



# THOMAS MANOR

— A perfect blend of Opulence & Serenity —



# THOMAS MANOR

— A perfect blend of Opulence & Serenity —



Premium  
Residential  
Luxury  
Apartment

4

Floors

8

Spacious  
3 BHKs



on  
Ritherdon  
Road

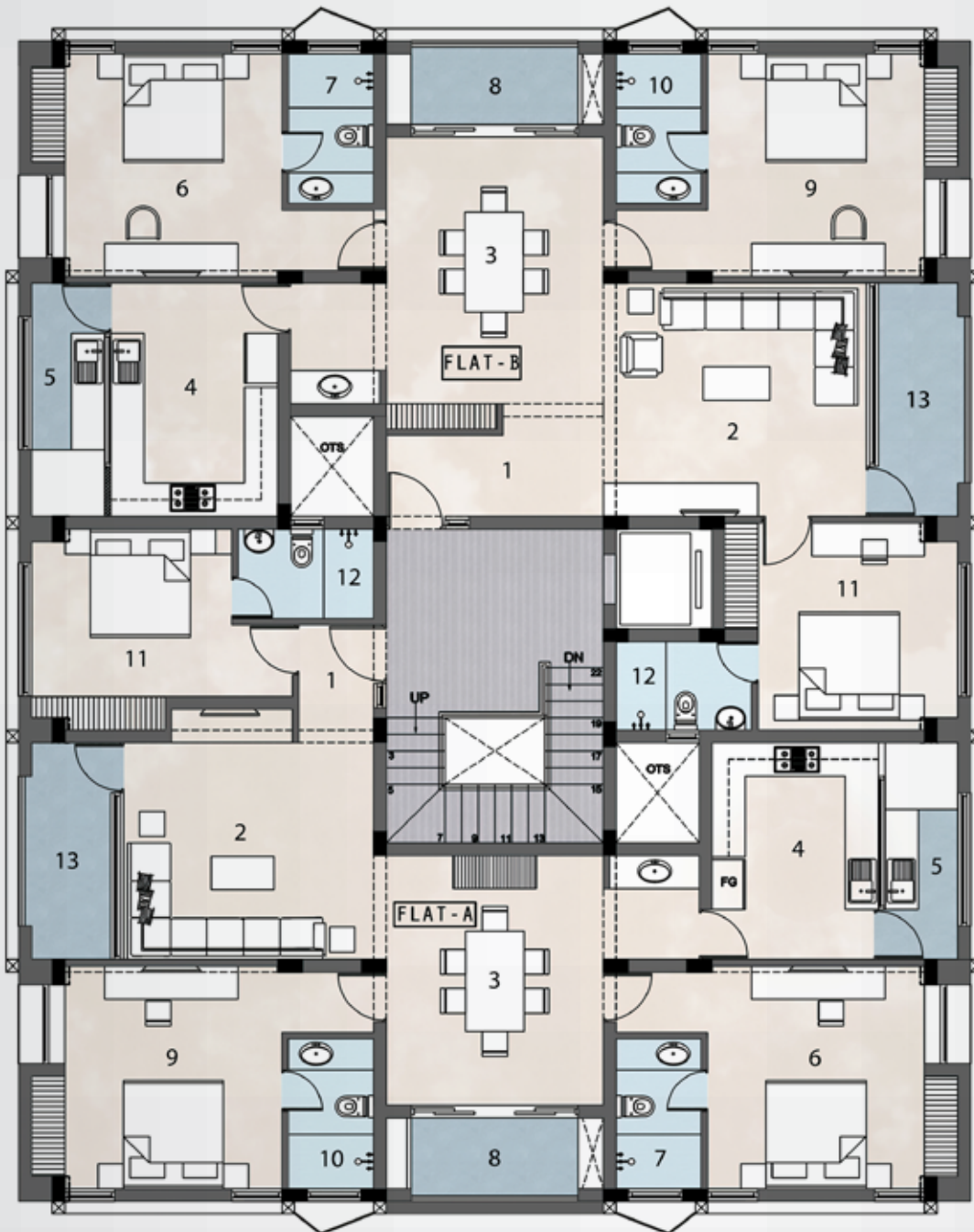


# STILT FLOOR PLAN





# TYPICAL FLOOR PLAN



- 1. Foyer
- 2. Living
- 3. Dining
- 4. Kitchen
- 5. Utility
- 6. Bedroom 1
- 7. Toilet 1

- 8. Balcony
- 9. Bedroom 2
- 10. Toilet 2
- 11. Bedroom 3
- 12. Toilet 3
- 13. Balcony



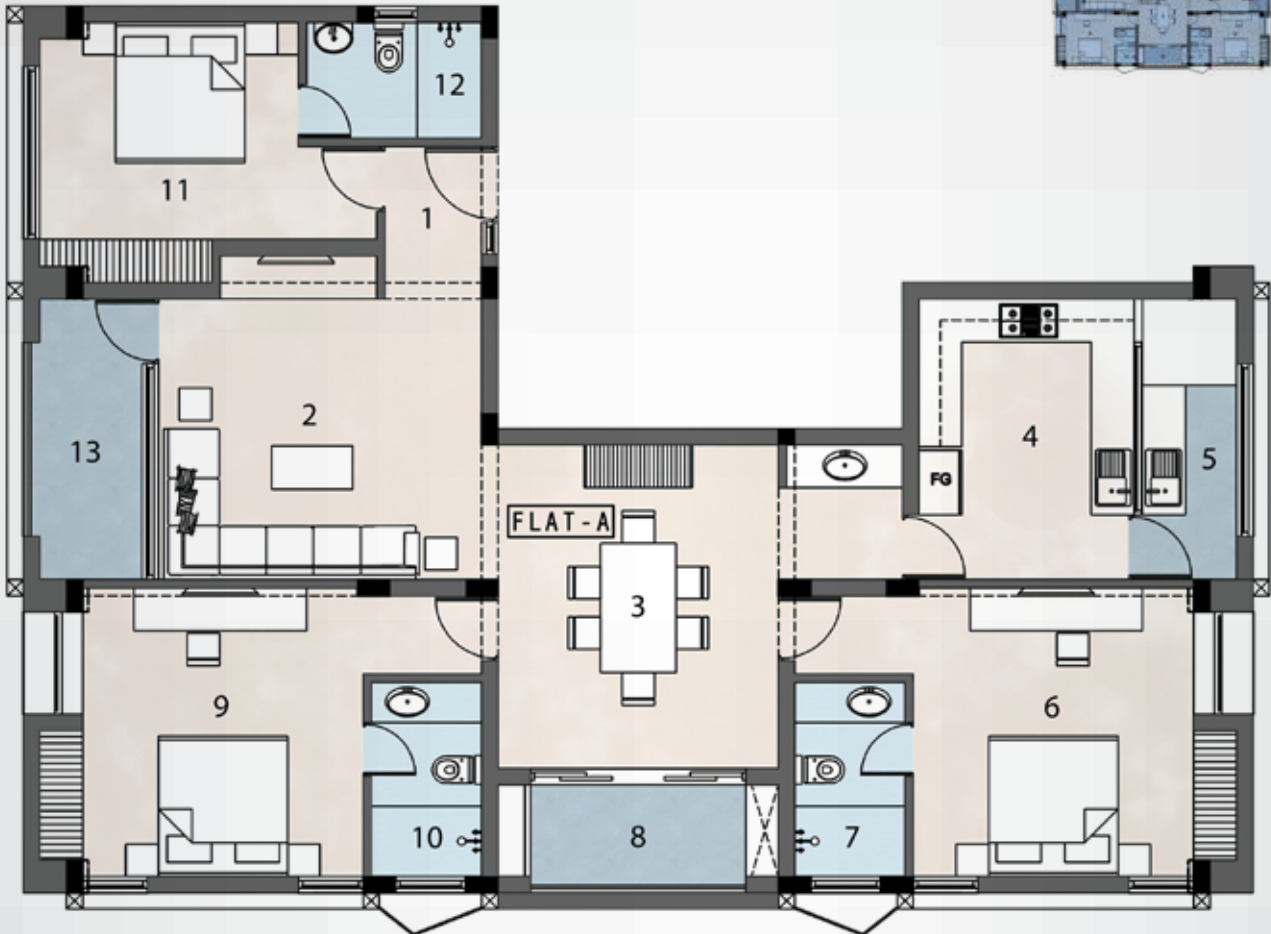


# FLAT A

## KEY PLAN

Saleable area - 2081 Sq.ft

Key plan



1. Foyer	4' 6" x 7' 0"
2. Living	15' 0" x 13' 0"
3. Dining	13' 0" x 15' 0"
4. Kitchen	10' 0" x 13' 0"
5. Utility	4' 4" x 13' 0"
6. Bedroom 1	15' 0" x 13' 4"
7. Toilet 1	5' 2" x 9' 0"

8. Balcony	10' 0" x 5' 0"
9. Bedroom 2	15' 0" x 13' 4"
10. Toilet 2	5' 2" x 9' 0"
11. Bedroom 3	12' 0" x 12' 9"
12. Toilet 3	8' 2" x 5' 3"
13. Balcony	5' 2" x 13' 0"





# FLAT B

## KEY PLAN

Saleable area - 2211 Sq.ft

Key plan



1. Foyer	13' 0" x 4' 10"
2. Living	15' 0" x 14' 0"
3. Dining	13' 0" x 16' 0"
4. Kitchen	10' 0" x 14' 0"
5. Utility	4' 4" x 14' 0"
6. Bedroom 1	15' 0" x 13' 4"
7. Toilet 1	5' 2" x 9' 0"

8. Balcony	10' 0" x 5' 0"
9. Bedroom 2	15' 0" x 13' 4"
10. Toilet 2	5' 2" x 9' 0"
11. Bedroom 3	12' 0" x 12' 9"
12. Toilet 3	8' 2" x 5' 4"
13. Balcony	5' 2" x 14' 0"





Thomas Manor

# EVERYTHING NEXT DOOR

## EDUCATION

- 1. Doveton Corrie Group of Schools
- 2. Seventh Day Adventist School
- 3. Madras Veterinary College
- 4. Ethiraj Collage
- 5. CMC Maritime Academy

## HOSPITALS

- 6. KMCH
- 7. Aysha Hospital

## ENTERTAINMENT

- 8. Express Avenue
- 9. Chennai Metropolitan Park
- 10. Chetpet Lake

## TRANSPORTATION

- 11. Vepery Bus Station
- 12. Kilpauk Metro
- 13. Egmore Railway Station



# SPECIFICATION

## Structure

- Seismic zone III compliant RCC frame structure.
- Solid concrete block masonry.
- Stone cladding on sections of external wall faces.

## Flooring & Tiles

### Foyer | Living | Dining

2\*4 Vitrified tiles with coordinated skirting.

### Bedrooms:

2\*2 Vitrified tiles with coordinated skirting.

### Kitchen:

2\*2' Vitrified tiles with coordinated skirting  
1\*2' backsplash glazed tile up to 2' above counter

### Balcony:

2\*2' Vitrified tiles with coordinated skirting.

### Utility:

2\*2' Vitrified non-skid tiles with suitable dado 1\*2" in wet area up to 3' height.

### Toilets:

1\*2' Vitrified non-skid tiles with suitable dado up to 7'6" height.

### Terrace Decks:

All-weather proof tiles.

## Kitchen & Utility

- Polished black granite platform with double nose edge at ergonomic 32" from the floor, over RCC counter supported by suitable brickwork.
- Stainless steel single bowl sink and draining board in kitchen and utility of Nirali or equivalent make.
- Provision for exhaust.

## Door, Windows & Railings

### Main door:

7'6" Height – Solid Timber Teak wood door shutter along with suitable frame. Doors Melamine polished finish. Yale or equivalent brand lock with Stainless Steel fittings.

### Internal Door

7'6" Height – Factory finished 32mm thick Veneer door shutter along with suitable frame. Yale or equivalent brand Locks with Stainless Steel fittings. For Toilet Doors – One side Veneer and otherside – Painted or laminated.

### Windows

Fenesta UPVC/ equivalent sliding, clear glass frames & bug screens with Saint- Gobain glass or equivalent. Double glazed.

### French Door

Fenesta UPVC/ equivalent sliding, clear glass frames with Saint-Gobain glass or equivalent. Double glazed.





### Grills

MS Grills fixed on to the walls. Zinc Chromate Anti corrosive primer with Enamel Paint.

### Sanitaryware & Plumbing

#### Sanitary ware

Duravit/Roca or equivalent. EWC wall mounted with concealed tank, under Counter wash basin in all Bedroom Toilets & Powder room.

#### C.P. Fittings

Duravit/Roca or equivalent.

#### Plumbing

- Single lever hot and cold water mixer unit for high pressure showers.
- Concealed master controlled stop cock in each restroom on the inside for easy maintenance.
- Provision for Geyser in all the toilets.
- Hot water connection in all wash basins.
- Hot water connections in the Kitchen.

### Surface Finishes

#### Internal Walls:

Finished with Asian putty, one coat of primer, two coats of Asian paint.

#### Internal ceilings:

Finished with Asian putty, emulsion (Asian Paints) roller finish.

#### Exterior walls:

Weather Proof exterior emulsion.

### Electrical Distribution & Wiring

- TV, telephone and modem points in all bedrooms and living room.
- Electrical distribution & concealed wiring suitable for 3-phase power supply.
- Fire-resistant electrical wires of Finolex or Anchor make.
- Switches and sockets of Scheneider/Legrand or equivalent make.
- Air-conditioning points in all rooms.
- One MCB for each room in the main distribution box in each residence.
- Three phase power supply.

(All products like switches and accessories PVC conduits, switchgear, wiring cable etc. are compliant with IS code of Practice for electrical wiring.)

### Common Areas

#### Ground floor lobby:

Polished granite combination design flooring with matched skirting.

#### Upper floor lobbies:

- Polished granite slab with matched skirting.
- Stone cladding around elevator.

#### Staircases:

- Granite flooring with skirting
- Handrails with MS grill work

#### External areas:

- Paving with granolithic flooring/concrete interlock pavers.
- Brick kerbs and drains along the compound wall to divert rain water to rain harvesting pit.

#### Landscaping:

- Landscaped garden with seating.
- Greenery along compound wall, and on terrace.

#### Elevator:

One 10 passengers capacity elevator of Mitsubishi or equivalent make.

#### Generator:

100% power backup with generator of suitable rating to support all electrical requirement including air-conditioning.

### Security

- Access control lobby doors.
- CCTV cameras in common areas.
- Video doorbell.

### More Utilities On Campus

- Rain water harvesting system.
- OH tank with float switch.
- Pressure pump.
- Toilet for drivers/staff.
- Solar cells as per CMDA norms.
- Electrical & high pressure water points in car park area.
- Electric vehicle charging station.

*(While all reasonable care has been taken in providing the information, the specifications mentioned are subject to change, as may be required by the Developer and Architect, whose decision will be final. Any change in specifications would be equivalent to or of a higher standard.)*



Chaitanya Foundations is a boutique developer bringing few select commercial and residential properties to life. Our elevations are elegant and timeless. We always emphasis on well-lit, airy open spaces and pleasant, quiet private areas in floor plans. We pride ourselves on the strong relationships we built over time with joint development property owners and customers. **Discover harmony between aesthetics and functionality in a Chaitanya home investment.**