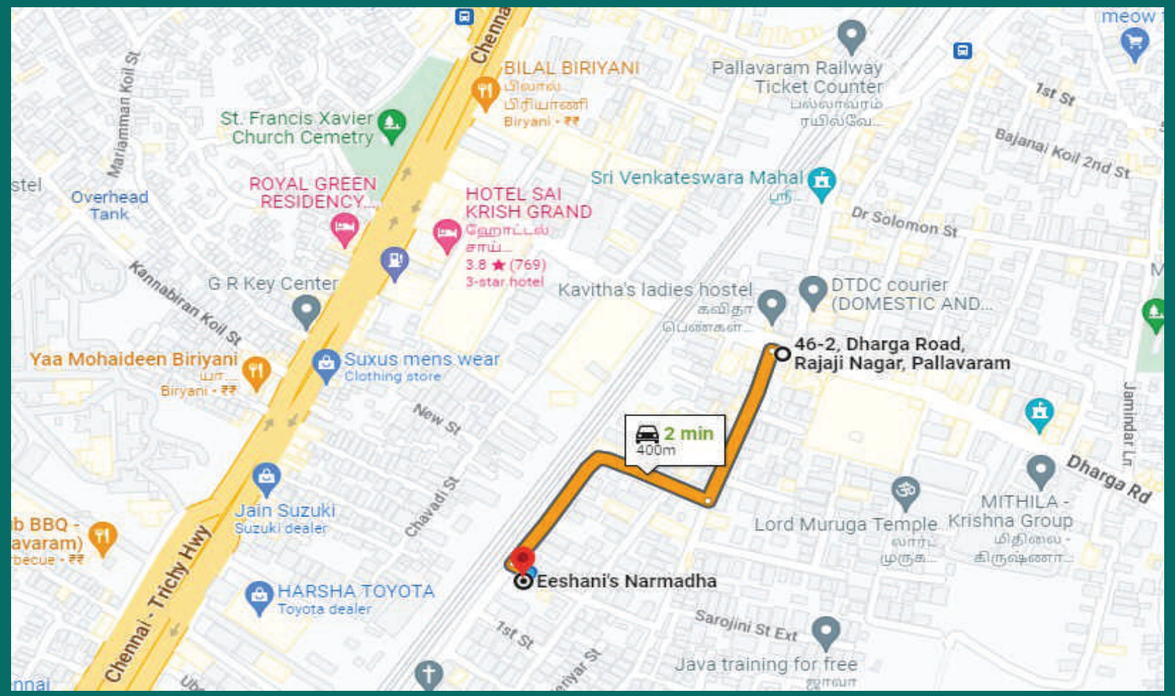
Apartment Area Details

SI.NO	APARTMENT NO	APARTMENT AREA Sq. Ft.	FLOOR	ROOMS	MAIN DOOR FACING
1	F1, S1 & T1	1210 Sq.ft	FF, SF & TF	3 BHK	East
2	F2, S2 & T2	1210 Sq.ft	FF, SF & TF	3 BHK	East

Location Map



EESHANI BUILDERS

OFFICE ADDRESS :
Plot No.38, Alamelumangapuram, 2nd Cross Street,
Madipakkam, Chennai - 600091.
(Land Mark : Back side of Indusind Bank & Anjakha Hospital).

SITE ADDRESS :
Plot No.1A, St.Marys Street, Sri Sakthi Nagar, Zamin Pallavaram, Chennai - 600043. (Land Mark - St.Marys School, Near Dharga Road SubWay & Pallavaram Railway Station)

www.eeshanibuilders.com

FOR BOOKING CONTACT
M. SIVA M.E. (Structural)
9566 43 43 43
7797 01 23 45

Eeshani's
NARMADHA
Zamin Pallavaram

EESHANI BUILDERS

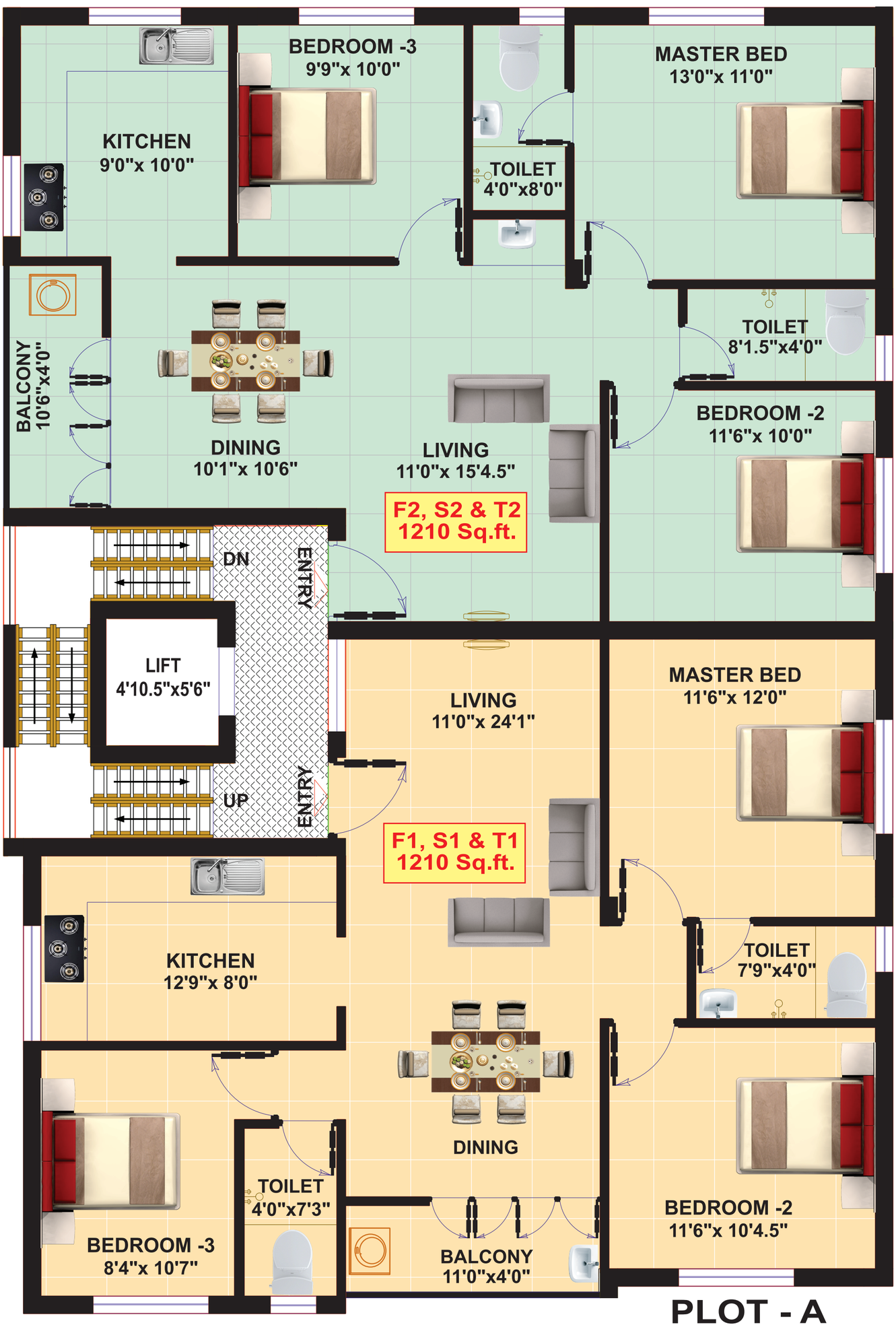


The place can bring you peace... HOME

Car Park

S
E
W
N
4
5
3
DRIVEWAY
DN
LIFT
4'10"x5'6"
UP
ENTRY
DRIVEWAY
6
2
7
1
8
PLOT - A
ST.MARY'S STREET - 30 FEET ROAD

First, Second & Third Floor Plan



PLOT - A

ST.MARY'S STREET - 30 FEET ROAD

Specification

STRUCTURE :

- R.C.C framed structure with RCC columns, beams and Slab.
- First Quality Red Brick (Wire cut) Masonry walls using M sand.
- Stilt plus three floors.
- EARTH QUAKE resistant design as per STRUCTURAL CONSULTANT based on SOIL TEST REPORT.
- COLOUR, ELEVATION and DESIGNS as per Builder Choice.

SPECIAL FEATURES :

- Internal Minor Alterations, Electrical points, Plumbing fittings, Tile, Main Doors & other doors and Painting shall be of customer's choice.
- Anti-skid tile provided for Ground floor car park areas for easy maintenance.
- Granite shall be provided for staircase and Stainless steel hand rails.
- Rain water harvesting. PEST control treatment.
- Safety Grill will be provided for Main Door and Balcony.
- Fixed supports for drying clothes in terrace.
- All bed rooms and Kitchen shall be provided with lofts.
- All bed rooms and Kitchen shall be provided with one (4 feet wide) cudappah slabs.
- Seating place in car park and terrace area.
- 2'0" x 2'0" White tile in terrace (Cooling tile)
- Six passenger lift with Automatic door is provided.
- CCTV is provided. Video Door Phone System.

DOORS AND WINDOWS :

- ·MAIN door with TEAK WOOD, Godrej lock, viewing lens, brass hinges, brass handles, and tower bolts.
- Bed room doors with TEAK WOOD frames and single leaf MASONITE shutter.
- Bathroom doors with WPC frames and shutters.
- Open type UPVC window and safety grills.
- French door with UPVC Sliding type.
- VENTILATORS with UPVC frames, MS grill and provision for exhaust fan.

TILES AND GRANITE :

- Living, Dining, kitchen and Bedrooms floorings shall be provided with 4'0" x 2'0" Vitrified tiles of brands like Johnson/Somany (Basic cost Rs. 60.00/ Sq. Ft.)
- Bathroom wall tile for 7' 0" height (Basic cost Rs. 45.00/ Sq. Ft.)
- Kitchen wall tile up to 2'0" height (Basic cost Rs. 45.00/ Sq. Ft.).
- Anti-skid bathroom floor tiles (Basic cost Rs.45.00/Sq. Ft.)
- Kitchen platform with high grade polished Black GRANITE top with beading full rounded edges (Basic cost Rs. 135.00/ Sq. Ft.).
- Stainless Steel single bowl sink in kitchen.















SANITARY WARES AND FITTINGS :

- EWC Wall mounted closet with Parry ware brand for all toilets.
- Wash basin with PARRYWARE brand in Dining and all bedroom toilets.
- Cockroach Trap in all toilets and kitchen sink.

PLUMBING :

- Two Taps in the kitchen for Metro water and bore water each.
- Single Lever High Flow Diverter (Jaquar) for hot and cold water.
- All Internal plumbing water lines CPVC pipes and for External plumbing water lines PVC pipes are used.
- All PLUMBING fittings with PARRYWARE brand.

ELECTRICAL :

- 3 Phase Electric supply connection with manual phase change over facility for each flat.
- MCB / RCCB with Anchor Panasonic/Greatwhite.
- Modular Switches & Sockets of Anchor Roma/Greatwhite/Equivalent Brand.
- Two way switches for one light and one fan must be provided in all bedrooms.
- FRLS Copper Wire of Finolex / Orbit/Greatwhite.
- Split A/C provision for hall and all bedrooms.
- TV provision for hall and all bedrooms.
- Exhaust Fan Point in all Bathrooms and kitchen.
- Geyser Point in all toilets.
- Inverter wiring in all rooms.
- Water Purifier & Chimney point in kitchen.
- Night lamps point in all bedrooms.
- One point in Stilt floor for Car washing (vacuum cleaners).
- Electronic vehicle (EV-pipe line provision only) in car park area.

PAINTING :

- Internal Walls and Ceiling finished with 2 Coats of Asian wall Putty, 1 Coat of Primer & 2 Coats of Asian Royal Emulsion paint.
- External Walls finished with 1 Coat of Primer & 2 Coat of weather proof Asian ULTIMA Emulsion paint.
- Doors other than entrance door with enamel paint.
- Main door with varnish (Melamine finish).
- M.S. Grills with two coats of enamel paint.

NOTE :

- Any Additions or Alterations required over the above Provisions shall be provided at EXTRA COST