



CHAITANYA KABIR

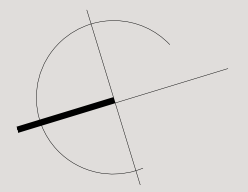
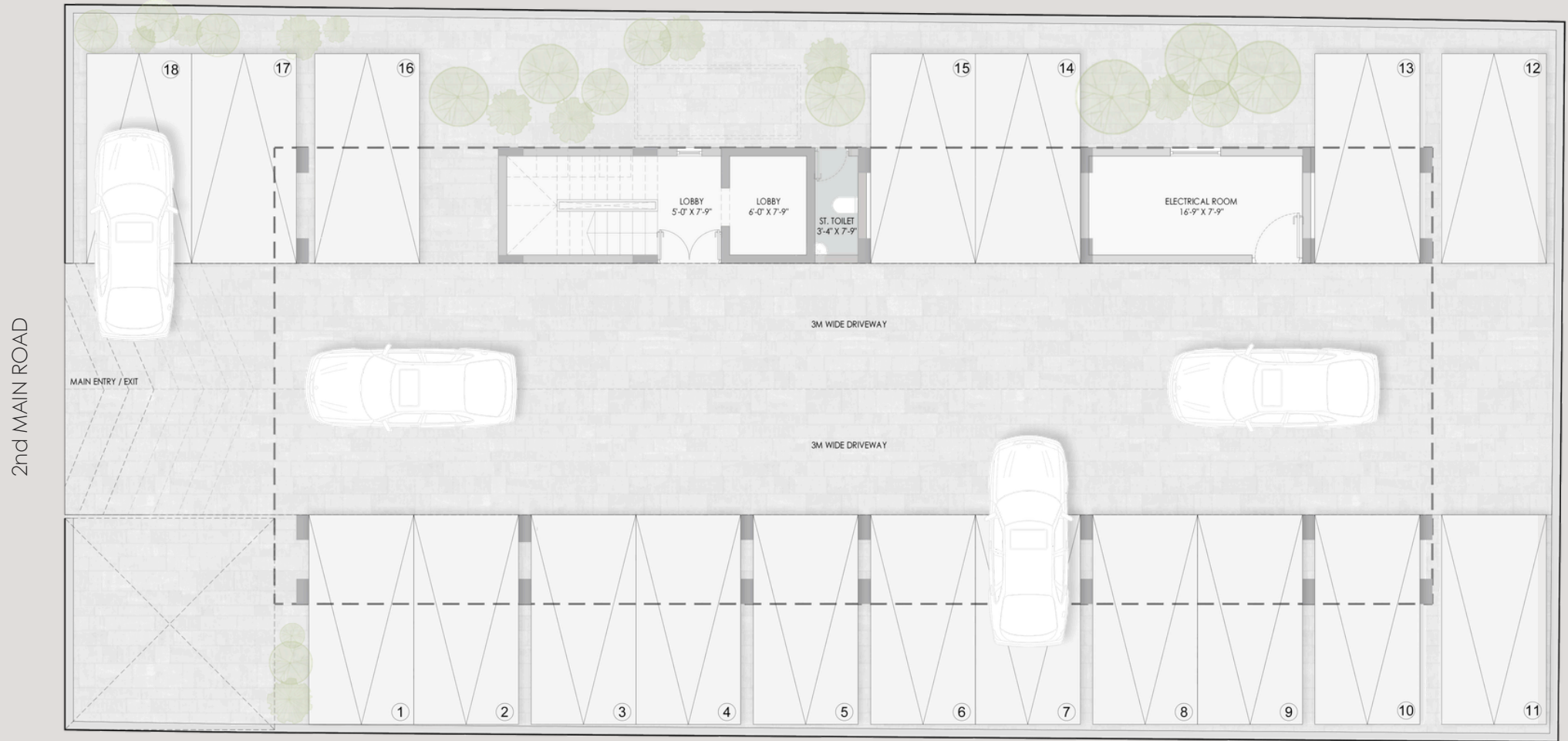


Chaitanya Kabir- Refinement, rooted in RA Puram.

Nestled within the vibrant pulse of RA Puram, these residences offer a rare commodity: absolute composure. It is the feeling of closing the door and hearing the city's hum transform into a melody of privacy and peace. This is your personal harbor- refined, resilient, and remarkably yours.



STILT- FLOOR PLAN

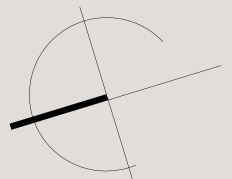


FLAT 1A- FLOOR PLAN



AREA STATEMENT

- Plinth Area- 2937 Sq.ft
- Balcony Area- 110 Sq.ft
- Saleable Area- 3422 Sq.ft

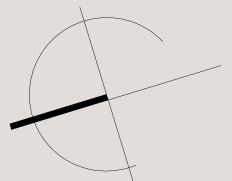


FLAT 2A- FLOOR PLAN

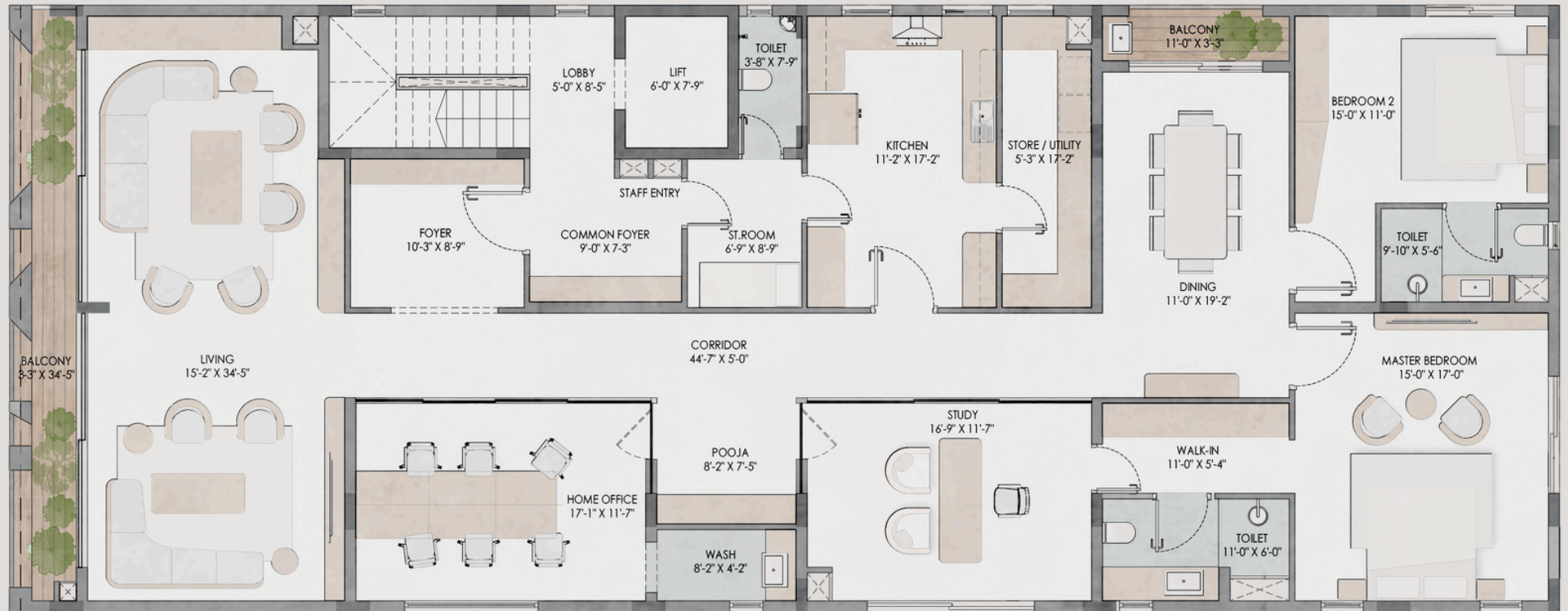


AREA STATEMENT

- Plinth Area- 2937 Sq.ft
- Balcony Area- 110 Sq.ft
- Saleable Area- 3422 Sq.ft

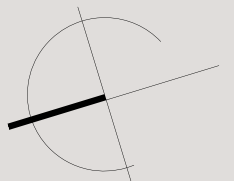


FLAT 3A- FLOOR PLAN



AREA STATEMENT

- Plinth Area- 2937 Sq.ft
- Balcony Area- 155 Sq.ft
- Saleable Area- 3422 Sq.ft

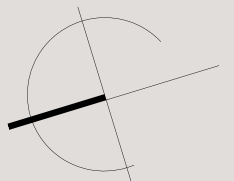


FLAT 4A- LOWER FLOOR PLAN

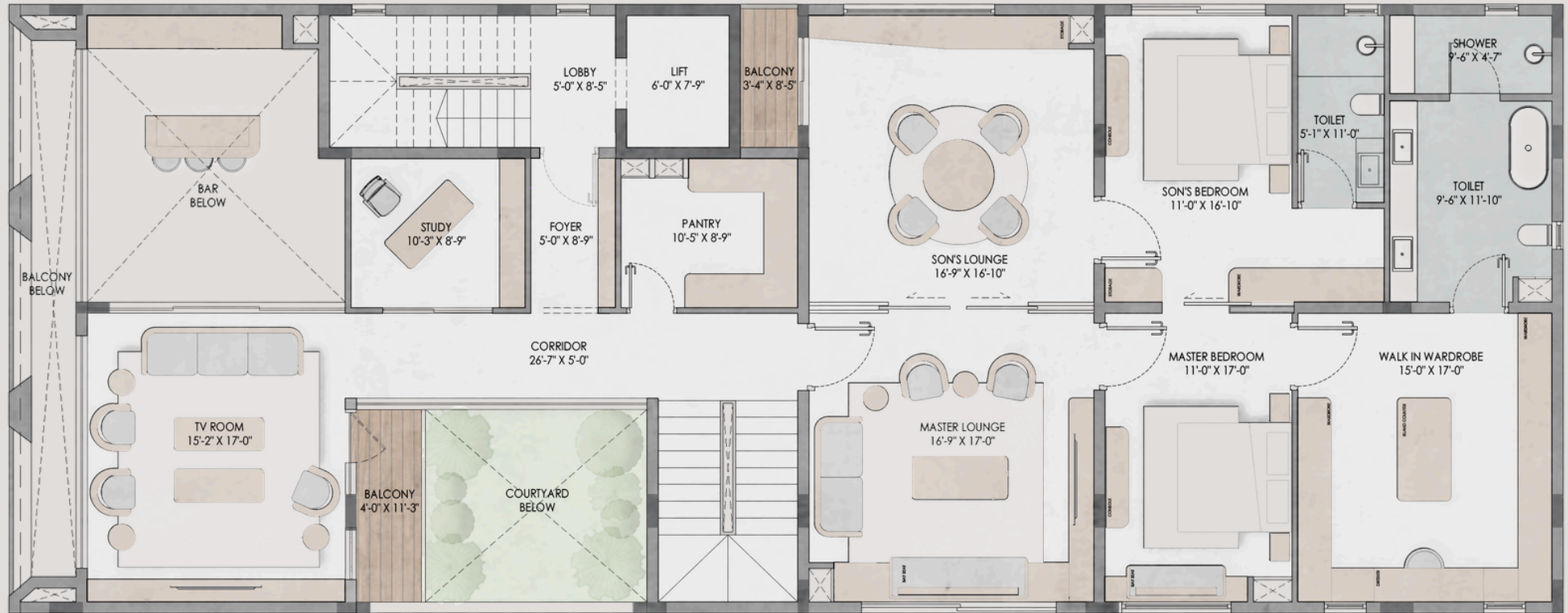


AREA STATEMENT

- Plinth Area- 5525 Sq.ft
- Balcony Area- 189 Sq.ft
- Saleable Area- 6438 Sq.ft

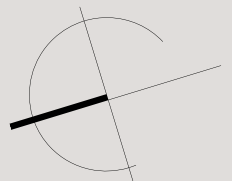


FLAT 4A- UPPER FLOOR PLAN

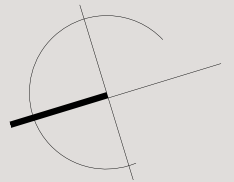
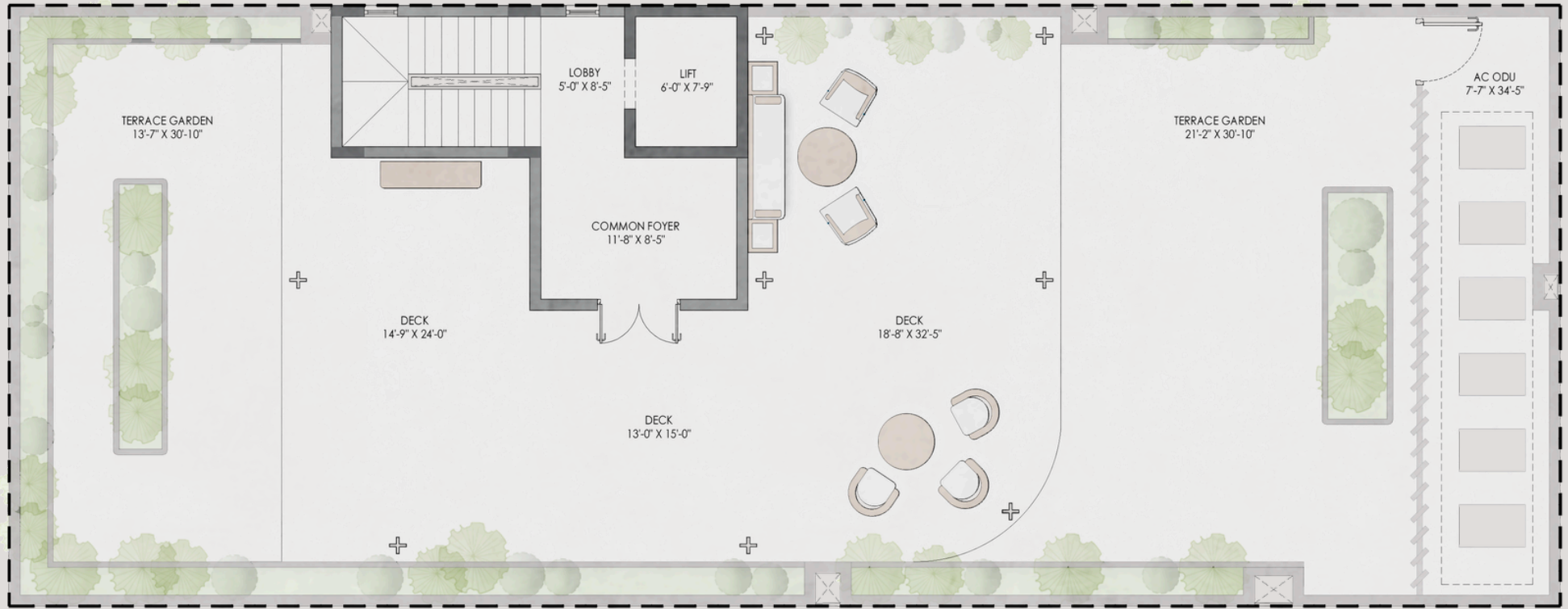


AREA STATEMENT

- Plinth Area- 5525 Sq.ft
- Balcony Area- 189 Sq.ft
- Saleable Area- 6438 Sq.ft



TERRACE- FLOOR PLAN



SPECIFICATIONS

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 single bowl sink and draining board in kitchen and utility of Franke or equivalent make.
- Provision for exhaust.





DOORS, WINDOWS & RAILINGS

- Main door:

7' 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' 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

UPVC window frames and profiles. Double glazed Sliding with Saint - Gobain glass or equivalent & bug screens.

- French Door

UPVC window frames and profiles. Double glazed Sliding with Saint - Gobain glass or equivalent & bug screens

- Grills

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

SANITARYWARE & PLUMBING

- Sanitary ware

Grohe / Duravit or equivalent. EWC wall mounted with concealed tank, under Counter

Wash basin in all Bedroom Toilets & Powder room.

- C.P. Fittings

Grohe / Duravit or equivalent.

- 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 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 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.

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.

- Landscaping:

Dense landscaped garden with seating.

Greenery along compound wall, and on terrace.

SANITARYWARE & PLUMBING

- Elevator:

One 10-person capacity elevator of Johnson or equivalent make.

- Generator:

100% power backup with generator of suitable rating to support all electrical requirement 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.
- EV charging points on the 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.