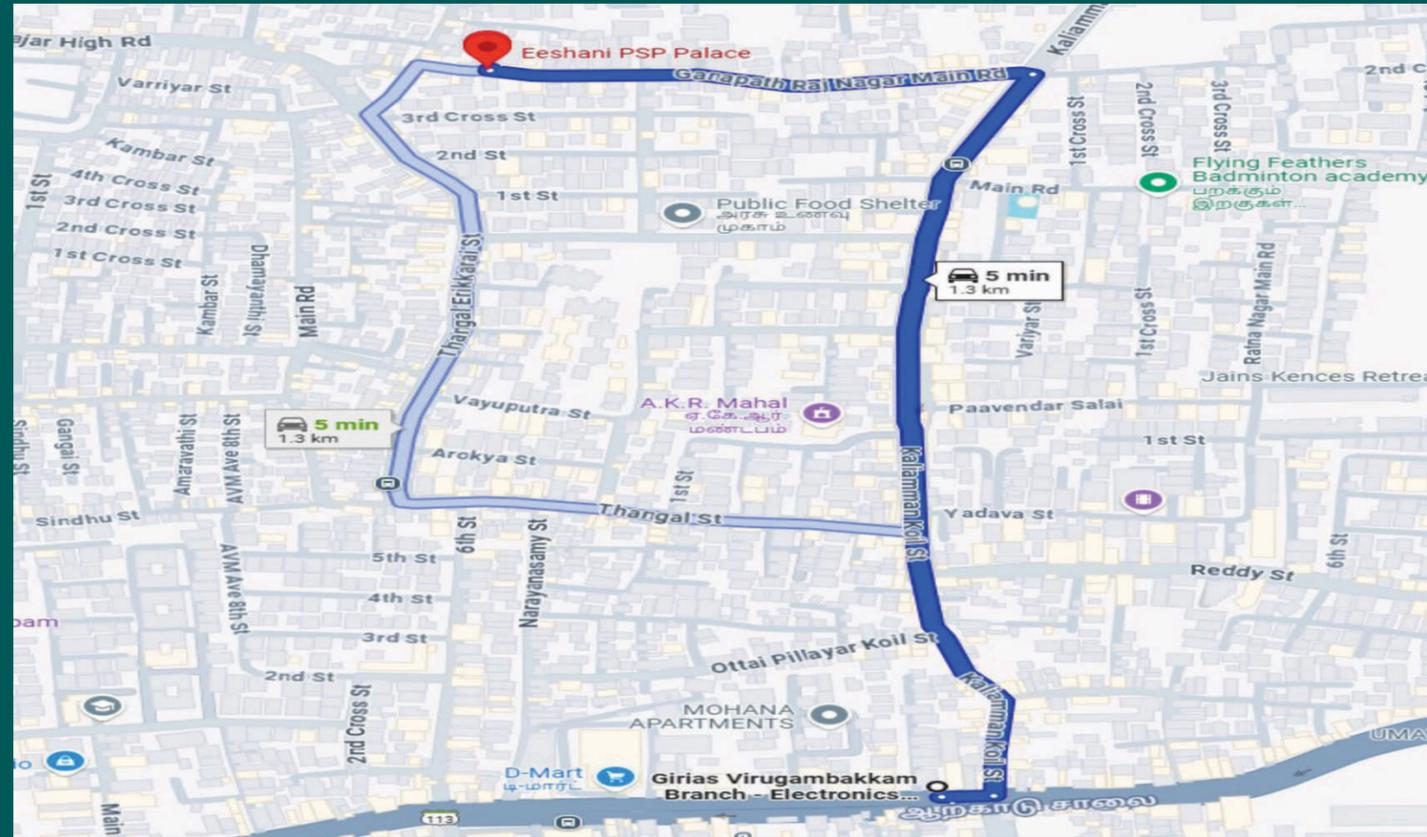


## Apartment Area Details

| SI.NO | APARTMENT NO | APARTMENT AREA Sq. Ft. | FLOOR               | ROOMS | MAIN DOOR FACING |
|-------|--------------|------------------------|---------------------|-------|------------------|
| 1     | 1A to 5A     | 1600 Sq.ft             | FF, SF, TF, FF & FF | 3 BHK | East             |
| 2     | 1B to 5B     | 1386 Sq.ft             | FF, SF, TF, FF & FF | 3 BHK | East             |

## Location Map



### OFFICE ADDRESS :

Plot No.38, Alamelumangapuram, 2nd Cross Street,  
Madipakkam, Chennai - 600091.  
(Land Mark : Back side of Indusind Bank & Anjakha Hospital).

### SITE ADDRESS :

Plot No. 1, Ganpathraj Nagar Main Road,  
C.R. Ramakrishnapuram, Phase III, Virugambakkam ,  
Chennai - 600 092.

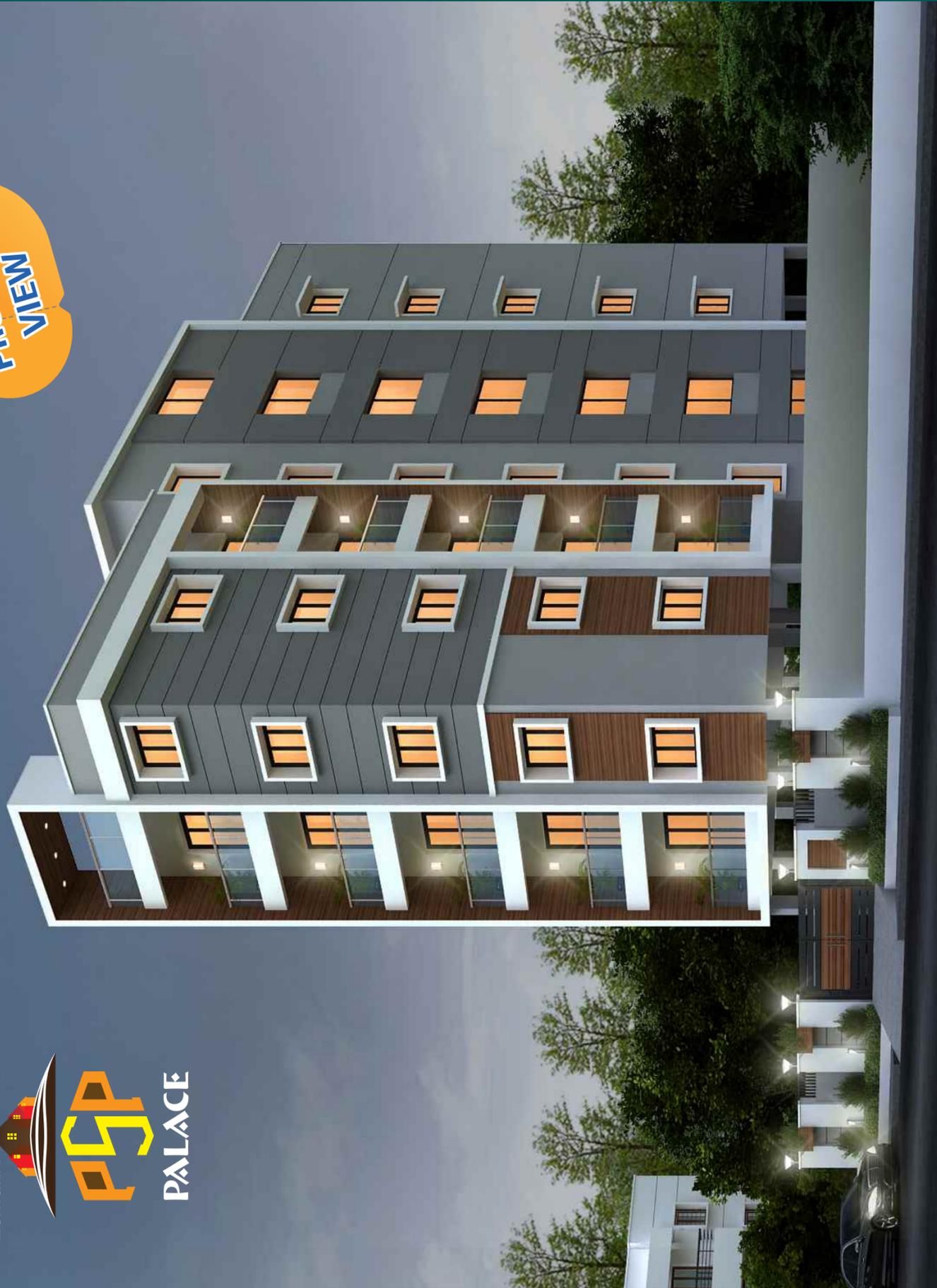
[www.eeshanibuilders.com](http://www.eeshanibuilders.com)

**FOR  
BOOKING CONTACT  
M. SIVA M.E. (Structural)**

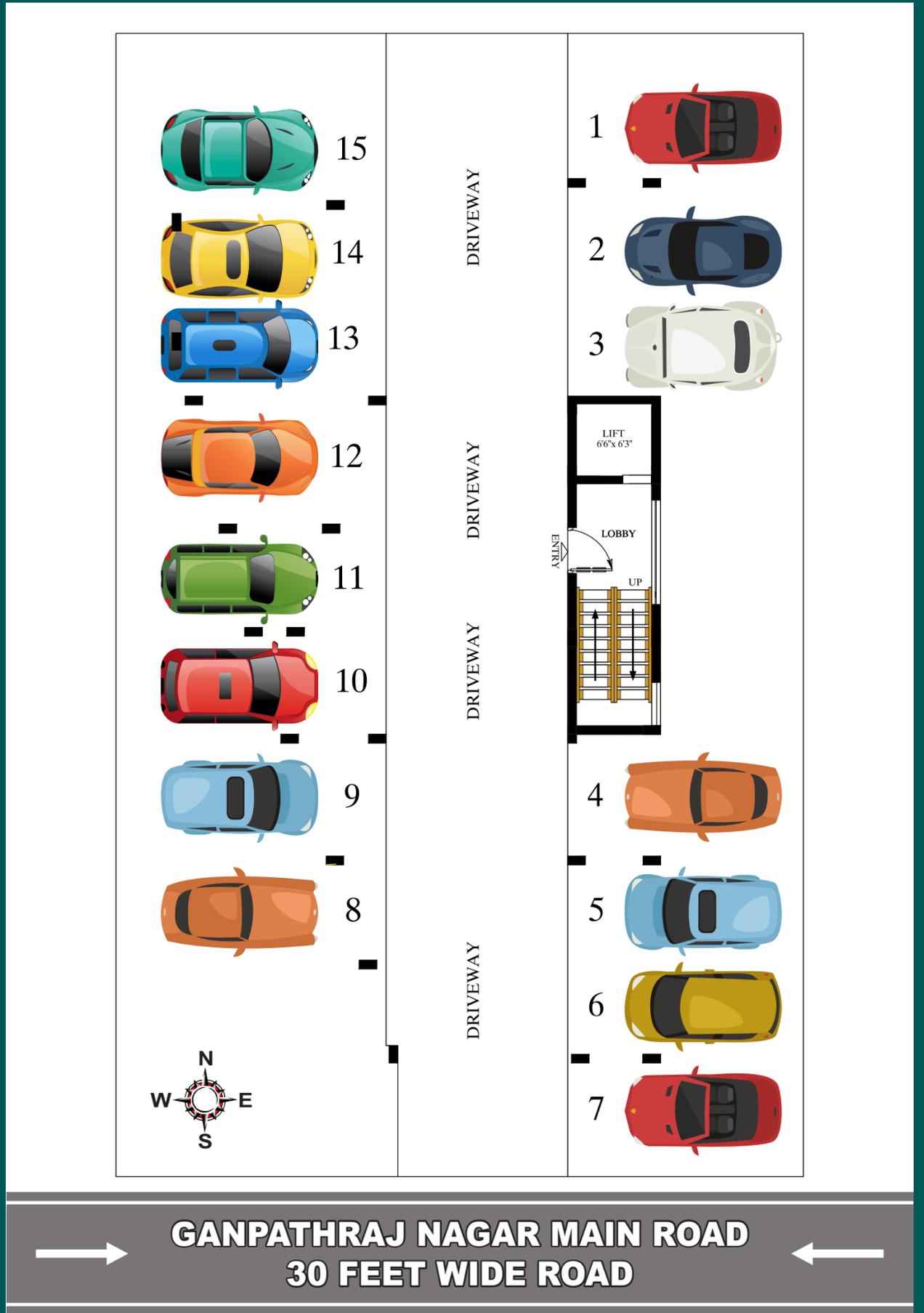
**9566 43 43 43  
7797 01 23 45**



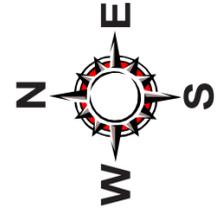
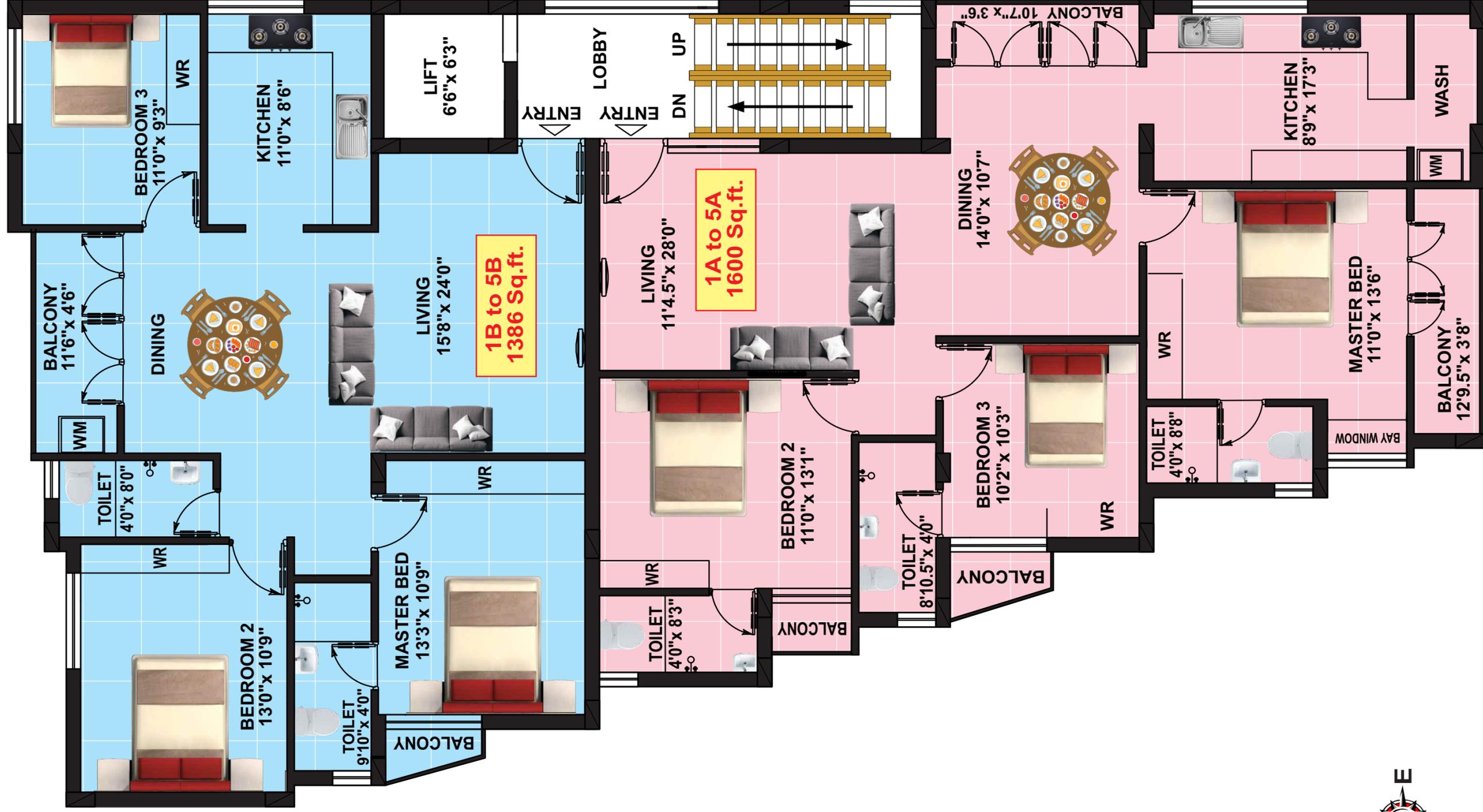
*A Secret of happy in life  
is where you stay ..... That's Home*



*Car Park*



# First, Second, Third, Fourth & Fifth Floor Plan



↑ **GANPATHRAJ NAGAR MAIN ROAD** ↓  
**30 FEET WIDE ROAD**

# Specifications

## STRUCTURE :

- R.C.C framed structure with RCC columns, beams and Slab.
- Quality Brick Masonry walls using M sand.
- Covered Car Parking in Stilt floor with five floors.
- EARTH QUAKE resistant design as per STRUCTURAL CONSULTANT based on SOIL TEST REPORT.
- COLOUR, ELEVATION and DESIGNS as per Builder Choice.

## SPECIAL FEATURES :

- Internal Minor Alterations, Electrical points, Plumbing fittings, Tile, Main Doors & other doors and Painting shall be of customer's choice.
- Anti-skid tile provided for Ground floor car park areas for easy maintenance.
- Granite shall be provided for staircase and Stainless steel hand rails.
- Rain water harvesting.
- PEST control treatment.
- Safety Grill will be provided for Main Door and Balcony.
- Fixed supports for drying clothes in terrace.
- All bed rooms and Kitchen shall be provided with lofts.
- All bed rooms and Kitchen shall be provided with one (4 feet wide) cudappah slabs subject to owners choice in their share of apartments.
- Seating place in car park and terrace area.
- White tile in terrace (Heat proof tile)
- Eight passenger Automatic (Johnson) lift is provided up to Terrace.
- CCTV is Provided.
- Video Door Phone system.
- Genset for common areas.

## DOORS AND WINDOWS :

- MAIN door with TEAK WOOD, Godrej lock, viewing lens, brass hinges, brass handles, and tower bolts.
- Bed room doors with TEAK WOOD frames and single leaf MASONITE shutter.
- Bathroom doors with WPC frames and single leaf Wood Plastic Composite (WPC Door) shutters.
- Open type UPVC window and safety grills.
- French door with UPVC Sliding type.
- VENTILATORS with UPVC frames, MS grill and provision for exhaust fan

## TILES AND GRANITE :

- Living, Dining, kitchen and Bedrooms floorings shall be provided with 4'0" x 2'0" Vitrified tiles of brands like Kajaria/Johnson/Somany (Basic cost Rs. 60.00/ Sq. Ft.)
- Bathroom wall tile for 7' 0" height (Basic cost Rs. 45.00/ Sq. Ft.)
- Kitchen wall tile up to 2'0" height (Basic cost Rs. 45.00/ Sq. Ft.)
- Anti-skid bathroom floor tiles (Basic cost Rs.45.00/Sq. Ft.)
- Kitchen platform with high grade polished Black GRANITE top with beading full rounded edges (Basic cost Rs. 135.00/ Sq. Ft.)
- Stainless Steel single bowl sink in kitchen.



## SANITARY WARES AND FITTINGS :

- EWC Wall mounted closet with Parry ware brand for all toilets.
- Wash basin with PARRYWARE brand in Dining and all bedroom toilets.
- Cockroach Trap in all toilets and kitchen sink.

## PLUMBING :

- Two Taps in the kitchen for Metro water and bore water each.
- Single Lever High Flow Diverter (Jaquar) for hot and cold water.
- All Internal plumbing water lines CPVC pipes and for External plumbing water lines PVC pipes are used.
- All PLUMBING fittings with PARRYWARE brand.

## ELECTRICAL :

- 3 Phase Electric supply connection with manual phase change over facility for each flat.
- MCB / RCCB with Anchor Panasonic.
- Modular Switches of Anchor Roma Plus/Equivalent Brand.
- FRLS Copper Wire of Orbit/Greatwhite.
- Split A/C provision for hall and all bedrooms.
- TV provision for hall.
- Exhaust Fan Point in all Bathrooms and kitchen.
- Geyser Point in all toilets.
- Inverter wiring in all rooms.
- Water Purifier & Chimney point in kitchen.
- Inverter provision in balcony.
- Night lamps point in all bedrooms.
- One point in Stilt floor for Car washing (vacuum cleaners).
- Electric Vehicle Charging Point for each car park (Only Pipe Line Provision) in Stilt Floor.

## PAINTING :

- Internal Walls and Ceiling finished with 2 Coats of Putty, 1 Coat of Primer & 2 Coats of Asian ROYAL Emulsion paint( Single Color).
- External Walls finished with 2 Coat of Damp Shield Primer & 2 Coat of weather proof Asian ULTIMA Emulsion paint.
- Doors other than entrance door with enamel paint.
- Main door with varnish (sealer finish / Melamine finish).
- M.S. Grills with two coats of enamel paint.

## NOTE :

- Any Additions or Alterations required over the above Provisions shall be provided at EXTRA COST