



# GEE GE STRUCTURALS PVT LTD

( Builders & Promoters)



READY  
TO  
OCCUPY

**Gee Ge's Jagan Subbu**

**Site Address**

No 77/12, Karaneeswarar Pagoda Street,  
Mylapore, Chennai 600 004

visit our location

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C. Thenappan

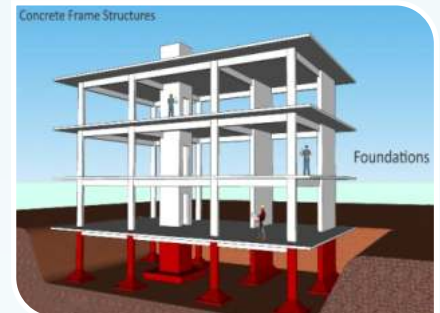
📞 9380607435 | 9790966630



## 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 4 X 2 feet vitrified tile flooring
- ▶ Toilet will have Anti skid ceramic tiles 4 x 2 wall tile and 2x 2 flooring tiles
- ▶ 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 1100m<sup>3</sup>/Hr.
- ▶ Covered Wardrobe and Loft will be provided in Bedroom
- ▶ 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

### 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 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 grills
- ▶ For ventilators, UPVC frame with 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.
- ▶ 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
- ▶ Separate electrical points in parking area for charging **EV** vehicles



## Special Features

# EASY ACCESS TO

### SCHOOL

- 650mts from St. Bede's Anglo Indian Higher Secondary School
- 1.0km from Santhome Higher Secondary School
- 3.1km from Chettinadu School

### COLLEGE

- 2.9KM from Presidency College
- 3.9km from Madras University College
- 1.2km from Queen Mary's College



### RELIGIOUS PLACE

- 1.8km from Kabaleeswarar Temple
- 3.2km from R.A.Puram Iyyappan Koil
- 1.5km from Santhome Cathedral Church
- 1.0km from Jumma Mosque



### HOSPITAL

- 1.5km from Kalyani Multi Specialist Hospital
- 4.9km from Fortis Malar Hospital
- 4.5km from Omandurar Government Hospital



### ENTERTAINMENT

- 700m from Light House
- 750m from Chennai City Centre Mall
- 150m from Beach Side Badminton Academy

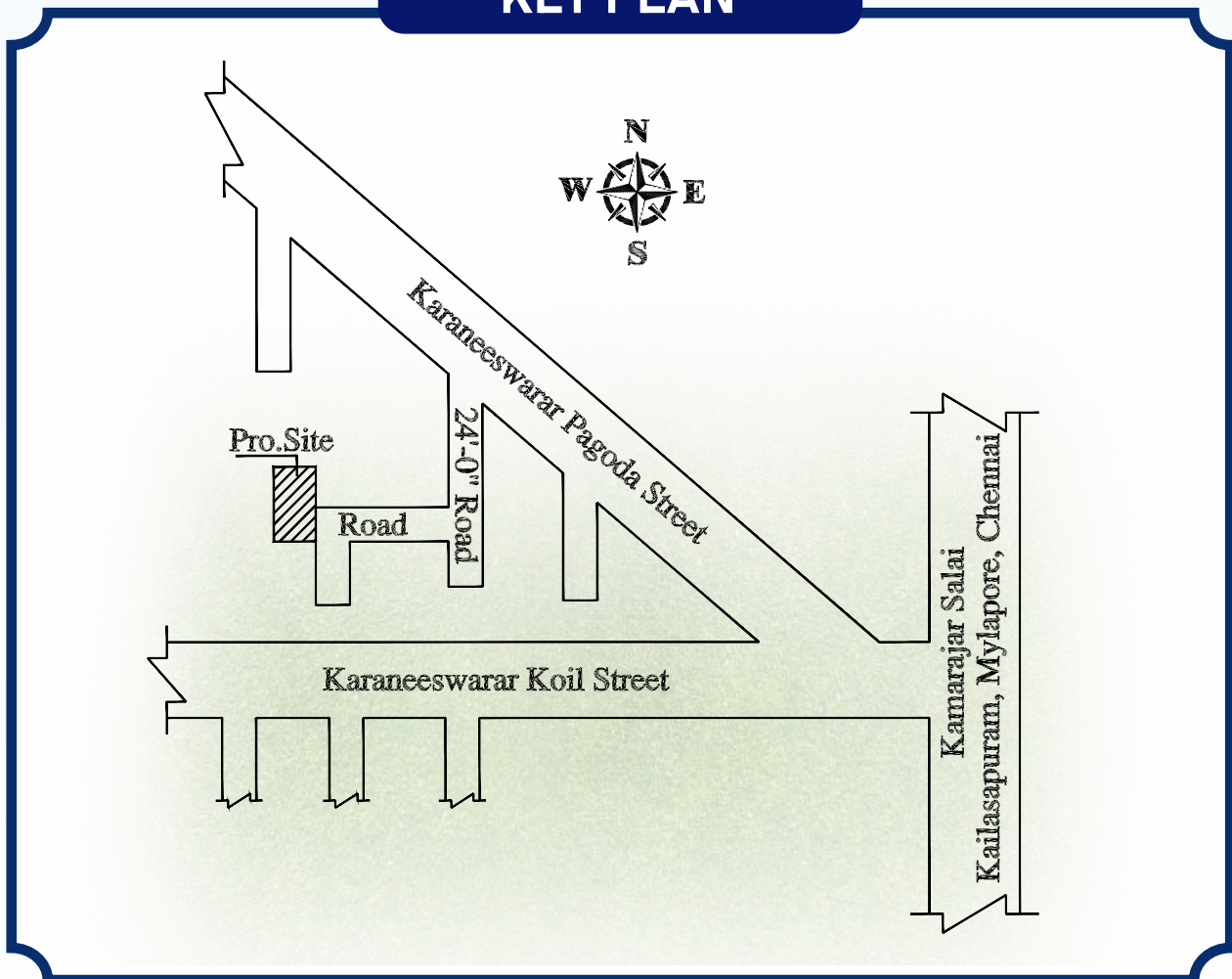


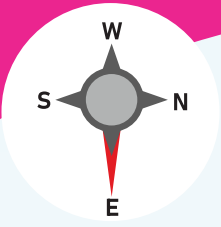


## Special Features

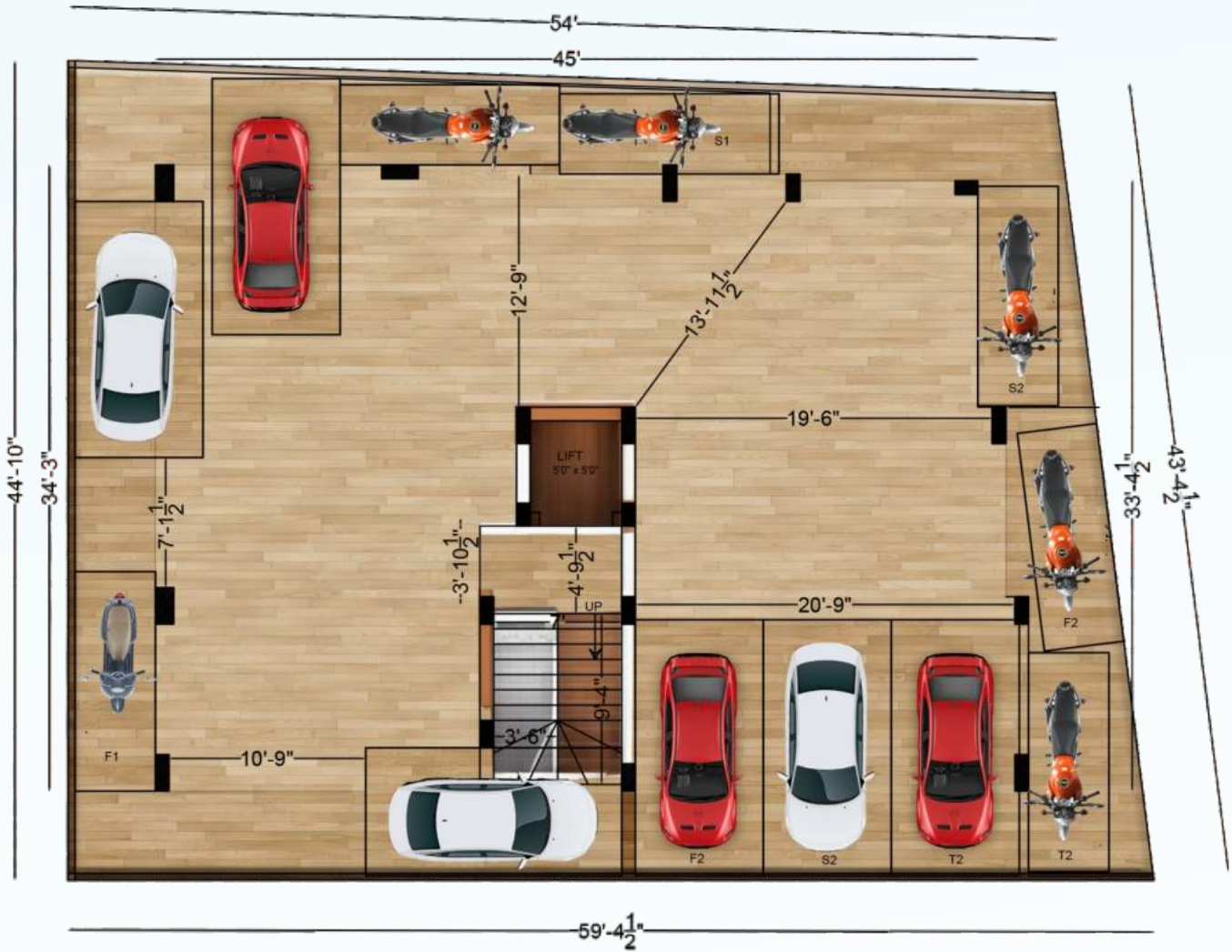
- ▶ 24 hours Ground water Supply.and Corporation water
- ▶ Car parking facility.
- ▶ Followed by the Ancient Science of ' Vaastu ' and its benefits.
- ▶ Design and location of Furniture, Electrical fittings and Toilet fixtures are preplanned to use the available space effectively and efficiently.
- ▶ All bedrooms are provided with Built-in wardrobes and lofts.
- ▶ Loans arranged through all leading financial Institutions ..., SBI, HDFC and LIC

## KEY PLAN



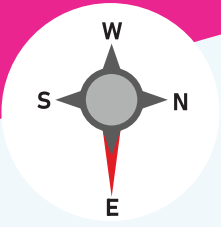


## STILT FLOOR



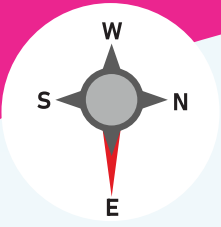
Road





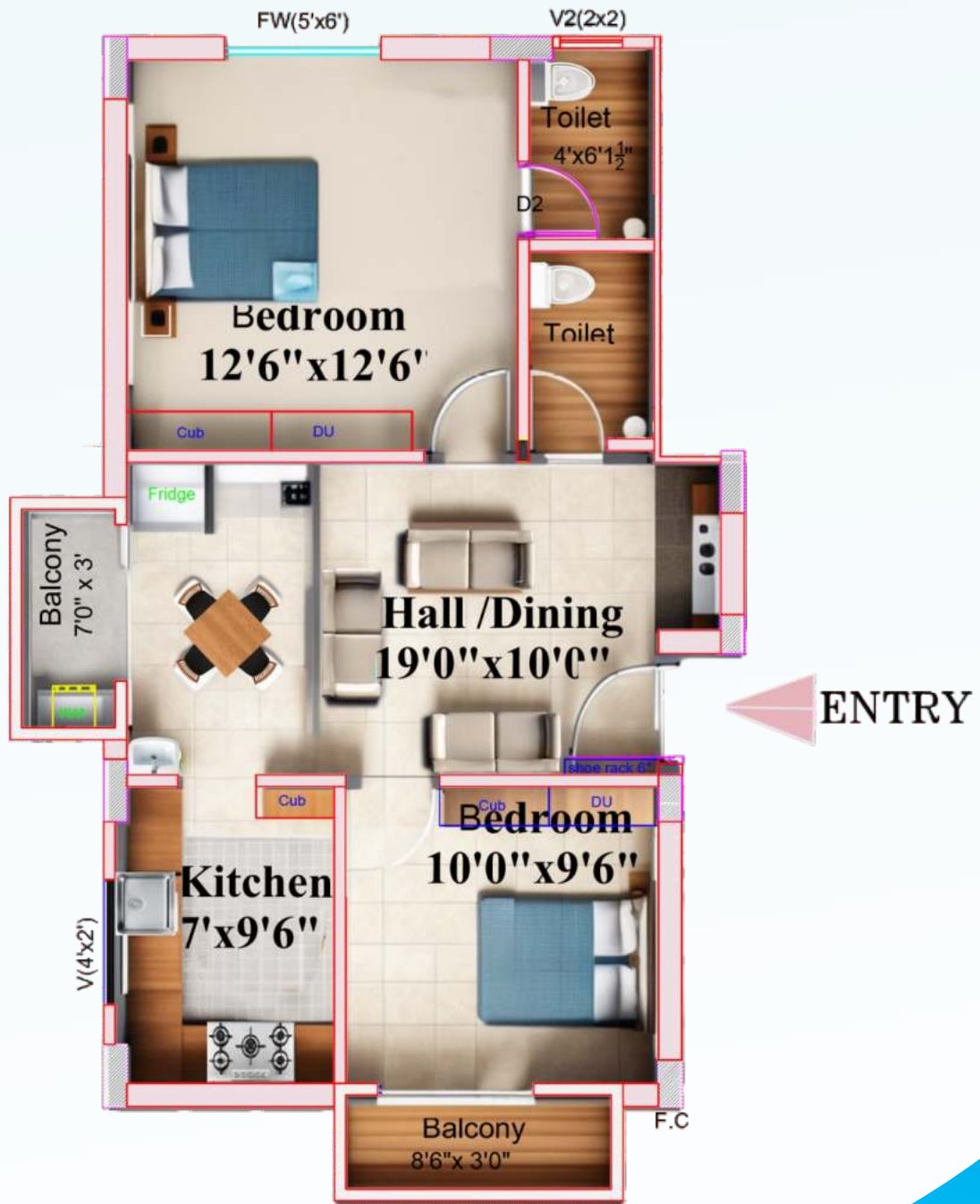
# TYPICAL PLAN

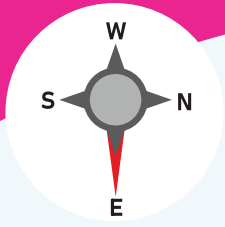




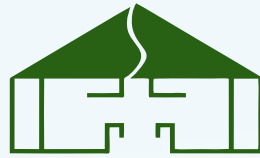
**F1/S1/T1 (NORTH FACING)**

AREA : 860sqft





**GEE GE STRUCTURALS PVT LTD**  
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## GEE GE'S JAGAN SUBBU

Guide Line Value	10500	GEE GE'S JAGAN SUBBU
Total Constructed Area	5865	NO 77/12, KARANEESWARAR
Land Area	2408	PAGODA STREET,
U.D.S	0.411	MYLAPORE
Rate (sqft)for Flat Area Rs	14500	CHENNAI 600 004
Rate (sqft)for Interior works Rs	1000	
*INTERIOR WORKS INCLUDES :		
1).Modular kitchen with faber chimney and faber hob		
2).Wardrobe		
3).Wooden Loft		
4).Fan and Light Fittings		
5).Bathroom Accessories		

Flat No	Main Door Facing	Plinth Area (Sqft)	Flat Area (Sqft)	U.D.S (Sqft)	COST OF BUILDING			GST for Flat & UDS cost (5%)	Registration Cost	EB (3 Phase)	TOTAL	STATUS
					Cost of U.D.S	Construction Cost (Inclusive Car Parking)	Interior cost					
<b>FIRST FLOOR RATE DETAILS</b>												
F1	North	688	860	353	3706500	8763500	860000	666500	652000	75000	14723500	Available
<b>SECOND FLOOR RATE DETAILS</b>												
S1	North	688	860	353	3706500	8763500	860000	666500	652000	75000	14723500	Available
<b>THIRD FLOOR RATE DETAILS</b>												
T1	North	688	860	353	3706500	8763500	860000	666500	652000	75000	14723500	Available



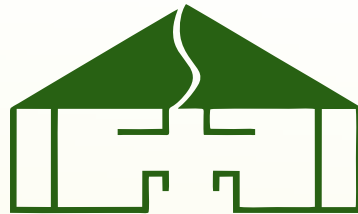
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