



வணக்கம்



ABOUT US

Welcome to Global & Co, where construction meets craftsmanship, and innovation merges with experience. With a legacy spanning over four decades, we take pride in being a stalwart in the construction industry. Our journey, marked by dedication and precision, has seen us evolve into a trusted name synonymous with quality and reliability.



SCHOOL

- 1km Temple School
- 1km Don Bosco Matriculation Higher Secondary School
- 3km Darwin Public School
- 6km Velammal New Gen School



HOSPITAL

- 300m DRJ Hospital
- 1km RPS Hospitals Multispeciality Hospital
- 3km Meridian Hospital



OTHERS

- 500m Bank/ATM
- 500m Supermarkets
- 1km Restaurants
- 3km Shopping mall



STILT FLOOR PLAN



1st, 2nd and 3rd Floor



SUPER BUILDUP AREA DETAILS IN SQ FT

Flat No	Floor	Buildup Area (sq.ft)	UDS Area(%)	UDS Area(sq.ft)
F1	1	1210.40 (sq.ft)	49.16 %	595.30 (sq.ft)
F2	1	1308.40 (sq.ft)	49.19 %	643.50 (sq.ft)
S1	2	1210.40 (sq.ft)	49.16 %	595.30 (sq.ft)
S2	2	1308.40 (sq.ft)	49.19 %	643.50 (sq.ft)
T1	3	1210.40 (sq.ft)	49.16 %	595.30 (sq.ft)
T2	3	1308.40 (sq.ft)	49.19 %	643.50 (sq.ft)

SENTHIL NAGAR APARTMENT'S - AMENITIES



CCTV Cameras Provisions



Electrical points for EV



Covered Car Parking



Water Supply



Rain Water Harvesting



Balcony



24Hrs Backup Electricity
Inverter Provisions



Lift

PAYMENT SCHEDULE

Initial payment	30%
On completion of foundation	15%
On completion of GF roof slab	10%
On completion of FF roof slab	10%
On completion of SF roof slab	10%
On completion of TF roof slab	10%
On completion of brick work on the respective flat	10%
On handing over	5%

DETAILS OF FLAT COST

Flat Cost Sq.ft.	Rs	Per Sq.ft.	₹
Reserved Car Parking			₹3,00,000
TNEB Deposits & Charges With Connections			₹3,00,000
Metro Water/CMWSSB Connections & Charges			₹3,00,000
Legal, Documentation, Registration & Property Tax Assessment charges			₹1,00,000
Total Cost			
Infrastructure And Developmental Charges ₹300/-sq.ft.			
+9% Registration Charges & Incidental Expenses On Saleable Price.			
+5% Gst On Flat Cost.			
Price variations may occur following the implementation of new tax law by the government.			

PROJECT SPECIFICATIONS

PRE FOUNDATION

Geotechnical Investigation (Soil Test)

- I. Conducting soil investigation to determine the STP - Value for the proposed construction.
- II. Derivation of soil test report with suitable recommendations for the foundation based on the soil investigation.

Ground Water Investigation (Bore Well)

- I. Divining the bore well using scientific methodology and executing the same
- II. Water Test Analysis to determine the TDS (Total Dissolvable Solids).
- III. Derivations of a report to understand the TDS values (Total Dissolved Solids) and to determine the LPH discharge (Liters per hour).

DADO

- I. One water point for domestic water.
- II. Provision for water purifier, washing machine, water inlet & outlet.
- III. Kitchen platform and dado tile will be provided.
- IV. Toilet – Glazed ceramic wall tile will be provided.

FOUNDATION

- I. Earthquake-resistant R.C.C. framed structure with suitable foundations based on the geotechnical investigation report. In compliance with IS 1893-2016, IS 456 - 2005.
- II. Anti-Termite treatment in compliance with IS 6313-2001.
- III. Basement height (from existing road level to the car park flooring level) shall be 1'6" feet.
- IV. Basement with filling soil, topped and consolidated with 6" inches of M Sand and 6" inches of P.C.C. with a mix ratio of 1:4:8.

FLOORING - TILING

- I. Living, Dining, Kitchen & Bedrooms - 2' x 4' GVT/Double-charged vitrified tiles like Somany/ Kajaria/ KAG or equivalent make.
- II. Toilets & Balconies – 1' x 1' / 2' x 2' anti-skid ceramic tiles like Somany / Kajaria / KAG or equivalent make.
- III. Terrace – Weather proofing with Terracotta/ Waterproofing tile.
- IV. Staircase & Lift Car cabin – Granite Finish.
- V. Corridors & Typical floor lobby – Ceramic/ Vitrified tiles.
- VI. Stilt floor car parking - Good quality pavers/ granite.
- VII. Bathroom floor shall have 3mm with matching epoxy grout.
- VIII. Water Proofing will be provided at the Bathroom (Floor).

SUPER STRUCTURE

- I. RCC-framed structure.
- II. Premium-quality reinforcement steel TMT bar and ready-mix concrete are used.
- III. All internal and external walls are finished with high-quality wire-cut bricks.
- IV. The staircase and lift area are finished with fly ash.
- V. Apartment height from floor to floor is 3 meters.
- VI. Waterproofing the terrace by using chemical products.
- VII. Waterproofing at the sump, septic tank, and overhead tank.

ELECTRICAL FITTINGS/ FIXTURES

- I. Three-phase power supply with concealed wiring will be provided.
- II. All switches will be Litaski/ Panasonic/ Roma/ Legrand, or an equivalent make.
- III. Cables and wiring will be Polycab/ Finolex/ or an equivalent make.
- IV. 15A plug points will be provided for the refrigerator, washing machine, and microwave oven.
- V. Geyser provision with electrification will be provided in the toilet.
- VI. 5A sockets for chimneys will be provided in the kitchen, and exhaust fan points in all toilets.
- VII. Power backup provisions will be provided.
- VIII. TV and telephone points will be provided in the living area.
- IX. IX. Foot lamps will be provided in all bedrooms.

DOORS/ WINDOWS/ VENTILATORS

- I. Main entrance door at 8 feet high with high-quality, seasoned eco-friendly engineered wood frame and door with both side locks, tower bolts, door viewer, safety latch, door stopper, etc. of Godrej/ Ebco or equivalent make
- II. The door quality standards are soundproof, impact-resistant, free warp, and immune to telegraphing.
- III. Other doors at 7 feet height have a good quality seasoned wood frame and particle infill door with both side laminate panel doors and the required door accessories of equivalent make.
- IV. UPVC French doors with sliding/ swing shutters and toughened glass without grills will be provided in balconies.
- V. UPVC windows with sliding/ swing shutters and see-through plain glass with grills will be provided for all windows.
- VI. UPVC ventilators will be provided in toilets.
- VII. One water point for domestic water.
- VIII. Provision for a water purifier, washing machine, and water inlet and outlet.
- IX. Kitchen platforms and dado tile will be provided.
- X. Toilet - Glazed ceramic wall tile will be provided.

PAINTING FINISHING

- I. All internal walls will be coated with 2 coats smooth putty, 1 coat of primer and 2 coats of emulsion paint of Asian/Nippon or equivalent make.
- II. All external walls will be finished with 1 coat of primer and 2 coats of weatherproof emulsion paint of Asian/ Nippon or equivalent make.
- III. Ceilings will be finished with 2 coats smooth putty, 1 coat of primer & 2 coats of emulsion.
- IV. MS railing (balcony & staircase) and window grill finished with enamel paint, aesthetically designed & fixed to walls.

PLUMBING & SANITARY

- I. All sanitary ware in ceramic of brands like Hindware/ Jaquar/ Roca or equivalent make will be provided.
- II. EWC (wall or floor-mounted closet) with sanitary fittings of brands like Hindware/ Jaquar/ Roca or equivalent make will be provided.
- III. Washbasins of brands like Hindware/ Jaquar/ Roca or equivalent make will be provided in the common wash area. A wall-mounted basin will be provided in all remaining toilets.
- IV. CP fittings of brands like Hindware/ Jaquar/ Roca or equivalent make.
- V. A single-lever high-flow concealed diverter of Hindware/ Jaquar/ Roca or equivalent makes of hotand& cold mixer with an overhead shower will be provided in the toilets.
- VI. CPVC pipelines/ UPVC soil waste lines/ sewage pipelines & rainwater lines of brands like Astral/ Finolex/ Supreme or equivalent make will be provided

EXTERNAL FEATURES

- I. Premium elevation inspired by a French home.
- II. Reserved car parking for each flat.
- III. CCTV camera provision.
- IV. Automatic passenger lift will be provided.
- V. Staircase lobby will be secured with a door.
- VI. EV charge point.
- VII. Rainwater harvesting.
- VIII. Sump and overhead tank for metro water and borewell.
- IX. Septic tank will be provided in the place of unprecedented floods.
- X. Head room and lift room with steel or WPC doors.
- XI. Additional fees will be applied for any actions undertaken beyond the specified features.



📞 CONTACT FOR BOOKING DETAILS
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📍 OFFICE ADDRESS
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Annanagar west, Chennai - 600040**



SITE ADDRESS

**No 3, Senthil Nagar, Iyappa Nagar 2nd
Street, Korattur, Chennai - 600099**

**SCAN FOR
LOCATION**

