



**CHELLAPPAS**

**BUILDERS & PROMOTERS**



Plot No. 29, (Eastern Portion), Poonam Avenue Road, Opp to Mayajal Theatre, ECR - Kanathur, Chennai 603 112. Approved Beach side Luxury Apartments - 16 Units  
(8 Apartments on each block of Chellappas Project)

## **Abhimanyu Garden Housing India Private Limited**



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

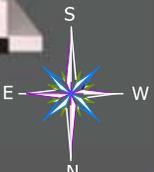
Contact No's : 044 2471 8737, 93400 48887, 94440 83982.

Email Id : [chellappasconstructions@gmail.com](mailto:chellappasconstructions@gmail.com)

[abhimanyugarden@gmail.com](mailto:abhimanyugarden@gmail.com)

Website : [www.abhimanyugarden.com](http://www.abhimanyugarden.com)

# First & Second Floor Plan



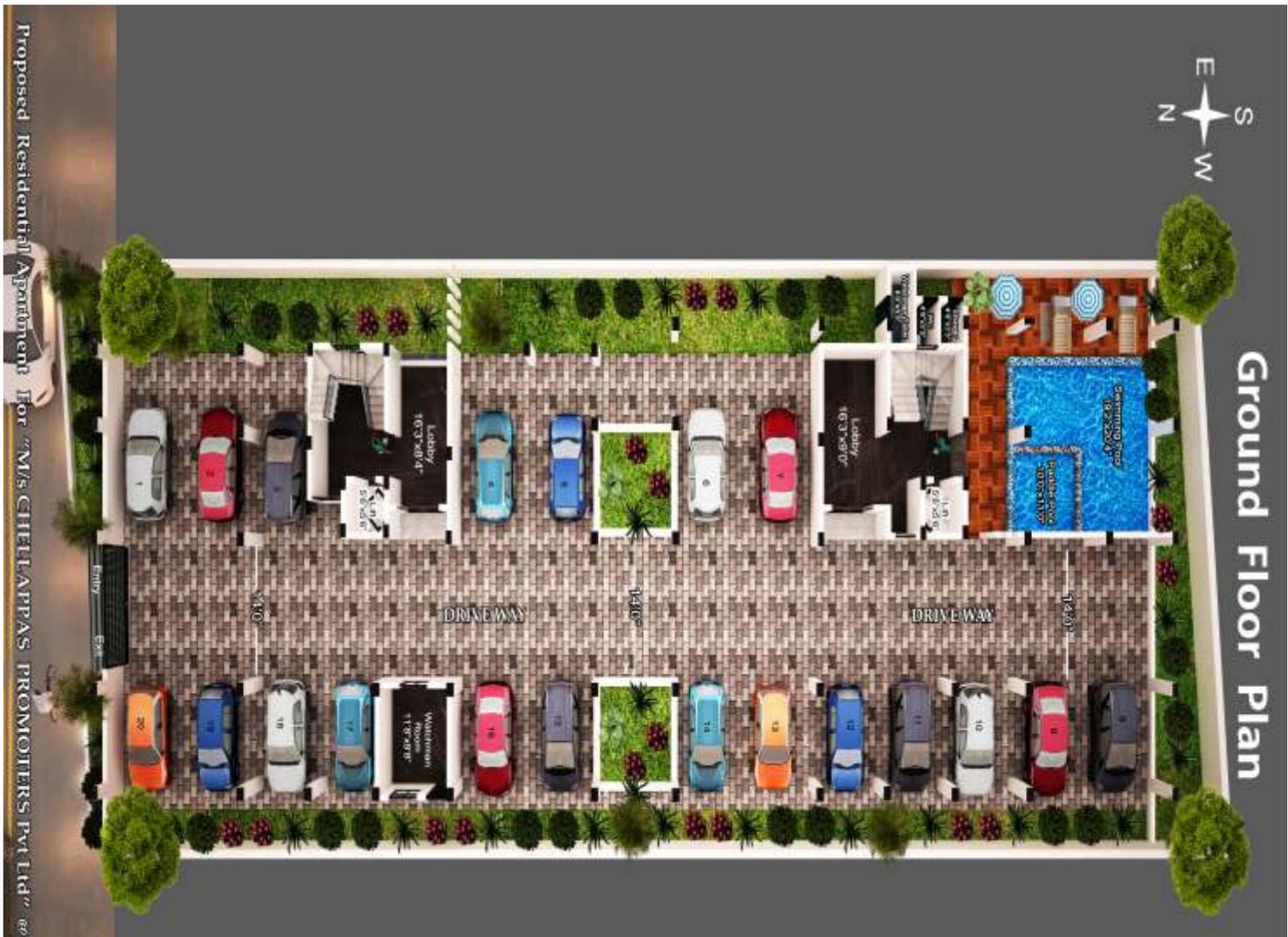
## Sizes of the Apartments

### A - BLOCK

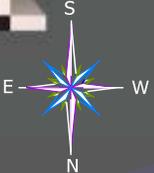
A1	-	1701.50 Sq.ft	3 BHK
B1	-	1628.58 Sq.ft	3 BHK
C1	-	1062.58 Sq.ft	2 BHK
A2	-	1701.50 Sq.ft	3 BHK
B2	-	1628.58 Sq.ft	3 BHK
C2	-	1062.58 Sq.ft	2 BHK
A3	-	2226.00 Sq.ft	3 BHK
B3	-	2202.27 Sq.ft	3 BHK

### B - BLOCK

A1	-	1701.50 Sq.ft	3 BHK
B1	-	1628.58 Sq.ft	3 BHK
C1	-	1062.58 Sq.ft	2 BHK
A2	-	1701.50 Sq.ft	3 BHK
B2	-	1628.58 Sq.ft	3 BHK
C2	-	1062.58 Sq.ft	2 BHK
A3	-	2226.00 Sq.ft	3 BHK
B3	-	2202.27 Sq.ft	3 BHK



# Third Floor Plan



## **SPECIFICATION FOR CONSTRUCTION.**

The Promoter does hereby agree to use standard material for the construction of the apartment with the following materials.

### **FOUNDATION:**

ROBUST RCC ISOLATED COLUMN FOOTING FOUNDATION TO ENSURE THE SAFETY OF OUR HOMES

### **STRUCTURE:**

THE STRUCTURE IS RCC FRAMED. INFILL MASONRY WALLS ARE BUILT WITH LIGHT WEIGHT AAC BLOCKS. ALL CEILING, INNER AND OUTER WALLS HAVE CEMENT PLASTERING FINISH OF THE HIGHEST QUALITY

### **JOINERIES:**

#### **a. MAIN DOOR:**

SINGLE DOOR WITH A HEIGHT OF 8 FEET AND WIDTH OF 5 FEET MADE OF TEAK WITH CONTROL PANEL INSTALLED

#### **b. BEDROOM AND TOILET DOORS:**

THE BEDROOM AND TOILET DOORS HAVE TREATED QUALITY WOODEN FRAMES PAINT GRADE AND FLUSH DOOR SHUTTER 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 RAK CERAMICS JOINT FREE VITRIFIED TILES FLOORING WHILE THE TOILETS AND SERVICE AREAS HAVE ANTI-SKID VITRIFIED TILES. (RAK BRAND)

#### **e. BATHROOM WALL TILES:**

THE TOILET WALLS WOULD HAVE VITRIFIED TILES (RAK CERAMICS BRAND)

#### **f. KITCHEN:**

PRE- POLISHED LUSTROUS GRANITE ALONG WITH THE SS SINK IS PROVIDED IN THE KITCHEN. KITCHEN TILES UP TO HEIGHT 2'0" ABOVE THE GRANITE PLATFORM

#### **g. ELECTRICAL:**

THREE PHASE ELECTRICAL SUPPLY (ANCHOR) IS ROUTED THROUGH EXTREMELY SAFE COPPER WIRING FROM THE MAIN DISTRIBUTION BOARD IN EACH FLAT. LEGRAND SWITCHES IS PROVIDED TO ENSURE SAFETY

#### **h. PLUMBING & SANITARY:**

CONCEALED CPVC/UPVC WATER PIPELINE AND SEWERAGE DISTRIBUTION LINES ARE CONNECTED TO THE STP. JAQUAR 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 [BERGER PAINTS]

THE EXTERNAL WALLS HAVE SYNTHETIC EXTERIOR EMULSION PAINT 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 VITRIFIED TILES. FOR THE CAR DRIVE-WAY AREA THERE ARE PAVING BLOCKS.

#### **k. LIFT/ELEVATOR:**

SPACIOUS GOOD QUALITY LIFT WOULD BE PROVIDED.

#### **l. STANDARD FEATURES:**

RCC SUMP FOR METRO WATER, OVER HEAD TANK WITH PARTITION FOR METRO AND GROUND WATER BORE WELL DUG APPROPRIATE DEPTH, INDIVIDUAL COVERED CAR PARKING

#### **AMENITIES:-**

- LOUNGE SPACE POWER BACK UP [GENERATOR/ELECTRICITY BACKUP]
- INDIVIDUAL CAR PARKING
- DRINKING WATER
- SECURITY ROOM
- BALCONIES
- TERRACE RIGHTS
- STREET LIGHTS
- CAR PARKING TILES

