

GEE GE STRUCTURALS PVT LTD

(Builders & Promoters)



GEE GE VISTA



Site Address

Plot No 4, Argeeswarar Colony,
6th Street, Chromepet, Pammal, Chennai 44



C. Thenappan

9380607435 | 9790966630

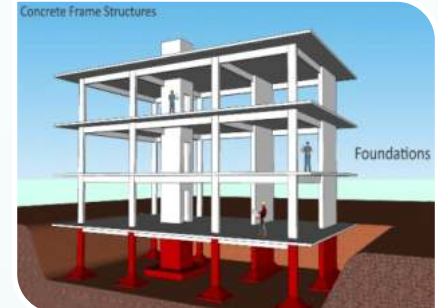
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SPECIFICATIONS FOR FLATS

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 Parryware wall mixer
- ▶ 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

- ▶ 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 grill
- ▶ 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 bedrooms
- ▶ 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

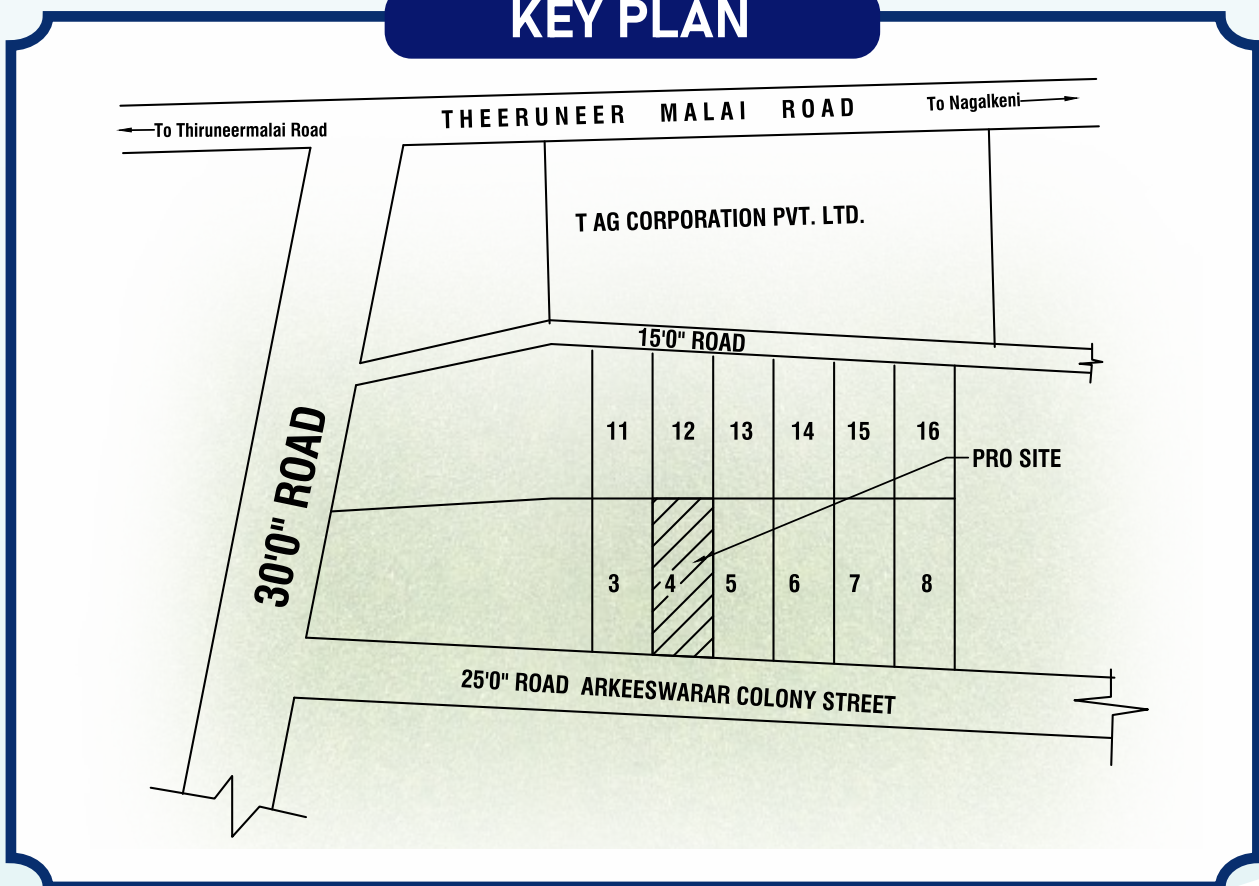
- ▶ Power Supply: 3-phase power supply will be provided for all flats



Special Features

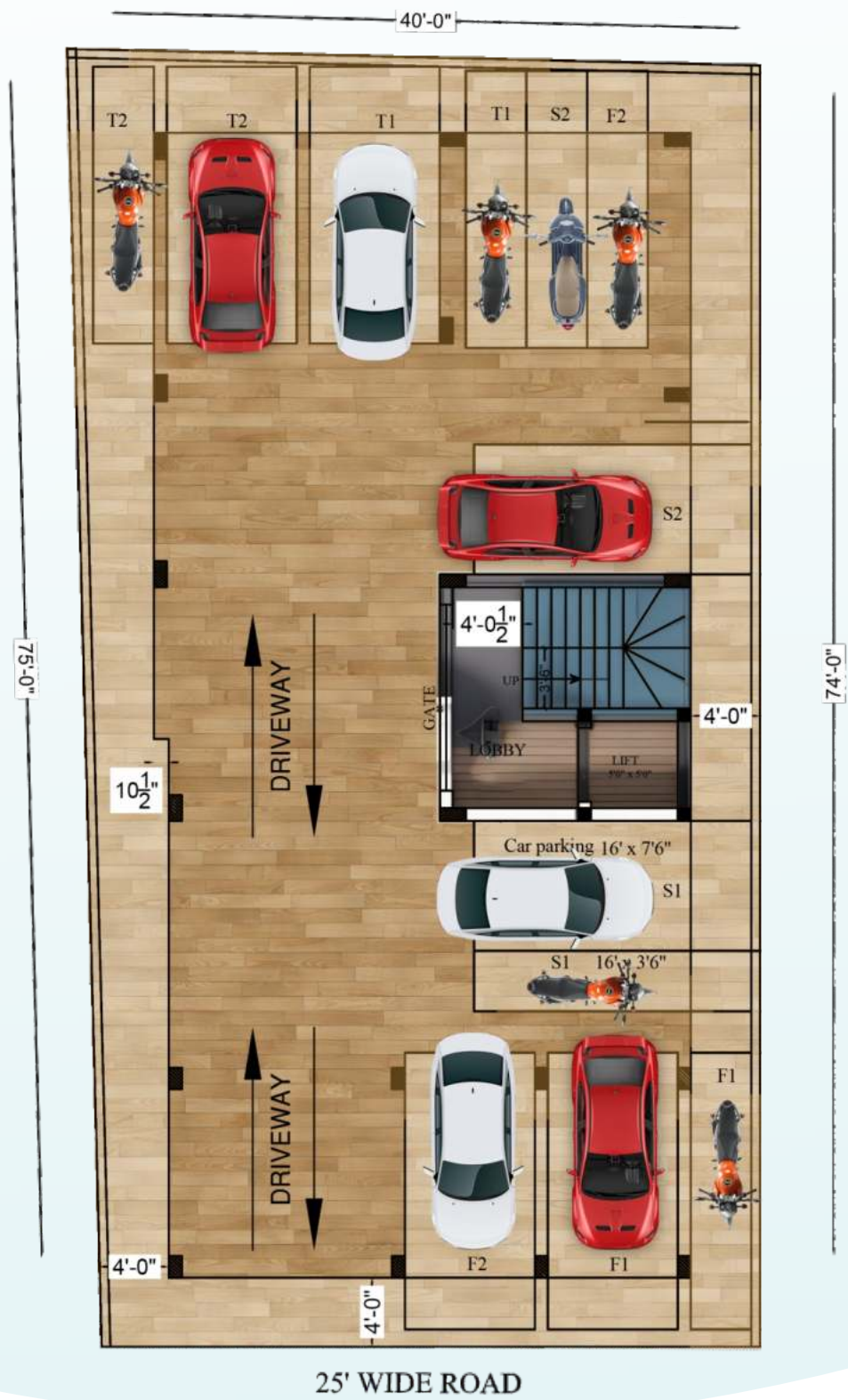
- ▶ Easy access to Chennai International Airport , Railway station, bus stand and Hospitals .
- ▶ 24 hours Ground water Supply.
- ▶ Car parking facility.
- ▶ Close proximity to leading schools
- ▶ Followed by the Ancient Science of ' Vaastu ' and its benefits.
- ▶ Design and location of Furniture, Electrical 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

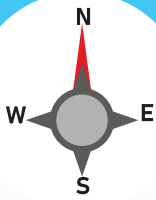
KEY PLAN



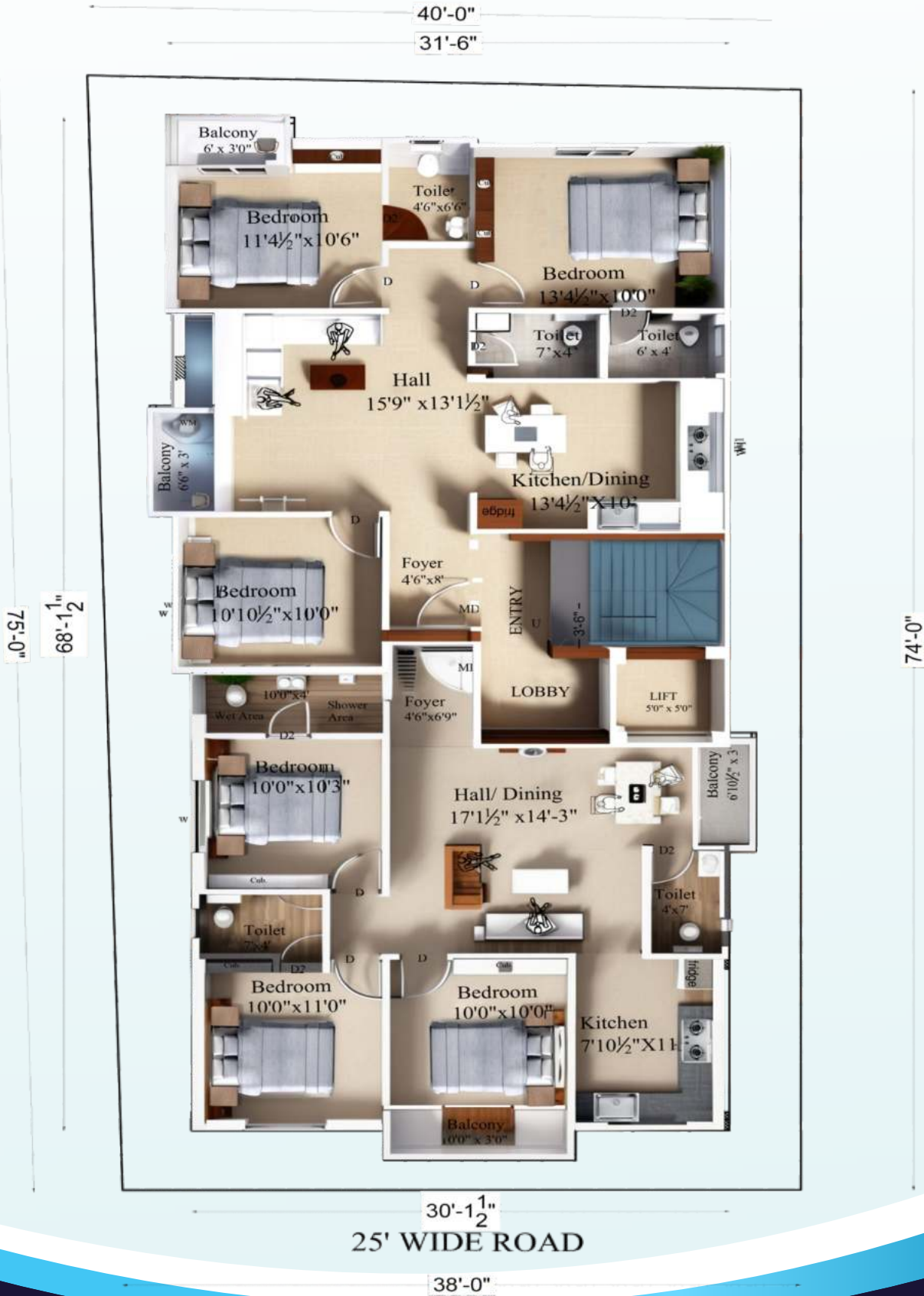


STILT FLOOR





TYPICAL PLAN



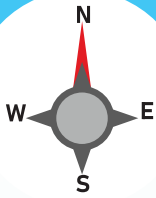


F1/S1/T1 (EAST FACING)

PLINTH AREA : 930sqft

FLAT AREA: 1163sqft

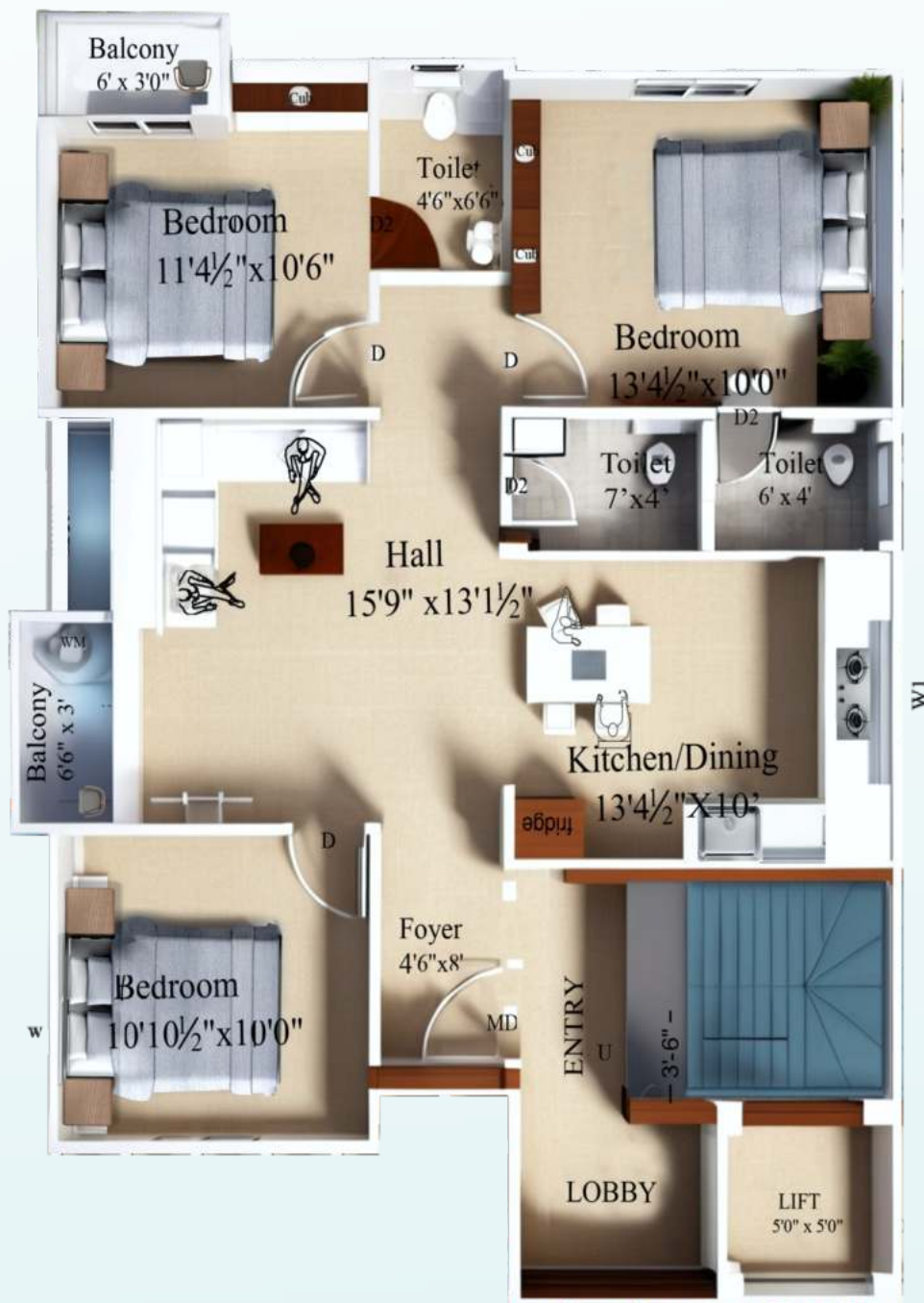


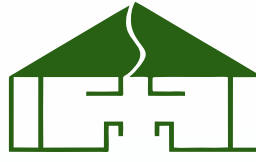


F2/S2/T2 (EAST FACING)

PLINTH AREA : 986sqft

FLAT AREA: 1233sqft





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Guide Line Value			2500			Plot No.4			
Total Constructed Area			7188			ARGEESWARAR COLONY , 6th STREET			
Land Area			2905			CHROMEPET , PAMMAL			
U.D.S			0.404			CHENNAI 44			
Rate (sqft)for Flat Area Rs			6000						
Rate (sqft)for Interior work Rs			1000						
*INTERIOR WORKS INCLUDES :									
1) Modular kitchen with faber chimney and faber hob									
2) Wardrobe					4) Fan and Light Fittings				
3) Wooden Loft					5) Bathroom Accessories				

FIRST 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 (5%)	Regestratio n Cost	EB (3 Phase)	TOTAL	STATES
					Cost of U.D.S	Construction Cost (Inclusive Car Parking & Interior)					
F1	EAST	930	1163	470	1175000	6966000	407050	472755	75000	9095805	
F2	EAST	986	1233	498	1245000	7386000	431550	499705	75000	9637255	

SECOND FLOOR RATE DETAILS

S1	EAST	930	1163	470	1175000	6966000	407050	472755	75000	9095805	
S2	EAST	986	1233	498	1245000	7386000	431550	499705	75000	9637255	

THIRD FLOOR RATE DETAILS

T1	EAST	930	1163	470	1175000	6966000	407050	472755	75000	9095805	
T2	EAST	986	1233	498	1245000	7386000	431550	499705	75000	9637255	



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