

Sidharth
Pluto
Anna Nagar

Your Lifestyle Space

AN ICON OF RELIABILITY & EXCELLENCE

Sidharth Foundations & Housing Ltd. has crafted a concrete success story and achieved a dominant position of leadership in the field due to our uncompromising craftsmanship, passion for perfection, remarkable versatility and admirable reliability.

With a never-ending desire to build world-class structures that boast of spectacular architecture, cutting-edge technology and luxurious amenities, Sidharth is devoted to meeting the needs & exceeding the expectations of today's home buyers.

Incorporated in the year 1999, Sidharth Foundation is promoted by a dynamic team of renowned industry experts who have successfully completed more than 31 lakh sq. ft. of premium residential spaces. Timely completion and surprisingly competitive rates, with no compromise on quality is the hall mark of Sidharth Foundations & Housing Ltd., our rich and in-depth domain experience has proved to be a vital ingredient in our moemntous growth.



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Pluto
Anna Nagar

Enviably located in the posh locality of Anna Nagar Sidharth Pluto offers you a fantastic collection of 6 spacious 3 BHK apartments of 1508 sq.ft. Spread over a sprawling land area of 4921 sq.ft. these apartments are built on a structure of Stilt + 3 floors. With premium specifications and world-class construction Pluto comes to you with lifestyle amenities like CCTV, 100% power back up and terrace party area. Surrounded by all modern comforts and conveniences Pluto is your best chance to own and apartment within the City at an surprisingly affordable price.



CCTV



COMPLETE BACK UP GENSET



PARTY TERRACE

N ➤

TYPICAL FLOOR PLAN
(1st to 3rd Floor)



Flat No	AREA
1A	1508
1B	1508
2A	1508
2B	1508
3A	1508
3B	1508

SPECIFICATIONS

STRUCTURE

RCC Framed structure with 9" External Walls and 4.5" Internal Partition Walls made of Bricks, Stilt Floor Level to be 1'6" feet above current road level

DOORS, WINDOWS & GRILLS

a. DOORS

i) **MAIN DOOR** - FRAME – First Quality Teak wood with Safety Door provision // **SHUTTER** - Architect Designed Teak Veneered 35 mm thick Flush Shutter Diamond Flush door / Equivalent //

HARDWARE - Brass Hinges, Magnetic Door Stopper, Godrej / Equivalent Mortise lock, & Tower Bolt (Top & Bottom) .

ii) **BEDROOM DOORS** – FRAME - Padak wood /

SHUTTER - 30 mm thick Hardcore Moulded Skin door of Diamond / Equivalent //

HARDWARE - Stainless Steel Mat Finish Hinges, Magnetic Door Stopper, Godrej / Equivalent Cylindrical Locks, Anodized Brass Tower Bolts.

iii) **BATH ROOM & BALCONY DOORS** - Frames - Padak Wood

SHUTTER - 30 mm thick Hardcore Flush Shutter of Diamond flush door / equivalent with Waterproof Plastic coat on one side //

HARDWARE – Stainless Steel Mat Finish Hinges, Godrej / Equivalent Cylindrical Lock.

(iv) **FRENCH DOOR** - FRAME - Padak wood / **SHUTTER** – Padak Wood fitted with Plain Glass & M S Grills Hinges, (SS), Padlock Anodized Brass handle, Tower Bolt & handle (Designer series of reputed make).

b. WINDOWS - Strong, Elegant, Weather Enduring, Corrosion Resistant, Termite Resistant, UPVC Openable Windows Of Finesta or equivalent make

c. GRILLS - Architect Designed MS Grills with zinc chromate non-corrosive primer coating will be provided for all windows, French windows & French doors. A/C openings will not be provided with Grills. (For aesthetic purposes, Grills will not be permitted to be fixed in Balconies & Utility Service Area)

PLUMBING & SANITARY - WATER SUPPLY PIPES

CPVC OR UPVC Flow Guard equivalent pipes for hot and cold water lines // **DRAINAGE PIPES** – PVC pipes of Trubore / equivalent make //

WATER PROOFING – Chemical Treatment of Pidilite / equivalent //

SANITARY FITTINGS - Washbasin with cold water provision, with G20 black granite counter top for all basins, Western Closets, Indian Closets will be white colour Duravite/ Wall Hung range wall, with dual flush closet to conserve water hung / Equivalent make //

CP FITTINGS - Jaquar / Equivalent make. Each toilet will be provided with a diverter, bottle trap, 2way bibcock with health faucet. Kitchen will be provided with 2 nos. of sink cock with swinging casted spout /

WASHING MACHINE – Inlet & Outlet provision in Utility Area.

KITCHEN

Kitchen will be provided with a 2' wide cooking platform top of 20 mm G20 polished Black Granite. **SCRATCH RESIST** Single bowl stainless steel sink with drain board of Prince / Equivalent make shall be provided. Aqua Guard provision will be given. Kitchen will not be provided with a door.

FLOORING & TILING

ROOMS

Vitrified Tile of RAK / Equivalent make throughout the apartment

PAINTING

Interior Walls & Ceiling - Altek putty with emulsion of Architect approved colour (Nerolac/ equivalent) //

COMMON AREA FINISHES

Flooring – As per architect design.

Lobby, Steps & Lift Cladding – As per architect design.

Driveway – Interlocking Open Joined Paver blocks

Car Parking Area – Grano Flooring/ Paver blocks

Servant Toilets will be provided

Name Board of Brass make & Letter Box will be provided at suitable place

PAINTING - Exterior – Long lasting exterior finish of Renovo / equivalent Make //

Lobbies – Ground Floor paint with Putty finish as per architect.

LIFT - 1 no. of 6 passengers Automatic Lift with Automatic Rescue Device of Johnson / equivalent make.

TERRACE – Brick Battcobba

LANDSCAPING – As per Architect perspectives //

COMPOUND WALL & SECURITY CABIN - Compound wall of 5' Ht will be provided on all sides retaining existing walls, if any. Road side wall & entrance gate will be built to design as specified by architect. Security cabin will be provided near the entrance gate.

PLUMBING - Underground Sump of 10,000 litres capacity with partition for metro water & borewell water // 1 Nos. of bore-well will be provided. However the builder takes no responsibility for the quality & quantity of water // Metro-water connection will be provided and the outlet for the same will be given only in the kitchen // // Water Pipes – CPVC pipes of Flowguard / equivalent make // Drainage Pipes – PVC pipes of Trubore / equivalent make.

PEST CONTROL - Extensive Pre construction Anti-Termite Treatment will be carried out.

General Facilities :

Covered Car Parking & rest room for Servants

Technical Certification :

P. C. B & Safety Certification to be provided for Genset & Lift.



SIDHARTH FOUNDATIONS & HOUSING LTD.

(Old No. 124/1), New No. 14, G.N. Chetty Road, Off. Habibullah Road, T. Nagar, Chennai - 17.

Ph: **95000 46345 / 62000 / 96000 14000 / 23000**

E-mail: marketing@sidharthhousing.in • www.sidharthhousing.in