

BRINDAVAN

Anna Avenue, Kasturba Nagar, Adyar

Luxury All Around

BRINDAVAN

Luxury All Around



Premium Residential
Luxury Apartment

5

Floors

15

Spacious
3BHKs



Anna Avenue,
Kasturba Nagar,
Adyar

Saleable Area

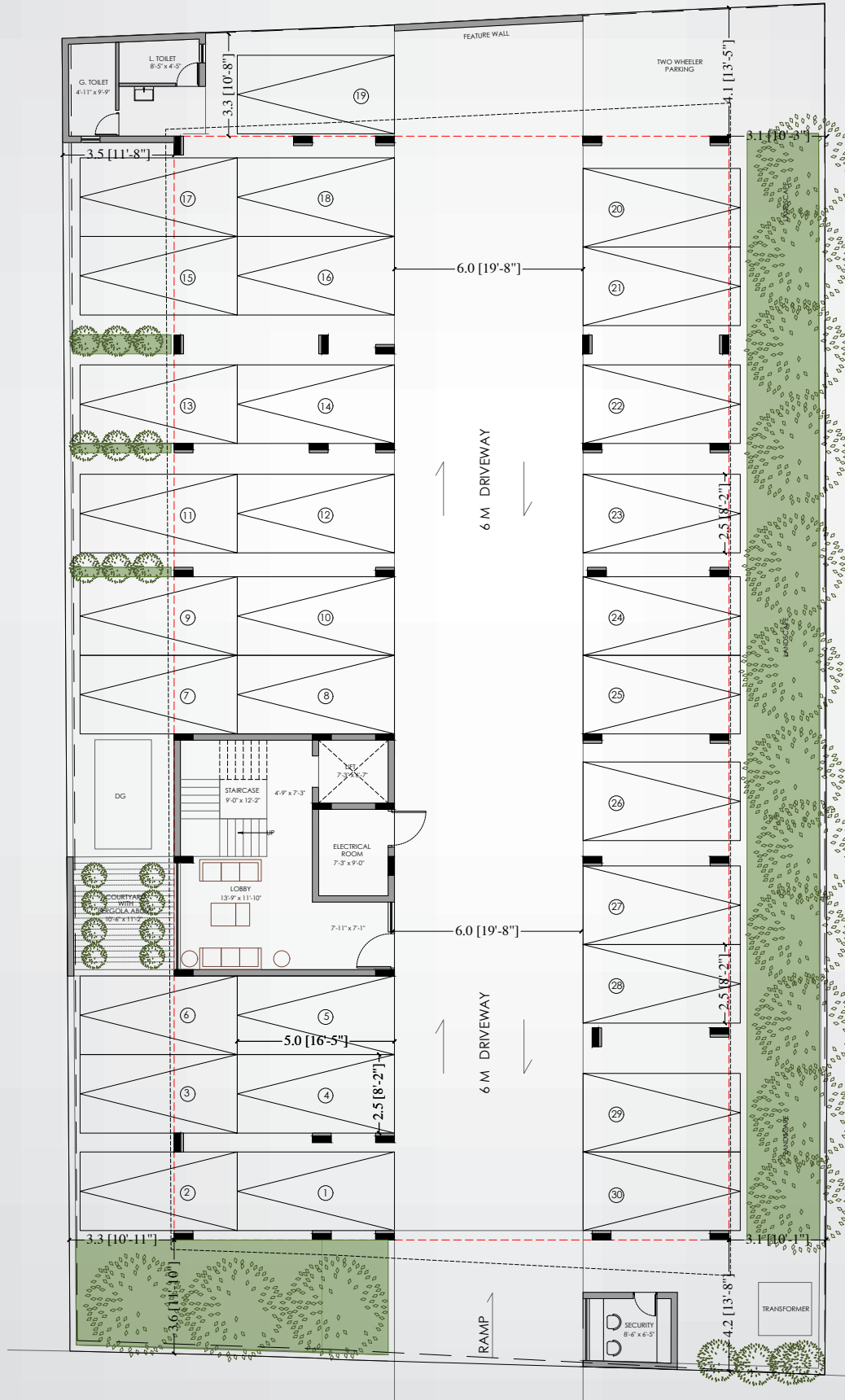
Flat A
2,517Sq.ft.

Flat B
2,060Sq.ft.

Flat C
1,770Sq.ft.

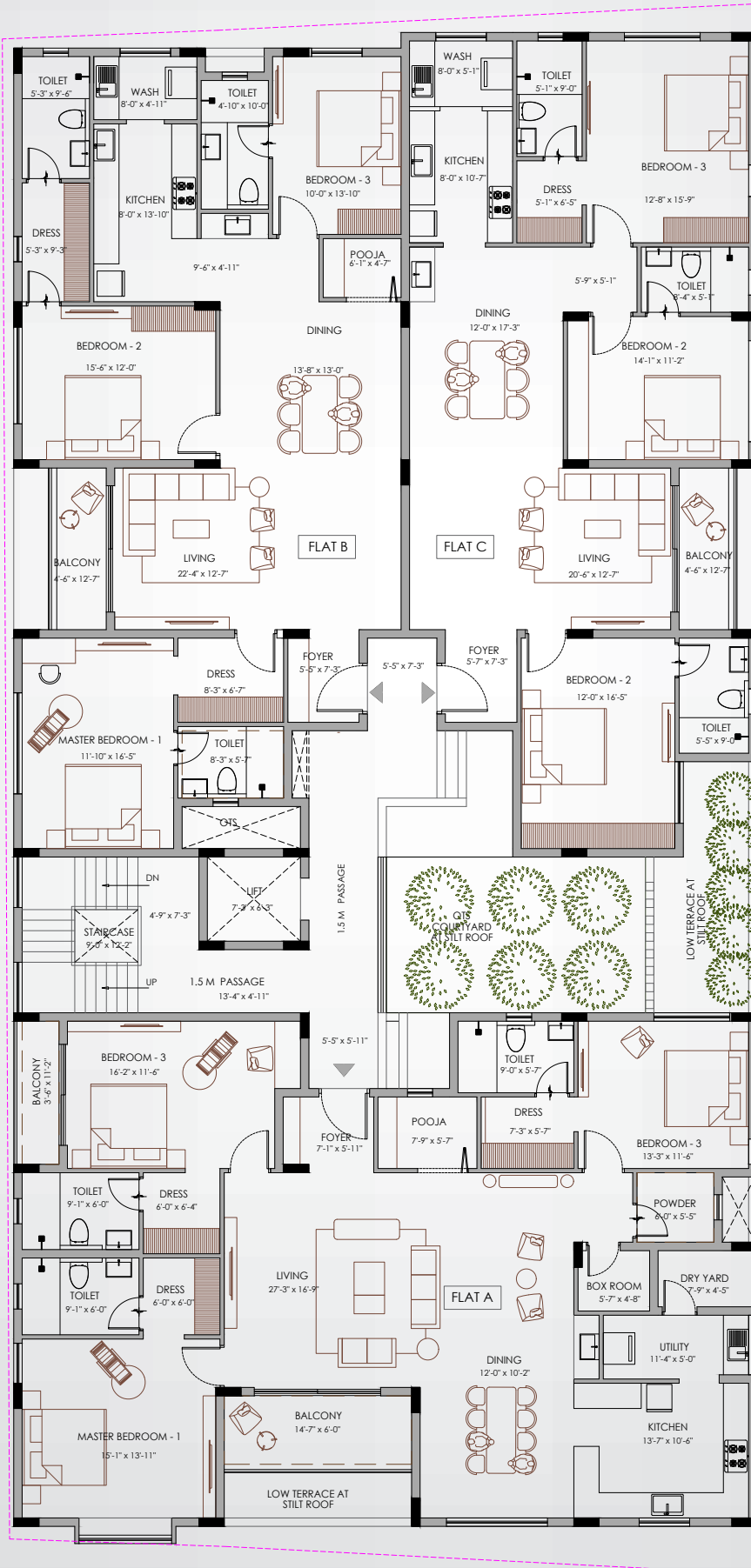


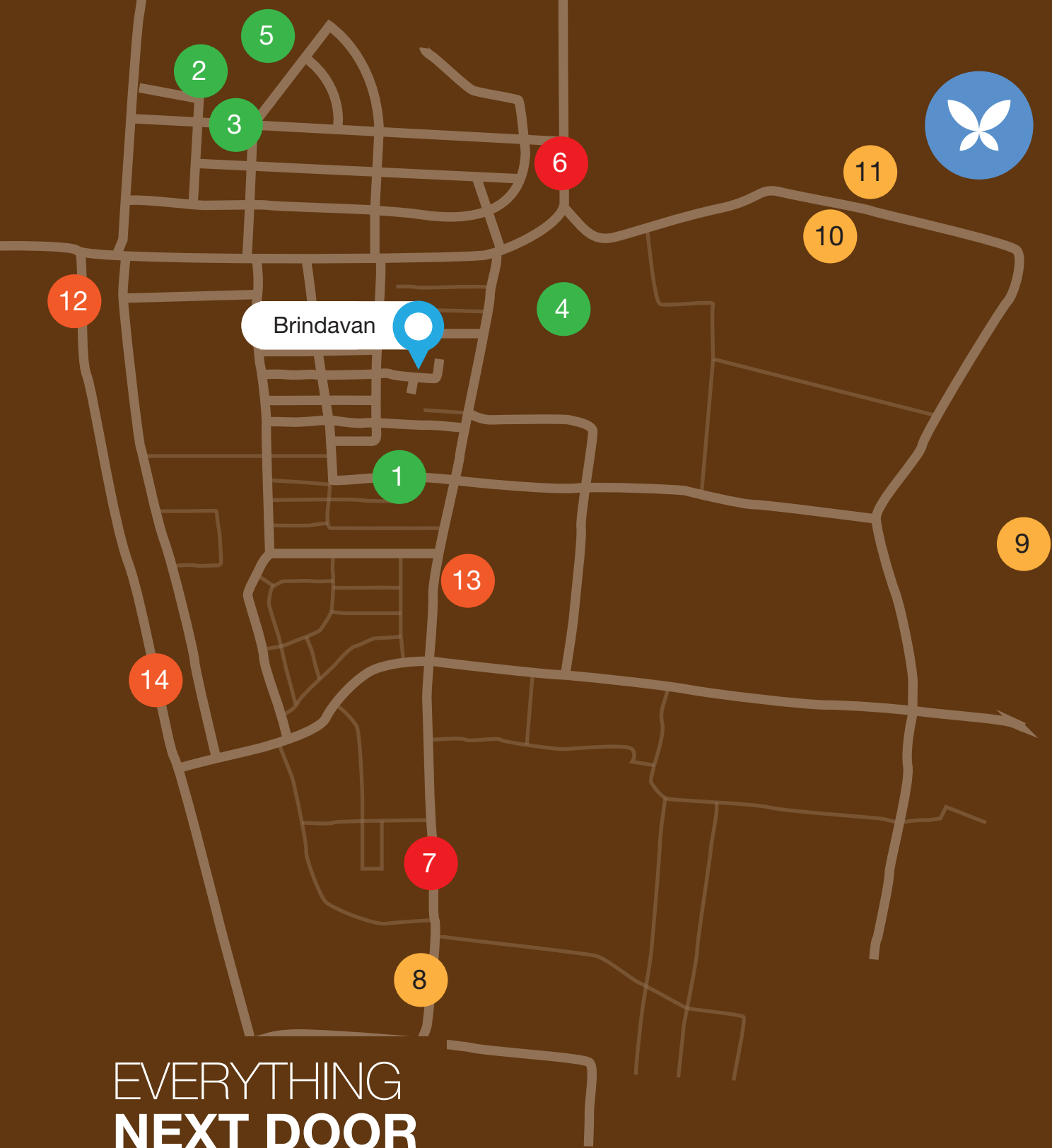
STILT FLOOR PLAN





TYPICAL FLOOR PLAN





EVERYTHING NEXT DOOR

EDUCATION

1. Bharath Senior Secondary School
2. St Michael's Academy
3. Bala Vidyamandir Senior Secondary School
4. Sishya School
5. St Patricks High School

HOSPITALS

6. Fortis Malar Hospital
7. IMPCOPS Hospital

ENTERTAINMENT

8. PVR Theyagaraja
9. Edward Elliot's Beach
10. Besant Gardens
11. Thesophical Society

TRANSPORTATION

12. Kasturba Nagar Railway Station
13. Adyar Bus Depot
14. Indira Nagar Railway Station



SPECIFICATION

STRUCTURE

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

FLOORING & TILES

Foyer; Living; Dining

Kajaria 4'x6' Vitrified tiles with coordinated skirting for the remaining Apartments.

Bedrooms

Kajaria 2'x4' Vitrified tiles with coordinated skirting.

Kitchen

- Kajaria 2'x4' Vitrified tiles with coordinated skirting.
- Kajaria 1'x2' backsplash glazed tile up to 2' above counter.

Balcony

Kajaria 2'x2' Vitrified tiles with coordinated skirting.

Utility

Kajaria 1'x2' Vitrified non-skid tiles with suitable dado 1'x2" in wet area up to 3' height.

Toilets

Kajaria 2'x4' Vitrified non-skid tiles with suitable dado up to ceiling height. Niche in the wall in shower area.

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.
- Matt finish Stainless steel single bowl sink with drain board of Nirali make for utility and single/double bowl without drain of Kaff/Hafele/Carysil for Kitchen.
- Provision for exhaust in Kitchen and Utility.

DOOR, WINDOWS & RAILINGS

Main door

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

Internal Door

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

Windows

Fenesta UPVC sliding, clear glass frames & bug screens with Saint Gobain Glass.

French Door

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

Grills

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



SANITARYWARE & PLUMBING

Sanitary ware

Kohler/Grohe/Roca EWC wall mounted with concealed tank, above Counter wash basin with granite top in all Bedroom Toilets, Dining room & Powder room. Ledge wall in bathrooms. All toilet door jams to be in granite.

C.P. Fittings

Kohler/Grohe/Roca.

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:

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 Orbit Make.
- Switches and sockets of Schneider/Legrand.
- 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 8 passenger capacity elevator of Johnson which goes up to the terrace.

Generator

Generator with sound proof covering of the required rating to cater lights, fan points modem points in all rooms. Calling bell, Fridge point and all 5 amp points, 3 AC in 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 – On all 4 sides in the ground floor, Parking, all floor lobbies and terrace landing.
- Video door bell at lift lobby entrance and individual flat entrance, with approval option from mobile phone.

MORE UTILITIES ON CAMPUS

- Rain water harvesting system.
- OH tank with float switch.
- Pressure pump.
- Toilet for drivers/staff in stilt floor and for residents in the terrace.
- Solar cells as per CMDA norms.
- Electrical & high-pressure water points in car park area.
- Electric vehicle charging station.
- Termite proofing/ pest control.
- Automatic water motors.

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.**