



MEENAKSHI

Old No. 5, New No. 7, P.S. Sivasamy Street,
Mylapore, Chennai-600 004



STILT+5
Floors

Saleable Area

2 BHK
1,642
Sq.ft.

Saleable Area

4 BHK
3,090
Sq.ft.

7 UNITS

One road facing apartment from
(1st to 5th) floor

Two rear facing duplexes from
(1st & 2nd) and (3rd & 4th) floor



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7, P.S. Sivasamy Street,
Mylapore,
Chennai-600 004.

RERA No.
Not Applicable

Planning Permit
OL-PP/NHRB/0318/2025
dated 06.08.2025

Building Permit
CEBA/WDCN09/00350/2025
dated 26.08.2025

STILT FLOOR PLAN



| | |
|------------------------|-------------------|
| 1 - Lobby | 17'-08" X 07'-02" |
| 2 - EB & Services Room | 15'-11" X 05'-00" |
| 3 - Staff Toilet | 05'-08" X 05'-03" |
| 4 - Security Room | 08'-02" X 08'-01" |
| 5 - Lift | 06'-02" X 04'-11" |
| 6 - Staircase | 12'-10" X 07'-03" |





TYPICAL FLOOR PLAN (Unit A)



| | |
|------------------------|-------------------|
| 1 - Foyer | 12'-10" X 04'-03" |
| 2 - Formal Living Room | 20'-10" X 13'-01" |
| 3 - Family Living Room | 13'-04" X 13'-01" |
| 4 - Dining Room | 13'-06" X 13'-01" |
| 5 - Master Bedroom | 12'-06" X 13'-07" |
| 6 - Walk In | 05'-06" X 05'-00" |
| 7 - Toilet | 05'-02" X 10'-02" |
| 8 - Bedroom 3 | 10'-00" X 12'-01" |
| 9 - Toilet | 04'-11" X 08'-05" |
| 10 - Utility | 06'-06" X 10'-05" |
| 11 - Staff Toilet | 04'-02" X 06'-07" |
| 12 - Bedroom 2 | 15'-01" X 11'-07" |

| | |
|----------------|-------------------|
| 13 - Walk In | 06'-03" X 05'-06" |
| 14 - Toilet | 08'-06" X 05'-02" |
| 15 - Bedroom 4 | 10'-11" X 17'-01" |
| 16 - Toilet | 05'-05" X 08'-00" |
| 17 - Pooja | 05'-05" X 04'-09" |
| 18 - Study | 11'-09" X 09'-02" |
| 19 - Kitchen | 12'-00" X 08'-05" |
| 20 - Deck | 05'-01" X 13'-01" |
| 21 - Deck | 05'-03" X 13'-01" |
| 22 - Corridor | 06'-00" X 12'-10" |
| 23 - Lift | 06'-02" X 04'-11" |
| 24 - Staircase | 12'-10" X 07'-03" |





TYPICAL

1ST & 3RD FLOOR PLAN

(Unit B)



| | |
|---------------|-------------------|
| 1 - Living | 17'-01" X 10'-06" |
| 2 - Staircase | 07'-08" X 10'-06" |
| 3 - Dining | 12'-05" X 10'-06" |
| 4 - Kitchen | 10'-10" X 10'-06" |
| 5 - Utility | 04'-07" X 10'-06" |

| | |
|-------------------|-------------------|
| 6 - Deck | 04'-09" X 05'-01" |
| 7 - Powder Toilet | 04'-05" X 04'-09" |
| 8 - Lift | 04'-11" X 06'-02" |
| 9 - Corridor | 06'-00" X 12'-10" |
| 10 - Staircase | 12'-10" X 07'-03" |





TYPICAL

2ND & 4TH FLOOR PLAN (Unit B)



| | |
|--------------------|-------------------|
| 1 - Study | 05'-00" X 10'-06" |
| 2 - Master Bedroom | 13'-10" X 10'-06" |
| 3 - Toilet | 08'-02" X 05'-01" |
| 4 - Walk - In | 08'-06" X 05'-01" |
| 5 - Bedroom 2 | 11'-11" X 10'-06" |
| 6 - Toilet | 05'-00" X 07'-00" |

| | |
|-------------------|-------------------|
| 7 - Deck | 05'-01" X 03'-06" |
| 8 - Double Height | 14'-03" X 06'-07" |
| 9 - Lift | 04'-11" X 06'-02" |
| 10 - Corridor | 06'-00" X 12'-10" |
| 11 - Staircase | 12'-10" X 07'-03" |





FIFTH FLOOR PLAN (Unit C)



| | | | |
|------------------------|-------------------|----------------|-------------------|
| 1 - Foyer | 12'-10" X 04'-03" | 14 - Toilet | 08'-06" X 05'-02" |
| 2 - Formal Living Room | 17'-00" X 13'-01" | 15 - Bedroom 4 | 10'-11" X 17'-01" |
| 3 - Family Living Room | 14'-09" X 13'-01" | 16 - Toilet | 05'-05" X 08'-00" |
| 4 - Dining Room | 16'-00" X 13'-01" | 17 - Pooja | 05'-05" X 04'-09" |
| 5 - Master Bedroom | 12'-06" X 13'-07" | 18 - Study | 11'-09" X 09'-02" |
| 6 - Walk In | 05'-06" X 05'-00" | 19 - Kitchen | 12'-00" X 08'-05" |
| 7 - Toilet | 05'-02" X 10'-02" | 20 - Deck | 05'-01" X 13'-01" |
| 8 - Bedroom 3 | 10'-00" X 12'-01" | 21 - Deck | 05'-03" X 13'-01" |
| 9 - Toilet | 04'-11" X 08'-05" | 22 - Balcony | 10'-08" X 10'-06" |
| 10 - Utility | 06'-06" X 10'-05" | 23 - Terrace | 46'-05" X 10'-06" |
| 11 - Staff Toilet | 04'-02" X 06'-07" | 24 - Corridor | 06'-00" X 17'-01" |
| 12 - Bedroom 2 | 15'-01" X 11'-07" | 25 - Lift | 06'-02" X 04'-11" |
| 13 - Walk In | 06'-03" X 05'-06" | 26 - Staircase | 12'-10" X 07'-03" |



TERRACE

FLOOR PLAN



| | |
|----------------|-------------------|
| 1 - Store Room | 11'-05" X 09'-02" |
| 2 - Toilet | 05'-05" X 05'-07" |
| 3 - Utility | 05'-01" X 05'-05" |
| 4 - Terrace | 58'-02" X 47'-03" |
| 5 - Corridor | 06'-00" X 17'-01" |
| 6 - Lift | 04'-11" X 06'-02" |
| 7 - Staircase | 12'-10" X 07'-03" |













EVERYTHING NEXT DOOR

EDUCATION

- 1. DAV School
- 2. Church Park School
- 3. Vivekananda College
- 4. Stella Maris College

HOSPITALS

- 5. St. Isabel's Hospital
- 6. Kauvery Hospital
- 7. Apollo Spectra Hospital
- 8. CS Kalyani Hospital

ENTERTAINMENT

- 9. Kapaleeshwara Temple
- 10. PVR Sathyam Cinemas
- 11. Santhome Church
- 12. Marina Beach
- 13. Express Avenue
- 14. City Center
- 15. Semmozhi Poonga

TRANSPORTATION

Well connected with public transports



SPECIFICATION

STRUCTURE

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

FLOORING & SKIRTING

Kajaria / Equivalent Brand.

Living & Dining

- Vitrified tiles 2' X 4'

Bedrooms

- Flooring Vitrified tiles – 2' X 2'

Kitchen

- Flooring Vitrified tiles – 24"x 24"
- Dado Glazed tiles 1' x 2'" above counter up to 2' above counter.

Utility

- Flooring Anti-Skid Ceramic tiles – 1'" x 2'.
- Dado Glazed up to the height of 3'0".

Toilet

- Flooring Anti-Skid Ceramic non-Skid tiles – 1' x 2'.
- Dado Glazed tiles up to a height of 7'0".

Balcony

- 2' x 2' Vitrified tiles with coordinated skirting.

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.

JOINERIES:

Main Door

7ft X 3.5 ft - Factory finished teak wood shutters with suitable frames. Yale or equivalent brand lock with Stainless Steel fittings

Internal Door

7ft X 3 ft - Factory finished teak wood shutters with skin panel frames. Yale or equivalent brand lock 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.



SURFACE FINISHES

Internal - Ceiling

Asian cement putty with Asian or equivalent with premium emulsion.

Internal - Walls

Asian cement putty with Asian or equivalent with premium emulsion

External - Walls

Weatherproof exterior emulsion.

SANITARYWARE & PLUMBING

Sanitary ware

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

C.P. Fittings

Kohler/Roca 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. Waste water lines with PVC Finolex / Truebore / equivalent 6 Kg. class. All rainwater pipes with PVC Finolex / Truebore/equal 4Kg. class. All pipes painted with two coats of enamel paint.
- ▶ Separate Motor for Metro water Sump and Bore well. Provision for Geyser in all the toilets.

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 8 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.
- ▶ Terrace Party / Garden Area.
- ▶ Name Board / Letter Boxes.

(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.**