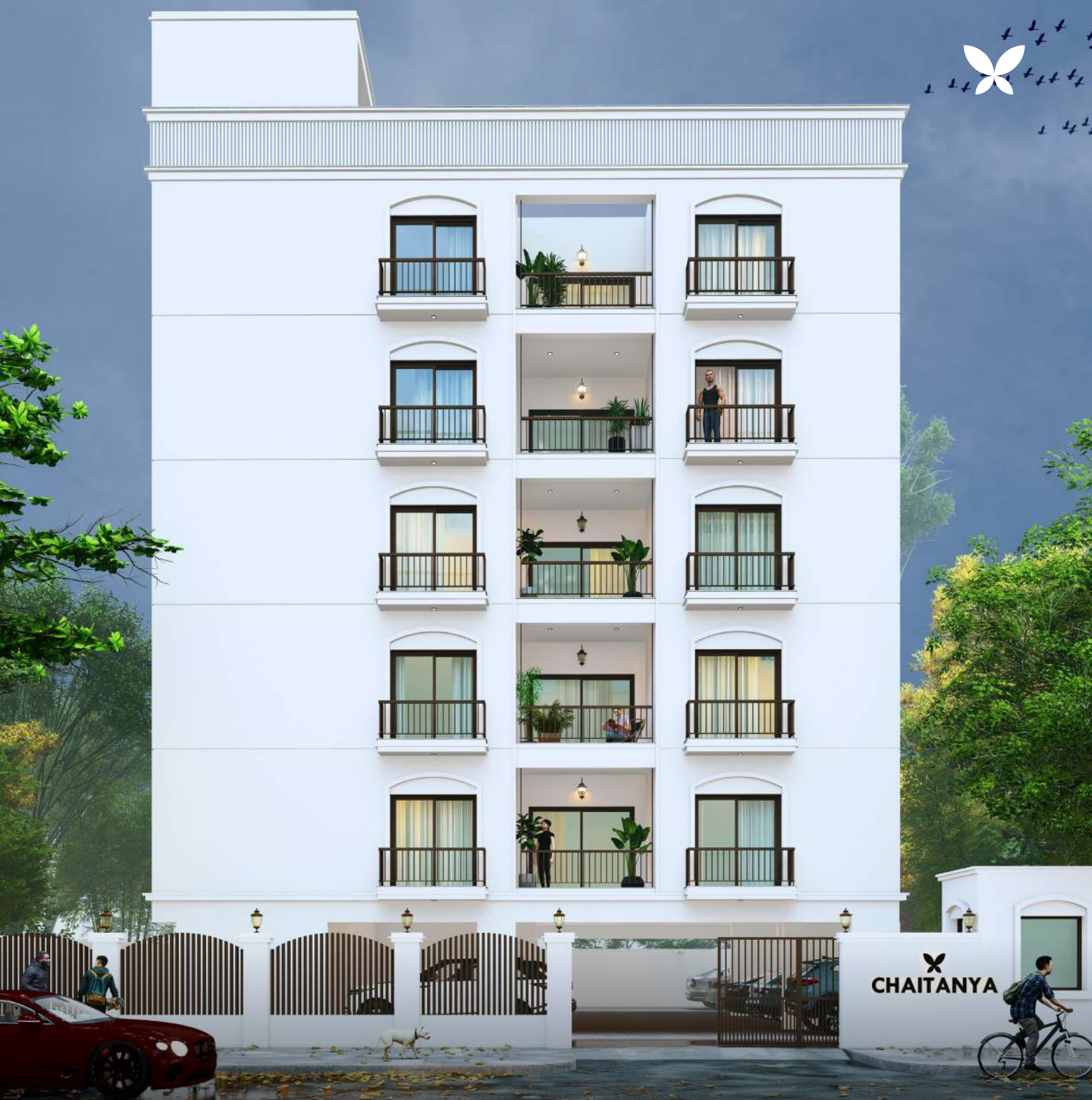


Chaitanyafoundations.com


CHAITANYA
DISTINCT BY DESIGN



VIJAYASHRI



Premium Residential
Luxury Apartment



Venkatachala Mudali
Street, Mylapore,

5

Floors

10

Spacious Flats

Saleable Areas (Sq.ft)

Flat A 1,390

Flat B 1,365

STILT FLOOR PLAN



- 1 - Entry & Exit
- 2 - Security
- 3 - 5m wide Driveway
- 4 - Car Parks
- 5 - Lobby
- 6 - Lift
- 7 - Security / Driver Toilet
- 8 - Electrical Room
- 9 - Store Room
- 10 - DG
- 11 - Transformer





TYPICAL FLOOR PLAN (1st to 4th floor)



TYPE - A



1 - Living	12'-9.5" X 12'-11"
2 - Dining	17'-8.5" X 09'-08"
3 - Balcony	05'-05" X 09'-08"
4 - Master Bedroom	10'-04" X 15'-04"
5 - Master Bedroom Dress	05'-09" X 4'-4.5"
6 - Master Bedroom Washroom	05'-00" X 07'-11"

7 - Balcony 1'6" wide	
8 - Bedroom 1	10'-04" X 14'-4.5"
9 - Bedroom 1 Washroom	07'-10" X 04'-11"
10 - Balcony 1'6" wide	
11 - Kitchen	07'-05" X 10'-08"
12 - Utility	07'-05" X 04'-08"

Flat : Type A | Saleable Area : 1390 Sq.ft | No. of Units : 4



TYPE - B



1 - Living	12'-9.5" X 12'-11"
2 - Dining	19'-10.5" X 09'-08"
3 - Balcony	03'-03" X 09'-08"
4 - Master Bedroom	10'-2.5" X 15'-8.5"
5 - Master Bedroom Washroom	05'-00" X 07'-11"

6 - Bedroom 1	10'-04" X 12'-00"
7 - Bedroom 1 Dress	04'-11.5" X 09'-8.5"
8 - Bedroom 1 Washroom	05'-4.5" X 08'-07"
9 - Kitchen	07'-6.5" X 10'-3.5"
10 - Utility	07'-6.5" X 04'-08"

Flat : Type B | Saleable Area : 1365 Sq.ft | No. of Units : 4





FIFTH FLOOR PLAN (Type - C)



1 - Living	20'-4.5" X 12'-10"
2 - Dining	25'-3.5" X 09'-08"
3 - Open Terrace	16'-3.5" X 12'-02"
4 - Open Terrace	05'-05" X 09'-08"
5 - Powder Toilet	05'-00" X 04'-4.5"
6 - Master Bedroom	10'-04" X 15'-04"
7 - Master Bedroom Washroom	05'-00" X 07'-11"
8 - Balcony 1'6" wide	
9 - Bedroom 1	10'-04" X 14'-4.5"
10 - Bedroom 1 Washroom	07'-10" X 04'-11"

11 - Balcony 1'6" wide	
12 - Bedroom 2	12'-10" X 15'-04"
13 - Bedroom 2 Dress	05'-02" X 09'-05"
14 - Bedroom 2 Washroom	05'-00" X 12'-08"
15 - Pooja	
16 - Kitchen	13'-3.5" X 09'-08"
17 - Utility	07'-02" X 04'-06"
18 - Covered Terrace	07'-02" X 10'-5.5"
19 - Staff Room	06'-5.5" X 08'-05"
20 - Staff Toilet	03'-06" X 08'-05"

Flat : Type C | Saleable Area : 2430 Sq.ft | Terrace : 267 Sq.ft | No. of Units : 1





TERRACE

FLOOR PLAN

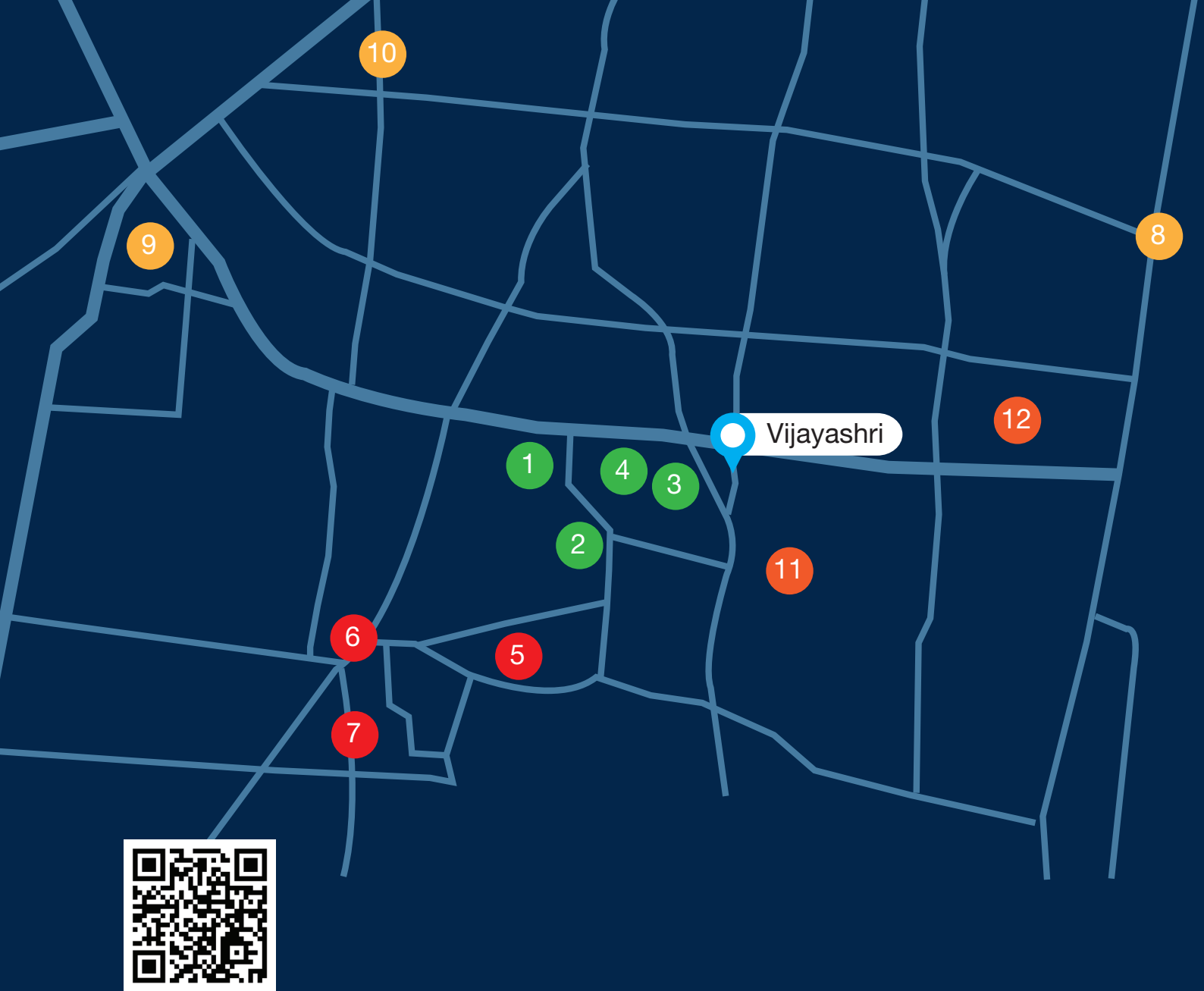


- 1 - Pump room
- 2 - Terrace
- 3 - Toilet
- 4 - Terrace Below









EVERYTHING NEXT DOOR

EDUCATION

1. CSI St. Ebba's Matriculation Higher Secondary School
2. Ramakrishna Mission Residential High School
3. Canopo International School
4. Kesari Higher Secondary School

HOSPITALS

5. St. Isabel's Hospital
6. Kauvery Hospital
7. Apollo Spectra Hospital

ENTERTAINMENT

8. Marina Beach
9. Semmozhi Poonga
10. PVR Sathyam Cinemas

TRANSPORTATION

11. Mundakakanni Amman Koil Railway Station
12. Light House Railway Station



SPECIFICATION

STRUCTURE

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

FLOORING & TILES

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 ceiling 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 of Nirali or equivalent make.
- Provision for exhaust.

DOOR, WINDOWS & RAILINGS

Main door:

For Landowners Apartments, doors to be designed by the Architect as required with a suitable frame. Yale or equivalent brand lock with Stainless Steel fittings.

For all other apartments:

7' Height – Factory finished teak wood shutters with a suitable frame. Yale or equivalent brand lock with Stainless Steel fittings.

Internal Doors

7' Height – Skin paneled doors with teak wood frames. Yale or equivalent brand Locks with Stainless Steel fittings.

Toilet Doors

7' Height – Skin paneled doors with teak wood frames.

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

Kohler / Roca or equivalent. EWC wall mounted with concealed tank, Below Counter wash basin in Master Bedroom Toilet & Dining. Ordinary Wall mounted Rectangular Wash basin in Other Bedroom 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 / True bore / 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.

SURFACE FINISHES

Internal Walls:

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

Internal ceilings:

Finished with Birla 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 and on terrace with seating.

Elevator:

One 6 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, one AC in master bedroom 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.
- 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.
- Water meters.

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.**