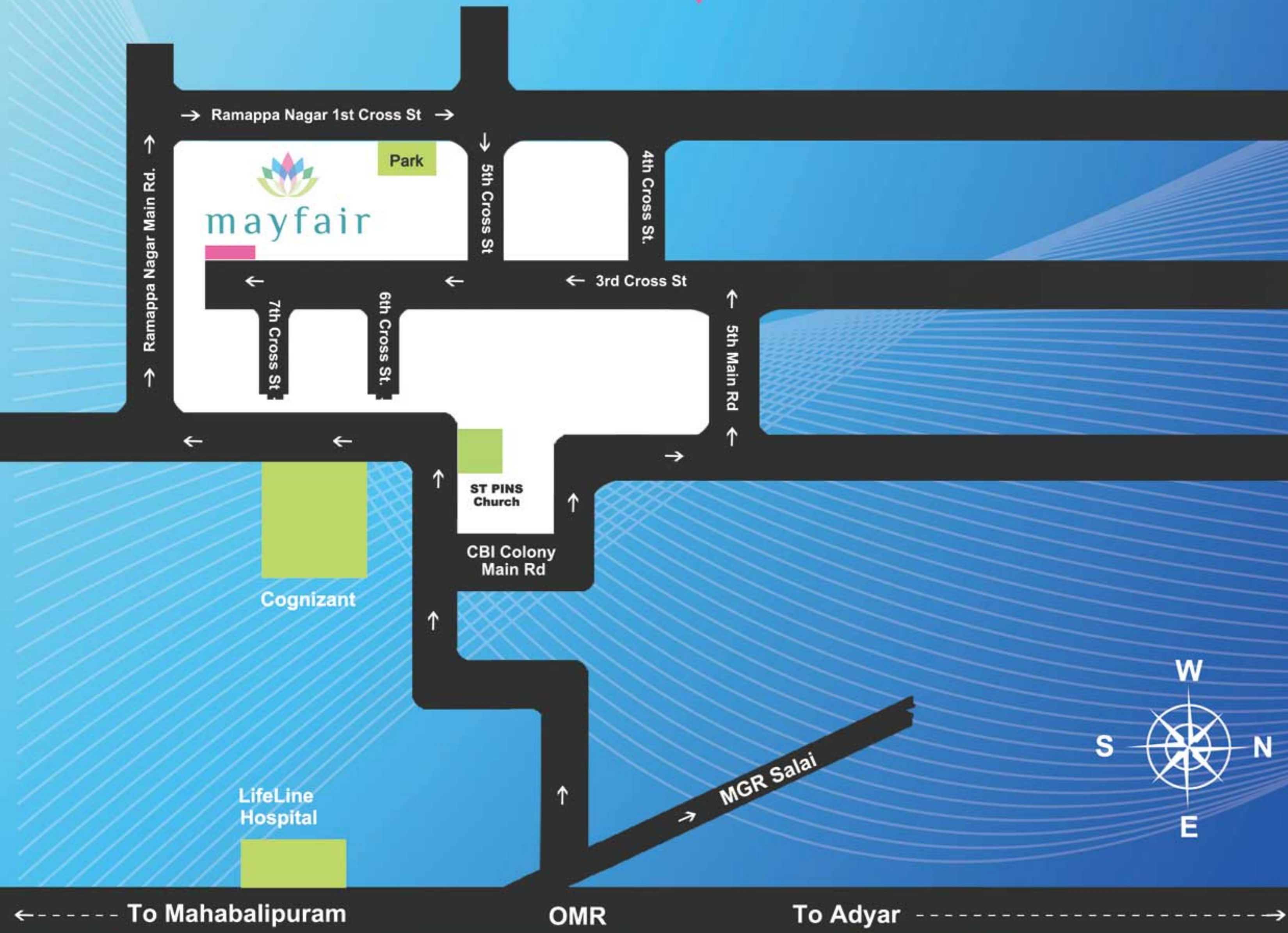




mayfair
CBI COLONY, PERUNGUDI

Location Map



A Place to fall in love with



A Place to fall in love with
CBI Colony, Perungudi, Chennai

NEWRY

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"The information provided in this flyer is a representation of the proposed development and the interiors & furnishing illustrated are not part of the standard offering. This flyer is neither a legal offer nor an invitation to offer. Any alterations of the plans & elevations, specifications & amenities will be at the sole discretion of the Developer"

Contemporary Style Apartments

8 APARTMENTS - 2 BLOCKS (2 & 3 BHK, 954 - 1556 SQ.FT.)



Floor Plan



First and Second Floor Plan
Block A

2 BHK



First and Second Floor Plan
Block B

3 BHK



Newry Mayfair / A Place to fall in love with.

NEWRY Mayfair shares a blooming mix of classic and contemporary apartments in the heart of Chennai's IT hub to give prestigious neighbors. It has both charming and graceful 2 & 3 BHK apartments that have been lavishly designed in 2 Blocks for 8 happy families.

Situated just off OMR, NEWRY MAYFAIR is within easy reach of the IT Companies, Celebrated Theatres, Restaurants and Designer stores.

The magical blend of modern architecture and interiors makes Newry Mayfair as one of the perfect choice for living.

Specifications

STRUCTURE - RCC framed structure with RC foundations conforming to BIS. Anti-termite treatment as per BIS for the complete building. All walls with 9" thick brick wall for the outer wall and 4 -1/2" thick Brick wall for the internal partition wall.

WALL FINISHES - Cement plaster and Altech putty finish with Emulsion Paint all internal walls. External Walls finished with Weather Shield Max. The toilet walls finished with Joint Free Tiles. Wash area will be finished with Ceramic Tiles upto 2'-6" Height. 2' above the kitchen platform will be finished with double glazed ceramic tiles.

CEILING - All ceiling areas will be finished with cement plaster and O.B.D.

FLOOR FINISHES - Living, Dining & Bedrooms will be finished with 2'x2' Digital Vitrified tiles with matching skirting. Kitchen will be finished with anti skit tiles with matching skirting. Balconies will be finished with Ceramic tiles with matching skirting. Bathroom Flooring & Wash / Service will be finished with Anti - Skid Ceramic tiles. Lobby and Staircase areas will be finished with Marble / Granite. Car park areas will be finished with cement concrete tile Flooring. Columns in the car park will be provided with rubberized edge protection. Driveway will be finished with PCC with Granolithic Flooring / interlocking Blocks.

DOORS & WINDOW - Exquisitely Designed Teak Front Main Door. Godrej or Equivalent locks will be provided.

Bedroom Doors - Solid Finger Joined rubber wood door frame with 30mm teak finish flush shutter polished on both sides. Godrej or equivalent lock. **Toilet Doors** - Solid Finger Joined rubber wood door frame with 30mm flush shutter, one side teak finish and enamel finish on the other side. **Windows** - UPVC windows with MS Grills as per the Design of the Architect. **French Windows** - Solid finger joined rubber wood frames with 4mm thick glass and MS grills with enamel paint.

KITCHEN - Platform will be done with 20mm thick Granite Slabs 2' wide and provided with Stainless Steel Single Bowl. Piped Gas connection to all apartments. Provision for fixing an Exhaust Fan and Aqua Guard will be made.

TOILETS - Pastel shade Wall Mount - European Water Closets of Parryware or equivalent will be provided. All CP fittings in bathrooms are of Jaguar / Plumber / Parryware continental or equivalent range. Health Faucets, wall mixer with an overhead shower will be provided.

ELECTRICAL - Concealed Insulated Copper Multi-strand wires in all Apartments. Each Apartment will be provided with a distribution board having MCB's. Switches & Sockets of MK Ivory/ Anchor Aroma / Legrand . TV and Telephone Points will be provided in Living and all bedrooms. Electrical Provision for Microwave, Fridge Mixer, Grinder, Aqua guard and Chimney. All Toilets will have electrical provision for connecting a Geyser.

INTERNET - Provision given for Internet connection in living / Study and Master Bedroom

LIFT - The building will be served by an 8 passenger lift with Automatic door and ARD (Automatic Rescue Device) of "JOHNSON" make or equivalent. **POWER SUPPLY & GENERATOR** - 3 Phase Power Supply with Generator Back-Up For common lighting, lifts, pumps and for all lighting, and fan loads of the apartments. **SECURITY** - Lobby Video phone system along with the intercom connection to the security will be provided. **COMMON TOILET** - Common Toilet for drivers and domestic help. **COMPOUND WALL** - 5' high compound wall on all sides of the plot. **LANDSCAPING** - Landscaping as per architect's Design. **SUMP** - Under ground RCC sump of adequate capacity will provided.

BOREWELL - Bore well of required depth would be provided. **RAIN WATER HARVESTING** - As per the requirements of CMWSSB

EXTRA WORK - If any additional work is required to be carried out or extra fittings are to be provided, the same will be executed at extra cost after the Allottee approves the estimate for extras and pays the extra cost in Advance.