

1st Floor to 4th Floor



1st Floor to 4th Floor
Typical Floor Plan -2BHK
A1, B1, C1, D1
Area 981.Sq.ft
UDS 353.Sq.ft
RERA CARPET AREA 719.Sq.ft



1st Floor to 4th Floor
Typical Floor Plan -2BHK
A2, B2, C2, D2
Area 958.Sq.ft
UDS 345.Sq.ft
RERA CARPET AREA 693.Sq.ft



SPECIFICATIONS

STRUCTURES

R.C.C. Framed structures as per structural design 9" and 4½" thick Brick wall as per working drawing plastering as per standard.

JOINERY

Main Door: Teak wood frame with 35 mm thick panel shutter
Doors: Country wood door frames with 30mm thick commercial Flush shutter.
Toilet Doors: 30 mm thick full panel PVC Door.
M.S. Grill : Grill works for windows as per the architect's design.
Windows: UPVC frames with open or glazed shutter.

FLOORING

VITRIFIED TILES FLOORING.
DADOING for Bathroom 7' height glazed tiles.

KITCHEN

Kitchen Counter Black Granite Top ceramic tiles 4' above platform, S.S.sink.

PLUMBING & SANITATION

Hot Water lines: CPVC pipes with necessary fittings & geyser provision
Cold waterlines: PVC pipes Conforming to IS
Rain Water and Sanitary line: PVC pipes Conforming to IS.

SANITARY FITTINGS

Parryware / metro op fittings, Rain water Harvesting with necessary arrangements. Individual septic tank will be provided for each Block's & Main Door Grill gate will be provided.

ELECTRICAL

Concealed Copper Wiring Wires conforming to ISI Modular Switches/ Wonder or any standard make.

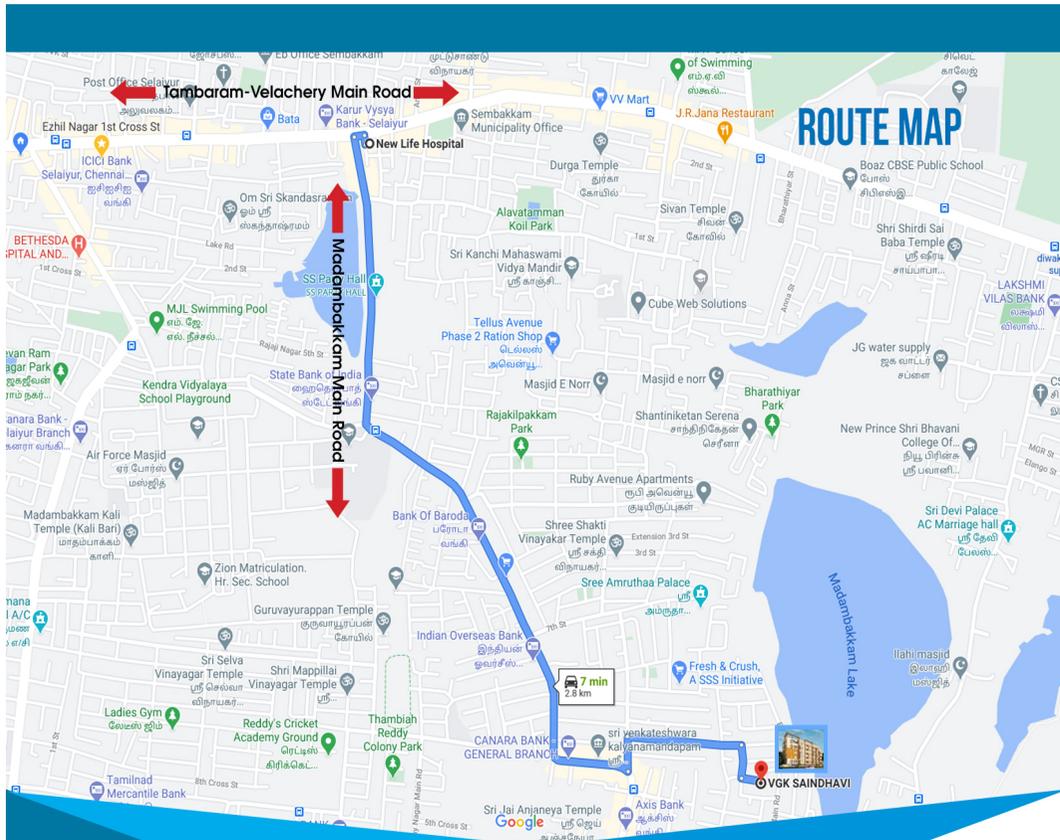
PAINTING

All Internal walls : 2 coat putty finish with Tractor Emulsion Paint.
External Walls : Exterior Emulsion Paint.
Doors, Windows & Grills : Synthetic Enamel Paint.

Note:

The cost of apartment is exclusive of covered car parking, Registration, stamp Duty, Incidental charges, Deposits Payable to TNEB, Underground Drainage, GST Tax and Other Government Taxes.





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Distance

- Tambaram to Velachery Main Road- 2.5 km
- Camp Road Junction- 3 km
- Tambaram Flyover- 6 km



Hospital

- Bethesda Hospital & Child Care Centre- 2.6 km
- Medicity Multispeciality Hospital- 3.3 km
- New Life Hospital- 2.2 km
- Ag Multi Speciality Hospital- 9 km
- Hindu Mission Hospital- 8.5 km



School

- Zion International Public School-1 km
- Kendriya Vidyalaya- 3 km
- Trileaves International School-1.5 km
- MAV Vidyashram CBSC School- 2 km



College

- Bharath University- 3.5 km
- SIVET College- 4 km
- Mcc College- 5.5 km
- Sri Lakshmiammam Engg College- 3.5 km



LIVING ROOM



DINING ROOM



BEDROOM

SITE ADDRESS

Plot No:7,8,9 & 10
 Kumarasamy Nagar,
 1st Street, Madambakkam
 Chennai – 600 126.



AMENITIES

- Gym
- Multipurpose Hall
- Lift
- Guest Room
- Security
- Video Door Phone
- CCTV
- Electric Vehicle Charging Point
- Genset
- Solar Panel

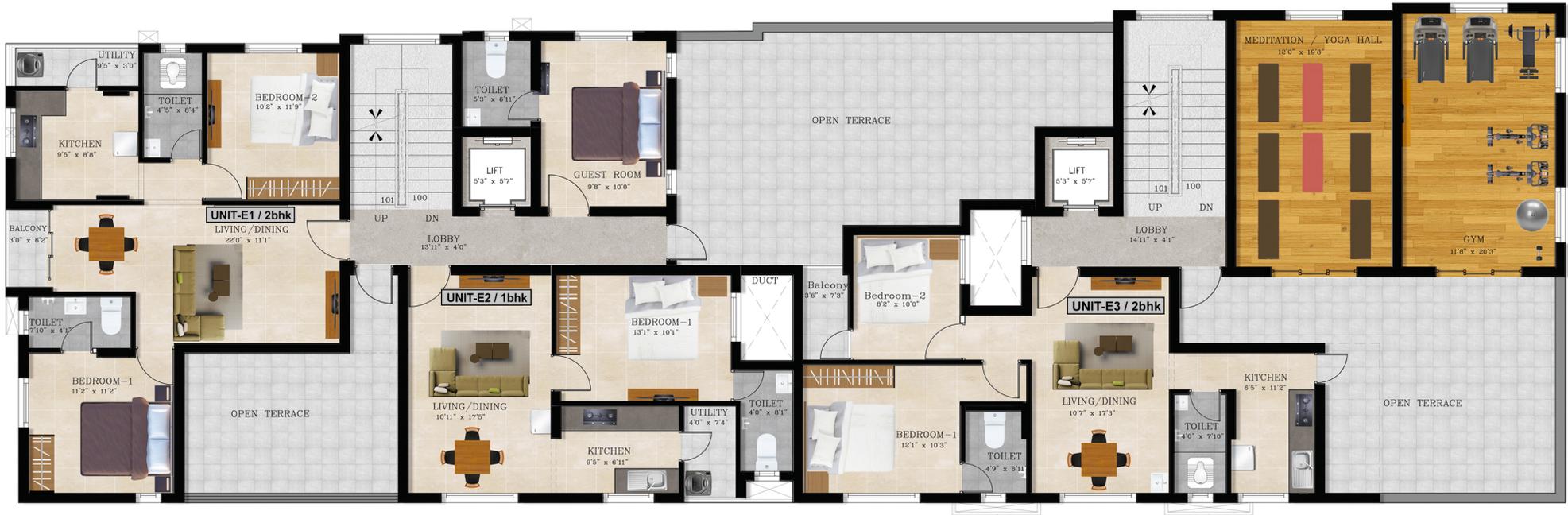
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No.25,Second Floor,B.R.Complex, Duraisamy Reddy Street,
 West Tambaram, Chennai - 600 045.

5th Floor Typical Floor Plan



UDS DETAILS:
Land Area : 8,166 Sqft
Built Up Area : 22,672 Sqft

AREA DETAILS

S. No	Floor	Flat No. & 1,2 BHK	Area	UDS	RERA Carpet Area
1.	1 Floor	A1-2BHK	981	353	719
2.	1 Floor	A2-2BHK	958	345	693
3.	1 Floor	A3-2BHK	992	357	710
4.	1 Floor	A4-2BHK	982	354	704
5.	1 Floor	A5-2BHK	1115	402	836
6.	2 Floor	B1-2BHK	981	353	719
7.	2 Floor	B2-2BHK	958	345	693
8.	2 Floor	B3-2BHK	992	357	710
9.	2 Floor	B4-2BHK	982	354	704
10.	2 Floor	B5-2BHK	1115	402	836
11.	3 Floor	C1-2BHK	981	353	719
12.	3 Floor	C2-2BHK	958	345	693
13.	3 Floor	C3-2BHK	992	357	710
14.	3 Floor	C4-2BHK	982	354	704
15.	3 Floor	C5-2BHK	1115	402	836
16.	4 Floor	D1-2BHK	981	353	719
17.	4 Floor	D2-2BHK	958	345	693
18.	4 Floor	D3-2BHK	992	357	710
19.	4 Floor	D4-2BHK	982	354	704
20.	4 Floor	D5-2BHK	1115	402	836
21.	5 Floor	E1-2BHK	995	358	718
22.	5 Floor	E2-1BHK	673	243	475
23.	5 Floor	E3-2BHK	892	321	625
TOTAL			22,672	8,166	

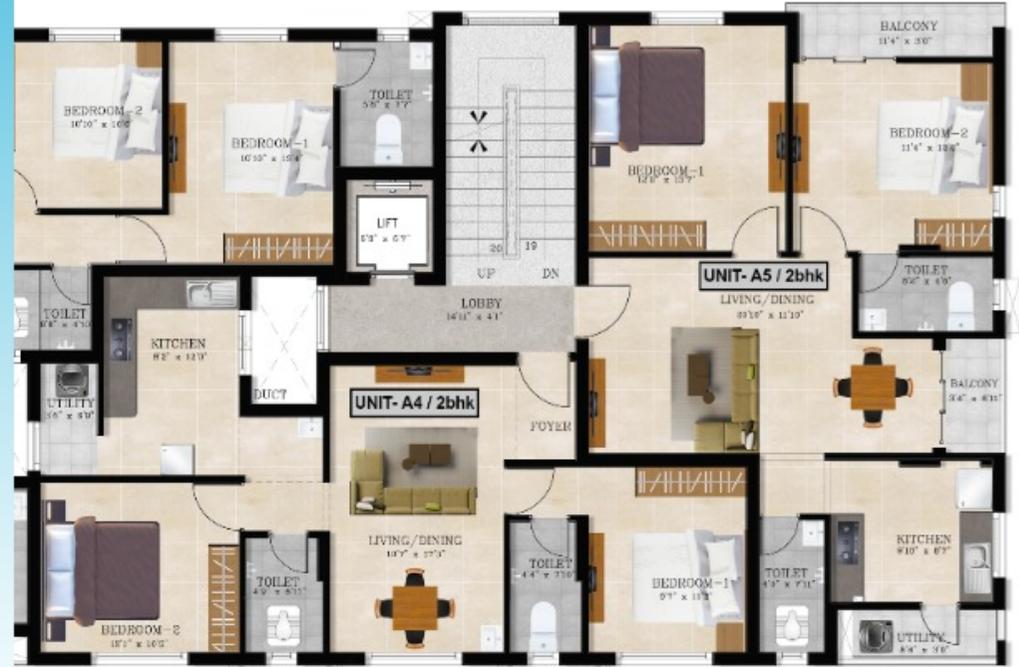
PAYMENT SCHEDULE

1. AT THE TIME OF BOOKING	Rs. 1,00,000/-
2. AT THE TIME OF AGREEMENT (WITHIN 10 DAYS FROM THE DATE OF BOOKING)	20%
3. AT THE TIME OF REGISTRATION (WITHIN 20 DAYS FROM THE DATE OF BOOKING)	35%
4. ON COMPLETION OF FOUNDATION WORK	10%
5. ON COMPLETION OF 1 ST FLOOR ROOF SLAB	10%
6. ON COMPLETION OF BRICKWORK	10%
7. ON COMPLETION OF PLASTERING WORK	05%
8. ON COMPLETION OF FLOORING WORK	05%
9. AT THE TIME OF HANDING OVER	BALANCE

Project Financed by



Typical Floor Plan



1st Floor to 4th Floor
Typical Floor Plan -2BHK
A3, B3, C3, D3
Area 992sqft
UDS 357sqft
RERA CARPET AREA 710sqft



1st Floor to 4th Floor
Typical Floor Plan -2BHK
A5, B5, C5, D5
Area 1115sqft
UDS 402sqft
RERA CARPET AREA 836sqft



1st Floor to 4th Floor
Typical Floor Plan -2BHK
A4, B4, C4, D4
Area 982sqft
UDS 354sqft
RERA CARPET AREA 704sqft

