

*Premium Luxury*

**3 BHK Apartment**

@ West Tambaram



*Blue Bird*

**15+ AMENITIES**



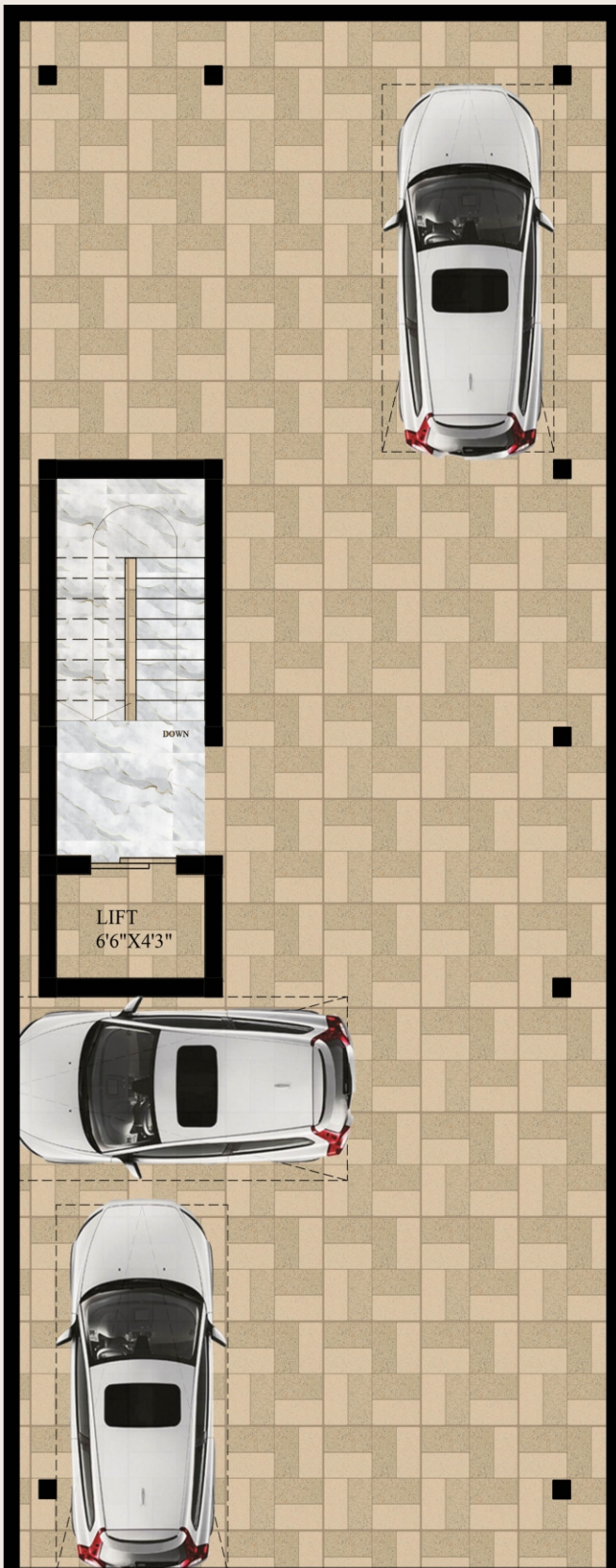
 **GINI**  
DEVELOPERS  
*Building your dream*

**ONE FLOOR  
APARTMENT**

 **99401 00555**



# FLOOR PLANS







## AMENITIES



**INVERTOR POWER  
BACKUP**



**COVERED  
CAR PARKING**



**PASSENGER  
LIFT**



**CCTV**



**VIDEO DOOR  
PHONE**



**GENSET WITH  
ATT DEVICE**



**DRIVER TOILET**



**LIFT WITH  
ARD DEVICE**



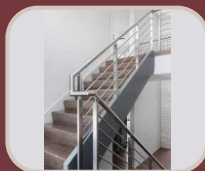
**COOLING LIME TILES  
AT TERRACE**



**ELECTRIC VEHICLE  
CHARGING POINT**



**EB PANEL BOARD**



**SS HANDLE FOR  
STAIRCASE**



**SAFETY GRILL**



**SEMI AUTOMATIC WATER  
LEVEL CONTROLLER**



**RAIN WATER  
HARVESTING**

## LOCATION MAP



## SPECIFICATIONS

**STRUCTURE :** RCC Framed structure with 9" external and 4.5" internal partition AAC block masonry walls.

**WALL FINISH :** Exterior faces of the building finished with 1 coat of primer & 2 coats of Emulsion paint with colour as per architect design. All interior wall finished with 2 coat of putty & 1 coat of primer & 2 coats of emulsion paint

**FLOORING :** Living, Dinning, Bedroom and Kitchen laid with vitrified Tiles. Toilets, Balcony and Utility area will be laid with anti-skid ceramic tiles.

**DOORS :** Main Door - Teak wood frame and Teak wood door with Dorset or equivalent locks, door eye, SS tower bolt and a door stopper, Inner Door - Country Wood frame with flush door Shutters with locks, tower bolts and door stopper.

**WINDOWS :** UPVC windows with see through plain glass with grills. UPVC French window with see through plain glass. UPVC ventilators with grills.

**ELECTRICAL :** Electrical work with copper wires in concealed PVC Conduits, Provision shall be made for sufficient lighting and power points. Switches and sockets, internet and TV Points in living room and all bedrooms. Electrical line for inverter and 3 Phase EB connections with change our switch. A/c wiring for all Bed Rooms and Living Room.

**PLUMBING :** Common Borewell, UG Sump, Septic Tank and Rainwater Harvesting. Parryware / Hindware OR equivalent sanitary and CP fittings.

**DADO TILES :** Glazed/Mattee Ceramic Tile will be finished upto 7'-0" height in Bathrooms. Gloaze/mattee ceramic Tile will be finished upto 2'-0" height above Kitchen Counter.

**KITCHEN :** Kitchen counter finish with polished granite. Single Bowl stainless steel sink fixed. Provision for Exhaust point.

**WEATHERING COURSE :** Weathering course using brick bats, lime and concrete with Kerala Tiles.

**CCTV :** CCTV camera installed in all common areas.

**LIFT :** Passenger Lift to access all floors

**Customization :** As per clients' request at additional cost.

### BLOCK -1

FLAT NO	TYPE	SALEABLE AREA	FACING	UDS
F-1	3 BHK	1500 sqft	East	576
F-2	3 BHK	1500 sqft	East	576
F-3	3 BHK	1500 sqft	East	576

### BLOCK -2

FLAT NO	TYPE	SALEABLE AREA	FACING	UDS
F-1	3 BHK	1500 sqft	East	576
F-2	3 BHK	1500 sqft	East	576
F-3	3 BHK	1500 sqft	East	576



Google Maps

Scan the  
QR Code



### Site Address :

Plot No.276, 4th Cross Street,  
TNHB Colony, West Tambaram,  
Chennai - 600 045. (Near EB Office)

### CONTACT US :



No:5, 2nd Floor, Service Road, Krishna Nagar, West Tambaram,  
Chennai - 600 045. (Landmark : Near Mosque/Rafa Sports upstairs)

Ph : 044 - 2999 5555 / 99401 00555

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