



**3
BHK**

**AN IDEAL RESIDING LOCATION
WITH SPACIOUS LIVING**

KK NAGAR

FACILITIES



CCTV



AUTOMATIC LIFT



COVERED CAR PARKING

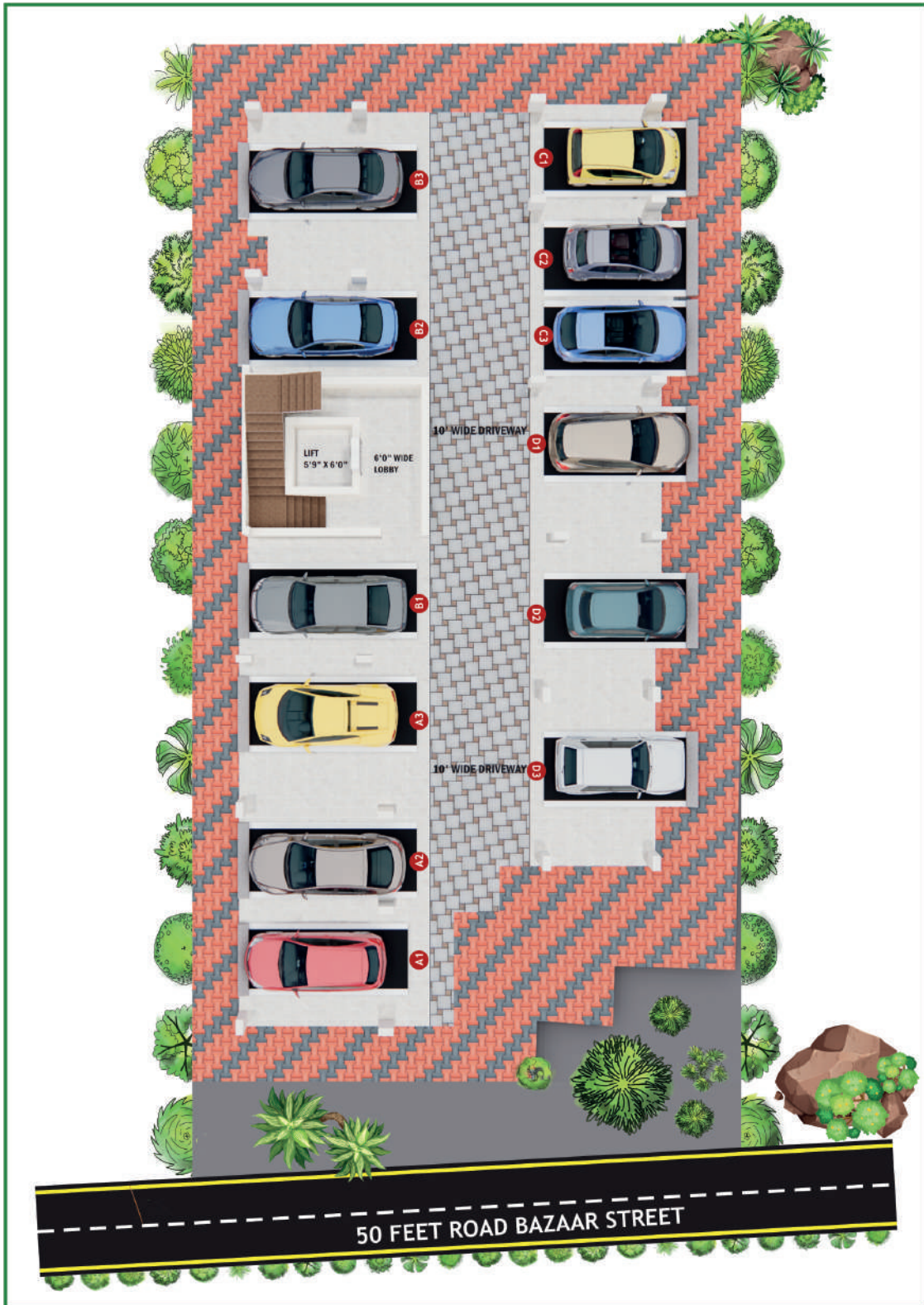


**GENERATOR
POWER BACKUP**



**1 YEAR
FULL MAINTENANCE**

STILT CAR PARKING



TYPICAL 1st, 2nd & 3rd 4th FLOOR PLAN



FLAT DETAILS

S.NO	FLAT	BHK	FACING	TOTAL AREA	UDS IN SQ.FT	PRICE PER SQ.FT	CAR PARKING	TOTAL FLAT COST
1	A1	3	North	1475	664	ACTUAL PRICE 10,500/- OFFER PRICE 10,200/-		1,60,95,000/-
2	A2	3	North	1246	560		2,50,000/-	1,37,59,200/-
3	A3	3	East	1220	549		TNEB & OTHERS	1,34,94,000/-
4	B1	3	North	1475	664		2,50,000/-	1,60,95,000/-
5	B2	3	North	1246	560		Infra Structure	1,37,59,200/-
6	B3	3	East	1220	549		1,50,000/-	1,34,94,000/-
7	C1	3	North	1475	664		1 year Maintenance	1,60,95,000/-
8	C2	3	North	1246	560		1,50,000/-	1,37,59,200/-
9	C3	3	East	1220	549			1,34,94,000/-
10	D1	3	North	1475	664			1,60,95,000/-
11	D2	3	North	1246	560			1,37,59,200/-
12	D3	3	East	1220	549			1,34,94,000/-
TOTAL LAND AREA						7,092 SQ.FT		

GOVT CHARGES

REGISTRATION, GST 5%

EXTRA

SPECIFICATION

STRUCTURE :

- ★ RCC STRUCTURE WITH ACC BRICK WALLS - Apartment structured in stilt+4 floors.

KITCHEN :

- ★ 2' Wide L shaped platform top of 20mm g10/polished Black granite with champhering and edge polishing With provision of gas tube hole Stainless Steel sink.

PLUMBING AND SANITARY :

- ★ W.C Orison pan with flush tank parryware brand With angle way cock for common bath western Closet with flush tank of parryware and health Faucet or metro company.

DOORS/WINDOWS/VENTILATORS :

- ★ 1st quality teak wood frame and teak wood panel Door thickness 1.5 inch with both sides varnished With design beeding for main doors.
- ★ Marine ply flush doors for Bedrooms, flush door of wpc frame for toilets.
- ★ Upvc windows and ventilators.

CAR PARKING :

- ★ Car parking for all flats.
- ★ Lift with 24 hr generator power backup.

TILING :

- ★ Vitrified tiles flooring in hall, bedrooms, kitchen & kitchen with skirting of (kajaria, somany, kag or equine brand). Ceramic anti skid for flooring isi brand & ceramic tiles for walls in toilets of isi brand. 7 feet height in toilet wall.

PAINTING FINISHES :

- ★ Interior wall two coats of tractor emulsion & putty and one coat of wall primer.
- ★ Inner ceilings two coats of tractor emulsion and One coat of white cement. Bathroom walls above 7'0" Two coat of emulsion and putty and one coat of wall Primer- exterior walls two coats of ace over one Coat of wall primer and white cement(ace or apex).

ELECTRICAL :

- ★ 3 phase power supply with concealed wiring with Automatic phase changeover with provision for Inverter.
- ★ Anchor roma or av switches-finox or orbit wires.
- ★ 3 phase electricity supply will be provided to each Flat with separate meter.

NOT INCLUDED :

- ★ Doors in store, pooja and kitchen.
- ★ Shutters in wardrobes and lofts electrical Fittings fan, light, heaters, etc., grills for Balconies, service and main door eb.
- ★ Property tax
- ★ Water and drainage tax
- ★ Gst

MODE OF PAYMENT :

- ★ Booking 10%
- ★ As per agreement 30%
- ★ Before foundation work 20%
- ★ Before roof 20%
- ★ Before brick work 10% before flooring work 05%
- ★ 20 days before occupation 05%

COMMON AMENITIES :

- ★ Water tanks for metro and bore water will be Provided. Kitchen will be provided with metro Water and all connected to bore-well 2 nos Common overhead tanks provided with common line To all the flats.
- ★ Sump - 16000 litres capacity of underground sump Will be constructed for metro water.

METRO WATER :

- ★ Service connection provided, sewage connection will be provided.

POWER BACKUP :

- ★ For lift, water motors & common lightings.
- ★ 1 Lift capacity of 6 passengers.
- ★ Inverter points will be provided for light and fan Points in all rooms. CCTV- whole common area will be under surveillance.

SECURITY :

- ★ Seperate restroom for security.
- ★ Compound wall will be provided with necessary Ms gates.

EXTRA EXP :

- ★ Any changes in specification other than what is Agreed on construction agreement will form Basis for increases or decreases in agreed rates. Incase of any increase in rates due to change in Technical specifications the same shall be paid Prior to taking up works incase of any decrease in Cost due to change on specifications the same Shall be adjusted in the relevant stage of payment.

WOOD WORKS :

- ★ Incase any internal carpentry work which is Being done by buyer will be allowed only after Handing over.
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PROXIMITIES

WITHIN WALKABLE DISTANCE:

- ★ Nesapakkam Bus Stop, Meenakshi College of Engineering, Vani Vidyalaya Senior Secondary, Narayana E Techno School- Ramapuram, Discovery Book Palace.
- ★ Thiruchendur Murugan Kovil (MGR Nagar), Pondichery Guest House, Ashoka Park Inn.
- ★ Dr. Deepa Women's Clinic, MGR Nagar Bus Stop, AK Kalvi Arakatalai, De Smaash Badminton Hub, Fight 2 Fit Fitness Centre (Nesapakkam), Annaji Nagar Park, Flowerdrum KK Nagar.

EASY ACCESS WITHIN 5 MINS DRIVE:

- ★ KK Nagar Ayyappan Temple (3 min drive)
- ★ Sri Krishnaswamy Matriculation Hr. Sec. School (3 min drive)
- ★ Springfield Matriculation Hr. Sec School (4 min drive)
- ★ Padma Seshadri Bala Bhavan Sr. Sec. School (4 min drive)
- ★ KM Speciality Hospital (4 min drive)
- ★ Data Udipi Hotel (3 min drive)
- ★ La Chateline Junior College (4 min drive)
- ★ Amma Unnavagam Bus Stop (4 min drive)
- ★ Vijay Sethupathi Production (4 min drive)
- ★ D Mart (Arcot Road) (4 min drive)
- ★ THE VENUE Party Hall (Valasaravakkam) (5 min drive)
- ★ Alwarthirunagar Bus Stop (4 min drive)
- ★ Unlimited Fashion Store (4 min drive)
- ★ St. Johns Matriculation Hr. Sec. School (4 min drive)
- ★ Titans Sports Arena (3 min drive)
- ★ IBC Tamil Channel (4 min drive)
- ★ Pitch & Play (4 min drive)
- ★ Inox Cinemas (4 min drive)
- ★ Sri Padmavathi Sametha Sri Prasanna Venkatesa Perumal Kovil (4 min drive)

REACH OUT WITHIN 10 MINS DRIVE:

- ★ ALA Ponnazhagu Thirumana Mandapam (6 min drive)
- ★ New Andhra Meals Hotel (6 min drive)
- ★ Palmshore Restaurant (10 min drive)
- ★ DLF Ramapuram (7 min drive)
- ★ SRM Easwari Engineering College (6 min drive)
- ★ Koilpillai Memorial Matric Hr. Sec. School (6 min drive)
- ★ Devi Karumari Theatre (6 min drive)
- ★ Shivan Park (6 min drive)

EXPLORE WITHIN 15 MINS DRIVE:

- ★ Porur Link Road (15 min drive)
- ★ Commerzone (14 min drive)
- ★ AB's Absolute Barbecues (17 min drive)
- ★ Super Saravana Stores Porur (15 min drive)
- ★ GK Cinemas (13 min drive)

Fly Anywhere Just 30 Mins Drive to Chennai Airport.

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Ekkatuthangal, Chennai - 600032.
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