S62T10

"DESIGN REDEFINED"

THE BANYAN

16
46

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STUDIO62

SITE LOCATION

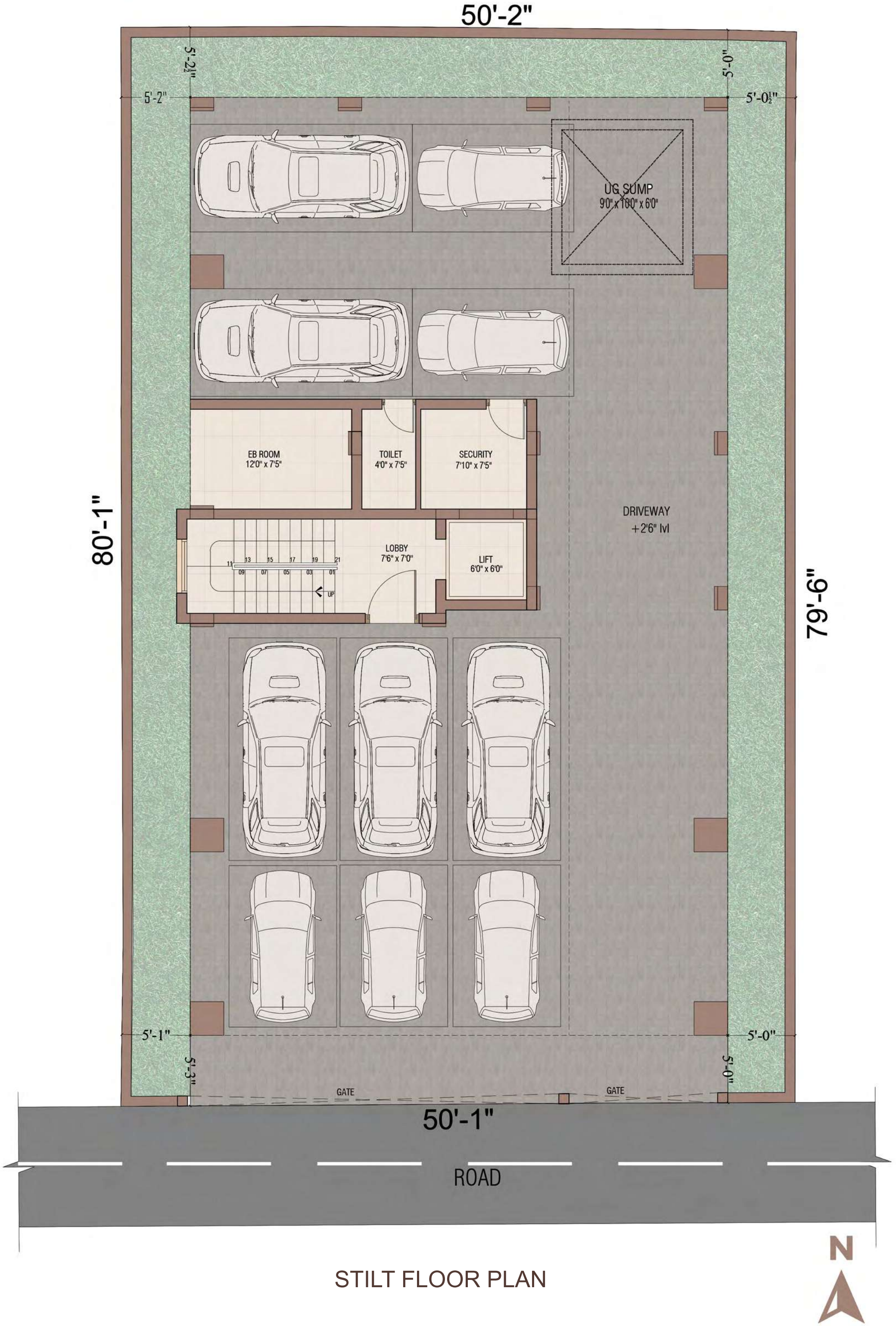


16/46, Indira Nagar 1st Main Road, Indira Nagar, Adyar, Chennai - 600 020

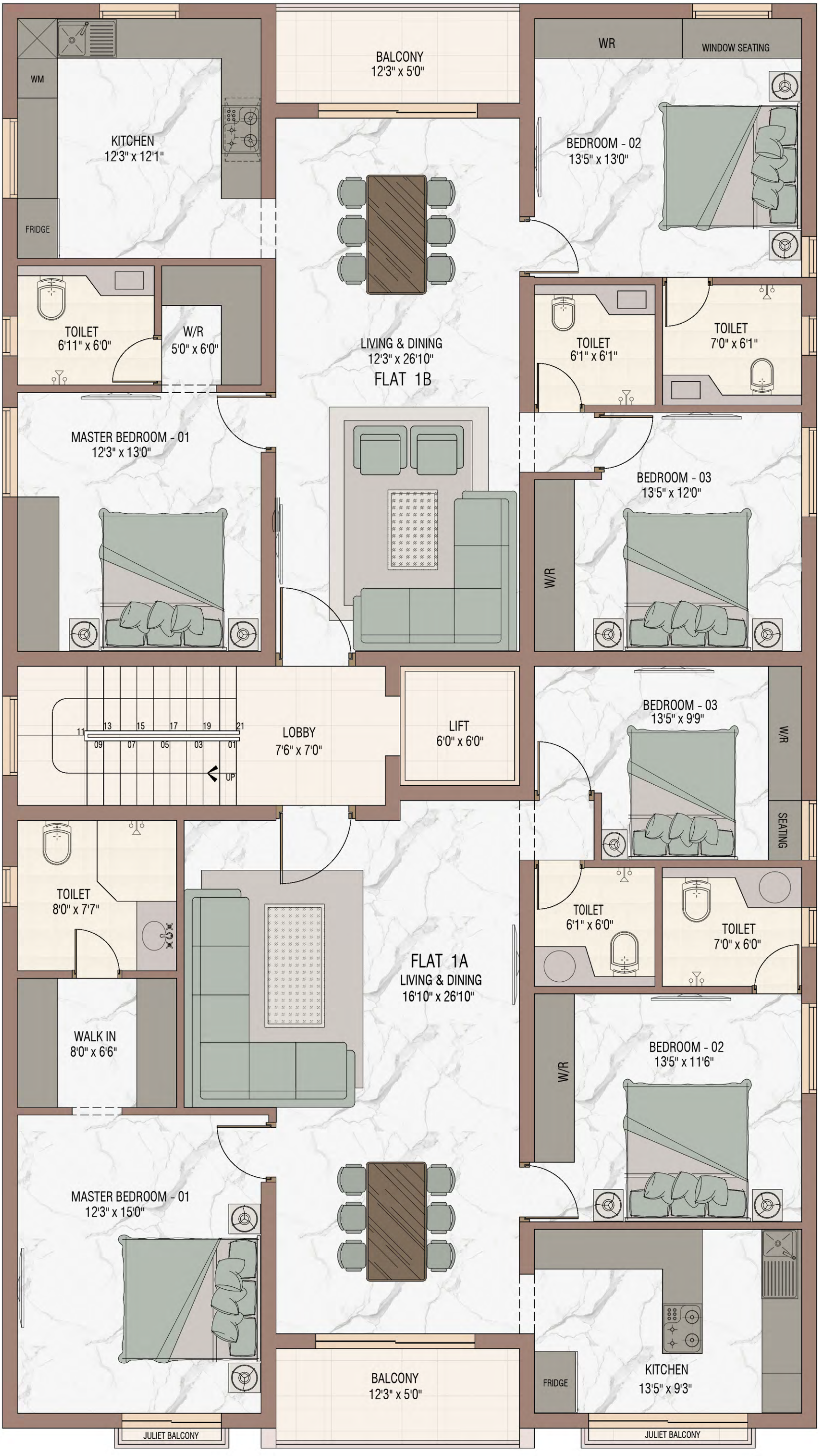
SUPER BUILT-UP AREA DETAILS IN SQ.FT.

Stilt cum Ground Floor is Reserved for Covered Car Parking Space

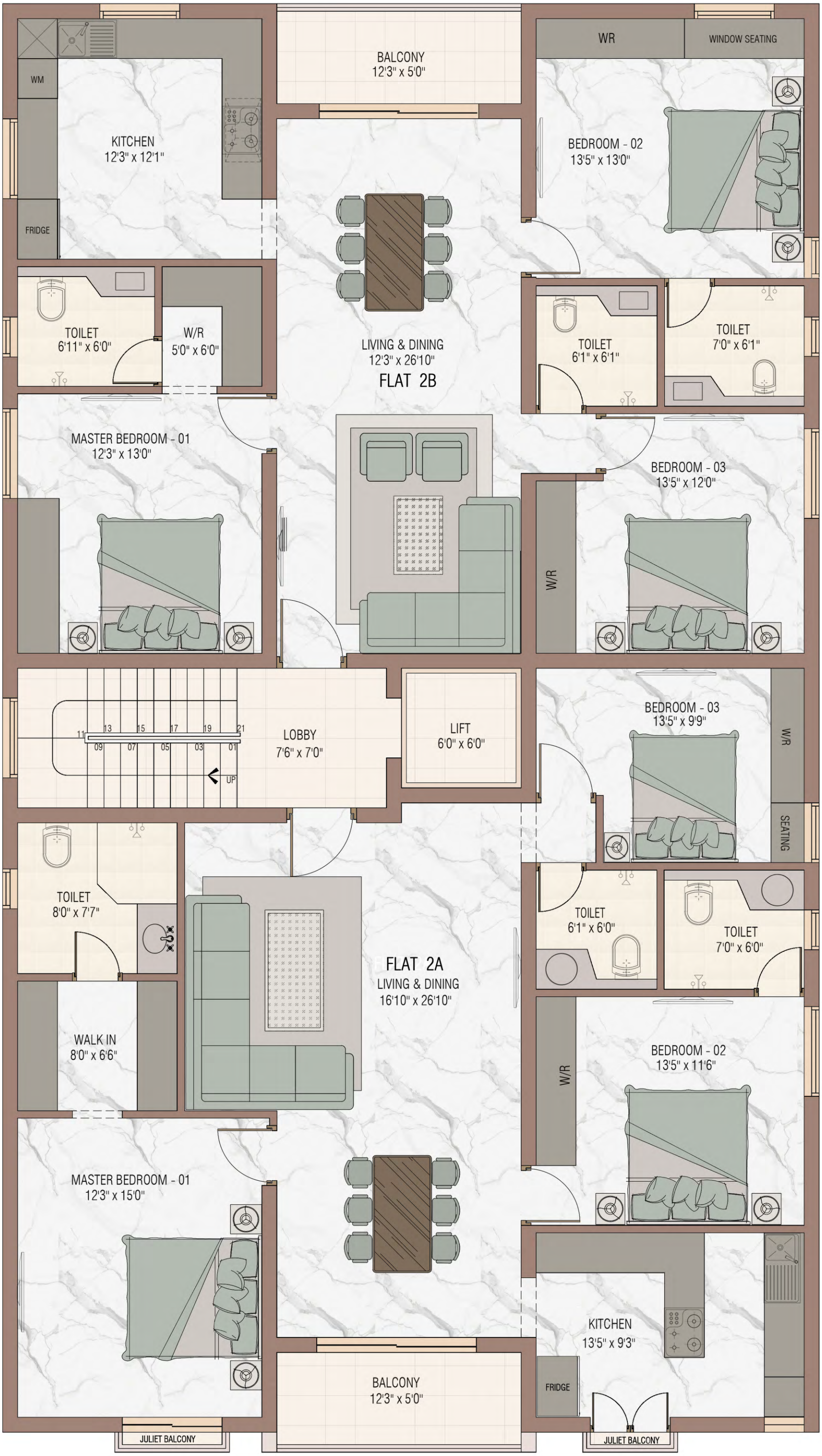
Flat No	Floor	Buildup Area (sq.ft)	UDS (sq.ft)
1A	First Floor	1656	682
1B	First Floor	1581	651
2A	Second Floor	1656	682
2B	Second Floor	1581	651
3A	Third Floor	1656	682
3B	Third Floor	1581	651



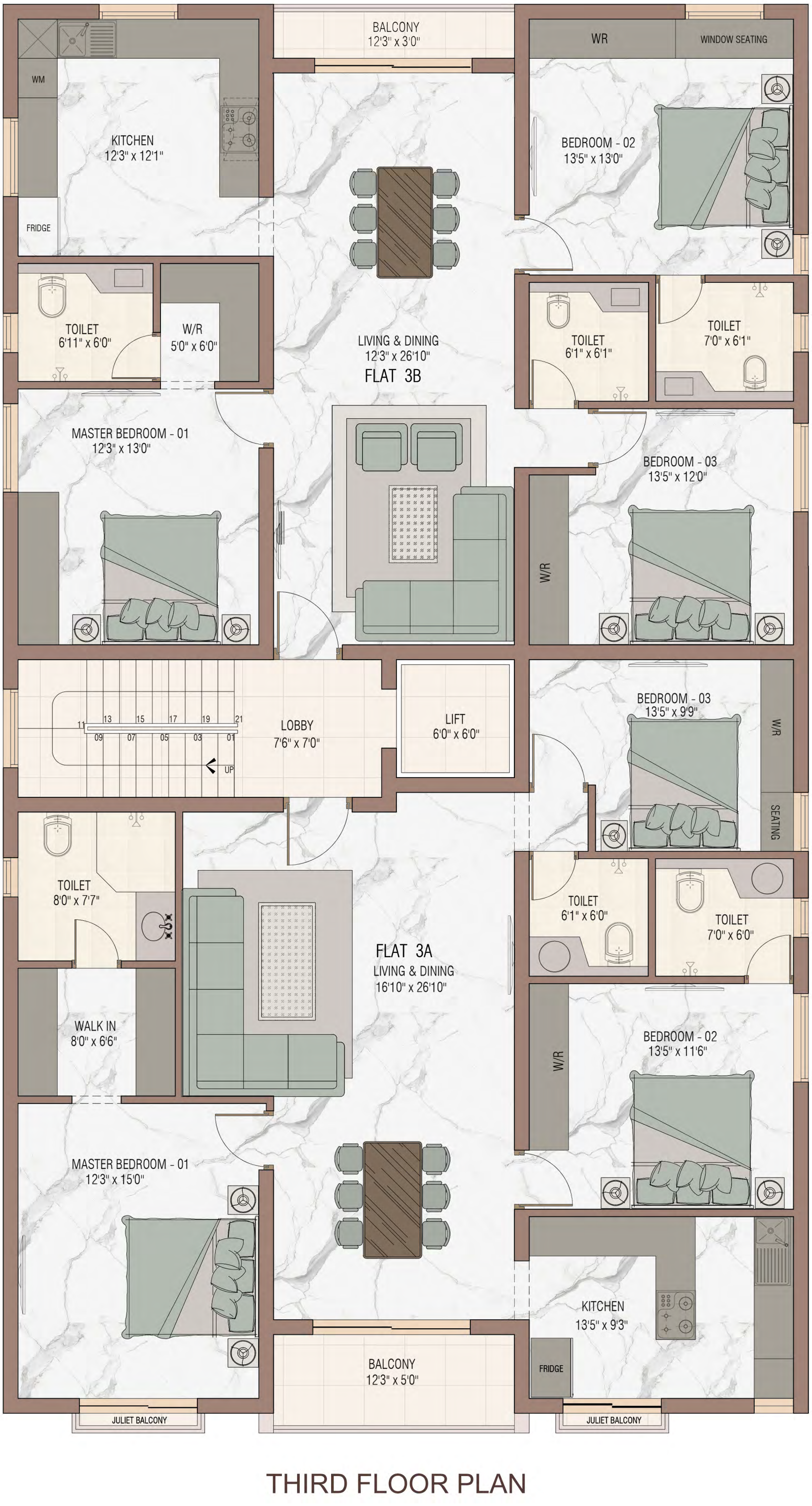
STILT FLOOR PLAN



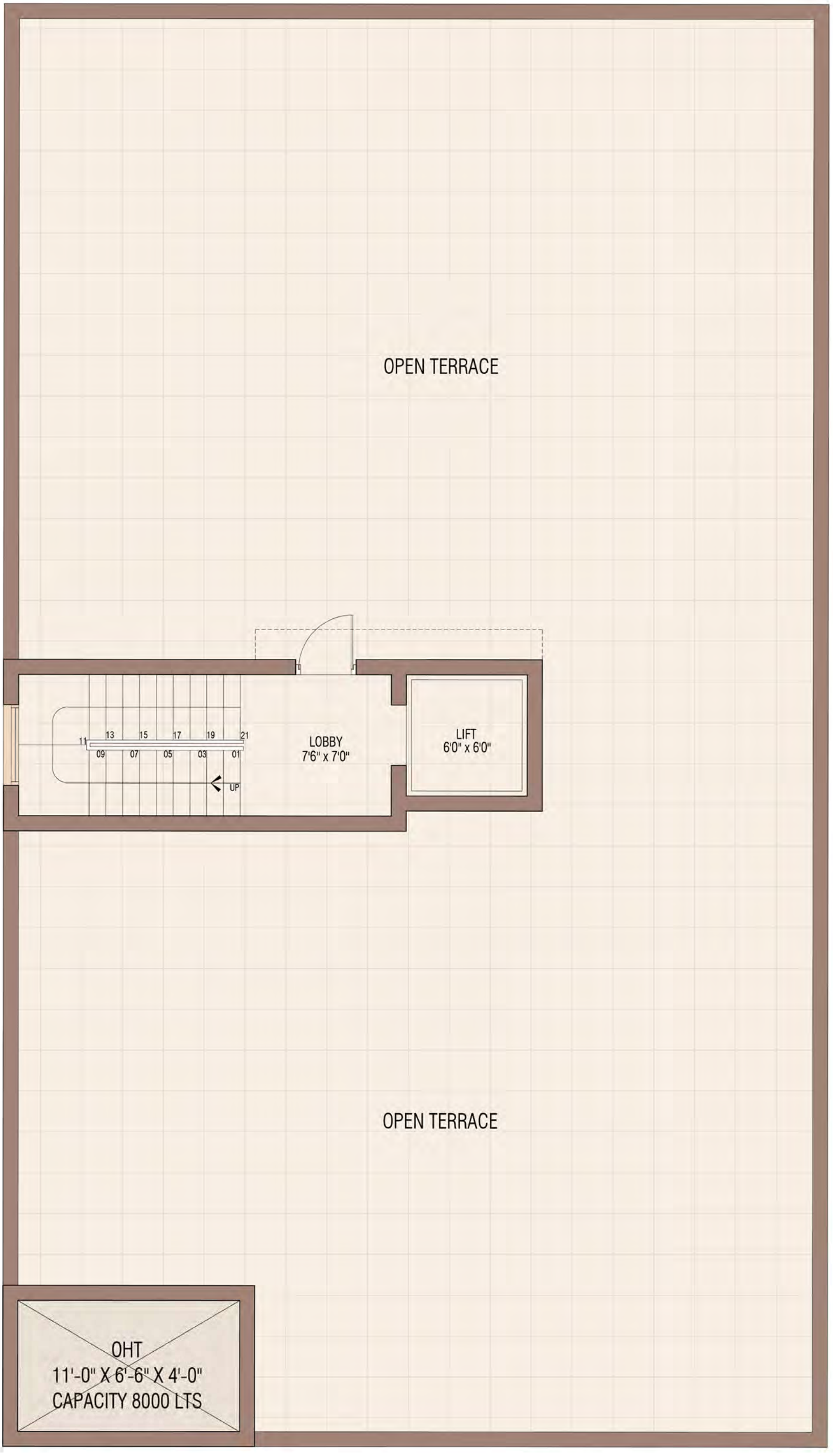
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



TERRACE FLOOR PLAN

SPECIFICATION

Structure:
• RCC framed structure with RCC Columns, beams and slabs.
• PT Beams with a few pillars and free space are incorporated in the Ground floor.

Doors and Windows:
• Main entrance door of size 4'0" by 8'0" height Wood Frame & Shutters are provided with natural walnut veneered solid panel shutter.
• Internal Doors – Steam Beach Wood Frame with Laminate Finish.
• Toilet Doors – Tubular Core Shutter with laminate.
• Aluminium Openable Windows / Sliding Windows of European quality.
• Locks from YALE / DORSET/EPCO.

Wall Finishes:
• Plastering – smoothly plastered
• Finished with BIRLA wall care putty.
• All internal walls painted with DULUX ICI premium emulsion paint.

Bath Rooms:
• Shower head with spout and concealed thermostat from KOHLER/ TOTO.
• Health faucet from KOHLER/ TOTO.
• White concealed wall mount EWC from KOHLER / TOTO.
• Provision for exhaust fan & geyser.
• Counter-top / wall hung wash basin KOHLER / TOTO.
• CP fitting from KOHLER / TOTO.

Electrical and power back up:
• 3 phase electricity supply and independent meters.
• FRLs wires from FINOLEX/ POLYCAB/ HELLO.
•A/C points for Living ,Dining & all bedrooms.
• Modular switches and sockets of PANASONIC /LEGRAND/ HELLO.
• Earth leakage circuit breaker to prevent shock.
• Solar/ UPS power back up for the flats and common area excluding A/C
• TV, telephone points in Living and Master Bedroom.
• 2-way switches for all bedrooms

Flooring:
• Living and Dining room shall have large format tiles.
• Balconies / Utility - Matt finished vitrified tiles / Non - Skid tiles.
•Bathrooms - Non - skid tiles for flooring & Ceramic wall tiles up to ceiling

Kitchen:
• Provision for exhaust fan, refrigerator, water purifier.
• Adequate power points for all kitchen appliances

Special Features:
• Landscaping for common area.
• Covered car park for each flat.
• CCTV surveillance camera with recording facility.
• Automatic Lift with V3FF & ARD from COOPER/ JOHNSON/ GRACE access upto Terrace.
• Rainwater harvesting.
• Sump 15000 Ltrs and overhead 6000 Ltrs tank for metro water & borewell.
• Common servant toilet shall be provided.
• One borewell for supplement usage.
•Terrace waterproofed with a layer of pressed Kerala Tiles / Thermatek Tiles.
• Staircase with handrails from MS - Rail upto 42" height marble/ granite finish.
• Pest Control measure in all stages by PCI.
• Support for internet provision and network cable will be provided.