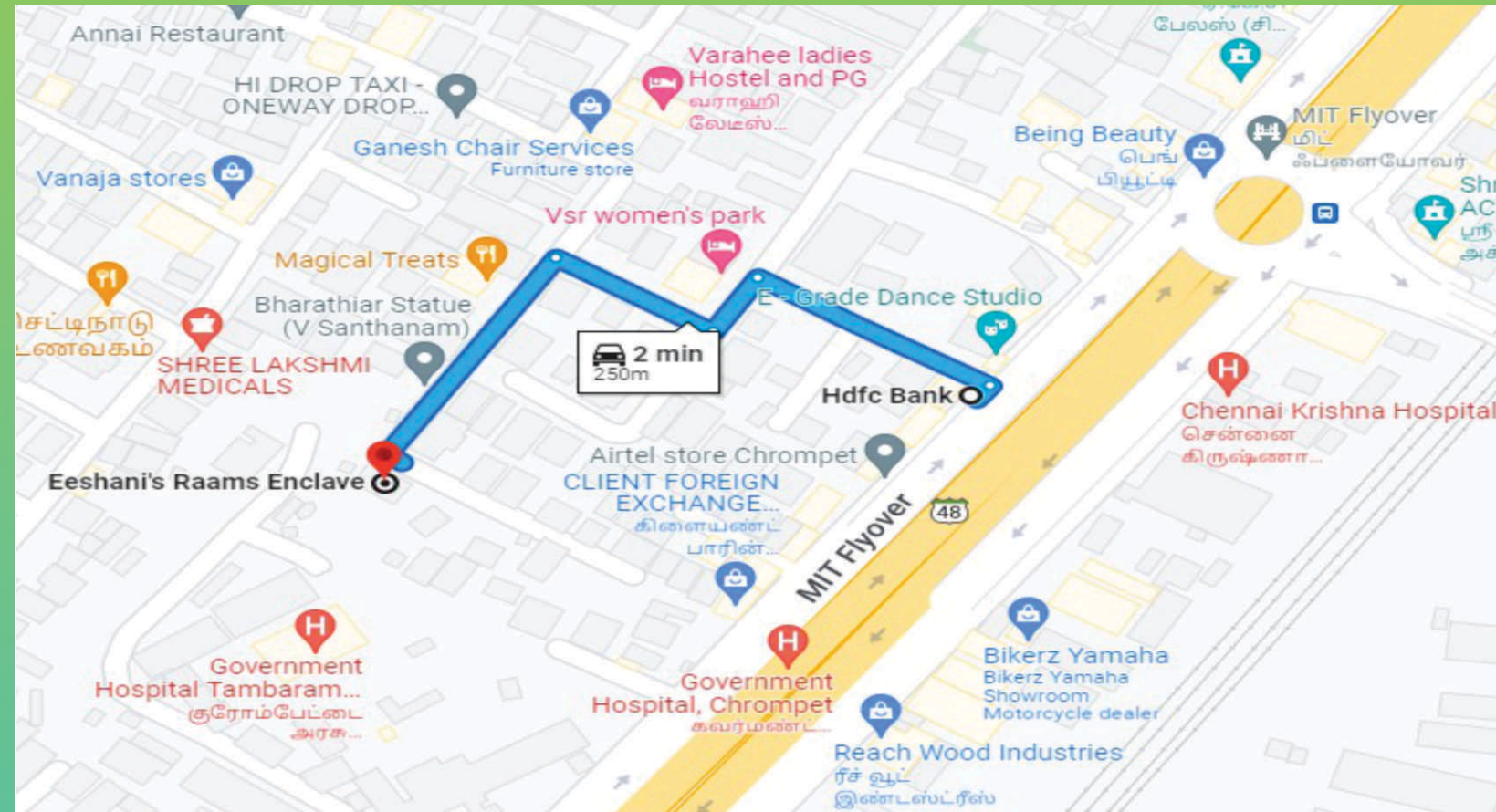


Apartment Area Details

SI.NO	APARTMENT NO	APARTMENT AREA Sq. Ft.	FLOOR	ROOMS	MAIN DOOR FACING
1	Plot - A - F1 & S1 & T1	1230 Sq.ft	FF & SF & TF	3 BHK	East
2	Plot - A - F2 & S2 & T2	1220 Sq.ft	FF & SF & TF	3 BHK	North
3	Plot - B - F1 & S1 & T1	1240 Sq.ft	FF & SF & TF	3 BHK	East
4	Plot - B - F2 & S2 & T2	1240 Sq.ft	FF & SF & TF	3 BHK	North

Location Map



EESHANI BUILDERS

OFFICE ADDRESS :

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

SITE ADDRESS :

Door No.25, New Colony 16t Cross Street,
Cromepet, Chennai-44.
(Landmark : OPP- Parvathy Hospital GST Road)

www.eeshanibuilders.com

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

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



EESHANI BUILDERS



**EESHANI'S
RAAM'S ENCLAVE**



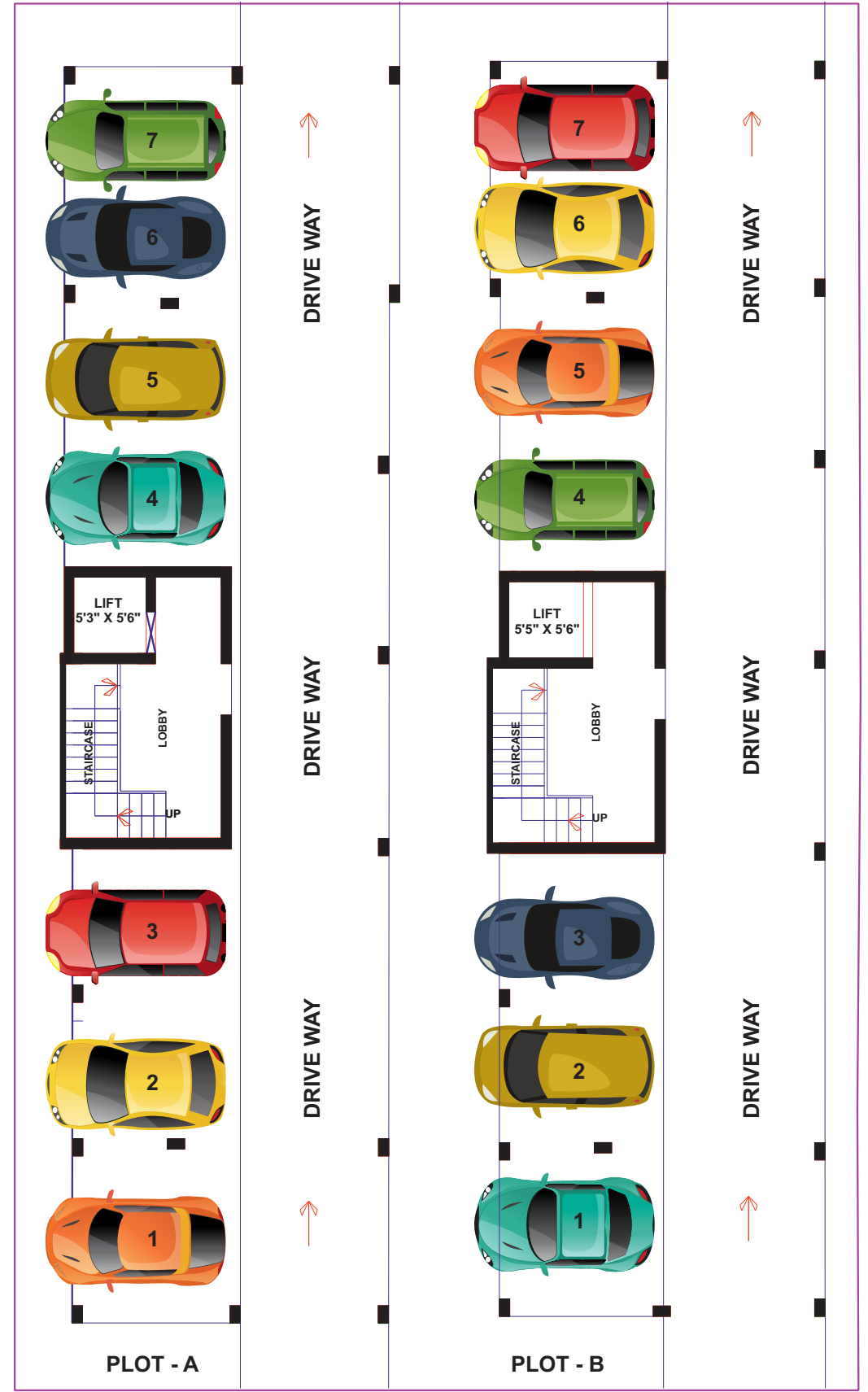
**A HOUSE is made of walls and beams
A HOME is built with LOVE and DREAMS**

EESHANI'S
RAAM'S ENCLAVE



NEW COLONY 17 TH STREET - ROAD

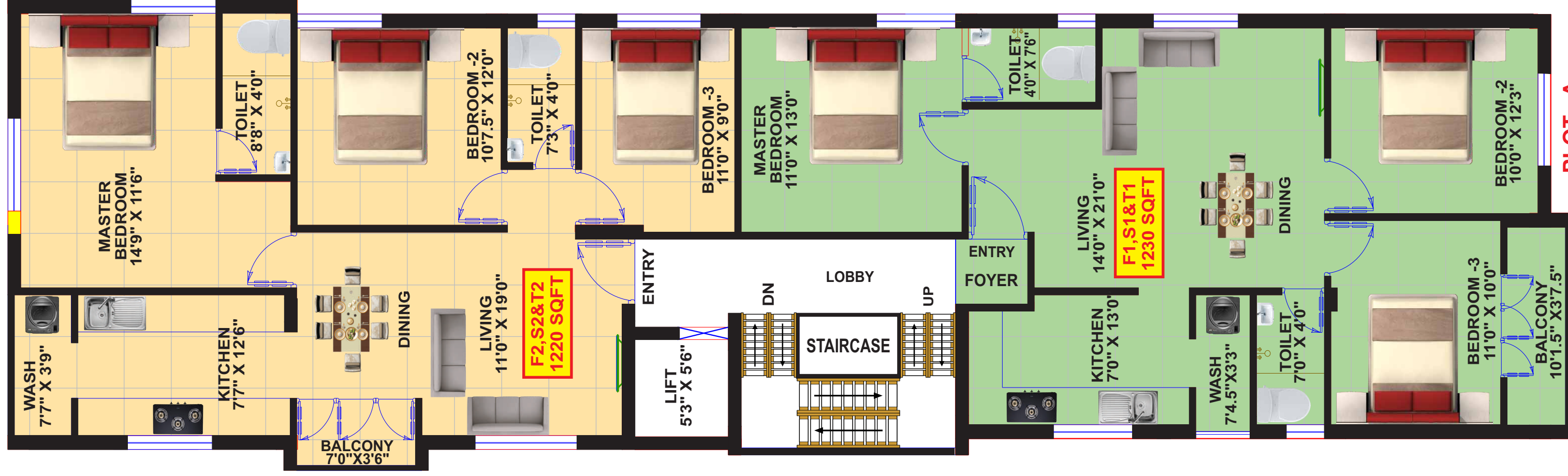
STILT FLOOR PLAN



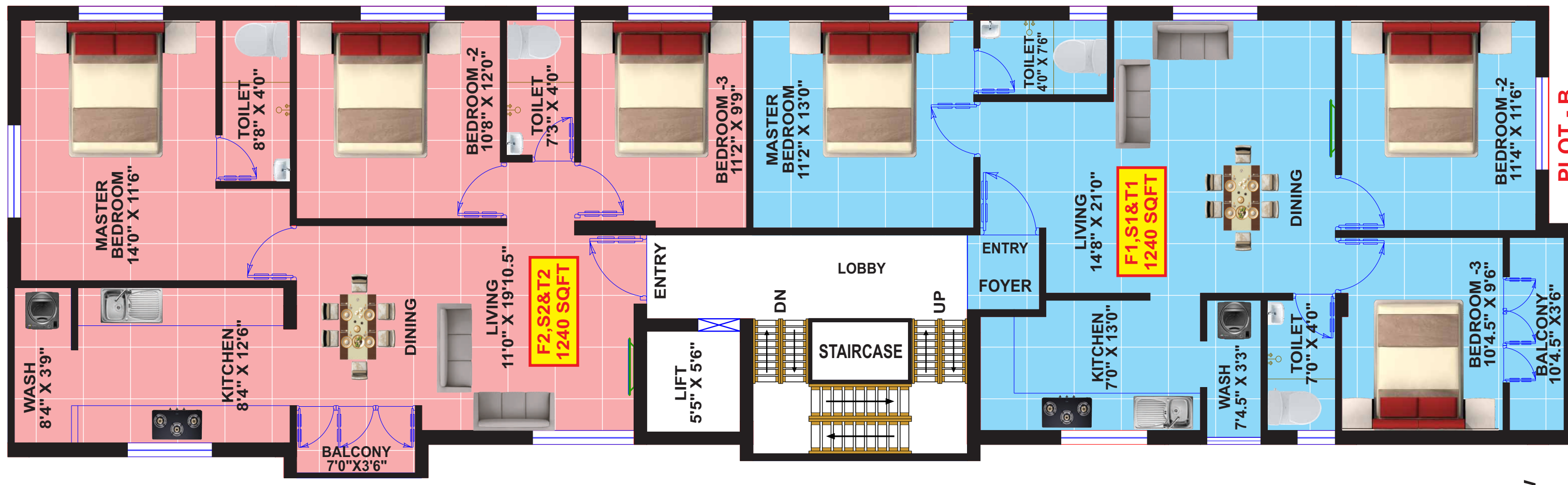
NEW COLONY 16 TH CROSS STREET - 20 FEET ROAD

NEW COLONY 17 TH STREET - ROAD

FIRST, SECOND & THIRD FLOOR PLAN



PLOT - A



PLOT - B

NEW COLONY 16 TH CROSS STREET - 20 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.

DOORS AND WINDOWS:

- MAIN door with TEAK WOOD, Godrej lock, viewing lens, brass hinges, brass handles, 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. 50.00/ Sq. Ft.)
- Bathroom wall tile for 7' 0" height (Basic cost Rs. 40.00/ 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. 130.00/ 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 bed 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/Equivalent Brand.
- Fire Retardant Copper Wire of Finolex / Orbit.
- 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

