Chaitanyafoundations.com

CHAITANYA



GAYATRI

Old No. 19, New No. 38, Sriram Nagar North Street
Alwarpet, Chennai - 600 018

Luxury All Around



GAYATRI

Luxury All Around

STILT+4
Floors

Saleable Area
4 BHK
4,523
Sq.ft.

4 UNITS
(1 unit per floor)

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Sriram Nagar North Street, Alwarpet
Chennai - 600 018

RERA No.
Not Applicable

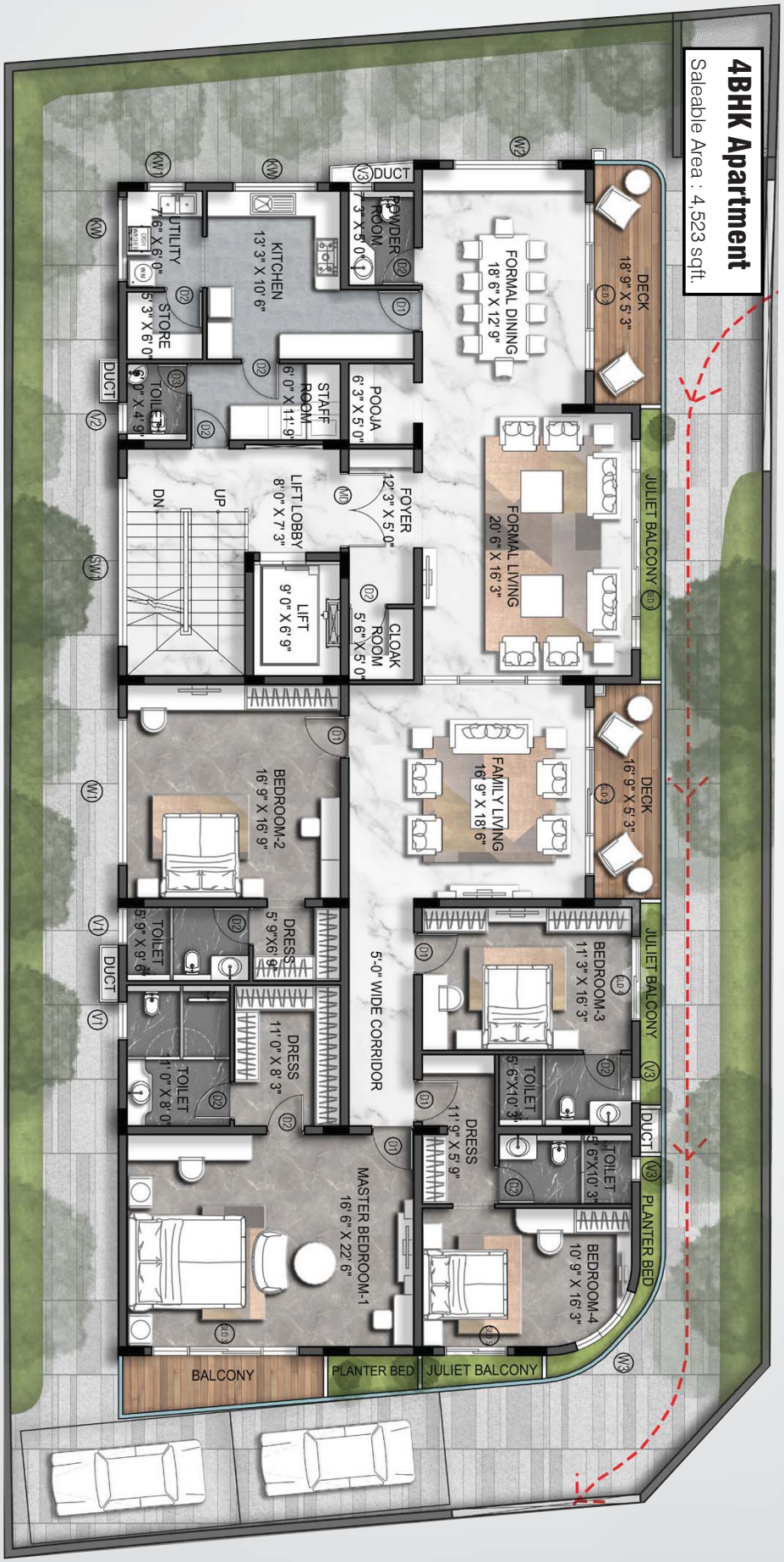
Planning Permit
OL-PP/NHRB/0261/2025
dated 09.07.2025

Building Permit
CEBA/WDCN09/00306/2025
dated 30.07.2025

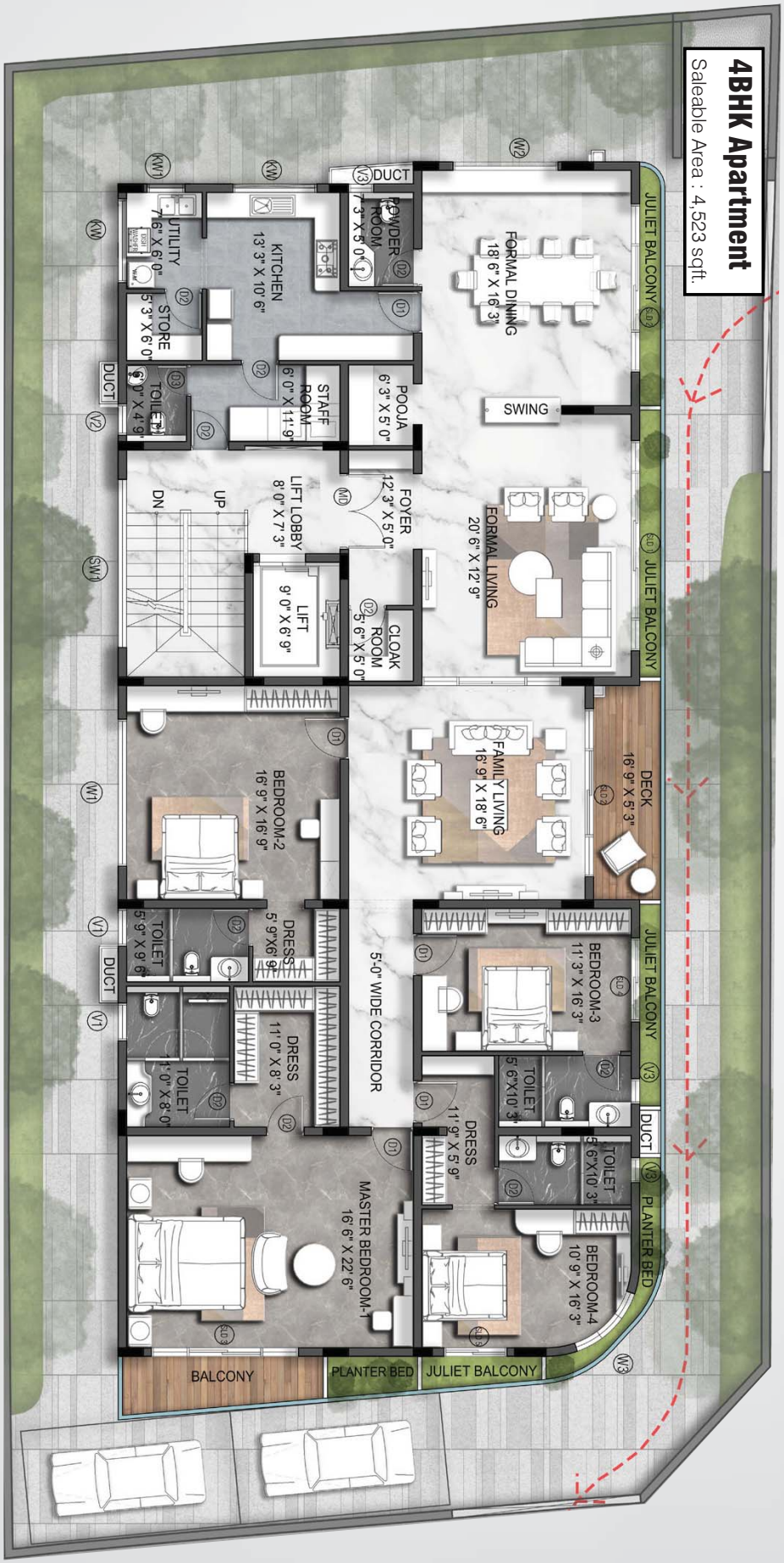
STILT
FLOOR PLAN



TYPICAL
1st FLOOR PLAN

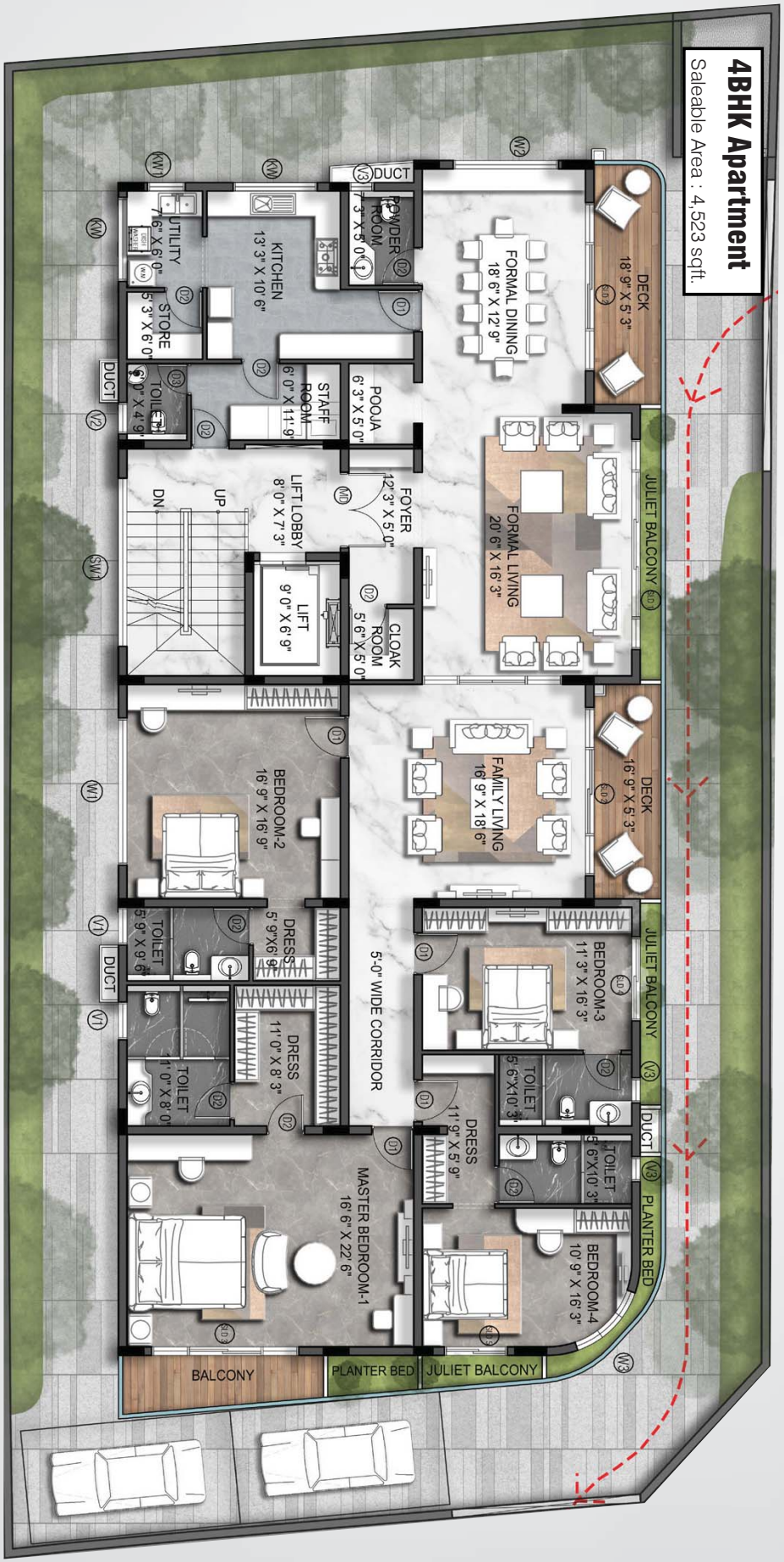


TYPICAL
2nd FLOOR PLAN



N

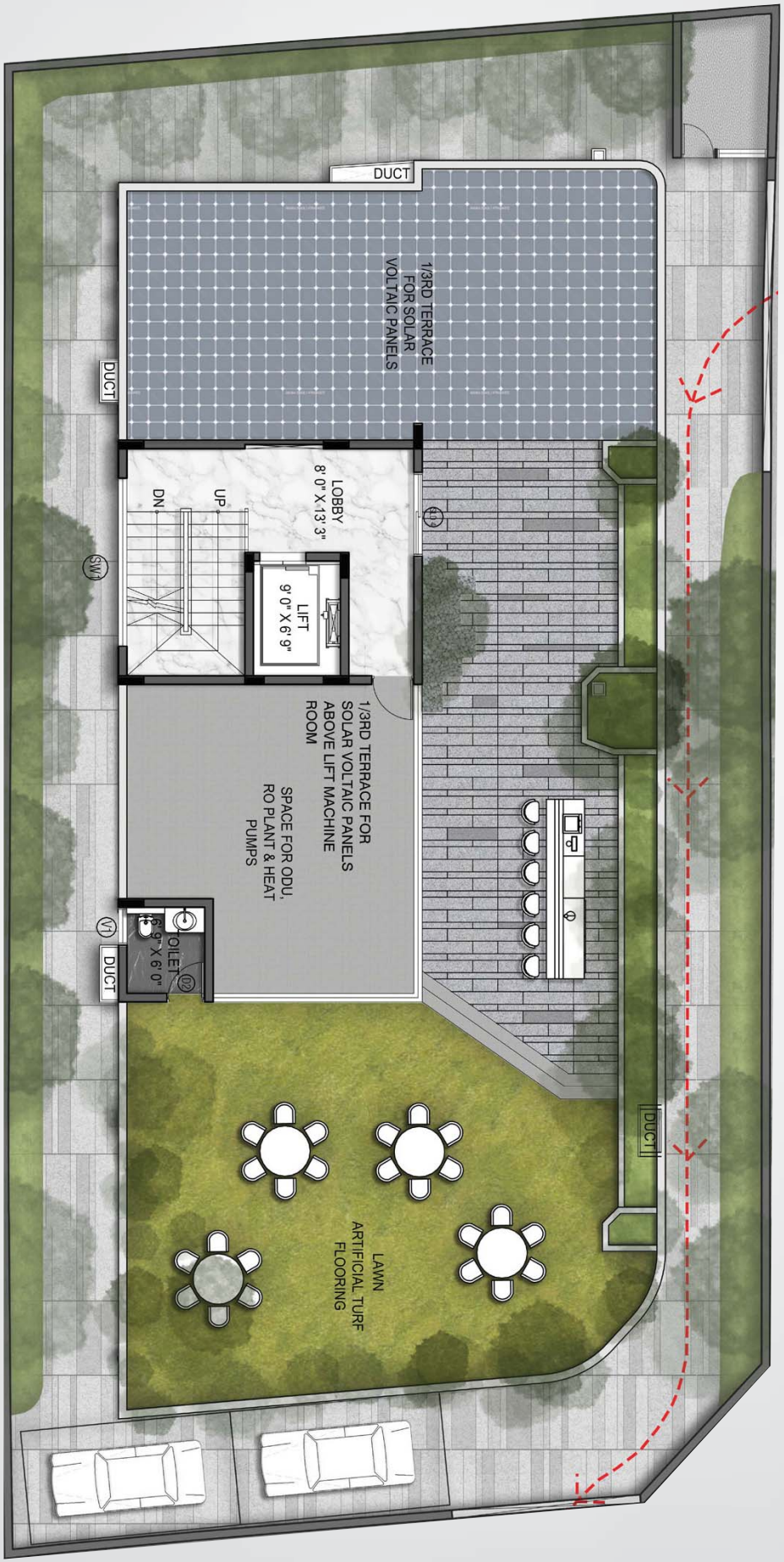
TYPICAL
3rd FLOOR PLAN



TYPICAL
4th FLOOR PLAN



TYPICAL
TERRACE FLOOR PLAN



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CHAITANYA
GAYATRI









EVERYTHING NEXT DOOR

EDUCATION
1. Chettinad Vidyashram
2. M CT. M. International School
3. SIET College For Women

HOSPITALS
4. Billroth Hospitals
5. Kauvery Hospital
6. Apollo Hospital
7. Venkateswara Hospital

ENTERTAINMENT
8. Madras Club
9. Madras Boat Club
10. Anna University Alumni Club

RESTAURANTS
11. Raintree Hotel
12. Pullman Hotel
13. Novotel
14. Cosmopolitan Club
15. Ymca

TRANSPORTATION
16. Nandanam Metro
17. Teynampet Metro



SPECIFICATION

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 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 and 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 & bug screens 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.
- Concealed master-controlled stop cock in each restroom on the inside for easy maintenance.
- Provision for Geyser 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 & 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
- 3Handrails 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:
- Landscaped garden with seating.
- Greenery along compound wall, and on terrace.

Elevator:
- One 10 passenger capacity elevator of Mitsubishi or equivalent make.

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

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/staff.
- Solar cells as per CMDA norms.
- 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

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.**

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