

EXPERIENCE THE MAGIC OF SERENITY



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—PUSHKAR'S—  
**PADMASHRI**

Vidyodaya Schools  
**500 Meters**

Padma Seshadri Bala Bhavan  
Senior Secondary School  
**350 Meters**

Bank & ATM  
**150 Meters**

Panagal Park Metro station  
**800 Meters**

Cloud Nine Hospital  
**800 Meters**

Shopping & Restaurants  
**150 Meters**

Geri Care Hospital  
**230 Meters**

Apollo Medical Center  
**450 Meters**



## SITE LOCATION



New Door Nos.49,51,53, Old Door No.25, Thirumalai Pillai Road,  
T. Nagar, Chennai – 600017.

## SITE DETAILS

The building will be constructed over a plot 5603 sq. ft.  
with Stilt plus three floors and will have 06 premium apartments.

## CONTACT DETAILS

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## PREFERED BANKERS





## SUPER BUILT-UP AREA DETAILS IN SQ.FT.

Stilt cum Ground Floor is Reserved for Car Parking Space

Flat No	Floor	Buildup Area (sq.ft)	UDS (sq.ft)
1A	First Floor	1960	933.83
1B	First Floor	1960	933.83
2A	Second Floor	1960	933.83
2B	Second Floor	1960	933.83
3A ✓	Third Floor	1960	933.83
3B ✓	Third Floor	1960	933.83
✓ <b>AVAILABLE</b>			

### DETAILS OF FLAT COST

Flat cost .....	Sq.ft. @ Rs.....per Sq.ft.	= Rs.
Reserved Car Park (2 No's)		= Rs. 10,00,000/-
TNEB Deposits & Charges with Connections		= Rs. 2,50,000/-
Power Backup Generator with Installation Charges		= Rs. 1,50,000/-
Metrowater/CMWSSB Connections & Charges		= Rs. 3,50,000/-
Legal, Documentation, Registration & Property Tax Assessment charges		= Rs. 1,00,000/-
		-----
	<b>TOTAL COST</b>	= Rs.
		=====

- Infrastructure and Developmental Charges Rs325/- sq ft.
- 9% Registration charges & Incidental Expenses on Sale Deed
- +5% GST on Flat cost.

### PAYMENT SCHEDULE

Stage of Work	Percentage	Installment No.
Initial Payment (EB+CMWSSB+Car Park charges incl.)	15%	I
On completion of foundation work	15%	II
On completion of Ground/Stilt Floor Roof Slabs	15%	III
On completion of First Floor roof slabs	15%	IV
On completion of Second floor roof slabs	15%	V
On completion of Third floor roof slabs	10%	VI
On Completion of Brickwork in respective Flats	10%	VII
On Handing over	05%	VIII
<ul style="list-style-type: none"> <li>• DD/Cheque should be drawn in favour of M/s. Pushkar Properties Pvt Ltd., payable at Chennai.</li> <li>• Outstation cheques will not be accepted.</li> </ul>		

## SPECIFICATION:

### Structure:

- RCC framed structure with RCC Columns, beams and slabs.
- Walls using Wire Cut Bricks / Aerocon Blocks.

### Doors and Windows:

- Main entrance door of size 8'x4' – Teak Wood Frame & 43mm Shutters with natural walnut veneered solid panel shutter.
- Internal Doors – 36mm Tubular Core Shutter with laminate finish.
- Toilet door – 36mm Tubular Core Shutter with laminate finish.
- UPVC Openable Windows from FENESTA / SAINT GOBAIN.
- MS grills in all windows
- Locks from YALE / DORSET / FORT.

### Wall Finishes:

- Plastering – smoothly plastered
- Finished with BIRLA wall care putty
- False Ceiling for Top Floor Apartments
- All internal walls painted with DULUX ICI Premium Emulsion Paint.

### Bathrooms:

- Shower with spout & concealed thermostat from JAQUAR / KOHLER.
- Health faucet from JAQUAR / KOHLER
- White concealed wall mount EWC from JAQUAR / KOHLER.
- Provision for exhaust fan & geyser
- Counter top/wall hung wash basin JAQUAR / KOHLER.
- CP fittings from JAQUAR / KOHLER.

### Electrical and power back up:

- 3 phase electricity supply and independent meters
- FRLS wires from PANASONIC / LEGRAND / SCHNEIDER.
- Split A/C points for Living, Dining & all bedrooms
- Modular switches and sockets of PANASONIC / LEGRAND / SCHNEIDER.
- Earth leakage circuit breaker to prevent shock
- DG power back for the flats and common area excluding A/C
- TV, telephone points in Living and Master Bedroom.

### Flooring:

- Living, Dining & Kitchen with Vitrified flooring from RAK / SOMANY / KAJARIA.
- Balconies/utility – Matt finished vitrified tiles / Non – Skid tiles.
- Bathroom – Non – skid tiles for flooring & Ceramic wall tiles upto ceiling.

### Kitchen:

- Black Granite counter top with CARYSIL sink.
- CP fittings from JAQUAR / KOHLER.
- Provision for exhaust fan, refrigerator, water purifier
- Adequate power points for all kitchen appliances.
- Ceramic/Printed tiles on the wall 2' above the counter top.

### Special Features:

- Landscaping for common areas
- Reserved car parks for each flat
- Lobby with elegant seating in stilt floor
- CCTV surveillance camera with recording facility.
- Automatic lift with V3FF & ARD from JOHNSON / OTIS ELEVATOR.
- Generator from KIRLOSKAR GREEN with adequate capacity.
- Rainwater harvesting
- Sump and overhead tank for metro water & borewell
- Common servant toilet shall be provided
- One borewell for supplement usage
- SATWAVE – Integrated Dish TV system for the entire project.
- Terrace water proofed with a layer of pressed Kerala Tiles / Thermatek Tiles.
- Staircase with SS handrails from S – Rail.
- Pest Control measure in all stages by PCI.
- Headroom, Liftroom doors from HORMANN SHAKTI steel doors.