

P PRANAV FOUNDATION Presents



" PRANAV COURT "

Your dream home...

At

Door No. 77A & B, Lakshmana Nagar, CBI Colony, 3rd Main Road, Perungudi, Chennai- 600 096.

We believe in...

Quality
Reliability
Customer Satisfaction

Typical Floor Plan

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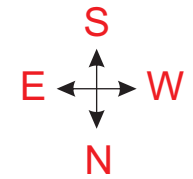
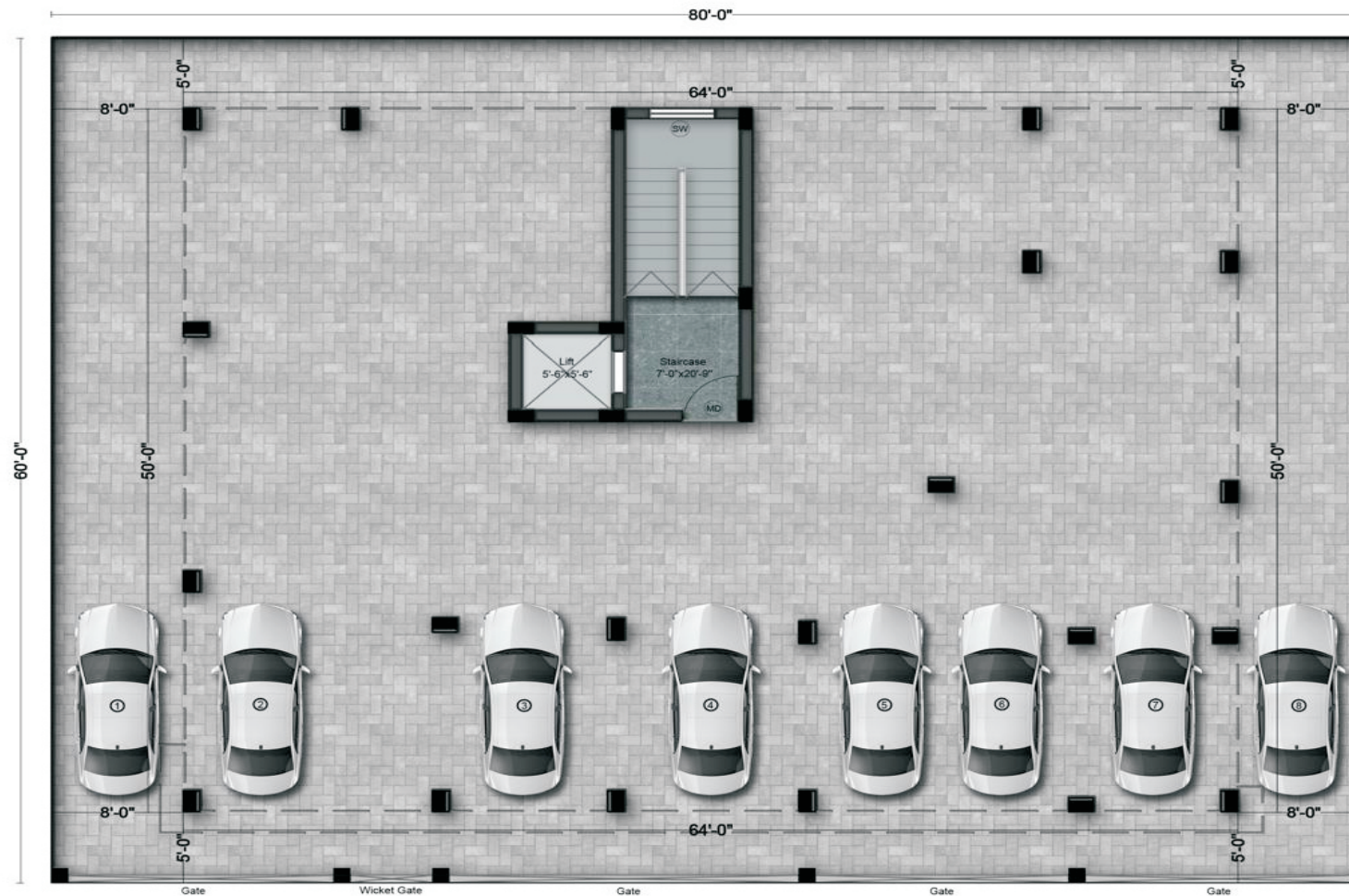


" PRANAV COURT "	AREA STATEMENT						PROMOTER
Door No. 77A & B, Lakshmana Nagar, CBI Colony, 3rd Main Road, Perungudi, Chennai- 600 096.		PLINTH AREA	COMMON AREA	SALEABLE AREA	UDS AREA	AVAILABLE FLAT	Pranav Foundation Nelson Towers, Basement, 3rd wing, 51/117, Nelson Manickam Road, Chennai - 600 029. Ph : (044) 23741345, (044) 42181345, (+91) 9710413496 E-mail : pranavfoundation@yahoo.com
	Flat A	813 Sq.Ft.	142 Sq.Ft.	955 Sq.Ft.	460 Sq.Ft.	1st Floor	
	Flat B	870 Sq.Ft.	150 Sq.Ft.	1020 Sq.Ft.	490 Sq.Ft.	1st Floor	
	Flat C	1278 Sq.Ft.	222 Sq.Ft.	1500 Sq.Ft.	725 Sq.Ft.	1st & 3rd Floor	

Stilt Floor Plan

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PAYMENT SCHEDULE		PROMOTER	
- Initial payment - 10% - On completion of foundation - 20% - On completion of respective floor-roof slab - 30% - On completion of brickwork in respective flats - 20% - On completion of flooring in respective flats - 10% - On handing over + extra works - 10%		Covered Car Park	- Rs. 4,00,000/-
		EB / CMWSSB charges	- Rs. 3,00,000/-
		Registration charges	- Extra
		Tax: GST	- Extra
		Pranav Foundation Nelson Towers, Basement, 3rd wing, 51/117, Nelson Manickam Road, Chennai - 600 029. Ph : (044) 23741345, (044) 42181345, (+91) 9710413496 E-mail : pranavfoundation@yahoo.com	

Specifications

Structure

RCC Framed structure conforming to BIS Standards with 1st quality bricks and cement plastering

Joinery

- ◀ Main door - 1st quality teak wood frame 5 x 3, with teak wood panel door, with varnish
- ◀ Bathroom doors - Waterproof flush doors and other doors - Moulded Flush Doors.
- ◀ Window - UPVC Window.

Flooring

- ◀ Vitrified tile flooring 2 x 2 brand – Somany, Asian, and Nitco or equivalent
- ◀ All toilets glazed tile up to 7' height brand - Kajaraia, Somany or equivalent
- ◀ Granite kitchen counter slab with 2' height tiles for dado's
- ◀ Bathroom flooring with ceramic tiles antiskid
- ◀ Staircase and landing - granite

Plumbing

- ◀ CPVC pipe and fittings for inner water lines and UPVC pipes and fitting for external water lines
- ◀ PVC pipes for waste water inner lines 6kg and outer lines 4kg - ISI make
- ◀ For toilets, wash basins, EWC or IWC will be provided with hot and cold mixer, shower, health faucet point, and geyser point.
- ◀ For kitchen, Borewell and Metro water point will be provided along washing machine point, & Aquaguard point.
- ◀ Black granite top with single bowl sink for kitchen counter

Electrical

- ◀ Electrical conduits of 1st quality ISI PVC and metal boxes
- ◀ Wire Finolex, Anchor, Orbit or equivalent make
- ◀ Switches - modular switches
- ◀ Electrical points as per standard requirement will be provided
- ◀ Telephone and TV points provision for all rooms

Painting

- ◀ Inside walls – 1 coat of cement water primer, 2 coats of putty and 2 coats of plastic emulsion paint
- ◀ Ceiling – 1coat of premier & 2 coat of plastic emulsion paint.
- ◀ Exterior walls – 1 coat of cement paint and 2 coats of weather shield emulsion paint
- ◀ Enamel paints for all grill work and wood work – one coat of priming coat with 2 coats enamel paint.

Water Supply

- ◀ Underground sump and overhead storage tanks of suitable capacity.
- ◀ Metro water and borewell for an auxiliary supply of water.

Lift

Johnson Lift or Equivalent.

Genset

Back-up power supply for the entire building.

Security System

Camera & video door Phone.

Common Area

Concrete paver blocks for external pavement area and Granite flooring for entire staircase area and lobby.

Toilet Facility for house keepers & security in stilt Floor

"Specifications are indicative only it may change based on Promoters Discretion".