

EXPERIENCE THE MAGIC OF SERENITY



ETHIRAJ HOUSE, F 205, FIRST STREET,
ANNA NAGAR EAST, CHENNAI - 600102

+91 44 4341 0800
CONTACT@PUSHKARPROPERTIES.IN

WWW.PUSHKARPROPERTIES.IN

FOLLOW US ON



[www.facebook.com/
pushkarproperties](https://www.facebook.com/pushkarproperties)



[www.instagram.com/
pushkarproperties](https://www.instagram.com/pushkarproperties)

— PUSHKAR'S —
ARCADIA

Chinmaya Vidyalaya School

350 Meters

MCC Public School

450 Meters

Lifeline Multispecialty Hospital

1500 Meters

Dr. Mehta's Hospital

850 Meters

Pachaiyappas College Metro

1100 Meters

Chetpet Metro

900 Meters

Shopping / Restaurants

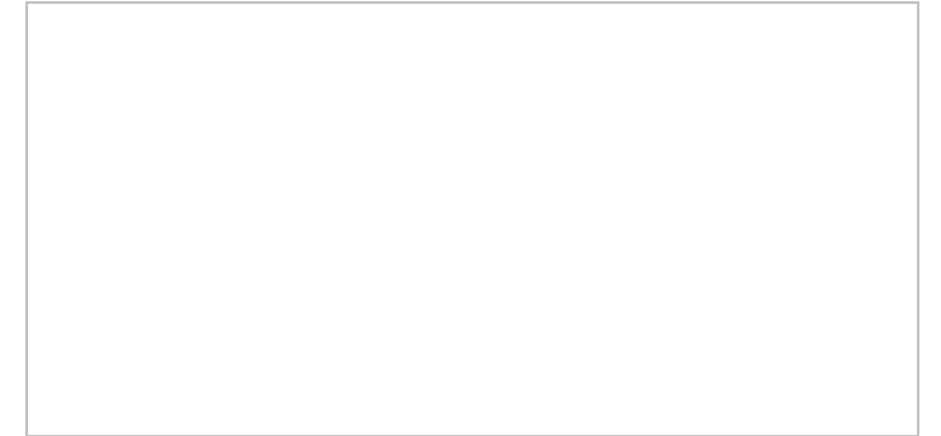
200 Meters

Bank / ATM

200 Meters



SITE LOCATION



Door No.14, Old No.21, Gilchrist Avenue, Chetpet, Chennai – 600031

SITE DETAILS

The building will be constructed over a plot 21000 sq. ft. with Stilt plus five floors and will have 10 premium apartments.

CONTACT DETAILS

MR.K.PAULRAJ

+91 98843 97640

PAULRAJ@PUSHKARPROPERTIES.IN

MR.T.R.RANGARAJAN

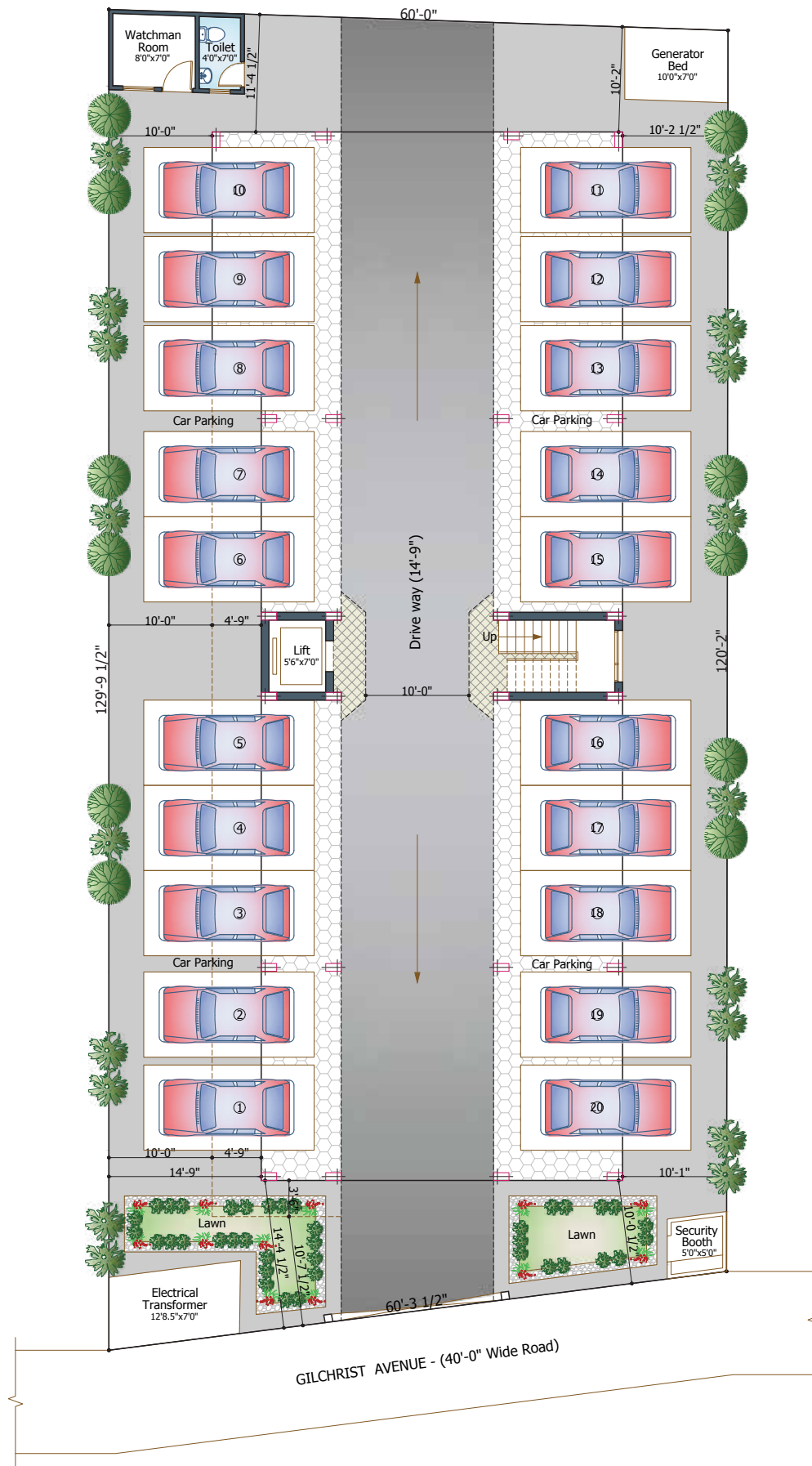
+91 98843 90277

RANGARAJAN@PUSHKARPROPERTIES.IN

PREFERED BANKERS

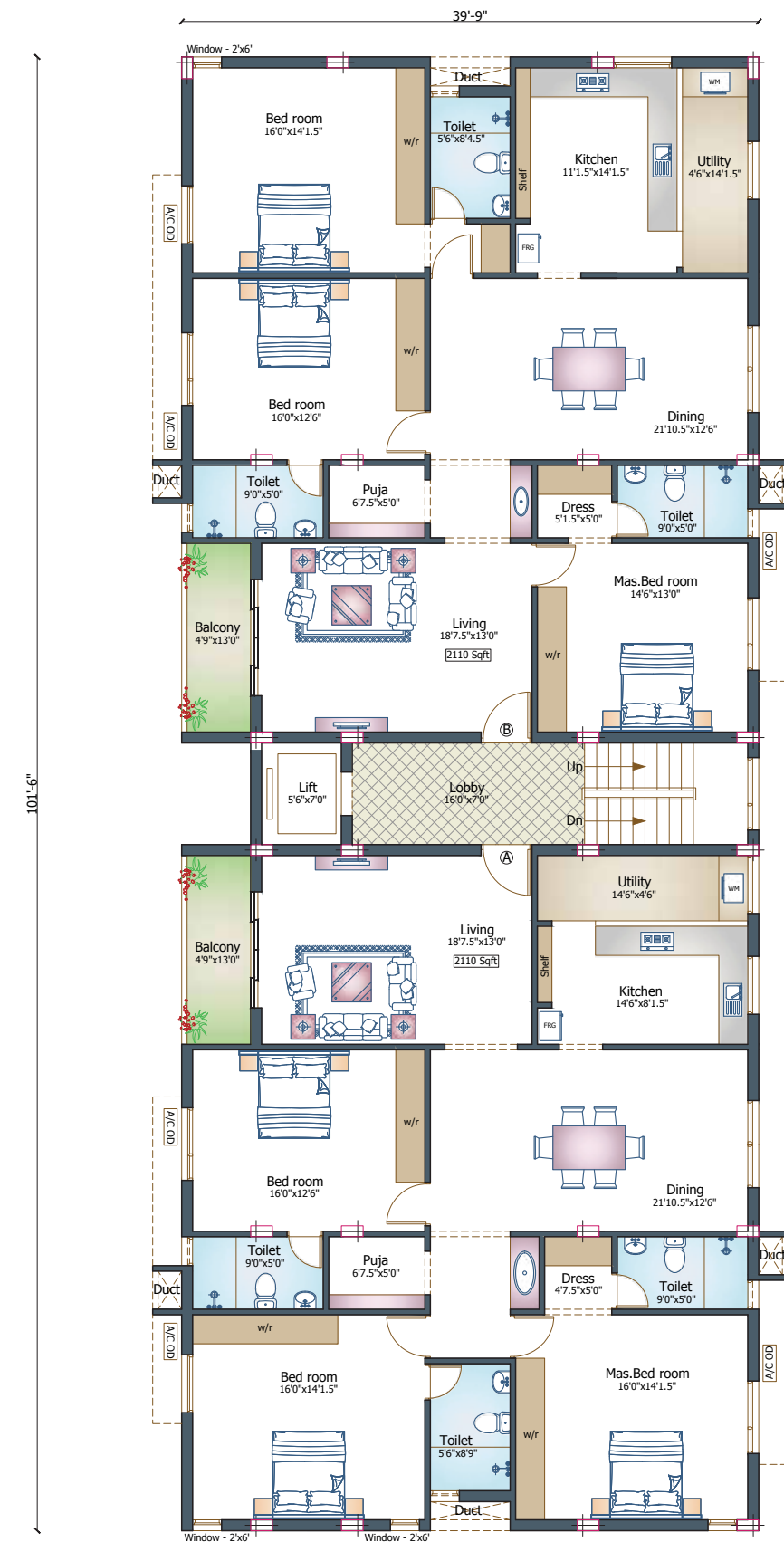


STILT FLOOR PLAN



TYPICAL FLOOR PLAN

(1st, 2nd, 3rd, 4th & 5th Floor)



GILCHRIST AVENUE - (40'-0" Wide Road)

SUPER BUILT-UP AREA DETAILS IN SQ.FT.

Stilt cum Ground Floor is Reserved for Car Parking Space

Flat No	Floor	Buildup Area (sq.ft)	UDS (sq.ft)
1A	First Floor	2100	755.20
1B	First Floor	2100	755.20
2A	Second Floor	2100	755.20
2B ✓	Second Floor	2100	755.20
3A	Third Floor	2100	755.20
✓ AVAILABLE			

Flat No	Floor	Buildup Area (sq.ft)	UDS (sq.ft)
3B	Third Floor	2100	755.20
4A	Fourth Floor	2100	755.20
4B	Fourth Floor	2100	755.20
5A	Fifth Floor	2100	755.20
5B ✓	Fifth Floor	2100	755.20
✓ AVAILABLE			

DETAILS OF FLAT COST

Flat cost Sq.ft. @ Rs.....per Sq.ft.	= Rs.
Reserved Car Park (2 No's)	= Rs. 12,00,000/-
TNEB Deposits & Charges with Connections	= Rs. 2,50,000/-
Power Backup Generator with Installation Charges	= Rs. 1,50,000/-
Metrowater/CMWSSB Connections & Charges	= Rs. 3,50,000/-
Legal, Documentation, Registration & Property Tax Assessment charges	= Rs. 1,00,000/-

TOTAL COST	= Rs.
=====	

- Infrastructure and Developmental Charges Rs325/- sq ft.
- 9% Registration charges & Incidental Expenses on Sale Deed
- +5% GST on Flat cost.

PAYMENT SCHEDULE

Stage of Work	Percentage	Installment No.
Initial Payment (EB+CMWSSB+Car Park charges incl.)	15%	I
On completion of foundation work	10%	II
On completion of Ground/Stilt Floor Roof Slabs	10%	III
On completion of First Floor roof slabs	10%	IV
On completion of Second floor roof slabs	10%	V
On completion of Third floor roof slabs	10%	VI
On completion of Fourth floor roof slabs	10%	VII
On completion of Fifth floor roof slabs	10%	VIII
On Completion of Brickwork in respective Flats	10%	IX
On Handing over	05%	X

- DD/Cheque should be drawn in favour of M/s. Pushkar Properties Private Limited., payable at Chennai.
- Outstation cheques will not be accepted.

SPECIFICATION:



Structure:

- RCC framed structure with RCC Columns, beams and slabs.
- Walls using Wire Cut Bricks / Aerocon Blocks.



Doors and Windows:

- Main entrance door of size 8'x4' – Teak Wood Frame & 43mm Shutters with natural walnut veneered solid panel shutter.
- Internal Doors – 36mm Tubular Core Shutter with laminate finish.
- Toilet Doors – 36mm Tubular Core Shutter with laminate finish.
- UPVC Openable Windows from FENESTA / SAINT GOBAIN.
- MS grills in all windows
- Locks from DORSET/YALE



Wall Finishes:

- Plastering – smoothly plastered
- Finished with BIRLA wall care putty
- False Ceiling for Top Floor Apartments
- All internal walls painted with DULUX ICI Premium Emulsion Paint.



Bathrooms:

- Shower head with spout & concealed thermostat from GEBREIT/GROHE/JAQUAR (LAGUNA)
- Health faucet from GEBREIT/GROHE/JAQUAR (LAGUNA)
- White concealed wall mount EWC from GEBREIT / GROHE / JAQUAR (LAGUNA)
- Provision for exhaust fan & geyser
- Counter top/ wall hung wash basin GEBREIT / GROHE / JAQUAR (LAGUNA)
- CP fittings from GEBREIT/GROHE/JAQUAR (LAGUNA)
- Glass Shower enclosure from GEBREIT / GROHE / JAQUAR (LAGUNA)



Electrical and power back up:

- 3 phase electricity supply and independent meters
- FRLS wires from PANASONIC / THE GREAT WHITE / tSCHNEIDER.
- Split A/C points for Living, Dining & all bedrooms
- Modular switches and sockets of PANASONIC / THE GREAT WHITE / SCHNEIDER.
- Earth leakage circuit breaker to prevent shock
- DG power back for the flats and common area including A/C



Flooring:

- Living & Dining Italian Marble flooring.
- All Bedrooms & Kitchen with Vitrified flooring from RAK/ SOMANY / KAJARIA.
- Balconies / Utility – Matt finished vitrified tiles / Non – Skid tiles.
- Bathrooms – Non – skid tiles for flooring & Ceramic wall tiles up to ceiling.



Kitchen:

- Black Granite counter top with CARYSIL sink.
- CP fittings from GEBREIT/GROHE/JAQUAR (LAGUNA).
- Provision for exhaust fan, refrigerator, water purifier
- Adequate power points for all kitchen appliances.
- Ceramic/Printed tiles on the wall 2' above the counter top.



Special Features:

- Landscaping for common areas
- Reserved car parks for each flat
- Lobby with elegant seating in stilt floor
- CCTV surveillance camera with recording facility.
- Automatic lift with V3FF & ARD from JOHNSON / OTIS ELEVATORS/MITSUBISHI.
- Generator from KIRLOSKAR GREEN with adequate capacity.
- Rainwater harvesting
- Sump and overhead tank for metro water & borewell
- Common servant toilet shall be provided
- One borewell for supplement usage
- SATWAVE – Integrated Dish TV system for the entire project.
- Terrace water proofed with a layer of pressed Kerala Tiles / Thermatek Tiles.
- Staircase with MS powder coated handrails with wooden top finish.
- Pest Control measure in all stages by PCI.
- Headroom, Liftroom doors from HORMANN SHAKTI steel doors.
- Main entrance gate with automatic key access.
- Centralized heat pump for all the toilets in terrace
- EV charging points for all individual car park
- Solar power of 5KVA for common area lightings