

EXPERIENCE THE MAGIC OF SERENITY



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—PUSHKAR'S—
TEMPLE TREE

ATM / Bank

200 Meters

Shopping/ Restaurant

200 Meters

Sishya School

1000 Meters

Fortis Malar Hospital

1200 Meters

IIT Madras

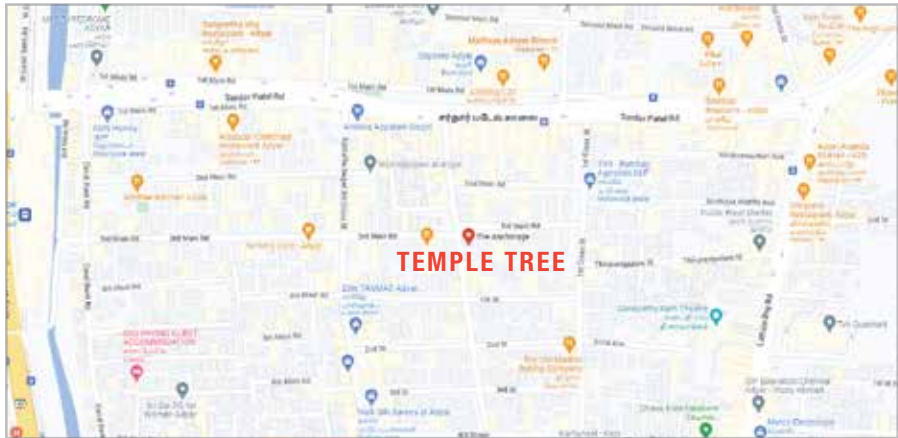
1500 Meters

Anna University

2200 Meters



SITE LOCATION



Plot No.48, Old Door No.7, New Door No.17, 3rd Main Road,
Kasturba Nagar, Adyar, Chennai – 600 020.

SITE DETAILS

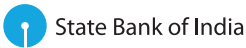
The building will be constructed over a plot 5559 sq. ft.
with Stilt plus five floors and will have 10 premium apartments.

CONTACT DETAILS

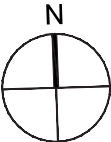
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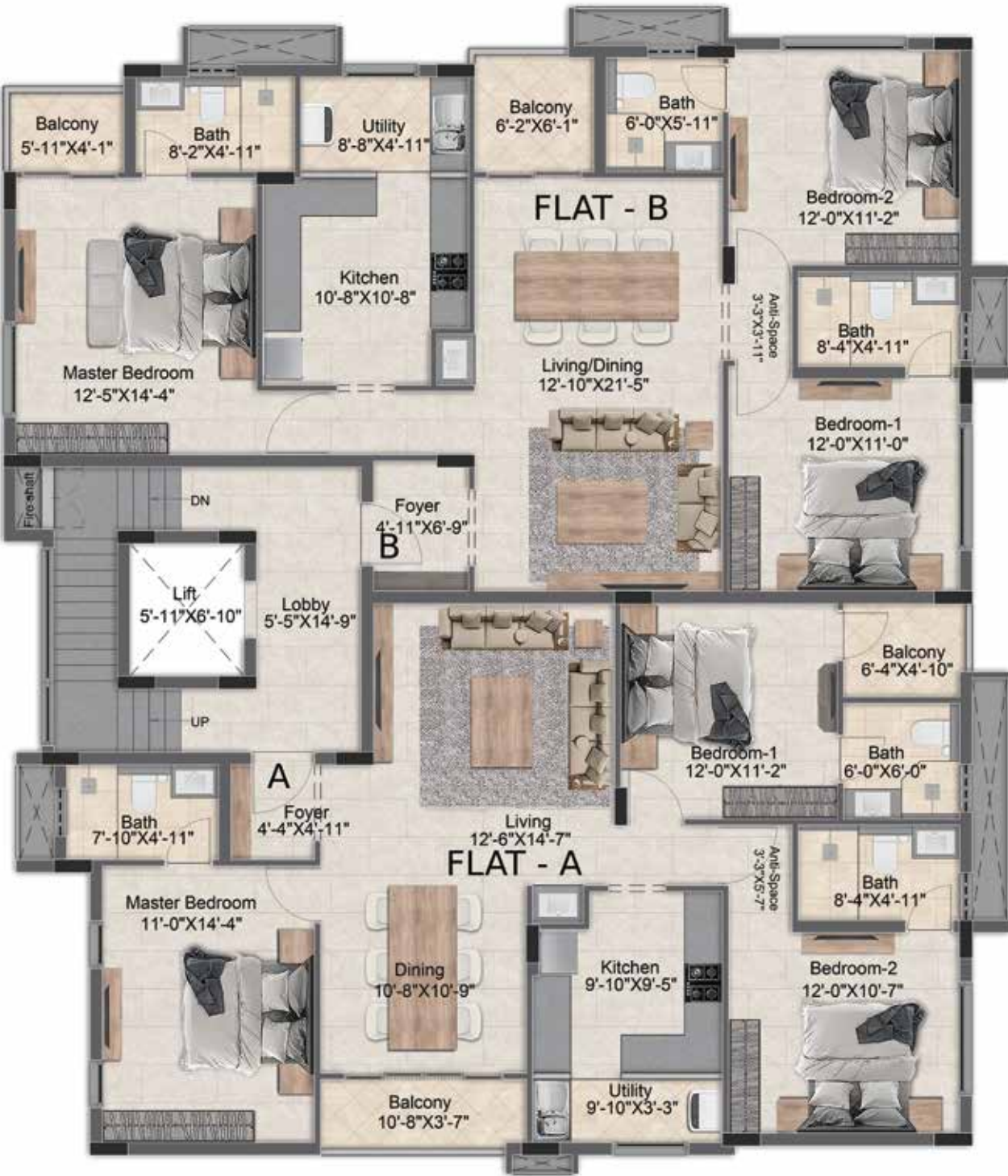
PREFERRED BANKERS



STILT FLOOR PLAN



TYPICAL FLOOR PLAN



SUPER BUILT–UP AREA DETAILS IN SQ.FT.

Stilt cum Ground Floor is Reserved for Car Parking Space

Flat No	Floor	Buildup Area (sq.ft)	UDS (sq.ft)
1A	First Floor	1470	540
1B	First Floor	1555	572
2A	Second Floor	1470	540
2B	Second Floor	1555	572
3A	Third Floor	1470	540
✓ AVAILABLE			

Flat No	Floor	Buildup Area (sq.ft)	UDS (sq.ft)
3B	Third Floor	1555	572
4A	Fourth Floor	1470	540
4B	Fourth Floor	1555	571.5
5A	Fifth Floor	1470	540
5B ✓	Fifth Floor	1555	571.5
✓ AVAILABLE			

DETAILS OF FLAT COST			
Flat cost	Sq.ft. @ Rs.....per Sq.ft.	=	Rs.
Reserved Car Park (1 No)		=	Rs. 5,00,000/–
TNEB Deposits & Charges with Connections		=	Rs. 2,50,000/–
Power Backup Generator with Installation Charges		=	Rs. 1,50,000/–
Metrowater/CMWSSB Connections & Charges		=	Rs. 3,50,000/–
Legal, Documentation, Registration & Property Tax Assessment charges		=	Rs. 1,00,000/–

	TOTAL COST	=	Rs.
		=====	
• Infrastructure and Developmental Charges Rs325/– sq ft. • 7% Registration charges & Incidental Expenses on Sale Deed • +5% GST on Flat cost.			

PAYMENT SCHEDULE

Stage of Work	Percentage	Installment No.
Initial Payment (EB+CMWSSB+Car Park charges incl.)	15%	I
On completion of foundation work	10%	II
On completion of Ground/Stilt Floor Roof Slabs	10%	III
On completion of First Floor roof slabs	10%	IV
On completion of Second floor roof slabs	10%	V
On completion of Third floor roof slabs	10%	VI
On completion of Fourth floor roof slabs	10%	VII
On completion of Fifth floor roof slabs	10%	VIII
On Completion of Brickwork in respective Flats	10%	IX
On Handing over	05%	X

- DD/Cheque should be drawn in favour of M/s. Pushkar Properties Pvt Ltd., payable at Chennai.

• Outstation cheques will not be accepted.

SPECIFICATION:



Structure:

- RCC framed structure with RCC Columns, beams and slabs.

▪ Walls using Wire Cut Bricks / Aerocon Blocks.



Doors and Windows:

- Main entrance door – Teak Wood Frame & Shutters with natural walnut veneered solid panel shutter.

▪ Internal Doors – Steam Beach Wood Frame with Laminate Finish.

▪ Toilet Doors – Tubular Core Shutter.

▪ Aluminum powder coated frame windows with 5mm thick glass. Frame – black color

▪ MS grills in all windows.

▪ Locks from YALE / DORSET.



Wall Finishes:

- Plastering – smoothly plastered

▪ Finished with BIRLA wall care putty

▪ False Ceiling for top floor apartments

▪ All internal walls painted with DULUX ICI premium emulsion paint.



Bathrooms:

- Shower head with spout & concealed thermostat from JAQUAR / KOHLER.

▪ Health faucet from JAQUAR / KOHLER.

▪ White concealed wall mount EWC from JAQUAR / KOHLER.

▪ Provision for exhaust fan & geyser.

▪ Countertop / wall hung wash basin JAQUAR / KOHLER.

▪ CP fitting from JAQUAR / KOHLER.



Electrical and power back up:

- 3 phase electricity supply and independent meters.

▪ FRLS wires from PANASONIC / HAVELS / LEGRAND.

▪ Split A/C points for Living, Dining & all bedrooms.

▪ Modular switches and sockets of PANASONIC / HAVELS / LEGRAND.

▪ Earth leakage circuit breaker to prevent shock.

▪ DG power back for the flats and common area excluding A/C.

▪ TV, telephone points in Living and Master Bedroom.

▪ 2–way switches for all bedrooms.



Flooring:

- Living, Dining & Kitchen with Vitrified flooring (4x2) from

RAK/ SOMANY / KAJARIA.

- Balconies / Utility – Matt finished vitrified tiles / Non – Skid tiles.

▪ Bathrooms – Non – skid tiles for flooring & Ceramic wall tiles up to ceiling.



Kitchen:

- Black Granite countertop with CARYSIL sink.

▪ CP fittings from JAQUAR / KOHLER.

▪ Provision for exhaust fan, refrigerator, water purifier.

▪ Adequate power points for all kitchen appliances.

▪ Ceramic / Printed tiles on the wall 2’ above the countertop.



Special Features:

- Landscaping for common area.

▪ Reserved car park for each flat.

▪ Lobby with elegant seating in stilt floor.

▪ CCTV surveillance camera with recording facility.

▪ Automatic Lift with V3FF & ARD from JOHNSON / OTIS ELEVATOR.

▪ Generator from KIRLOSKAR GREEN with adequate capacity.

▪ Rainwater harvesting.

▪ Sump and overhead tank for metro water & borewell.

▪ Common servant toilet shall be provided.

▪ One borewell for supplement usage.

▪ SATWAVE – Integrated Dish TV system for the entire project.

▪ Terrace waterproofed with a layer of pressed Kerala Tiles / Thermatek Tiles.

▪ Staircase with SS handrails from S – Rail.

▪ Pest Control measure in all stages by PCI.

▪ Headroom, Lift room doors from HORMANN SHAKTI steel doors.