



GURU SAKTHI " SRI DHANYA "

SITE AT :-

Plot No:27&28,
Venkatasapuram Road,Vandalur,
Chennai - 600 048.



Promoter:

Premier Housing & Properties

No.11, NRD Tower, 3rd Floor, Jawaharlal Nehru Road,
Ashok Nagar, Chennai - 600083.

Ph : **044 - 43147123**

GENERAL SPECIFICATION

1. Structure : R.C.C framed structure on individual column footings/panel walls of Fly ash brickwork.
2. Flooring : 2' x 2' Vitrified Tiles Flooring inside the flat.
3. Joinery : Main Door Teak frame and solid door shutter. Bedroom Doors/service Doors Seasoned domestic grade country wood frames with panel doors. Windows Seasoned domestic grade country wood frames and shutters with glass and grill. Balcony & Service area windows - Aluminium powder coated Sliding Windows with grill.
4. Kitchen : Polished black Granite kitchen top for a minimum length of 8 feet. Ceramic Tile dado up to a height of 2.5' above the platform. upto a height of 2.5' in above wash basin. Single bowl stainless steel sink. Separate taps for metro water and ground water supply. Storage shelves 1' 3" Depth with 3 Nos., Cuddapah slabs. An opening for exhaust fan.
5. Toilets : White sanitary-ware. Accessories will include low level PVC Cistern for European Water Closet Glazed joint free 13" x 10" ceramic Tiles wall dado upto a height of 7' 0". Un skirted Ceramic Tile flooring
6. Electrical : Electrical wiring designed for Three phase power supply. Supply through a distribution board incorporated with Miniature Circuit Breakers for each circuit. Complete concealed wiring. PVC coated multi-Cored copper wire of suitable gauge. Cable T.V Provision. Telephone points. A/c Point for both Bed Room. Geyser Point for both both Room. Calling Bell Point. Exhaust fan point at Kitchen and Bath Rooms. Elle's Hi Fi Modular Switches and sockets

II. OTHER STANDARD SPECIFICATION FEATURES:

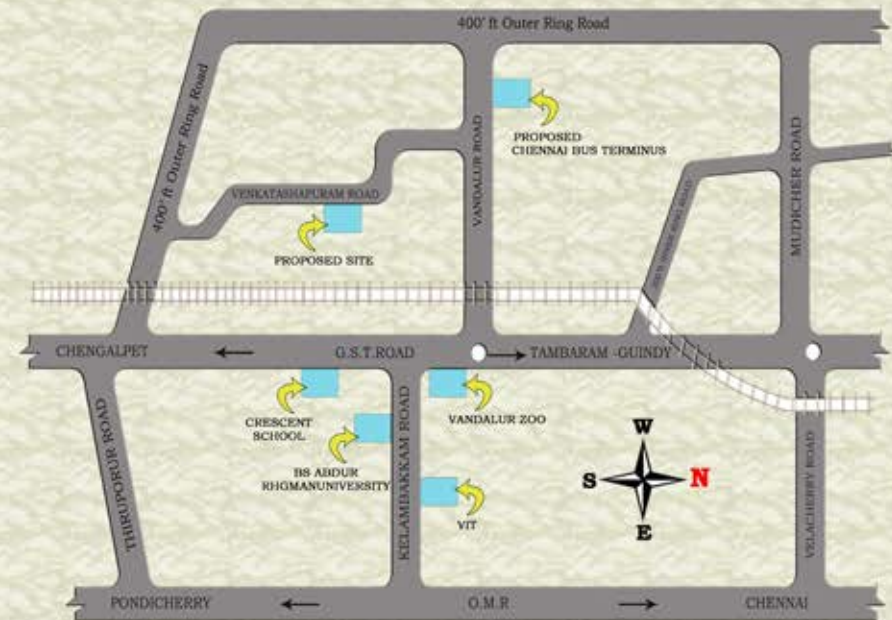
- Wardrobe niches in bedroom shall be 1' 3" deep, loft at 7' level & Kitchen,
 - All walls, internal and external will be finished with emulsion paint of pre-determined shade, Ceiling will be finished with white Lime.
 - Metro water sump of capacity as specified by CMWSSB.
 - Separate overhead tanks for metro and ground water
 - Paved drive way with rainwater collection channel all around the perimeter.
 - MS gates in locations sanctioned by C.M.D.A.
- The company reserves the right to alter, change or cancel any of the above specifications in part or full without prior intimation.

III. PAYMENT SCHEDULE:

- Advance to be paid at the time of booking of flat towards cost of land. - 25%
- Payable when foundation work is completed. - 25%
- Payable when roof of respective flat is completed - 25%.
- Payable when the brick work respective flat is completed. - 15%
- Payable when the flooring work of respective flat is completed - 5%
- 30 days before the flat is ready for occupation - 5%

(In addition to the above stamp duty, registration charges and tax if any will have to be borne by the customer.)

KEY PLAN



KEYPLAN NOT TO SCALE

AREA STATEMENT

FLAT NO	AREA
G1	825 Sq.ft
F1	1060 Sq.ft
F2	860 Sq.ft
F3	770 Sq.ft
S1	1060 Sq.ft
S2	860 Sq.ft
S3	770 Sq.ft

LOCATION

VANDALUR RAILWAY STATION	: 400 MTS
G.S.T.ROAD	: 1.40 KM
KELAMBAKKAM ROAD	: 3.00 KM
SRI RAMANUJAR	: 7.30 KM
TAGORE ENGINEERING COLLAGE	: 9.00 KM
KELAMBAKKAM OMR JUNCTION	: 21.70 KM
MARAIMALAI NAGAR	: 14.40 KM
MAHINDRACITY	: 21.00 KM
TAMBARAM	: 6.50 KM
HINDU MISSION HOSPITAL	: 6.50 KM
SHRIRAM GATEWAY	: 2.80 KM
H.R.SCHOOL	: 0.50 KM



STILT CUM GROUND FLOOR PLAN



FIRST & SECOND FLOOR PLAN

via Railway Station Rd 2 min

2 min 700 m

Vandalur

1st St

Vandalur Lake

Otteri Lake

Chennai Outer Ring Service Rd

Service Rd

Manicka Jalaganda St

Prinitha Party Hall

KNR Abirami Webster Village

TTDC

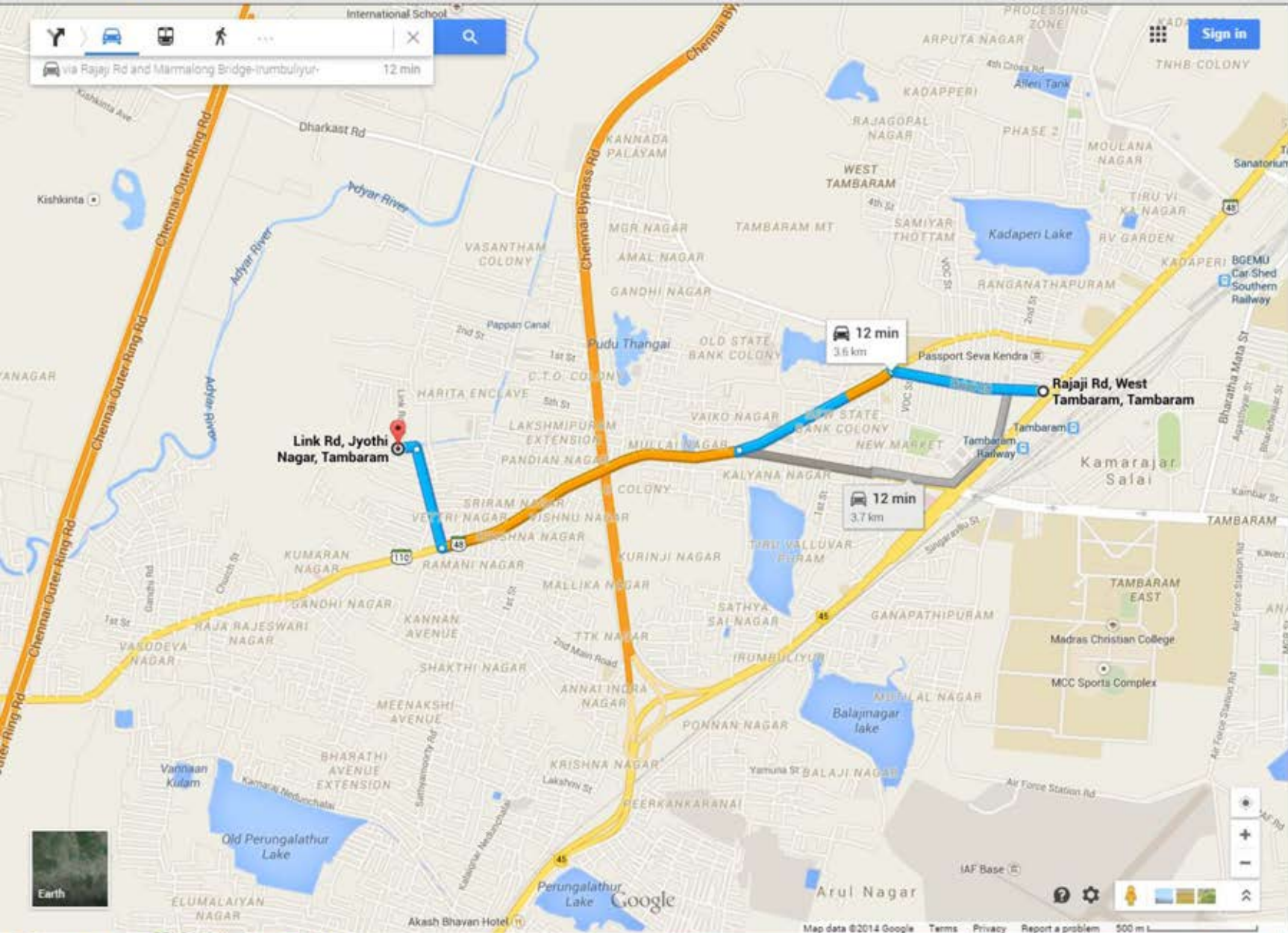
Google

Map data ©2014 Google

Terms Privacy Report a problem 200 m

International School

via Rajaji Rd and Marmalong Bridge-Irumbuliyur 12 min



Sign in

12 min
3.6 km

12 min
3.7 km



Project No: P4

Project Name: SRI DHNYA

Project Address: Plot No.27 & 28, VENKATESAPURAM MAIN ROAD,
VANDALUR, CHENNAI - 600 048.

Flat Cost - Rs.3800/Sq.ft.

Flat Name	UDS Sq.ft.	Flat Area Sq.ft.	Flat Cost &Car Park	E.B & Grill	UDS & AGR. Reg. Cost	Sales & Service Tax	Total Cost Rs.
F1	492	1060	4,178,000	125,000	165,784	359,248	4,828,032
F3	357	770	3,076,000	66,000	125,767	268,033	3,535,800
S1	492	1060	4,178,000	125,000	166,102	360,148	4,829,250
S3	357	770	3,076,000	66,000	125,767	268,033	3,535,800

Note:

Registration Cost & Sales and Service Tax Subject to change of Government Guideline Value.

No. of Blocks: 1

No. of Floors: G(P)+2

No. of Flats: 9

Car Parking: Rs.1,50,000/-

OFFER Rate: **Rs.3,800/-** Per Sq.ft.+ E.B(3 Phase)& House Tax, Sales Tax, Service Tax+ Registration Cost.