

P PRANAV FOUNDATION Presents



PRANAV " AISHWARYA RESIDENCY "

Your dream home...

At

Block No. B-18, New Door No.5, 23rd Cross Street, GOCH Colony, Besant Nagar, Chennai- 600 090.

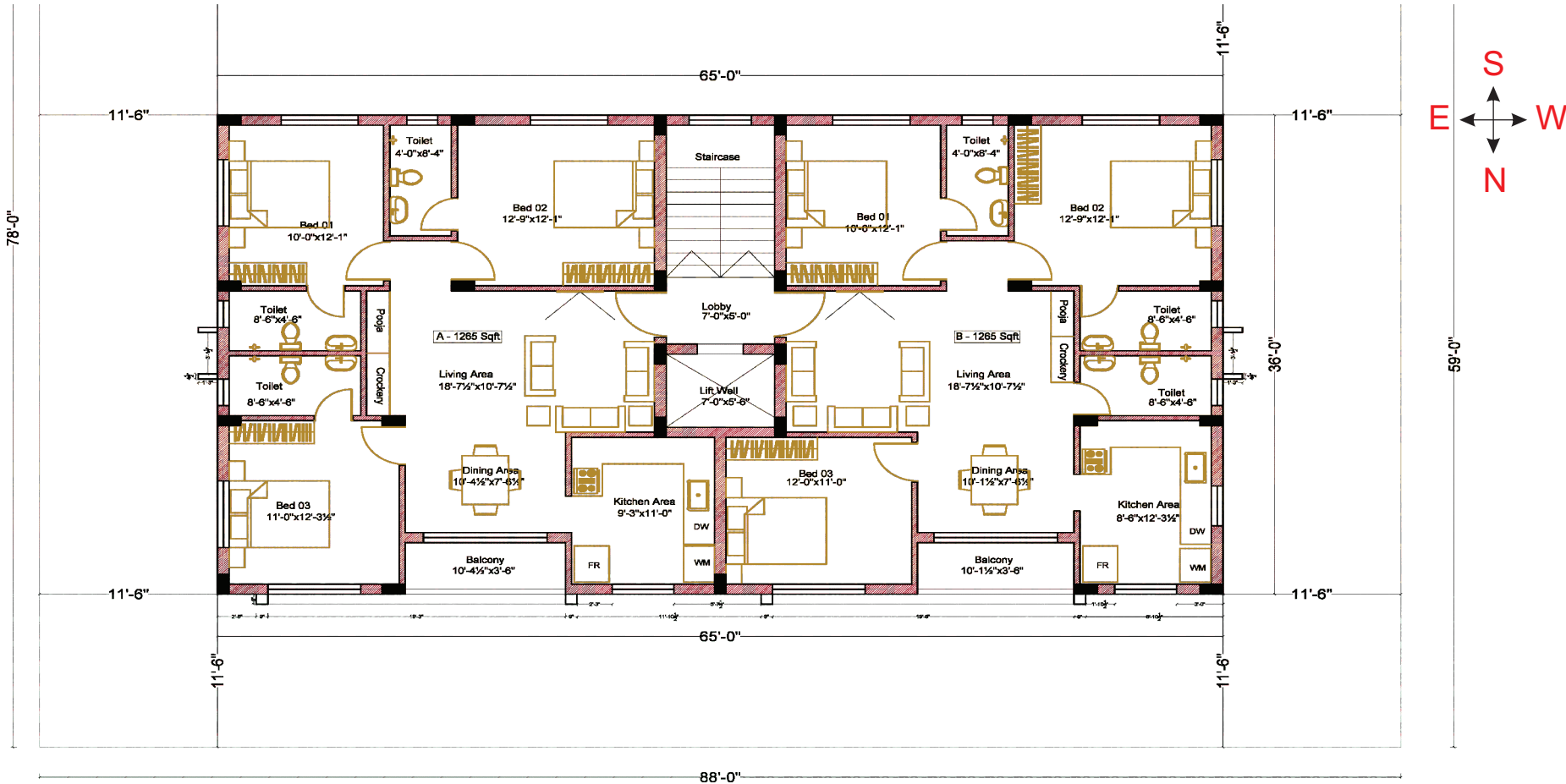
We believe in...

Quality
Reliability
Customer Satisfaction

Typical Floor Plan

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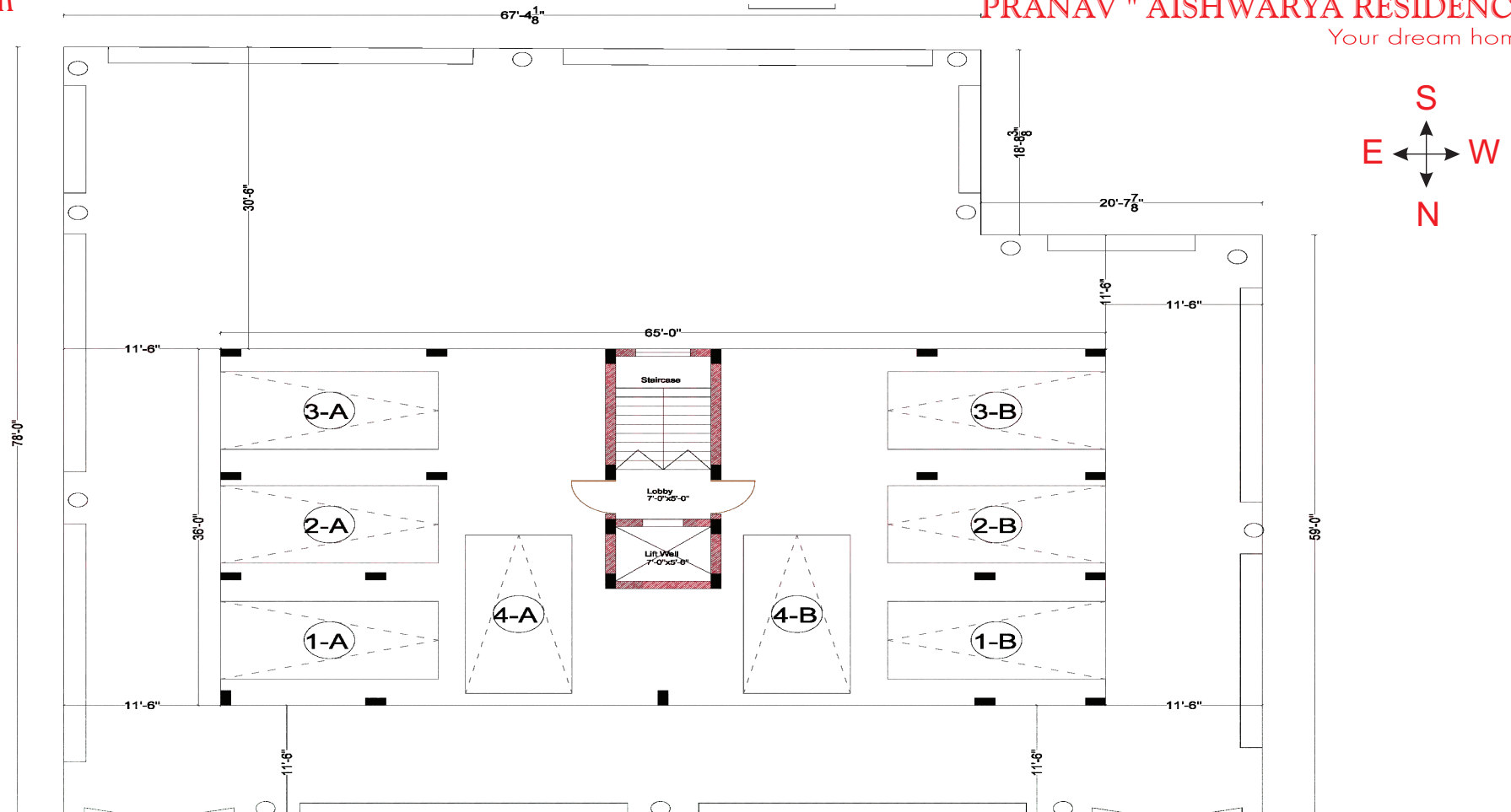


Pranav " AISHWARIYA "		AREA STATEMENT				PROMOTER
Block No.B-18, New Door No.5, 23rd Cross Street, GOCH Colony, Besant Nagar, Chennai- 600 090 ,	UNIT	PLINTH AREA	COMMON AREA	SALEABLE AREA	UDS AREA	Pranav Foundation Nelson Towers, Basement, 3rd wing, 51/117, Nelson Manickam Road, Chennai - 600 029. Ph : (044) 23741345, (044) 42181345, (+91) 9710413496 E-mail : pranavfoundation@yahoo.com
	4A 4B	1088 Sq.Ft.	177 Sq.Ft.	1265 Sq.Ft.	803 Sq.Ft.	

Stilt Floor Plan

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PAYMENT SCHEDULE		Covered Car Park - Rs. 5,00,000/-		PROMOTER
◀ Initial payment	- 10%	EB / CMWSSB charges - Rs. 3,00,000/-		Pranav Foundation Nelson Towers, Basement, 3rd wing, 51/117, Nelson Manickam Road, Chennai - 600 029. Ph : (044) 23741345, (044) 42181345, (+91) 9710413496 E-mail : pranavfoundation@yahoo.com
◀ On completion of foundation	- 20%	Registration charges - Extra		
◀ On completion of respective floor-roof slab	- 30%			
◀ On completion of brickwork in respective flats	- 20%			
◀ On completion of flooring in respective flats	- 10%	Tax: GST - Extra		
◀ On handing over + extra works	- 10%			

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".