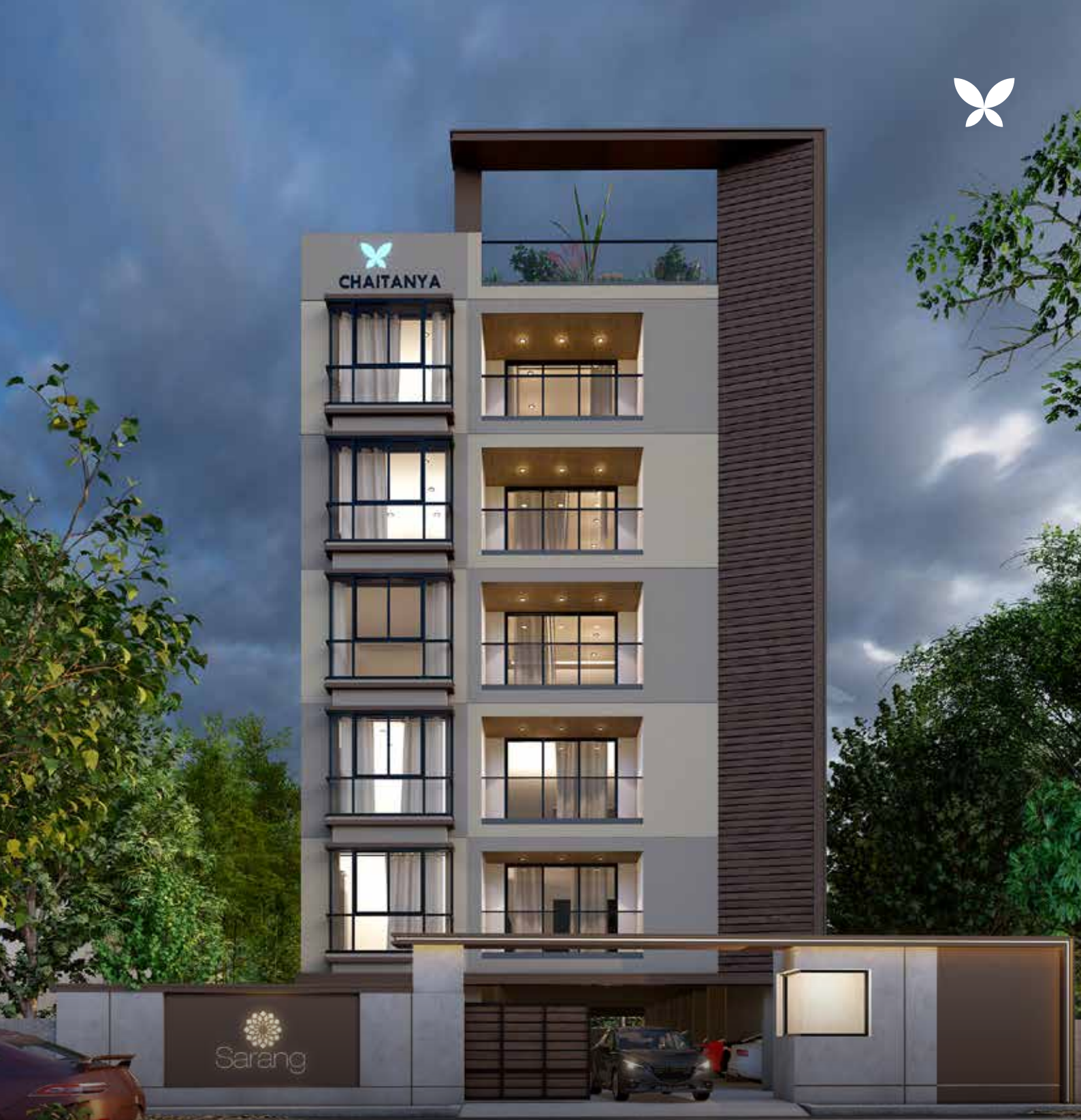




Sarang

Luxury living at its finest



Premium Residential
Luxury Apartment



Madha Church Road,
Mandavelipakkam

5

Floors

10

Spacious 3BHKs

Saleable Areas (Sq.ft)

Flat A 2,178

Flat B 2,015

STILT FLOOR PLAN





TYPICAL FLOOR PLAN

(1st to 4th floor)



Flat **A**
Saleable Area
2178 sq.ft.

Flat **B**
Saleable Area
2015 sq.ft.



TYPE A FLOOR PLAN



Flat **A** | Typology **3BHK** | Saleable Area **2178 sq.ft.**





TYPE B FLOOR PLAN



Flat **B** | Typology **3BHK** | Saleable Area **2015 sq.ft.**







EVERYTHING NEXT DOOR

EDUCATION

- 1. St Antony's Girls School
- 2. PS Higher Secondary School
- 3. St Johns Senior Secondary School
- 4. St Bedes Higher Secondary School

HOSPITALS

- 5. Apollo Spectra
- 6. BSS Hospital
- 7. Kauvery Hospitals

ENTERTAINMENT

- 8. Marina Beach
- 9. Citi Center
- 10. Adyar Eco-Park

TRANSPORTATION

- 11. Mandaveli Railway Station
- 12. Mandaveli Bus Depot



SPECIFICATION

STRUCTURE

- Seismic zone III compliant RCC frame structure.
- Solid concrete block masonry.

FLOORING & TILES

Foyer; Living; Dining

2' x 4' Vitrified tiles with matched skirting.

Bedrooms

2' x 2' Vitrified tiles with matched skirting.

Kitchen

- 2' x 2' Vitrified tiles with coordinated skirting
- 1' x 2' backsplash glazed tile up to 2' above counter

Balcony

2' x 2' Vitrified tiles with coordinated skirting.

Utility

1' x 2' Vitrified non-skid tiles with suitable dado up to a height of 3'3".

Toilets

1' x 2' Vitrified non-skid tiles with suitable dado up to a height of ceiling'.

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 of Nirali or equivalent make.
- Provision for exhaust.

DOOR, WINDOWS & RAILINGS

Main door

7'6" Height –Factory finished teak wood shutters

with a suitable frame. Yale or equivalent brand lock with Stainless Steel fittings.

Internal Door

7'6" Height – Skin paneled doors with suitable frames. Yale or equivalent brand Locks with Stainless Steel fittings.

Windows

UPVC windows with clear glass frames of Saint-Gobain glass or equivalent.

French Door

UPVC/ equivalent sliding, clear glass frames of Saint- Gobain glass or equivalent.

Grills

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

SANITARYWARE & PLUMBING

Sanitary ware

Roca/ American Standard or equivalent. EWC wall mounted with concealed tank, Below Counter wash basin in all Toilets.

C.P. Fittings

Roca/Grohe or equivalent. C.P. Pillar tap, Diverter, Overhead shower arm with rose, Health faucet, angle cock – (for wash basin and EWC) with connections, C.P. bottle trap for wash basin.

Plumbing

- All internal concealed piping with CPVC pipes. All other open water lines threadable
- PVC with R brand specials / equivalent. Wastewater lines with PVC Finolex /
- True bore / equivalent 6 Kg. class. All rainwater pipes with PVC Finolex /Truebore /equal 4Kg class. All pipes were painted with two coats of enamel paint.
- Separate Motor for Metro water Sump and Bore well.
- Provision for Geyser in all the toilets.



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:

Weatherproof 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.

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 rainwater to rain harvesting pit.

Landscaping:

- Greenery along compound wall.

Elevator:

One 13 passenger elevator of Johnson or equivalent make.

Generator

Generator of the required rating to cater lights &, fan point in all rooms, calling bell, Fridge point, Two AC's each apartment and for adequate lighting in the common area and to operate motor pump and elevator.

SECURITY

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

MORE UTILITIES ON CAMPUS

- Rainwater harvesting system.
- OH tank with float switch.
- Pressure pump.
- Toilet for drivers/servants.
- Solar cells as per CMDA norms.
- EV charging point in stilt floor.

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

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.**