

# INVITING YOU TO OWN A HOME @ CHITLAPAKKAM



**42**  
**LACS**  
onwards



Project on the Main Road - Chitlapakkam - 50 feet Road

Site Address : Plot No.4,'PRATHAP AVENUE', Pamban Swamigal Salai, Chitlapakkam, Chennai-600 064.



## FLOOR PLAN



### GROUND FLOOR

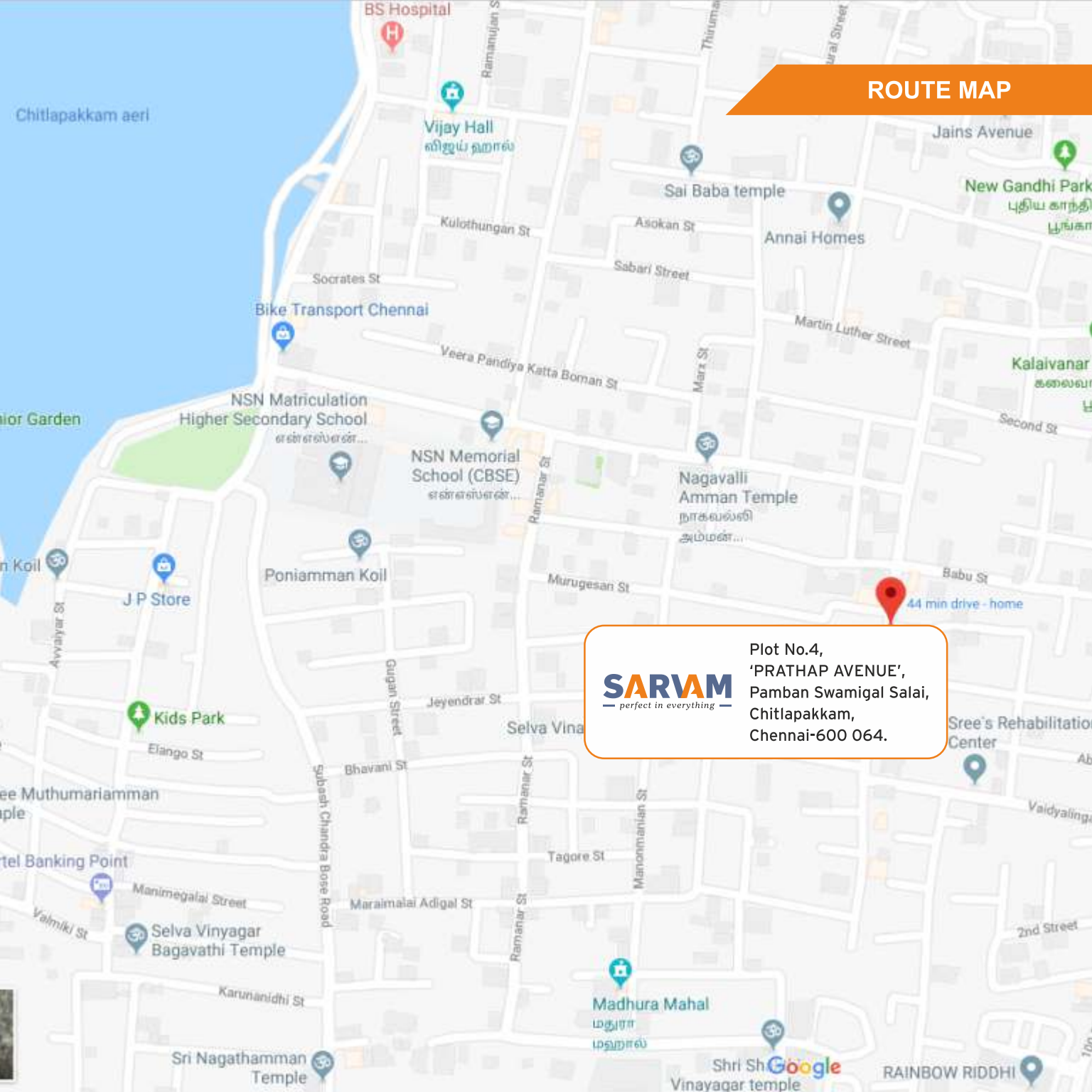
1BHK - 716 sq.ft



### FIRST & SECOND FLOOR

2BHK - 928 sq.ft & 815 sq.ft  
(each floor 2 house)

## ROUTE MAP



Plot No.4,  
'PRATHAP AVENUE',  
Pamban Swamigal Salai,  
Chitlapakkam,  
Chennai-600 064.

**SARVAM**  
— perfect in everything —

## SPECIFICATIONS

- **STRUCTURES:** Column Foundation with framed structures with 9" and 4 1/2" brick walls. The headroom of each flat will be 9'6" clear.
- **FLOORING:** Hall, Kitchen and Bedrooms will be laid with Tiles. Skirting will be 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 3-phase supply. Wiring of inverter supply will be provided. Each flat will be provided with power points for refrigerator, Water heater, air conditioner etc. Bedrooms will have two light points and one fan point. Switch Board will have one 5Amps 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.
- **LOFTS:** One each in bedrooms and kitchen will be provided without shutters.
- **KITCHEN:** Black Granite slab at 30" height for Kitchen platform with steel sink will be provided. Glazed tiles upto 2 Feet above kitchen platform will be provided.
- **COLOUR CERAMIC** tiles for toilets will be provided upto 6 feet height for the walls 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.
- 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 & T.V. will be provided. The necessary cable/wire for telephone & T.V. 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, surkki Jelly and Pressed tiles.
- Staircase area will be provided with anti skid ceramic flooring tiles.
- Car Parking area flooring will be Grano Plastered and finished.

Near by :



An Associate company of

**S.P. Homes Pvt.Ltd**

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**UNK**  
architects