ROHINI 208 FLATS

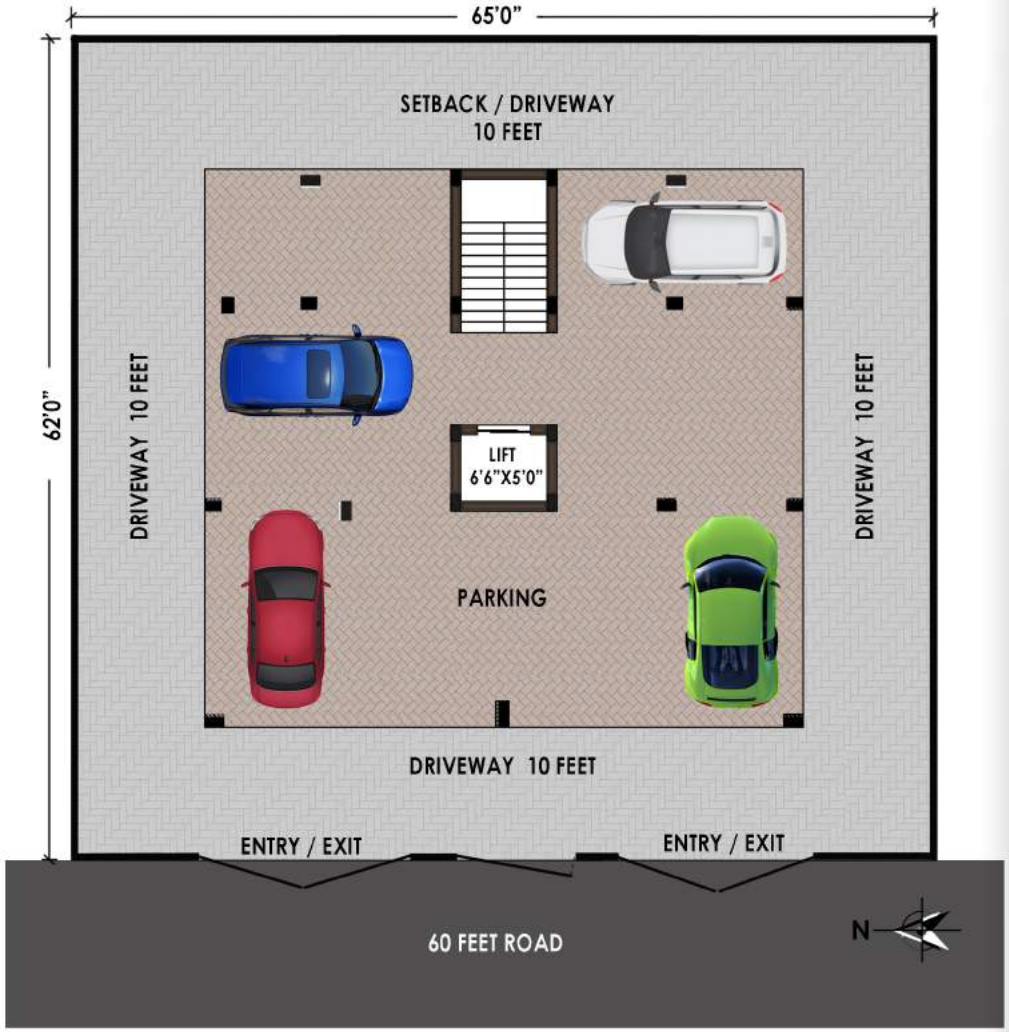
ANNA NAGAR, CHENNAI

PROMOTED BY

MANAM BUILDERS CHENNAI PVT.LTD.,
Door No:1, G-1, Fourth Cross Street,
Shenoy Nagar West, Chennai - 30
Contact : 044-26192855, 9841032855 6383303735



NK DESIGN ARCHITECTS
R.Navin Kumar B.Arch,
Cell : 9094142317



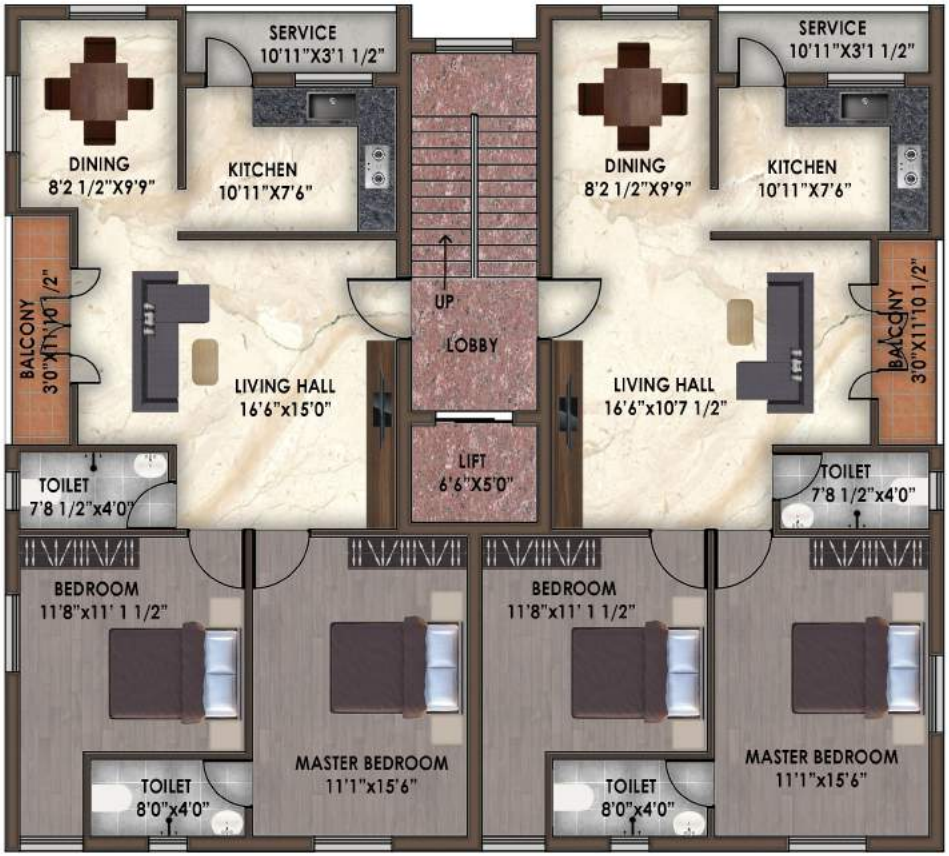
SITE CUM STILT FLOOR PLAN

SYNOPSIS :

SITE LOCATION	:	ANNA NAGAR, CHENNAI.
SITE AREA	:	4030 SQ.FT.
BUILTUP AREA	:	9634 SQ.FT
NO. OF FLOORS		STILT + 4
NO. OF UNITS	:	8
	:	

DESCRIPTION :

It is a West facing site, whereas the road width is 60 feet. According to the road width, the setback meant for the site is 10 feet. So, all four side of the site has 5 feet setback. The building can achieve 4 floors with stilt parking. Every floor has 2 units which is two 2BHK units. Every floor runs in a typical way and access for every floor is done through stair and lift. Every single unit designed according to the Vasthu.



TYPICAL FLOOR PLAN 1ST,2ND,3RD & 4TH

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FLAT AREA DETAILS

SL.NO.	FLAT NO.	FLOOR	FLAT AREA (SQ.FT)	UDS (SQ.FT)
1.	A	1ST	1203	504
2.	B	1ST	1203	504
3.	C	2ND	1203	504
4.	D	2ND	1203	504
5.	E	3RD	1203	504
6.	F	3RD	1203	504
7.	G	4TH	1203	504
8.	H	4TH	1203	504
TOTAL			9624	4032

SPECIFICATIONS

1. STRUCTURE :
RCC framed structure based on Architectural / Structural design to Stilt, First, Second, Third floor and Head room & Earthwork excavation.

2. BASEMENT :
Basement height of 3'3" from existing natural ground level. Filling by pit Sand and 6" depth quarry dust filling with consolidation and P.C.C 1:4:8

3. ANIT TERMITE :
Anti-termite treatment using PCI in 3 stages at (1) foundation stage, (2) Ground floor P.C.C Stage (3) Before woodwork and pavement stage.

4. BRICK WORK :
a. First class Red quality bricks work in cement mortar (CM) 1:5 ratio
b. All partitions work 0.115m thick using C M (1:4) with 2 no's of 8 mm M S rod at every 4th layer with Bid lintels in all walls (Both 9" & 4 ½")

5. PLASTERING :
a) Internal: 12mm thick Cement mortar 1:4 Ratio
b) External:15 – 18mm thick Cement mortar 1:4 ratio
c) Ceiling: 10mm thick in Cement mortar 1:3 ratio
d) No ready mix concrete will be used without the concern of all land owners

6. FLOORING :
a) All floors – Johnson or any equivalent brand Vitrified 2' x 2' (basic cost Rs.60/- perSq.ft.)
b) Walls – Johnson or any equivalent brand make up to roof level height Toilets (Basic cost Rs.40/- per Sq.ft.)
c) Granite jet-black 1'0" x 2'0" flooring @ Rs.200/- per Sq.ft To be provided for the staircase area as per Architects drawing / instruction. (Basic cost Rs.200/- per Sq.ft) Granite slabs with nosing for steps.

7. DADOING :
a) Kitchen: Granite platform of 20 mm thick with half round nosing branded (Nirali or equivalent), stainless steel sink with drain board with plain glazed tiles upto 2 feet height from platform level.
(Granite jet block Rs.120 per Sq.ft. wall tile Rs.40/- per Sq.ft.)
b) Pantry & Toilet : Approved brand Glazed tiles in CM(1:3) 15mm thick up to a height of up to 7 Feet height with PVC beading. (Basic cost of tiles @ Rs.40/-per Sq.ft.) (For Toilets only)
c) Wash area: glazed tiles up to 5'0" feet height. (Basic cost of tiles @ Rs.40/- per Sq.ft.)

8. DOORS, WINDOWS & GRILL :
Main doors to be in first quality Teak frame 125mm x 75mm with 38mm thick Architect designed door with heavy duty brass fittings- hinges, tower bolt 2 Nos. all drops andGodrej lock, nylon bush, magnetic catch, safety chain & door stopper, including 3 Nos. of heavy duty MS hold fast in each side.
a) Bedroom & Other doors : Providing & fixing of 30mm thick Approved make of FlushDoor Teak wooden frame of size 100 x 65mm with Both Side Commercial faced shutter 3 no's of M S hold fasts per side and also to have 2 Nos of 125 mm long 8mm dia tower bolts, 3 no's of 125mm heavy duty hinges, 1 No door stopper (or) 1 No magnetic catch wherever required with nylon bush and Godrej cylindrical lock etc.
b) Toilet: - do – as above with waterproof flush door without cylindrical lock & provide 2Nos of baby latch.
c) Windows: Quality Teak frame & shutters in 4mm thick plain glass including MS grill (2kg/per Sq.ft) with hold fast and brass heavy duty fittings such as keel, tower bolt, brass handle etc., or UPVC Windows
d) Doors: All doors and windows to be painted finished. Main door will be varnish finish.
e) Balcony handrail will be given.

9. VENTILATORS :
UPVC Clouvered ventilator & exhaust fan provision including M S grills.

10. WEATHERING COURSE & WATER PROOFING :
a) Thoroughly prepare surfaces & lay to proper slopes ½" brick jelly in lime 2:1 beaten down to an average finished thickness of 4"/3" with the addition of jiggery and kadukkai and supplying and fixing in position flat pressed tiles(1st quality Weathering Tile in cm 1:3 mixed with crude oil 5% the weight of cement used and pointed with the same oiled mortar at roof over Fourth Floor including flashings at corners of slab and parapet Approved water proofing at roof to be done prior fixing of tiles. DPC to be done for foundation.
b) Interior – Birla patty with Berger / Asian/ICI
Royal emulsion paint.
c) Exterior – apex ultima
d) Toilet sunken: Plastering with Cm (1:3) 20mm thick admixed with approved admixture, curing and testing and filling with brick jelly concrete (1:4:8) etc., complete.

11. MISCELLANEOUS :
a) Provision for open cupboards in bedroom only.
b) Staircase/inner courtyard handrails will be of SS 304 grade Finish.
c) 3'6" ht parapet wall of 9" thick brick wall.
d) All side balconies are ornamental MS grill with railing
e) Air-conditioner provision on split in all bedrooms and living.
f) Providing shelves in store with 4 Nos 20mm thick quality granite slab & necessary brick wall & plastering

12. PLUMBING SANITARY & WATER SUPPLY :
a) Chambers: 600 x 600 and 900 x 600 with SFRC frame and cover and gully chambers
b) Drainage line, waste line should be 2.5", 4' and 6" (6Kg/cm2) approved brand PVC pipe Finolex make, including connection to existing main chambers. (Excluding Metro, SW Board charges).
c) All cold water supply pipes and all external and internal pipes shall be of approved make UPVC and hot water supply lines will be of CPVC of standard quality.
d) Rain water pipes Finolex (or) equivalent will be of 110mm dia PVC of Standard grade with ISI (4Kg/ cm2)
e) One wash basin in the dining room with all fittings & pipes.
f) Jaquar CP fitting or Metro Fitting in all bath, toilets, service and kitchen areas
g)All ceramic/Porcelain sanitary wares will be of white colour (Parry ware or equivalent)
h) Provide wall mounted E W C with low-level flushing cistern in all bathrooms

13. ELECTRICAL WORKS : (ELECTRICAL AS PER THE ELECTRICAL DRAWING)
a) Anchor Roma Make Modular switches.
b) Good quality copper wires Finolex (or) Orbit make.
c) 2 Light points, 1 Fan point, 2 Tube Light with 5 plug 5 Ampere in each room (5 no's). 15amp AC provision will be included with MS Grill in bedrooms.
d) Hall : 2 fan, 2 light, 1 chandelier, 5A socket 6,15A socket 1
e) Kitchen to have Four 5 ampere, Two 15A, two light and fan with exhaust fan point including chimney point.
f) Toilet to have one light, one exhaust fan, one 15 Amp for geyser & one 5 ampere point.
g) Utility to have two 5 ampere, 15Amp point, one light point.
h) Calling bell point
i) Light points in stair.(as per photo)
j) Motor wiring both sump & bore well.

14. TELEPHONE & TV POINT :
One of each point in living and in all bedrooms

15. RAIN WATER HARVESTING :
as per norms

16. CAR PARKING :
Ultra or Equivalent make tile flooring.

17. LIFT:
Kone Elevator will be provided (Automatic)

18. PAINTING :
Interior wall : Necessary coat Birla patty and Primer with two or more coat plastic emulsion Paint (Asian or ICI of approved colour).
Ceiling: Necessary coat Birla patty and primer With two or more coat plastic emulsion paint. (Asian or ICI of approved colour).
External: 3 coats of Apex ultima paint of approved colour as per elevation.
Joinery: 1 coat primer with patty and 2 coats of synthetic melamine mat polish for Main Door and rest of the door and windows with Enamel Paint.
Iron Work: 1 coat primer and 2 coats of synthetic paint of approved colour

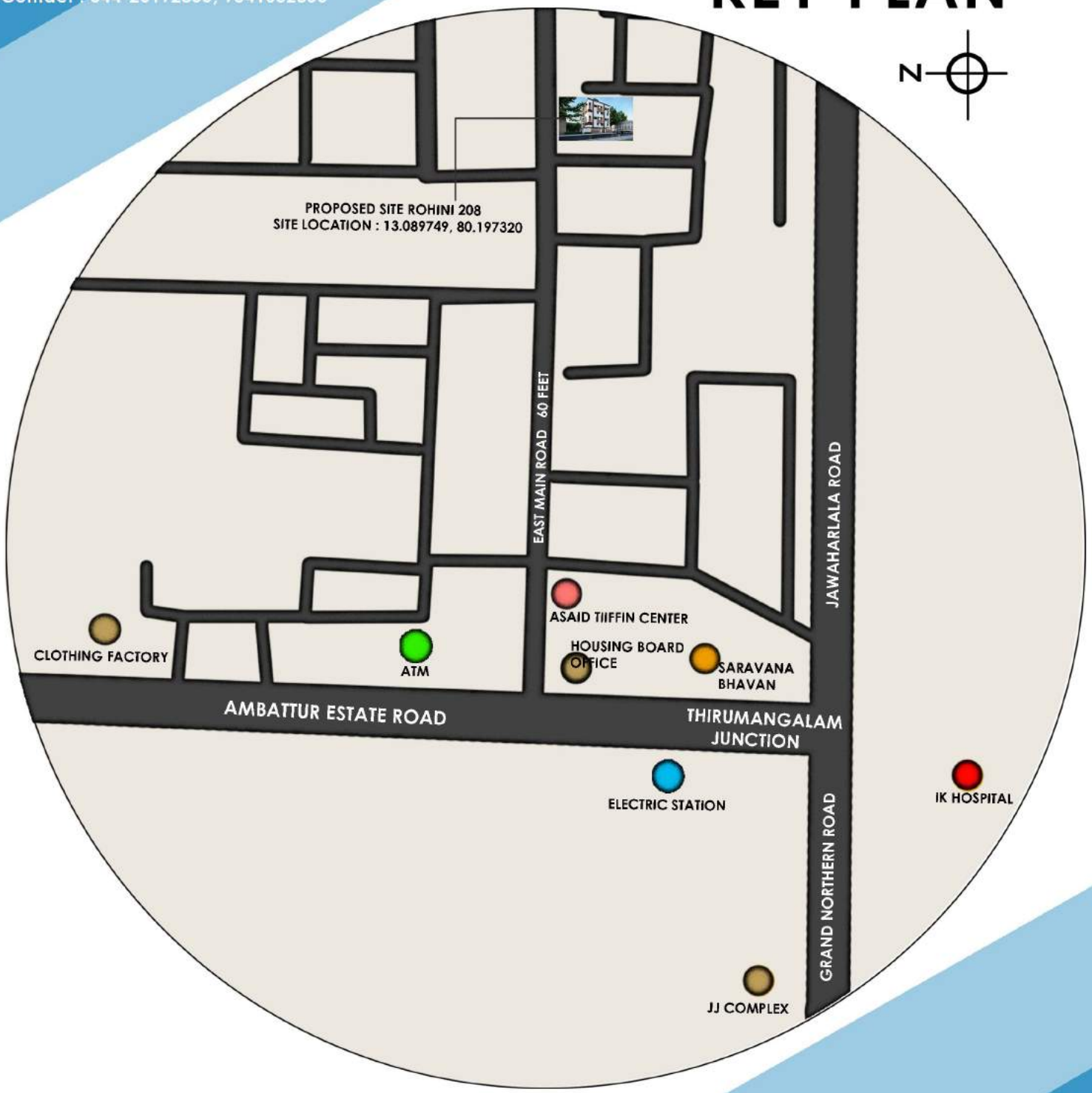
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KEY PLAN



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