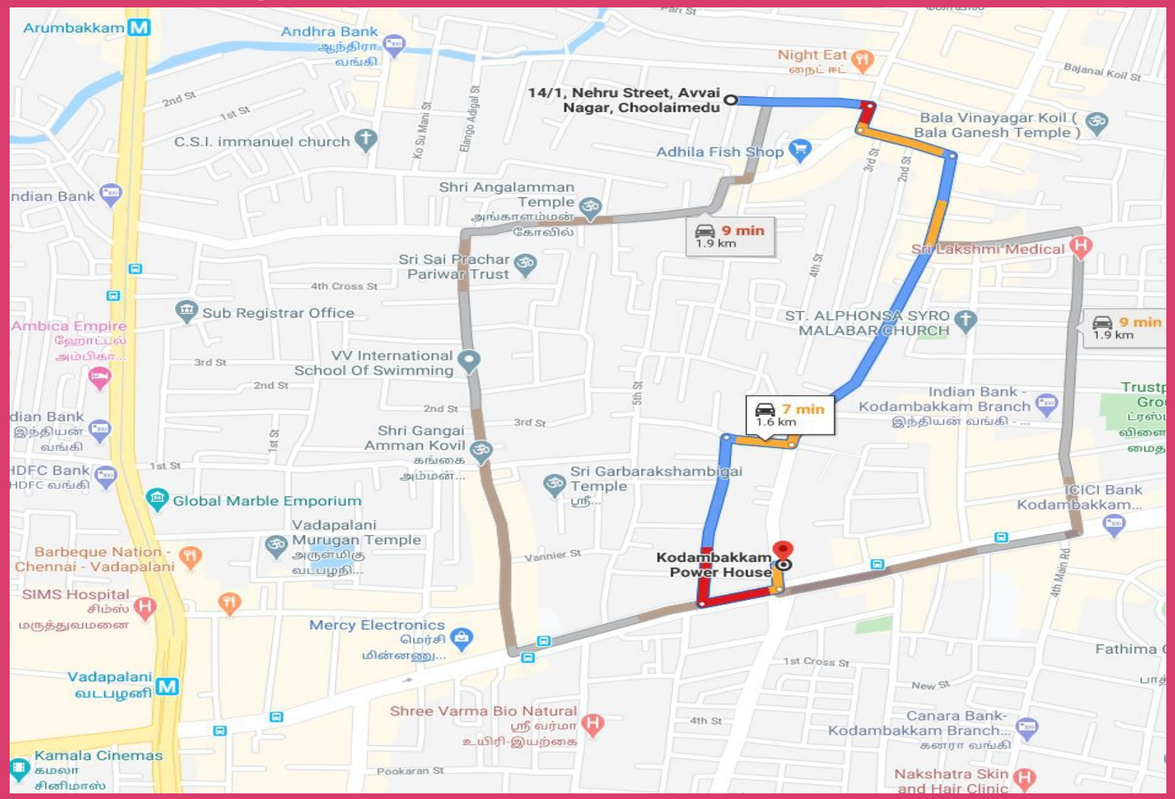
Apartment Area Details

SI.NO	APARTMENT NO	APARTMENT AREA Sq. Ft.	FLOOR	ROOMS	MAIN DOOR FACING
1	F1 & S1 & T1	1284	FF & SF & TF	3 BHK	North
2	F2 & S2 & T2	1212	FF & SF & TF	3 BHK	South

Location Map



Site Address : New Door No.8, Plot No. 7, Nehru Street, Avvai Nagar, Near Anna Nedumpathai, Choolaimedu, Chennai - 600 094.

EESHANI BUILDERS

Plot No.38, Alamelumangapuram 2nd Street, Keelkattalai, Chennai - 117.
(Land mark : Back side of Indusind Bank & Anjakha Hospital).

www.eeshanibuilders.com

Contact : M. Siva M.E. (Structural) : 9566 43 43 43

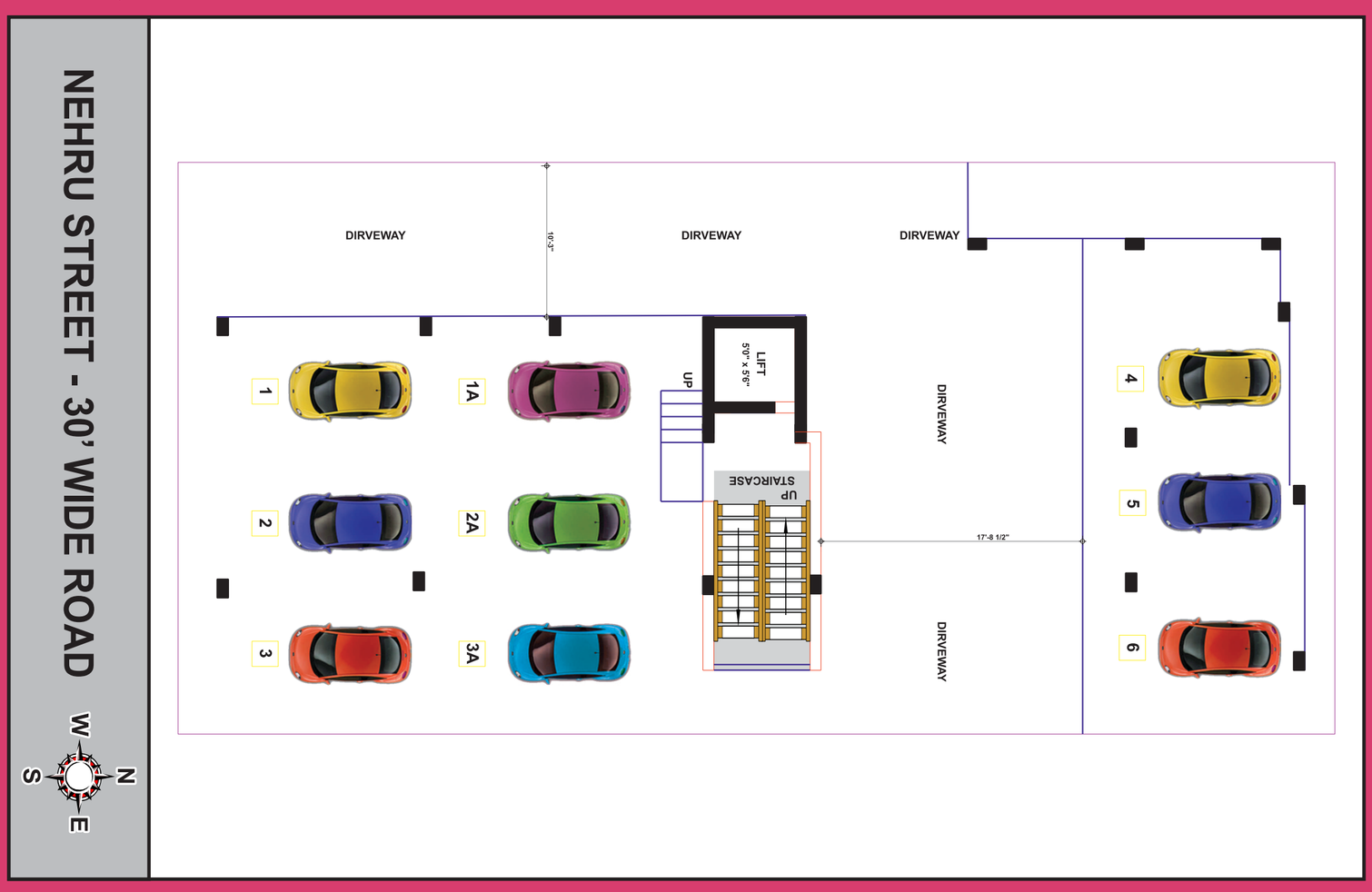
EESHANI BUILDERS



It's not how big the house is,
it's how happy the home is.



Car Park Plan



First, Second & Third Floor Plan



Specification



STRUCTURE :

- R.C.C framed structure with RCC columns, beams and Slab.
- Brick Masonry walls with Plastering in CM.
- Covered Car Parking in Stilt floor with three floors.
- EARTH QUAKE resistant design as per STRUCTURAL CONSULTANT.
- COLOUR, ELEVATION and DESIGNS as per Builder Choice.

SPECIAL AMENITIES :

- Covered parking space for vehicles.
- Rain water harvesting Etc...
- PEST control treatment.
- Safety Grill will be provided for Main Door, Balcony & Motors.
- Fixed supports for drying clothes in terrace for each apartment.
- All bed rooms and Kitchen shall be provided with lofts not exceeding 20 sft each.
- All bed rooms and Kitchen shall be provided with one (4 feet wide) cudappah slabs.
- Inverter wiring in all rooms.
- White tile in terrace (Heat proof tile)
- Provision of CCTV
- 6 passenger Lift will be provided.
- Car Parking flooring tile
- Staircase steps in Granite and SS Handrails



JOINERIES :
» DOORS
» WINDOWS
» VENTILATORS

- MAIN ENTRANCE door shall be provided with First class TEAK WOOD, frame and shutter, Godrej/equivalent lock, viewing lens, brass hinges, approved brass handles, tower bolts and necessary door stoppers.
- Bed room doors shall be of single leaf MASONITE shutter fixed to Second class TEAK WOOD frames.
- Bathroom doors shall be of single leaf WPC shutters fixed to Second class TEAK WOOD frames.
- WINDOW frames and shutters shall be made of UPVC, Glazed shutters and safety grills.
- VENTILATORS shall be provided. Glazed louvers with MS grill and provision for exhaust fan.

FLOORING :
» LIVING/DINING
» BEDROOMS

- Living, Dining, kitchen and Bedrooms floorings shall be provided with 2'6" x 2'6" Vitrified tiles of standard brands (Basic cost of tile at Rs. 50.00/ Sq. Ft.)



KITCHEN
» FLOORING
» PLATFORM
» SINK

- Kitchen platform shall be of high grade polished Black GRANITE top with half rounded edges (Basic cost of Granite at Rs. 130.00/ Sq. Ft.).
- Dado up to 2'0" height above the platform (Basic cost of tile at Rs. 40.00/ Sq. Ft.).
- Stainless Steel kitchen single bowl sink shall be provided.
- Chimney outlet pipeline will be provided.
- Separate pipe lines to sink shall be provided for Bore water and sump water

TOILETS
» FLOORING
» WALLS

- Anti skid Ceramic tiles flooring, (at Basic cost of tile Rs.40.00/Sq. Ft.)
- Ceramic tile dado for about 7' 0" height from the floor. (Basic cost of tile at Rs. 40.00/ Sq. Ft.)
- Suitable openings for exhaust fans shall be provided.
- Water proofing to all toilets will use Fosroc chemical.

SANITARY WARES
» EWC
» WASH BASIN

- EWC wall mounted closet shall be provided with one no. of Parry ware/equivalent, white colored closet with cistern for Master bed room toilet.
- IWC/EWC shall be provided with one no. of Parry ware/equivalent, white colored, closet with cistern for common toilets.
- Wash basin shall be provided with PARRYWARE brand in Dining and Master bed toilet.



PLUMBING
» SUMP
» OHT
» BATHROOMS
» KITCHENSINK
» PARKING AREA

- One OVER HEAD TANK of adequate capacity shall have Two compartments with provision for pumping water from captive source (bore well) or water from the ground sump.
- One SUMP of adequate capacity for receiving Metro water supply becomes available to the complex.
- A Tap in the kitchen for Metro water supply from overhead tank.
- 2 in 1 wall mixer Tap connections shall be provided in bathrooms with hygiene faucet with Overhead shower & Hot and cold water provision.
- All Internal plumbing water lines CPVC pipes and for External plumbing water lines PVC pipes are used
- All PLUMBING fittings shall be provided with PARRYWARE(Jade)brand



ELECTRICAL

- 3 Phase Electric supply connection with manual phase change over facility for each flat.
- Concealed copper wiring
- Provision for Inverter.
- MCB / RCCB (Residual current circuit breaker) shall be provided with Anchor Panasonic as per the choice of the Builder.
- Provision of ELECTRICAL points as listed in table below...

PAINTING
» INTERNAL
» EXTERNAL
» DOORS
» WINDOWS
» GRILLS

- All INTERNAL WALLS and ceiling shall be applied with Cement based Putty to have smooth surface and finally finished with one coat of acrylic 2 coats of EMULSION Asian paint.
- The EXTERNAL WALLS of the apartment / building shall be initially applied with 1 coat of white cement and finally finished with 2 coats of weather proof EXTERIOR EMULSION Asian paint.
- Doors other than entrance door & Windows with enamel paint.
- Entrance / Main door with varnish (sealer finish / Melamine finish).
- M.S. Grills with two coats of enamel paint.



COMPOUNDWALL
» GATES
» RAMP

- Compound wall be provided along the boundaries of the premises (only, when the premises is open from the other side), with M.S. gate as per the design & drawings.

PROVISION OF ELECTRICAL POINTS

ENTRANCE

- One Bell point and One Light point (2 ways).

LIVING

- One TV point, One Telephone point, Two Light points in walls,
- One Fan point, Provision for hanging chandelier electrical point.
- Three 5 A pin points, One 15 A for Fridge
- One light point & one 5 A Pin point over dining wash basin.



MASTER BED ROOM

- Two Light points in wall, Fan Points at suitable location.
- Two 5 A pin points, One 20 A point for Split A/C,
- One TV point.

OTHER BED ROOMS

- Two Light points in wall, One Fan points at suitable location.
- Two 5 A pin points, One 20 A point for Split A/C,
- One TV point.

KITCHEN

- One Light point in wall, One Fan & chimney points.
- Three 5 A pin point for Mixer, Aqua guard & Grinder.
- One 15 A point for Microwave oven,
- One 15 A point for Washing machine.

MASTER TOILET

- One Light point,
- One 5 A pin point for Exhaust fan, one 15 A point for Geyser.
- One light point over wash basin.



COMMON TOILET

- One Light point,
- One 5 A pin point for Exhaust fan, one 15 A point for Geyser.

COMMON POINTS

- Common light point in stairs & terrace,
- One points for Pump/Motor sets as per promoters' choice.
- One 5 A pin point in Stilt floor for Car washing (vacuum cleaners).

SWITCHES & WIRES

- All switches shall be of modular type of Anchor.
- ALL Electrical wire shall be of ORBIT Make.