

VINOTH VENYA



PROMOTED BY
VINOTH BUILDERS

VINOTH VENYA

PROJECT LOCATION :

PLOT NO: 8, SAMUEL COLONY, PERUMAL
KOVIL STREET, BALWADI ST, EXTENSION,
NERKUNDRAM, CHENNAI - 600107



PROMOTED BY



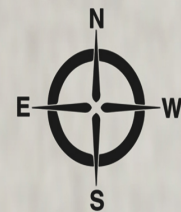
OFFICE LOCATION :

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CHENNAI-600040

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TOWARDS MOGAPPAIR EAST

DANIEL THOMAS
MATRICULATION
HR. SEC. SCHOOL

ROHINI
THEATRE

TOWARDS ANNA NAGAR

KOYEMBEDU
FLYOVER

TOWARDS NERKUNDRAM

TOWARDS CENTRAL

TOWARDS KOYEMBEDU MARKET &
OMNI BUS STAND

TOYOTA
SHOWROOM

KOYEMBEDU
METRO
STATION

TOWARDS VADAPALANI

PERUMAL KOVIL STREET

BALVADI STREET

VINOTH VEVNA
APARTMENT

VINOTH VIPULA
APARTMENT

CSI
IMMANUEL
CHURCH

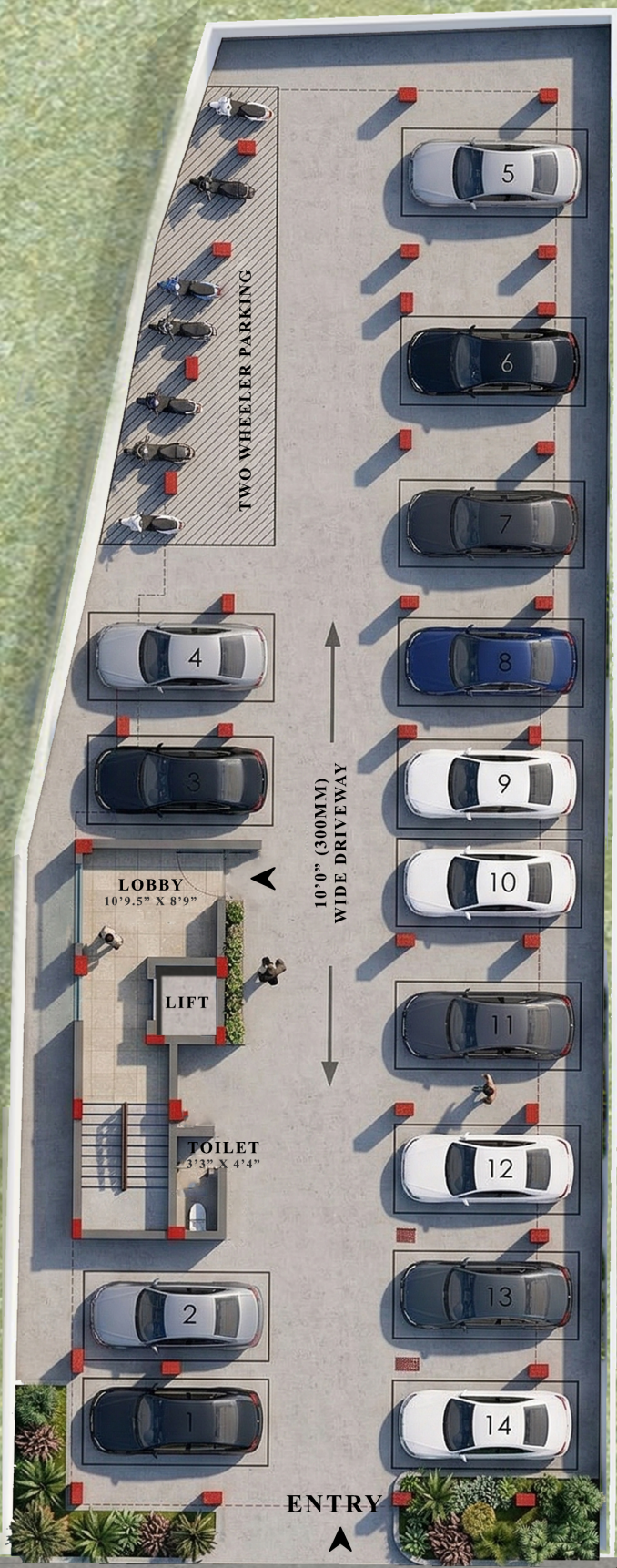
BALVADI STREET EXT.

VINOTH
VENYA
APARTMENT

PERUMAL KOVIL STREET

NERKUNDRAM MAIN ROAD

TOWARDS KOYEMBEDU MARKET



STILT FLOOR LAYOUT



FIRST FLOOR LAYOUT



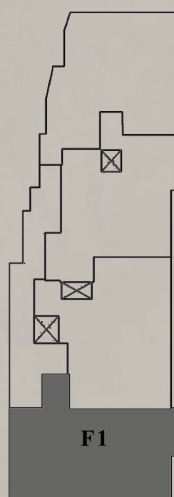
SECOND FLOOR LAYOUT



THIRD FLOOR LAYOUT



TERRACE FLOOR LAYOUT



KEY PLAN

ENTRY



FOYER
5'3" X 7'1"



FLAT - F1
1133 SQ.FT

LIVING & DINING
23'9.5" X 10'1.5"

M.BEDROOM
13'0" X 10'1.5"

TOILET
7'1" X 5'2"

KITCHEN
10'0" X 10'1"

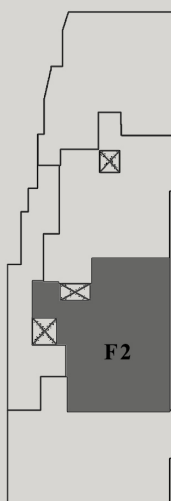
UTILITY
5'9.5" X 5'3"

TOILET
4'0" X 6'0"

BEDROOM 2
11'7.5" X 10'1"

BALCONY
4'4.5" X 10'5"

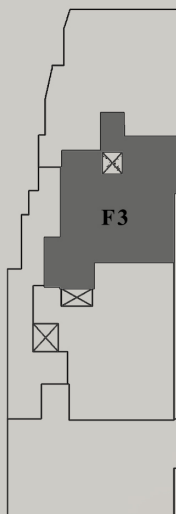
FIRST FLOOR - FLAT F1



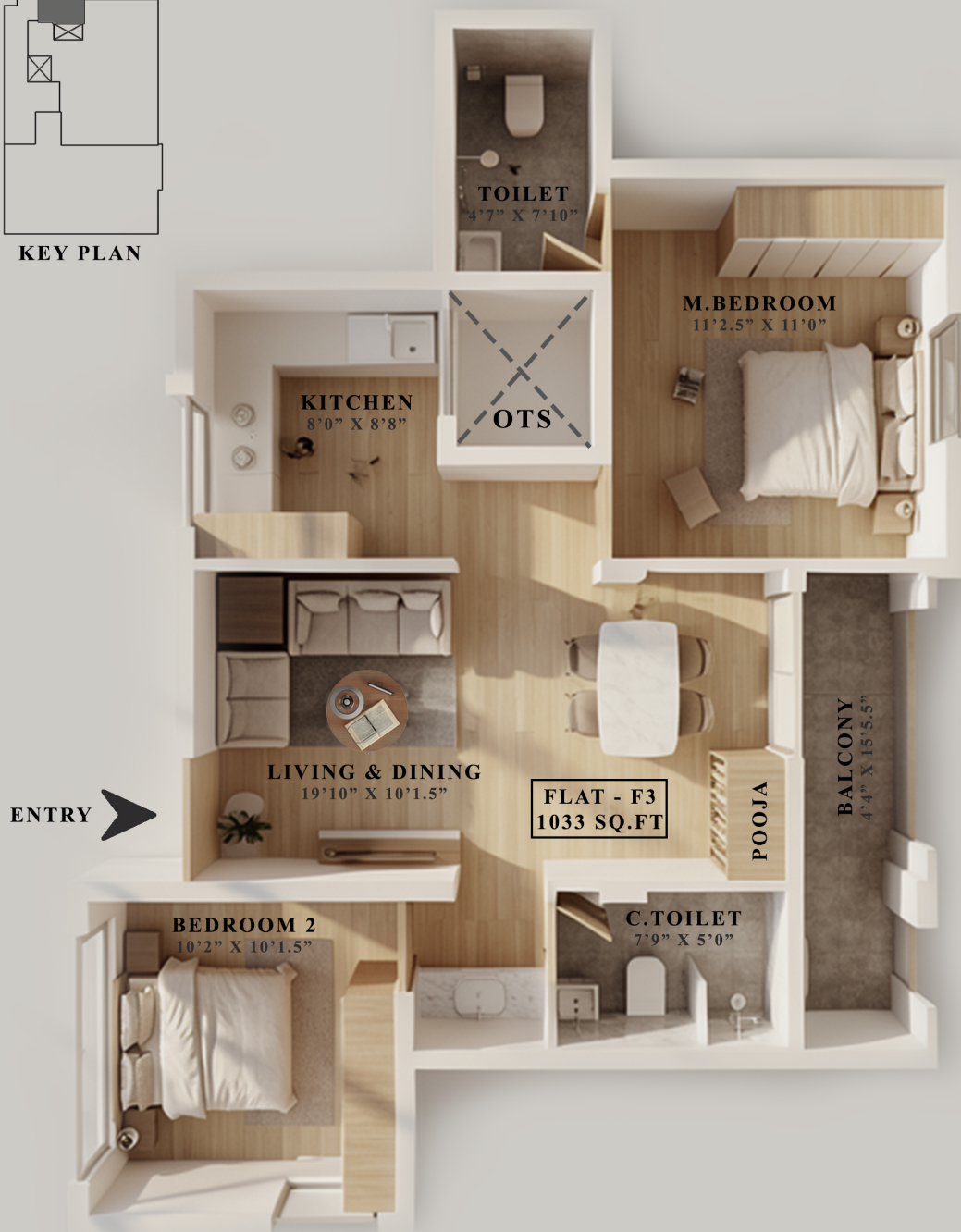
KEY PLAN



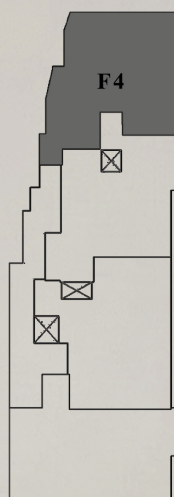
FIRST FLOOR - FLAT F2



KEY PLAN



FIRST FLOOR - FLAT F3

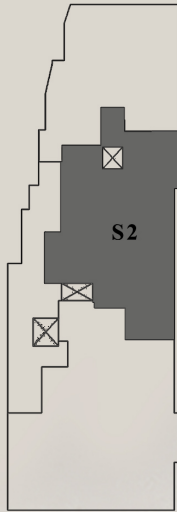


KEY PLAN

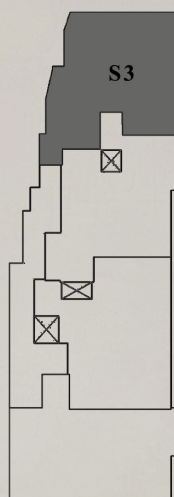


FIRST FLOOR - FLAT F4





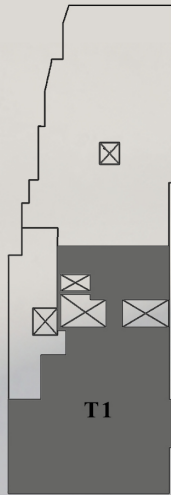
SECOND FLOOR - FLAT S2



KEY PLAN



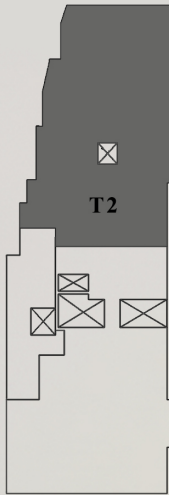
SECOND FLOOR - FLAT S3



KEY PLAN



THIRD FLOOR - FLAT T1



KEY PLAN



THIRD FLOOR - FLAT 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. Car parking 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 | : | 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.
- 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.
- c) Common bedroom : Fan point-1no,
Light point -2nos,
5 Amps socket point – 2 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 Finolex/True bore 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 90' depth with 1.5 HP CRI JET motor from bore to OHT

b) Underground sump for metro water with 12000 litres 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 : Cement concrete granolithic flooring
- 6. Set back areas : Cement concrete granolithic flooring

J. SPECIAL AMENITIES

- 1. Safety amenities : Burglar and Gas Leak Alarm with remote control.
- 2. Other Amenities :
 - a) Common lights in common area
 - b) Children play area

Location Link: https://maps.app.goo.gl/EFjgbh2XAWgL2Vg68?g_st=awb