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PUSHKAR'S K.V. RESIDENCY
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Shopping
50 Meters

Malar Hospital
750 Meters

Restaurant
50 Meters

Sishya School
900 Meters

Banks & ATMs
50 Meters

Besant Nagar Beach
1700 Meters



SITE LOCATION



Old No–5, New No–9, 1st Main Road, Karpagam Garden, Adyar, Chennai – 20

SITE DETAILS

The building will be constructed over a plot of 3600 Sq. ft with Stilt plus four floors and will have 4 premium apartments.

CONTACT DETAILS

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PREFERED BANKERS

State Bank of India

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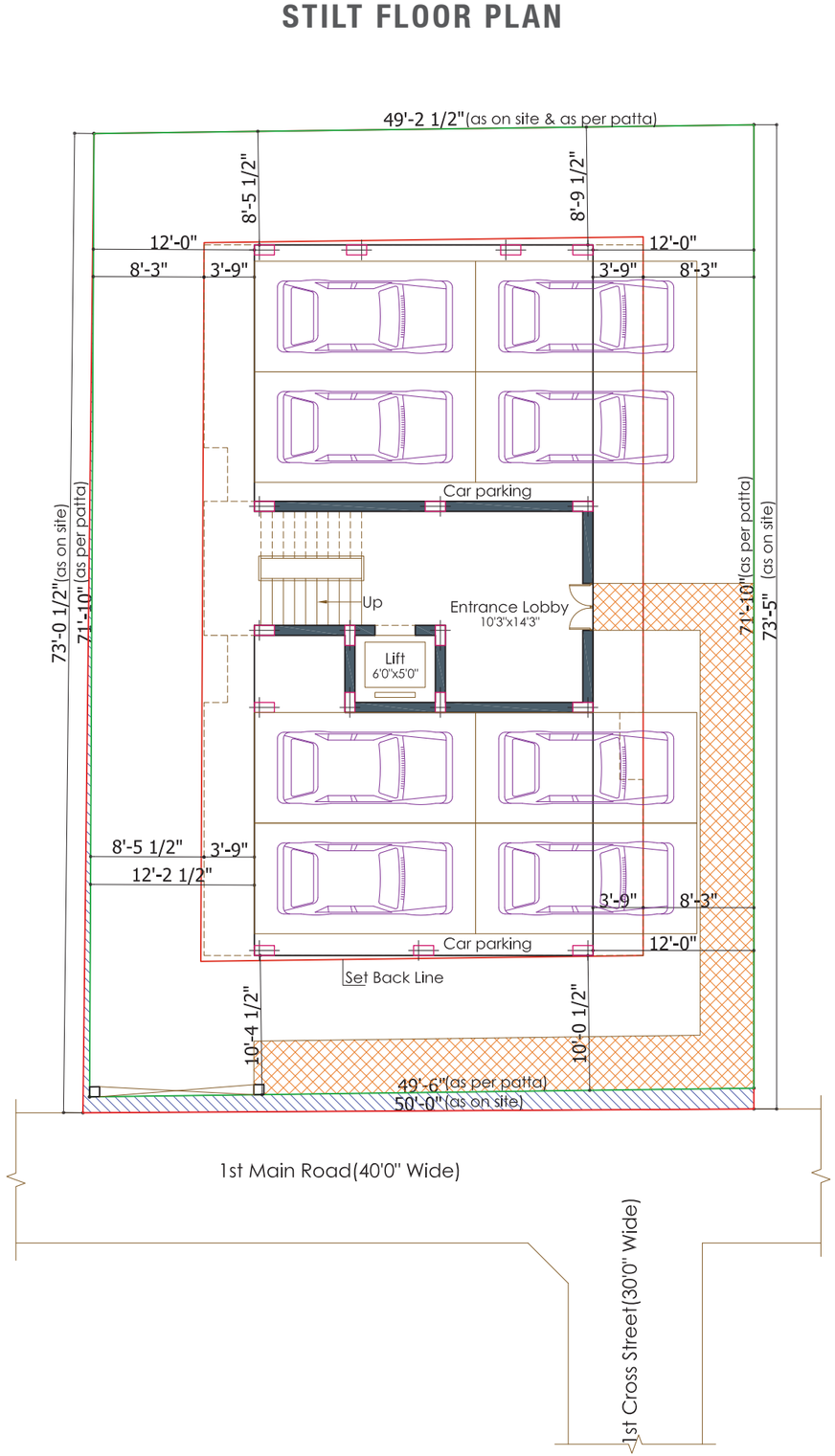
We understand your world

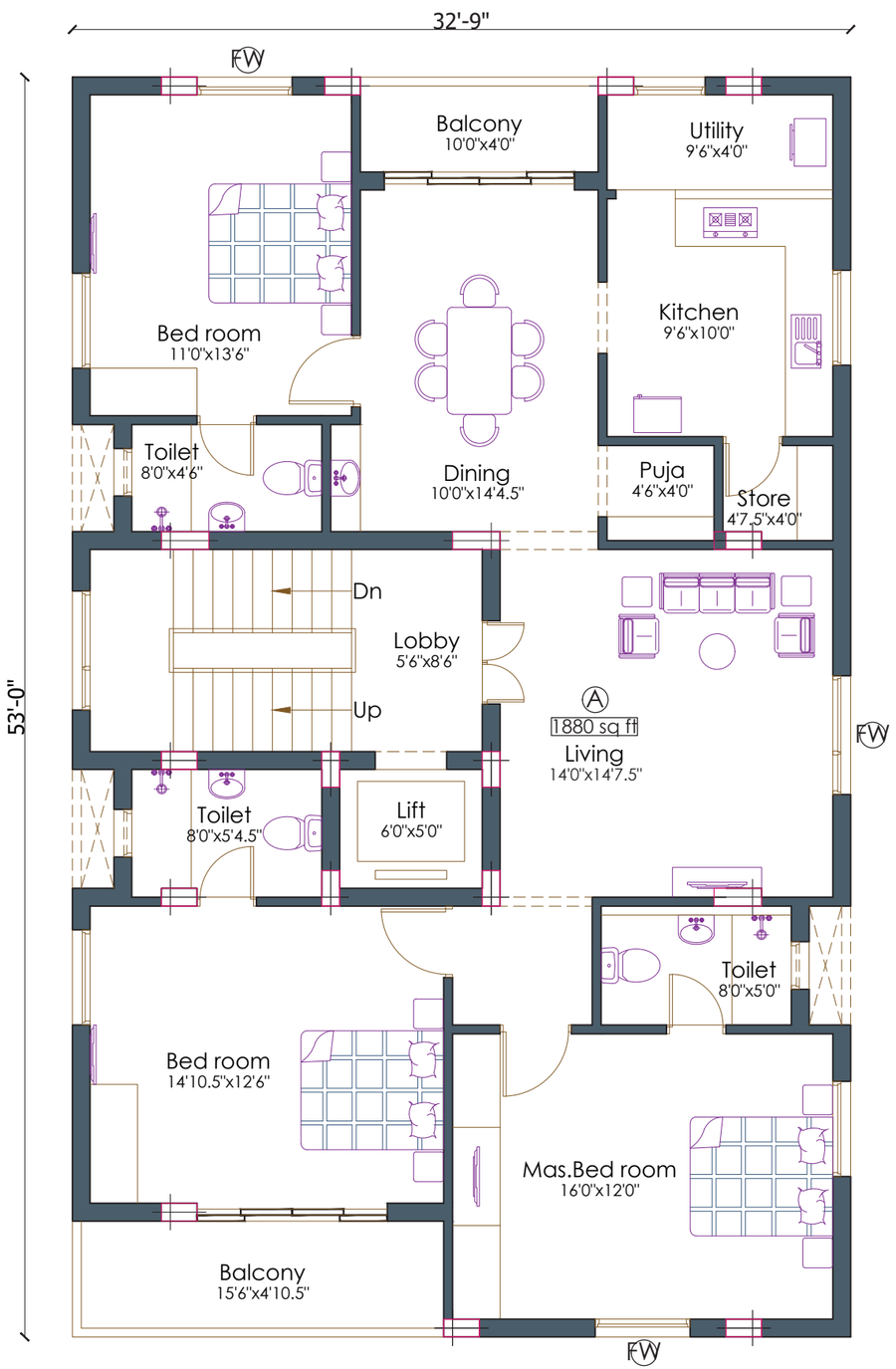
Canara Bank

AXIS BANK

STILT FLOOR PLAN



TYPICAL FLOOR PLAN



SUPER BUILT–UP AREA DETAILS IN SQ.FT.

Stilt cum Ground Floor is Reserved for Covered Car Parking Space

Flat No	Floor	Buildup Area in sq.ft	UDS in sq.ft
1A ✓	01	1880	900
2A	02	1880	900
3A	03	1880	900
4A	04	1880	900

✓ AVAILABLE

DETAILS OF FLAT COST

Flat cost ..... Sq.ft. @ Rs.....per Sq.ft.	= Rs.
Covered Car Park (2 No's)	= Rs. 7,00,000/–
TNEB Deposits & Charges with Connections	= Rs. 2,50,000/–
Power Backup Generator with Installation Charges	= Rs. 1,50,000/–
Metrowater/CWMSSBConnections & Charges	= Rs. 3,50,000/–
Legal, Documentation, Registration & Property Tax Assessment charges	= Rs. 1,00,000/–
TOTAL COST	= Rs.

- Infrastructure and Developmental Charges Rs.225/– sq ft.
- +11% Registration charges& Incidental Expenses on UDS of land (UDS ..... sq. ft)
- +2% Registration charges & Incidental Expenses on Construction Agreement.
- +5% GST on Flat cost.

PAYMENT SCHEDULE

Stage of Work	Percentage	Installment No.
While booking	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	10	IV
On completion of Second floor roof slabs	10	V
On completion of Third floor roof slabs	10	VI
On completion of Fourth floor roof slabs	10	VII
On Completion of Brickwork in respective Flats	10	VIII
On Handing over	05	IX

- DD/Cheque should be drawn in favour of M/s. Brindavan Properties payable at Chennai.
- Outstation cheques will not be accepted.

THIS BROCHURE IS PURELY CONCEPTUAL AND NOT A LEGAL OFFERING. PLANS ARE INDICATIVE AND SUBJECT TO GOVT.APPROVAL AND MODIFICATION.

SPECIFICATION:

Structure:

- R.C.C. framed structure with RCC columns, beams and slabs. Aercon block masonry filler walls, stilt plus Four floor with earthquake resistant design.

Doors and Windows:

- Main entrance door – European Steam beach frame with American walnut veneered panel shutter.
- Internal doors – Steam beach frame with laminate panel shutter.
- Toilet door – Steam beach frame with Laminate panel shutter.
- UPVC open able windows from FENESTA.
- MS grills windows.
- Locks from YALE.

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 head with spout Thermostatic diverter from JAQUAR.
- Health faucet from JAQUAR.
- White concealed wall mount EWC from JAQUAR.
- Provision for exhaust Fan & Geyser
- Counter top/wall hung wash basin from JAQUAR
- CP fittings from JAQUAR.

Electrical and power back up:

- 3 phase electricity supply and independent meters
- FRLS wires from PANASONIC
- Split A/C points for Living, Dining & all bedrooms
- Modular switches and sockets of PANASONIC make
- Earth leakage circuit breaker to prevent shock
- DG power back for the flats and common area excluding A/C
- TV, telephone points in all bedrooms
- 2way switches for all bedrooms

Flooring:

- Living, Dining & Kitchen with Vitrified flooring (2x2) from RAK/SOMANY
- 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
- 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
- Two covered car parks for each flat
- Lobby with elegant seating in stilt floor
- CCTV surveilance camera with recording facility
- Automatic lift with V3FF & ARD from JOHNSON ELEVATORS
- 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 suppliment usage
- SATWAVE – Integrated Dish TV system for the entire project
- Thermatek tiles for the terrace
- Water meters for individual flats