



**SITE ADDRESS: NO:1, ELIMNAGAR, PANCHAYAT MAIN ROAD,
BEHIND NEW INTERNATIONAL TRADE CENTRE, PERUNGUDI**

CALL: 97909 99389 / 98417 07733

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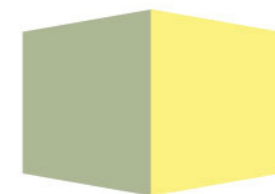
No. 12/23, Neelakanta Mehta Street, T Nagar, Chennai - 600 017. Ph: 044 4212 9715.

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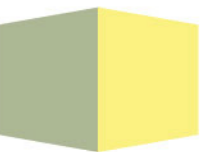
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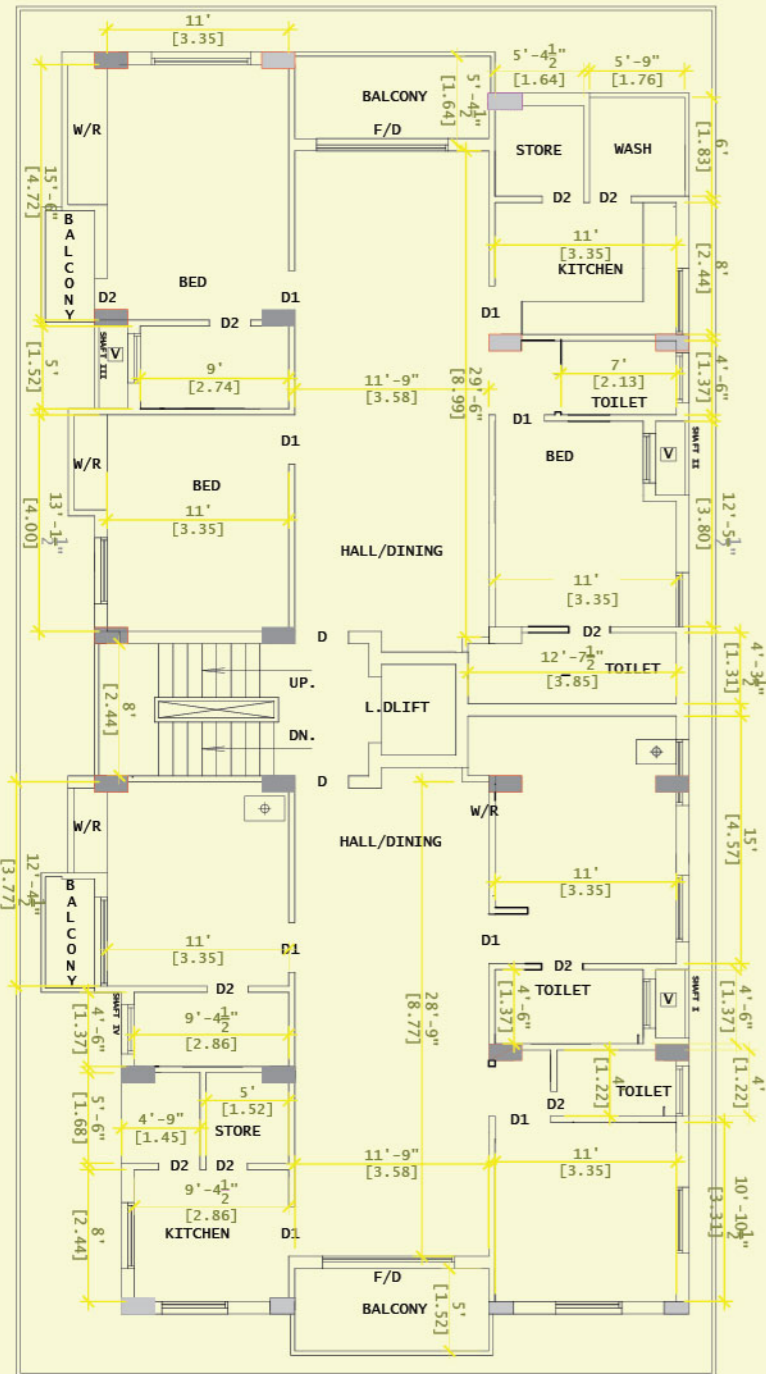
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TYPICAL FLOOR PLAN

SPECIFICATIONS



STRUCTURE

- Anti-termite treatment as per BIS for the complete building.
- All walls with bricks set in cement mortar.
- 9" thick brick wall for the outer and 4 -1/2" thick Brick wall for the internal partition wall.
- OR Aerocon blocks will be provided upon the request of the ALLOTTEE, with additional charges.

WALL FINISHES

- Cement plaster and Birla putty finish with two coats of Emulsion Paint for all internal walls.
- External Walls finished with Primer and External Paint.
- The toilet walls finished with Joint Free Tiles 7 ft height dado.
- Wash area will be finished with Ceramic Tiles upto 2'-6" Height.
- 2' above the kitchen platform will be finished with glazed ceramic tiles @ Rs.50/Sq.ft.

CEILING

- All ceiling areas will be finished with cement plaster and O.B.D.

FLOOR FINISHES

- Living, Dining & Bedrooms will be finished with 2' x 2' Vitrified tiles with skirting @ Basic 80Rs/Sft.
- Kitchen, Balconies will be finished with matt finish tiles with skirting.
- Bathroom Flooring & Wash/ Service will be finished with Anti - Skid Ceramic tiles.
- Car park areas will be finished with Vitrified car park tiles.

DOORS AND WINDOW

- Main door: First Quality Teak Wood Frame, frame with teak paneled door shutter polished with melamine on both sides with viewing lens and safety chain.
- Godrej/ Europa or Equivalent locks will be provided.
- All Bedrooms doors will be of first class country wood frame with 30 mm thick factory made solid core both side teak/ paint finish flush shutter with Godrej or equivalent cylindrical locks will be provided.
- Toilet doors First quality country wood frame, water proof 30 mm thick BWP grade finish flush doors with one side polish and one side paint finish.
- French Doors – UPVC Doors
- Windows UPVC windows with MS Grills
- Safety Grill gate for the main door.

STAIRCASE

- Railing –SS railing as per Architect design
- Steps and landing area will be finished with Granite up to the Head Room.
- Head room will be provided with Grill gate and water proof door.

KITCHEN/WASH AREA

- Platform will be done with Granite Slabs 2' wide and provided with Stainless Steel Single Bowl with single drain board.
- Provision for fixing an Exhaust Fan, Aqua Guard, dish washer, washing machine will be made.

TOILETS/BATHROOMS

- White shade Wall Mount - European Water Closets of Parryware or equivalent will be provided with Wash basin.
- All CP fittings in bathrooms are of Jaguar/ Plumber / Parryware continental range or equivalent.
- Health Faucets, wall mixer with an overhead shower will be provided.

PLUMBING

- CPVC & UPVC piping for water supply.
- UPVC (SWR) pipes for all waste water and soil line.

ELECTRICAL

- Three phase electrical supply of suitable rating to cover 3 Ac's
- Concealed Insulated Copper Multi-strand Branded wires in all Apartments.
- Each Apartment will be provided with a distribution board having MCB's.
- Switches & Sockets of Anchor roma or equivalent good quality.
- TV and Telephone Points will be provided in Living and all bedrooms.
- Electrical Provision for Microwave, Fridge, Mixer, Grinder, Aqua guard and Chimney.
- All Toilets will have electrical provision for connecting a Geyser & Exhaust Fan.
- Wiring cables for Power Point for Ac's, Geyser, Microwave, shall be with done with electrical standard applicable.
- Bedrooms - 3 Light Point, 1 Fan point, One 15 Amps A/c Point, and adequate plug points.
- Hall and Dining – 6 Light Points, 2 Fan Points, and adequate plug points.

INTERNET

- Provision given for Internet connection in living and Master Bedroom.

LIFT

- The building will be served by one Five Passenger lift of branded make with Power back up.

POWER BACKUP

- DG set of adequate capacity shall be provided in Ground Floor.
- Power backup will be provided for lift, common area lights, Sump Motor.
- Each Flat will be provided with Power Backup for Lights and Fans.

SECURITY

- Security cabin with Intercom connection will be provided to each Flat.

COMMON TOILET

- Common Toilet for drivers and domestic help in Ground Floor at suitable location.

RAIN WATER HARVESTING

- As per the requirements of CMWSSB

OTHER AMENITIES

- Visitor's lounge.

TERRACE FLOORING

- Weathering course – Heat resistant tiles with company provided 15yrs guarantee for water proof.

EXTRA WORK

If any additional work is required to be carried out or extra fittings are to be provided, the same will be executed at extra cost after the end-user approves the estimate for extras with 100% advance.

DISCLAIMER

The information provided in this brochure is a representation of the proposed development and the interiors & furnishing illustrated are not part of the standard offering. This brochure is neither a legal offer nor an invitation to offer. The development plan is subject to approvals from authorities concerned and any alterations of the plans & elevations, specifications & amenities will be at the sole discretion of the Developer.



