

PRIYA Malligai

PLOT NO : 4,5

MANAPAKKAM

PREMIUM 3BHK APARTMENTS

1465 sq.ft AND 1487sq.ft

OWN YOUR DREAM HOME TODAY



Where Living Finds a Higher Standard...

CONTACT 

AP : 26, 5th Street, 1st Sector,
K.K.Nagar, Chennai - 600 078.

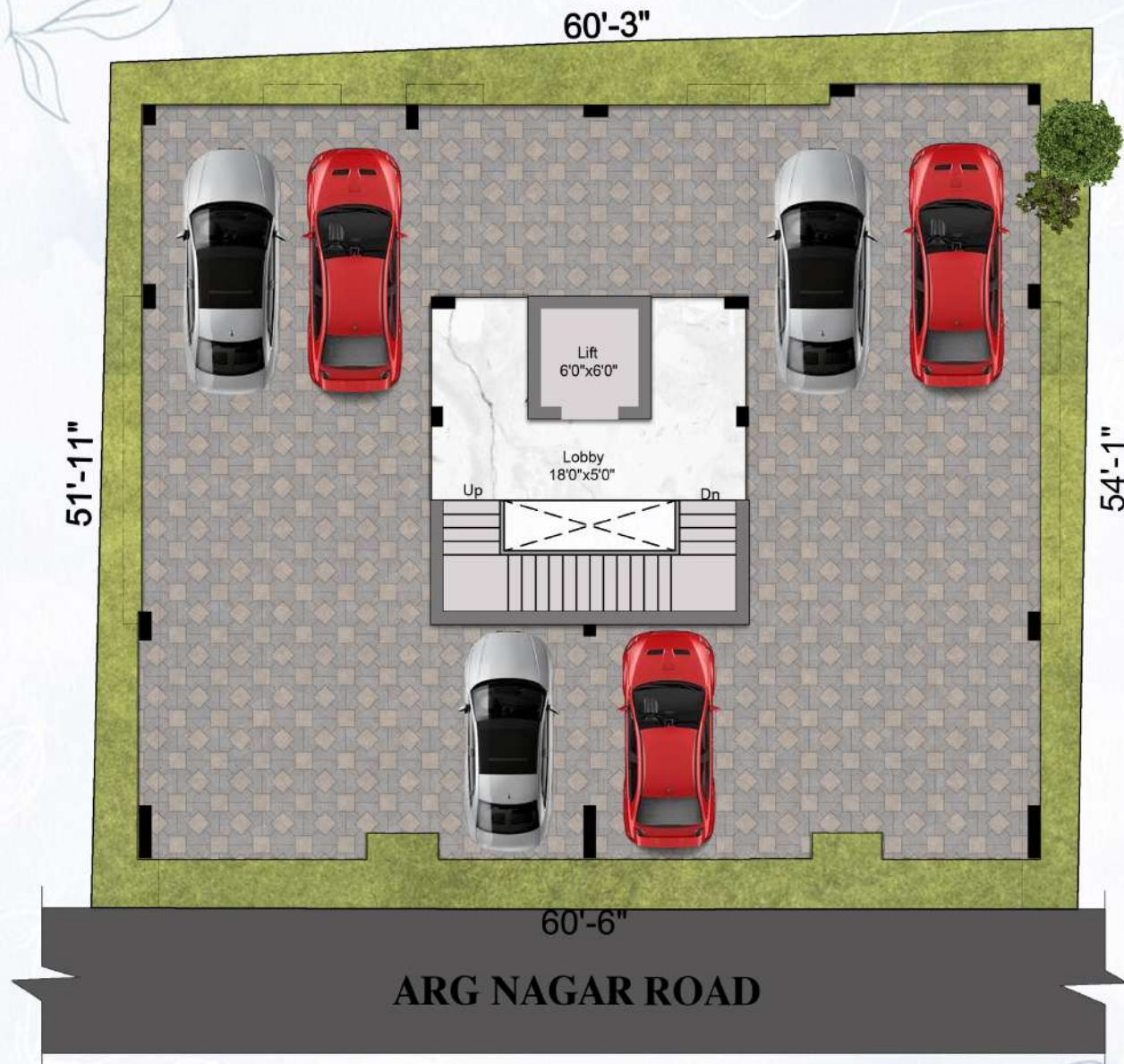
Cell : 9444061883
9841032784



Site Location

ELEVATION VIEW





STILT FLOOR PLAN



TYPICAL FLOOR PLAN (1st-3rd FLOOR)



UNIT A PLAN

1465 Sq ft



UNIT B PLAN

1487 Sq ft

SPECIFICATION

STRUCTURE

Floors :	Stilt + 3 Floors
Structural System :	RCC (Reinforced Cement Concrete) Framed Structure.
Foundation Type :	Pile Foundation
Masonry :	Solid Blocks finished with cement plastering
Termite Treatment :	Entire building to be treated with Anti-Termite Treatment (ATT).

FLOOR FINISHES

Living & Dining :	Premium Double Charged Vitrified Tiles* (4' x 2').
Bedroom & Kitchen :	Double Charged Vitrified Tiles* (2' x 2').
Bathrooms :	Anti-skid Ceramic Tiles.
Outdoor Spaces :	Anti-skid Ceramic Outdoor Tiles.

WALL & CEILING FINISHES

Internal Walls :	2 coats of putty
Ceilings :	1 coat of primer 2 coats of premium emulsion paint
Exterior Walls :	1 coat of primer 2 coats of weatherproof external emulsion paint
Bathrooms (Walls) :	Wall tiles up to 7' height Area above 7' - 2 coats of putty, 1 coat of primer, 2 coats of premium emulsion paint
Grills / Railings :	Protective "Zinc Chromite Primer" Finished with "enamel paint"

KITCHEN / UTILITY

Electrical Provisions :	Points for chimney & water purifier.
Sinks :	Two inle-bowl stainless steel sinks.
Faucets :	Jaquar or equivalent – cold water supply only.

BATHROOMS

Sanitary Fixtures :	Kohler or equivalent
CP Fittings :	Kohler or equivalent
Pipelines :	Hot & Cold Water - Concealed **CPVC* Other Plumbing - UPVC Underground Drainage - "PVC"
Other Provisions:	Exhaust Fan Provisioned in all bathrooms.

WINDOWS & VENTILATION

Component	Specification
Windows	UPVC windows with plain glass & MS safety grill.
French Doors	UPVC frame with toughened glass & grills.
Ventilators	UPVC frame with fixed/adjustable louvered or openable shutter for ODU access.

DOORS

Door Type	Specification
Main Door	7' high Teak wood door with Teak wood frame.
Bedroom Doors	7' high Teak wood frame, laminated shutter.
Bathroom Doors	7' high *Teak wood frame, waterproof shutter.

ELECTRICAL FIXTURES & FITTINGS

Feature	Specification
Power Supply	3-Phase* Power supply.
Safety Devices	ELCB* (Earth Leakage Circuit Breaker)
Cables/Wires	Orbit / Kundan.
Switches & Sockets	Anchor Roma or equivalent.
AC Points	Living Room & All Bedrooms.
TV/DTH Points	Living Room & All Bedrooms

COMMON AREA & BUILDING AMENITIES

Feature	Specification
Lift	Passenger lifts (6 passengers) Stretcher lift.
Power Backup	Individual apartment power backup included.
Intercom	Provision in Living Room.
CCTV Surveillance	Installed in All Common Areas.
Staircase	S.S handrails.
EV Charging Point	Dedicated charging provision in parking area.
Video Audio Door	Provided at main entrance.

KEY MAP



LOCATION ADVANTAGES

SCHOOLS

- ORCHIDS The International School - 1.3km
- Lalaji Memorial Omega International School - 2.9km

COLLEGES

- Sri Ramachandra College - 5.9km
- SRM Eswari Engineering College - 3.0km

HOSPITALS

- MIOT International Hospital - 3.0km
- St. Thomas Hospital - 5.3km



PRIYA DEVELOPERS

ENGINEERS & PROMOTERS