

GENERAL SPECIFICATION

"SREE GURU ABINAYA"

Plot No.82 & 83, Meenakshipuram 1st Street, Pallikaranai, Chennai - 100



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 work top, 1mm stainless steel sink, 2 feet height wall Dado work. One Metro 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-skied tiles for floor. Water proof vinyl coated flush door. Ventilators with adjustable aluminum 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 martise lock, aluminum fittings. UPVC sliding/openable windows with glass.



PAINTING

Two coats of Asian Emulsion" over two coats of "BIRLA WHITE 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 melamine varnish for main doors



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.



CAR PARKING PROVISION

Covered car parking space In stilt floor

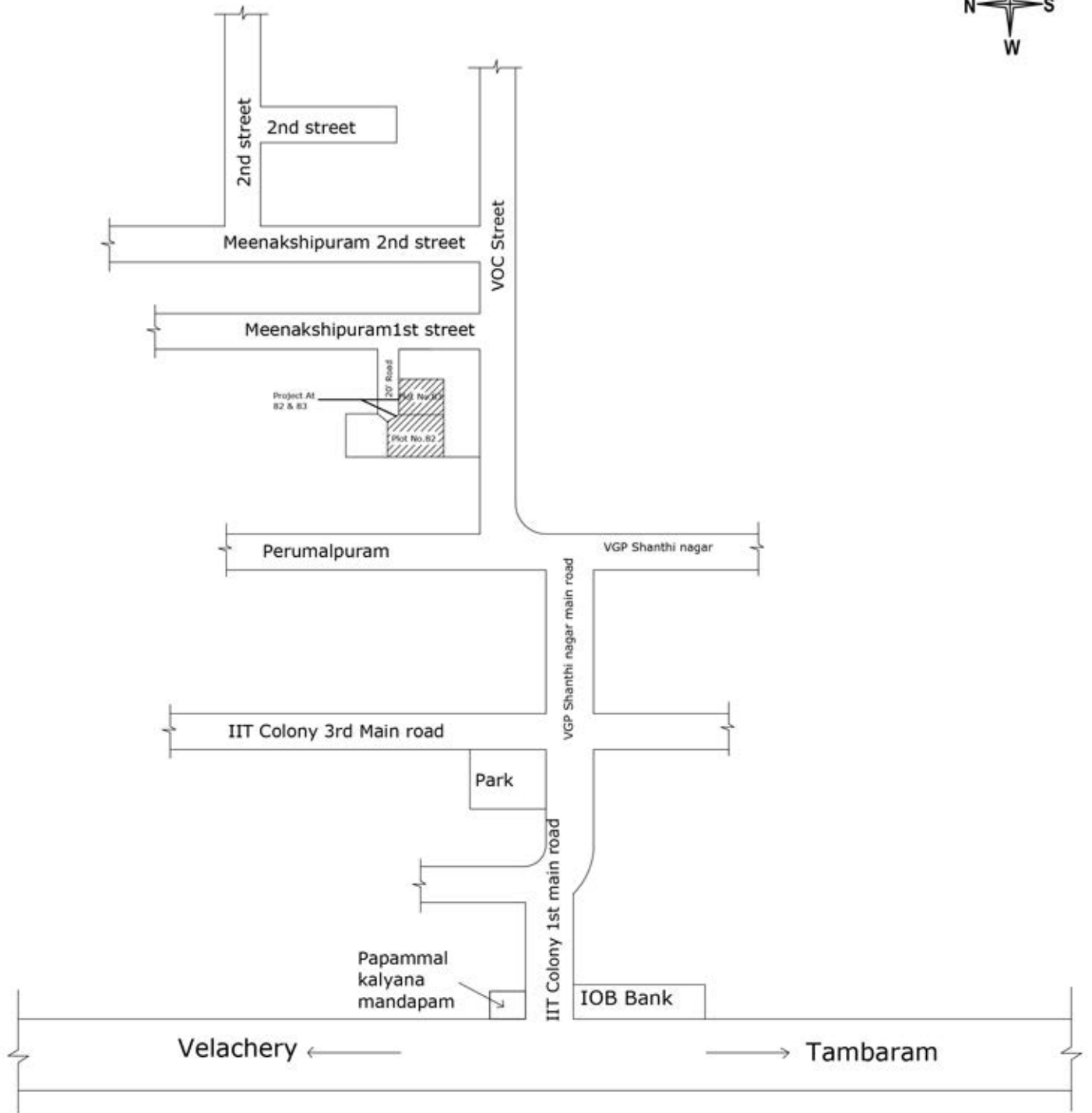


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Pallikaranai, Chennai - 100

Particulars	BLOCK - A				BLOCK - B					
	F-1 (3BHK)	F-2 (3BHK)	S-1 (3BHK)	S-2 (3BHK)	F-3 (2BHK)	F-4 (2BHK)	F-5 (3BHK)	S-3 (2BHK)	S-4 (2BHK)	S-5 (3BHK)
Built-up area in Sq.ft.	1130	1104	1130	1104	1090	1105	1210	1090	1105	1210
UDS	607	593	607	593	552	560	613	552	560	613
Rate/sqft (Rs)	4975	4975	4975	4975	4975	4975	4975	4975	4975	4975
Flat Cost	5621750	5492400	5621750	5492400	5422750	5497375	6019750	5422750	5497375	6019750
Covered Car Parking	150000	150000	150000	150000	150000	150000	150000	150000	150000	150000
Govt related charges (Registration, TNEB, Service Tax, Vat)	621000	608415	621000	608415	602475	609739	660650	602475	609739	660650
Total Amount	6392750	6250815	6392750	6250815	6175225	6257114	6830400	6175225	6257114	6830400

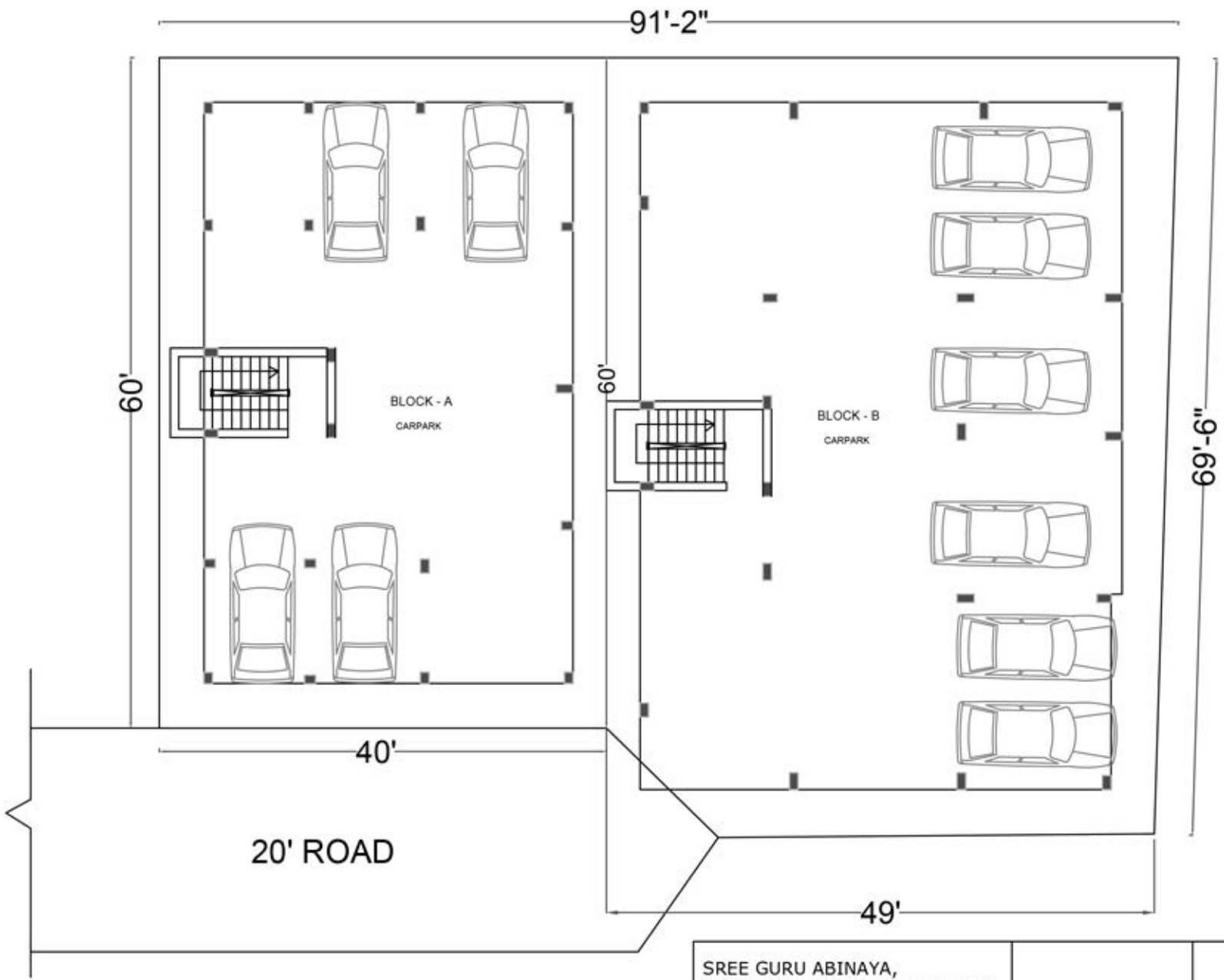
FOR BOOKING CONTACT NO : 09840012082, 08754424251

KEY PLAN



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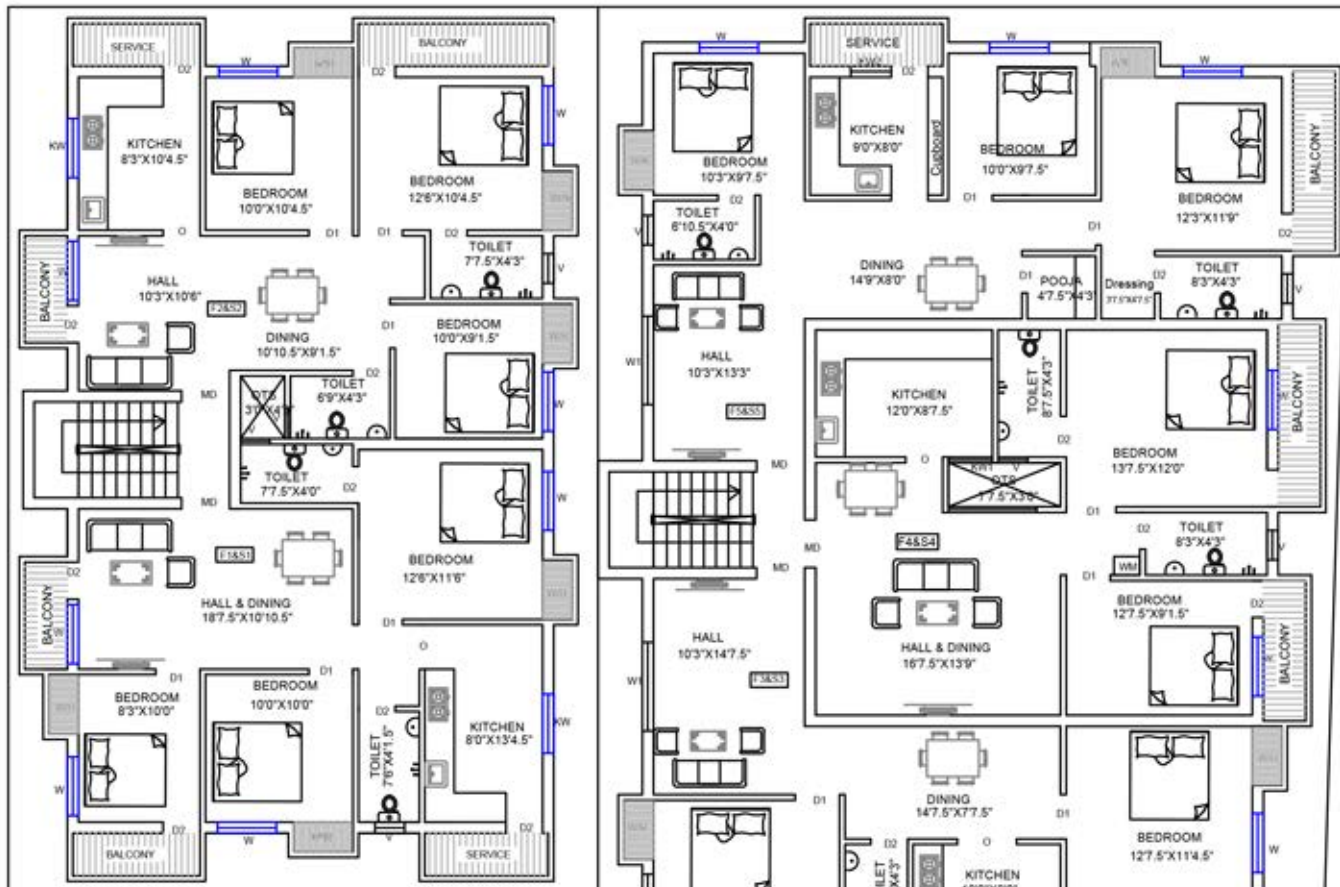
NOT TO SCALE



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STILT FLOOR PLAN





20' ROAD

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TYPICAL FLOOR PLAN

