



VIGNESHWARA HOMES (P) LTD

Structures, Values & Beyond

Vigneshwara

- Established in the year 2007, Vigneshwara Homes (P) Ltd. has successfully completed numerous real estate projects across Chennai. Administered by a qualified team with consummate understanding in developing residential layouts and residential / commercial constructions, Vigneshwara Homes ensures that every project is completed on schedule in accordance with customer expectations.
- A strong foundation and an equally strong commitment to the highest standard of quality and ethics have helped Vigneshwara Homes provide superior living spaces. Our architect designed flats provide maximum privacy, giving you the feeling of an independent home. Talk to us and let us bring to life your dream home.

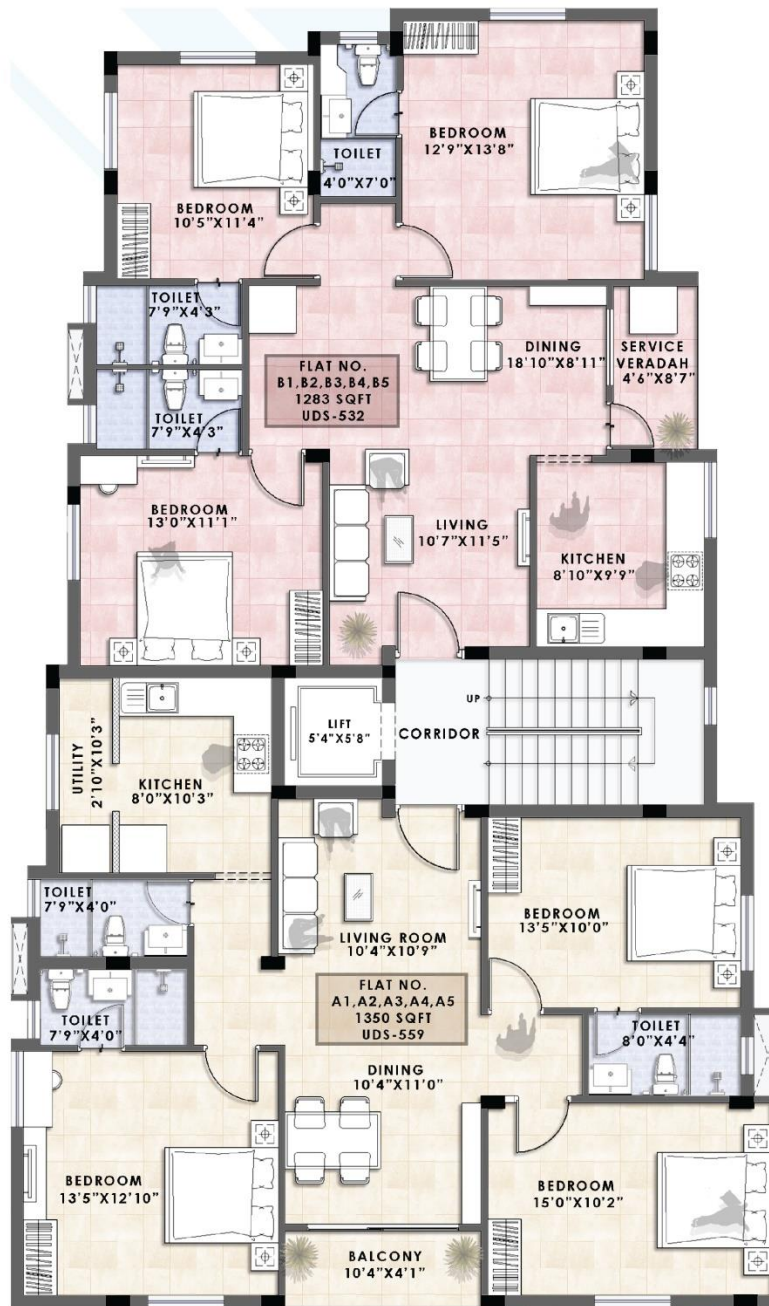
Kasthuri's Grandeur



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*Life
Style
3 BHK
Apartments
@
Ram Nagar
Madipakkam*





TYPICAL FLOOR PLAN
(FLOORS 1,2,3,4,5)

Specifications

1) **Foundation:-**

The foundation will be Pile Foundation.

2) **Plinth Beam:-**

It will be of R.C.C. and resting over the existing ground level.

3) **Basement:-**

It will be at 3'-0" ht. above the existing ground level and will be filled with excess earth from the foundation and with filling sand.

4) **Superstructure:-**

It will be framed structure viz. Columns and beams supporting the roof and the load will be transferred to the foundation through the columns.

5) **Brickwork:-**

All the outer walls will be 9" thick and inner walls will be 4 1/2" thick.

6) **Lintels, Lofts and Sunshades: -**

All 4 1/2" walls will have continuous lintels at 7'-0" ht. And 9" will have discontinuous lintels over the openings. A loft of 2' 0" wide will be provided in each bedroom and kitchen. A wardrobe of size 3'-6" X 1'-6" X 7'-0" in bedrooms having intermediate R.C.C. slabs and a shelf of size 3'-0" X 1'-0" X 7'-0" with intermediate Cuddapah slabs will be provided in kitchen. Sunshades will be provided for window openings.

7) **Roof Slab:-**

It will be of R.C.C. and 4 1/2" thick and the clear height of roof slab will be 10'-0" ht. above the basement in ground floor and in all other floors.

8) **Parapet wall: -**

Parapet wall will be 4 1/2" thick and will have intermediate 9" thick pillars for a ht. of 3'-3" above the roof slab.

9) **Plastering: -**

All internal ceiling and walls will be finished smooth and external walls and sunshades will be finished rough.

Specifications..contd

10) **Kitchen Platform:-**

The total length of the kitchen platform will be **14'-0"** including the sink. The top of the platform will be in black granite slab of **2'-0"** wide. An intermediate Cuddapah slab will be provided beneath the platform. Plain ceramic tile **13" X 10"** will be provided along the entire length of the platform for **4' 0"** ht. A Stainless steel sink of size **2'-0" X 1'-6"** will be provided at a suitable place.

11) **Weathering Course:-**

Brickbats in lime mortar above which a layer of **9" x 9" Mangalore Pressed tiles** in c.m. mixed with waterproofing compound and laid to slope.

12) **Joinery:-**

Main doorframe and shutter will be in **Teakwood (Ghana Ist)**. All other door and window frames excluding bathroom and toilet doors will be in – **Teak wood (Ghana IInd)**. Door shutters will be of solid core kiln seasoned flush door. Bathroom and toilet will have P.V.C. doorframe and shutter. Windows and Ventilators will be in **UPVC**. Windows will be fully glazed, single shutter type and ventilator will be louvered type with glass panes. All doors, windows and ventilator will be rectangular in shape.

13) **Hardware fittings:-**

Main door will have brass hinges, a handle, two aluminum tower bolts, one C.P. aldop, a door lens, a doorstopper and a door bush. All other doors will have M.S. oxidized hinges, C.P. aldop, tower bolts, a doorstopper and a bush. Main door will have Godrej mortise lock. All windows will have M.S. oxidized butt hinges, and an aluminium powder coated handle and aluminium powder coated tower bolts.

14) **Grills and Glasses:-**

All windows will be provided with M.S. grills which will be embedded to the frame and ventilators with **12mm dia.** bars equally spaced. Glass for windows will be 4mm thick design type for all glazed portions.

15) **Flooring and Toilet wall dadoing:-**

All rooms will be provided with **2'-0" X 2'-0" Vitrified tiles**. Skirting will be provided for all rooms for **4"** above the flooring. Bathroom and Toilet flooring will be provided anti-skid ceramic tiles of **8" X 8"**. Toilet and bathroom walls will be provided with **13" X 10"** glazed ceramic tiles for a height of **7'-0"** from the floor.

Specifications..contd

16) Painting:-

Ceiling will be finished with one coat of lime and one coat of **Tractor Acrylic Emulsion**. Internal walls will be finished with one coat of **Wall Putty** and one coat of Wall primer and two coats of **Tractor Acrylic Emulsion**. External walls will be finished with one coat of **External Wall primer** and two coats of **Ace Acrylic Emulsion**. Main door will be polished and all other doors, windows and ventilators will be finished with one coat of primer and two coats of **Enamel paint**. Grills will be finished with two coats of **Enamel paint**.

17) Electrical:-

Three phase concealed wiring will be provided. Hall and dining will have two light points and one fan point, a T.V. point, a telephone and three 5 amps point. A fridge point will be provided in the dining. One light point, one exhaust fan point, one 15 Amps point and two 5 Amps will be provided in kitchen. Bed rooms will have two light, one fan and one 5 Amps point. Geyser point will be provided in one attached. Switches provided will be of modular with metal box.

18) Plumbing and Sanitary:-

All internal plumbing and sanitary lines will be concealed. An Orissapan (**Indian water closet**) in common toilet and **European Closet** with flush tank in attached toilet. Geyser connection will be provided in both common and attached toilet. A washbasin will be provided in Hall or Dining at a suitable place. All plumbing fixtures will be chromium plated and all sanitary wares will be white.

19) Car parking flooring:-

Car parking flooring will be provided with Granolithic cement flooring. Any tiling for the walls or the flooring will be charged extra.

20) Staircase Head room:-

Staircase headroom will be provided at **8'-0"** above the terrace floor level. The headroom will be neatly plastered and finished with Ace acrylic emulsion.

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