



# KAILASH

Rukmani Road, Kalakshetra Colony, Besant Nagar



STILT+5  
Floors

Saleable Area

3,500  
sq. ft



Old No. 2, New No. 5,  
Rukmani Road,  
Kalakshetra Colony,  
Besant Nagar

Total No of  
Apartments

5

UDS of Land

1,216  
sq. ft

3

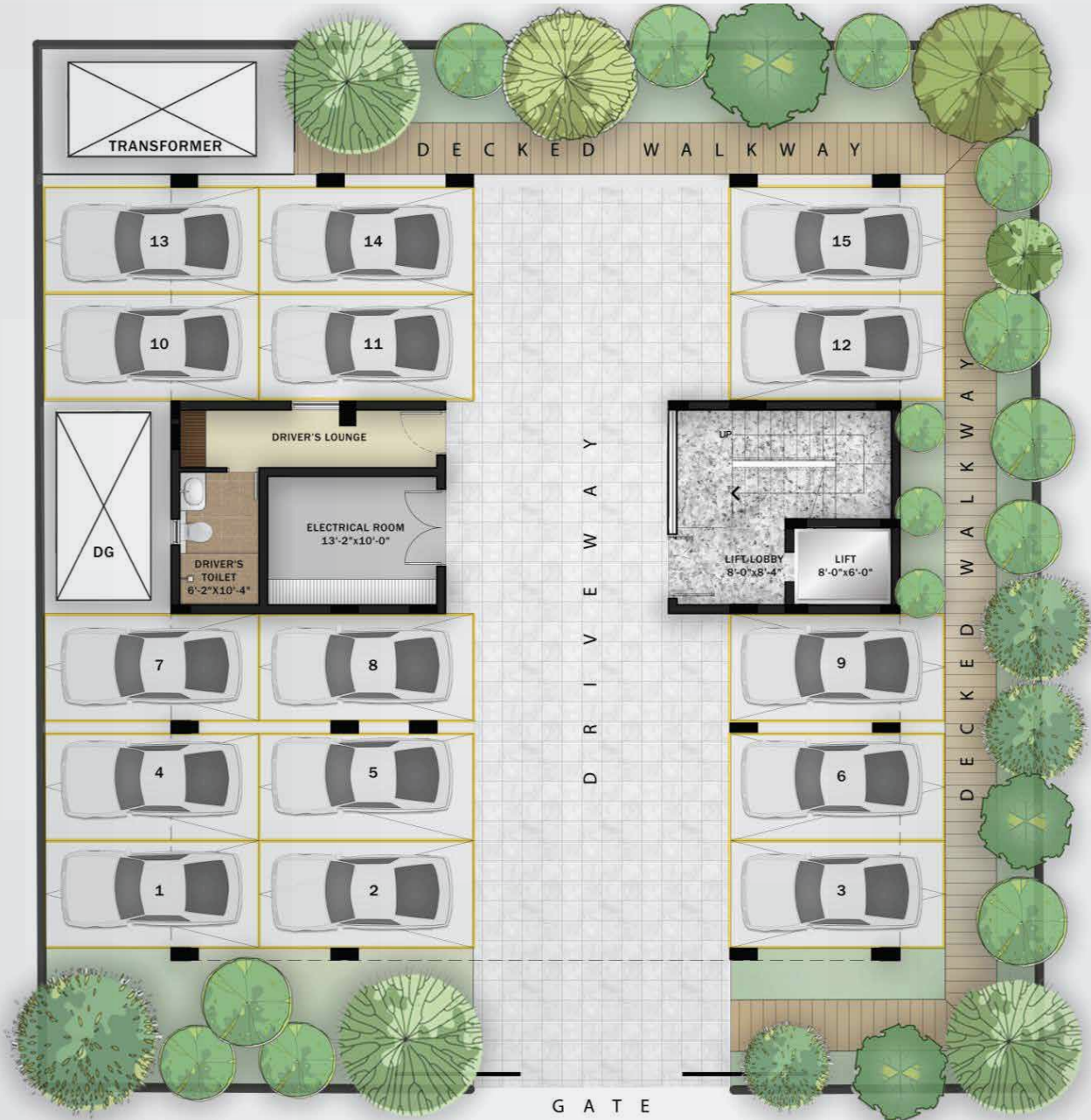
Car parks  
per Apartment

1 Unit  
per floor

Apartment Facing  
East

Vastu  
Compliant

# STILT FLOOR PLAN





# TYPICAL

## 1<sup>ST</sup>, 3<sup>RD</sup> & 5<sup>TH</sup> FLOOR PLAN





# TYPICAL

## 2<sup>ND</sup> & 4<sup>TH</sup> FLOOR PLAN









# EVERYTHING NEXT DOOR

## EDUCATION

1. Reserve Bank Staff Quarters School
2. Besant Theosophical Higher Secondary School
3. Redwood Montessori School
4. Shiv Nadar School

## HOSPITALS

5. Dr. Umadevi Ayush Hospital
6. Santhosh Hospital

## ENTERTAINMENT

7. Edward Elliot's Beach
8. Annai Vellankanni Shrine
9. Shri Ashtalakshmi Temple
10. Arupadai Veedu Murugan Temple
11. KCWA Badminton Court
12. Adyar Yoga Centre
13. Chennai Corporation Park

## TRANSPORTATION

Well connected with public transports



# SPECIFICATION

## STRUCTURE

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

## FLOORING & TILES

### Foyer, Living, Dining

- ▶ 2'x4' vitrified tiles with coordinated skirting

### Bedrooms

- ▶ 2'x2' vitrified tiles with coordinated skirting

### Kitchen

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

### Balcony

- ▶ 2'x2' Vitrified tiles with coordinated skirting

### Utility

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

### Toilets

- ▶ 1'x2' 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 single bowl sink and draining board in kitchen and utility of Nirali or equivalent make
- ▶ Provision for exhaust

## DOOR, WINDOWS & RAILINGS

### Main Door

- ▶ 7'6" \* 3'6" Height – teak wood door shutter along with suitable frame

### 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 laminate

### Windows

- ▶ Fenesta/Equivalent UPVC window frames and profiles. sliding with Saint- Gobain glass or equivalent

### French Door

- ▶ Fenesta/Equivalent UPVC profiles with Saint-Gobain glass or equivalent

### Grills

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



## 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 Geysers 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 emulsion with roller finish

### 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 C concealed wiring suitable for 3-phase power supply
- ▶ Fire-resistant electrical wires of Finolex or Anchor make
- ▶ Switches and sockets of Schneider/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:

- ▶ As per the Architect's detailing

### Elevator:

- ▶ One 8 passengers capacity elevator of Johnson or equivalent make

### Generator:

- ▶ Generator of the required rating to cater lights, fan point in all rooms, calling bell, fridge point, three ACs 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

## ADDITIONAL UTILITIES ON CAMPUS

- ▶ Rainwater harvesting system
- ▶ Separate tank for Metro and Borewell
- ▶ OH tank with float switch
- ▶ Pressure pump
- ▶ Toilet in terrace floor
- ▶ Toilet for drivers/staff 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 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.**