

Corporation and borewell water supply in the kitchen, service and bathrooms.

LIFT

6 (SIX) Passenger Auto door lift MS finish lift from JOHNSON / GOLDEN / Equivalent with 3 years of AMC will be provided.

GENERATOR

Generator will be provided to support Lift, Common lights, Pumps and Only Light & fan points to the inside the flat.

PEST CONTROL

Anti termite pest control treatment will be done at footing, around plinth beam, Brickwork and paving block laying stages.

COMMON AMENITIES

- Covered Car Parking
- Rain water harvest
- Separate Servant Room & Toilet in GF
- Granite for steps and Landing in Common staircase
- Compound wall 5' ht with necessary gate provision at front side
- Name board
- Elegant elevation features.

AREA STATEMENT

S No	FLAT NO	FLOOR	FLAT TYPE	BUILT-UP AREA(Sq.ft.)	UDS (Sq.ft.)	FACING
1	A1	First Floor	3 BHK	1,423	530	East
2	A2	First Floor	3 BHK	1,423	530	East
3	B1	Second Floor	3 BHK	1,423	530	East
4	B2	Second Floor	3 BHK	1,423	530	East
5	C1	Third Floor	3 BHK	1,423	530	East
6	C2	Third Floor	3 BHK	1,423	530	East
7	D1	Fourth Floor	3 BHK	1,423	530	East
8	D2	Fourth Floor	3 BHK	1,423	530	East
9	E1	Fifth Floor	3 BHK	1,423	530	East
10	E2	Fifth Floor	3 BHK	1,423	530	East



Where modern elegance meets practical comfort,
offering you a refreshing retreat that
feels indulgent every day.

COST SHEET

1.	1423 Sq.ft. x 22,000/- Per Sq.ft.	Rs.3,13,06,000/-
2.	One Covered Car Parking	Rs. 6,00,000/-
3.	TNPDCL Deposits,Charges & Connections	Rs. 2,50,000/-
4.	Metro Water / CMWSSB Connections & Charges	Rs. 3,50,000/-
5.	Infrastructure & Developement Charges @ Rs.325/- Per Sq.ft.	Rs. 4,62,475/-
6.	Power Backup Generator	Rs. 3,00,000/-
7.	Sale Deed Registration	Rs. 21,91,420/-
8.	GST	Rs. 15,65,300/-
	TOTAL COST	Rs.3,70,25,195/-



Where serene mornings begin and
peaceful nights unfold —
a space built for calm living and lasting comfort.

KEY PLAN



OUR ONGOING PROJECTS



HRIDYAM POORNAM * SWASTHI *

SAFFRON SATVIK RAYS

Plot No. 24, Bharani Jothi Nagar,
Korattur, Chennai-600 080.



GOKULAM * AYODHYA ASILO *

DWARKA PARCO *

AANADTHAMAYA ORTUS
Annamalai 3rd Avenue, Jeswanth Nagar,
Mogappair, Chennai-600 037.



ADBHUTAH ORTUS

AKHILESVARA ASILO

Ur Nagar,Padi,
Chennai- 600 040.



AVYAYA ASILO

No.39/L-775, 29th Street,
TNHB , Korattur,
Chennai - 600080.



ABHIJEET REGALO

I-Block, Annanagar West,
Chennai 600040.



HAMSAVERDE

M2, East Avenue, T.N.H.B. Colony,
Periyar Nagar, TNHB, Korattur,
Chennai 600080



APRAMEYA OPTIMAS

S.R.P Colony,6thStreet,
Peravallore,Chennai 600 082.

Preferred Bankers



Disclaimer: Whilst reasonable care has been taken in preparing the brochure, constructing the model and the sales gallery show flat (the "Materials"), the developer and its agents shall not be held responsible for any inaccuracies in their contents or between the materials and the actual unit. All statements, literature and depictions in the materials are not to be regarded as a statement or representations of the fact. Visual representation such as layout plans, finishes, illustrations, pictures, photograph and drawings contained in the materials are artist's impressions only and not representation of fact. Such materials are for guidance only and should not be relied upon as accurately describing any specific matter.

All information, specifications, plans and visual representations contained in the materials are subject to changes from time to time by the developer and/or the competent authorities and shall not form part of the offer or contract.

The sale and purchase agreement shall form the entire agreement between the developer and the purchaser and shall in no way be modified in any statement, representations or promises (whether or not contained in the materials and/or made by the developer or the agent) made. No part of the materials shall constitute a representation or warranty. The floor plans are approximate measurements and subject to final survey & Approvals.



Magishaa construction

Corporate office :

Old. No.W-96, New No.W21,
2nd Street,W -Block, Anna Nagar,
Chennai-600040 (Opp. to Anna Nagar Tower Club)

Tell : 98403 55999 & 93639 17775

E-Mail : magishaa1603@gmail.com

Web : www.magishaa.com