

# F PRANAV FOUNDATION Presents



## " PRANAV SOMU NEST "

Your dream home...

At  
No. 947, 39th Street, Korattur, Chennai - 600 080.

We believe in...

Quality  
Reliability  
Customer Satisfaction

# Typical Floor Plan

" PRANAV SOMU NEST "

Your dream home...



" PRANAV SOMU NEST "	AREA STATEMENT					PROMOTER
	FIRST FLOOR	PLINTH AREA	COMMON AREA	SALEABLE AREA	UDS AREA	
No. 947, 39th Street, Korattur, Chennai - 600 080.	Flat A	1020 Sq.Ft.	130 Sq.Ft.	1150 Sq.Ft.	521 Sq.Ft.	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
	First Floor & Third Floor					
	Flat B	810 Sq.Ft.	100 Sq.Ft.	910 Sq.Ft.	413 Sq.Ft.	



PAYMENT SCHEDULE		Covered Car Park - Rs. 4,00,000/-		PROMOTER
Initial payment	- 10%			
On completion of foundation	- 20%	EB / CMWSSB charges	- Rs. 3,00,000/-	
On completion of respective floor-roof slab	- 30%	Registration charges	- Extra	
On completion of brickwork in respective flats	- 20%	Tax: GST	- Extra	
On completion of flooring in respective flats	- 10%			<b>Pranav Foundation</b>
On handing over + extra works	- 10%			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 - Kajaria, 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 – 1 coat 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.

## 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".