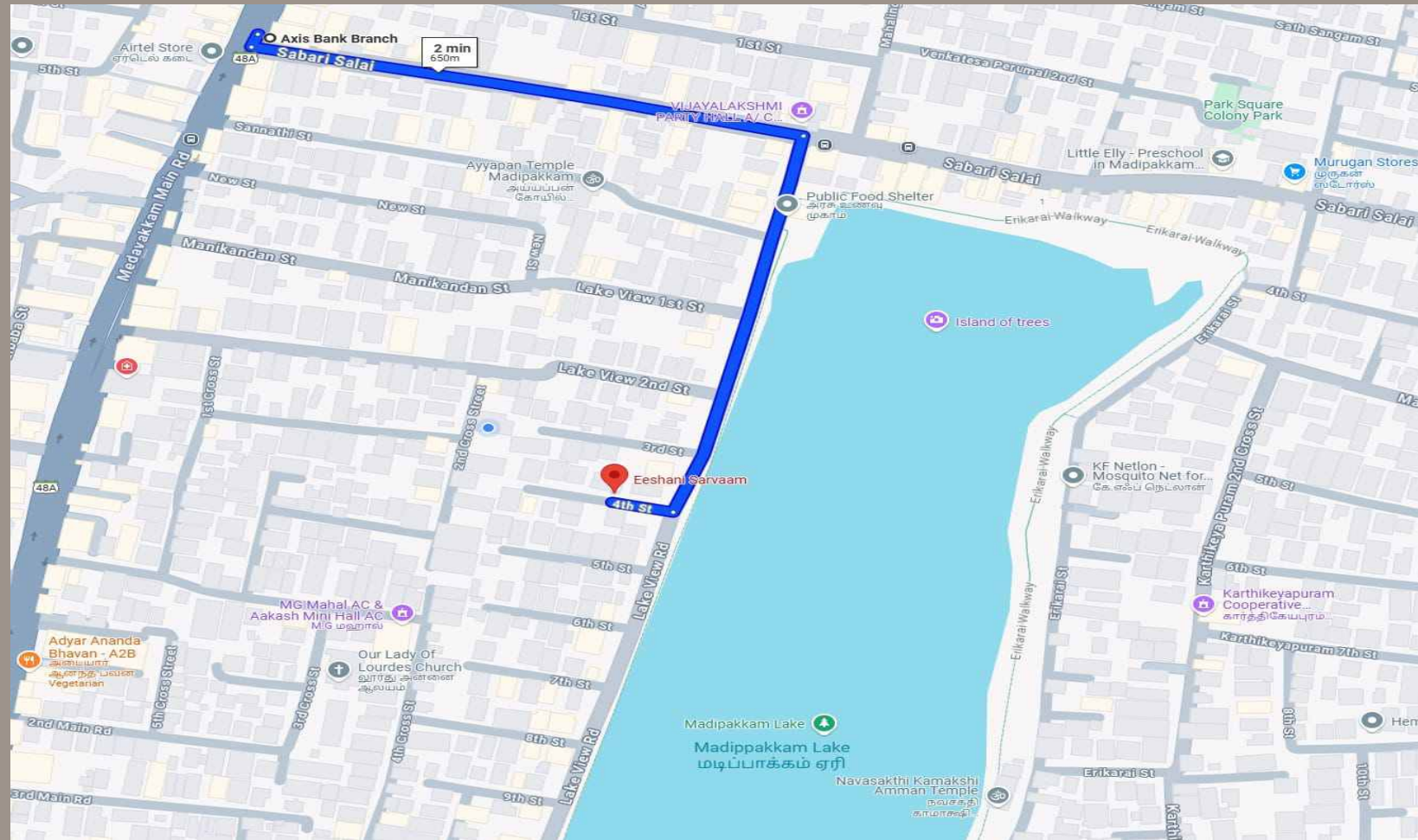


Apartment Area Details

| SI.NO | APARTMENT NO | APARTMENT AREA Sq. Ft. | FLOOR | ROOMS | MAIN DOOR FACING |
|-------|--------------|------------------------|-------------|-------|------------------|
| 1 | F1, S1 & T1 | 960 Sq.ft | FF, SF & TF | 2 BHK | East |
| 2 | F2, S2 & T2 | 950 Sq.ft | FF, SF & TF | 2 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. 28, Ayyappa Nagar 4th Street,
Madipakkam, Chennai - 91
Land Mark : Ayyappan Kovil - Lake view Main Road

www.eeshanibuilders.com

**FOR
BOOKING CONTACT
M. SIVA M.E. (Structural)**
9566 43 43 43
7797 01 23 45

The p^(a)lace
where you feel
more comfortable...

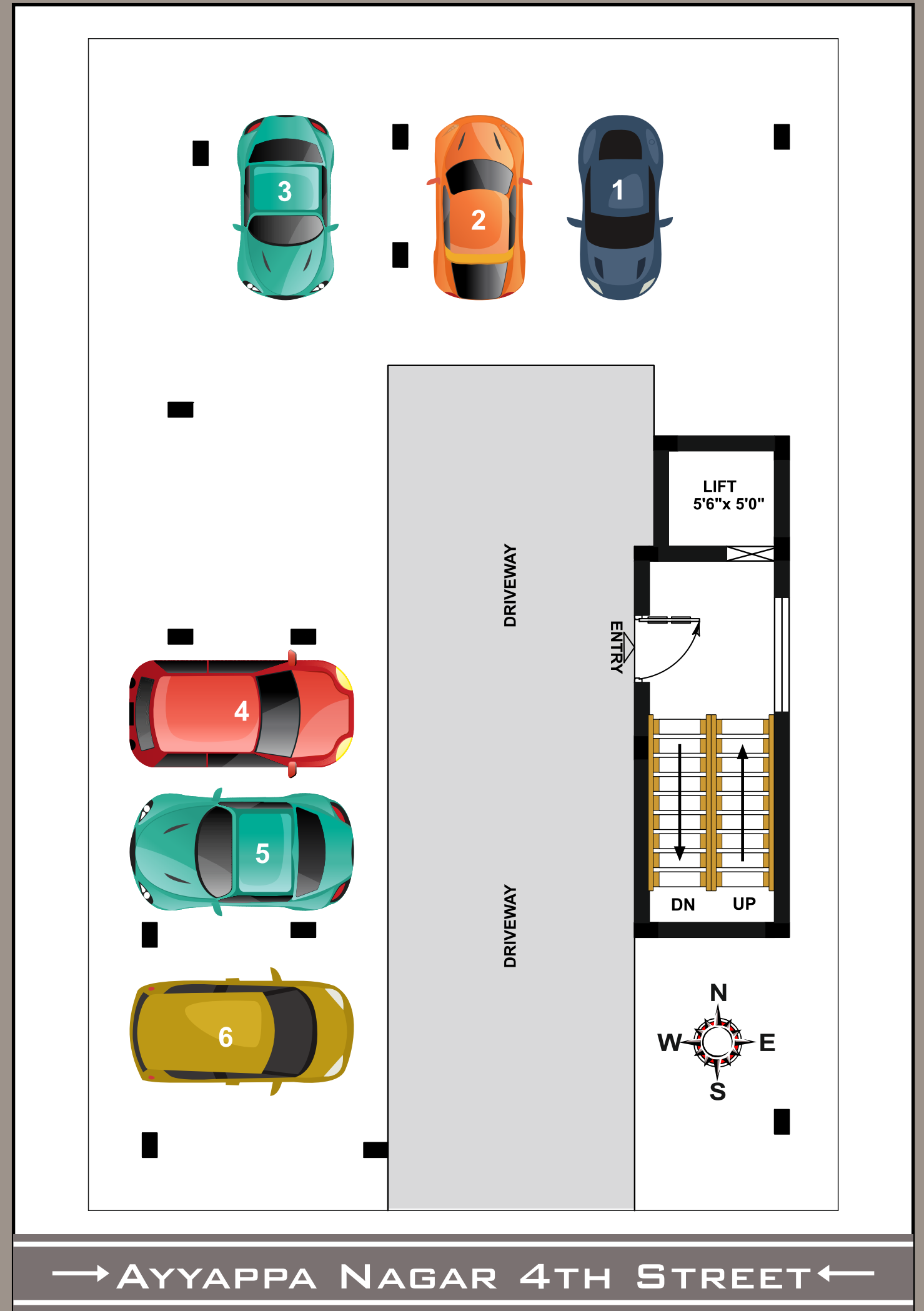
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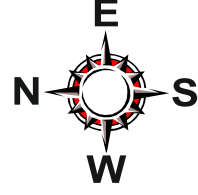


 **EESHANI BUILDERS**

Car Park



First, Second & Third Floor Plan



→ AYYAPPA NAGAR 4TH STREET ←

SPECIFICATION & HIGHLIGHTS

STRUCTURE :

- R.C.C framed structure with RCC columns, beams and Slab.
- First Quality Red Brick (Wire cut) Masonry walls using M sand.
- Stilt plus three 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.
- Seating place in car park and terrace area.
- 2'0" x 2'0" White tile in terrace (Cooling tile)
- Six passenger lift with Automatic door is provided.
- CCTV is provided.
- Video Door Phone System.

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 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 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 & Sockets of Anchor Roma /Equivalent Brand.
- FRLS Copper Wire of Finolex / Orbit/Greatwhite.
- Split A/C provision for hall and all bedrooms.
- TV provision for hall and all bedrooms.
- Exhaust Fan Point in all Bathrooms and kitchen.
- Geyser Point in all toilets.
- Inverter wiring in all rooms.
- Water Purifier & Chimney point in kitchen.
- Night lamps point in all bedrooms.
- One point in Stilt floor for Car washing (vacuum cleaners).
- Electric vehicle charging point (pipe line provision only) in car park area.

PAINTING :

- Internal Walls and Ceiling finished with 2 Coats of Asian wall Putty, 1 Coat of Primer & 2 Coats of Asian Royal Emulsion paint.
- External Walls finished with 1 Coat of Primer & 2 Coat of weather proof Asian ULTIMA Emulsion paint.
- Doors other than entrance door with enamel paint.
- Main door with varnish (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

