



ADORE

Madipakkam

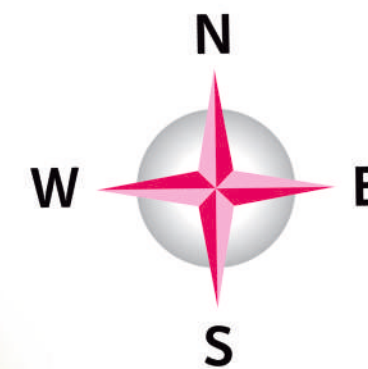


GRAND MARVEL
RESIDENTIAL

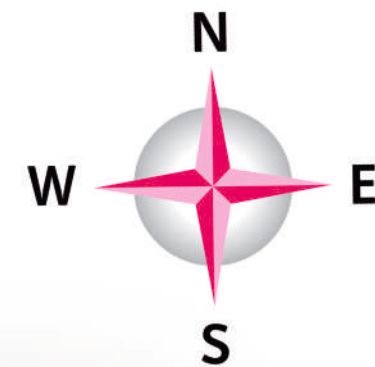


CMDA
RERA
APPROVED





Stilt Floor Plan

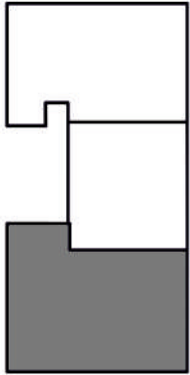


Typical Floor Plan (1s, 2nd, 3rd, 4th & 5th)

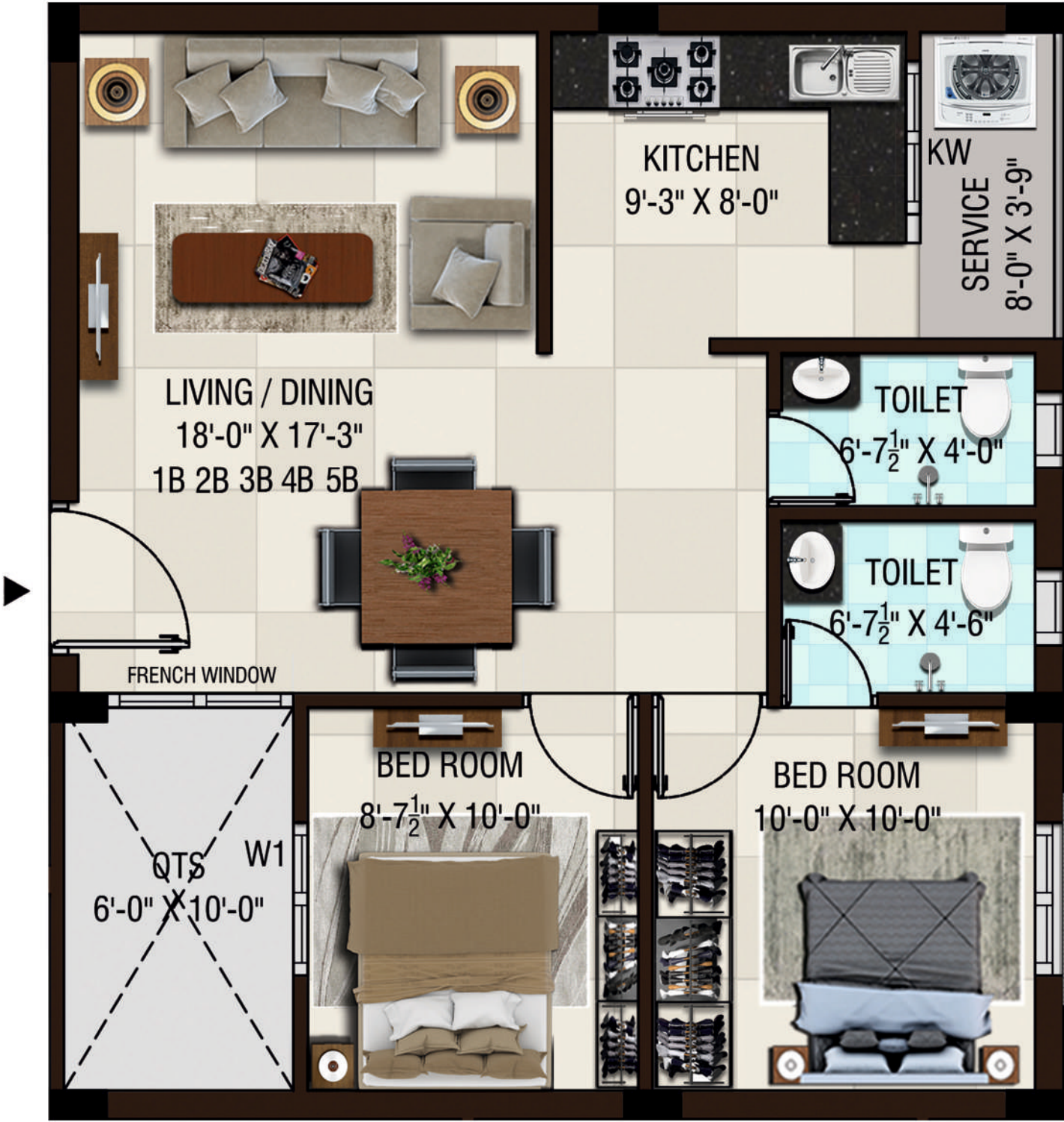
Unit No : 1A, 2A, 3A, 4A, 5A
Type : 3 BHK
Size : 1477 sft



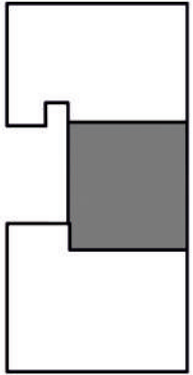
KEY PLAN



Unit No : 1B, 2B, 3B, 4B, 5B
Type : 2 BHK
Size : 878 sft



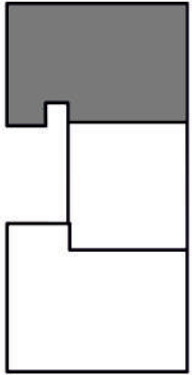
KEY PLAN



Unit No : 1C, 2C, 3C, 4C, 5C
Type : 3 BHK
Size : 1343 sft



KEY PLAN



AMENITIES

EV CHARGING POINT



GENERATOR



ACCESS ENTRY



PAYMENTS

Payment Pattern

10% - 10 days from the booking

40% - 40 days from the booking

10% - Foundation stage

5% - First slab

5% - Second slab

5% - Third slab

5% - Fourth slab

15% - Brick work & plastering

5% - Hand-over

Specifications

Structure

- RCC framed structure
- Solid concrete blocks of 200 mm for outer wall and 100 mm for internal partition wall
- Ceiling height will be maintained at 3 m slab to slab

Wall Finishes

- Internal wall in the living, dining, bedrooms, kitchen and lobby will be finished with 1 coat of primer, 2 coats of putty and 2 coats of plastic emulsion
- Ceiling will be finished with 2 coats of putty and OBD
- Exterior faces of the building will be finished with 1 coat of primer and 2 coats of emulsion
- Utility & toilets will be finished with 1 coat of primer and 2 coats of OBD
- Toilets walls will be finished with glazed ceramic tiles up to 7 feet from finished floor level
- Utility walls will be finished with glazed ceramic tiles up to 4 feet from finished floor level

Flooring

- Living, dining, kitchen and bedrooms will have 600 x 1200mm vitrified tile flooring
- Bathroom, balcony and utility will have matte finish ceramic tiles
- Driveway and other areas will be laid with interlocking blocks
- Common areas, staircase will have Kota/ tile flooring.
- Terrace floor will Jos flooring with threaded heat reflecting white tiles

Kitchen

- Platform will be done with granite slab 600mm wide at a height of 800mm from the floor level and will be provided with stainless steel handmade sink size 37mm x 18mm, 10mm Int depth with drain board of Nirali or equivalent.
- Provision for chimney and water purifier
- Prince fittings will be Roca/Jaquar or equivalent

Bathrooms

- Wash basin of Kajaria kerovit/Jaquar or equivalent in all bathrooms
- Floor mounted W/C with health faucet Roca/Jaquar or equivalent in all bathrooms
- Concealed wall mixer Kajaria kerovit/Jaquar or equivalent in all bathrooms
- Provision for Geyser will be provided in all bathrooms
- CP and sanitary fittings will be Kajaria kerovit/Jaquar or equivalent

Entrance Door

- Main door will be of teak wood frame with double sided veneer finish skin of 7 feet height with tower bolt, door viewer, safety latch, door stopper and Godrej or equivalent lock.

Bedroom Doors

- Designer molded skin doors of 7 feet height having Godrej or equivalent locks, thumb turn with key, door stopper, tower bolt etc.

Bathroom doors

- Skin moulded shutter doors with waterproofing on inner side of 7 feet height, thumb turn with key

Windows

- Windows will UPVC sliding panel with see through plain glass with MS grills wherever applicable
- Balconies with UPVC framed French doors and toughened glass will be provided without grills
- For ventilators UPVC frame with suitable louvered glass panes

Electrical Fittings

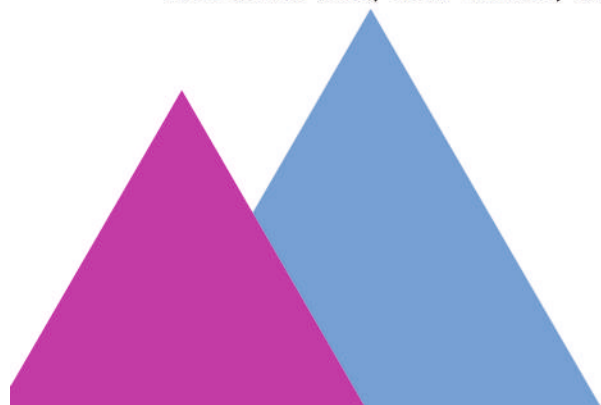
- Cables and wirings will be Polycab or equivalent
- Switches and sockets will be Anchor Roma/ Schneider or equivalent
- Telephone and TV(DTH) points will be provided in living/dining and master bedroom
- Split air-conditioner points will be provided in all the bedroom and living room.
- Modular plate switches, MCB and ELCB (Earth leakage circuit breaker) system
- USB charging port in living/dining and master bedroom

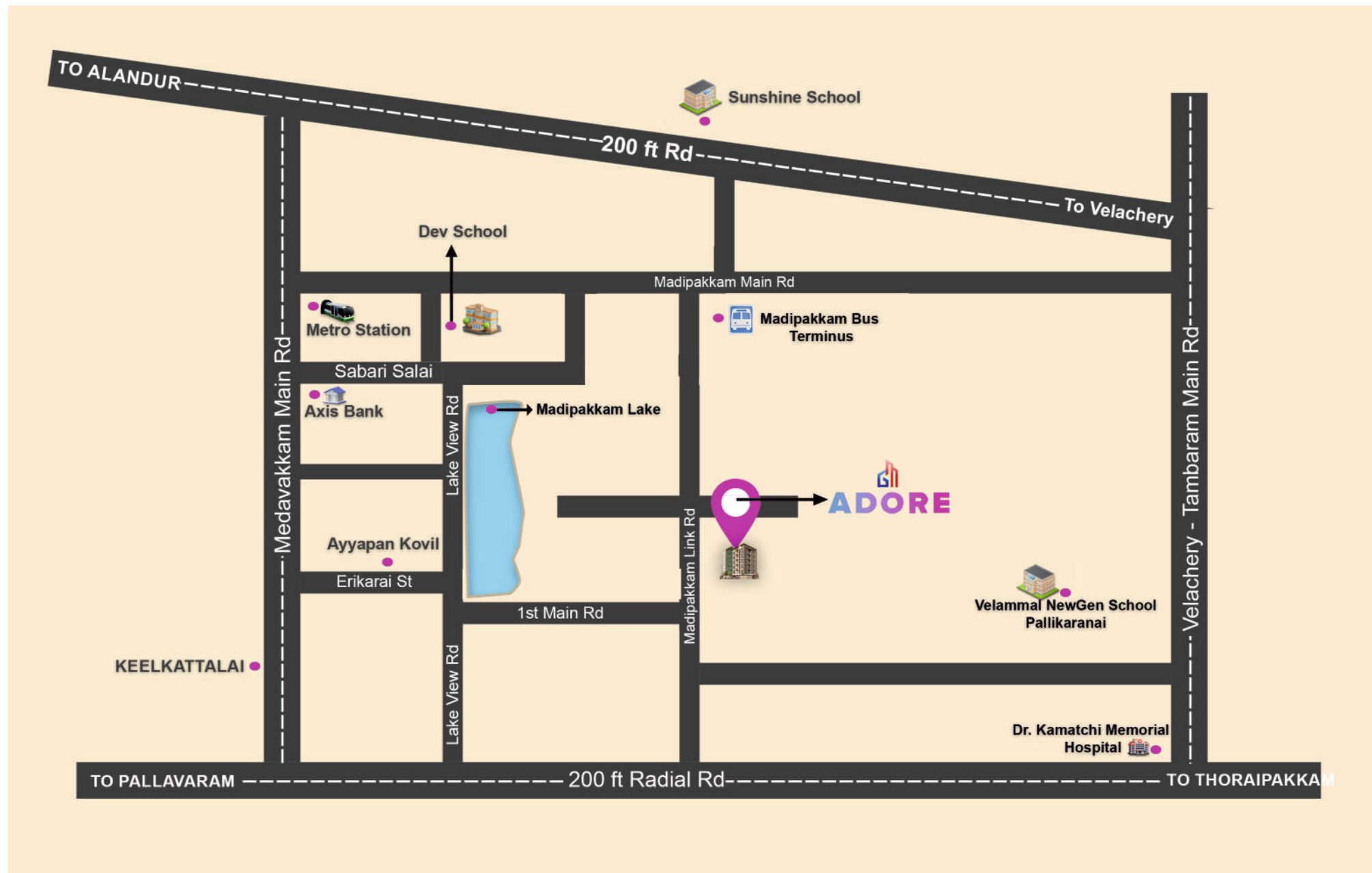
Others

- Overhead Tank (OHT) , bore well and Sump
- 24 x 7 generator backup of up to 750 watts for all apartments
- 24 X 7 generator backup for common areas
- MS railings in balcony and staircase

External features

- Elevator: 6 - Passenger automatic lift will be provided.
- Power Supply: 3-Phase power supply will be provided for all apartments





ANU REALTY

For Site Visit & Enquires

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Site Location

ADORE

Karthikeyenpuram, 2nd Cross Main Road,
Madipakkam, Chennai - 600091.

PROJECT APPROVED BY

