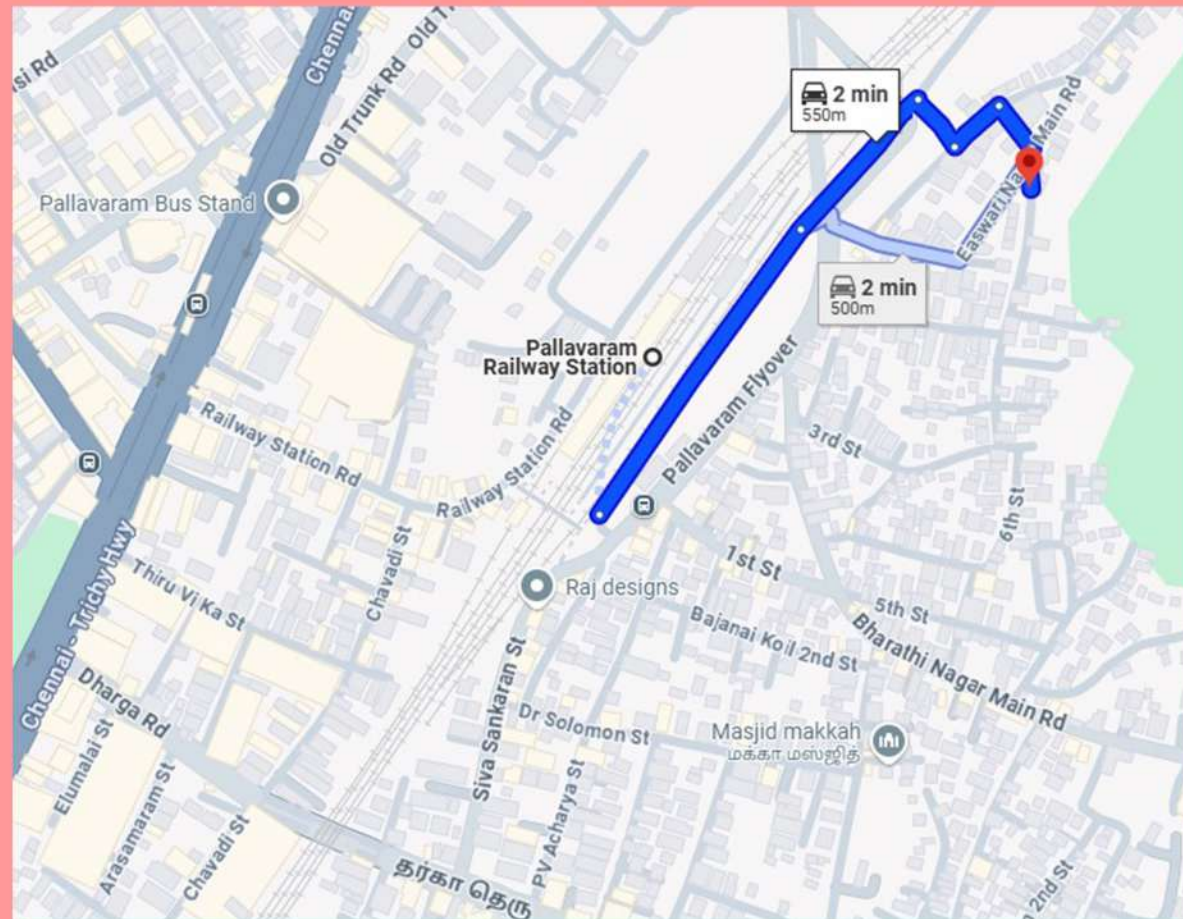


Apartment Area Details

Sl.No	Apartment No	Apartment Area in Sq.ft.	Floor	Rooms	Main Door Facing
1	F1,S1 & T1	900	First, Second & Third	2 BHK	East
2	F2,S2 & T2	1266	First, Second & Third	3 BHK	North

Location Map



OFFICE ADDRESS:

Plot No.38, Alamelumangapuram 2nd Cross Street,
Madipakkam, Chennai - 600 091.
Landmark - Backside of IndusInd Bank & Anjakha Hospital

SITE ADDRESS:

Plot No.19, Door No.17/13,
Eswari Nagar Main Road, Zamin Pallavaram, Chennai - 600043.
Landmark - Near to Pallavaram Railway Station

FOR BOOKING CONTACT

M. SIVA M.E.(Structural)

7797 012345

9566 434343

www.eeshanibuilders.com

Eeshani's

POORNIMAA

@ Zamin Pallavaram



Home is the place where you feel happy

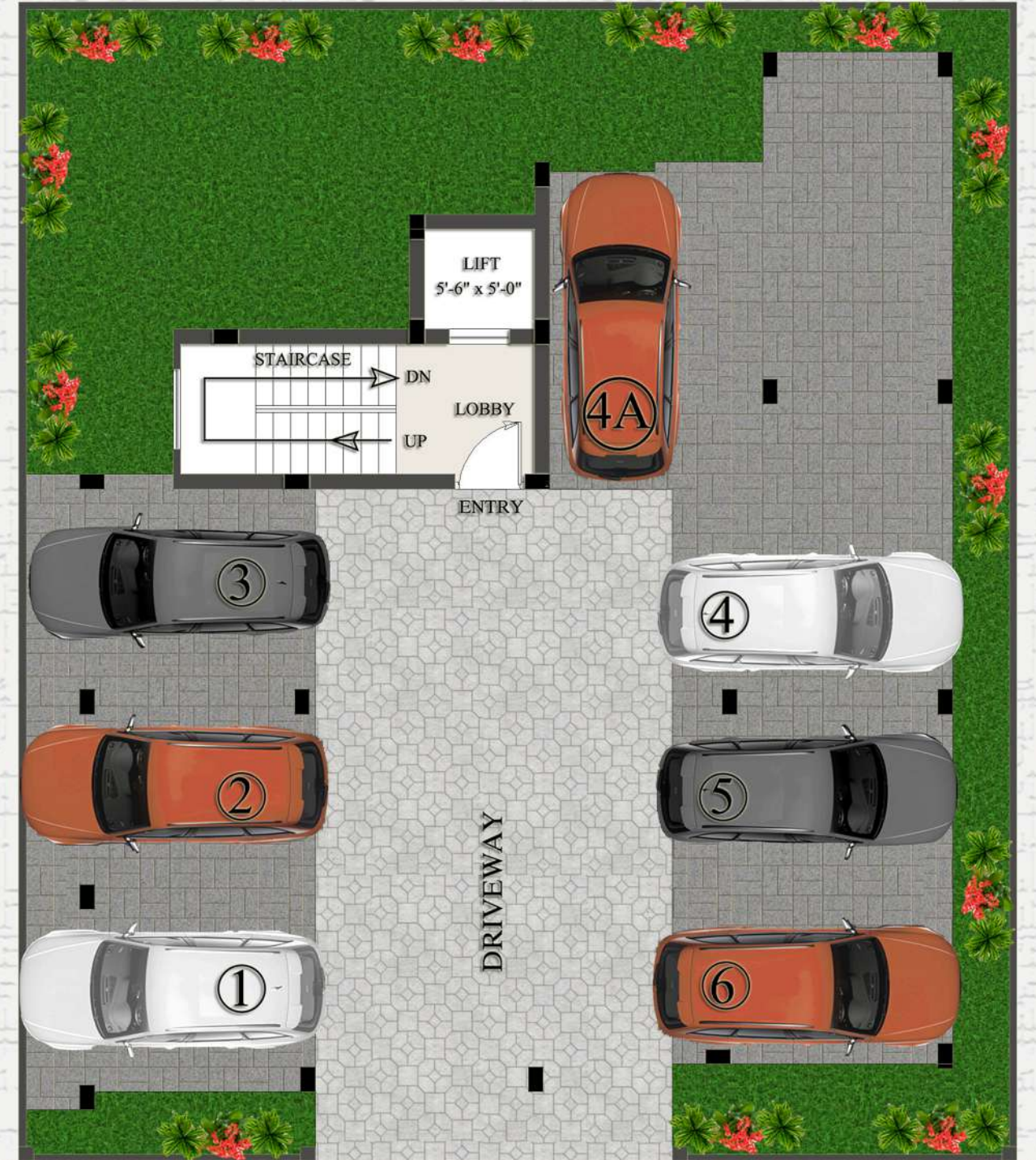


EESHANI BUILDERS

Eeshani's
POORNIMAA



Car Park

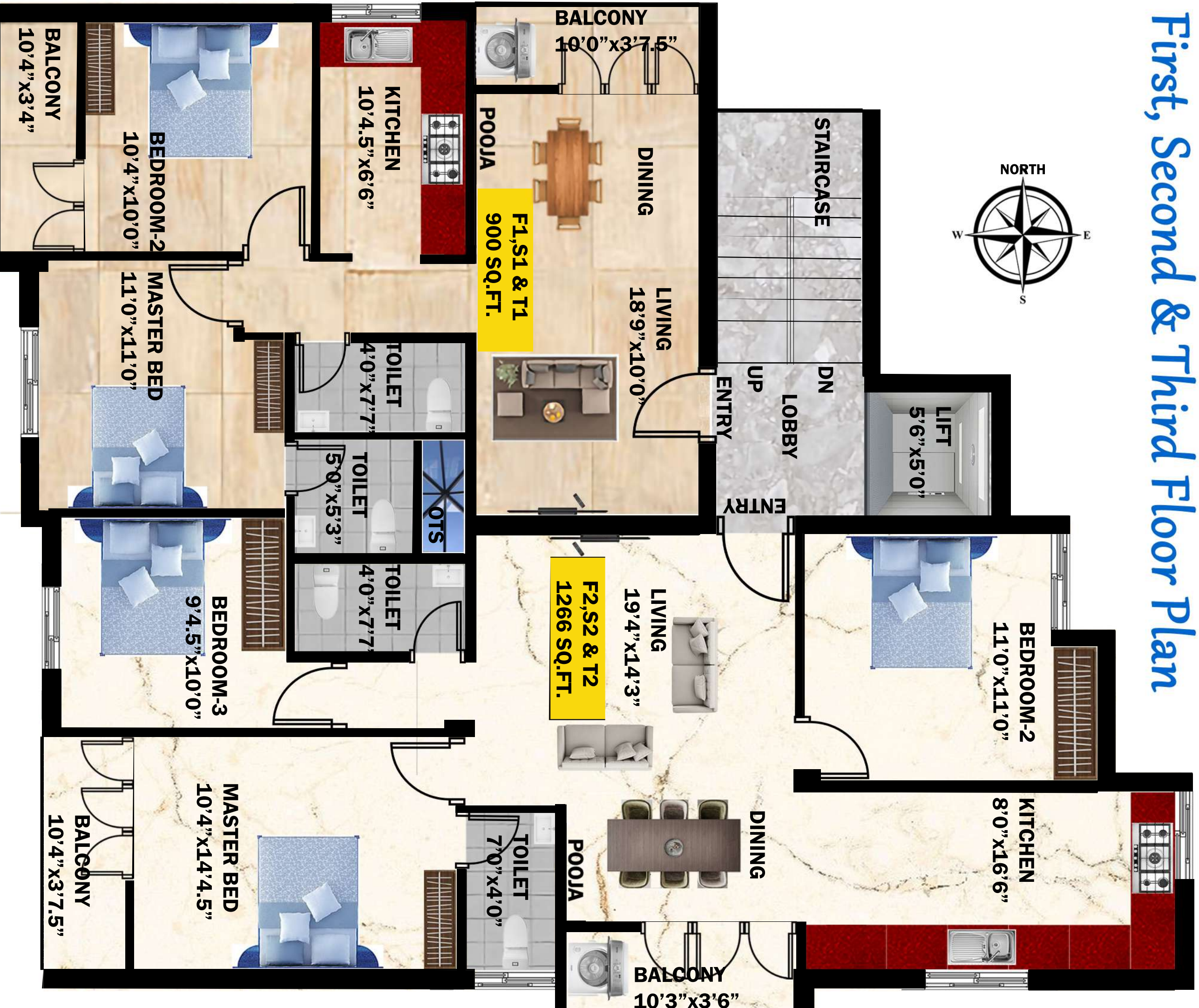


ESWARI NAGAR MAIN ROAD - 20 FEET WIDE ROAD

STILT FLOOR PLAN



First, Second & Third Floor Plan



ESWARI NAGAR MAIN ROAD - 20 FEET 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 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 (2'x2') in terrace (Heat proof tile)
- Six passenger Automatic lift is provided.
- Underground sump of 12000 litres capacity shall be provided.
- Overhead Tank of 8000 litres capacity shall be provided.
- CCTV shall be provided.

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 TEAK WOOD 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/Nitco (Basic cost Rs. 55.00/ 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 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(Jade) 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.
- Modular Switches & Sockets of Anchor Roma Plus/Equivalent Brand.
- Fire Retardant Copper Wire of Orbit/Great White.
- 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).
- EV Charging Point (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 Emulsion Paint.
- External Walls finished with 1 Coat of White Cement, 1 Coat of Primer & 2 Coats of weather prrof 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

