

Pranav Foundation Presents

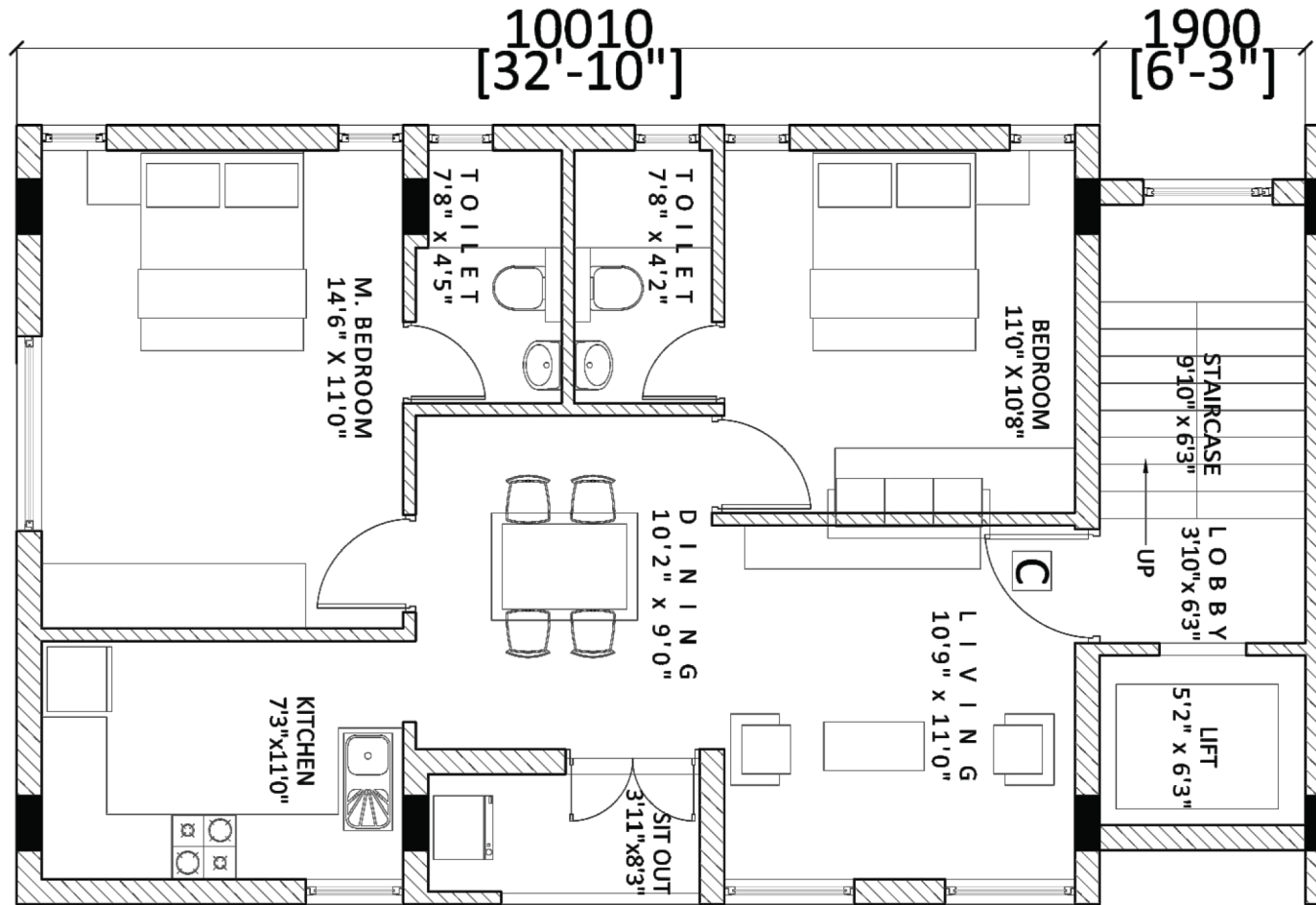


"Pranav Towers"
Your dream home...
At
Nelson Manickam Road

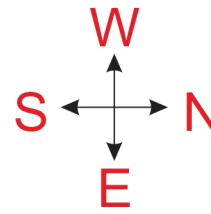
We believe in...

*Quality
Reliability
Customer Satisfaction*

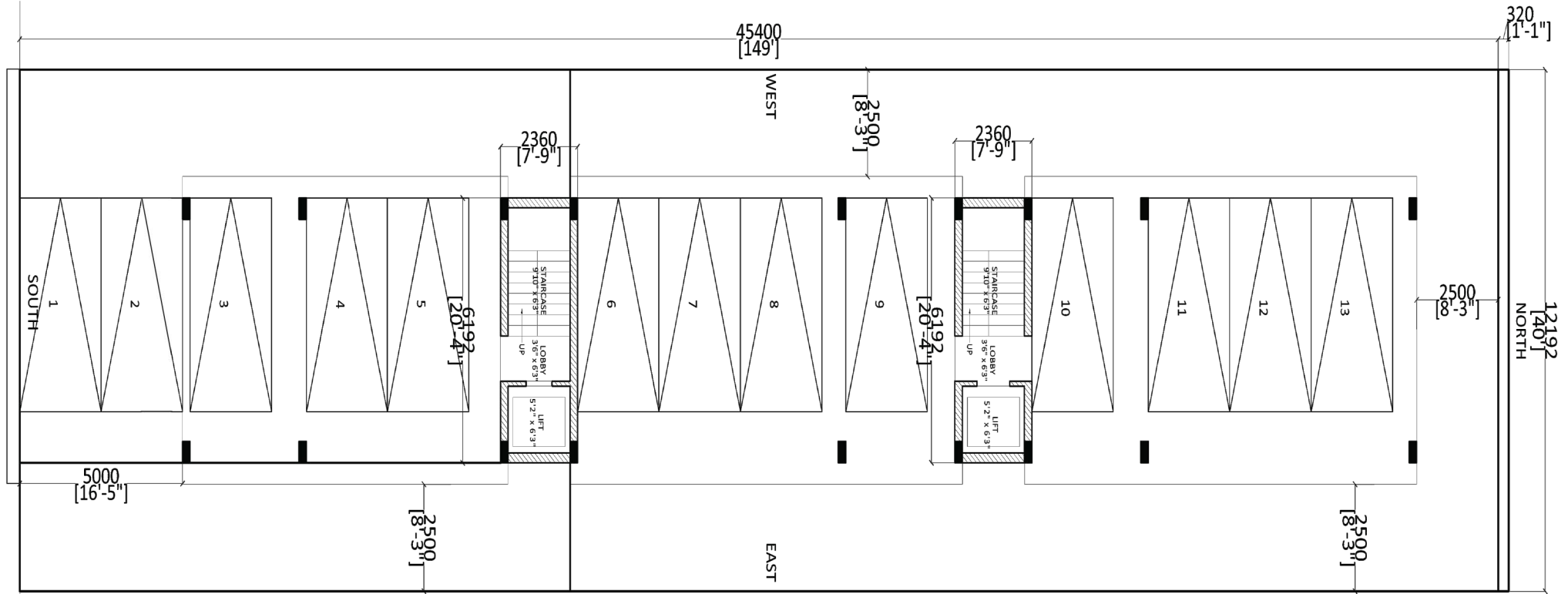
Nelson Manickam Road



Pranav Towers	AREA STATEMENT					PROMOTER
	FLAT	PLINTH AREA	COMMON AREA	SALEABLE AREA	UDS AREA	
New No. 55 & 59, Old No. 120 & 121 NELSON MANICKAM ROAD, AMINJIKARAI, CHENNAI - 29.	1 C	775 SFT	185 SFT	960 SFT	450 SFT	Pranav Foundation Nelson Towers, Basement, 3rd wing, 51/117, Nelson Manickam Road, Chennai - 600 029. Ph: (044) 23741345, (044) 42181345 E-mail: pranavfoundation@yahoo.com
	2 C	775 SFT	185 SFT	960 SFT	450 SFT	
	3 C	775 SFT	185 SFT	960 SFT	450 SFT	
	4 C	775 SFT	185 SFT	960 SFT	450 SFT	



Nelson Manickam Road



PAYMENT SCHEDULE

Initial payment	- 10%
On completion of foundation	- 20%
On completion of respective floor-roof slab	- 30%
On completion of brickwork in respective flats	- 20%
On completion of flooring in respective flats	- 10%
On handing over + extra works	- 10%

Covered Car Park	- Rs. 5,00,000/-
EB / CMWSSB charges	- Rs. 3,00,000/-
Registration charges	- Extra
Tax: GST	- Extra

PROMOTER

Pranav Foundation

Nelson Towers, Basement, 3rd wing,
51/117, Nelson Manickam Road, Chennai - 600 029.
Ph: (044) 23741345, (044) 42181345
E-mail: pranavfoundation@yahoo.com

Specifications

Structure

RCC Framed structure conforming to BIS Standards with 1st quality bricks and cement plastering

Joinery

- ◀ Main door - 1st quality teak wood frame 5 x 3, with teak wood panel door, with varnish
- ◀ Bathroom doors - Waterproof flush doors and other doors - Moulded Flush Doors.
- ◀ Window - UPVC Window.

Flooring

- ◀ Vitrified tile flooring 2 x 2 brand – Somany, Asian, and Nitco or equivalent
- ◀ All toilets glazed tile up to 7' height brand - Kajaraia, Somany or equivalent
- ◀ Granite kitchen counter slab with 2' height tiles for dado's
- ◀ Bathroom flooring with ceramic tiles antiskid
- ◀ Staircase and landing - granite

Plumbing

- ◀ CPVC pipe and fittings for inner water lines and UPVC pipes and fitting for external water lines
- ◀ PVC pipes for waste water inner lines 6kg and outer lines 4kg - ISI make
- ◀ For toilets, wash basins, EWC or IWC will be provided with hot and cold mixer, shower, health faucet point, and geyser point.
- ◀ For kitchen, Borewell and Metro water point will be provided along washing machine point, & Aquaguard point.
- ◀ Black granite top with single bowl sink for kitchen counter

Electrical

- ◀ Electrical conduits of 1st quality ISI PVC and metal boxes
- ◀ Wire Finolex, Anchor, Orbit or equivalent make
- ◀ Switches - modular switches
- ◀ Electrical points as per standard requirement will be provided
- ◀ Telephone and TV points provision for all rooms

Painting

- ◀ Inside walls – 1 coat of cement water primer, 2 coats of putty and 2 coats of plastic emulsion paint
- ◀ Ceiling – 1coat of premier & 2 coat of plastic emulsion paint.
- ◀ Exterior walls – 1 coat of cement paint and 2 coats of weather shield emulsion paint
- ◀ Enamel paints for all grill work and wood work – one coat of priming coat with 2 coats enamel paint.

Water Supply

- ◀ Underground sump and overhead storage tanks of suitable capacity.
- ◀ Metro water and borewell for an auxiliary supply of water.

Lift

Johnson Lift or Equivalent.

Genset

Back-up power supply for the entire building.

Security System

Camera & video door Phone.

Common Area

Concrete paver blocks for external pavement area and Granite flooring for entire staircase area and lobby.

Toilet Facility for house keepers & security in stilt Floor

"Specifications are indicative only it may change based on Promoters Discretion".

TNRERA / 29 / BUILDING / 0475 / 2020