



VINOOTH VIRAJ



PROMOTED BY VINOD BUILDERS

VINOTH BUILDERS

“VINOTH VIRAJ”

MADURAVOYAL

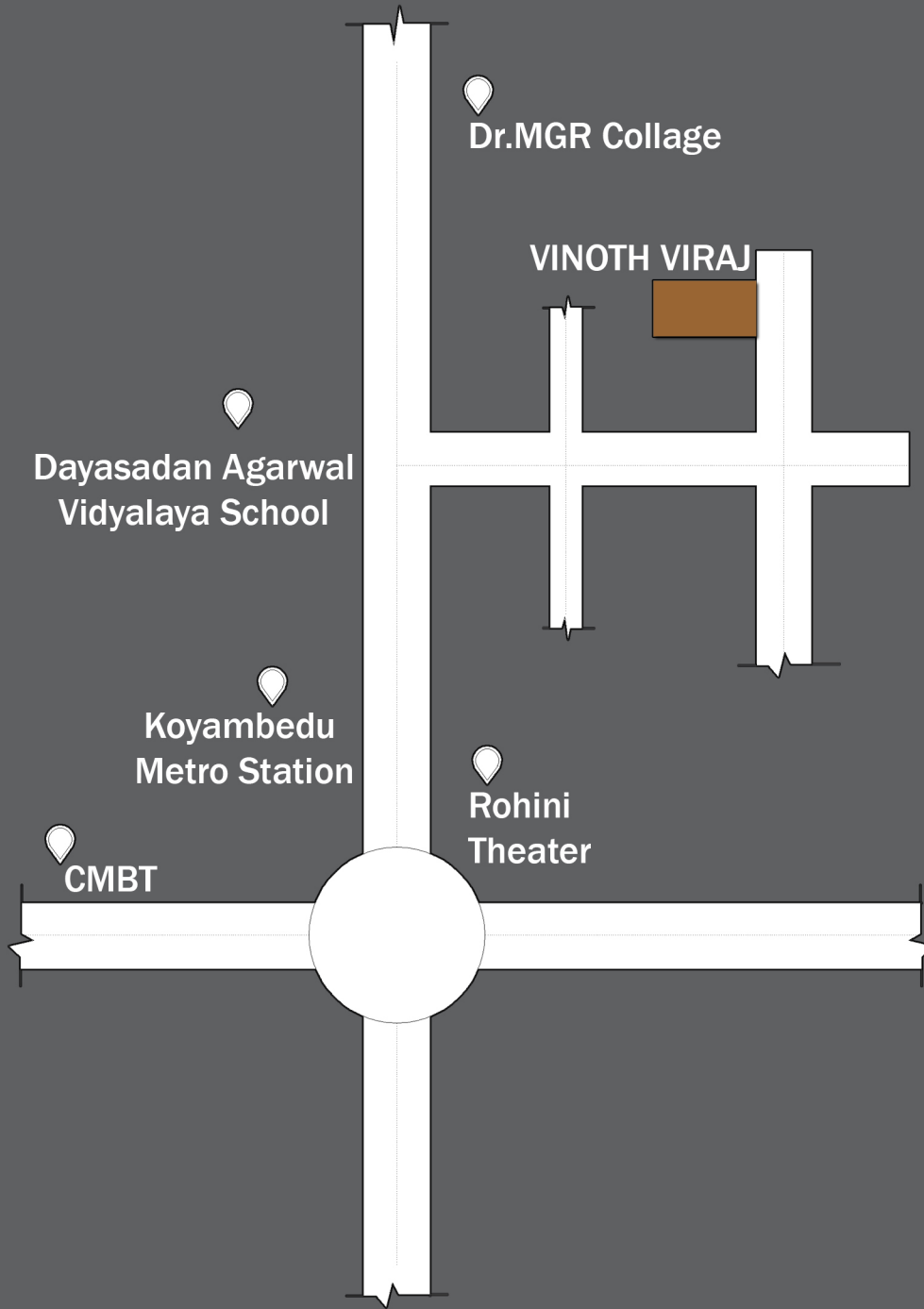
**(Near Dr.M.G.R. Educational and
Research Institute)**

**Site Address: PLOT NO 47, VGP Amutha Nagar
2nd Cross Street,
Maduravoyal
Chennai 600 095**

RERA Approval No: TN 29/Building/181/2023 Dated 26.04.2023

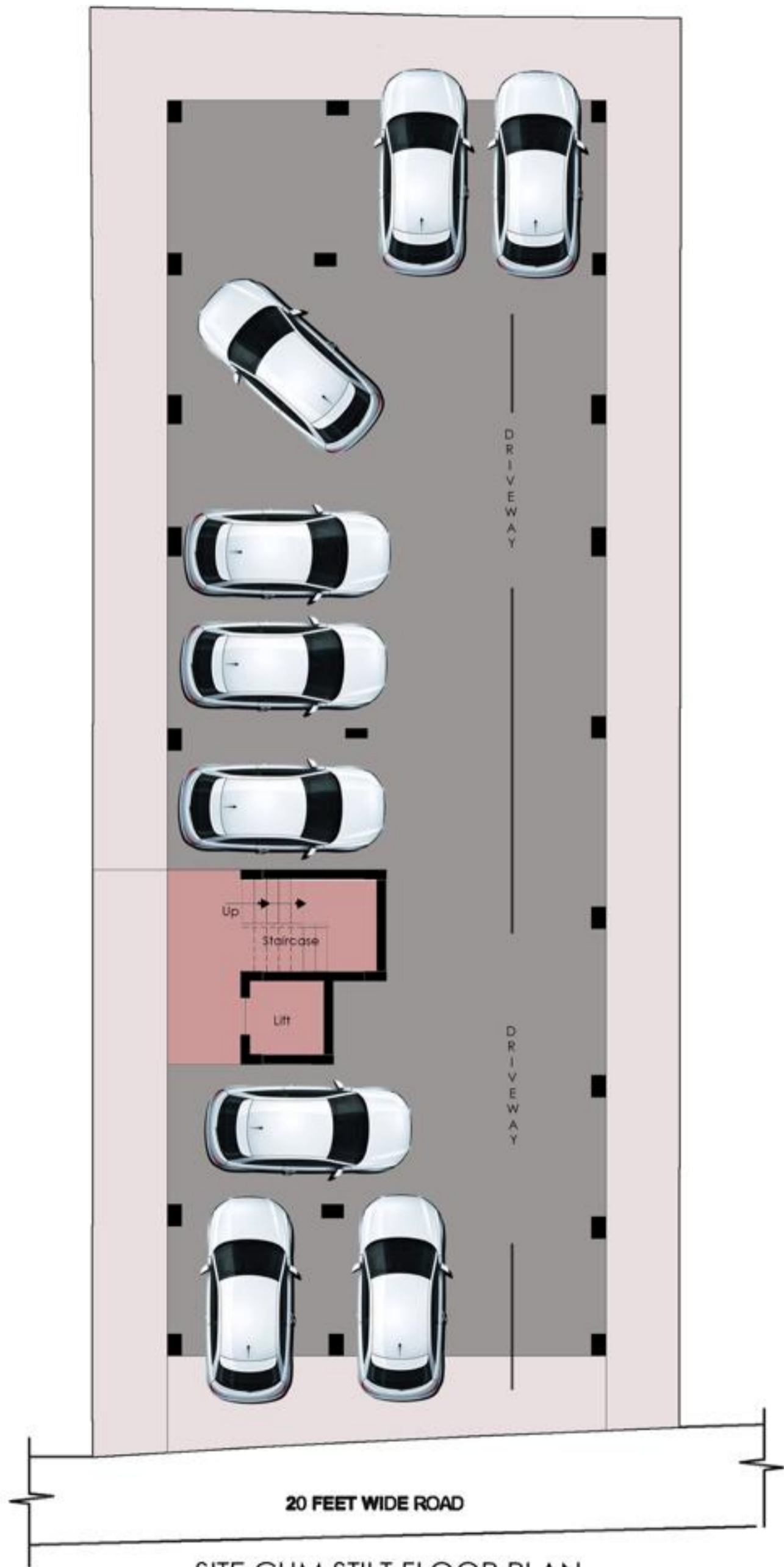
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KEY PLAN
(Not to scale)



VINOTH VIRAJ

VINOTH BUILDERS - PROPOSED RESIDENTIAL APARTMENT
PROJECT "VINOTH VIRAJ"
AT VGP-AMUDHA NAGAR, MADHURAVAYAL, CHENNAI



SITE CUM STILT FLOOR PLAN



VINOTH VIRAJ



**TYPICAL FLOOR
PLAN**
FIRST/ SECOND/
THIRD FLOOR



VINOTH VIRAJ



TYPICAL UNIT FLOOR PLAN - F1/S1/T1



VINOTH VIRAJ



TYPICAL UNIT FLOOR PLAN - F2/S2/T2



VINOTH VIRAJ



TYPICAL UNIT FLOOR PLAN - F3/S3/T3



SPECIFICATION

A . STRUCTURE:

1. Structure : Reinforced cement concrete framed Structure
2. Roof : Reinforced cement concrete roof and high-quality cool roof tiles for terrace.
3. Walls : AAC blocks (Autoclaved aerated concrete)
4. Wardrobe & Loft : Kitchen – open cupboard and RCC loft (as per drawing)

B. FLOORING:

1. Hall, Dining, Kitchen & Bedrooms : Vitrified tiles (2'0"x 2'0").
2. Toilet, Balcony, Service/ utility : Anti-skid Ceramic tiles (1'0" x 1'0").
3. Kitchen Counter : Black granite above RCC slab

C. WALL TILES:

1. Wall tiles : Glazed tiles (1'0 x 1'6") to a height of 7' 0" in toilets and 2'0" over the kitchen counter.
2. Skirting : Vitrified tiles with 3" height

D. JOINERIES

I. Doors

1. Main door : a) Frames with seasoned solid Teak wood of 5"x 3" in size.

- b) Shutters with 35 mm thick Solid core hardwood content, boiling water proof grade flush door with teak veneer both sides including Varnish finish.
2. Bed Room Doors : a) Frames with Seasoned solid wood of 4" x 3" in size.
- b) Shutters with 30 mm thick Solid core hardwood content, boiling water proof grade flush door with Enamel paint finish.
3. Toilet and Service utility doors : a) Frames with Seasoned solid wood of 4" x 2.5" in size.
- b) Shutters with 30 mm thick Solid core hardwood content, boiling water proof grade flush door with Enamel paint finish.

II. Windows

1. Hall, Dining and Bedrooms : UPVC frame and openable shutter with 4mm thick plain glass including M.S Grill as per Developer design.
2. Kitchen : UPVC frame and sliding shutters with 4mm thick plain glass including M.S Grill as per Developer design

- III. Ventilators** : UPVC frame with louver glass 4mm thick plain as per Developer design

IV. Position of Joineries

Position, size and provision of Doors, Windows and Ventilators : As per Drawing

E. HARDWARE FITTINGS

Locks

1. Main door : With Digi lock
2. Bedroom Door : With Mortice lock

F. FINISHES

I. Wall & Ceiling Finish : Neatly plastered in CM

II. Painting

1. Internal wall & ceiling : Premium emulsion 2 coats over one coat of primer and 2 coats of Putty.
2. External wall : Weather proof exterior emulsion 2 coats over one coat of primer.
3. Wood work : Enamel paint 2 coats over one coat of wood primer and 2 coat of chalk putty.
4. Grills : Enamel paint 2 coat over 1 coat of metal primer.
5. Carparking Area : Weather proof exterior emulsion paint 2 coats over 1 coat of primer.
6. Colours and Brand : As per Developer's choice.

G. ELECTRICAL

1. Wiring : Concealed wiring with IS brand with Appropriate gauge
2. Switches : Living and Dining with Touch Modular Switches. Other rooms with Legrand lyncus or its equivalent. Entire portion without any fittings and fixtures

3. Inverter wiring facility : Wiring for inverter facility for 1 light point and 1 fan Point in each room without battery and inverter.

4. Points

- a) Hall & Dining : Hall : Fan point – 1 No.
Light point – 4 Nos
- TV unit: 5 Amps socket point – 5 Nos
TV Point – 1 No.
Telephone point – 1No.
- Dining: Fan point – 1 No.
Light point – 3 Nos
- b) Master bedroom : Fan point - 1no,
Light point - 2 nos,
5 Amps socket point - 4 nos,
AC point - 1 no
TV point – 1 no.
Telephone point -1 no.
- c) Common bedroom : Fan point-1no,
Light point -2nos,
5 Amps socket point – 3 nos
AC point - 1 no
- d) Kitchen : Light point -2 nos,
5 Amps socket point- 3 nos
15 Amps socket point-2nos
Chimney/Exhaust fan 5 Amps point –1 No.
- e) Toilet : Light point-2 nos,
15 Amps socket point- 1 no
Exhaust fan 5 Amps point-1 no.

H. PLUMBING

I. Pipes:

1. Concealed pipe : CPVC of Ashirwad or its equivalent with suitable dia
2. Open pipe : PVC Pipe of Truebore or its equivalent with suitable dia

II. Sanitary

1. Closet : EWC Floor mounted single piece closet in all toilets of Parry ware make or its equivalent.
2. Washbasin : Wall hung wash basin of Parry ware make or its equivalent in all toilets and dining
3. CP fittings : Parryware or its equivalent
4. Sink : Stainless Steel sink of Diamond brand or its equivalent.

I. COMMON AMENITIES

1. Water Supply :
 - a) Bore well with 102' depth with 1.5 HP CRI JET motor from bore to OHT
 - b) Underground sump for metro water with 12500 liters capacity with 1.5 HP CRI or equivalent submersible motor from sump to OHT.
- 2 CCTV Surveillance : 8 nos of bullet 2mp Camera with 8 Channel DVR.

- 3. Lift : 6 Passengers Lift with Automatic door, ARD & VVVF.
- 4. Video Door Phone : Video door phone with 4" colour monitor with common access control.
- 5. Car parking Area : Ceramic Parking Tiles.
- 6. Set back areas : Cement concrete inter locking paver block 65mm thick.

J. SPECIAL AMENITIES

- 1. Inside the flats : Living & Master Bedroom – Any one wall with texture finish coating as per Builder's choice.
- 2. Safety amenities : Burglar and Gas Leak Alarm with remote control.
- 3. Other Amenities :
 - a) Common lights with timer control for Auto on off .
 - b) Children play area