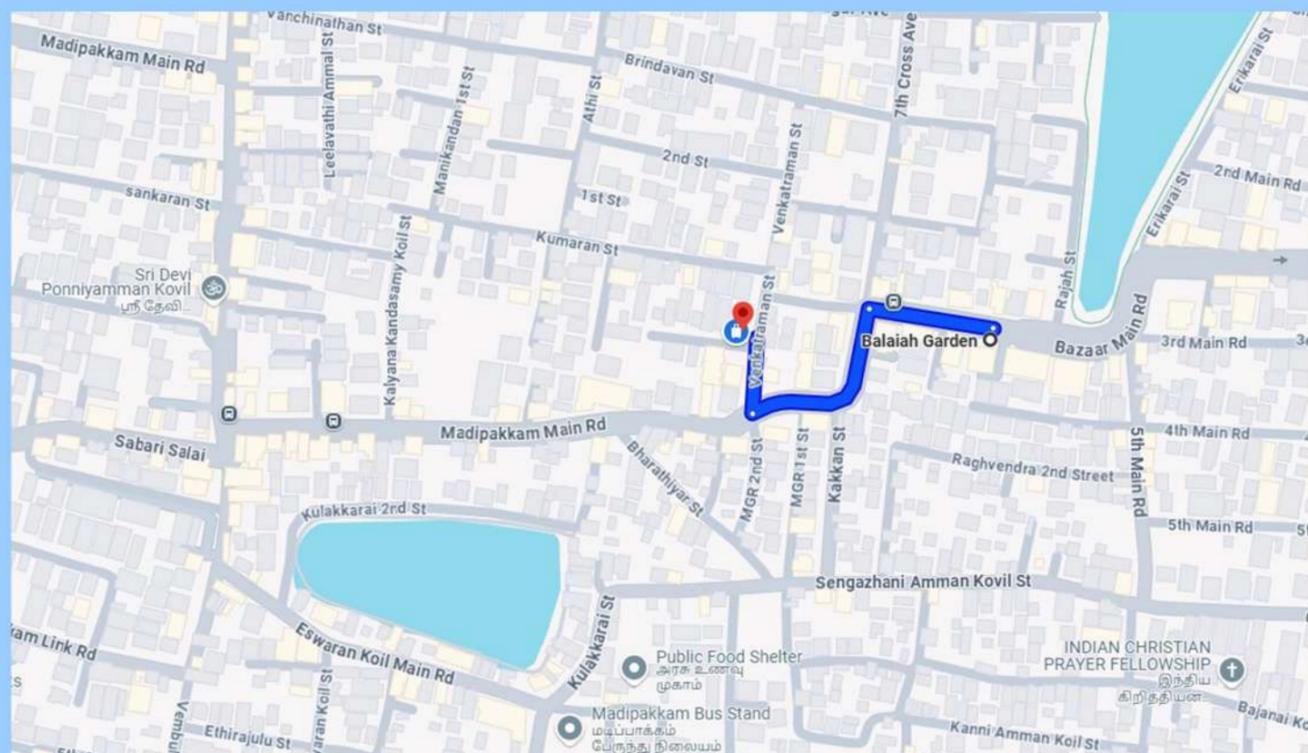


### Apartment Area Details

Sl.No	Apartment No	Apartment Area in Sq.ft.	Floor	Rooms	Main Door Facing
1	F1	1450	First	3 BHK	North
2	F2	544	First	1 BHK	East
3	F3	1206	First	3 BHK	South
4	S1 & T1	1224	Second & Third	3 BHK	North
5	S2 & T2	852	Second & Third	2.5 BHK	East
6	S3 & T3	1125	Second & Third	3 BHK	South

### 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.45A, Srinivasan Street,  
Balaiah Garden, Madipakkam, Chennai - 600091.  
Landmark - Near Balaiah Garden Bus Stand

FOR  
BOOKING CONTACT  
**M. Siva M.E.(Structural)**  
**7797 012345**  
**9566 434343**

[www.eeshanibuilders.com](http://www.eeshanibuilders.com)

Eeshani's

**VANAGOPAL ENCLAVE**

@ Balaiah Garden, Madipakkam



*Happiness is Homemade*



# Car Park





# First Floor Plan



SRINIVASAN CROSS STREET  
20 FEET WIDE ROAD

SRINIVASAN STREET - 20 FEET WIDE ROAD

# Second and Third Floor Plan



SRINIVASAN CROSS STREET  
20 FEET WIDE ROAD

SRINIVASAN STREET - 20 FEET WIDE ROAD

# 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

