

DAY VIEW



NIGHT VIEW



VINOTH VINITA
Promoted by
VINOTH BUILDERS

VINOTH VINITA

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VINOTH BUILDERS



Homes beyond generations . . .

VINOOTH BUILDERS

PRESENTS !

VINOOTH VINITA

@

VIRUGAMBAKKAM

(Near Padma Saragapani School)

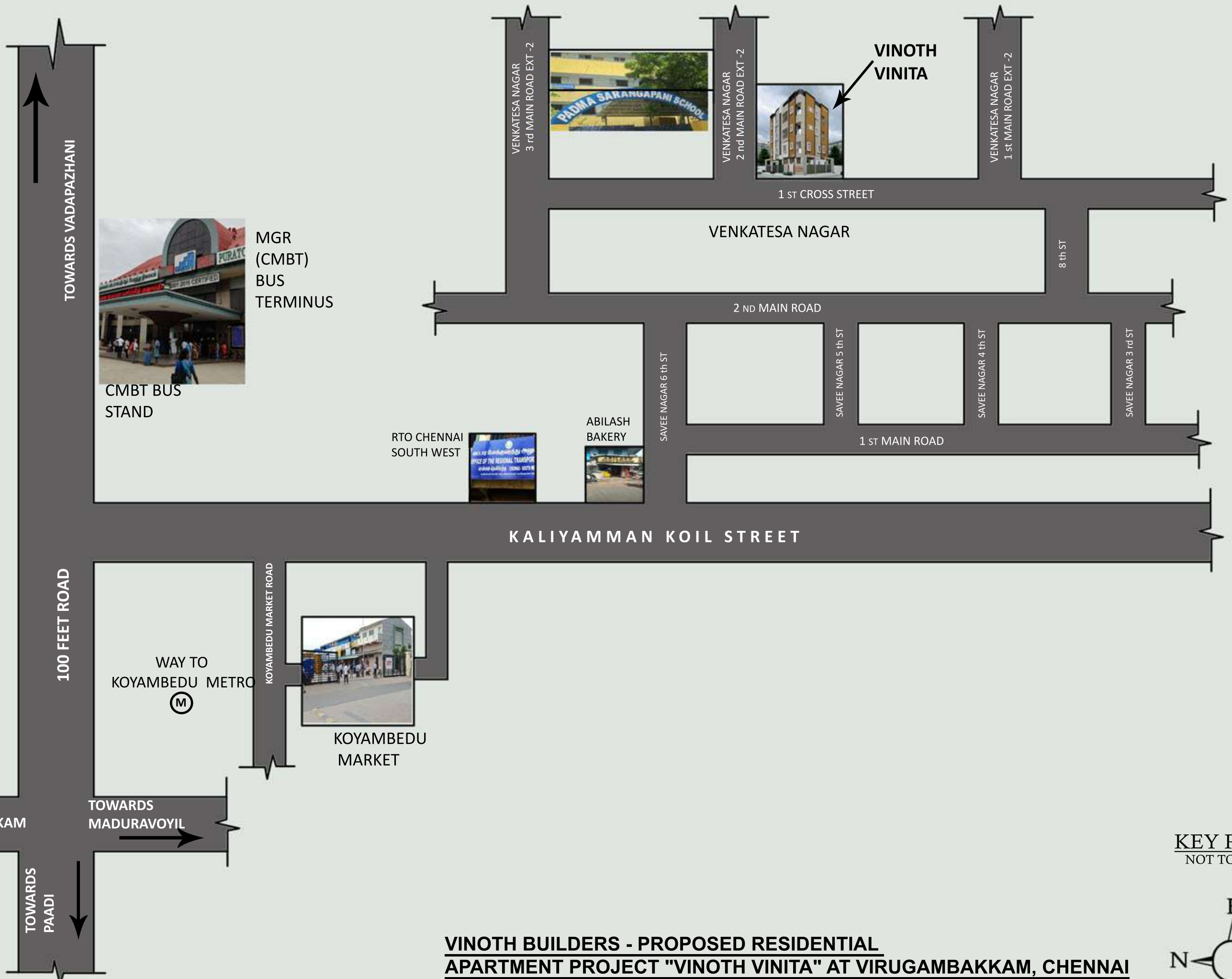


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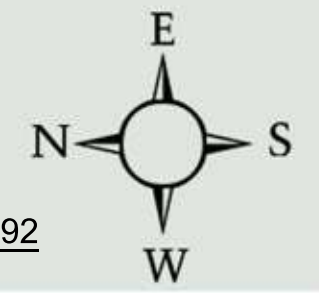
PLOT NO 16A, DOOR NO.7,
Venkatesa Nagar Extn-
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KEY PLAN
NOT TO SCALE

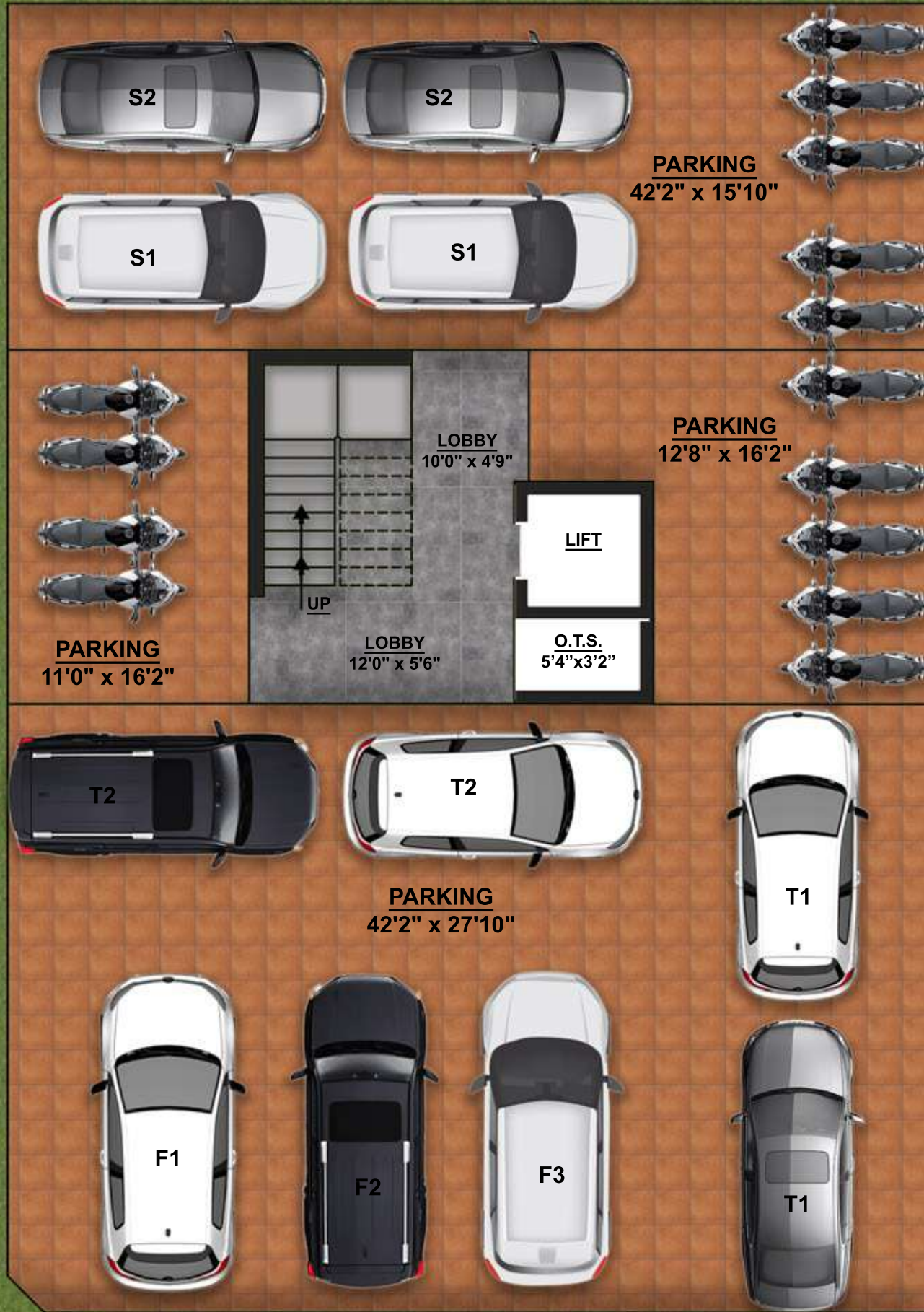


**VINOTH BUILDERS - PROPOSED RESIDENTIAL
APARTMENT PROJECT "VINOTH VINITA" AT VIRUGAMBAKKAM, CHENNAI**

AT OLD NO: 16A ,NEW NO: 7 ,VENKATESA NAGAR 1ST CROSS ST, VIRUGAMBAKKAM CH- 92

VINOTH VINITA

VENKETESA NAGAR EXT-2, 2nd MAIN ROAD



VENKETESA NAGAR 1st CROSS STREET

STILT FLOOR PLAN



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FIRST FLOOR PLAN



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**TYPICAL FLOOR PLAN
SECOND AND THIRD FLOOR PLAN**



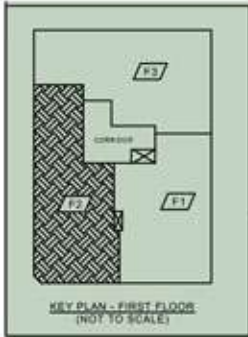
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UNIT FLOOR PLAN- F1



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UNIT FLOOR PLAN- F2

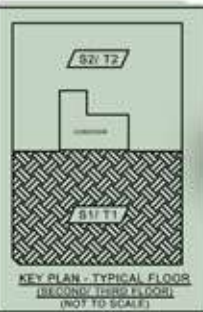
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UNIT FLOOR PLAN- F3

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ENTRY FROM
CORRIDOR



UNIT FLOOR PLAN- S1/T1



VINOTH VINITA



UNIT FLOOR PLAN- S2/T2



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 : Parry ware 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