



GEE GE STRUCTURALS PVT LTD

(Builders & Promoters)



GEE GE VISTA C BLOCK



Site Address

Plot No 6 & 14 Argeeswarar Colony,
6th Street, Chromepet, Pammal, Chennai 44



C.Thenappan

9380607435 | 9790966630

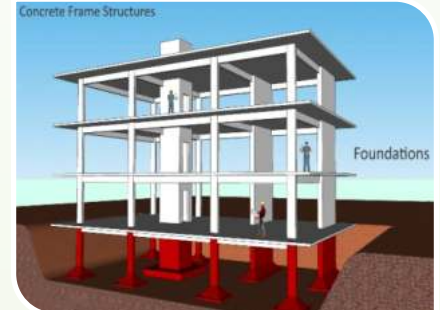
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SPECIFICATIONS FOR FLATS

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 9'-6" 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 2 coats of putty, 1 coat of primer, 2 coats of tractor emulsion
- ▶ Ceiling will be finished with cement paint
- ▶ Exterior front faces of the building will be finished with Asian Apex Durocross texture paint with 1 coat of primer and 2 coats of Ultima.
- ▶ Exterior other three sides of the building will be finished with 1 coat of primer, and 2 coats of ACE.
- ▶ Utility & toilets will be finished with 2 coats of putty, 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

SPECIFICATIONS FOR FLATS

Flooring

- ▶ Living, dining, kitchen and bedrooms will have 2 X 2 feet vitrified tile flooring at cost of Rs.35/- per sqft
- ▶ Toilet will have Anti skid ceramic tile flooring at the cost of Rs.24/- per 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.

INTERIOR WORKS

- ▶ Providing False ceiling in Hall
- ▶ Modular Kitchen with Faber Chimney and Faber Hob with Suction Power 1100m³/Hr.
- ▶ Covered Wardrobe and Loft will be provided in Bedrooms
- ▶ Providing Bathroom Accessories.



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 with drain board
- ▶ Provision for water purifier
- ▶ CP fittings will be Parryware



SPECIFICATIONS FOR FLATS

Bathrooms

- ▶ One Parryware wash basin in a convenient space.
- ▶ Floor mounted Parryware W/C with health faucet.
- ▶ Concealed wall mixer Parryware.
- ▶ Provision for geyser.
- ▶ CP fittings will be Parryware.



Entrance Door

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



Bedroom Door

- ▶ Good quality water- proof flush door with WPC frame of 7 feet height having good quality locks.

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

- ▶ UPVC Windows 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 and suitable louvered glass panes



SPECIFICATIONS FOR FLATS

Electrical Fittings

- ▶ Orbit cables and wiring
- ▶ Orbit Switches and sockets
- ▶ Telephone and DTH provision will be provided in living room
- ▶ 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 point.
- ▶ 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 point : 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 1500 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



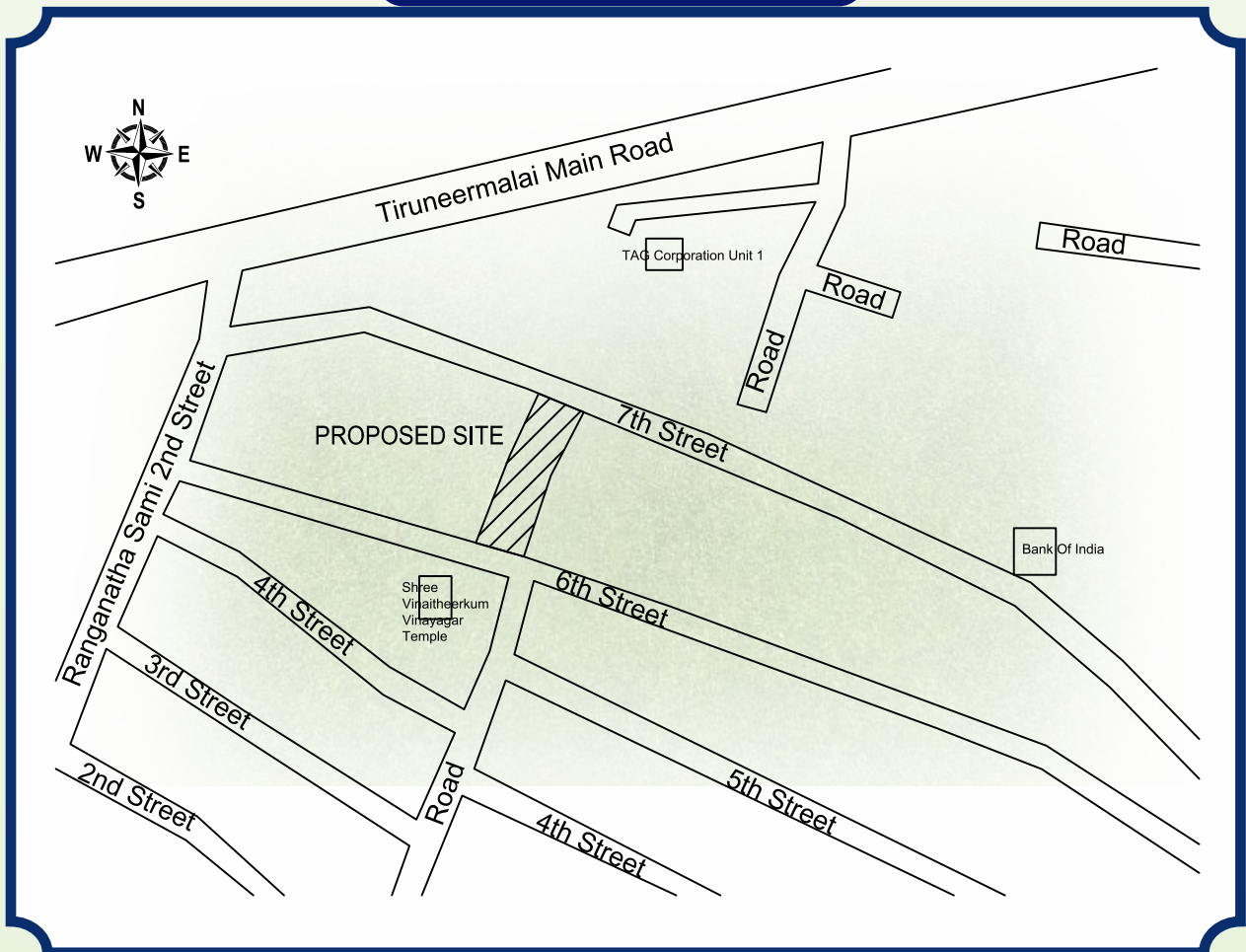
External Feature

- ▶ 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 ..., SBI, HDFC and LIC

KEY PLAN

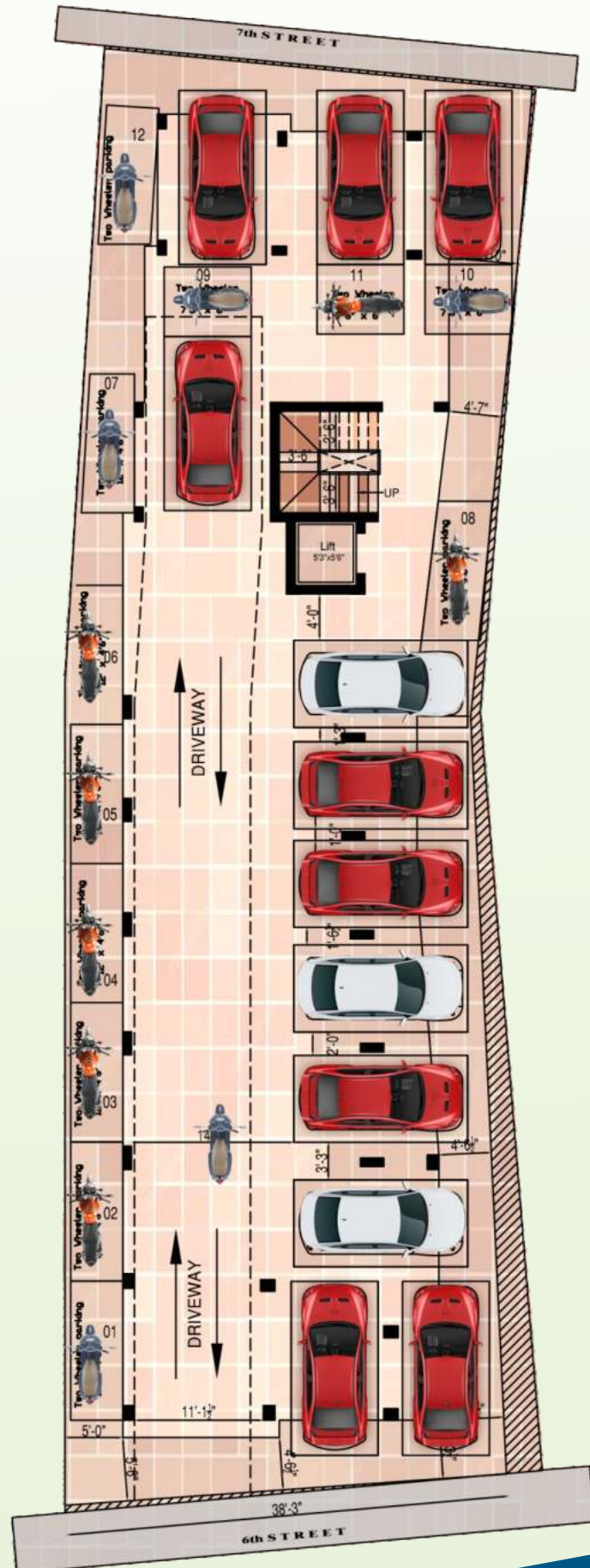


GEE GE VISTA C-BLOCK



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STILT FLOOR





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TYPICAL PLAN





F1/S1/T1 (NORTH FACING)

PLINTH AREA : 640sqft

FLAT AREA: 800sqft

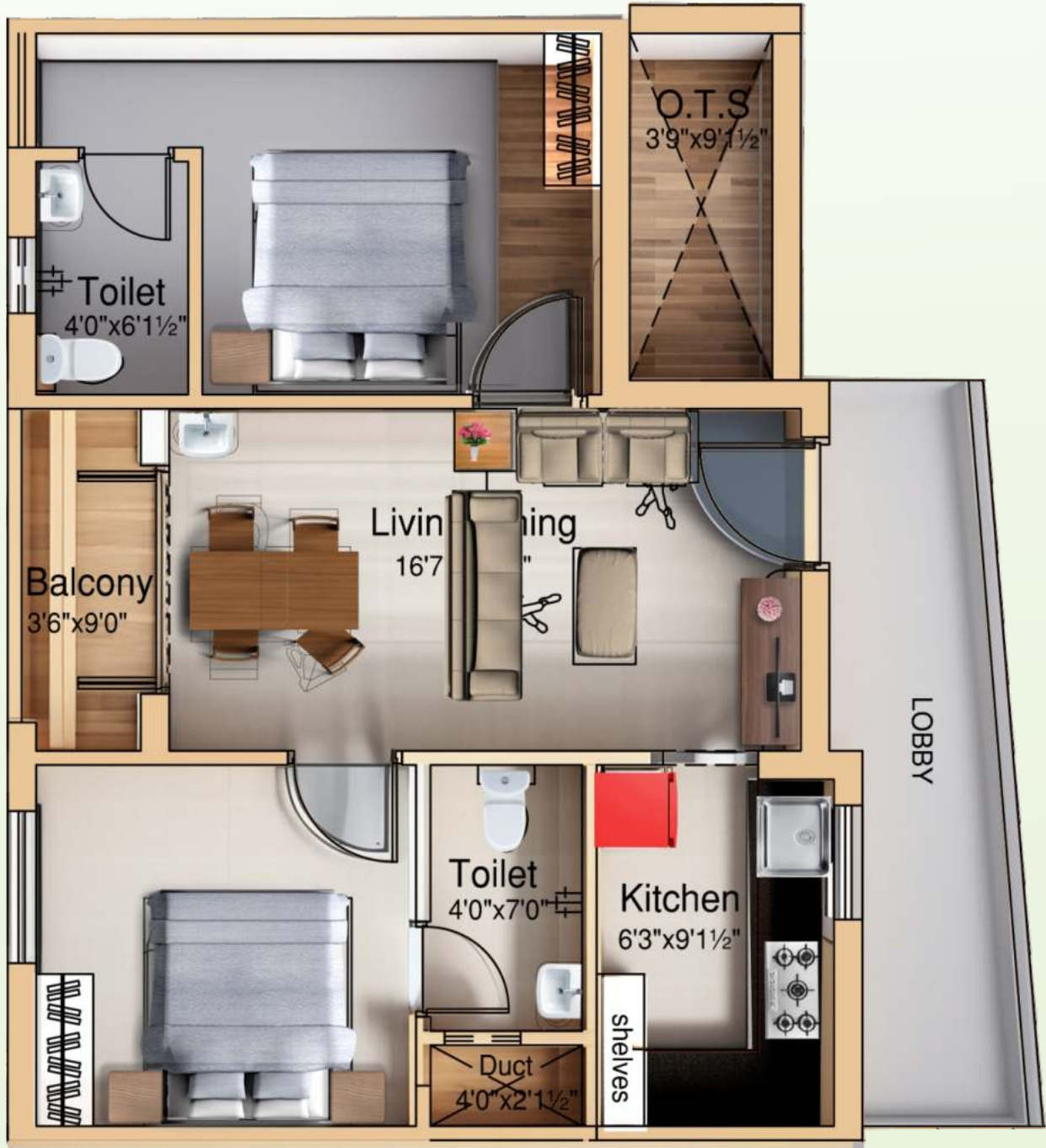




F2/S2/T2 (EAST FACING)

PLINTH AREA : 592sqft

FLAT AREA: 740sqft





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F3/S3/T3 (EAST FACING)

PLINTH AREA : 628sqft

FLAT AREA: 785sqft

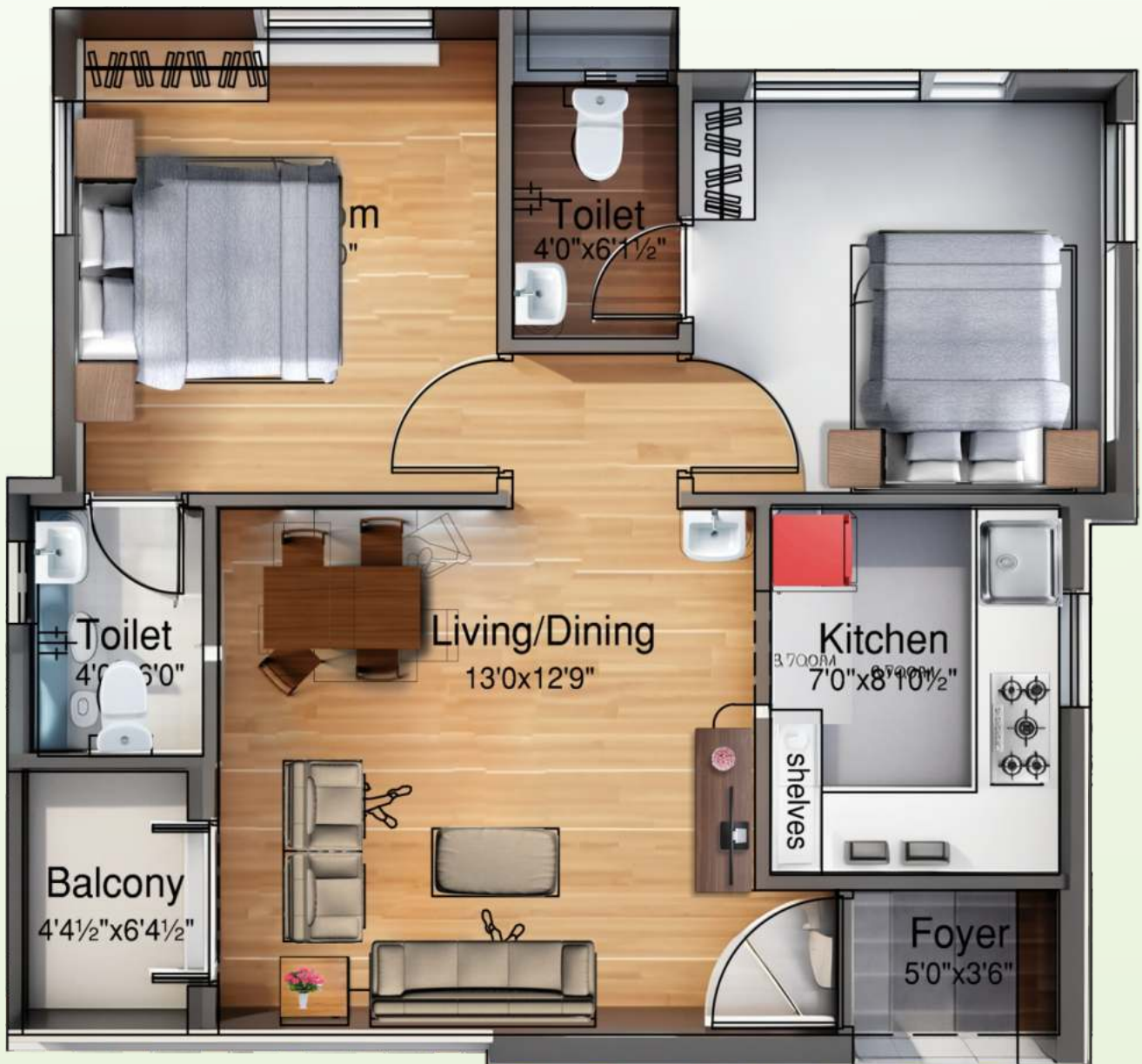




F4/S4/T4 (EAST FACING)

PLINTH AREA : 652sqft

FLAT AREA: 815sqft





GEE GE STRUCTURALS PVT LTD

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GEE GE VISTA PLOT NO.6 & 14

Guide Line Value	2500	Plot No. 6 & 14
Total Constructed Area	9420	ARGEESWARAR COLONY STREET
Land Area	4469	CHROMEPET, PAMMAL
U.D.S	0.4744	CHENNAI 44
Rate (sqft) Rs	7000	

***INTERIOR WORKS INCLUDES :**

- 1.Modular kitchen with faber chimney and faber hob
- 2.Ward Roof
- 3.Wooden Loft
- 4.Fan and Light Fittings
- 5.Bathroom Accessories

FIRST & SECOND FLOOR RATE DETAILS

Flat No	Main Door Facing	Plinth Area	Flat Area (Sqft)	U.D.S (Sqft)	COST OF BUILDING		GST (5%)	Registration Cost	EB (3 Phase)	TOTAL	STATES
					Cost of U.D.S	Construction Cost (Inclusive Car Parking & Interior)					
F1/S1	North	640	800	380	950000	4650000	280000	333000	75000	6288000	
F2/S2	EAST	592	740	351	877500	4302500	259000	309900	75000	5823900	
F3/S3	EAST	628	785	372	930000	4565000	274750	327225	75000	6171975	
F4/S4	EAST	652	815	387	967500	4737500	285250	338775	75000	6404025	

THIRD FLOOR RATE DETAILS

T1	NORTH	640	800	380	950000	4650000	280000	333000	75000	6288000	
T2	EAST	592	740	351	877500	4302500	259000	309900	75000	5823900	
T3	EAST	628	745	372	930000	4285000	260750	311825	75000	5862575	
T4	EAST	652	815	386	965000	4740000	285250	338775	75000	6404025	

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