



# Saleable Area:2462



Project Name : AISE

Location: Nandanam, Chennai

Architect Details:

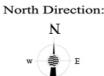
edifice
pramod balakrishnan
architects and interior designers
no 5, 3rd floor, 13, second street,
nehru nagar, adayar, chennai 600 020



## Description

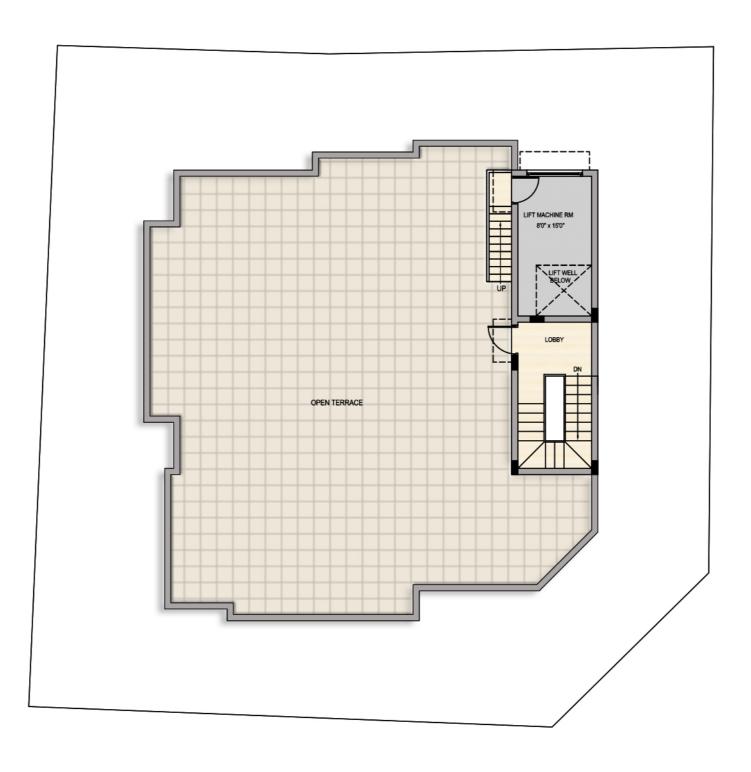
# TYPICAL FLOOR PLAN

Old No 1 / New No 14 5th Cross Street Nandanam EXTN Nandanam Chennai - 600 035





Devinarayan Housing and Property Developments Pvt. Ltd., No.02 Link Street, Kottur Gardens, Chennai – 600 085. Cell : 7299043366 Phone: 044-24472929 / 24472727 Fax: 044-24473434



Project Name : AISE

Location: Nandanam, Chennai.

Architect Details:

pramod balakrishnan architects and interior designers no 5, 3rd floor, 13, second street, nehru nagar, adayar, chennai 600 020

Description	North Direction
TERRACE PLAN	N
	w F
	s



Devinarayan Housing and Property Developments Pvt. Ltd., No.02 Link Street, Kottur Gardens, Chennai – 600 085. Cell : 7299043366 Phone: 044-24472929 / 24472727 Fax: 044-24473434

# **SPECIFICATIONS**

#### Structure

- Isolated RCC Footings complying with seismic zone 3.
- RCC frame structure with brickwork / block partitions. The height of each floor shall be 10' top of slab.(3.05 mts).

### Flooring & Tiling

- Car Park Area: Grano Flooring with grooves.
- Foyer, drawing, dining, Master bedroom Laminated wooden floors, Kitchen & other bedrooms - Vitrified Tiles.
- All Toilets: Design tile concept with Anti-skid ceramic tiles.
- Balconies: Rustic antiskid tiles with MS/SS railings.
- Service Area: 3 '0" ht dado tiles on all sides.
- Kitchen counter top: Black Galaxy granite counter with dado above counter upto 2'0" ht.

### Sanitary & Plumbing

- Sanitary fittings: EWC wall-hung of Roca / Duravit or equivalent brand.
- Concealed Cistern: Dual Flush wall mounted concealed cistern of Geberit or equivalent make.
- Faucets: All Faucets shall be single lever brass Grohe / Kohler or equivalent make.
- Plumbing: All water supply lines shall be CPVC pipes. Drainage lines and storm water drain pipes shall be in PVC.
- Wall mounted Faucet would be provided and 1 no SS sink with drain board of Nirali or equivalent would be provided.
- Pressurized water Supply shall be provided.

#### **Doors & Windows**

- Window Shutters: UPVC / Aluminium openable / Sliding windows with plain glass.
- Main door: Teak wood Frame and shutter with Handle set single cylinder lockset of Yale or equivalent and brass hardware.
- Internal doors: Teak wood frame with flush door shutters with cylindrical locks of Dorset / Yale / Godrej or equivalent make and aluminum hardware.

#### Electrical

- Concealed copper wiring of Finolex or equivalent make with modular plate switches, centralized cabling system for centralized DTH and Telephones.
- Wiring shall be done for lighting, 6Amps, 16 Amps and AC points in the Apartment.
- Switches: All switches shall be Crabtree / Legrand or equivalent make & sockets with isolators
- MCB's & ELCB mounted on individual distribution boxes for each apartment
- Generator: 100% Power backup.
- Common area and external light fittings would be provided.

### Wall Ceiling and Joinery Treatment

- Plastic Emulsion paint for ceiling
- Internal walls & ceiling will be plastered smooth Putty finish and plastic emulsion over primer.
- External walls and stilt floor columns and walls Weather coat emulsion over primer / Texture finish.
- Joinery: All Internal doors enamel paint over primer.
- Main door: Melamine finish on both sides.
- Internal Grills & Balcony Railing Enamel paint over 1 coat zinc chromate primer

#### Elevator/s

• Automatic Elevators: 6 passenger capacity 1 no.

## **Air Conditioning**

· VRV air conditioning for living, dining & bed rooms.

#### Automation

- · Water level Controller treated water sump to OHT.
- CCTV in common areas with DVR recording facility to be viewed in living area of every apartment.

### Landscaping

- Adequate nucleus landscape shall be provided
- Interlock Pavers to be laid in driveways.



# Devinarayan Housing & Property Developments Pvt.Ltd.

# Marketing & Sales Office

Devinarayan's MGN Splendour,

3rd Floor, No.1, Co-operative Colony Off-Chamiers Road, Teynampet, Chennai- 18. Mob: 9841727569, 7299043366. E mail: marketing@devinarayan.com, sales@devinarayan.com, crm@devinarayan.com





