



**PRS DEVELOPER**

*A Heaven of Harmony*



**LITTLE MOUNT ,  
SAIDAPET**



TYPICAL – 1st, 2nd & 3rd Floor Plan



CAR PARKING

# *Why* PRS?



**EASILY APPROACHABLE AND ACCESSABLE**



**RESIDENCES DESIGNED WITH EXCEPTIONAL CARE, PRECISION, AND ATTENTION TO DETAIL.**



**POSITIONED IN A PRIME LOCATION WITH MAXIMUM ADVANTAGES.**



**FASHIONED WITH PREMIUM MATERIALS AND EXPERT-LEVEL CRAFTSMANSHIP.**

## **PROJECT HIGHLIGHTS:**

- EARTHQUAKE RESISTANT STRUCTURAL DESIGN.
- PRECONSTRUCTION ANTI-TERMITE SOIL TREATMENT.
- STUNNING ELEVATION WITH CLADDING AS PER ARCHITECT SELECTION.
- PAVED AND LANDSCAPED DRIVEAWAY.
- COMMON EMPLOYEE REST ROOM PROVIDED.
- SUMP, OVERHEAD WATER STORAGE TANK AND BORE-WELL.
- RAINWATER HARVESTING/RECHARGING PROVIDED
- BACK-UP POWER GENERATOR FOR ESSENTIAL COMMON AREA FACILITIES
- CCTV CAMERA PROVISION COVERING THE PERIPHERY AND MAIN GROUND FLOOR LOBBY
- ADEQUATE CAPACITY ELEVATOR
- COMMON CAR CHARGING POINTS
- 100% VAASTU-COMPLIANT CONSTRUCTION

# APARTMENT SPECIFICATIONS:

## STRUCTURE:

- RCC framed structure with 9 inch thick external walls & 4 1/2 inch thick walls constructed with red brick, along with polypropylene fiber mixed plaster, for enhanced durability and strength.

## TILING:

### A) Flooring:

- LIVING & BEDROOM : High grade vitrified tiles of 48x24 inches with 3 inch skirting
- DINING & KITCHEN : High grade vitrified tiles of 48x24 inches with 3 inch skirting
- BALCONY : High grade anti skit tiles of 24x24 inches with 3 inch skirting
- TOILET : High grade anti skit tiles of 18x18 inches
- STAIRCASE : Elegant Granite flooring

### B) DADOING:

- Toilets : Glazed tiles upto 7 feet height of 12x18 inches
- KITCHEN : Elegant 24 granite counter and 12x18 tiles up to 2 feet.

## JOINARIES:

- Main Door : Premium first-grade teak wood with wood-paneled shutters and Europa or equivalent locks, all with brass fittings.
- Bedroom Doors : Exclusive teak wood frames with designer door and Godrej locks, all with SS fittings.
- Toilet Doors : WPC frames with door and Godrej locks, all with SS fittings.
- Balcony : Exclusive teak wood frames with flush door and Godrej locks, all with SS fittings.



## PAINING:

- Internal Walls : One coat of primer over plastering, followed by two coats of putty and two coats of emulsion paint for a smooth, durable finish.
- External Walls : One coat of primer, followed by exterior emulsion for long-lasting protection and a refined look.
- Grills : Zinc chromite anti-corrosive primer with enamel paint.
- WPC : Frames and bathroom doors coated with durable enamel paint for a sleek, long-lasting finish.



## ELECTRICAL:

Each flat is equipped with a three-phase power supply with automatic change over switch in each flat concealed copper wiring with modular switches, earth leakage circuit breaker and inverter provision for one fan, one light, and one plug point in the hall, dining, bedroom, bathroom, and kitchen.

- HALL : The hall includes 1 TV point, 3 light points, 2 fan points, 3 nos. 5-amp points, 1 telephone point, and 1 AC point.
- DINING AREA : The dining area has 1 light point, 1 fan point, and 1 nos. 5-amp point and 1 AC point.
- BEDROOMS : The bedroom features 2 light points, 1 fan point, 2-3 nos. 5-amp points, 1 AC point, and 1 TV and Telephone point in all bedrooms.
- KITCHEN : The kitchen is fitted with 1 fan point, 2 light points, 1 exhaust fan point, 3-4 nos. 5-amp points, and 2 nos. 15-amp points.
- BATHROOMS : The bathroom provides 1 light point, 1 exhaust fan point, 1 nos. 5-amp point, and 1 15-amp point.



## PLUMBING AND SANITARY:

### A) Sanitary fittings:

- Wall-mounted closet in all bathrooms
- Countertop wash basin in the master bathroom, wall-hanging wash basins in all other bathrooms.

### B) CP fittings:

- Taps, showerheads, health faucets, and hot and cold mixer shower fittings with glass sliding partition from Parryware or equivalent brands.

### C) PIPES:

- CPVC and PVC pipes as per architect design with FInolex/Star or equivalent brand
- Seperate submersible motors for sump and borewell.



## WINDOWS AND VENTILATERS:

- Elegant UPVC frames and windows with MS grill.



## KITCHEN:

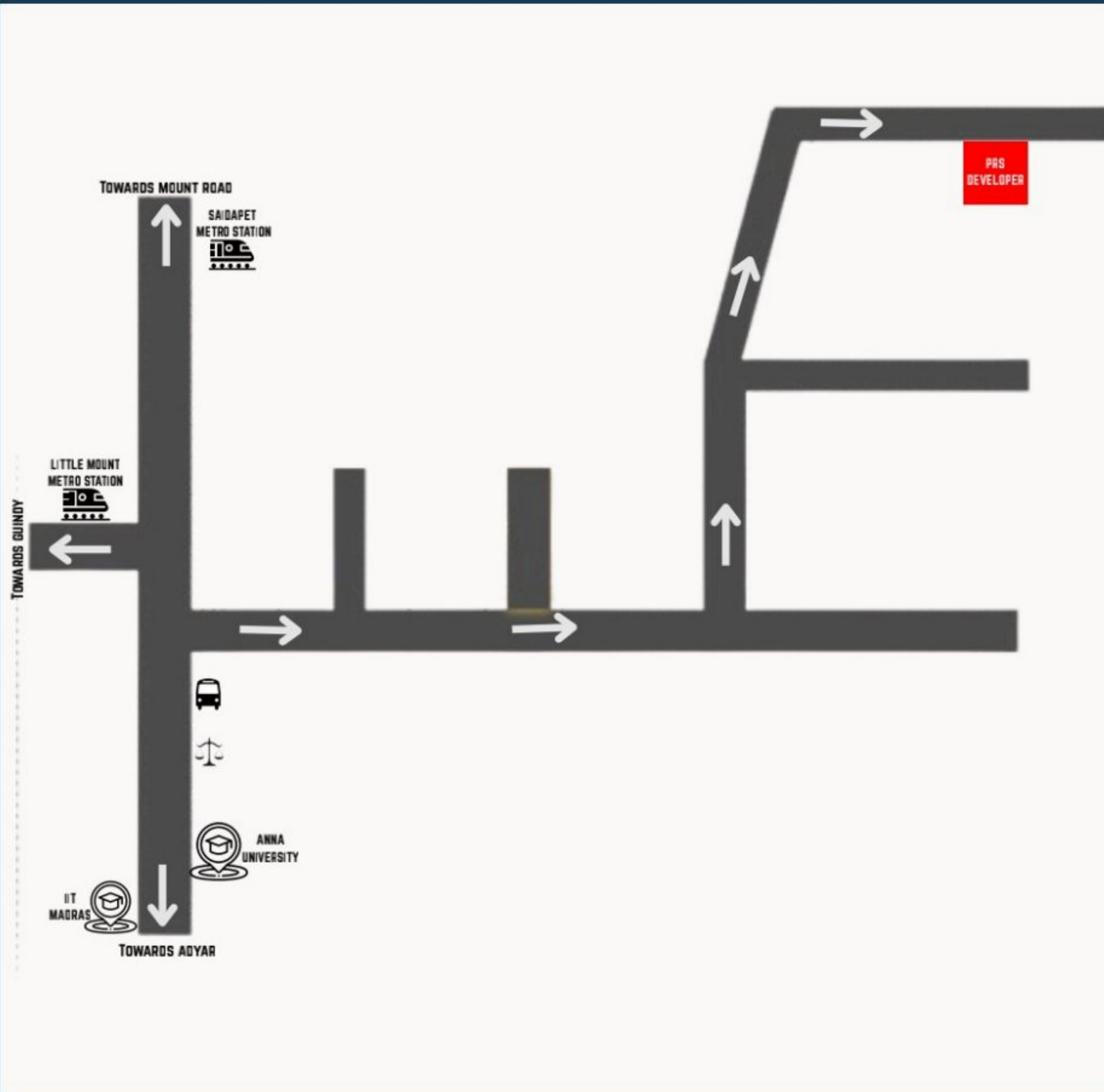
- Stylish single-bowl stainless steel sink with drainboard, elegantly placed on black granite top.












## STAIRCASE AND BALCONY RAILING:

- SS railing for staricase as per architect details.
- SS railing with glass in balcony.

# LOCATION MAP :



	SAIDAPET BUS STOP	0.5Km
	LITTLE MOUNT BUS STOP	0.5Km
	SAIDAPET METRO	0.5Km
	LITTLE MOUNT METRO	0.5Km
	ANNA UNIVERSITY	1.3Km
	IIT MADRAS	3.0Km
	RAINBOW CHILDREN HOSPITAL	0.5Km
	APOLLO MEDICAL CENTRE	3.0Km
	VANAVANI MATR. HR.SEC. SCHOOL	3.0Km
	THE ASHRAM TASSC MODEL SCHOOL	1.0Km
	OLYMPIA TECH PARK	2.5Km
	AIRPORT	10.0Km
	PHOENIX MALL	3.0Km
	ITC	1.2Km
	LEMON TREE	1.0Km

## PAYMENT DETAILS

ADVANCE Rs.5,00,000/- ON BOOKING

20% OF THE TOTAL CONSIDERATION ON ENTERING INTO AGREEMENT

30% OF THE TOTAL CONSIDERATION ON REGISTRATION OF UDS OF LAND/PLOT

10% OF THE TOTAL CONSIDERATION ON COMMENCEMENT OF FOUNDATION

10% OF THE TOTAL CONSIDERATION ON COMMENCEMENT OF 1st FLOOR ROOF

10% OF THE TOTAL CONSIDERATION ON COMMENCEMENT OF 2nd FLOOR ROOF

10% OF THE TOTAL CONSIDERATION ON COMMENCEMENT OF INTERNAL BRICK WORK

5% OF THE TOTAL CONSIDERATION OF TILE WORK OF THE APARTMENT

5% OF THE TOTAL CONSIDERATION ON HANDING OVER THE APARTMENT



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