

Chaitanyafoundations.com





STILT+5
Floors

No. of flats on each floor

(per floor)
1st & 4th floors

2 (per floor)
2nd, 3rd & 5th floors

Saleable Area

Flat A 1,972 | Sq.ft.

Flat B 1,632 Sq.ft.

Single apartment floor

3,604

Sq.ft.

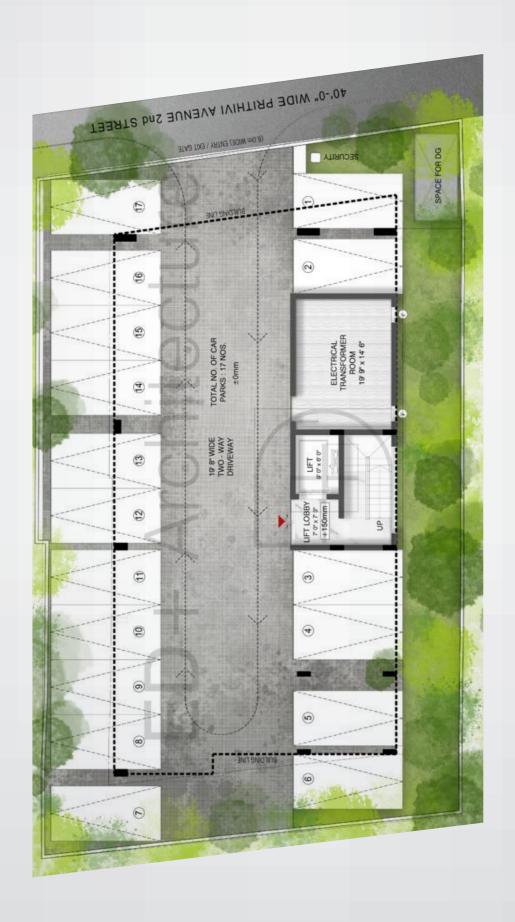


No. 2/37, Prithvi Avenue, Abhiramapuram, Teynampet

Covered carparking per flat



STILT FLOOR PLAN







X

1st & 4th Floor Plan





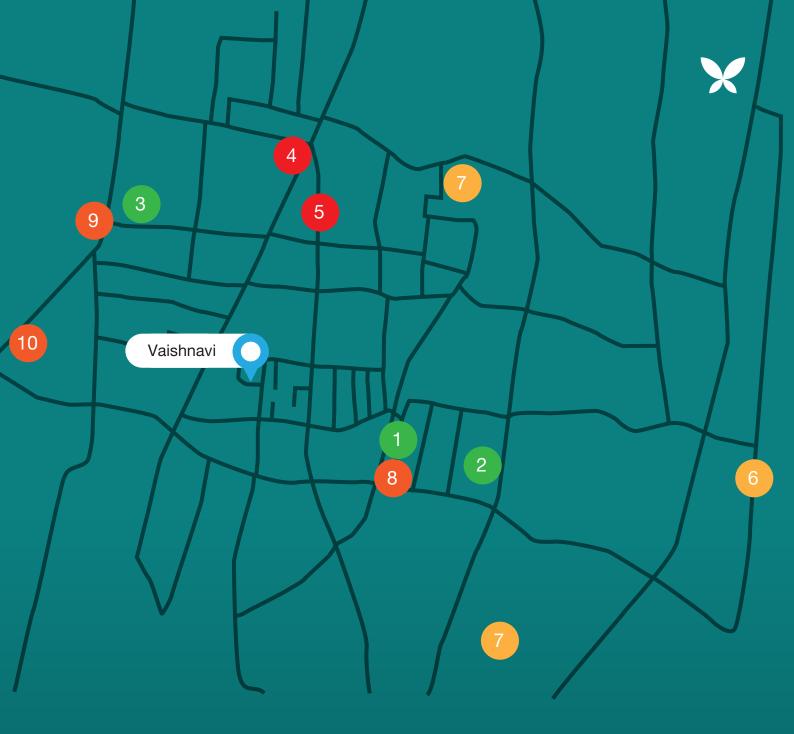




2nd, 3rd & 5th Floor Plan







EVERYTHING NEXT DOOR

EDUCATION

- 1. Sri Venugopal Vidyalaya
- 2. PS Higher Secondary School
- 3. SIET College

HOSPITALS

- 4. Kauvery Hospital
- 5. Apollo Spectra

ENTERTAINMENT

- 6. Pattinapakkam Beach
- 7. Nageswara Rao Park

TRANSPORTATION

- 8. Mandaveli Railway Station
- 9. Teynampet Metro
- 10. Nandanam Metro



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

Imported marble with coordinated skirting.

Bedrooms:

Imported marble 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 double bowl sink in kitchen and single bowl sink and draining board in 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 other side – Painted or laminated.

Windows

Aluminium sliding, clear glass frames with Saint-Gobain glass or equivalent.

French Door

Schuco/ equivalent sliding, clear glass frames & bug screens with 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

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

C.P. Fittings

Grohe / Roca or equivalent.

Plumbing

- Single lever hot and cold-water mixer unit for high pressure showers.
- ▶ Shower cubicle partition in all the toilets.
- Concealed master-controlled stop cock in each restroom on the inside for easy
- ▶ maintenance.
- ▶ Provision for Geyser in all the toilets.
- ► Hot water provision in 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 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 rainwater to rain harvesting pit.
- ▶ Landscaped garden with seating in terrace.
- ▶ Greenery along compound wall, and on terrace.

Elevator:

One 8 to 10 persons capacity elevator of Mitsubishi or equivalent make going up to the terrace.

Generator:

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

SECURITY

- ► Access control doors.
- ▶ CCTV cameras in common areas.
- ► Video doorbell.
- ► Automatic gates.

MORE UTILITIES ON CAMPUS

- ► Rainwater harvesting system.
- ► OH tank with float switch.
- ▶ Pressure pump.
- ▶ Toilets and Rest room for drivers/servants.
- ► Solar cells as per CMDA norms.
- ► Segregated waste disposal zone.
- ► 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.