



**Prashanth
Developers**

Building Homes, Building Bonds

Anugraham

ARRUMBABBAKKAM

2BHK - 1080* Sq.Ft | 3BHK - 1390* Sq.Ft

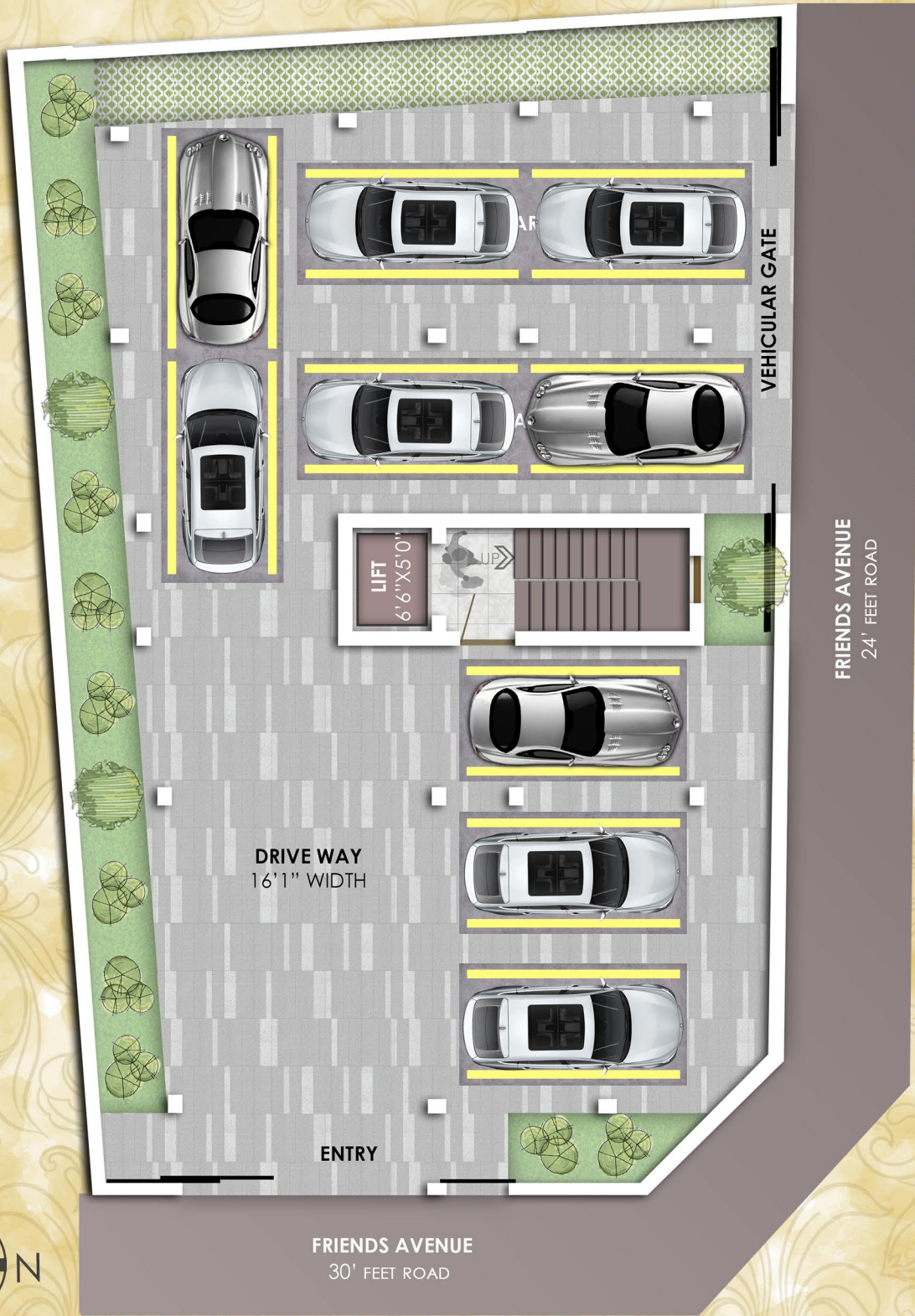


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*Plan / Dimensions Subject to Changes As Per Site Conditions



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Stilt Floor Plan

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*Plan / Dimensions Subject to Changes As Per Site Conditions

3BHK - F1/S1/T1
Area: 1390* Sq. Ft

2BHK - F2/S2/T2
Area: 1080* Sq. Ft



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Typical Floor Plan

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SPECIFICATION

STRUCTURE: Column Foundation with framed structures with 9 and 4 1/2 brick walls The headroom of each floor will be 9'6" clear.

FLOORING: Hall, Kitchen and Bathrooms will be laid with tiles skirting of same tiles up to 4 inches height (Tiles Rate Rs.45/-per sq.ft)

DOORS & WINDOWS: Veneer Door for main entrance and flush doors for interior will be provided Teak Wood Frame for Main Door Second Quality Teak Wood frames for other doors will be provided

ELECTRICAL: Electrical wiring will be concealed suitable for three phase supply. Wiring of inverter supply will be provided. Each flat will be provided with power points of refrigeration, Water Heater, Air Conditioner etc.,. Bedrooms will have two light points and one fan point Switch board will have one 5 Amps plug socket. Kitchen will have two 5 Amps and two 15 Amps power points. Anchor make switches and sockets will be provided.

PAINTING: All walls will be painted with one coat of primer and two coats of Emulsion paint Doors and Windows with one coat of primer and two coats of enamel paint of quality make, except of main door which would be of teak veneer finish on both sides.

LOFT: One each in bedrooms and kitchen will be provided without shutters.

KITCHEN: Black Granite slab at 30" height for kitchen platform will be provided.

One BORE WELL with Over Head Tank will be provided.

SEPTIC TANK: will be provided for the drainage arrangements.

One SUMP will be provided.

CONCEALED CONDUITS for Telephone & TV will be provided. The necessary cable/wire for Telephone & TV connection shall be drawn by the owners at his cost.

Preconstruction **ANTI-TERMITE** Treatment will be given to the building.

ROOF TERRACE will be provided with lime, surki, jelly and pressed tiles.

Car Parking area flooring will be **GRANO PLASTERED** and finished.

COLOUR CERAMIC tiles for toilets will be provided upto 6 feet height for the wall and flooring will also be of ceramic to match the wall tiling (Tile Rate upto Rs 40/- per sq.ft).

White **CERAMIC** ware of Parry ware make will be provided in the toilets.

Metro **C.P.FITTINGS** will be provided.

PVC pipes for external piping and **CPVC** pipes for concealed piping will be used for all water lines.

Condition Apply



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No 14, Friends Avenue, Arumbakkam, Chennai - 600106.

ARUMBAKKAM



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LOCATION HIGHLIGHTS



School

Kola Perumal Chetty Vaishnav
Senior Secondary School
- At 100 Mts Distance



College

DG Vaishnava College
- At 300 Mts Distance



Metro Rail Station

At 1 Kms Distance



Bus Stop

At 200 Mts Distance



Vasthu Compliant

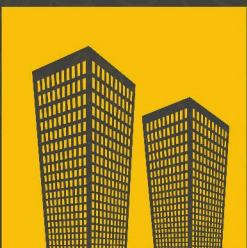


Rain Water Harvesting



Lift Elevator

APARTMENT FEATURES



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**Mahaniyaa
Design Studio**

MDS

ARCHITECTS

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Anugraham

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