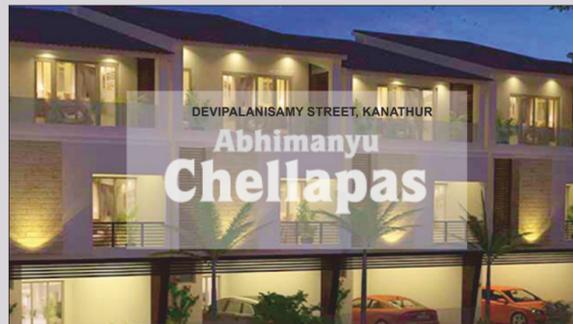


OUR COMPLETED PROJECTS



Marketed By:
Abhimanyu Garden Housing India Private Limited



Current Project Location :

**Old No.17/1, New No.19/1,8th Main Road,
Kasturibai Nagar, Adyar, Chennai – 600020**

CMDA APPROVED – 6 APARTMENTS

(THREE FLOORS WITH TWO 2BHK APARTMENTS ON EACH FLOOR)

No.10/5,2nd Floor 50th Street, Ashok Nagar, Chennai 600 083.

☎ : : 044 2471 8737, 93400 48887, 94440 83982.

Email : abhimanyugarden@gmail.com

chellappasconstructions@gmail.com

Website : www.abhimanyugarden.com



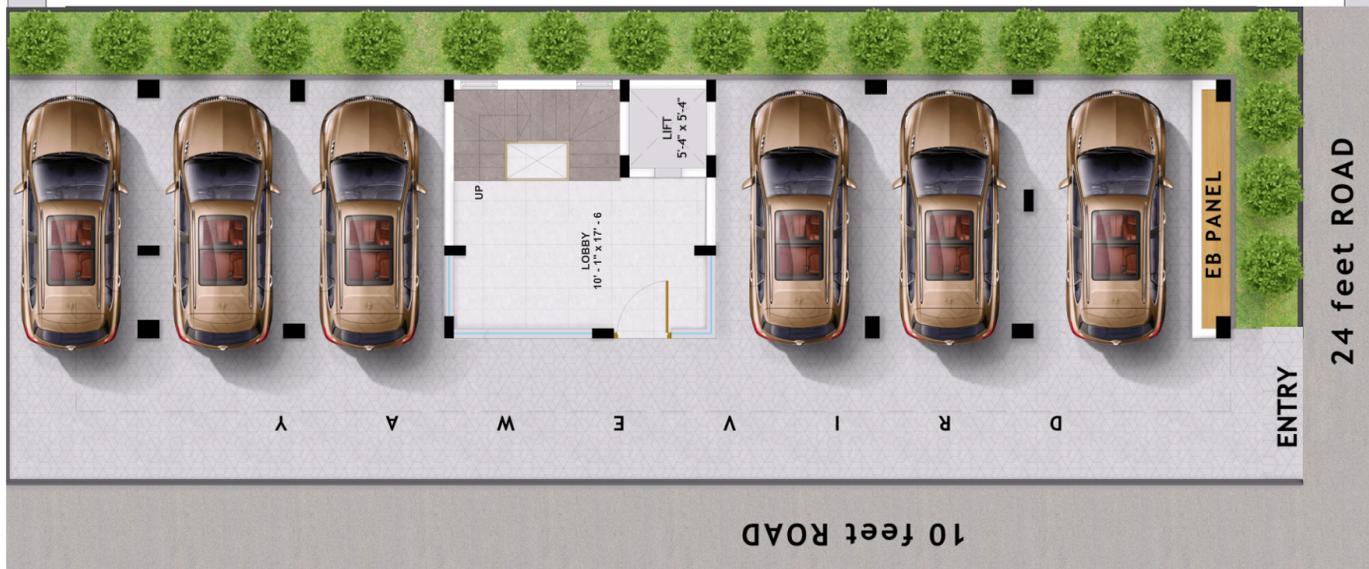


SIZES OF THE APARTMENT

- A1** (Front Side Apartment) - 1067.10 Sq. Ft. **B2** (Back Side Apartment) - 1034.56 Sq. Ft.
- A3** (Front Side Apartment) - 1067.10 Sq. Ft. **B4** (Back Side Apartment) - 1034.56 Sq. Ft.
- A5** (Front Side Apartment) - 1067.10 Sq. Ft. **B6** (Back Side Apartment) - 1034.56 Sq. Ft.

Advantages :

1. Delivery of the Apartments shall be within 18 months from the date of acquisition of approval
2. Clear Title
3. Approved Land and Building
4. Pollution Free Environment
5. Aesthetically designed
6. Covered Car Parking
7. Spacious Balconies



SPECIFICATIONS

- 1. FOUNDATION :**
ROBUST RCC ISOLATED COLUMN FOOTING FONDATION TO ENSURE THE SAFETY OF OUR HOMES AND DESIGNED TO WITHSTAND EARTHQUAKE OF ZONE III BY LEADING STRUCTURAL CONSULTANT
- 2. STRUCTURE :**
THE STRUCTURE IS RCC FRAMED. INFILL MASONRY WALLS ARE BUILT WITH LIGHT WEIGHT AEROCON BLOCKS. ALL CEILING, INNER AND OUTER WALLS HAVE CEMENT PLASTERING FINISH OF THE HIGHEST QUALITY (Main Walls – 9”, Partition Walls – 4 ½”)
- 3. JOINERIES :**
 - A. MAIN DOOR :** THE MAIN DOORS SHALL BE TEAKWOOD
 - B. BEDROOM AND TOILET DOORS :**
THE BEDROOM AND TOILET DOORS WILL HAVE FLUSH DOORS WITH QUALITY HARDWARE FINISHES.
 - C. 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
 - D. FLOOR FINISH :**
FLOOR FINISHING IS OF SUBLIME QUALITY IN THE LIVING, DINING, BEDROOMS AND KITCHEN AREAS. THESE HAVE 2' X 4' JOINT FREE VITRIFIED TILES FLOORING WHILE THE TOILETS AND SERVICE AREAS HAVE ANTI-SKID VITRIFIED TILES. GRILLS FOR BALCONY USING POLISHED MS RODS
 - E. BATHROOM WALL TILES :**
THE TOILET WALLS WOULD HAVE VITRIFIED TILES UPTO ROOF HEIGHT.
 - F. KITCHEN :**
PRE- POLISHED LUSTROUS GRANITE ALONG WITH THE SS SINK IS PROVIDED IN THE KITCHEN. KITCHEN TILES ABOVE THE GRANITE PLATFORM SHALL BE FOR THE SIZE – 2' X 3'. SERVICE AREA SHALL HAVE PROVISION FOR WASHING MACHINE AND VESSEL WASHING. FOR WATER PURIFIERS ONLY PLUMBING SHALL BE CARRIED OUT.
 - G. ELECTRICAL :**
THREE PHASE ELECTRICAL SUPPLY (ORBIT) IS ROUTED THROUGH EXTREMELY SAFE COPPER WIRING FROM THE MAIN DISTRIBUTION BOARD IN EACH FLAT. ANCHOR SWITCHES IS PROVIDED TO ENSURE SAFETY. AC POWWER POINTS FOR ALL BEDROOMS AND ONE IN LIVING AND SUFFICIENT PANEL BOARD WITH GENERATOR CHANGE OVER FACILITY AND ALSO T.V. AND TELEPHONE POINTS FOR ALL BEDROOMS AND LIVING. CONCEALED CEILING LIGHTS/ DOWNLIGHTS SHALL BE PROVIDED INSIDE THE CONCRETE WALLS
 - H. PLUMBING & SANITARY :**
CONCEALED CPVC /UPVC WATER PIPELINE AND SEWERAGE DISTRIBUTION LINES ARE CONNECTED TO THE STR. SOMANY HIGH QUALITY AND RELIABLE WATER FAUCETS AND SANITARY FITTINGS ARE USED. CHROME PLATED TAPS WOULD BE INSTALLED
 - I. PAINTING :**
ALL THE CEILINGS ARE PAINTED WITH CEMENT. THE INNER WALLS WITH WALL PUTTY WOULD HAVE MATT FINISHING [ASIAN PAINTS-ROYALE MATT] THE EXTERNALWALLS HAVE TEXTURE PUTTY FINISHING. ALL THE DOOR ARE PAINTED WITH SYNTHETIC ENAMEL PAINT. THE ENTIRE PAINTING IS OF HIGH QUALITY AND IS LONG LASTING IN NATURE
 - J. COMMON AREA :**
THE BEAUTIFUL LOBBY AREA WOULD HAVE VITRIFIED TILES AND STAIR CASE WOULD HAVE GRANITE FINISHING. THE STAIRCASE WALLS WOULD HAVE CEMENT PAINT. THE CAR PARK AREA WOULD HAVE TILES. FOR THE CAR DRIVE-WAY AREA THERE ARE PAVING BLOCKS. STAINLESS STEEL HAND RAIL FOR THE STAIRCASE SHALL BE PROVIDED.
 - K. LIFT / ELEVATOR :**
SPACIOUS GOOD QUALITYTWO 4 PASSENGER LIFTS WOULD BE PROVIDED. PEST CONTROL – IT SHALL BE CARRIED OUT AS PER NATIONAL BUILDING CODE TO PROTECT FROM WHITE ANTS. DIESEL GENERATOR (MAHINDRA) FOR ENTIRE BUILDING, COMMON LIGHTS, LIFTS AND BORE AND METRO WATER MOTORS.
 - I. STANDARD FEATURES :**
RCC SUMP FOR METRO WATER, OVER HEAD TANK WITH PARTITION FOR METRO AND BORE WATER AND ALSO LADDER FACILITY FOR CLEANING OF TANKS SHALL BE PROVIDED, 1 BORE WELL DUG APPROPRIATE DEPTH, COVERED CAR PARKING. Security Backup (Fingerprint Approval for outsiders) TERRACE COOLING TILES SHALL BE USED.