

# **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*

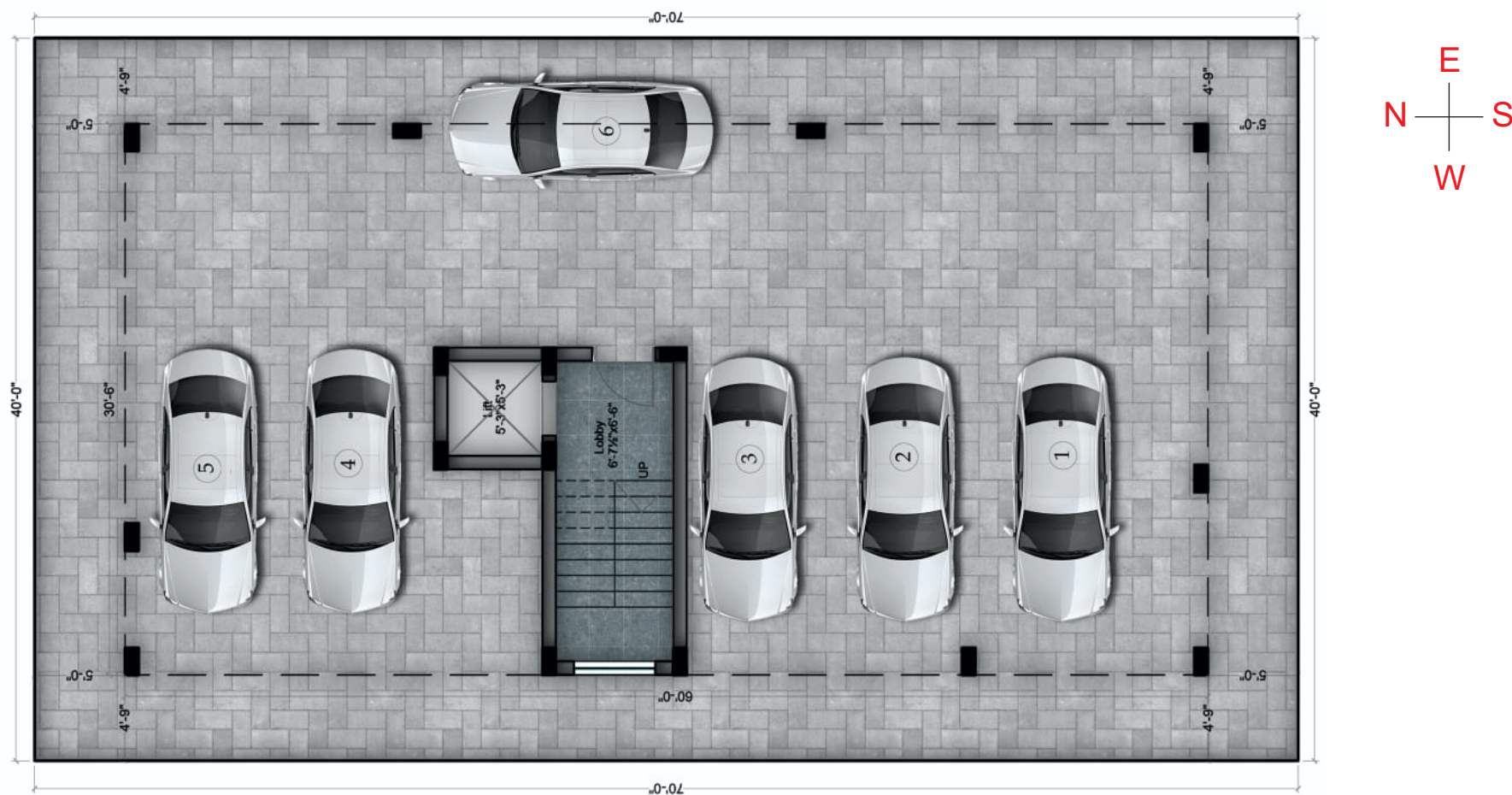
Typical Floor Plan

" PRANAV SOMU NEST "

Your dream home...



| " PRANAV SOMU NEST "  | AREA STATEMENT            |                |                |                  |             | PROMOTER   |
|---|---------------------------|----------------|----------------|------------------|-------------|--|
| No. 947,<br>39th Street,<br>Korattur,<br>Chennai - 600 080. | FIRST FLOOR               | PLINTH<br>AREA | COMMON<br>AREA | SALEABLE<br>AREA | UDS<br>AREA | Pranav Foundation<br>Nelson Towers, Basement, 3rd wing,<br>51/117, Nelson Manickam Road, Chennai - 600 029.<br>Ph : (044) 23741345, (044) 42181345,<br>(+91) 9710413496<br>E-mail : pranavfoundation@yahoo.com |
|   | Flat A                    | 1020 Sq.Ft.    | 130 Sq.Ft.     | 1150 Sq.Ft.      | 521 Sq.Ft.  |  |
|   | First Floor & Third Floor |                |                |                  |             |  |
|   | Flat B                    | 810 Sq.Ft.     | 100 Sq.Ft.     | 910 Sq.Ft.       | 413 Sq.Ft.  |  |



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

# 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.

## 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".