



PROPOSED RESIDENTIAL DEVELOPMENT FOR MS., HARMONY HOMES
AT RANGARAJAPURAM MAIN ROAD, KODAMBAKKAM, CHENNAI.



diastyle
architects & interior designer

60503, 12th Avenue,
Ashok Nagar, Chennai 600 093.
tel: 65653326, 65349507 telefax: 24742967



SITE CUM STILT FLOOR PLAN



103 & 303 - 1235.00 sq.ft

102 & 302 - 1235.00 sq.ft

101 & 301 - 1235.00 sq.ft

FLOOR PLAN(I & III)



203 & 503 - 1235.00 sq.ft

202 & 502- 1235.00 sq.ft

201 & 501 - 1235.00 sq.ft

FLOOR PLAN(II & V)



403 - 1500.00 sq.ft

402 - 970.00 sq.ft

401 - 1235.00 sq.ft

FLOOR PLAN(IV)

TECHNICAL SPECIFICATION- NAVRANG

Structure and Basic Finishes	RCC Framed Structure with high quality chamber brick walls ➤ Internal Painting with Plastic emulsion .The final coat will be roller finished. Paint will be Asian/ Jotun or equivalent ➤ The Height of each floor will be 10' feet (maximum) ➤ The Lintel Level will be 7 feet above the finished floor level.
Flooring/ Stair Case	Living / Dining / Bedrooms /Kitchen ➤ Vitrified Tiles 3' X 3' of Kajaria/Johnson/NITCO or equivalent make Bathrooms / Balconies Antiskid ceramic (1 Feet X 1 Feet Dimension) of Kajaria/Johnson/NITCO or equivalent make Staircase and Lobbies ➤ Granite Tiles Stainless Steel railing will be provided for the Staircases.
Kitchen	➤ Granite Platform 2 Feet Wide for Kitchen Counter for a minimum running length of 10 feet with Stainless Steel Sink with Drain board of minimum dimensions 1000 mm X 600 mm of Carysil or equivalent make. ➤ The Kitchen Platform should be able to accommodate the Sink/Cooking Stove/All Appliances comfortably.
Doors	Main Entrance Polished teak wood door panel and frame for main entrance. Width of the door opening will be 7' X 3'6". Main door will have appropriate hardware such as Godrej Ultra Locks, Heavy Duty Hinges Internal Door ➤ Teak wood frames with suitable hinges, tower bolts and good quality locks. ➤ Flush doors for Internal Doors of size 7'X3'. Toilets ➤ Water Resistant Wooden Doors for Toilets with good quality locks and hard ware.

	French Door One No French Door will be provided at appropriate location
Windows	➤ UPVC Single Glazed Swing Open type Windows with Steel Grills wherever necessary. ➤ UPVC Ventilators for the Toilets with Steel Grills. ➤ Granite Sills for the windows
Toilets	➤ Colored Western Style WC in all Bathrooms. Bathroom Fixtures will be from Parryware/Hindware or equivalent. ➤ Suitable Color Design Glazed tiles of RAK/Somany/Kajaria/NITCO make or equivalent for full height of wall and flooring. ➤ Geyser with hot & cold water provision will be provided in all Bathrooms. ➤ CP Fittings to be of Kohler make or equivalent in Parryware. ➤ Each bathroom with Mixer unit shower, Double tap for bucket & Health Faucet near EWC. ➤ All tap off points for wash basin tap, Geyser water point, etc. through angle cock.
Electrical	➤ 3 Phase Electric Connections. ➤ 3Phase X 10/30amp power supply meter with ELCB. Individual 3Ph DB inside each flat with lighting and power circuits segregated. ➤ Multi-core high quality copper wiring in concealed PVC conduits with MCB and recessed switches. ➤ Finolex wiring or equivalent makes multi strand copper with 1.5 sq.mm for 5A circuits and 2.5 sq.mm. For 15A power circuits. ➤ Modular plated Switches to be provided of Anchor Roma/Siemens or equivalent as per the table shown below.
Elevator	➤ 8 Passenger Elevator of required capacity from Johnson or equivalent will be installed..
	➤ Deep Bore Well for Ground Water

Water Supply	➤ Two compartment Underground Sump of capacity 12,000 litres for both metro water and ground water storage. ➤ Ground Water will be tested and appropriate water treatment /filtration system would be installed based on the test results. ➤ 1 No RCC Overhead Water Tank will be installed on the terrace of capacity 12,000 Liters. It will be of two compartments to cater for storage of metro water (for Kitchens) and treated ground water (For all other areas). Piping system cross connections will also be provided to enable interchangeability or common use of Metro and or bore well water.
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Common Amenities

- Thermal Insulation
- Solar
- Elevator
- Security Intercom
- CCTV
- Video security intercom
- Rain water harvesting
- DTH facility
- Anti – termite treatment
- Power back up
- Multi purpose hall
- landscaping