

# PRIYA Mullai

PLOT NO : 12,13



MANAPAKKAM

*Elevate Your Lifestyle With Premium Living Spaces...*

 **PRIYA DEVELOPERS**  
ENGINEERS & PROMOTERS

**PREMIUM 3BHK APARTMENTS**  
1425 sq.ft

**BOOK YOUR DREAM  
HOME TODAY**

• *Modern* • *Spacious* • *Elegant*

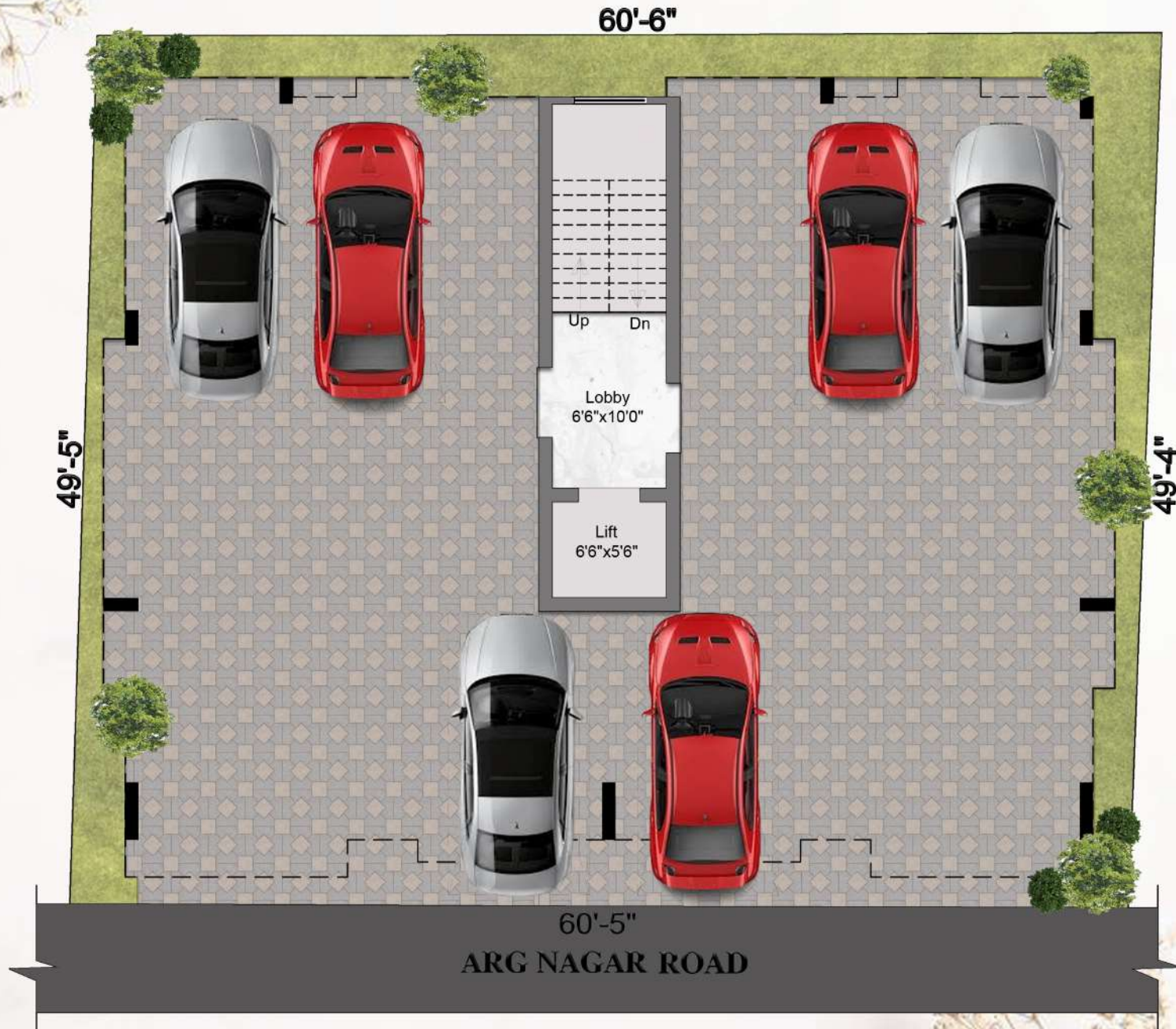
CONTACT 

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# ELEVATION VIEW





STILT FLOOR PLAN



TYPICAL FLOOR PLANS (1st - 3rd floor)



**UNIT A PLAN**  
**1425 Sq ft**



**UNIT B PLAN**  
**1425 Sq ft**

# SPECIFICATION

## STRUCTURE

|                     |                                                                     |
|---------------------|---------------------------------------------------------------------|
| Floors :            | Stilt + 3 Floors                                                    |
| Structural System : | RCC (Reinforced Cement Concrete)<br>Framed Structure.               |
| Foundation Type :   | Pile Foundation.                                                    |
| Masonry :           | Solid Blocks finished with cement plastering                        |
| Termite Treatment : | Entire building to be treated with<br>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 wall putty                                                                                                          |
| Ceilings :          | 1 coat of primer<br>2 coats of premium emulsion paint                                                                          |
| Exterior Walls :    | 1 coat of primer<br>2 coats of weatherproof external emulsion paint                                                            |
| Bathrooms (Walls) : | Wall tiles up to 7' height<br>Area above 7' - 2 coats of wall putty,<br>1 coat of primer,<br>2 coats of premium emulsion paint |
| Grills / Railings : | Protective "Zinc Chromite Primer"<br>Finished with "enamel paint"                                                              |

## KITCHEN / UTILITY

|                         |                                                |
|-------------------------|------------------------------------------------|
| Electrical Provisions : | Points for chimney & water purifier.           |
| Sinks :                 | Two single-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*<br>Other Plumbing - UPVC<br>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)<br>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



Scan for site location