



VINOTH
BUILDERS

vizpeople

VINOTH BUILDERS

“VINOTH VERONA”

AMBATTUR

(Near Ambattur O.T Bus Depot)

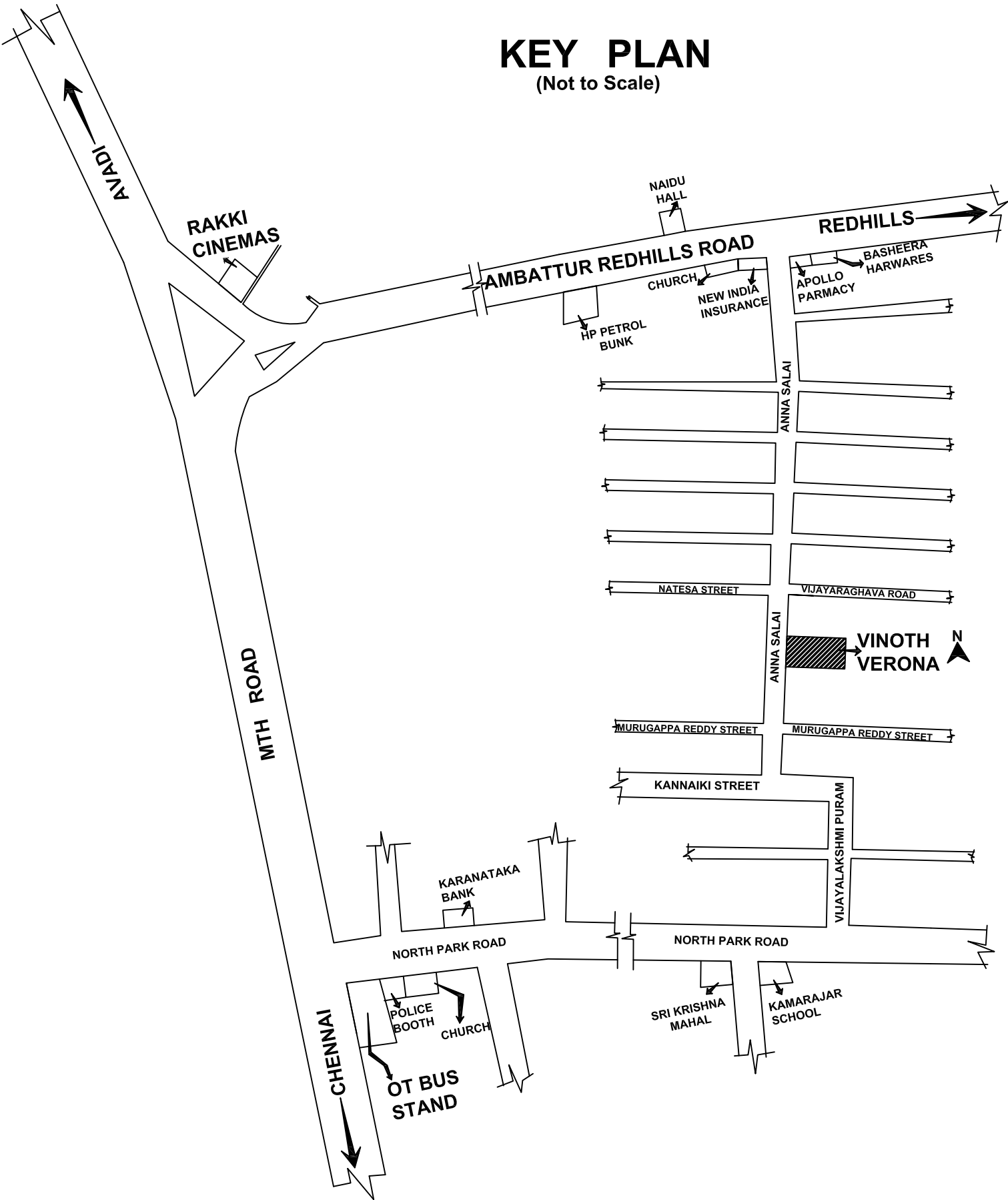
**Site Address: PLOT NO 7
Anna Salai Main Road
Venkatapuram
Ambattur
Chennai 600 053**

RERA Approval No: TN/29/Building/0359/2020, Dated.29.09.2020

**Office: Z-268, 5th Avenue, Annanagar, Chennai - 600 040
Mobile No: 9380 600 600
Tele no: 044 - 42612076
Email: sales@vinothbuilders.in**

KEY PLAN

(Not to Scale)



AVADI

RAKKI CINEMAS

NAIDU HALL

AMBATTUR REDHILLS ROAD

REDHILLS

HP PETROL BUNK

CHURCH

NEW INDIA INSURANCE

APOLLO PHARMACY

BASHEERA HARWARES

ANNA SALAI

NATESA STREET

VIJAYARAGHAVA ROAD

ANNA SALAI

VINOTH VERONA



MURUGAPPA REDDY STREET

MURUGAPPA REDDY STREET

KANNAIKI STREET

VIJAYALAKSHMI PURAM

KARANATAKA BANK

NORTH PARK ROAD

NORTH PARK ROAD

CHENNAI

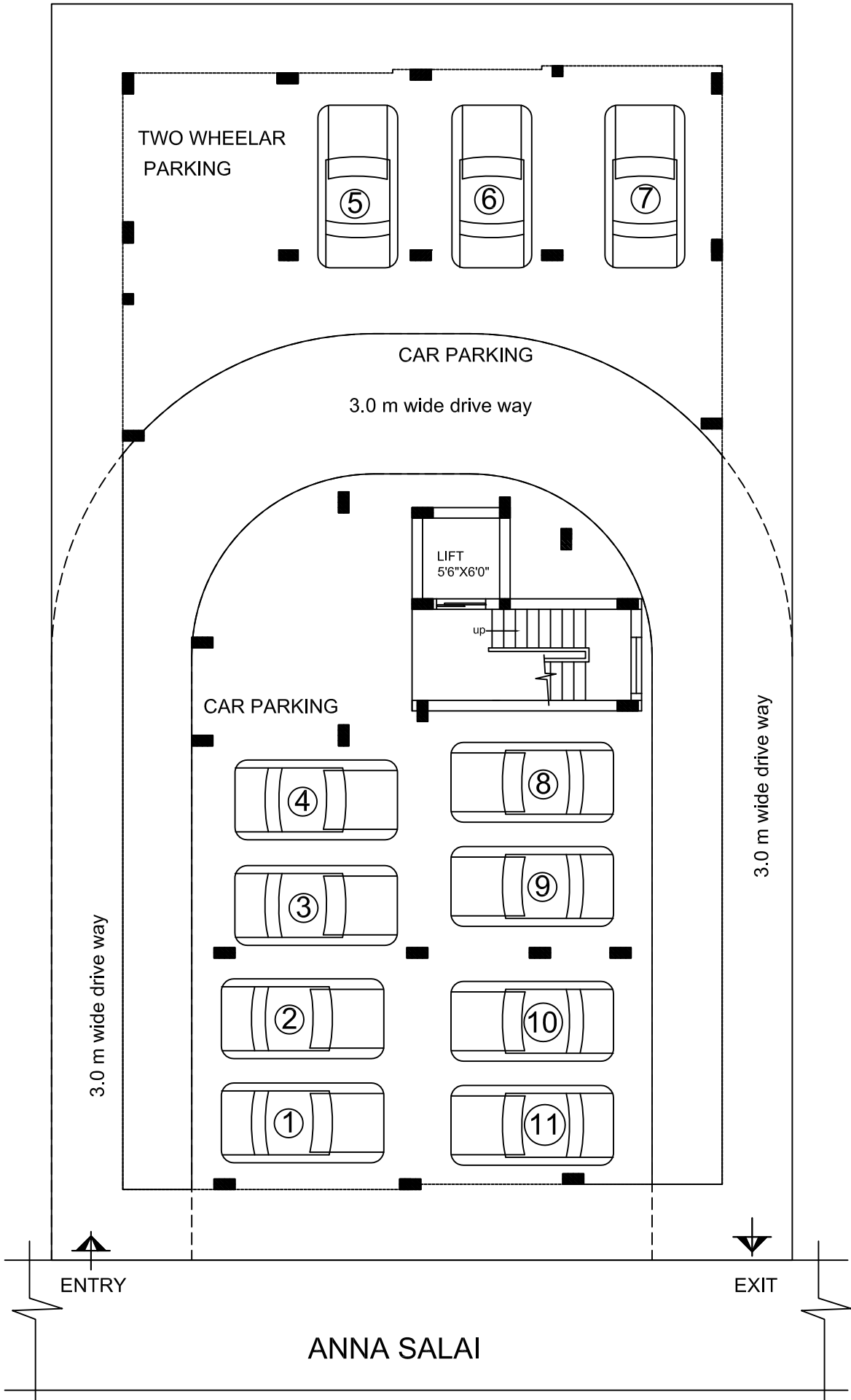
POLICE BOOTH

CHURCH

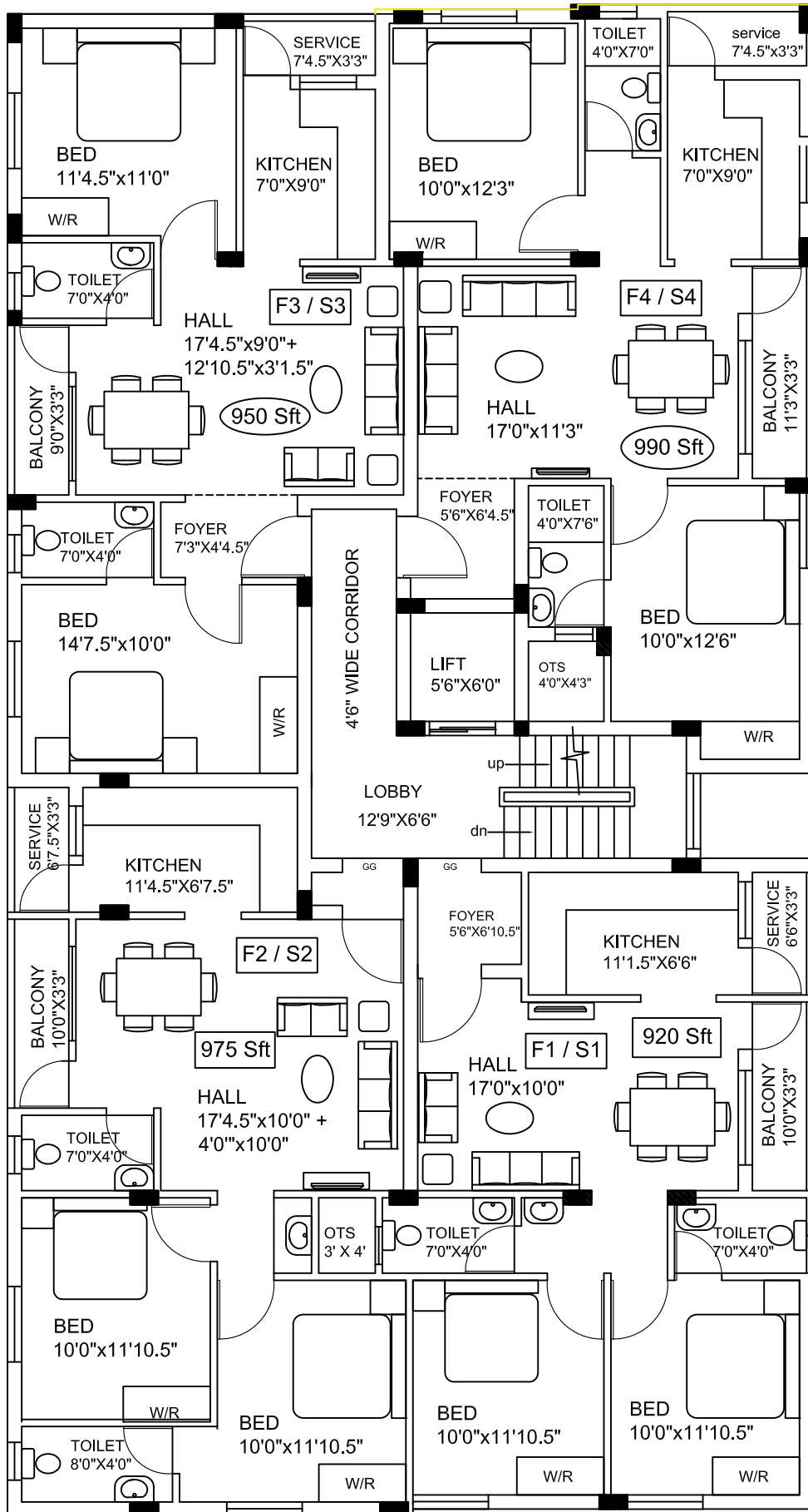
OT BUS STAND

SRI KRISHNA MAHAL

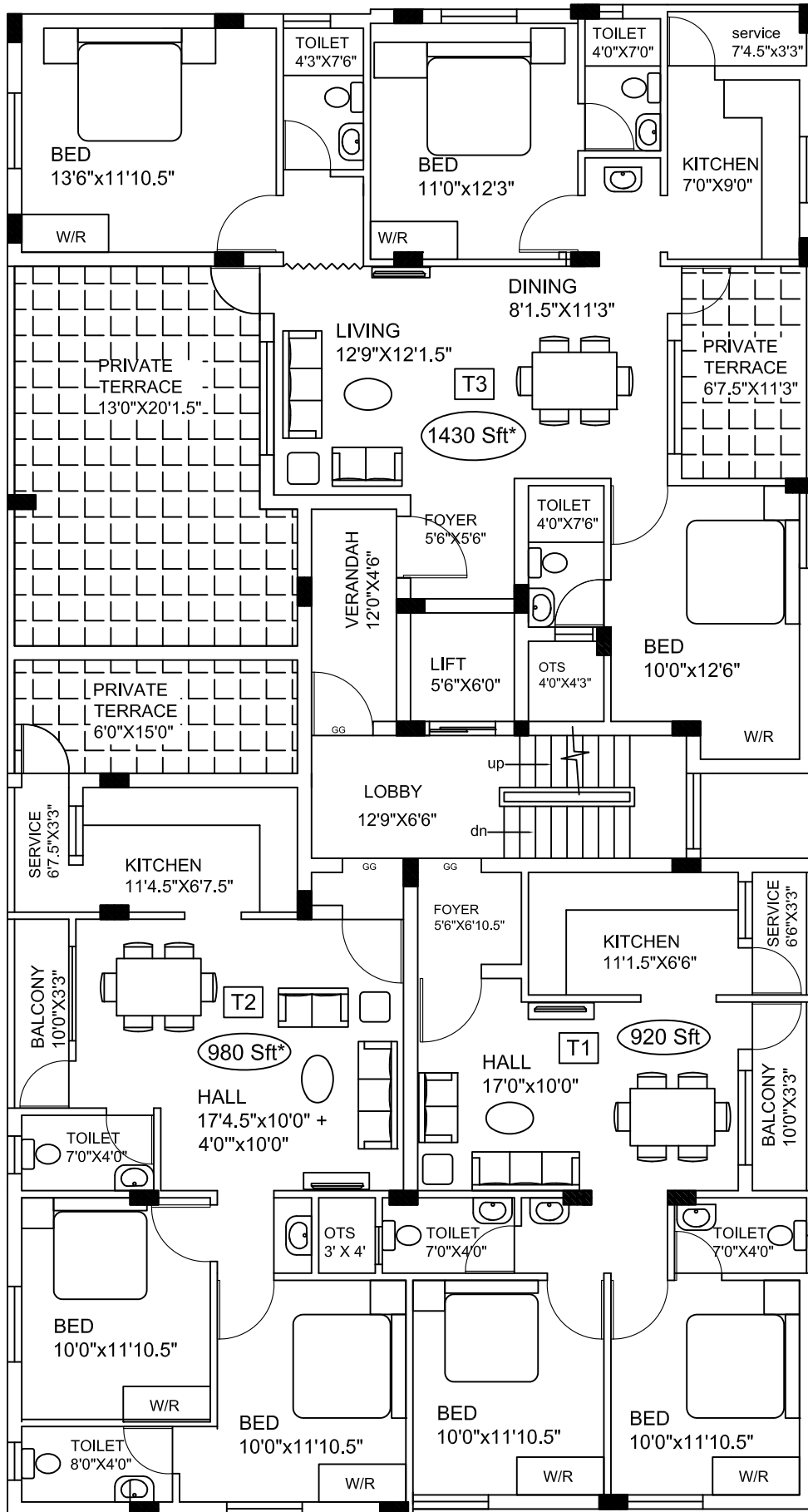
KAMARAJAR SCHOOL



SITE CUM STILT FLOOR PLAN



TYPICAL FLOOR PLAN
(FIRST & SECOND FLOOR PLAN)



THIRD FLOOR PLAN

SPECIFICATION

STRUCTURE:

- Structure : Reinforced Cement Concrete framed structure
- Roof : Reinforced Cement Concrete roof and high-quality cool roof tiles for terrace
- Walls : AAC blocks (Autoclaved aerated concrete)
- Wall & Ceiling finishing : Neatly plastered in CM. Putty Finish (only inside the flat)
- Ceiling finishing (common area): Neatly plastered in CM.

Wardrobe & Loft

- Bedroom : All bedrooms with a open wardrobe. Master bed room with a open loft (wooden ply bottom) along one side of the room (as per drawing)
- Kitchen : open cupboard and RCC loft (as per drawing)

FLOORING/ SKIRTING/DADO WORK

- Flooring except Toilet, Balcony & service area : Vitrified Tiles (2'0" x 2' 0")
- Kitchen : Pozzolana Vitrified Tiles(2'0"x2'0")
- Skirting : 3" height with Vitrified tiles
- Wall tiles : Glazed tiles (1'0 x 1'6") to a height of 7' 0" in Toilets and 2'0" over the kitchen counter.
- Toilet, Balcony service Flooring : Anti-skid Ceramic tiles (1'0" x 1'0") size
- Kitchen Counter : Black Granite (G20) above RCC slab

JOINERIES

Doors

- Main door- (3'3" x 7'0") : Frames with Seasoned solid wood of 5" x 3" in size.
Shutters with 35 mm thick Solid core hard wood content, Boiling Water Proof Grade Flush door with Teak veneer both side including Varnish finish
- French door at living : UPVC Frame sliding shutters with plain glass
- Bed Room Doors (3'0" x 7'0") : Frames with Seasoned solid wood of 4" x 2.5" in size.
Shutters with 30 mm thick Solid core hard wood content, Boiling Water Proof Grade Flush door with Enamel paint finish
- Toilet & balcony Door (2'6" x 7'0") : Frames with Seasoned solid wood of 4" x 2.5" in size.
Shutters with 30 mm thick Solid core hard wood content, Boiling Water Proof Grade Flush door with Enamel paint finish.

Windows

- Bedrooms : UPVC frame openable shutters with plain glass.
- kitchen : UPVC frame sliding shutters with plain glass
- Locks : Main door with Digi lock, Bedroom Door with Mortice lock

FINISHES

Painting

- a) Internal wall & ceiling : Premium emulsion 2 coat over one coat of Primer & 2 coat of Putty

- b) External : Weather proof exterior emulsion 2 coat over one coat of Primer.
- c) Wood work : Enamel paint 2 coat over one coat of wood primer & 2 coat of Chalk Putty
- d) Grills : Enamel paint 2 coat over 1 coat of Metal Primer
- e) Carparking Area : Weather proof Exterior emulsion paint over 1 coat of primer.

ELECTRICAL

- Wiring : Concealed wiring with IS brand with appropriate gauge without any fitting and fixtures
- Switches : Living and Dining with Touch Modular Switches. Other rooms with Anchor roma or its equivalent
- Inverter wiring facility : Wiring for inverter facility for 1 light point & 1 fan point in each room without battery and inverter.

Points

- a) Hall & Dining : Fan point - 1no, light point - 2nos & 5 Amps socket point-1no in touch modular Switch, one for hall and another for Dining and Normal 5 Amps socket point – 2nos.
- b) Hall Tv unit : 5 Amps socket point - 2nos, TV Point -1no and Telephone point - 1no
- c) Master bedroom : Fan point - 1no, light point – 2nos, 5 Amps socket point -3nos, AC point -1no TV point – 1no, Telephone point -1no.
- d) Common bedroom : Fan point-1no, light point -2nos, 5 Amps socket point - 2nos & AC point - 1no.

- e) kitchen : light point -2nos, 5 Amps socket point-4nos & 15 Amps socket point-2nos
- f) Toilet : light point-2nos, 15 Amps socket point-1no & Exhaust fan point-1no.

PLUMBING

Pipes:

- Concealed pipe : CPVC of Ashirwad / Astral SDR 11 or its equivalent with suitable dia
- Open pipe : PVC Pipe of Truebore / Finolex or its equivalent with suitable dia

Sanitary

- Closet : EWC Floor mounted single piece closet in all toilets of hindware makes or its equivalent.
- Washbasin : Wall hung wash basin of parry ware or its equivalent in all toilets & in dining
- CP fittings : Hindware or its equivalent
- Sink : Stainless Steel sink of diamond brand or its equivalent

COMMON AMENITIES

- Water Supply : Bore well with 600' depth with 2HP Texmo submersible Motor
OHT for bore and metro water
Underground sump with 12500 liters Capacity with 1HP Mono block motor
- CCTV Surveillance : 8 outdoor bullet 2mp Camera with 8 Channel DVR
- Lift : Automatic door lift with ARD & VVVF with 6-person capacity

- Video Door Phone : Video door phone with 4" color monitor with common access Control
- Car parking Area : Ceramic Parking Tiles
- / setback areas : Cement Concrete inter locking paver block 65mm thick

SPECIAL AMENITIES

- Inside the flats : **Living & Master Bedroom** - one wall to be Finished with Internal texture as per coating Builder's choice
- Safety amenities : Burgler Alarm and Gas leak sensor.
- Other Amenities : Common lights with timer control for Auto on-off.
Children Play area.