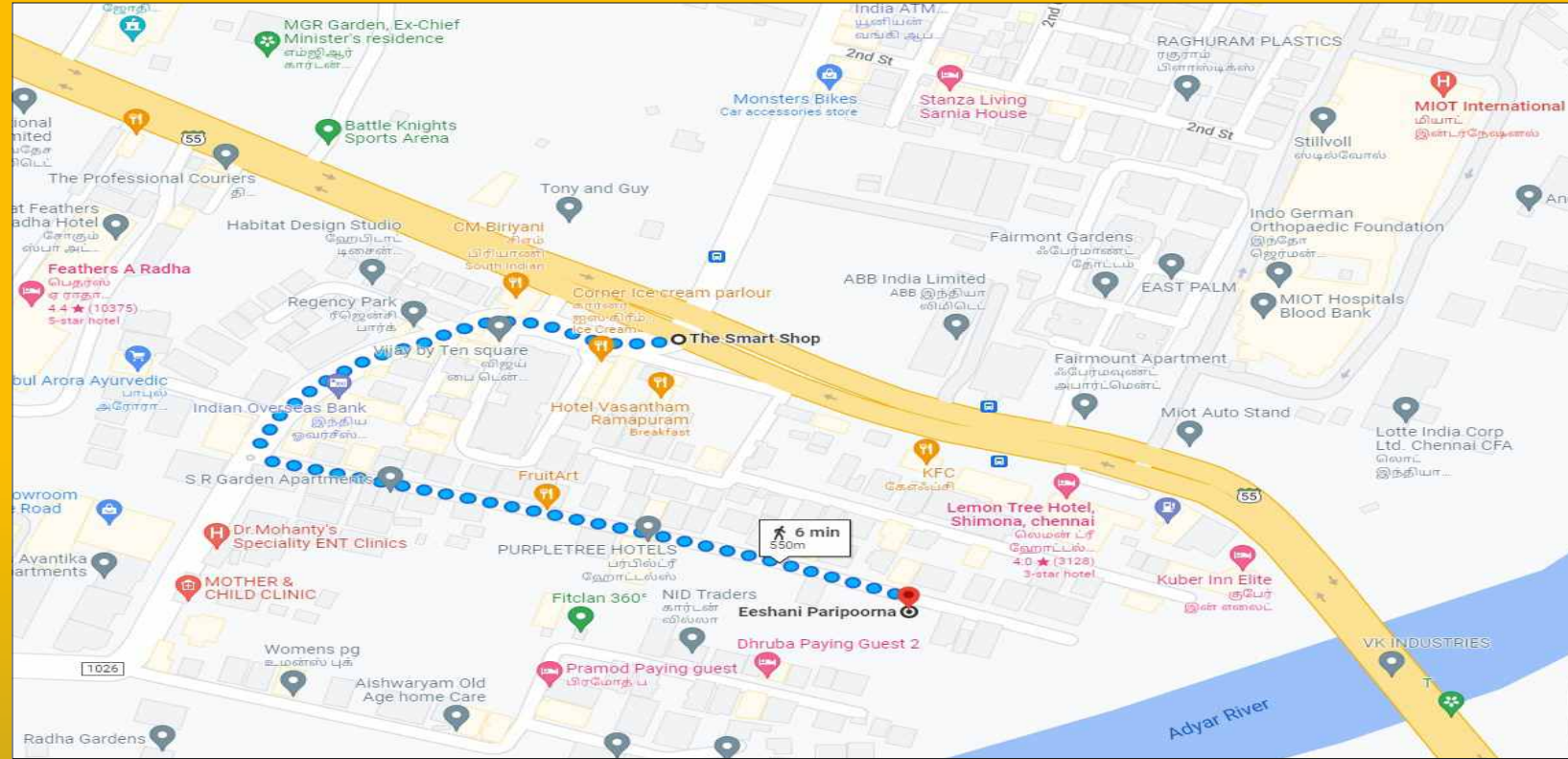


Location Map



Apartment Area Details

SI.NO	APARTMENT NO	APARTMENT AREA Sq. Ft.	FLOOR	ROOMS	MAIN DOOR FACING
1	F1 & S1	1225 Sq.Ft.	FF & SF	3 BHK	East
2	F2 & S2	1000 Sq.Ft.	FF & SF	2 BHK	East
3	F3 & S3	1158 Sq.Ft.	FF & SF	3 BHK	North
4	F4 & S4	1225 Sq.Ft.	FF & SF	3 BHK	East
5	F5 & S5	1064 Sq.Ft.	FF & SF	3 BHK	East
6	F6 & S6	1190 Sq.Ft.	FF & SF	3 BHK	North
7	T1	1341 Sq.Ft.	TF	3 BHK	East
8	T2	1194 Sq.Ft.	TF	3 BHK	North
9	T3	1458 Sq.Ft.	TF	3 BHK	East
10	T4	1225 Sq.Ft.	TF	3 BHK	North



OFFICE ADDRESS :

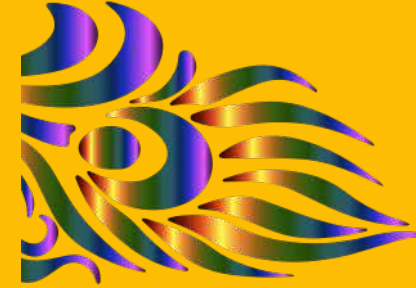
Plot No.38, Alamelumangapuram, 2nd Cross Street, Madipakkam, Chennai - 600091.
(Land Mark : Back side of Indusind Bank & Anjakha Hospital).

SITE ADDRESS :

Balaraman Garden Road, Parthasarathy Nagar, Manapakkam, Chennai – 600 125.
(Land Mark : Opp. MIOT HOSPITAL)

FOR BOOKING CONTACT
M. SIVA M.E. (Structural)
9566 43 43 43
7797 01 2345

www.eeshanibuilders.com



HIGHLIGHTS

PREMIUM SPECIFICATIONS

- UDS - 45%
- 100% VASTHU
- ADEQUATE LIGHT AND AIR
- CCTV SURVEILLANCE SYSTEM
- COOL TILE SYSTEM IN TERRACE
- GYM ROOM - VIDEO DOOR PHONE
- DIESEL GENSET FOR COMMON AREAS
- PRIVATE OPEN TERRACE AVAILABLE FOR 3RD FLOOR APARTMENTS
- NUMBER OF APARTMENTS -16



FOR BOOKING CONTACT :

M.SIVA, M.E., (STRUCTURAL)

9566434343 / 044-4511 4456

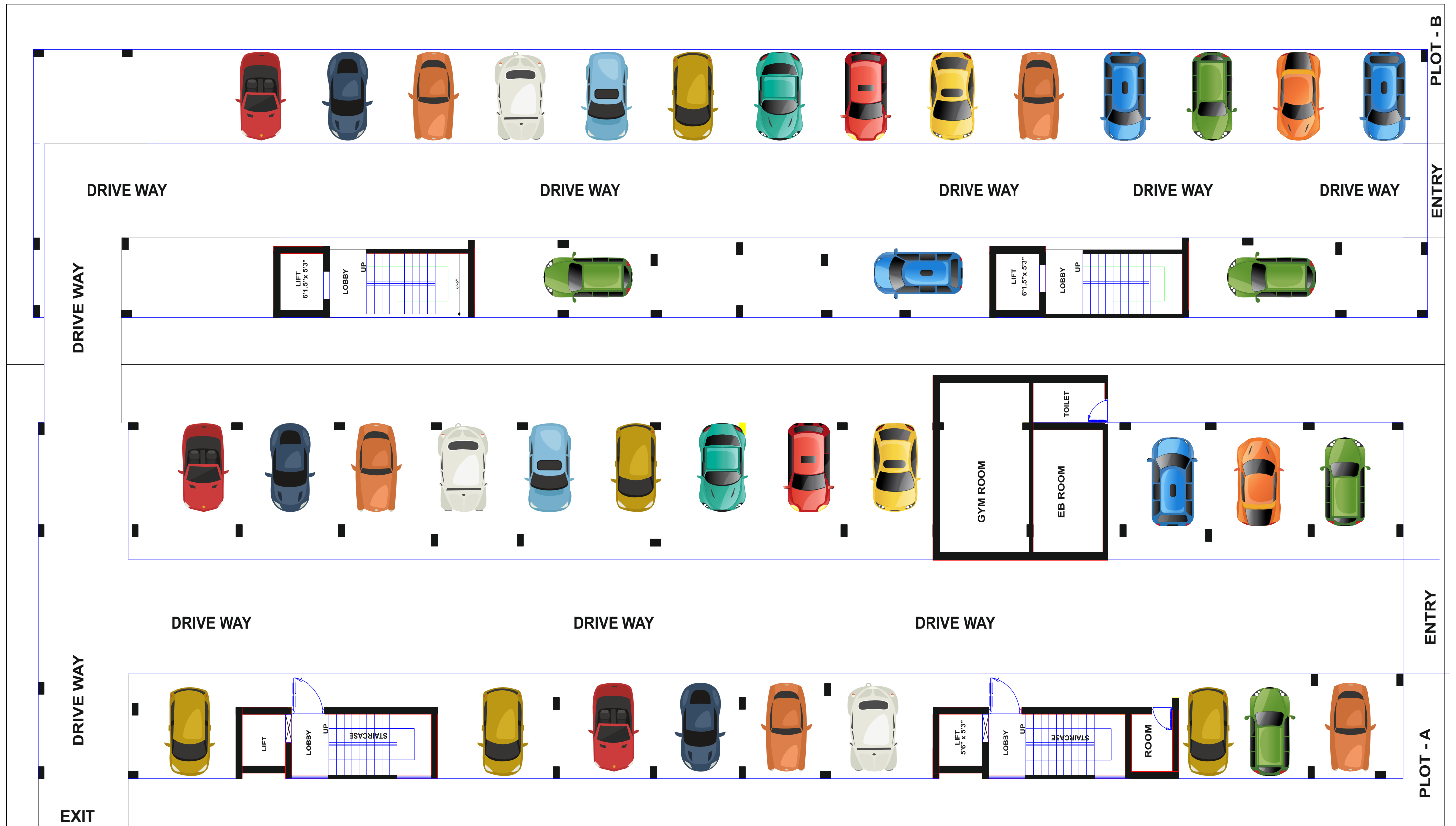
SITE ADDRESS : BALARAMAN GARDEN ROAD, PARTHASARATHY NAGAR, MANAPAKKAM, CHENNAI - 600 125.

WE INVITE JOINT VENTURE LAND & OUT RATE PURCHASE LAND

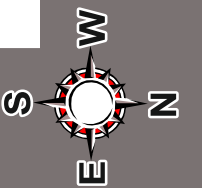
ELEGANTLY DESIGNED

3 BHK
APARTMENTS
FOR SALE
1000 - 1458
SQ.FT

Car Park Plan



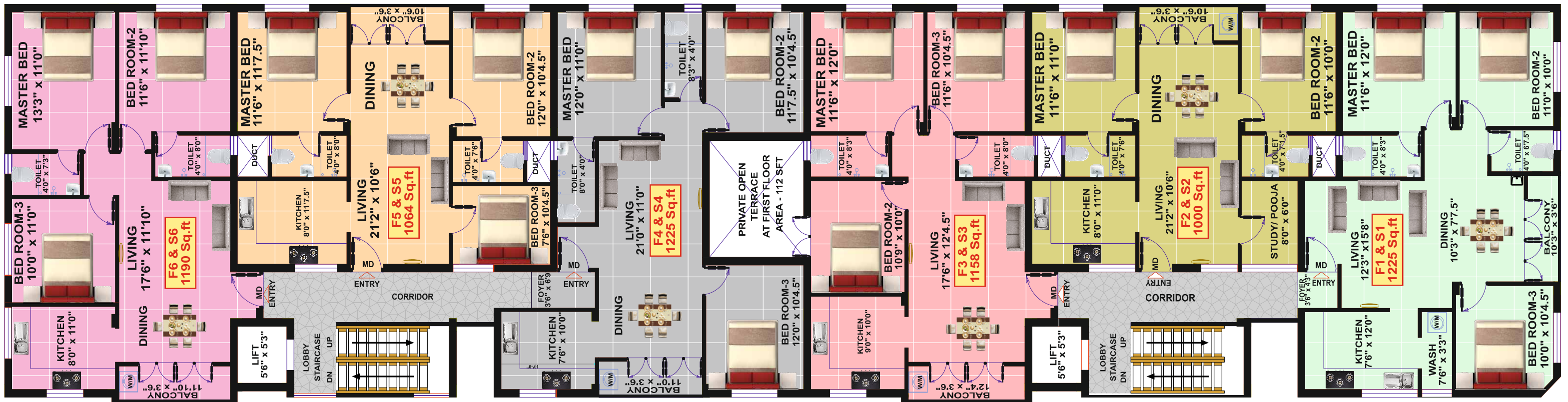
BALARAMAN GARDEN ROAD - 24 FEET ROAD



15 FEET WIDE ROAD

15 FEET WIDE ROAD

First & Second Floor Plan



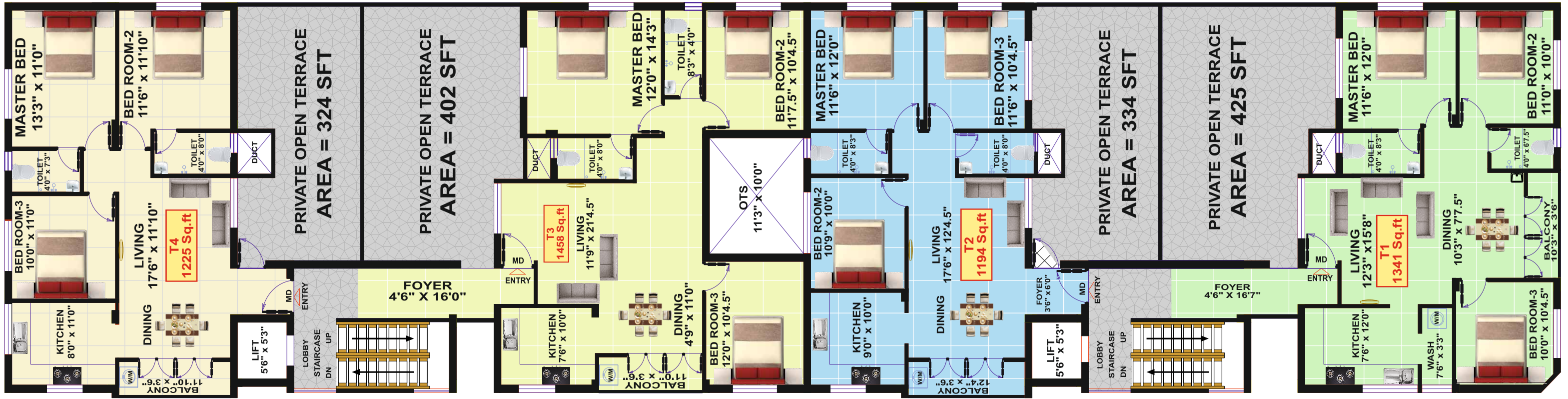
15 FEET WIDE ROAD

15 FEET WIDE ROAD



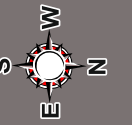
BALARAMAN GARDEN ROAD - 24 FEET ROAD

Third Floor Plan



15 FEET WIDE ROAD

15 FEET WIDE ROAD



BALARAMAN GARDEN ROAD - 24 FEET ROAD

Specification



- 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 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.
- 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.
- White tile in terrace (Heat proof tile)
- Six passenger Automatic lift is provided.
- CCTV Provision
- Video Door Phone, Gym Room, Genset for common areas
- Security Washroom in ground floor

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 TEAK WOOD 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 TEAK WOOD frames, MS grill and provision for exhaust fan.

TILES AND GRANITE:

- Living, Dining, kitchen and Bedrooms floorings shall be provided with 2'9" x 2'9" 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. 7 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 Master bedroom toilet.
- Cockroach Trap in all toilets and kitchen sink

PLUMBING:

- Two Taps in the kitchen for Metro water and bore water each.
- 2 in 1 wall mixer Tap connections in bathrooms with health faucet with Overhead shower & Hot and cold water provision.
- 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 (Residual current circuit breaker) with Anchor Panasonic/Greatwhite.
- Modular Switches & Sockets of Anchor Roma/Greatwhite/Equivalent Brand.
- Fire Retardant 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.
- Inverter provision in balcony.
- Night lamps point in all bedrooms.
- One point in Stilt floor for Car washing (vacuum cleaners).



PAINTING:

- Internal Walls and Ceiling finished with 2 Coats of Putty, 1 Coat of Primer & 2 Coats of Asian Emulsion paint.
- External Walls finished with 1 Coat of White Cement, 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 (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

