



LAHANA

@ MADURAVOYAL



ELEVATION



**9 NO.78, 1ST MAIN ROAD, AGASTHEIR STREET,
VENKATESHWARA NAGAR, MADURAVOYAL**

**LAND AREA:2400 SQFT
NO.OF FLOORS:STILT 3 FLOORS**

CAR PARKING PLAN



Vehicle Entry

Vehicle Entry

Agastheir Street - 30 ft road

TYPICAL FLOOR PLAN



APARTMENT
 2BHK-F1,S1,T1 - 890 sqft
 6Nos-F2,S2,T2 - 910 sqft

SPECIFICATION

STRUCTURE

- RCC Framed with columns and beams using ISI Standard FE 415 TMT Steel
- 9" thick wall with well burnt chamber bricks in all peripheral walls and 4" thick for all partition walls.
- Inner and Outer walls plastered smoothly in the ratio 1:5
- Ceiling is plastered in the ratio 1:3

FLOORING

- Living, Dining, Bedroom & Lobby 600mm x 600mm vitrified Double charged tile of Varmora/asian brand or equivalent
- Kitchen - Anti-Stain tiles of size 600mm x 600mm flooring. 300mm x 450mm tiles for wall area upto 600mm height above the counter top, with stainless steel bowl with single drain board will be provided in the kitchen
- Toilets Anti-Skid ceramic tiles for flooring and anti-stain tiles of Varmora /asian brand or equivalent upto 8" ft level.
- Balcony & Utility Anti-Skid vitrified Double charged tiles.
- Terrace flooring with heat Reflective Tiles
- Provision for washing machine in utility areas

PAINTING

- All internal walls will be coated with 2 coats of Asian/Equivalent brand premium emulsion paint over 2 coats of putty & 1 coat of primer.
- External walls will be coated with weather proof APEX paint.
- Facade of the building will be as per the architectural design
- Grills are painted with 2 coats of enamel paint over 1 coat of red oxide.
- Ceiling will be smoothly finished with 1 coat of primer and 2 coats of premium emulsion paint

ELECTRICAL

- Concealed wiring with light point & plug points – Anchor Roma/Wipro or equivalent switches
- Finolux /Orbit wires or equivalent
- One telephone jack/TV jack will be provided in living room, family room And master bedroom

AC point provisions will be provided in all bedrooms, living & dining rooms
Three-phase supply with automatic change over switch in each

FOLLOWING POINTS WILL BE PROVIDED:

- Living/Dinning Light point - 4, Fan point - 2, 5A plug point - 3, 15A plug point - 1, TV point - 1, Telephone point -1 , AC Socket - 1
- Bedroom - Light point - 2, Fan point - 1, 6A plug point - 1, 16A

plug point - 1, TV point - 1, 6A 2 Way point -2, AC Socket - 1

- Kitchen - Light point - 1, 6A plug point - 2, 16A plug point - 3, Exhaust fan point - 1
- Toilet - Light point - 2, 6A plug point - 1, 16A plug point - 1 Balcony Light point - 1
- Service - Light point - 1, 16A plug point - 1 Concealed copper wiring in conduits

WATER & DRAINAGE

- Common Borewell will be provided
- Common Underground RCC sump of adequate capacity will be provided with hydro pneumatic pressurized water system
- Integrated septic tank, If needed.

DOORS

- Entrance door - Teak wood frame with designed pressed flush shutters
- Bedroom doors, wooden frames with design pressed flush shutters
- Toilet doors: Wooden frames with plastic coated design pressed flush shutters

PEST CONTROL

- Both pest control and anti-termite control during pre-construction for prevention of white ants & termites.

EXTERNAL WORKS

- Landscaping and paving around the building area
- Stainless steel handrails in common staircase area with granite flooring
- 9" thick wall with well burnt chamber bricks in all over parapet wall with height 4ft.

WINDOWS & VENTILATORS & FRENCH DOORS

- UPVC casement windows, 3 tracks with sliding mosquito mesh, 4mm thick glass, architecturally designed MS grills

PLUMBING & SANITARYWARE

- Sanitary ware : Floor wall mounted closes and wash basin - Jaguar /Roca or equivalent CP fittings : Jaguar / Roca or equivalent

COMMON AMENITIES

- Two wheeler parking for all flats.
- Driver's toilet in stilt floor under the staircase space
- Rain water harvesting

AMENITIES & LOCATION MAP



**COVERED CAR PARK
FOR EACH FLAT**



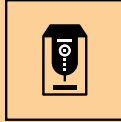
CCTV



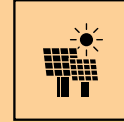
**BRANDED
AUTOMATED LIFT**



**BOREWELL WILL
BE PROVIDED**

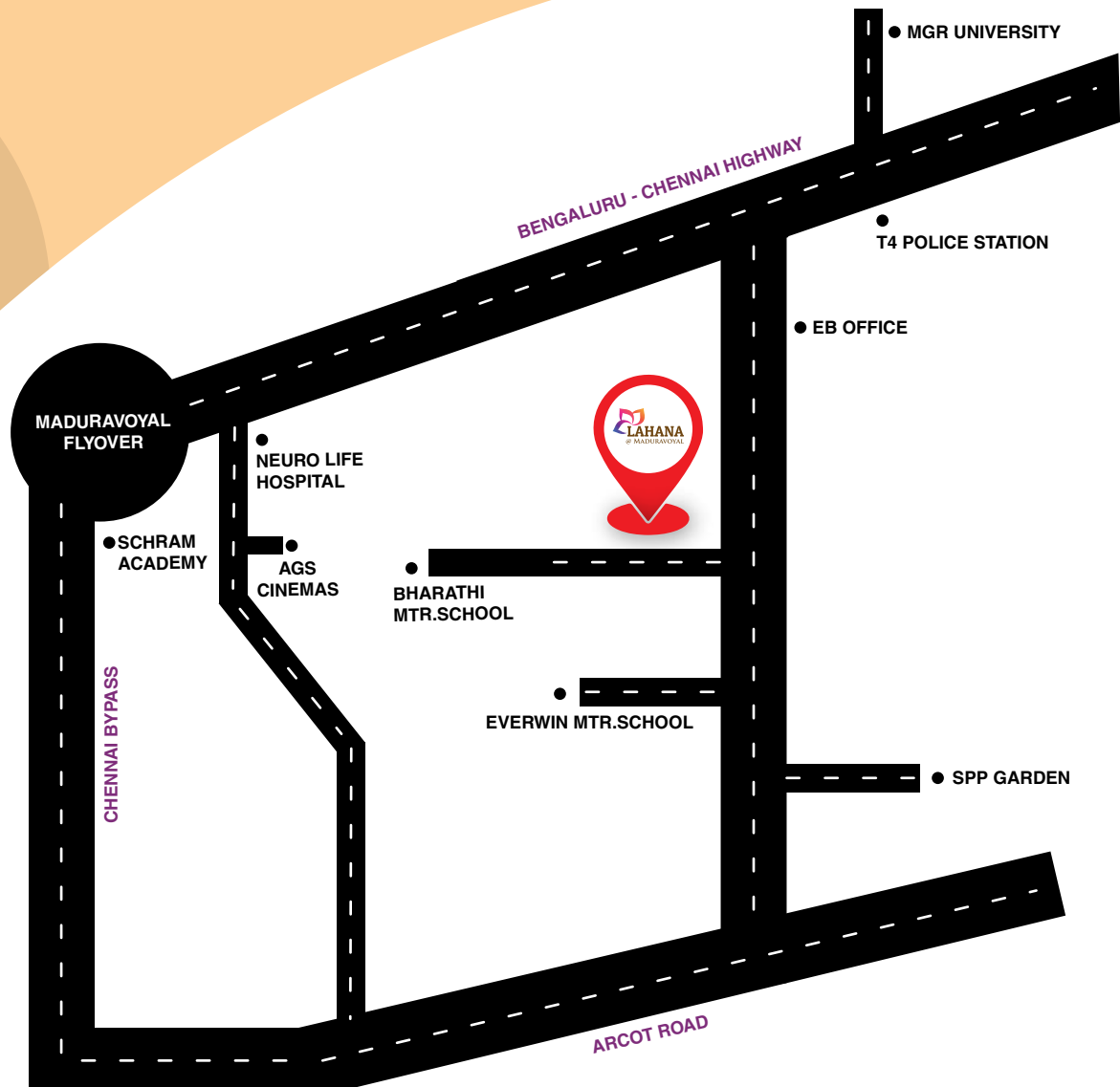


**UPS INVERTER
PROVISION FOR ALL FLATS**



**SOLAR POWER FOR
COMMON AREA**

SCAN FOR DIRECTION



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PROPSHELL DEVELOPERS

No.2 Guna Tower, North Boag Road, T.nagar Chennai – 600 017.

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