



VIJAYAN PROPERTIES


*Tuliv* 



VIJAYAN  
PROPERTIES

**20% BOOKING  
& BALANCE DURING  
HANDOVER**

**FOR BOOKING**

 **+91 739 7282 111  
739 7282 888**

📍 Plot 1, Shirdi Avenue, Rajakilpakkam, Tambaram Velachery Main Road, (Near sembakkam Municipality Office) Chennai 600073.

\*Brochure is tentative



## TYPICAL FLOOR PLAN

1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> Floor

2BHK - UNIT - A1,B1,C1

UDS

Carpet Area

Plinth Area

Saleable Area

431 sq.ft

650 sq.ft

730 sq.ft

913 sq.ft



## TYPICAL FLOOR PLAN

1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> Floor

2BHK - UNIT - A2,B2,C2

UDS	430 sq.ft
Carpet Area	648 sq.ft
Plinth Area	729 sq.ft
Saleable Area	911 sq.ft



## Amenities & Features



Children's Play Area



Senior Citizen Seating



Rain Water Harvesting



24 x 7 CCTV Camera

## Nearest Locations

### Schools

Kanchi Mahaswami Vidya mandir	300 Mts ( 02 mins )
MAV Vidyashram	1 Km ( 05 mins )
Kendriya Vidyalaya	900 Mts ( 04 mins )
Alpha International School	600 Mts ( 05 mins )

### Hospitals

Global Hospital	7 Km ( 15 mins )
Kamachi Hospital	10 Km ( 20 mins )
Gov. PHC	500 Mts ( 03 mins )

### Railway Station

Tambaram Railway Station	4.5 Km ( 10 mins )
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### Bus Stand

Sembakkam Bus Stand	800 Mts ( 02 mins )
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### Colleges

Madras Christian College	4.5 Km ( 10 mins )
MIT, Chrompet	5.7 Km ( 15 mins )
Vels Institute	6.1 Km ( 20 mins )

### Other Places

Shollinganallur	11 Km ( 20 mins )
Phoenix Market City	15 Km ( 30 mins )
Chrompet Saravana Stores	7 Km ( 20 mins )
Jeyachandran Textiles	5.9 Km ( 15 mins )
Nearest Park	300 Mts ( 02 mins )



# Specification

## STRUCTURE

- RCC framed structure with RC foundation conforming to BIS compliance as per seismic zone requirement.
- Anti-termite treatment as per BIS for the complete building.
- 8" thick Concrete block outer wall and 4" thick Concrete block internal partition wall with cement plastering

## WALL FINISHES

- Cement plaster finish with Tractor Emulsion Paint for all internal walls.
- The toilet walls will be finished with double glazed ceramic tiles up to 7' height.
- Toilet, kitchen, balconies and other areas will be finished with cement plaster and Tractor Emulsion paint.
- 2' above the kitchen platform will be finished with double glazed ceramic tiles
- Exterior faces of the building will be finished with cement plaster and Exterior Emulsion paint.

## CEILING

- All ceiling areas will be finished with cement with Tractor Emulsion Paint.

## FLOOR FINISHES

- Living, Dining, Bedrooms & Kitchen will be finished with 2'x2' Vitrified tiles with matching skirting.
- Kitchen, balconies (If provided), toilets & wash/service area floors (If provided) will be finished with non-slippery ceramic tiles.
- All lobbies and corridor will be finished with tiles.
- Staircase will be finished with tiles.
- Car park areas will be finished with cement concrete granolithic flooring.
- Driveway will be finished with interlocking blocks.

## DOORS & WINDOWS

### Entrance Door

- Solid Finger Joined rubber wood frame with teak veneer Shutter with melamine polish on both sides with Godrej or Yale locks

### Bedroom and Toilet Doors

- Solid Finger Joined rubber wood frame with both side laminated Panel doors for Bedrooms.
- Solid Finger Joined rubber wood frame with one side waterproof laminated Flush doors for Toilets.

### Windows

- UPVC/Aluminium windows with MS Grills as per the design of the architect

## KITCHEN

- 2' wide granite slab and stainless steel single bowl sink with drain board
- Provision for chimney and Aqua Guard will be made at additional Cost.

## TOILETS

- White European Water Closet of Parryware will be provided for Master Bedroom, Attached Toilet.
- White Indian Water Closet of Parryware will be provided for Common/Secondary Toilet.
- Washbasin Cabinet for Living Room will be provided at Extra Cost.
- Health faucets, wall mixers with an overhead shower will be provided
- All toilets will have provision for connecting a Geysers.
- All CP fittings will be of Parryware.

## ELECTRICAL

- Concealed Insulated Copper Multi-strand Orbit Fire Resistant wires in all apartments will be provided
- Each apartment will be provided with a distribution board having MCBs.
- All Switches & sockets of Anchor
- TV and telephone points will be provided in Living and Master bedroom
- Inverter provision with wiring will be done.
- AC provision in both bedrooms will be given.
- Living Room AC Provision & Conduit Installation will be done on Extra Cost.
- Approximately 50-55 Electric Points will be given per apartment.

## INTERNET

- Provision given for Internet Connection in Living area.

## LIFT

- The building will be served by a Four passenger lifts of a reputed Brand.
- Post Installation, maintenance must be done by Building Association.

## POWER SUPPLY

- 3 Phase Power Supply in the apartment

## SECURITY

- CCTV Cameras will be installed in still lift lobbies, entry and exit gates with Maximum 2 or 3 Cameras.

## COMMON FACILITIES

- Common toilet for drivers and domestic help will be provided in the still floor.

## BOREWELL

- Borewell of required depth will be provided Underground sump of adequate capacity will be provided.

## RAINWATER HARVESTING

- Will be provided as per CMWSSB norms.

## EXTRA WORK

- Any additional work/ extra fittings required by the client will be executed at extra cost after the client approves the estimate and pays in advance.



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(Near sembakkam Municipality Office) Chennai 600073.

## Site Location

