

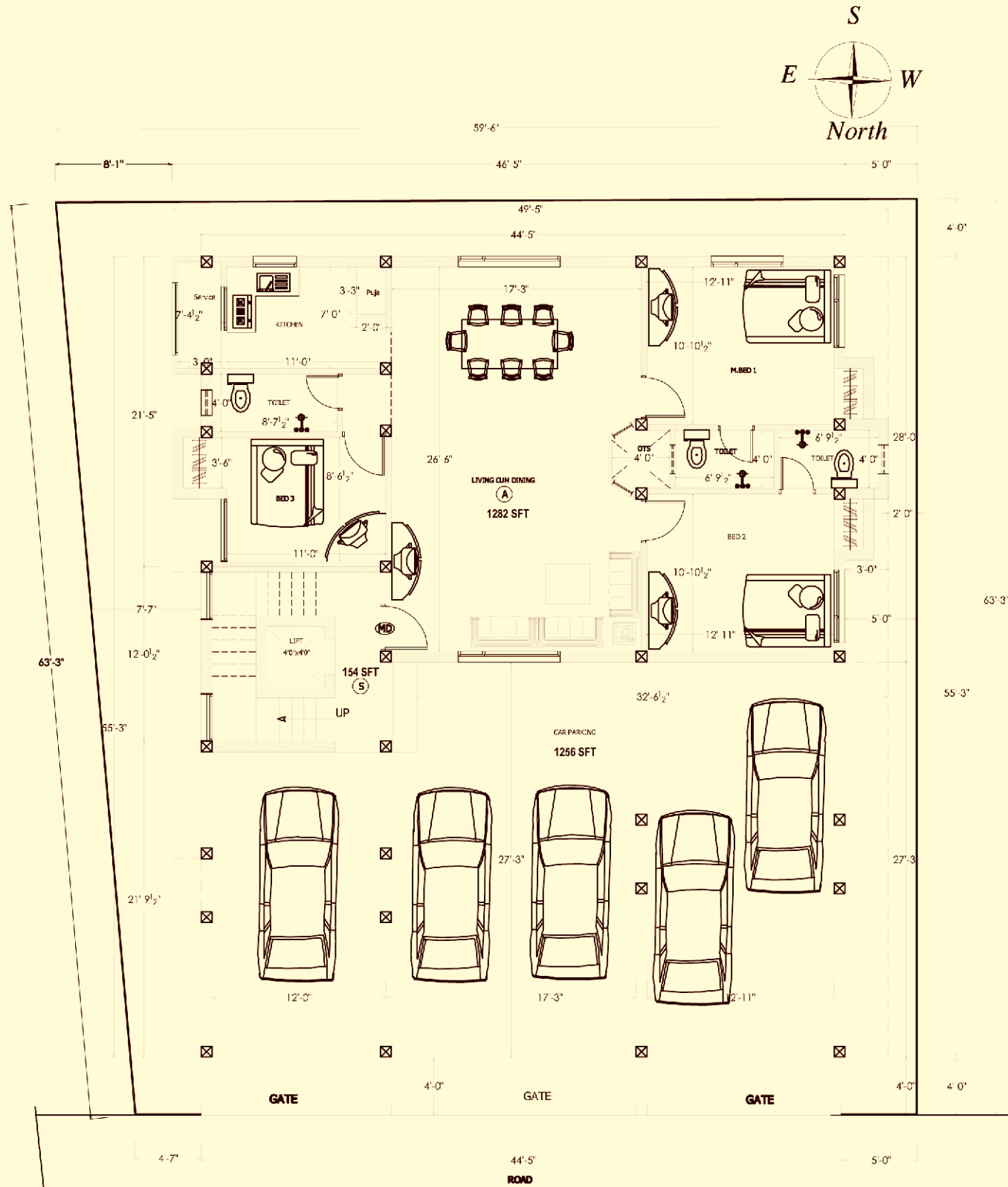
# Apartment Name



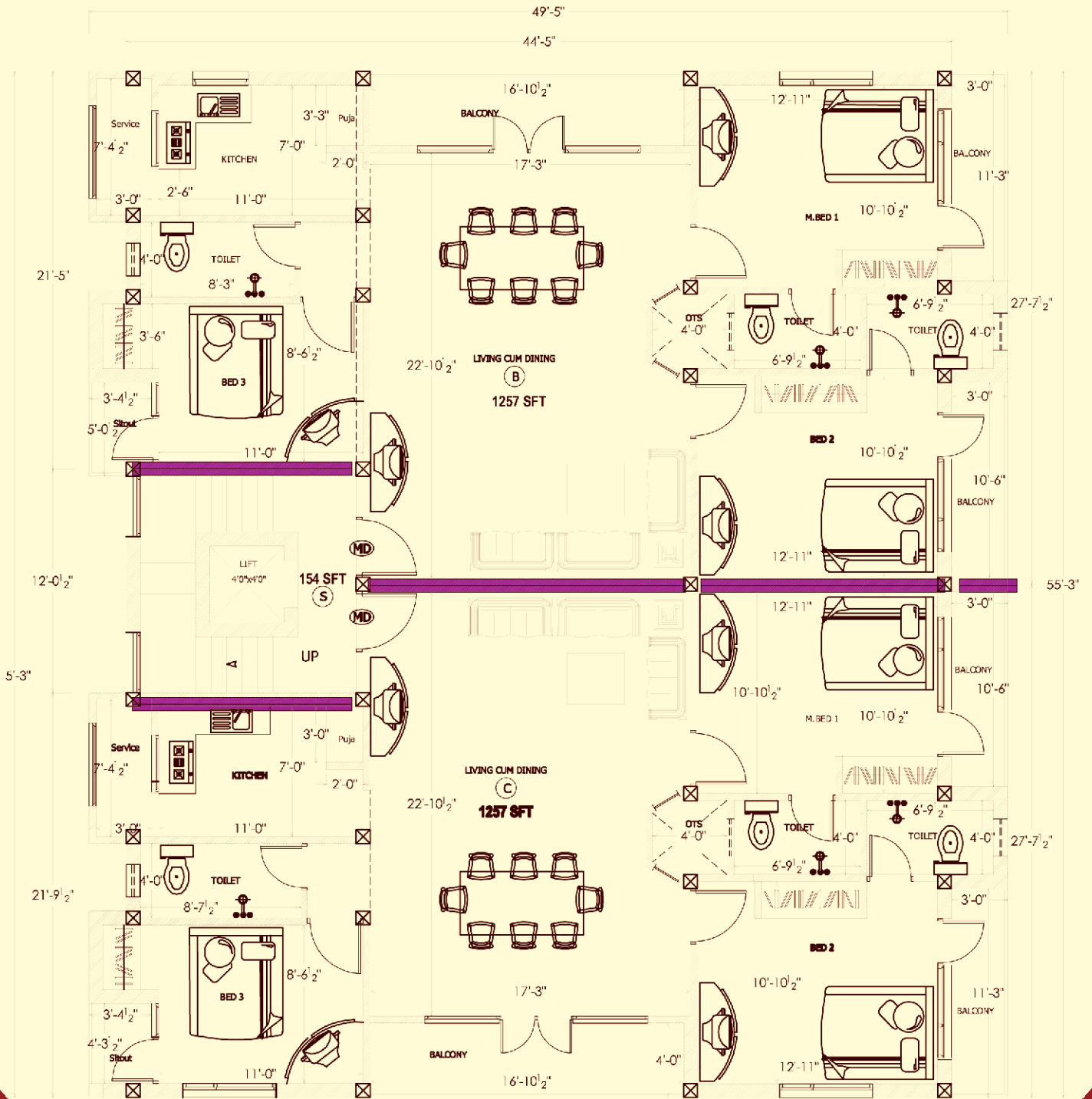
## Site Address

Plot No.26-27, 3rd Street, V.P.G. Avenue Extn.  
Thuraipakkam, Chennai - 600 097.

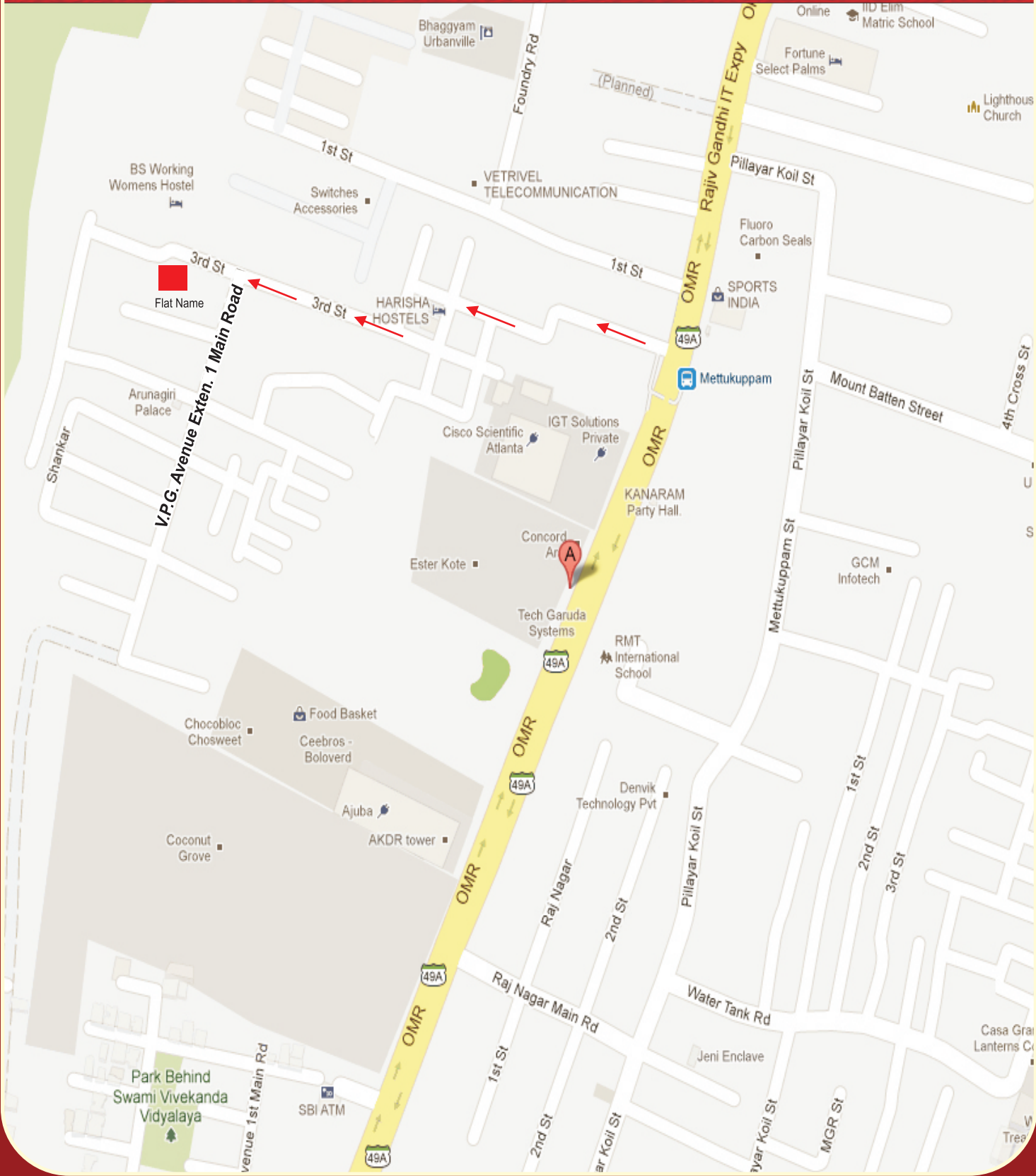
# GROUND FLOOR PLAN



# FIRST / SECOND FLOOR PLAN



# ROUTE MAP



# SPECIFICATIONS

## 1. FOUNDATION AND SUPER STRUCTURE.

- a) Earthquake resistant R.C.C framed structure with suitable foundations. Specifications as per IS 1893-2002 and IS 456-2000.
- b) Basement height shall be 4' from the existing road level.

## 2. CARPENTRY WORKS

- a) Main door with teakwood frame of 5" x 3" section with 35mm thick solid teakwood panel shutter.
- b) All internal doors with teakwood frame of 4" x 2 ½" section with 30mm thick factory made solid core first quality flush shutters. In case of external doors they shall be with external quality flush shutters,
- c) All bathroom doors with teakwood frame of 4" x 2 ½ " section with 30mm thick factory made water proof solid core flush shutters.
- d) French door wherever required shall be with teakwood frame of 4" x 2 ½ " section with teakwood glazed shutters 40 mm thick with 5mm thick glass and M.S. Grill of required pattern.
- e) All Windows/French Windows wherever possible with seccolor frames and Glazed shutters with 4mm thick glass from Saint Gobain.
- f) Ventilators with seccolor with glass louvers.

## 3. DOOR AND WINDOWS FITTINGS.

- a) Main door shutter shall have 3 nos. of 5" brass butt hinges , 1 no Door set Lock 1 No 10" brass aldrop on the outside 1 No. 8" brass dower bolt on the inside 1 No CP brass door chain, 1 No . view finder and 1 No door stopper.
- b) French doors shall have necessary S.S butt hinges and brass fittings.
- c) Each internal door shall have P.C. 3 Nos. 4"butt hinges. 1No CP brass door chain, 1 No. view finder and 1 No door stopper.
- d) Toilet doors shall have 3 Nos S.S. 4" butt hinges and 1 No mortise baby lock.
- e) All window shutters shall be fixed with 1 Max hinges, powder coated handles and locks.
- f) All windows and ventilators shall be provided with M.S. square (12 mm) grills
- g) Safety grill gates shall be provided for Main doors only.
- h) All locks will be of Godrej make or YALE make only.

## 4. FLOORING AND WALL TILES

- a) First quality Kutney Marble flooring for the entire carpet area with 4" height skirting of same kutney at a rate of Rs. 70-80/sq. ft. except in the bathrooms.
- b) The flooring in toilets shall be first quality non skidding type of ceramic tiles and the side walls shall have colored glazed tiles of plain shade design for dado up to 7" height at the rate of Rs. 40/ sqft.

## 5. KITCHEN PLATFORM

- a) The kitchen platform shall have 20mm thick black polished granite top including plishing and bull nosing the exposed edges, A.S.S. sink shall be laid with granite pieces all around.
- b) Glazed tiles dado over kitchen platform and Carysil sink shall be to a height of 2'0"

# SPECIFICATIONS

## 6. PLUMBING AND SANNITARY

- b) All toilers shall have Parry ware colored cascade wall mount type closet with Health faucet and colored washbasin with necessary fittings. Oval color washbasin with granite counter and necessary fitting shall be provided in dining.
- c) All plumbing fixtures shall be chromium plated brass fittings of Jaguar make. Each toilet shall have 1 no bib cock, 1 no shower the arm, 1 No wall mixer. Kitchen sink shall be provided with long body bib cock. All washbasins shall have CP bottle trapand pillar cock.

## 7. PAINTING

- a) Interiors of walls and ceilings shall be finished with two coats of Asian Emulsion approved brand and color over a coat of primer including necessary putty from Birla wall care with the consent of the OWNER for the shade.
- b) The teakwood main doors shall be varnished. All other doors shall be painted with two coats of synthetic enamel paint of approved brand and color over a coat of wood primer.
- c) The exterior walls shall have two coats of Exterior Emulsion of Asian make over a coat of primer.
- d) MS grills shall be painted with two coats of synthetic enamel paint of approved brand and color over a coat of red oxide primer.

## 8. ELECTRICAL WORK

- a) The wiring shall be concealed type for three phase power supply with PVC conduit pipes of required diameter.
- b) The wiring shall be with first quality fire proof finolex insulated wire.
- c) All the switch boards shall have metal boxes with anticorrosive point of required size with modular switches of M.K. make.

## COMMON

- a) Adequate light points shall be provided around the building in staircase area meter.
- b) The staircase steps and landing shall have kutney marble flooring. The hand rails shall be with MS grillwork and provided with a wooden handle over it
- c) Overhead tank shall be of concrete/Brick wall with adequate capacity one each for Metro water and Bore well water. (extra work 12/liter)d) Pavement around the building wherever necessary with 50mm thick flag stone interlocking concrete paving blocks. (Extra Cost).
- e) Bore well to the required depth with 6" pipe and underground sump of 18,000 liters capacity of R.C. Construction (Extra Work 10/litre)
- f) Providing Electric motors of 1 HP & 1.5HP capacity for under ground sump and bore well respectively (Extra work)
- g) 3'.6" high parapet wall in 9" thick brickwork in terrace.
- h) Water proof coat on the toilet floors from FOSROC with 5 years written guarantee.
- i) The plan and elevation of the building shall be as per the drawing.
- j) Water proof coat on the toilet floors.
- k) Rain water harvesting shall be provided.
- l) Water proof coat on the open terrace with a layer of thermal proofing as per IS 6494-1988 and a layer of pressed tiles over it.
- m) Pest control measures up to plinth level by Pest control of India with Guarantee letters
- n) MES cable shall be taken inside the building through PVC pipe. TNEB cut out switch placed in Main Switch Board.

## DETAILS OF FLAT COST

SALABLE AREA IN SQ.FT. (2ND FLOOR)	1269	
UDS IN SQ.FT.	715	
RATE PER SQ.FT	Rs.	5,700/-
BASICE COST(1269 X 5700)	Rs.	72,33,300/-
COVERED CAR PARKING 1 NO	Rs.	2,00,000/-
E.B.CHARGES III PHASE	Rs.	50,000/-
WATER AND SEWAGE CHARGES	Rs.	50,000/-
TOTAL COST OF THE FLAT	Rs.	75,33,300/-

\* SALES TAX FOR CONSTRUCTION VALUE AND REGISTRATION COST FOR UDS WILL BE CHARGED ADDITIONAL

## PAYMENT TERMS

1	ON BOOKING	15%
2	ON COMPLETION OF FOUNDATION	20%
3	ON COMPLETION OF RESPECTIVE ROOF SLAB	25%
4	ON COMPLETION OF BRICK WALL ON RESPECTIVE FLOOR	25%
5	ON COMPLETION OF FLOORING ON RESPECTIVE FLAT	10%
6	AT THE TIME OF HANDING OVER	5%

NOTE : 70% OF THE CONSIDERATION TO BE PAID AT THE TIME OF UDS REGISTRATION