

xs real

EN VEEDU

Phase 2

Guduvancheri

**NOW YOU TOO CAN BECOME A
HOUSE-OWNER**

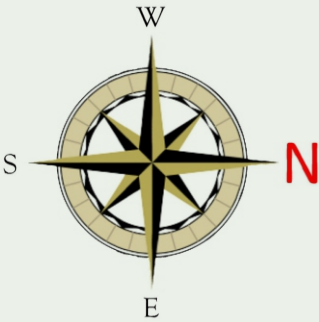


LOCATION MAP



Guduvanchery has seen unrestrained growth as a residential area over the last few years. Ever since the likes of Accenture, Ford, HCL and others dropped anchor here, Guduvanchery has undergone a metamorphosis in terms of infrastructure and demographics.

Located conveniently, just off the noise and bustle of GST Road in the Guduvanchery - Tiruporur main road. En Veedu has within its close vicinity plenty of Educational Institutions, Healthcare, places of entertainment and shopping establishments



SITE PLAN

(GROUND + 3 FLOORS)



ISOMETRIC VIEW

Type - A
1 BHK 472 / 486 sq.ft



Type - B
1 BHK 506 sq.ft



Type - C
2 BHK 691 sq.ft



Type - D
Studio Apartment
272 sq.ft



TYPICAL UNIT PLAN



TYPE - A

SALEABLE AREA 472 SQ.FT

CARPET AREA 295 SQ.FT

BALCONY AREA 24 SQ.FT

BLOCK - E & F



TYPE - A

SALEABLE AREA 486 SQ.FT

CARPET AREA 304 SQ.FT

BALCONY AREA 24 SQ.FT

BLOCK - E & F



TYPE - A

SALEABLE AREA 472 SQ.FT

CARPET AREA 295 SQ.FT

BALCONY AREA 24 SQ.FT

BLOCK - A



TYPE - A

SALEABLE AREA 486 SQ.FT

CARPET AREA 304 SQ.FT

BALCONY AREA 24 SQ.FT

BLOCK - A



TYPE - B

SALEABLE AREA 506 SQ.FT

CARPET AREA 320 SQ.FT

BALCONY AREA 18 SQ.FT

BLOCK - E & F



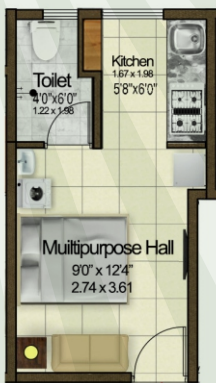
TYPE - C

SALEABLE AREA 691 SQ.FT

CARPET AREA 470 SQ.FT

BALCONY AREA 28 SQ.FT

BLOCK - A & D



TYPE - D

SALEABLE AREA 272 SQ.FT

CARPET AREA 117 SQ.FT

BLOCK - E & F

TYPICAL UNIT PLAN (others)



SALEABLE AREA 480 SQ.FT
CARPET AREA 302 SQ.FT
BALCONY AREA 20 SQ.FT
BLOCK - E & F



SALEABLE AREA 317 SQ.FT
CARPET AREA 206 SQ.FT
BLOCK - A & D



SALEABLE AREA 427 SQ.FT
CARPET AREA 271 SQ.FT
BALCONY AREA 13 SQ.FT
BLOCK - E & F

AMENITIES



Badminton Court



Volleyball Court



Children's Play Area



Open Gymnasium



Cricket Net



Amphitheatre



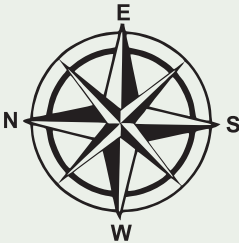
Basketball-Half Court

Block - A

(Ground Floor Plan)

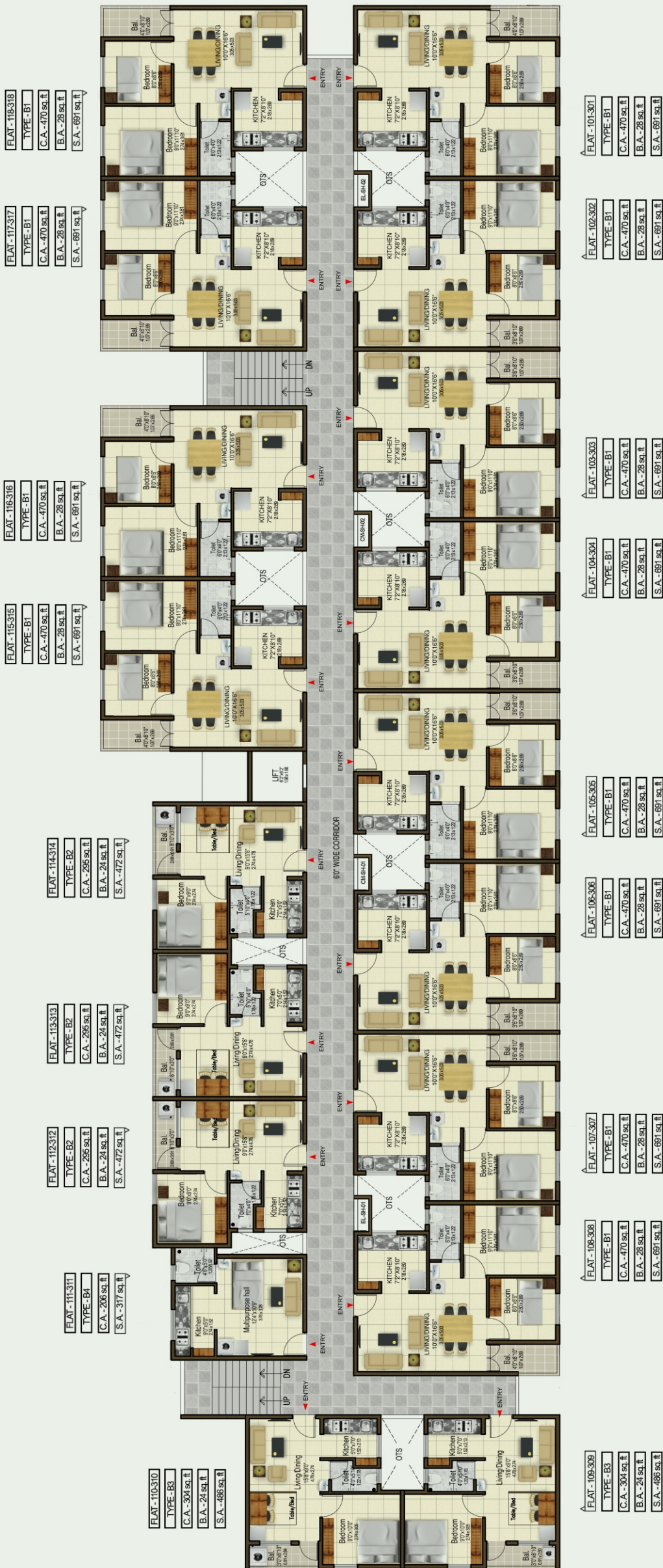


KEY PLAN

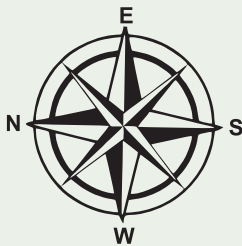


Block - A

(Typical Floor Plan (1st to 3rd))



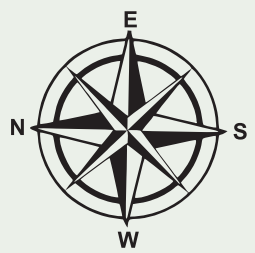
KEY PLAN



(Ground Floor Plan)

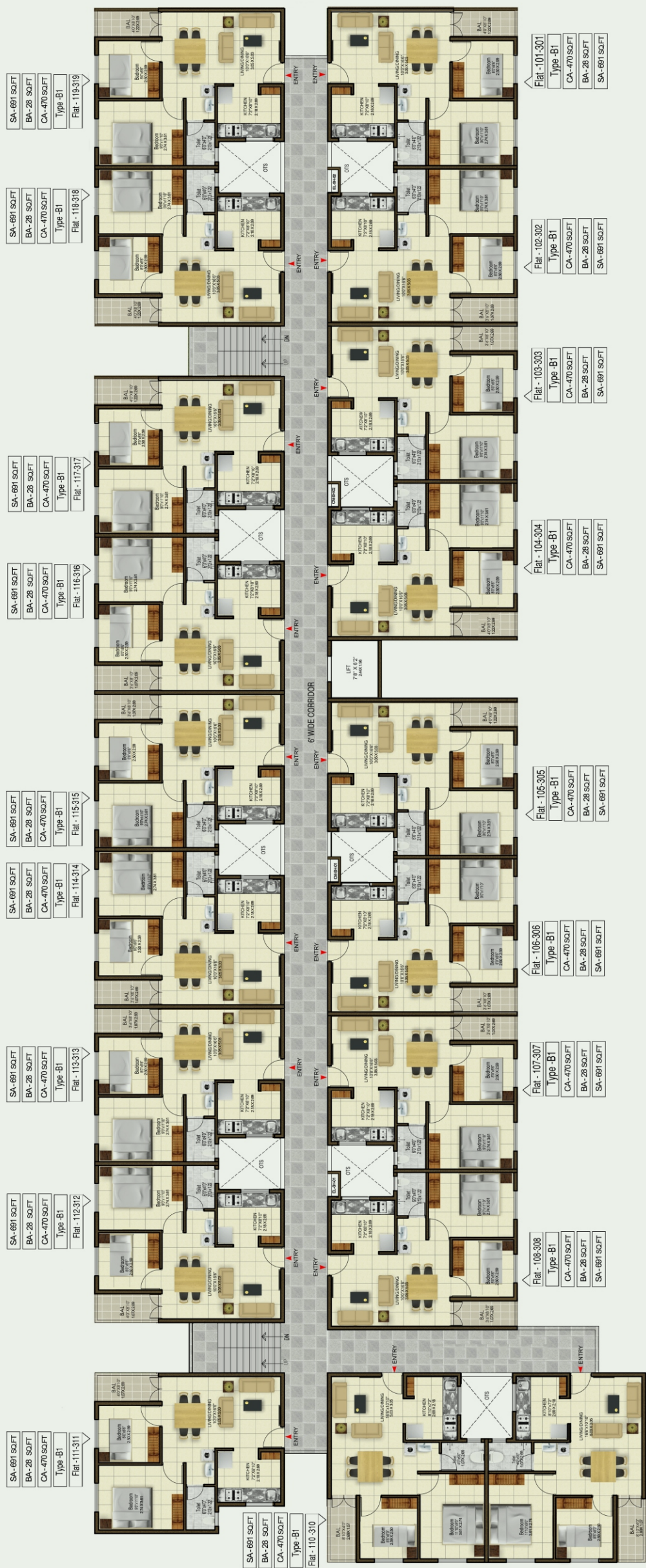


KEY PLAN



Block - D

(Typical Floor Plan (1st to 3rd))

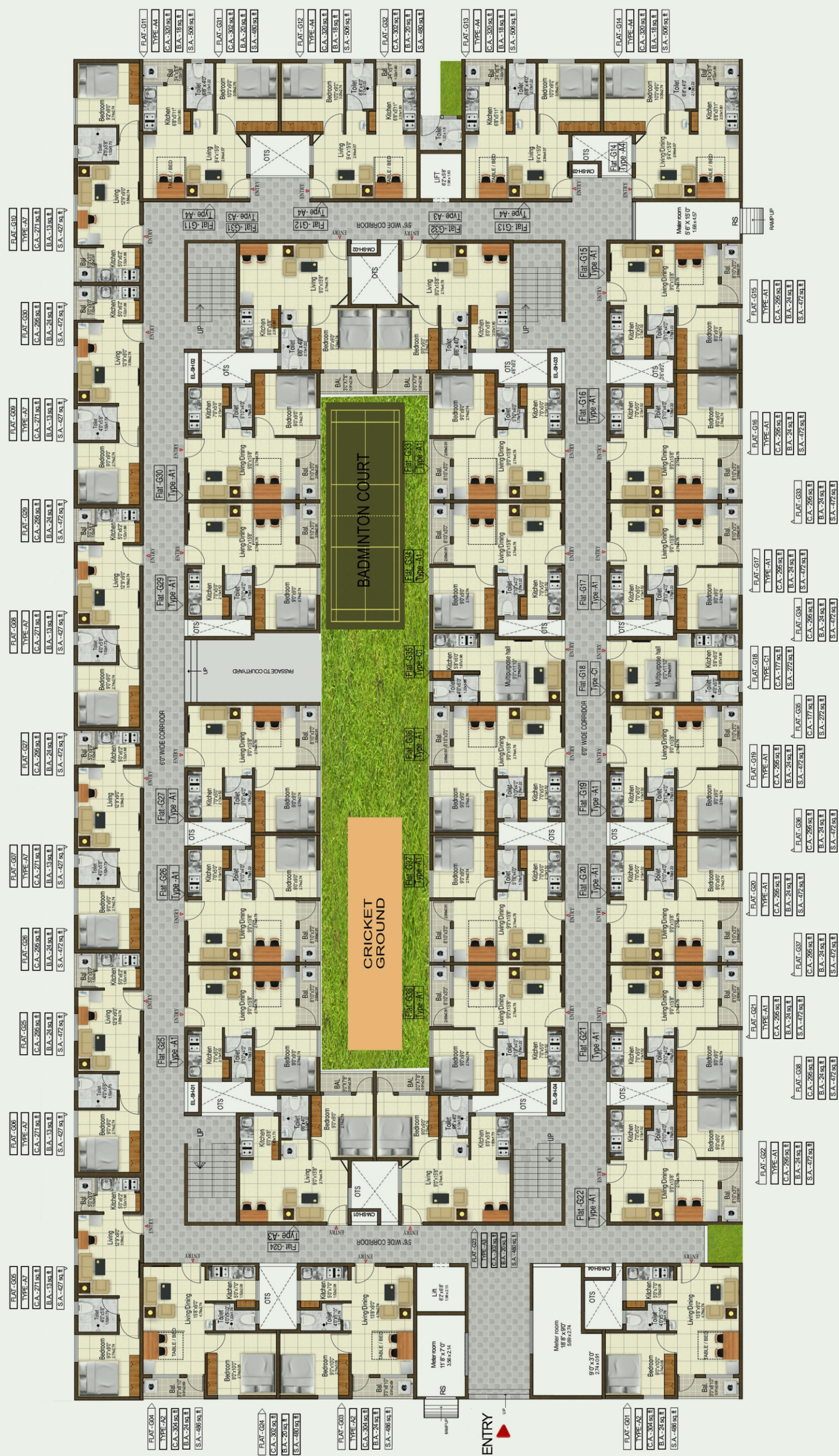


KEY PLAN



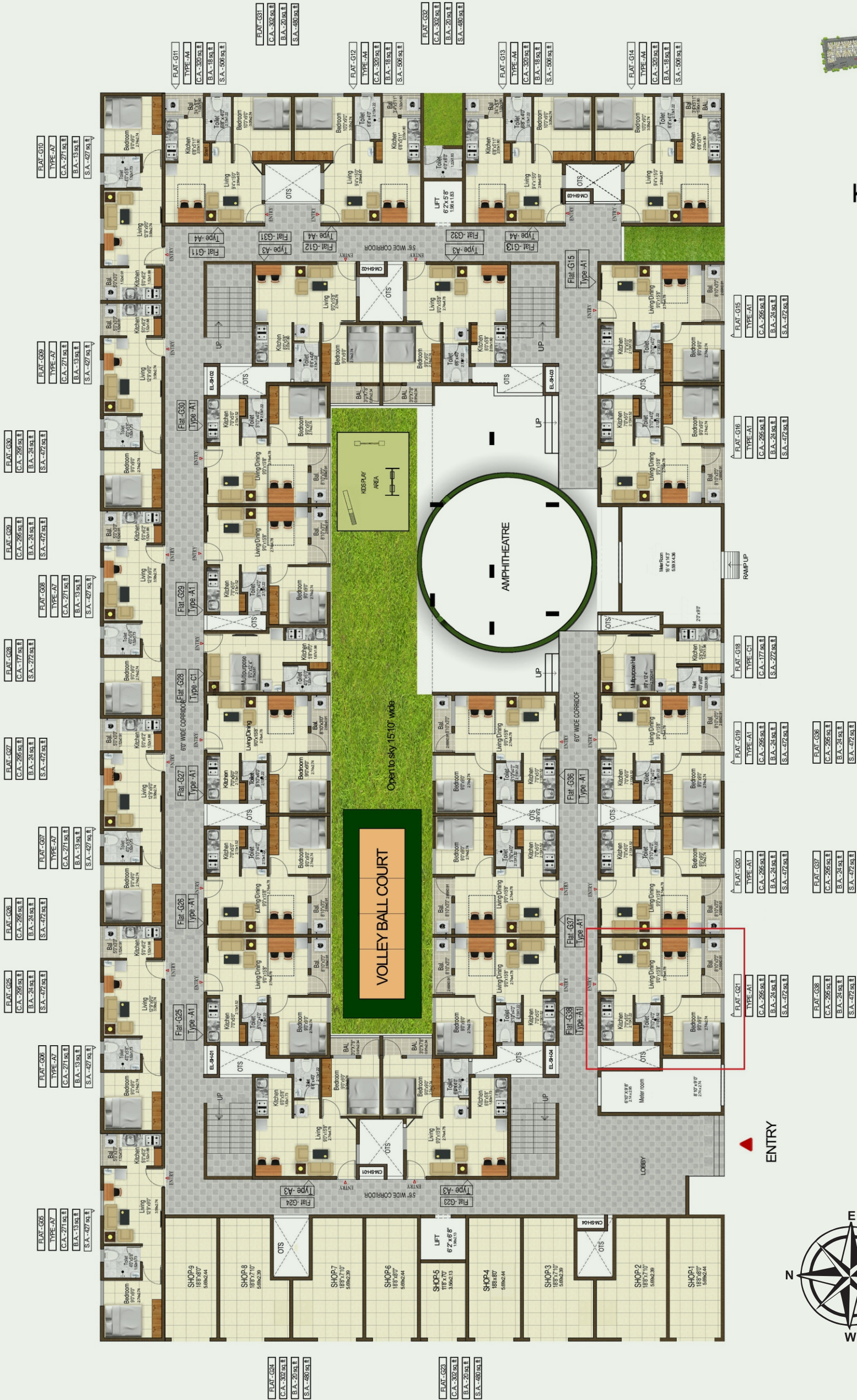
Block - E

(Ground Floor Plan)



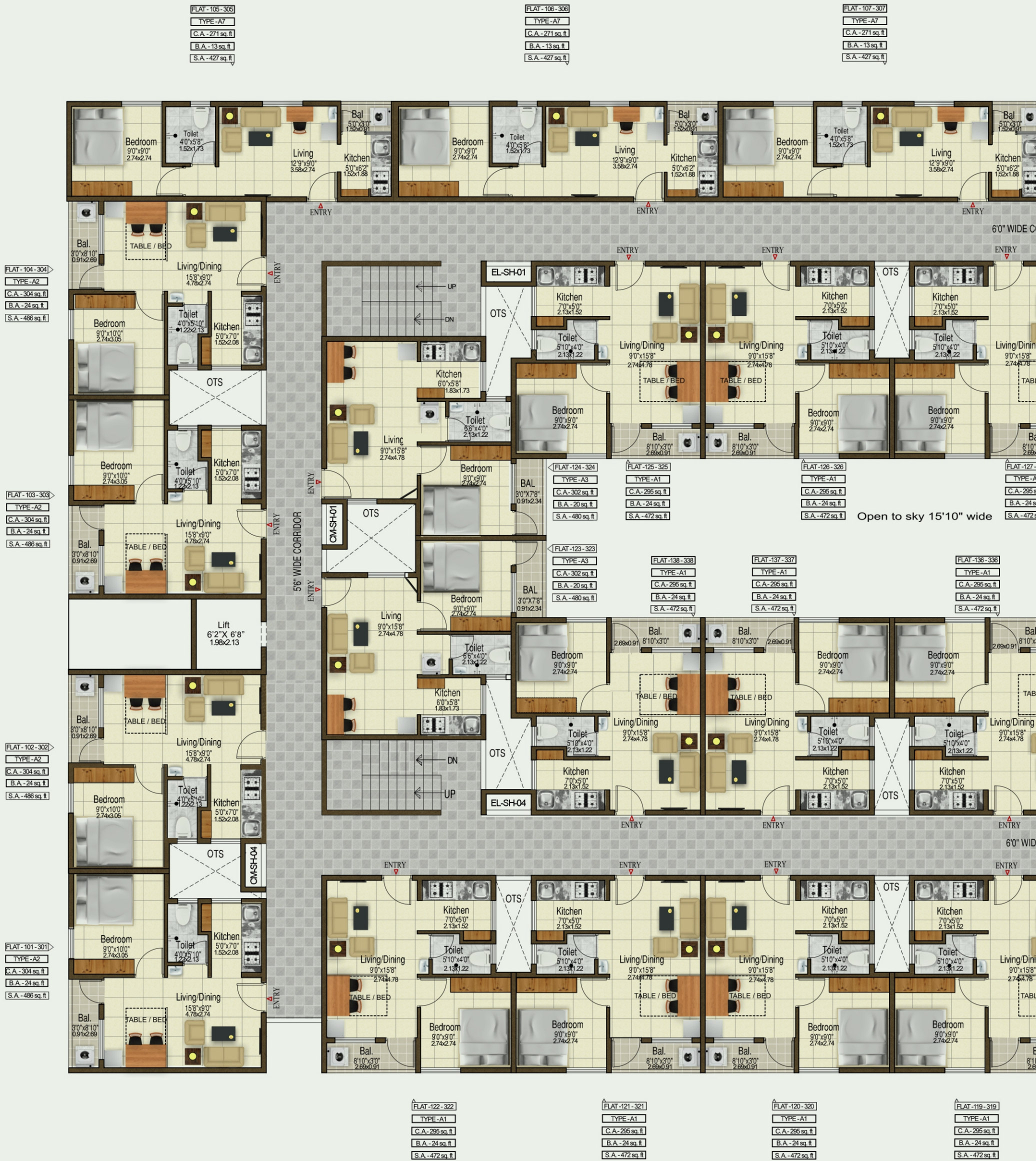
Block - F

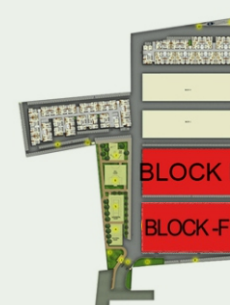
(Ground Floor Plan)



Block - E & F

(Typical Floor Plan (1st to 3rd))





Government	Percentage
Current government	75%
Previous government	25%

SPECIFICATIONS

BLOCK – A& D

STRUCTURE

Structure	RCC framed structure :Seismic Complaint(Zone III)
Water proofing works	Water proofing works with brick bat coba and cement finish or equivalent for terrace

FINISHES

Masonry Works	150mm thick solid block masonry for external walls and 100mm thick Solid blocks for internal walls. Cement plaster for ceiling, internal and external walls
Flooring	Living , Bed rooms –Vitrified Tiles Kitchen, Balcony, Toilet –Ceramic Tile Flooring, Toilet dadoing 7’0’’ heights, kitchen top dadoing up to 20’’ height.
Kitchen Counter	Polished granite mounted on platform.
Balcony	MS grill as per architect design for balcony handrail. MS grills only for windows in Ground floor.
Joineries - Wood	Main Door: Hard wood door frame with Flush shutter/ equivalent including SS hinges aldrop, doorstopper, Tower bolt etc. . . Internal Door: Pre cast concrete door frame / equivalent with Flush door shutter and MS powder coated hardware’s. Toilet Door: PVC door shutter with PVC door frame and hardware’s. Balcony Door: Precast concrete door frame with water proof Flush door shutter and MS powder coated hardware’s.
Joineries – Windows Ventilators	Anodized Aluminium windows (Sliding Type) with glass. Anodized Aluminium frames with Fixed louvers Painting Works Internal ceiling painting: will be two coats of OBD over one coat primer. Internal wall painting will be two coats of OBD over one coat Primer. External Paint: Two coats of Cement paint over one coat white cement as per architect’s advice. MS Grill: Synthetic Enamel Paint over one coat primer. Main Door and Frames : Enamel paint over one coat primer Bed room Doors and Frames : Enamel paint over one coat primer
ELECTRICAL	
Switches and Sockets	ISI switches
Wiring	ISI quality copper wiring through PVC conduits concealed in walls and ceilings
Electrical Points	Main Board : 2BHK Three Phase – 1BHK Single Phase connection with required MCB Living /Dining: 2 Light Point, 2fan point, 3-5A (TV, Music, and Switch board), 1 - 15A Point (W/M), 1 Calling bell point at main entrance Door. Studio unit: W/M, AC provision will be provided in living additionally. Master Bedroom: 1 fan point: 2 Wall light point: 1-5A in Switch board; 1 - AC Point with cable. Bedroom -2: 1 fan point: 1 Wall light point: 1-5A in Switch board. Kitchen: 4- 5A (Fridge, 1- counter- 1-Switch board 1, Aqua guard-1): 1 Light point; 1- Exhaust fan. Balcony Sit out: 1 - Light Point. For Toilet: 1 - wall Light point ; 1 - 15A Point ; 1 - Exhaust point Inverter – conduit from DB and dummy box provision shall be made for future connection.
TV	Each apartment will have one outlet in Living for TV –Conduit provision.

PLUMBING & SANITARY

Internal/External	PVC - pipes for Cold water lines and CPVC
Plumbing works	for Hot water lines PVC pipes for external water lines
Sanitary Fixtures - EWC	White Color (Basic model) slim line/equivalent Flush tank - Floor Mounted EWC with exposed cistern.
Sanitary Fixtures - Wash basin	Wash basin (Regular type/Basic model)
CP Fittings	Basic model long body tap, bib cock, OH shower for cold water, provision for geyser.
Kitchen Sink	SS Sink without drain board, single tap for kitchen counter. Aqua guard provision will be provided.
Internal/External	Internal Sewerage is PVC pipe and
Sewerage works	External Sewerage is SWR pipes with Gully trap and manholes etc.,
Rain Water	PVC pipes fixed on walls with clamps.
Loft	Loft will be provided in Bedroom1 one side wall.

SPECIFICATION ON COMMON AREA

1. Power back up for common amenities such as lifts , water pumps & selective common area lighting through Diesel Generator
2. Sewage Treatment Plant shall be provided (Basic model).
3. OHT & Underground water sump, automatic water level controller shall be provided.
4. Asphalt finished road (or) Paver block road with concrete kerb for the project, Paver block/ concrete paved all around the building, (other than soft-scoped area).
5. Two wheeler parking.
6. Boom barrier with green fencing (or) barricade will be provided.
7. LIFT: One elevator with collapsible gate per block.
8. Staircase: Granolithic floor Finish for Tread and landing, cement finish for raiser, MS handrails with synthetic enamel paint.
9. Corridor flooring: Granolithic flooring for all lobby floors.
10. Landscape and play area will be provided in appropriate place as per architect advice.
- 11 Gym, indoor Games and Multipurpose hall already provided in B and C Block, Swimming pool will be provided in D- Block terrace floor.
- 12 Kids play area, volley ball court, badminton court already provided in OSR.
- 13 Commercial shop will be provided at the entrance of F Block
- 14 Amenities and facilities provided in A, B, C& D blocks are exclusive only for these four blocks usage.

SPECIFICATIONS

BLOCK – E & F

STRUCTURE		PLUMBING & SANITARY	
Structure	RCC framed structure :Seismic Complaint(Zone III)	Internal/External	PVC - pipes for Cold water lines and CPVC for Hot water lines PVC
Water proofing works	Water proofing works with brick bat coba and cement finish or equivalent for terrace.	Plumbing works	pipes for external water lines
FINISHES		Sanitary Fixtures -	EWCWhite Color (Basic model) slim line/equivalent Flush tank - Floor Mounted EWC with exposed cistern.
Masonry Works	150mm thick solid block masonry for external walls and 100mm thick Solid blocks for all internal walls. Cement plaster for ceiling, internal and external walls	Sanitary Fixtures – Wash basin	Wash basin (Regular type/Basic model)
Flooring	Living , Bed rooms - Vitrified Tiles Kitchen, Balcony, Toilet flooring– Ceramic Tile, Toilets dadoing 5’0’’ height, Dadoing above kitchen platform 20’’ height.	CP Fittings	Basic model long body tap, bib cock, OH shower for cold water, provision for geyser.
Kitchen Counter	Polished granite / Cudappah mounted on platform.	Kitchen Sink	SS Sink - without drain board single tap for kitchen counter. Aqua guard provision will be provided
Balcony/ Window	MS grill as per architect design for balcony handrail. MS grills only for ground floor windows.	Internal/External	Internal Sewerage is PVC pipes and External Sewerage is SWR
Joineries - Wood	Main Door: Hard wood door frame with Flush door / equivalent shutter including SS hinges aldrop, door stopper, Tower bolt etc... Internal Door: Precast Concrete door frame / equivalent with Flush door shutter and MS powder coated hardware’s. Toilet Door: PVC door shutter with PVC door frame and hardware’s. Balcony Door: Precast Concrete door frame / equivalent with water proof Flush door shutter and MS powder coated hardware’s.	Sewerage works	pipes with Gully trap and manholes etc.,
Joineries - Windows Ventilators	Anodized Aluminium windows (Sliding Type) with glass. Anodized Aluminium frames with Fixed louvers	Rain Water	PVC pipes fixed on walls with clamps.
Painting Works	Internal ceiling painting: Will be two coat of OBD over one coat primer. Internal wall painting Will be 2 coats of OBD over one coat Primer External Paint: Two coat Cement paint over one coat white cement as per architect’s advice MS Grill: Synthetic Enamel Paint over one coat primer. Main Door: Enamel paint over one coat primer Bed room Doors /other doors: Enamel paint over one coat primer	Loft	Loft will be provided in Bedroom one side wall
ELECTRICAL		SPECIFICATION ON COMMON AREA	
Switches and Sockets	ISI switches.	1. Power back up for common amenities such as lifts , water pumps & selective common area lighting through Diesel Generator	
Wiring	ISI quality copper wiring through PVC conduits concealed in walls and ceilings	2. Sewage Treatment Plant shall be provided (Basic model).	
Electrical Points	Main Board : Single Phase connection with required MCB Living /Dining: 2 Light point 2fan point, 4-5A (TV, Music, Fridge and Switch board), 1 Calling bell point at main entrance Door. Studio apartment: 1 W/M, 1 Ac conduit will be provided additionally. Master Bedroom: 1 fan point: 2 Wall light point: 1-5A in Switch board; 1 - AC Point conduit provision only. Kitchen: 3- 5A (1-counter and 1-Switch board, 1 for aqua guard): 1 Light point; 1- Exhaust fan. Balcony Sit out : 1 - Light Point ,1 - 15A Point (W/M) For Toilets: 1 - wall Light point ; 1 - 15A Point ; 1 - Exhaust point Inverter – conduit from DB and dummy box provision shall be made for future connection.	3. OHT & Underground water sump, automatic water level controller shall be provided.	
TV	Each apartment will have one out let in Living for TV –Conduit provision.	4. Asphalt finished road / Paver block road with concrete kerb for the project, Paver block/ concrete pavement all around the building, (other than soft-scaped area).	
		5. Two wheeler parking will be provided.	
		6. Boundary wall shall be constructed in Masonry and MS Gates at Main Entrance etc...	
		7. LIFT: Two elevators with collapsible gates will be provided for each block.	
		8 Staircase: Granolithic floor Finish for Tread and landing, cement finish for Riser, MS handrails with synthetic enamel paint.	
		9. Corridor flooring: Granolithic flooring for all floors.	
		10 Landscape and play area will be provided in appropriate place as per architect advice.	
		11 Outdoor gym equipment 2 nos, volley ball court, badminton court, amphi theatre seating will be provided either in E or F Block.	
		12 Kids play area, volley ball court, badminton court facilities already provided in OSR.	
		13 Commercial shop will be provided at the entrance of F Block	
		14 Amenities and facilities provided in E and F blocks are exclusive only for these two blocks usage.	

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with 8 different Thematic Architecture.



GreenEdge - Scandinavian Styled Architecture



Villa Espana - Spanish Styled Architecture



Prathyeka - Chettinad Styled Architecture



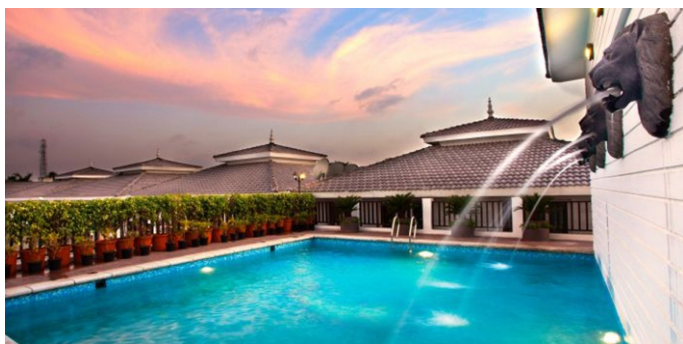
Pallava Heights - Pallava Styled Architecture



Chesterfields - Tudor Styled Architecture



La Celeste - French Styled Architecture



Villa Bali - Balinese Styled Architecture



Siena - Tuscan Styled Architecture



Catalunya City - Spanish Styled Architecture

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