



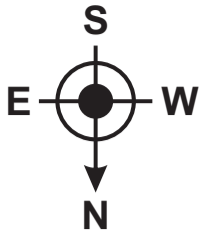
ARUN EXCELLO



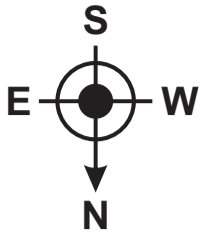
# THIRUNINRAVUR



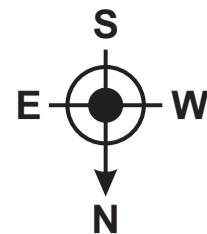
# GROUND FLOOR SITE PLAN



# TYPICAL FLOOR SITE PLAN

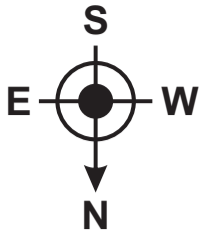


# GROUND FLOOR PLAN



**SA: Sale Area**  
**CA: Carpet Area**

# TYPICAL FLOOR PLAN



**SA: Sale Area**  
**CA: Carpet Area**

## SPECIFICATIONS

### STRUCTURE

- RCC framed structure
- Masonry for External & Internal Walls

### FLOORING

- Glossy Vitrified tile for Living, Dining, Kitchen and Bedroom
- Anti-skid Ceramic tiles for Toilet

### JOINERY

- Treated Wood Door Frames with Flush Shutter for Main and Bedroom door
- Plastic coated flush door for toilet
- Anodized / Powder coated Aluminium Framed Glazed Windows and Ventilators

### BEDROOM

- Glossy Vitrified tiles for flooring with skirting
- Loft and Wardrobe provision in bedroom
- AC point in one bedroom

### KITCHEN

- Polished Granite Counter Top and Ceramic Glazed Tile Dado up to 1'8" above the working platform
- Stainless Steel Sink with single bowl
- Exhaust Fan point
- Loft and Shelf provision

### SANITARY FITTINGS

- Floor mounted EWC with flush tank, Washbasin of white colour
- Wall Mixer for Hot and Cold water in one toilet
- Provision for health faucet

### PAINTING

- **Internal Walls:**  
One Coat Primer + 2 Coat Putty + 2 Coat Acrylic Emulsion
- **External walls:**  
One Coat Primer + 2 Coat Exterior Emulsion Paint

### TOILET

- Ceramic Glazed Tile Dado up to Five feet Height
- Anti-skid ceramic tiles for flooring
- Geyser point in one toilet with wall mixer
- Provision for health faucet

### ELECTRICAL

- PVC conduits and fully concealed wiring works
- Exhaust fan provision in Kitchen
- Modular Switches from Anchor or equivalent
- TV point in Living room
- AC point in one bedroom
- D.G Power backup for Common area lighting and amenities
- Solar Power will be provided.
- Single Phase (1 BHK) & 3 Phase (2 BHK) Connection

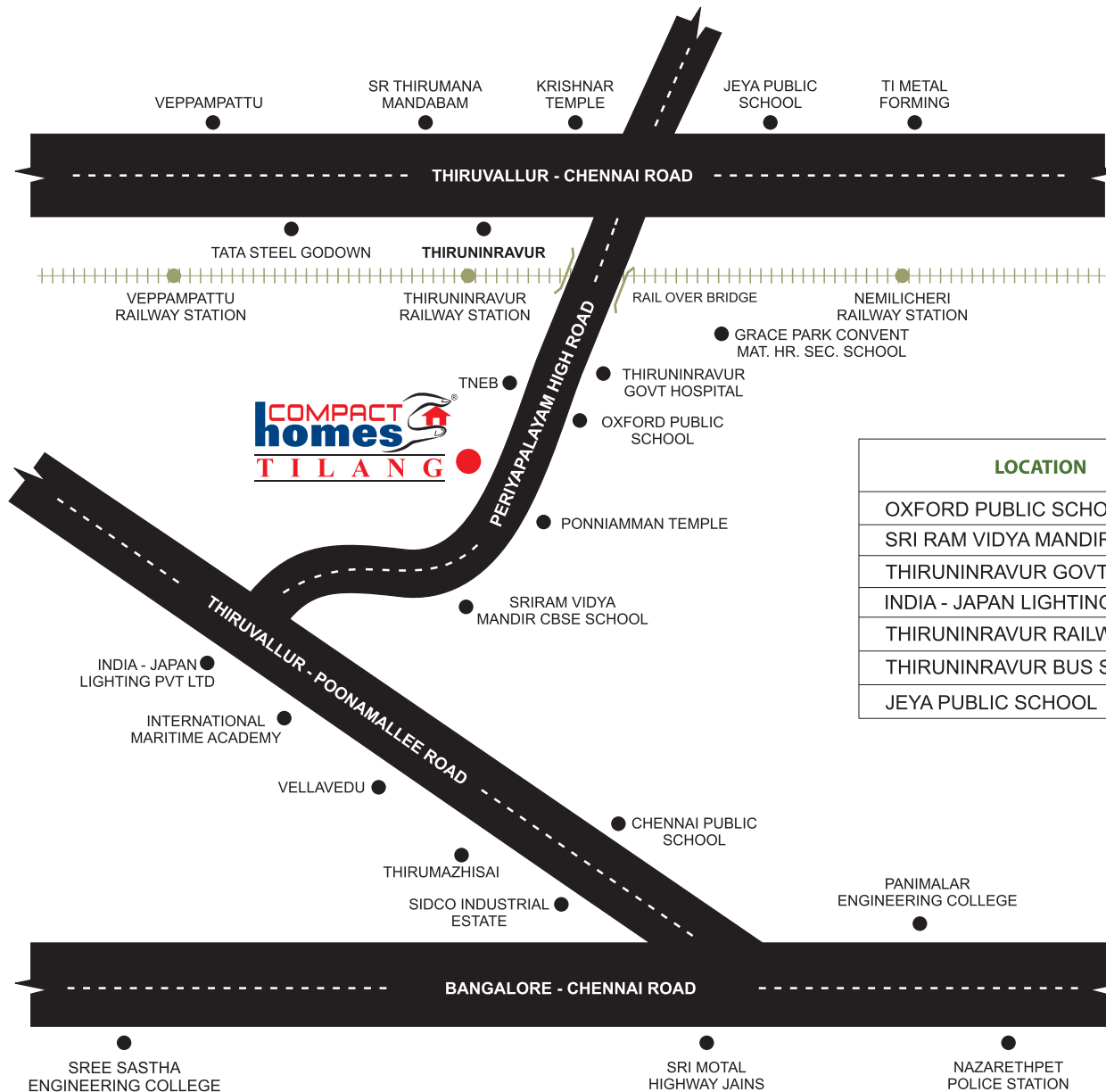
## SALIENT FEATURES

- Located close to Thiruninravur railway station with good road access and well connected to the city.
- Proximity to Thirumazhisai and Avadi which are the fastest growing suburbs of Chennai
- Close to Educational Institutions like Oxford Public School, Sri Ram Vidya Mandir CBSE, Jaya Group of Schools and International Maritime Academy etc.
- Close to Reputed Companies like India - Japan Lighting Pvt. Ltd, TATA Steels, Easun - MR & Ti Metal Forming etc.
- Optimum design with minimal common space.
- Good potable ground water. Clear title. Good specification and sturdy construction.
- Assured rental returns for investment.
- Gated community.

## AMENITIES



# LOCATION MAP



LOCATION	DISTANCE IN KM.
OXFORD PUBLIC SCHOOL	0.25 KM
SRI RAM VIDYA MANDIR CBSE SCHOOL	1.5 KM
THIRUNINRAVUR GOVT. HOSPITAL	2.0 KM
INDIA - JAPAN LIGHTING PVT. LTD.	2.5 KM
THIRUNINRAVUR RAILWAY STATION	3.0 KM
THIRUNINRAVUR BUS STAND	4.5 KM
JEYA PUBLIC SCHOOL	5.5 KM



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