

SCHOOLS,  
OFFICES,  
COMMERCIAL COMPLEXES &  
ANNA NAGAR WEST BUS TERMINUS ARE JUST  
**A HOP, SKIP & A JUMP AWAY !!!**



**Jeyselvams**



**DOOR NO. 741, 4<sup>th</sup> AVENUE,  
ANNA NAGAR WEST, CHENNAI - 600 101**

## TYPICAL FLOOR PLAN



## STILT & CAR PARK



## PAYMENT SCHEDULE

- |   |                                |
|---|--------------------------------|
| 1. On Booking   | Rs. 10,00,000                  |
| 2. On signing of Agreements (immediately after booking)         | 20% of C.C. less Rs. 10,00,000 |
| 3. On registration of UDS of Land (within 14 days from booking) | UDS Land cost + 30% of C.C.    |
| 4. On completion of Foundation Work                             | 10% of C.C.                    |
| 5. On completion of RCC Roof-First Floor                        | 7.5% of C.C.                   |
| 6. On completion of RCC Roof-Second Floor                       | 7.5% of C.C.                   |
| 7. On completion of RCC Roof-Third Floor                        | 7.5% of C.C.                   |
| 8. On completion of RCC Roof-Fourth Floor                       | 7.5% of C.C.                   |
| 9. On completion of Individual Brickwall                        | 5% of C.C.                     |
| 10. On completion of Plastering Work                            | 3% of C.C.                     |
| 11. Upon handing over of Keys                                   | 2% of C.C.                     |

\*C.C. - Construction Cost

# SPECIFICATIONS

## COMMON

- Lift: 6-passenger Elevator - Johnson / equivalent with suitable interiors
- Power Back-up: Generator facility of adequate capacity will be available for Common area lights, lift, motor pump and minimum light & fan points inside the flat (excluding AC, Geyser Points & Power Points)
- Other features: Intercom (Security to Flat), Name Board, Letter Box, Flat No., TV Line, Telephone Line, Landscaping, Car Parking (with Grano Flooring), Servant Toilet, Food counters and Wash Basin in Terrace, Pest Control, Pressure Pump (Grundfos / equivalent), Rain Water Harvesting, Bore well, Metro Water Sump & 2 Overhead Tanks

## WALL FINISH

- Walls will be plastered outside and inside
- Inner walls with regular Emulsion Roller finish (Asian/ ICI / equivalent) with Alltek putty
- Ceiling with white cement painting
- Outer walls shall have 2 coats of Exterior emulsion paint with 1 coat of primer (Asian Ultima / equivalent)
- In the Toilets, walls will be covered with ceramic tiles (Kajaria / Somany / equivalent) up to a height of 7 ft.
- In the utility area plain colour (pastal shade) ceramic tiles up to a height of 3 ft. and length of 9-ft.

## FLOORING

- Entire flat except Bathrooms, Kitchen Service & Balcony - 2x2 VITRIFIED TILES - Johnson / RAK / equivalent - Rs.90/- per Sq.ft (Including laying charges)
- Kitchen service & balconies - 1x1 plain colour Ceramic Tiles (Kajaria / Somany / equivalent)
- Flooring in all Bathrooms - 1x1 non-skid tiles (Kajaria / Somany / equivalent)

## DOORS

- The main door frames and door panels will be of teakwood (self-designed) finished with lacquer varnish
- Main door will be provided with Godrej Ultra lock, one aldrops, safety chain, peep hole, brass keels and tower bolt
- All the other doorframes will be of good quality teakwood
- Bedroom doors will be O.S.T flush door, varnished on one side and painted on other side with one lock and tower bolt (Godrej / equivalent)
- Toilet doors will be one side Polyurethane coated flush doors. Enamel painting finish on both sides will be provided with aldrops and baby lock (Godrej / equivalent)
- All the door fittings will be of Aluminium / Stainless Steel

## KITCHEN

- Black granite slab including shamphering for kitchen table top will be provided
- Single bowl stainless steel sink with drain board (Nirali / equivalent) will be provided
- 2 feet dado above the kitchen counter in plain coloured ceramic tiles (Kajaria / Somany / equivalent)
- Kitchen will have two taps, one for bore well and the other for Metro water
- Exhaust fan Provision

## PLUMBING AND SANITARY FITTINGS

- Outer lines with P.V.C. (Finolex / Varun / equivalent) and internal concealed piping will be CPVC / equivalent
- All closets and wash basins will be provided in Parryware / Roca / equivalent
- All C.P. fittings will be of Parryware / Roca / equivalent
- Master bedroom toilets will have EWC closets, health faucet, wash basin and Diverter with power point for geyser.
- Common toilet will have IWC Closets, tap/health faucet, wash basin and Diverter with power point for geyser.
- Washing machine point will be provided

## LOFTS

- Will be provided in all bedrooms and kitchen

## ELECTRICAL WIRING / POINTS

- Concealed 3-Phase Electricity supply with Finolex / equivalent wiring, E.L.C.B., adequate light, fan and plug points.
- Switches will be of MK / Anchor / equivalent
- Power point for Split A/C in all bed rooms
- Separate meters for lighting in common areas, lift and the pumps
- Each flat shall have an independent 3-phase electrical meter connection

## WINDOWS

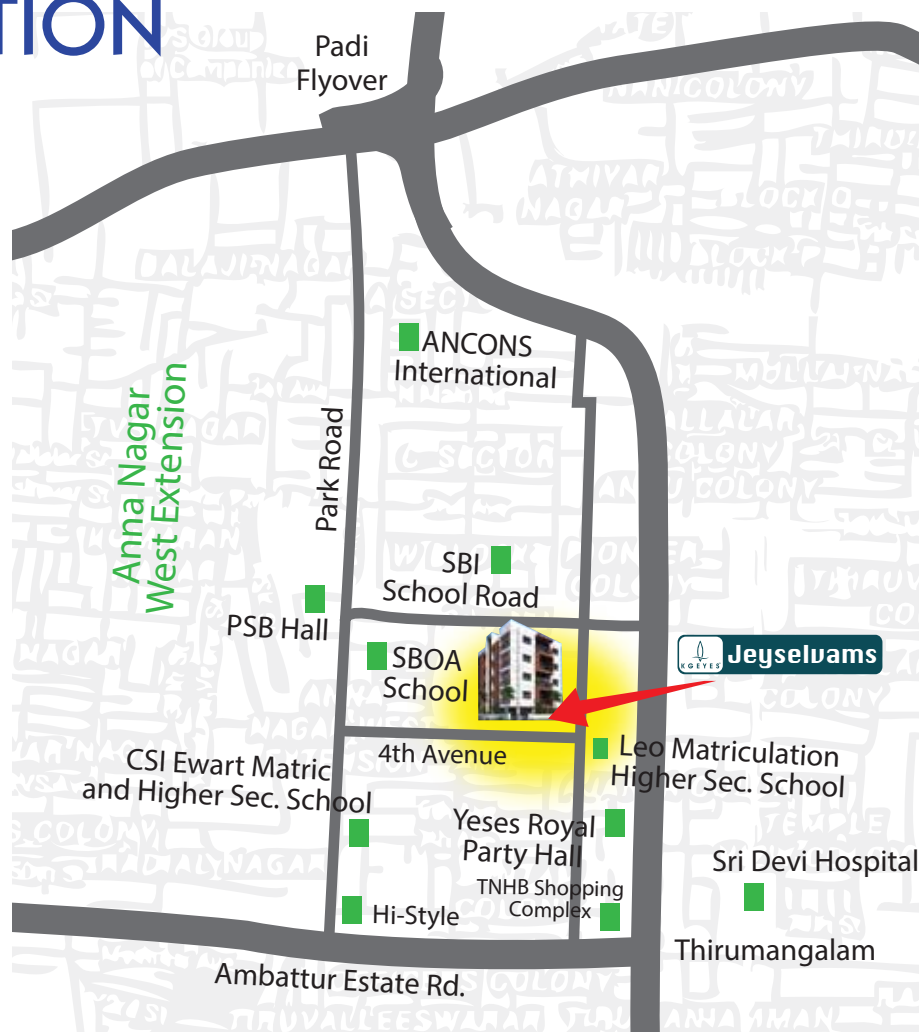
- Wooden windows with glass shutters / UPVC sliding windows.

PREFERRED BANKERS:





# LOCATION MAP



## PROJECT DETAILS

Land Area	:	2.1 Grounds
Structure	:	Stilt + 4 Floors
Total Flats	:	8
No. of Flats per floor	:	2 Flats
<b>Flat sizes</b>	:	<b>2 BHK - 961 sq.ft.</b> <b>3 BHK - 1460 sq.ft.</b>
Address	:	DOOR NO - 741, 4th AVENUE, ANNA NAGAR WEST, CHENNAI - 600 101.

### LOCATION:

Near SBOA & Leo Schools in  
Anna Nagar West



# 044 4070 3333



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