



KEY PLAN
NOT TO SCALE

- MODE OF PAYMENTS:**
- BOOKING ADVANCE - 10%
 - AGREEMENT ADVANCE AT THE TIME OF REGISTRATION - 10%
 - COMPLETION OF ROOF SLAB - 30%
 - COMPLETION OF BRICK WORK & PLASTER - 25%
 - AFTER COMPLETION FOR WORK - 25%

- Location Highlights:**
- NEAR TO HCL, WIPRO - 500 Mtrs.
 - GLOBAL HOSPITAL - 500 Mtrs.
 - BHARATHI VIDYALAYA SCHOOL - 500 Mtrs.
 - ST. JOHN SCHOOL - 1 Km.
 - SOLINGANALLUR Jn. - 1 Km.

Promoter:

VISHAL BUILDERS

FLAT PROMOTERS
NO. 123, 2nd Main Road, Kaasvarturhi Nagar,
Ayyappanahalli, CHENNAI-122
Ph: 7338879968, 9381035332

Karthik Uppercrest



Site Address:
PLOT No. XVI,
Indira Priyadarshini
Nagar,
Perumbakkam,
Chennai-100



SITE CUM STILT FLOOR PLAN

AREA	
F1 -	964.00 Sq. Ft.
F2 -	787.00 Sq. Ft.
F3 -	1061.00 Sq. Ft.

SPECIFICATIONS

- STRUCTURE**
RCC framed structure. Designed for seismic zone II
- WALL**
3" thick brick work for outer walls, 4-5" thick brick work for inner walls as per plan
- FLOORING**
a) Hall, Bedrooms & Kitchen: Vitrified Tile Flooring
- KITCHEN**
Granite countertop with Half Hoop top with stainless steel sink. Ceramic wall tiles (30x30) 2" above counter). Bathroom: Glazed wall tile upto 7" height. 12"x12" Antiskid ceramic tile flooring
- JOINERIES**
MAIN DOOR
Main door: Teak solid wood frame and Teak finish. Panelled door.
Main door provided with locks, Door eye, Key-Tower and door stopper.
BEDROOM DOORS
Teak wood frame Slim door, Mortise locks, Tower bolts and Door Stopper.
TOILET DOORS
PVC door
- WINDOWS & VENTILATORS**
UPVC Windows
HAND RAILING
SS Railing
ELECTRICAL
Switches: Kross electrical switches / (Biquintel)
All internal wiring in PVC tubes made with ISI Mark SS mesh with panel caps. (Not wiring will be used for entire building).
- SANITATION**
BATHROOMS: White Coloured Porcelain / Hardware (CACI/ABC) and Vitrified sanitary fittings
- KITCHEN Drain -** Stainless Steel
TOILET & BATHROOMS: Porcelain
EXTERNAL: PVC Open plumbing line for water and soil line as per IS Code
INTERNAL: CPVC Coated water line (Hot and Cold)
- PAINTING**
Interior walls will have lime wall putty with premium emulsion Paint. Exterior walls 3 coats of ACE acrylic paint.
All Door frames, window paint 3 Coats (Including Primer)
- WATER SUPPLY**
Overhead tank water supply to all tap points. water supply 12,000 Ltrs.
1" Dia. Size (Not 80 feet depth provided).
- OTHERS**
Underground tank (12,000 Ltrs) and Overhead tank (5,000 Ltrs)
Soak tank (12,000 Ltrs)
- CAR PARKING**
Covered Car Parking
- LIFT**
2 Persons



FIRST & SECOND FLOOR PLAN