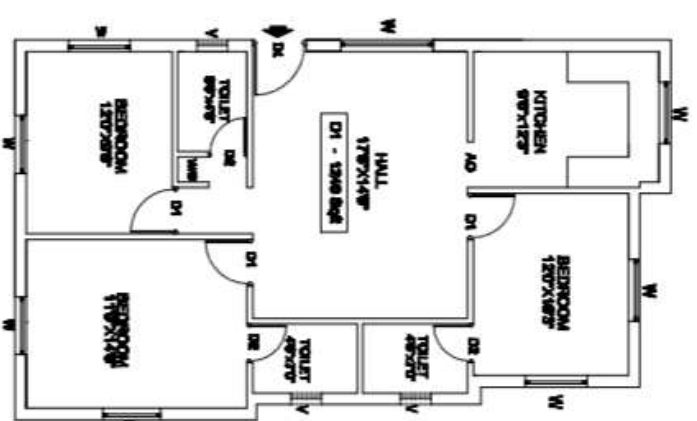
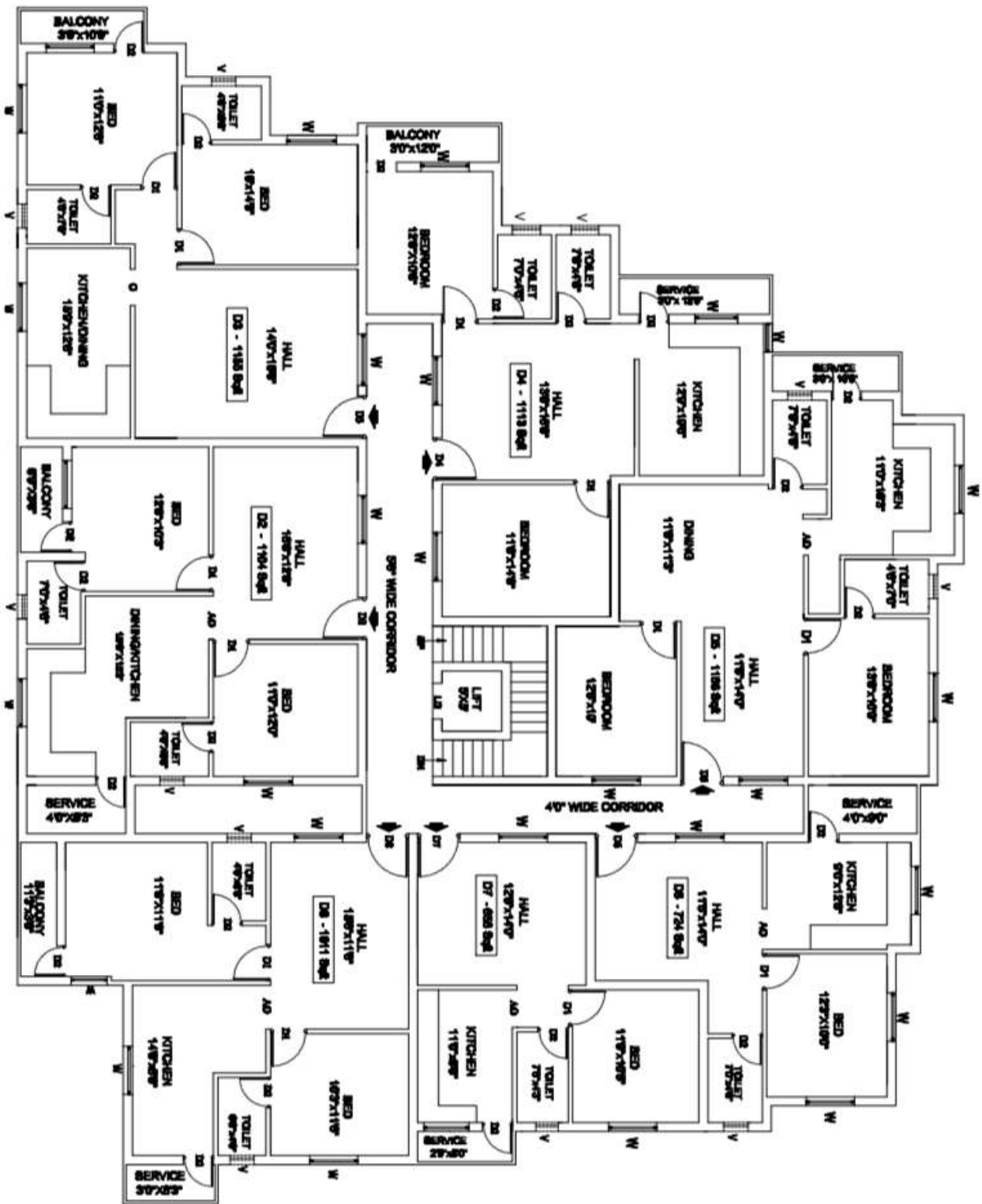
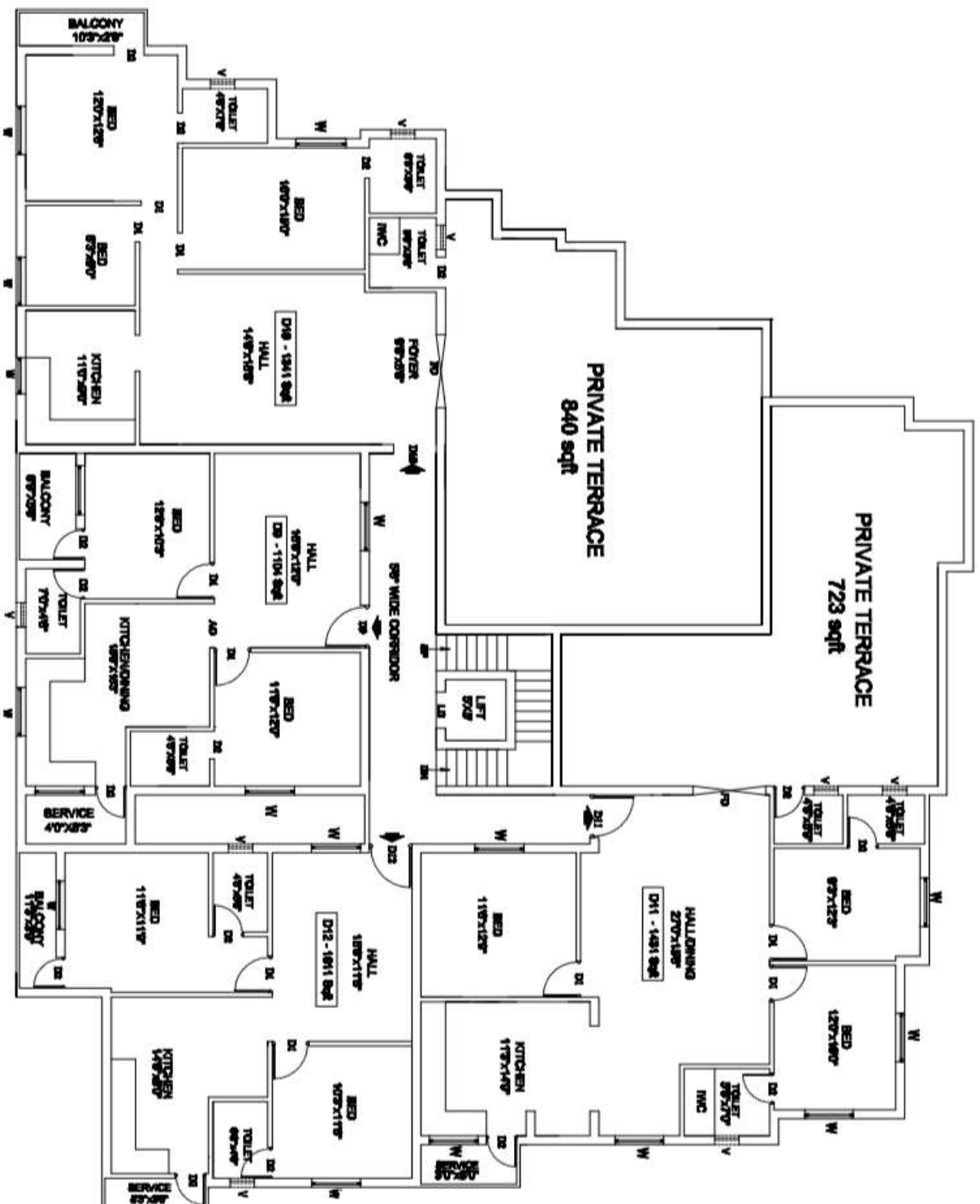


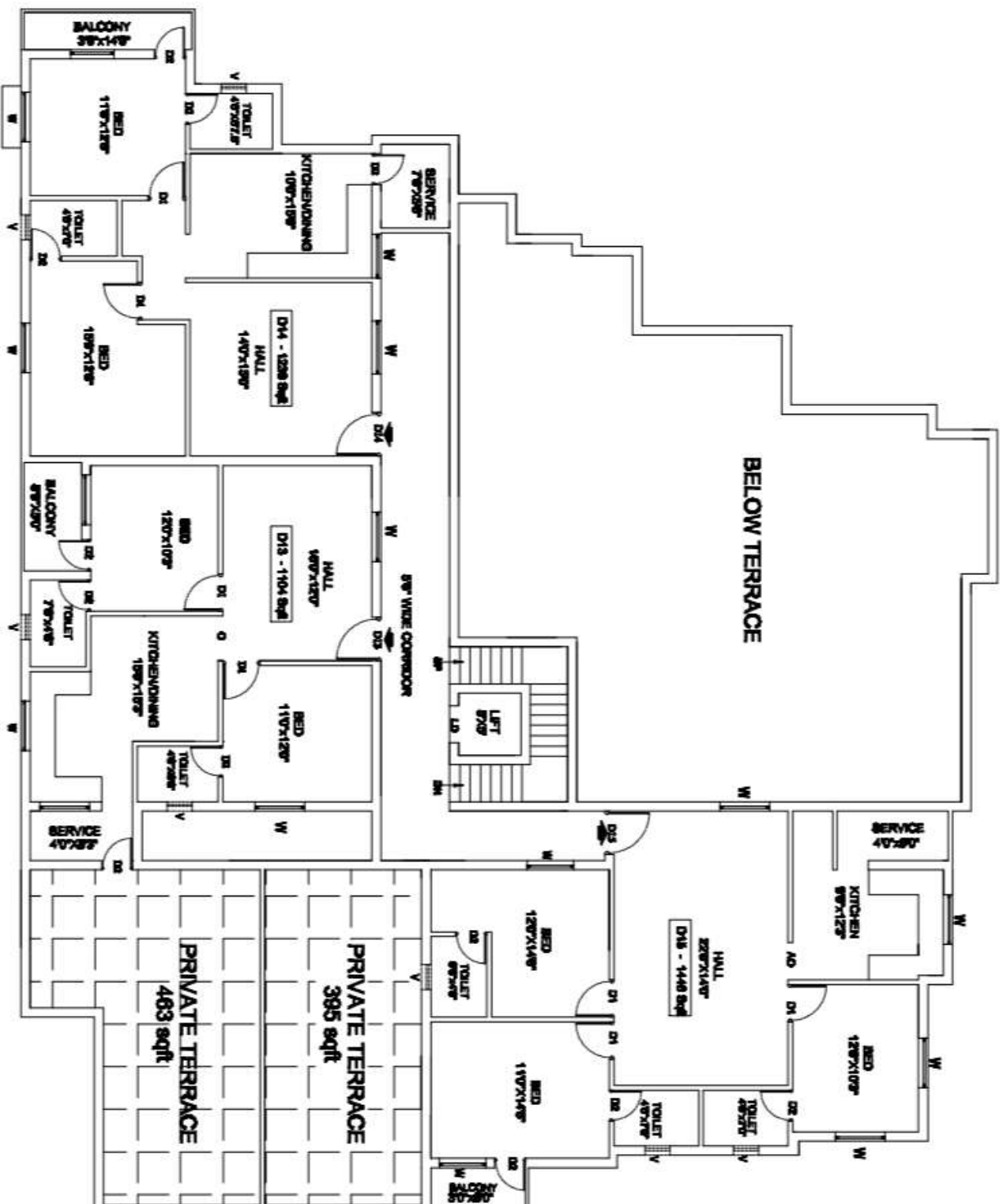
STILT FLOOR PLAN



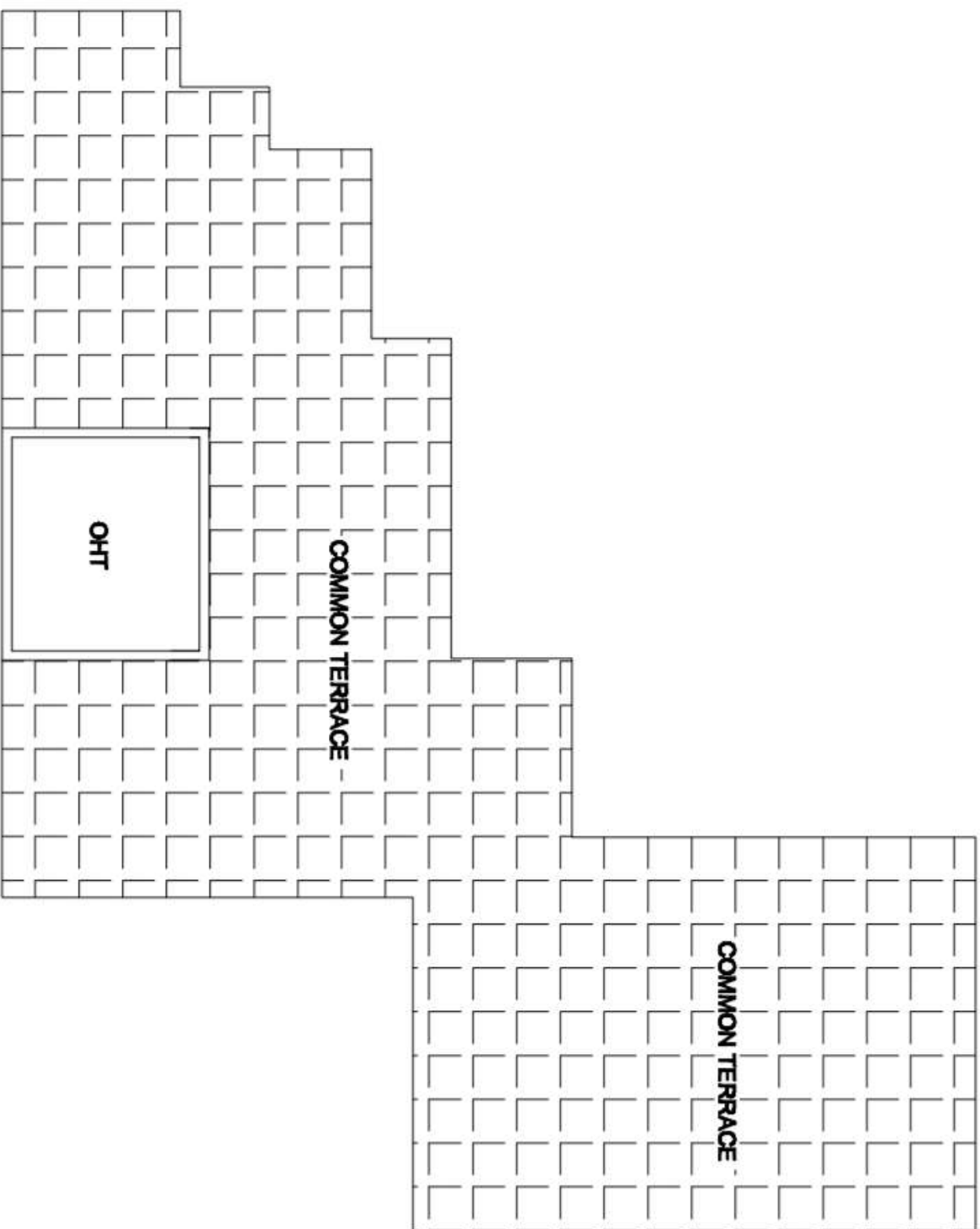
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



TERRACE FLOOR PLAN

SHASHTI AVENUE

45 apartments & 14 independent duplex houses

Eri karai road, Balaji nagar extension, Vandalur – Orgadam Road, Vandalur, Chennai – 600 048.

Location Advantage:

- ✓ 500 meters from Vandalur Railway station
- ✓ 500 meters from 8 lane outer ring road. (ECR – MINJUR)
- ✓ 1000 meters from KEELAMBAKKAM Inter District Bus terminus.
- ✓ 1000 meter from SHRIRAM GATEWAY IT park
- ✓ 14.0Kms from Domestic and International Airport
- ✓ Project site is adjacent to fly over connecting GST road
- ✓ Vandalur local bus stand connecting City across the road
- ✓ At the Gateway to South Asia's largest Automobile industrial Hub - Oragadam.
- ✓ Gated community with Good amenities:

Highlights:

- o 24 Hours security
- o Power back up

STANDARD CONSTRUCTION SPECIFICATIONS

Structure:	RCC framed structure with 9" external walls and 4'.6" partition walls made of bricks.
TILES:	2 X 2 Vitrified tiles all over and flooring in the bathrooms will be Antiskid Ceramic Tiles. The walls will be provided with 8"X12" Glazed tiles up to 7 feet height.
Painting:	Internal walls: With two coats wall putty, two coats of Emulsion primer and two coats of Interior emulsions. External walls: With two coats of exterior emulsion over one coat of primer. Doors, Windows and grills will be painted With 2 coats of enamel paint over one coat of primer.
Doors & Windows:	Main door: Teak wood French door frame with skinned flush door. All other doors and windows will be of country wood frame and flush door Bathroom / Balconies/ Head room will have FRP frame and shutters. Bed room windows will have M.S.Grill and pinheaded glass; other windows will have M.S.Grill and plain glass.
Kitchen:	Polished black granite platform. One shelf and sink with Cement/Cuddapah slab will be provided. Glazed tiles will be fixed above the cooking platform up to 2' height.
Loft:	One each in kitchen and bedrooms
Wardrobe:	One in each bedroom. (Only open shelf)
Plumbing & Sanitary:	Concealed plumbing lines with good quality PVC pipes and special UPVC Pipes for hot water connections, in the common bathroom IWC will be provided, in attached bathrooms western toilet will be provided. All bathrooms will have washbasins good quality chromium plated fittings will be of good quality. All sanitary fittings will be white Colour of Parry ware Make.
Sump:	approximately 9000 liters capacity with RCC bottom with 9" brick wall all around will be provided. Septic tank approximately 7Ts capacity with 9" brick wall all around will be provided. Overhead Tank of 3000liters capacity will be provided
Weathering:	Weathering course will be laid with high end cool roof tiles.

Compound: 5' height wall with Concrete hollow blocks all around the plot will be provided. A main gate with simple design will be provided.

Bore well: Around 100' deep with 6.5" dia will be provided with necessary PVC Hose/ pipes and Jet motor. A half H.P motor shall be provided for Sump.

Electrical: Concealed three phase distributions wiring in PVC conduits with FRLS copper wire, with proper earthing with inter connections. Main distribution board with individual circuit protections, with miniature circuit breakers for lighting and power circuits. The switches and sockets for lighting and power control with adequate rating of standard make modular switches. Adequate light and Fan points with 5amps Plug points will be provided in all rooms. One 15amps point for A/C will be provided in the bedrooms. Sub main with MCB's and phase change over will be provided

All wiring shall be concealed with the following provisions:

Location	Fan Point	Light Point	5 Amps Plug	15/20 Amps Plug Point
Master Bed Room	1	2	2	1
Other Bed Rooms	1	2	2	1
Living/Dining Hall	2	4	8	1
Kitchen	1	2	2	2
Attached Toilet	1	1	1	1
Common Toilet	1	1	1	-
Sit Out	-	1	1	-

- Sufficient external light points will be provided
- Telephone and cable points will be provided in separate conduit pipes

Anti Termite

Treatment: Anti Termite treatment is given at four stages.

Additional : Any features not included in this list but desired by the Purchaser will be at additional cost.

15	POSSESSION STATUS	
16	Built up area in Sq.ft	1104
17	land/UDS in Sq.ft	574
18	Pvt. Terrace UDS in Sq.ft	Nil
19	Total UDS	574
20	Rate/Sq.ft of built up area	4800
21	Value of built up area	5299200
22	Car parking	200000
23	Power	50000
24	Total	5549200
25	Additional	
26	Registration cost: 7 % + 2%	499428
27	GST: 5%	277460
28	Documentation	15000
29	Total value	6341088
30		
31	Please note:	
32	1.GST,Registration and if any additional taxes levied will be	
33	2..Sq.ft rate of built up area subject to change without prior	

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