

BOOKINGS OPEN



MURUGAN MAY FLOWER

3 BHK **APARTMENT** 1 FOR SALE

Your Dream Home



PLOT NO-10, DOOR NO-04, KUMARAN COLONY, 7TH STREET,
VADAPALANI, CHENNAI-600026.

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WEST

FIRST FLOOR PLAN



SOUTH

SECOND FLOOR PLAN

NORTH



EAST

KUMARAN COLONY 7TH STREET

THIRD FLOOR PLAN

SOUTH

WEST

EAST



KUMARAN COLONY 7TH STREET

NORTH

STILT FLOOR PLAN

SOUTH

EAST

WEST



NORTH

SPECIFICATIONS

STRUCTURE	: Isolated Foundation Depend on SOIL TEST Report and R.C.C Works using all Steels Requirements with Structural Engineer Specifications.
SAND FILLING	: With M-Sand in foundation to a depth of 3" over filling earth including watering ramming complete for Isolated Footing. 3 times pesticide
BASEMENT	: Minimum 2 feet height above road level with Brick Work.
PARTITION WALLS	: Outer Walls Using Red Clay Bricks CM 1:6 Ratio, Inner Partition Walls Using 4 1/2" Thick RED CLAY BRICKS with CM 1:5 Ratio.
R.C.C. WORKS	: Footings, Column, Plinth Beam, Roof Beams and Roof Slabs using (M20 Grade) 1:1.5:3 Ratio and other RCC Works using (M15 Grade) 1:2:4 Ratio. Height of ceiling 10' Minimum
PLASTERING WORKS	: CM 1:3 mix for R.C.C. Area and C.M 1:5 mix for other wall area Plastering 1/2" Thick with super fine sponge finish.
DOOR & WINDOWS	Frame will be of 1st quality teak wood of size 7'-0" x 3'-6" with teak wood
Main Door	: using Molded single shutters with Goodrej Lock, Keels, Handle and Tower Bolt Aldrops using Brass Materials along with safety Grill door.
Rooms Doors	: Frame will be of good quality seasoned FRB 2nd Class Teak and shutters will be flush door shutters or Skin paneled molded Shutters One ISI Branded SS Lock with 2 Nos tower bolts will be provided.
Bath & Toilet	: Good quality Water Proofing FRP Flush Doors.
Window	: Good quality UPVC Branded Window Frames with Glassed with Suitable M.S. Grills will be provided @ 450/-SQFT.
Ventilator	: UPVC Frames with Louvered Glass Panels with MS Grill will be Provided.
COLOUR WASH	: Inner Walls using ASIAN Brand for Good quality Wall Premier One coat over Two coat putty with Asian Tractor EMULSION Paint two coat roller finishing. Outer walls will be with 2 coats of ACE over one coat of White Cement paint.
LOFTS	: Each Bed Room using One no loft 2' wide on Wall short span side only & kitchen Room Loft 2' wide on short span side only.
PAINTING	: Quality synthetic enamel ASIAN paints for all doors, windows and grills two coats over one coat primer.
GLAZED TILES	
Toilet	: Ceramic glazed tiles of size 18"x12" on the walls up to height of 7' @ 50 PER SQFT.

Kitchen	:	No Doors, Dark color glazed tiles of size 18"x12" using 2' height only on walls over G20, Black Granite platform with beading and SS sink size 2'0"x1'6" with 2 Nos Long Body (or) Swan Neck Tap 2 Nos Will be provided. One No.4" diameter chimney opening and One No.12" diameter hex saws fan opening will be provided.
ELECTRICAL	:	3 PHASE CONNECTION FOR EACH FLAT Main Switch, Circuit Breakers, Concealed Copper wiring in PVC conduits,ELCB, lightpoints, fan points and plug points and plug for TV, Water Heater, Refrigerator, calling bell etc.
TOILETS	:	Floor Mounted white IWC Closet (OR) EWC Closet 1 No, 3 in 1 Wall Mixtures Tap 1 No, 20" x 12.50" white Wash Basin with Tap 1 No will be provided for Common and Attached Toilets. All Closets, Wash Basin and Tap fittings using PARRYWARE.
FLOORING	:	With good quality 48 x 24 Verified Tiles using Branded with matching skirting @ 50/-
WEATHERING COURSE	:	12" x 12" White Tiles Laying Over the CM 1:6, 1½" thick bed.
SAFETY GRILL	:	Window Grills – 1½ kgs per Sq.Ft. Safety grill for main door
STAIR CASE	:	Stainless Steel Hand Railing with Granite Flooring.
WATER TANK	:	2 NOS (4000/3000 LITRS Each) will be provided (common) (one for Bore well and another sump water).
COMPOUND WALL	:	Suitable Foundations with 9" x 12" Plinth Beam above 9" Thick Brick Wall up to Car Park Level and above car park 4-0" between 4-0", 9" * 9" Red Clay Bricks Pillar with 4 ½ Thick Red Clay Bricks Wall will be Constructed
SUMP	:	Underground Capacity with 4 ½" Thick RCC Wall Tank.
HEAD ROOM	:	The Head Room will be provided in 8'-0" Height RCC.
RAIN WATER HARVESTING	:	One Number will be provided.
MOTOR ROOM	:	One Number will be provided with Safety Gate.
CAR PARK	:	CEMENT Paver Block will be Laid.
LIFT	:	Branded Lift will be provided in each block for the capacity of 6 Persons.
GENERAL	:	Granites for staircase and lobby, weathering course treatment, rainwater harvesting, anti-termite treatment, overhead tanks for sump and borewell with automatic water controllers, compound wall with appropriate gates, and common lighting wherever required – all as per Vaastu design principles.

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