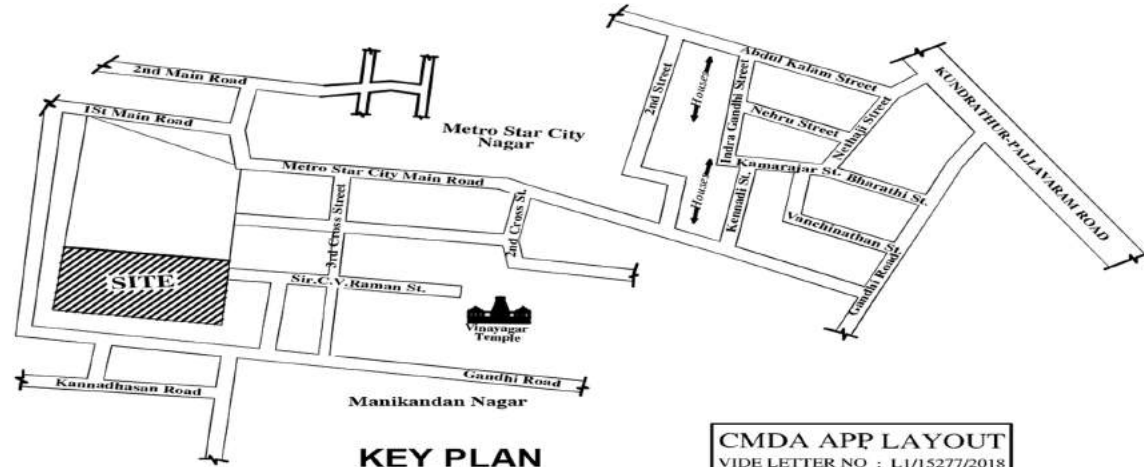
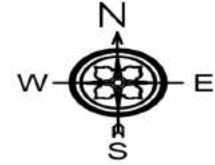




VINAYAGAM AVENUE PHASE - 1

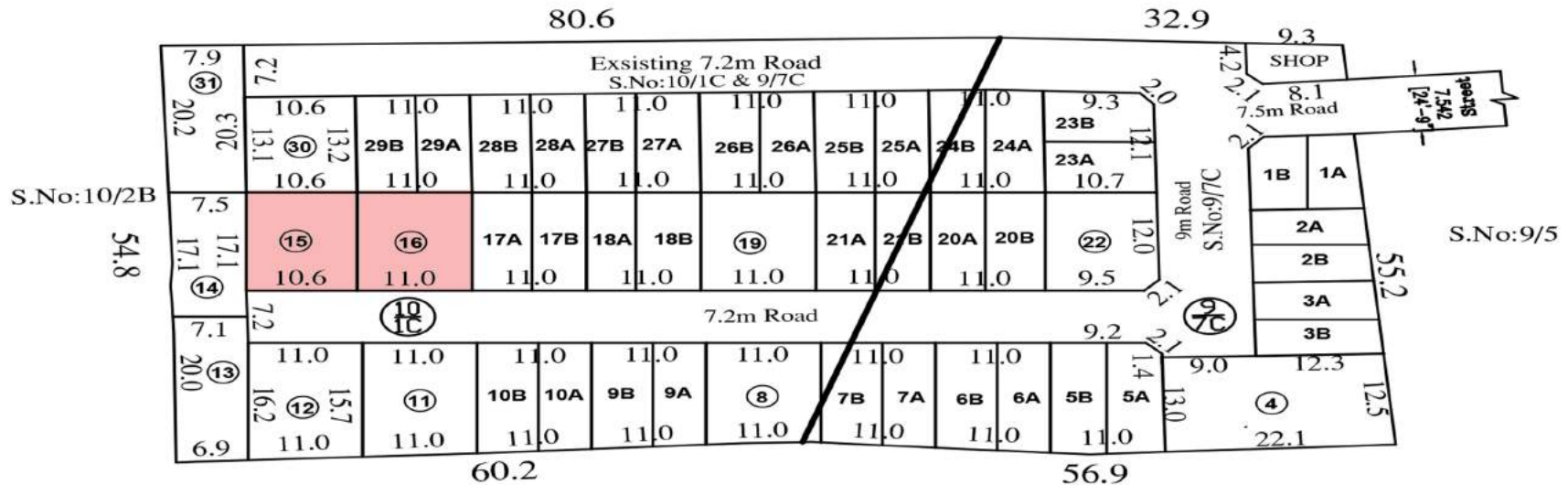
**PLAN SHOWING THE APPROVED LAYOUT OF HOUSE SITE IN S.NO: 10/1C & 9/7C,
OF KUNDRATHUR VILLAGE, KUNDRATHUR TOWN PANCHAYAT LIMIT,
PALLAVARAM TALUK, KANCHEEPURAM DISTRICT.**



KEY PLAN

CMDA APP LAYOUT
 VIDE LETTER NO : L1/15277/2018
 DATE : 22/02/2019
 P.P.D No 36
 L.O 2019

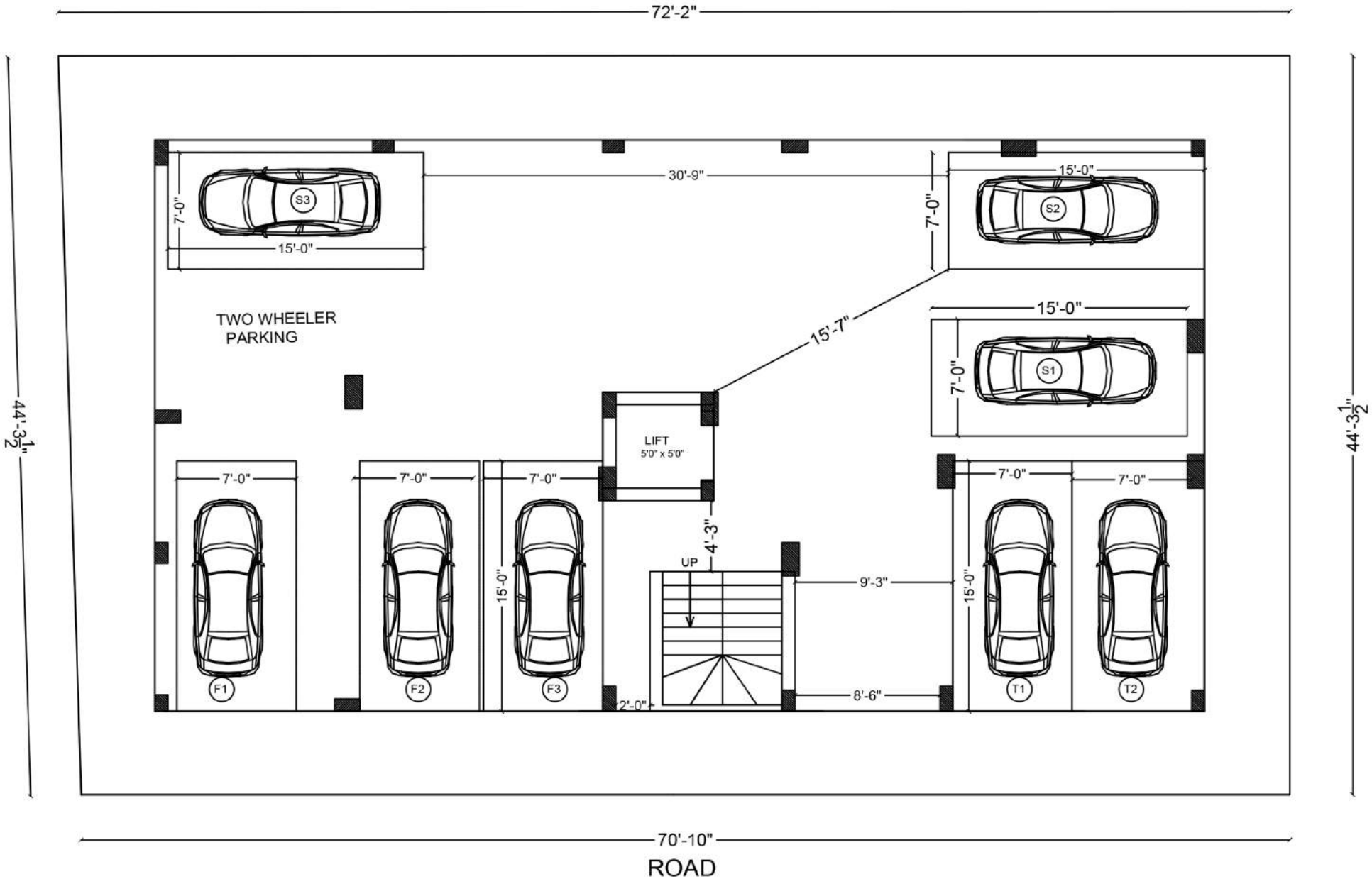
S.No:10/1B



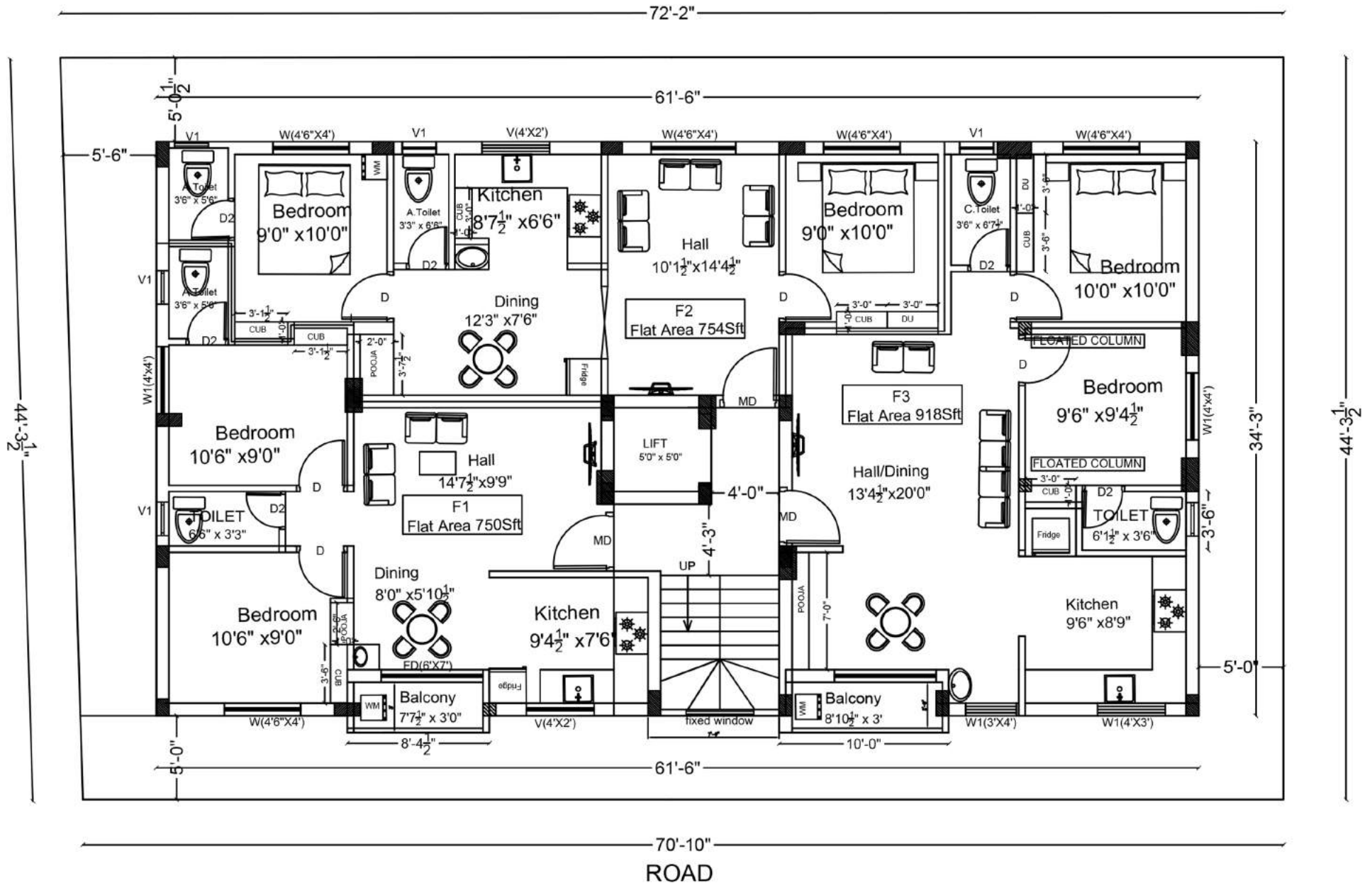
PROPOSED LAYOUT PLAN

ALL DIMENSIONS ARE IN METRE
(SCALE 1:400)

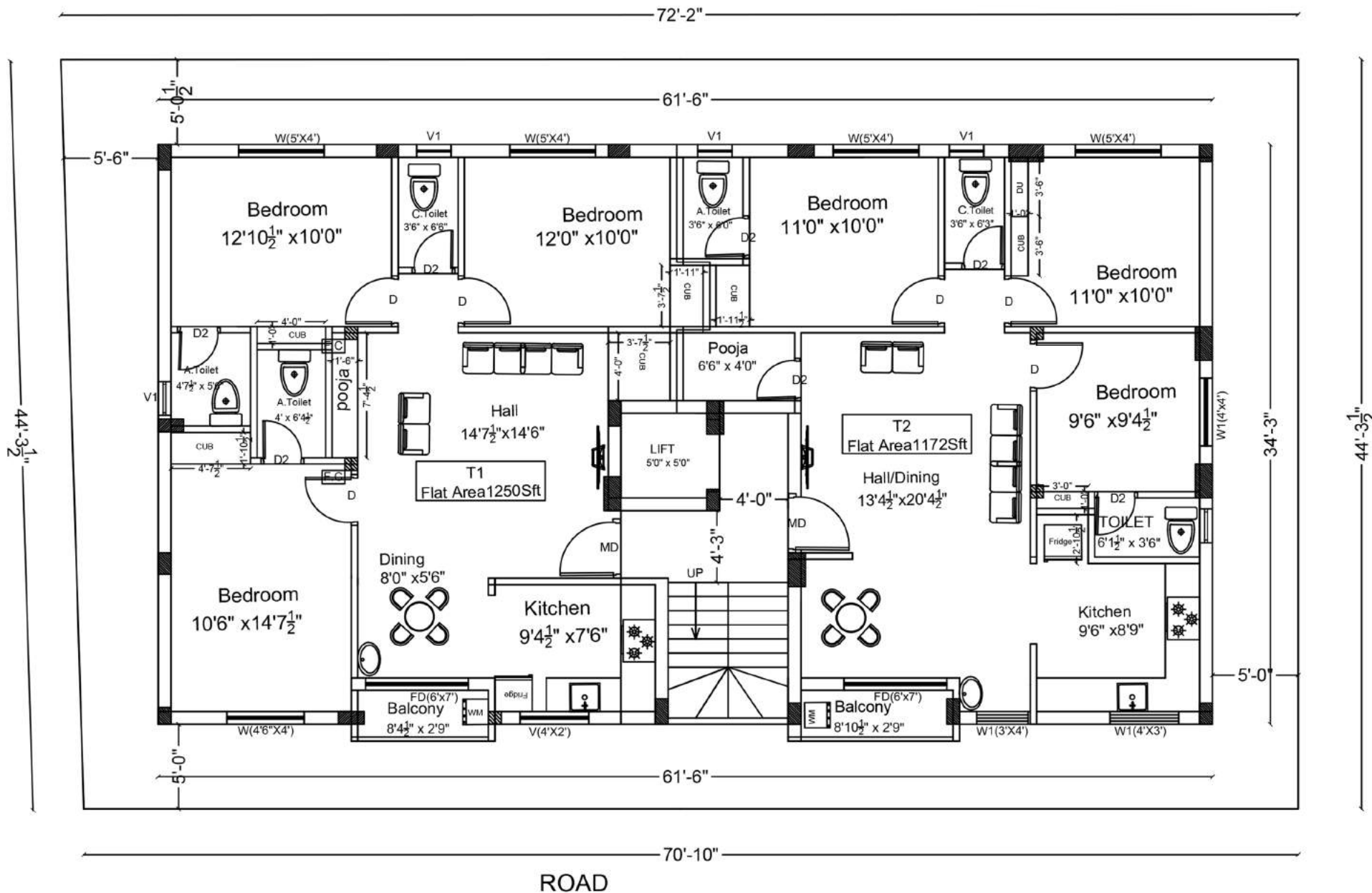
**GEE GE JAZZ
STILT PARKING**



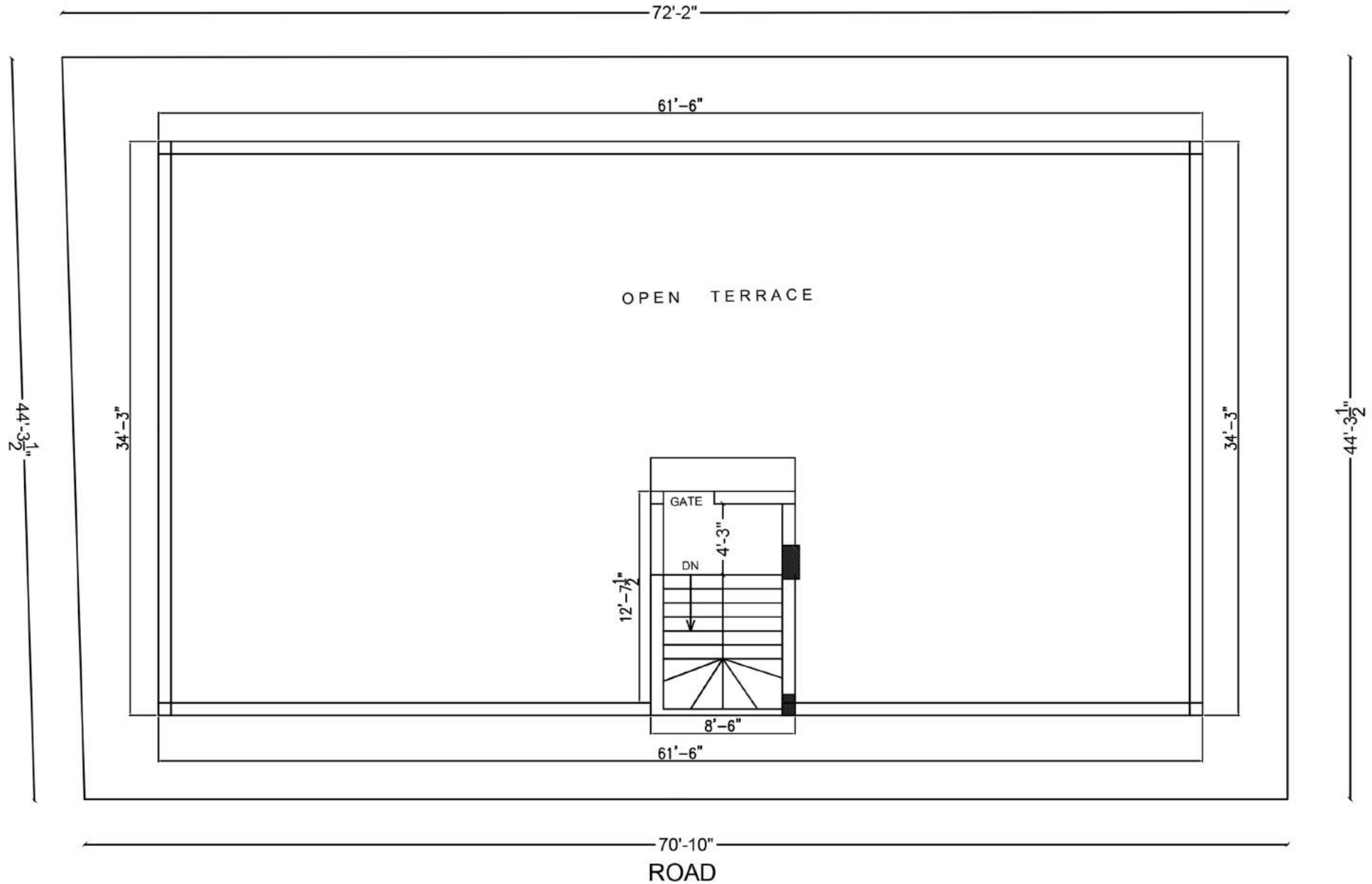
**GEE GE JAZZ
TYPICAL PLAN
FIRST & SECOND FLOOR**



GEE GE JAZZ THIRD FLOOR PLAN



GEE GE JAZZ
TERRACE PLAN



GEE GE JAZZ
AREA : 750SQFT



GEE GE JAZZ
AREA : 754 SQ.FT



GEE GE JAZZ
AREA : 918 SQ.FT



GEE GE
Structurals
Pvt.Ltd,

GEE GE JAZZ
AREA : 1250 Sq.Ft



GEE GE JAZZ
AREA : 1172 SQ.FT



**GEE GE STRUCTURALS PRIVATE LIMITED
BUILDERS & PROMOTERS**

GEE GE JAZZ PLOT NO.15 & 16

Guide Line Value	1800	
Total Constructed Area	7266	Plot No.15&16
Land Area	3166	Vinayagam Avenue Phase I
U.D.S	0.436	Mtero Star City
Rate (sqft) Rs	4750	Kundrathur
		Chennai 600 069.

***INTERIOR WORKS INCLUDES :**

- 1.Modular kitchen with faber chimney and faber hob
- 2.Ward Robe
- 3.Covered Loft

- 4.Fan and Light Fittings in living
- 5.Bathroom Accessories

FIRST FLOOR & SECOND FLOOR RATE DETAILS

Flat No	Main Door Facing	Plinth Area	Flat Area (Sqft)	U.D.S (Sqft)	COST OF BUILDING		GST for Flat & UDS cost (1%)	UDS Regestration	Constru ction Registra tion	EB (3 Phase)	TOTAL
					Cost of U.D.S	Construction Cost (Inclusive Car Parking)					
F1	EAST	610	750	327	588600	2973900	35625	74746	69478	30000	3772349
F2	SOUTH	613	754	328	590400	2991100	35815	74944	69822	30000	3792081
F3	WEST	746	918	400	720000	3640500	43605	89200	82810	30000	4606115
SECOND FLOOR RATE DETAILS											
S1	EAST	610	750	327	588600	2973900	35625	74746	69478	30000	3772349
S2	SOUTH	613	754	328	590400	2991100	35815	74944	69822	30000	3792081
S3	WEST	746	918	400	720000	3640500	43605	89200	82810	30000	4606115

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Flat No	Main Door Facing	Plinth Area	Flat Area (Sqft)	U.D.S (Sqft)	COST OF BUILDING		GST for Flat & UDS cost (5%)	UDS Registration	Construction Registration	EB (3 Phase)	TOTAL
					Cost of U.D.S	Construction Cost (Inclusive Car Parking & Interior works)					

THIRD FLOOR RATE DETAILS

T1	EAST	1016	1250	545	981000	4956500	296875	117910	109130	30000	6491415
T2	WEST	953	1172	511	919800	4647200	278350	111178	102944	30000	6089472

SPECIFICATIONS

Structure

- RCC framed structure with RCC foundation.
- Anti-termite treatment.
- 9 inches brickwork for outer wall and 4.5 inches brickwork for internal partition wall.
- Ceiling height will be maintained at 10 feet slab to slab.
- Foundation height is 3 feet from Ground level.

Wall Finish

- Internal wall in the living, dining, bedrooms, kitchen and lobby will be finished with 1 coat of primer, 2 coats of putty and 2 coats of tractor emulsion.
- Ceiling will be finished with cement paint.
- Exterior faces of the building will be finished with Asian texture paint with 1 coat of primer and 2 coats of emulsion.
- Utility & toilets will be finished with 1 coat of primer and 2 coats of cement paint.
- Toilet walls will be finished with glazed ceramic tiles up to lintel from finished floor level.
- Utility walls will be finished with glazed ceramic tiles up to 4 feet from finished floor level.
- Kitchen dado tiles up to 2 feet height from granite slab.

Flooring

- Living, dining, kitchen and bedrooms will have 2 X 2 feet vitrified tile flooring at cost of Rs.35/- sqft.
- Toilet will have Anti-skid ceramic tile flooring at the cost of Rs.24/- sqft.
- Bathroom, balcony will have rustic finish ceramic tile.
- Driveway and other areas will be laid with parking area tile.
- Staircase will have Granite.
- Terrace -floor will have Red kerala type tiles with vermiculite for cooling.

Kitchen

- Platform will be done with granite slab 2 feet wide at a height of 32 inches from the floor level and will be provided with stainless steel sink.
- Providing Faber chimney (Automatic-sensor) and Faber hob with suction power 1000 m³/Hr.
- Provision for water purifier.
- CP fittings will be Parryware.

Bathroom

- One wash basin of Parryware will be provided in a convenient place.
- Floor mounted W/C with health faucet Parryware in all bathrooms.
- Concealed wall mixer Parryware in all bathrooms.
- Provision for geyser in all bathrooms.
- CP fittings will be Parryware.

Entrance Door

- Main door will be of Teak wood doors of 7 feet height with tower bolt, door viewer, safety latch, door stopper and Godrej or equivalent lock.

Bedroom

- Good quality water-proof flush door with WPC frame of 7 feet height.
- One covered wardrobe will be provided.
- One covered loft will be provided.

Balcony Door

- Water proofing door of 7 feet height having Tower bolt , handle with good quality lock , door stopper etc.

Bathroom Door

- Chemically treated doors of 7 feet height with enamel finish.

Windows

- Windows will be UPVC panel with see-through pin headed glass and MS grills on inner side.
- UPVC French doors with toughened glass will be provided with grills.
- For ventilators, UPVC frame with suitable louvered glass panes.

Electrical Fittings

- Orbit cables and wiring.
- Switches and sockets will be Orbit.
- Telephone and DTH provision will be provided in living room.
- Split air-conditioner points will be provided in all bedroom.
- Modular plate switches, MCB and ELCB (Earth leakage circuit breaker) system.
- Electrical Fittings : Fan 1 No , Tube Light 6 No, Fancy Light 4 Nos.
- Hall : Two fan points , Three Light points , Two 5 amps plug points , one T.V point , one Telephone point and inverter.
- Bedrooms : One fan point , Two Light points , A/c point in both Bedrooms and one 5 amps Plug point.
- Kitchen : One fan point , Two Light points , One 5 amps and One 15 amps Plug point.
- Dining : One fan point , Two Light points , One 5 amps Plug point.

- Toilet : One Light and one 15 amps Plug point.

Others

- Overhead Tank for borewell and Sump water each of 2000 Ltrs Capacity
- Sump capacity of 14000 Ltrs.
- S.S Handrails in Staircase.
- Safety grill gates for all Main Doors.
- Safety grill gates for terrace and common main entrance.
- Inverter Provision.

External Feature

- Power Supply: 3-phase power supply will be provided for all flats.

Special Features

- Easy access to Chennai International Airport , Railway station , bus stand and Hospitals .
- 24 hours Ground water Supply.
- Car parking facility.
- Close proximity to leading schools.
- Followed by the Ancient Science of ' Vaastu ' and its benefits.
- Design and location of Furniture, Electrical fittings and Toilet fixtures are preplanned to use the available space effectively and efficiently.
- All bedrooms are provided with Built-in wardrobes and lofts.
- Loans arranged through all leading financial Institutions ., HDFC , SBI and LIC and Indian Bank.