



VINOTH VIRAJ

PROMOTED BY VINOD BUILDERS

VINOTH BUILDERS

“VINOTH VIRAJ”

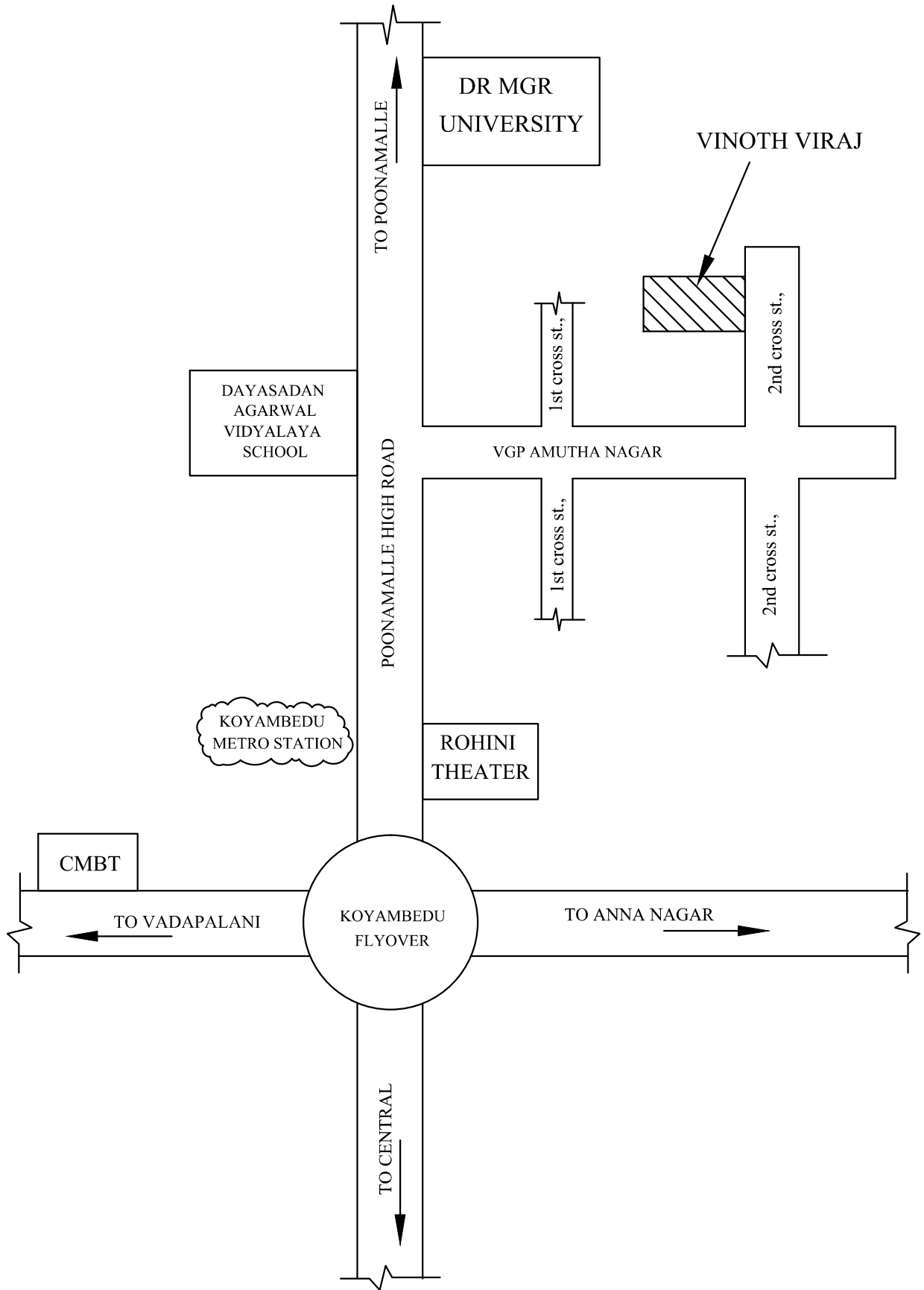
MADURAVOYAL

**(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:

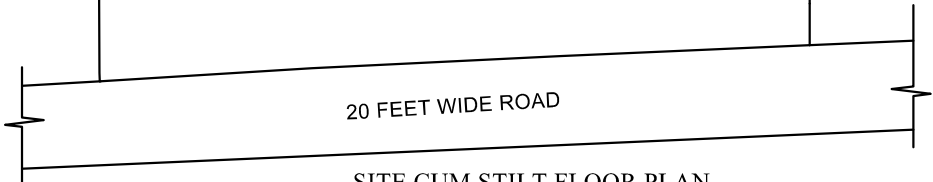
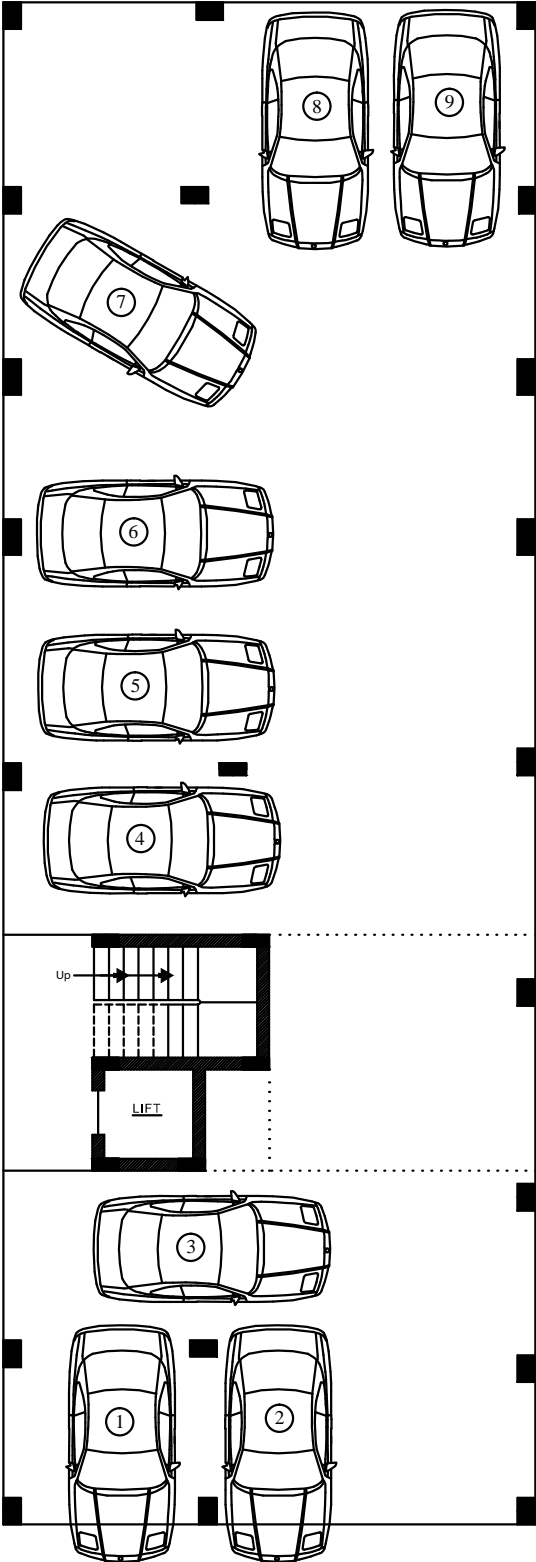
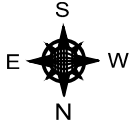
**Office: Z-263, 5th Avenue, Anna Nagar, Chennai – 600 040
Mobile No: 9380 600 600/9840903355
Tele no: 044 - 42612076
Email: sales@vinothbuilders.in**



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

KEY PLAN
 (NOT TO SCALE)





SITE CUM STILT FLOOR PLAN

30.08.2022

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

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.

Wardrobe & Loft

- Bedroom : All bedrooms with an open wardrobe and with an 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" x 2'0")
- 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 Teak wood of 5" x 3" in size. Shutters with 35 mm thick Solid core hardwood content, Boiling Water Proof Grade Flush door with Teak veneer both sides 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 hardwood content, Boiling Water Proof Grade Flush door with Enamel paint finish
- Toilet & balcony Door : Frames with Seasoned solid wood (2'6" x 7'0") of 4" x 2.5" in size. Shutters with 30 mm thick Solid core hardwood content, Boiling Water Proof Grade Flush door with Enamel paint finish
- .

Windows

- Bedrooms : UPVC frame and openable shutters with plain glass including M.S Grill as per Builder design
- kitchen : UPVC frame and sliding shutters with plain glass including M.S Grill as per Builder design
- 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 Legrand Lynx 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 – 1 no, light point – 4 nos for hall and Fan -1 no, Light point -3 nos for Dining.
- b) Hall Tv unit : 5 Amps socket point – 3 nos for TV, TV Point -1 no and Telephone point – 1 no 5 Amps socket point – 2 nos
- c) Master bedroom : Fan point - 1no, light point – 2 nos, 5 Amps socket point - 4 nos, AC point - 1no TV point – 1 no, Telephone point -1 no.

- d) Common bedroom : Fan point-1no, light point -2nos, 5Amps socket point – 3 nos & AC point- 1no
- e) kitchen : light point -2 nos, 5 Amps socket point- 4 nos & 15 Amps socket point-2nos
- f) Toilet : light point-2 nos, 15 Amps socket point- 1 no & Exhaust fan point-1 no.

PLUMBING

Pipes:

- Concealed pipe : CPVC of Ashirwad or its equivalent with suitable dia
- Open pipe : PVC Pipe of Truebore 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 Liter Capacity with 1HP Texmo or equivalent submersible motor.

- CCTV Surveillance : 8 bullet 2mp Camera with 8 Channel DVR
- Lift : 6 Passengers Lift with Automatic door, ARD & VVVF
- Video Door Phone : Video door phone with 4" colour 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** – Any one wall with texture finish coating as per Builder's choice
- Safety amenities : Burglar and Gas leak Alarm with remote control.
- Other Amenities : Common lights with timer control for Auto on off Children Play area.