

SPECIFICATIONS

1. FOUNDATION :

ROBUST RCC ISOLATED COLUMN FOOTING FOUNDATION TO ENSURE THE SAFETY OF OUR HOMES AND DESIGNED TO WITHSTAND EARTHQUAKE OF ZONE III BY LEADING STRUCTURAL CONSULTANT

2. STRUCTURE :

THE STRUCTURE IS RCC FRAMED. INFILL MASONRY WALLS ARE BUILT WITH LIGHT WEIGHT AEROCON BLOCKS. ALL CEILING, INNER AND OUTER WALLS HAVE CEMENT PLASTERING FINISH OF THE HIGHEST QUALITY (Main Walls – 9", Partition Walls – 4 ½")

3. JOINERIES :

A. MAIN DOOR : THE MAIN DOORS SHALL BE TEAKWOOD

B. BEDROOM AND TOILET DOORS :

THE BEDROOM AND TOILET DOORS WILL HAVE FLUSH DOORS WITH QUALITY HARDWARE FINISHES.

C. WINDOWS AND FRENCH DOORS:

THE WINDOWS AND FRENCH DOORS SHALL HAVE UPVC POLYMER SLIDING / FIXED SINGLE PLAIN CLEAR GLAZED WINDOW SHUTTER (KOMMERLING BRAND) WITH MS SAFETY GRILLS.

D. FLOOR FINISH :

FLOOR FINISHING IS OF SUBLIME QUALITY IN THE LIVING, DINING, BEDROOMS AND KITCHEN AREAS. THESE HAVE 2' X 4' JOINT FREE VITRIFIED SOMANY TILES FLOORING WHILE THE TOILETS AND SERVICE AREAS HAVE ANTI-SKID VITRIFIED TILES. GRILLS FOR BALCONY USING POLISHED MS RODS

E. BATHROOM WALL TILES :

THE TOILET WALLS WOULD HAVE VITRIFIED TILES UPTO ROOF HEIGHT.

F. KITCHEN :

PRE- POLISHED LUSTROUS GRANITE ALONG WITH THE SS SINK IS PROVIDED IN THE KITCHEN. KITCHEN TILES ABOVE THE GRANITE PLATFORM SHALL BE FOR THE SIZE – 2' X 2'. SERVICE AREA SHALL HAVE PROVISION FOR WASHING MACHINE AND VESSEL WASHING. FOR WATER PURIFIERS ONLY PLUMBING SHALL BE CARRIED OUT.

G. ELECTRICAL :

THREE PHASE ELECTRICAL SUPPLY (ANCHOR) IS ROUTED THROUGH EXTREMELY SAFE COPPER WIRING FROM THE MAIN DISTRIBUTION BOARD IN EACH FLAT. ANCHOR SWITCHES IS PROVIDED TO ENSURE SAFETY. AC POWER POINTS FOR ALL BEDROOMS AND ONE IN LIVING AND SUFFICIENT PANEL BOARD WITH GENERATOR CHANGE OVER FACILITY AND ALSO T.V. AND TELEPHONE POINTS FOR ALL BEDROOMS AND LIVING. CONCEALED CEILING LIGHTS / DOWNLIGHTS SHALL BE PROVIDED INSIDE THE CONCRETE WALLS

H. PLUMBING & SANITARY :

CONCEALED CPVC UPVC WATER PIPELINE AND SEWERAGE DISTRIBUTION LINES ARE CONNECTED TO THE STP. SO MANY HIGH QUALITY AND RELIABLE WATER FAUCETS AND SANITARY FITTINGS ARE USED. CHROME PLATED TAPS WOULD BE INSTALLED

I. PAINTING :

ALL THE CEILINGS ARE PAINTED WITH CEMENT. THE INNER WALLS WITH WALL PUTTY WOULD HAVE MATT FINISHING [ASIAN PAINTS-ROYALE MATT] THE EXTERNAL WALLS HAVE TEXTURE PUTTY FINISHING. ALL THE DOOR ARE PAINTED WITH SYNTHETIC ENAMEL PAINT. THE ENTIRE PAINTING IS OF HIGH QUALITY AND IS LONG LASTING IN NATURE

J. COMMON AREA :

THE BEAUTIFUL LOBBY AREA WOULD HAVE VITRIFIED TILES AND STAIR CASE WOULD HAVE GRANITE FINISHING. THE STAIRCASE WALLS WOULD HAVE CEMENT PAINT. THE CAR PARK AREA WOULD HAVE TILES. FOR THE CAR DRIVE-WAY AREA THERE ARE PAVING BLOCKS. STAINLESS STEEL HAND RAIL FOR THE STAIRCASE SHALL BE PROVIDED.

K. LIFT / ELEVATOR :

SPACIOUS GOOD QUALITY 6 PASSENGER LIFT FOR EACH BLOCK WOULD BE PROVIDED. PEST CONTROL SHALL BE CARRIED OUT AS PER NATIONAL BUILDING CODE TO PROTECT FROM WHITE ANTS. ONE DIESEL GENERATOR (KIRLOSKAR) FOR ALL 3 BLOCKS [GENERATOR BACKUP FOR COMMON LIGHTS, LIFTS AND BORE/METRO WATER MOTORS]

L. STANDARD FEATURES :

RCC SUMP FOR METRO WATER, OVER HEAD TANK WITH PARTITION FOR METRO AND BORE WATER ALONG WITH LADDER FACILITY TO THE TANK SHALL BE PROVIDED AT EACH BLOCK. TOTAL OF 6 BOREWELLS SHALL BE DUG FOR 3 BLOCKS. COVERED CARPARKING, SECURITY BACKUP, TERRACE COOLING TILES SHALL BE PROVIDED FOR EACH BLOCK.



Current Project Location :

**Plot No.9,10, & 11, Seawind layout Venkateswara Gardens,
Opposite to Mayajal Theare, ECR - Kanathur, Chennai – 603112.**

**APPROVED BEACH SIDE LUXURY APARTMENTS - 24 UNITS
(8 apartments on each block of chellappas project)**

Abhimanyu Garden Housing India Private Limited



No.10/5,2nd Floor 50th Street, Ashok Nagar, Chennai - 600 083.

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FIRST & SECOND TYPICAL FLOOR PLAN



SIZES OF THE APARTMENT

"A" Block	"B" Block	"C" Block
A1 - 1521.28.Sq. ft.	A1 - 1521.28.Sq. ft.	A1 - 1521.28.Sq. ft.
B1 - 927.13.Sq. ft.	B1 - 927.13.Sq. ft.	B1 - 927.13.Sq. ft.
C1 - 1469.06.Sq. ft.	C1 - 1469.06.Sq. ft.	C1 - 1469.06.Sq. ft.
A2 - 1521.28.Sq. ft.	A2 - 1521.28.Sq. ft.	A2 - 1521.28.Sq. ft.
B2 - 927.13.Sq. ft.	B2 - 927.13.Sq. ft.	B2 - 927.13.Sq. ft.
C2 - 1469.06.Sq. ft.	C2 - 1469.06.Sq. ft.	C2 - 1469.06.Sq. ft.
A3 - 2228.79.Sq. ft.	A3 - 2228.79.Sq. ft.	A3 - 2228.79.Sq. ft.
B3 - 1707.01.Sq. ft.	B3 - 1707.01.Sq. ft.	B3 - 1707.01.Sq. ft.



THIRD FLOOR PLAN

