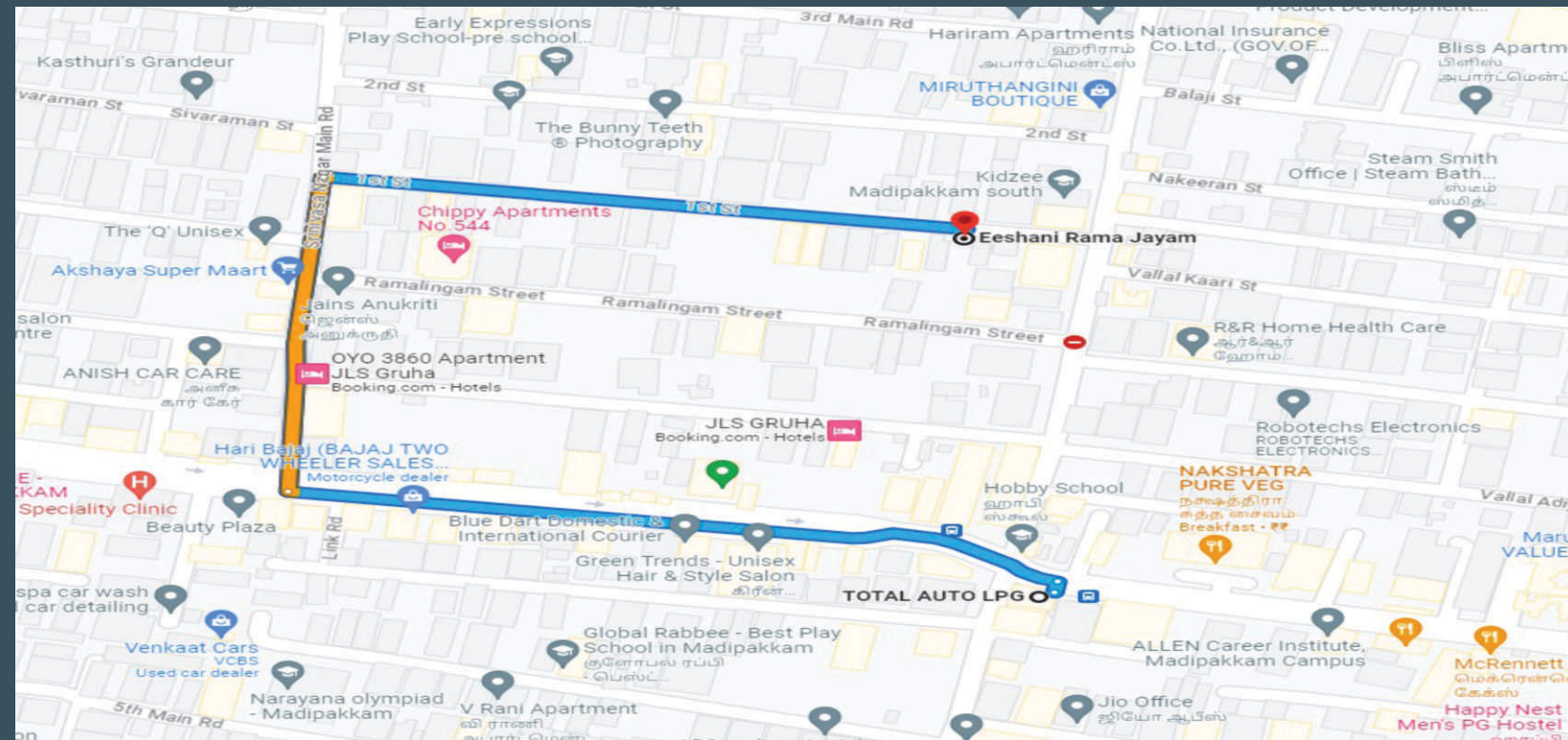


Apartment Area Details

SI.NO	APARTMENT NO	APARTMENT AREA Sq. Ft.	FLOOR	ROOMS	MAIN DOOR FACING
1	F1	1835 Sq.ft	FF	3 BHK	East
2	F2	714 Sq.ft	FF	2 BHK	East
3	F3	1518 Sq.ft	FF	3 BHK	North
4	S1	1575 Sq.ft	SF	3 BHK	East
5	S2	960 Sq.ft	SF	2 BHK	East
6	S3	1518 Sq.ft	SF	3 BHK	North
7	T1	1580 Sq.ft	TF	3 BHK	East
8	T2	1600 Sq.ft	TF	3 BHK	North

Location Map



OFFICE ADDRESS :

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

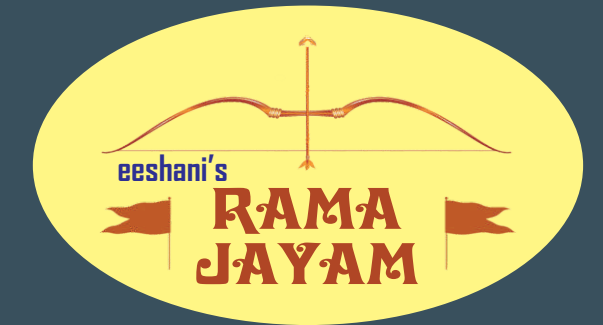
SITE ADDRESS :

Plot No.588, Ram Nagar 1st Street,
Ram Nagar North Extension,
Madipakkam, Chennai - 600091.

www.eeshanibuilders.com

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

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



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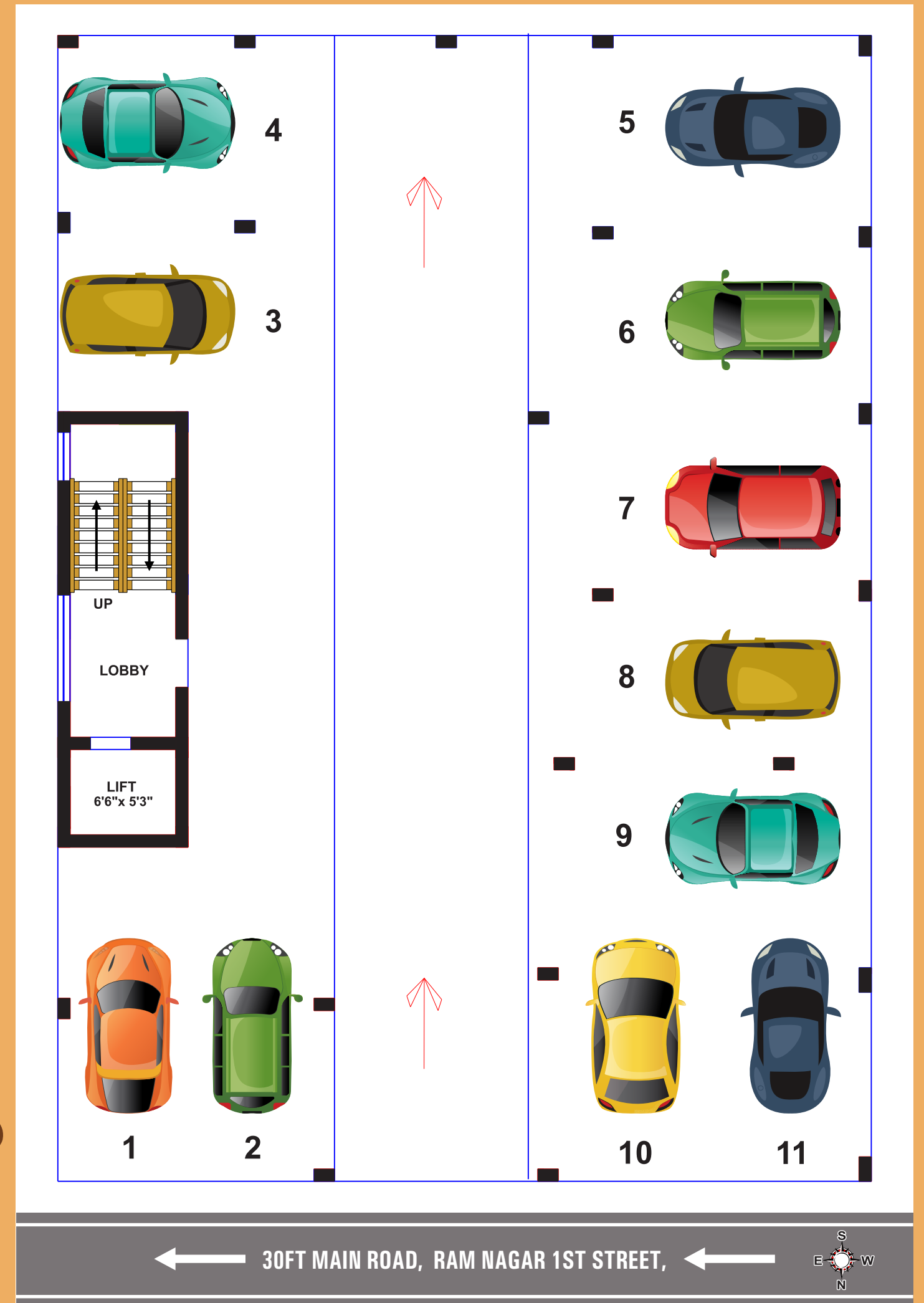


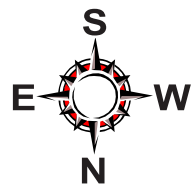
Eeshani's **RAAM'S ENCLAVE** Chrompet



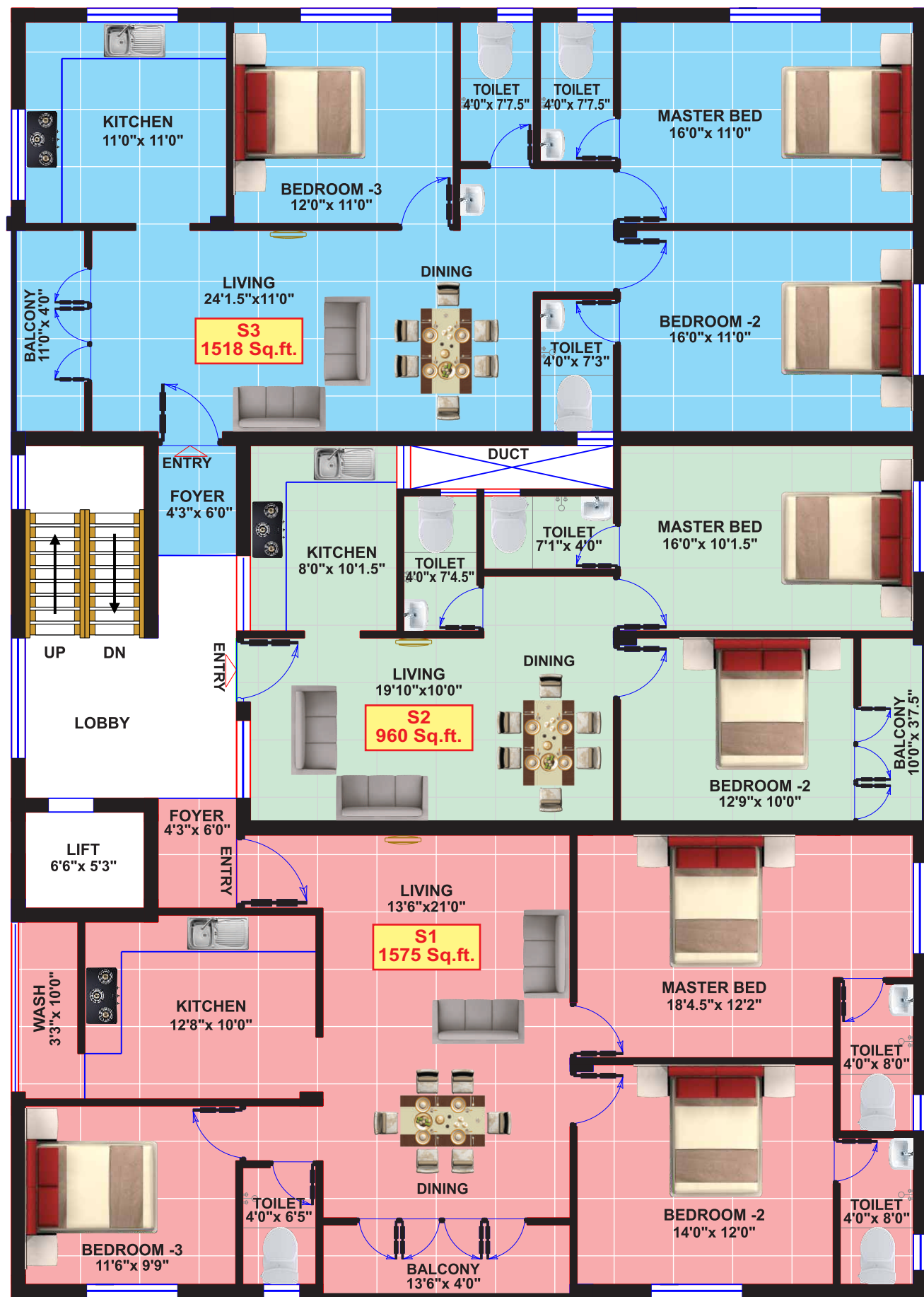
Eeshani's **SARASWATHI PALACE** Hasthinapuram

Car Park

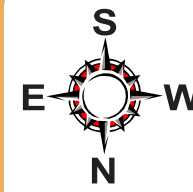




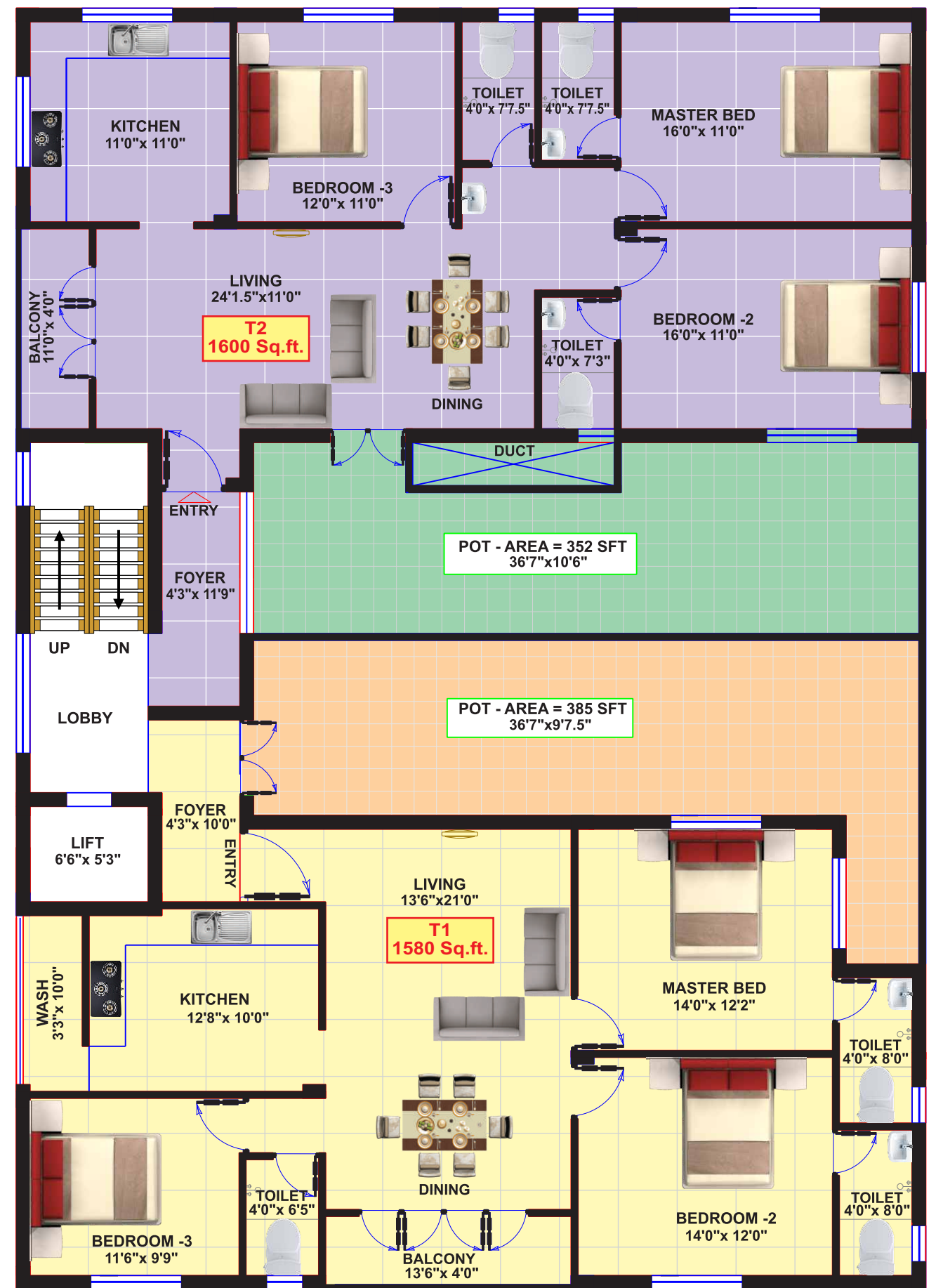
Second Floor Plan



30FT MAIN ROAD, RAM NAGAR 1ST STREET,



Third Floor Plan



30FT MAIN ROAD, RAM NAGAR 1ST STREET,

Specification

STRUCTURE :

- R.C.C framed structure with RCC columns, beams and Slab.
- First Quality Red Brick (Wire cut) 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.
- 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.
- White tile in terrace (Cooling tile)
- Six passenger Automatic lift is provided.
- 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 TEAK WOOD frames and single leaf 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 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 (Residual current circuit breaker) with Anchor Panasonic/Greatwhite.
- Modular Switches & Sockets of Anchor Roma/Greatwhite/Equivalent Brand.
Two way switches for one light and one fan must be provided in all bedrooms.
- 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 consultation with owners for their share of apartments.
- 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 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 (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

