

# GENERAL SPECIFICATION

## "SREE GURU MITHRA"

Plot No.23, Iyappa Nagar, Kolathur (Near Teachers colony), Chennai- 99.

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### FOUNDATION

R.C.C framed earthquake proof structure, isolated column footing with plinth beams, (As per structural engineering design)  
Pre-construction anti termite soil treatment.



### SUPER STRUCTURE

R.C.C framed structure with 9" brick Walls for the exterior, 4.5" brick walls for the interior with cement plastering.



### FLOORING

Vitrified tile 24" x 24" flooring for the hall, bedrooms, kitchen, balcony & service.



### KITCHEN

Jet Black granite top, 1mm stainless steel sink, 2 feet height wall Dado work. One Sump water and one bore water Tap.

### TOILET

Ordinary colored "Parry Ware" sanitary fitting and "JAGUAR continental" C.P. fitting Wall dado up to 7'0" height, P.V.C pipes for outer plumbing lines and CPVC pipes for concealed water line and Geyser provision. 12" x 12" anti-skid tiles for floor. Water proof flush door with PVC coating. UPVC Ventilators with Glazed louvers and MS grill.



### ELECTRICAL

Three Phase Electricity supply. Modular switches "ISI make" Concealed copper wiring, A/C points in not more than two bedrooms, T.V, & Telephone Points in living, and master bed room, Concealed distribution board, MDS or L&T Breakers, Phase changer, wiring provision for fixing inverter.



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### JOINERIES

Door - Paneled teak wood main door with brass accessories, American moulded panel door for bedrooms with mortise lock, aluminum fittings. UPVC windows with glass



### PAINTING

Two coats of "Asian Emulsion" over two coats of "BIRLA WALL CARE" putty with primer for the inner walls, two coats of "Asian paints - ACE " exterior emulsion over one coat of primer, enamel paint for joineries and varnish for main doors.

### GENERAL



Common overhead tank - one for metro water and one for Bore well water. R.C.C sump with 12,000 lit capacity & Separate Motors for Metro water and Bore well. common lighting provision in stilt, stair case, headroom with single phase common meter. Metro water & Drainage connection is available.



### CAR PARKING PROVISION

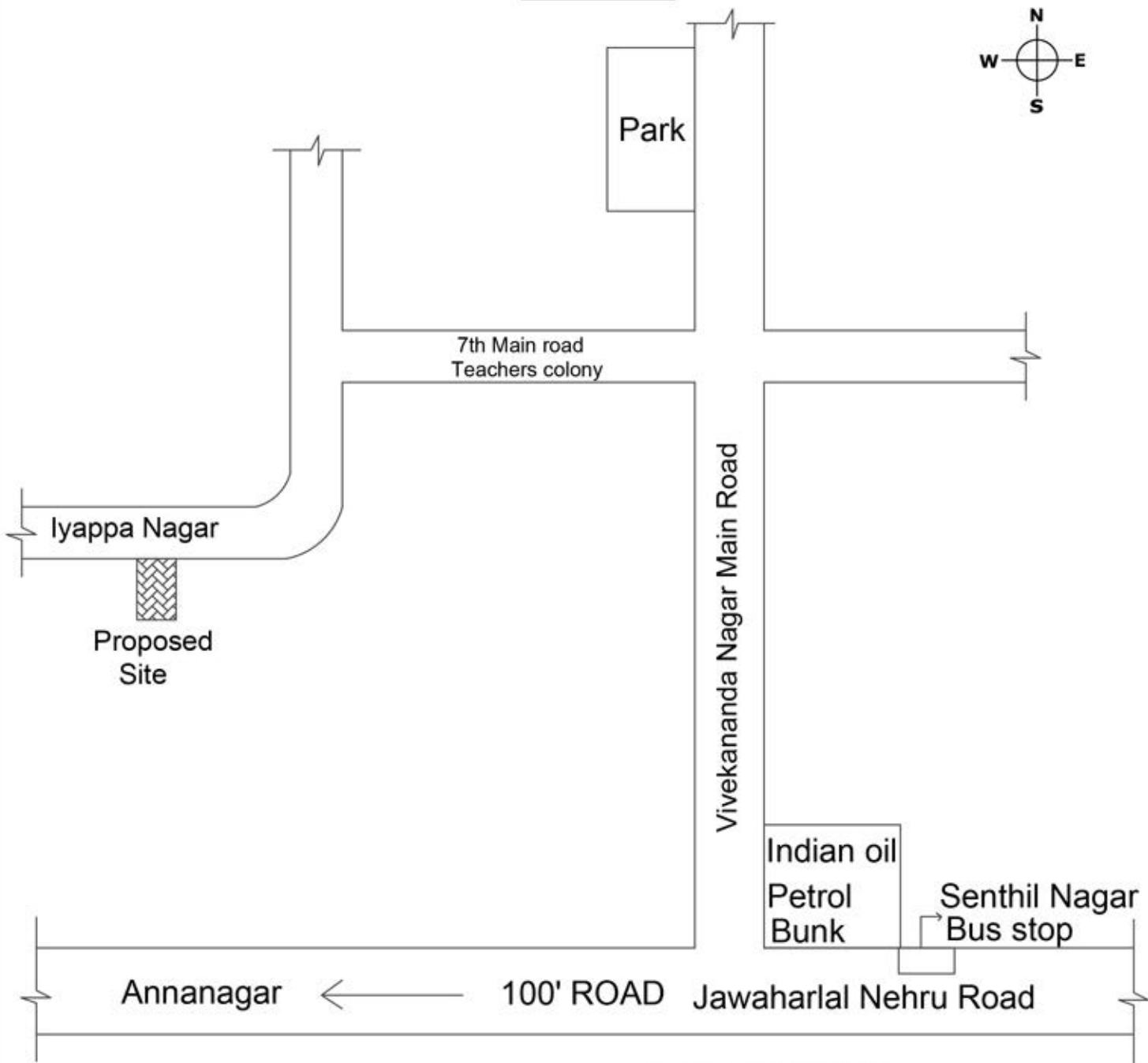
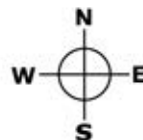
Covered car parking space in stilt floor.



**SREE GURU MITHRA**  
KOLATHUR, Chennai - 99.

Particulars	Available Flats			
	G-1 (2BHK)	F-1 (3BHK)	F-2 (2BHK)	S-1 (2BHK)
Built-up area in Sq.ft.	1039	1200	1050	961
UDS	497	575	503	460
Rate/sqft (Rs)	4950	4950	4950	4950
Flat Cost	5143050	5940000	5197500	4756950
Covered Car Parking	150000	150000	150000	150000
Govt related charges (Registration, Metro water, TNEB, Service Tax & Vat)	639600	717345	644895	601915
<b>Total Amount</b>	<b>5932650</b>	<b>6807345</b>	<b>5992395</b>	<b>5508865</b>

# KEYPLAN



NOT TO SCALE

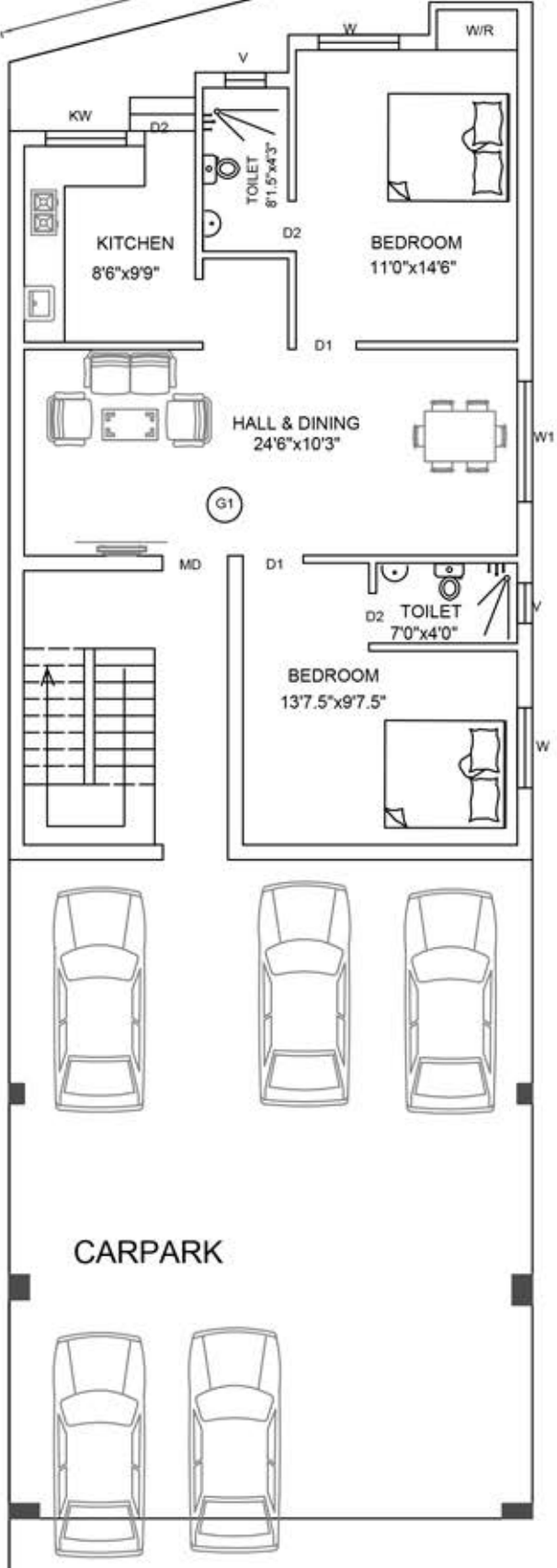
Sree Guru Mithra  
Plot No.23, Iyappa Nagar,  
Kolathur, (Near Teachers colony)  
Chennai 99.



31'-6"

76'-5"

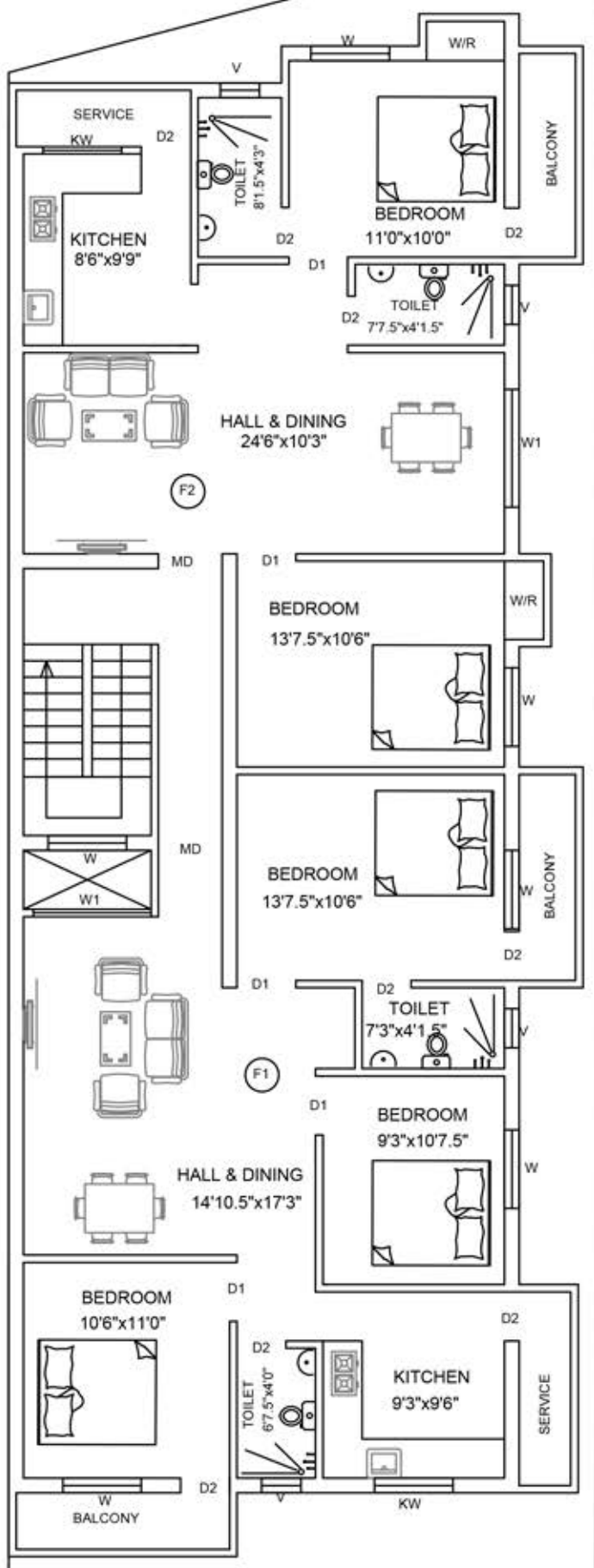
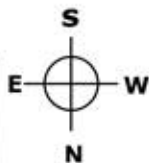
84'-5"



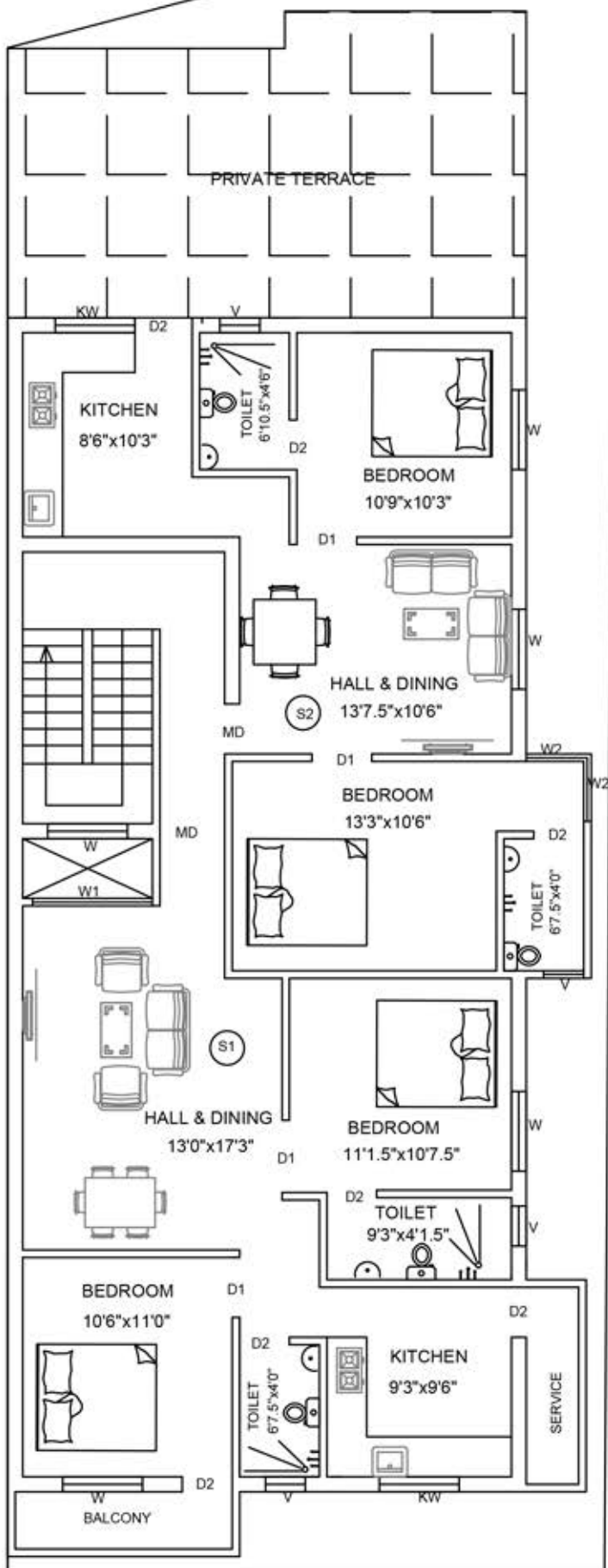
29'-11"

ROAD

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN