



**MS CHARAN**<sup>TM</sup>  
CREATING VALUES



ISO 9001-2008 Certified Company



**MM**  
**Thulir**

**2 BHK Apartments**  
**@Urapakkam**

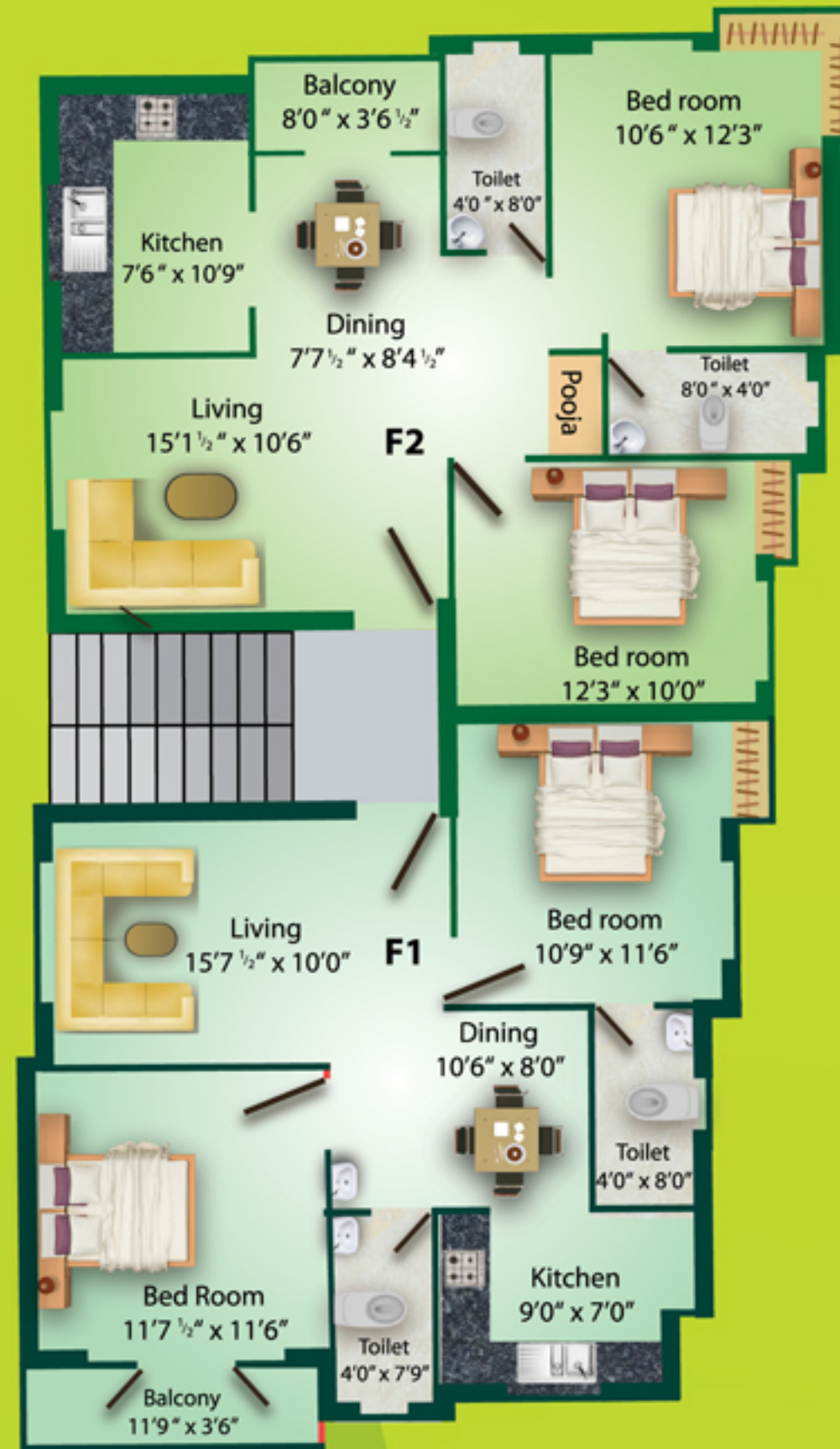
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## GROUND FLOOR PLAN

## FIRST FLOOR PLAN

## SECOND FLOOR PLAN



**MM**  
Thalir

| Flat | Area      |
|------|-----------|
| G1   | 976sq.ft  |
| F1   | 940sq.ft  |
| F2   | 992sq.ft  |
| S1   | 1123sq.ft |



## SPECIFICATIONS

1. Architecturally & Structurally designed flats
2. Loft and cub-boards in Bedroom and Kitchen
3. Rain water harvesting
4. Water proofing & Anti-termite treatment
5. Bore-well with motor pump
6. Compound wall with designed gate
7. Clear title
8. Easy housing loan with tax benefits
9. Covered car parking
10. Safety grills at the main doors & Sit-outs

## FLOORING

1. Floors: Vitrified tiles of 24" x 24" size for entire floor
2. Toilet: Glazed tiles for walls upto 7' and anti-skid tiles for flooring
3. Kitchen: Granite top platform with stainless steel sink & glazed tile above platform upto 2' height

## PLUMBING

1. EWC with flush tank in attached Toilets
2. IWC in common Toilets
3. Wall mixer taps
4. Wash basin in attached Toilets and Dining

## PAINTING

1. Emulsion paint for Interior & Exterior
2. Varnish for main doors
3. Synthetic enamel paint for wooden surface

## ELECTRICAL

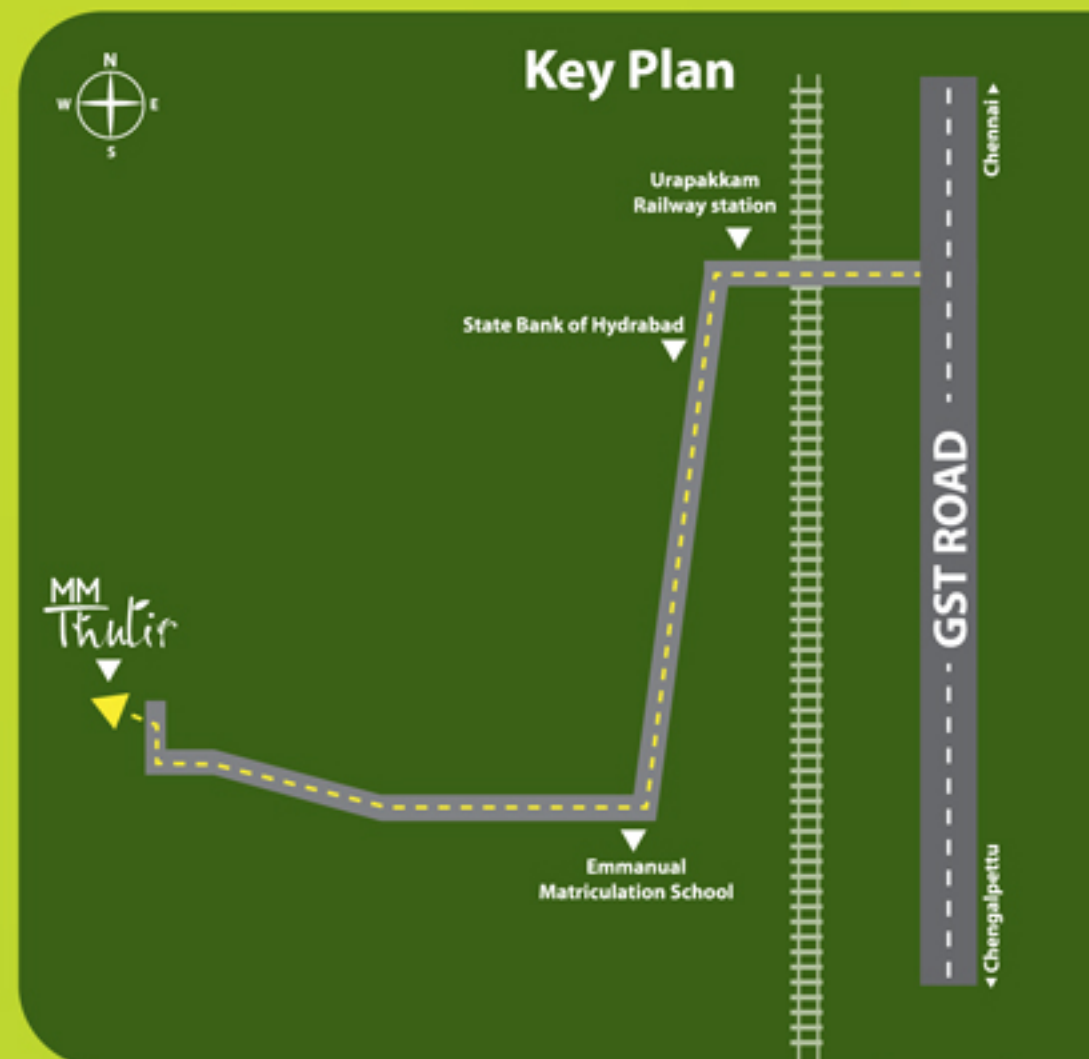
1. Three phase supply
2. Phase change over switch & 4 pole isolator in main board
3. Cables & modular switches with ISI grade
4. Telephone point in living & Master Bedroom
5. TV point in living & master Bedroom
6. AC point in all Bedrooms
7. Geyser point in all Bathroom
8. Exhaust fan point in Toilet and Kitchen

## CARPENTRY

1. Teak wood frames with teak wood solid doors for main doors
2. Designer skin door for Bedroom
3. Polymer coated flush door for Toilets
4. Country wood framed glazed shutters for all shutters

## PAYMENT

1. Advance of Rs.2,00,000 on booking of an unit
2. 45% of the sales consideration at the time of registration
3. 15% on completion of foundation work
4. 12.5% on completion of floor slab
5. 12.5% on completion of brick work
6. 10% on completion of plastering and wood work
7. 5% on completion of entire work



### Site Address:

#1, Jagadeesan Street,  
Urapakkam, Chennai-603202