

Marketed by



**ABHIMANYU GARDEN
HOUSING [INDIA] PVT LTD**



CHELLAPPAS Homes Project

'We Build Your Ideal Dream Home'



**13 APARTMENTS
2BHK & 3BHK APARTMENTS DIVIDED 3 ONTO 4 FLOORS
FIFTH FLOOR ONE APARTMENT**

Developed by



Marketed by

ABHIMANYU GARDEN HOUSING INDIA PVT LTD

Mob : 9444083982/9340048887 Landline : 044 24718737

E-Mail : abhimanyugarden@gmail.com / chellappasconstructions@gmail.com

Web: www.abhimanyugarden.com



AMENITIES

Lung Space
 Power Back Up
 [Generator/Electricity Backup]
 Individual Car Parking
 Drinking Water
 Security Room
 Balconies
 Work-Out Space (Elders)
 Terrace Rights
 Street Light
 Gym
 Pavement Tiles & Car Parking Tiles

Specification & Features

FOUNDATION:

Robust RCC Isolated column footing foundation to ensure the safety of your homes.

STRUCTURE:

The structure is RCC framed. Infill masonry walls are built with light weight blocks. All ceilings, inner and outer walls have cement plastering finish of the highest quality.

JOINERIES:

Main door: The main door has treated quality wooden frames paint grade and moulded panel/equivalent flush with quality hardware finishes.

Bedroom and Toilet doors:

The bedroom and toilet doors have treated quality wooden frames paint grade and flush door shutter with quality hardware finishes.

Windows and French doors:

The windows and French doors have UPVC Polymer sliding/Fixed single plain clear glazed window shutters with MS safety grills.

Ventilators: The ventilators have Aluminium adjustable louver with Pinhead glass.

FLOOR FINISH: Floor finishing is of sublime quality in the living, dining, bedrooms and kitchen areas. These have 2x2 feet joint free vitrified tiles flooring while the toilets and service areas have anti-skid 300mm x 300mm ceramic tiles flooring.

BATHROOM WALL TILES: The toilet walls have 300mm x 300 mm ceramic tiles up to a height of 7 feet.

KITCHEN: Pre - polished lustrous granite along with the SS Sink is provided in the kitchen. Kitchen Tiles up to the height of 2'0" above the granite platform.

ELECTRICAL: Three phase electrical supply (Finolex/Orbit) is routed through extremely safe copper wiring from the main distribution board in each flat. LATASKI switches is provided to ensure safety. ELCB for children safety.

PLUMBING & SANITARY: Concealed CPVC/UPVC

water pipeline and sewerage distribution lines are connected to the STP. SOMANY high quality and reliable water faucets and sanitary fittings are used. Chrome plated Taps would be installed.

PAINTING: All the ceilings are painted with cement. The inner walls with wall putty would have matt finishing [ASIAN PAINTS – ROYALE MATT]. The external walls have synthetic exterior emulsion paint finishing. All doors are painted with synthetic enamel paint. The entire painting is of high quality and is long lasting in nature.

COMMON AREA: The beautiful lobby area would have vitrified tiles and stair case would have terracotta tiles. The staircase walls would have cement paint. The car park area would have terracotta tiles. For the car drive-way area, there are paving blocks.

LIFT/ELEVATOR: Two Spacious 5 passenger Kanan are other lift has been provided.

STANDARD FEATURES: RCC Sump for Metro Water, Over Head Tank with partition for metro and ground water, Bore well dug appropriate depth, Covered Car Parking and 20'0" Wide Two Way Drive Way

TYPICAL 1st to 4th FLOOR PLAN



Proposed Residential Apartments For "M/s. Chellapas Builders" at Kanathur.

Aspirations...
architects engineers

FIRST FLOOR

- 1A 1488
- 1B 1098
- 1C 1294

SECOND FLOOR

- 2A 1488
- 2B 1098
- 3C 1294

THIRD FLOOR

- 3A 1488
- 3B 1098
- 3C 1294

FOURTH FLOOR

- 4A 1488
- 4B 1098
- 4C 1294

FIFTH FLOOR

- 5A 3850

Old Projects



Beach

Route Map



Site Address:

S.No.103/61B, Chellappas, No. 12, Sneha Garden Road, Kanathur Reddy Kuppam, Kanathur Chennai - 603 112.

Office Address:

10/5, 2nd Floor, 50th Street, Ashok Nagar, Chennai - 600 083.

E-Mail : abhimanyugarden@gmail.com / chellappasconstructions@gmail.com Web: www.abhimanyugarden.com