

PROJECT HIGHLIGHTS

- Vasthu Compliant
- Ample Nature Lighting & Ventilation in all Rooms.

Chennai - 600 033.

- Rainwater Harvesting
- CMDA Approved
- 2BHK Modern Apartment
- Covered Car Parking
- 24/7WaterSupply
- Elevator
- CCTV Security System

LOCATION HIGHLIGHTS

Mambalam Railway Station - 10 Minutes - 900 Mts Kodambakkam Railway Station - 10 Minutes - 1.7 Kms T.Nagar Bus Depot - 15 Minutes - 2.0 Kms T.Nagar Shopping Hub - 5 Minutes - 500 Mts

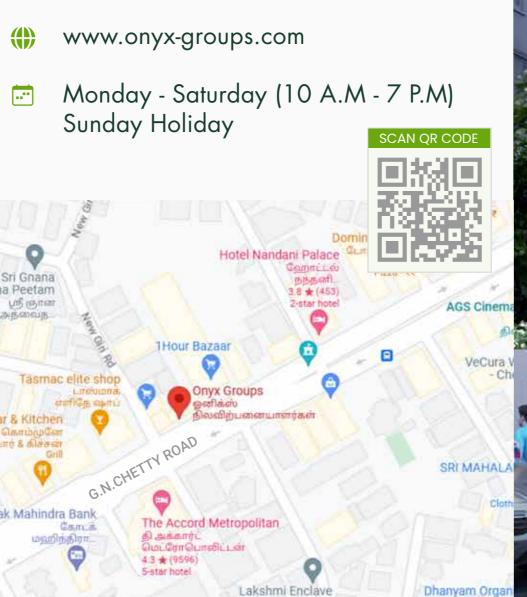


A-1, A Block, II Floor,
Parsn Paradise Apartments,
#109, GN Chetty Road,
Thyagaraya Nagar,
Chennai - 600 017.
Tamil Nadu. India.
 Opp to The Accord Metropolitan Hotel.

GET IN TOUCH WITH US



info@onyx-groups.com







APARTMENT DETAILS

| Living Room | 11'1.5"x11'0" |
|-------------|---------------|
| Bedroom 01 | 11'0"x10'0" |
| Bedroom 02 | 9'0"x12'0" |
| Kitchen | 6'1.5"x9'1.5" |
| Dining | 8'3"x8'9" |
| Balcony 01 | 8'9"x3'3" |
| Balcony 02 | 6'1.5"x3'3" |
| Bathroom 01 | 4'0"x8'9" |
| Bathroom 02 | 4'0"x7'3" |
| Varandah | 4'3"x5'0" |





| PROJECT DETAILS | • • • | |
|--------------------|-------------|--|
| Total Area | 2416 Sq. Ft | |
| Туре | Apartment | |
| Units | 6 | |
| Floors | Stilt + 3 | |
| Beds | 2 | |
| Bathroom | 2 | |
| Balcony | Yes | |
| Elevator | Yes | |
| Covered Parking | Yes | |



- Registration Payment
- Car Parking
- Electricity Charges
- GST Charges

PAYMENT DETAILS

| DOOR # | SALABLE AREA | UDS |
|--------|--------------|-----------|
| F1 | 920 Sq.Ft | 403 Sq.Ft |
| F2 | 920 Sq.Ft | 403 Sq.Ft |
| S1 | 920 Sq.Ft | 403 Sq.Ft |
| S2 | 920 Sq.Ft | 403 Sq.Ft |
| T1 | 920 Sq.Ft | 403 Sq.Ft |
| T2 | 920 Sq.Ft | 403 Sq.Ft |

CONSTRUCTION SPECIFICATION DETAILS

- Glazed / Matt finished ceramic tiles in kitchen for a height of 2' above
- 2' wide cooking platform with black granite slab
 Single bowl stainless steel sinks in kitchen

- 3 Phase power supply and UPS power backup provision
 Sufficient 15 amp & 5-amp socket provision for chimney & other kitchen appliances
- Provision for connecting individual RO System in Kitchen near sink area
 ISI Certified CPVC for concealed / UPVC lines for water supply & PVC for Drainage, sewer lines

- Superior quality wall mounted EWC (Parryware or equivalent) in all toilets
 Superior quality wash basins in all bathrooms (Parryware or equivalent)
 Superior quality CP fittings (Parryware or equivalent) in all toilets
 Wall Mixer 2 in 1 for shower unit (Parryware or equivalent) in all toilets for hot & cold water
- Provision for connecting washing machine
 Exterior faces of the building including balconies will be finished with
- plaster & Exterior weather shield paint (Asian or equivalent)

OTHER **SPECIFICATION**

- Interior: Smooth finish with putty (Birla/JK or equivalent) & Acrylic emulsion (Asian Paints or equivalent)

 Common area will be finished with cement plaster & Acrylic emulsion

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 ISI Branded make copper cable wiring in PVC concealed conduits
 Modular plate switches (GM or Panasonic Europa or equivalent)
 Ready to use AC power point in all bedrooms and hall with 15 Amps socket
 Sufficient Electrical Points will be provided in all rooms
 15 Amps power points in kitchen for appliances and 15 Amps Socket for geyser in all toilets and for washing machine
 Main Door: Teak wood frame with teak wood panelled door with solid colour

- Main Door: leak wood frame with teak wood panelled door with see
 Interior Door: Teak wood frame with mica finish of Flush doors
 Main Door Lock: Brass finished Godrej or equivalent
 Anodized fittins for other doors
 Windows: UPVC Sliding shutters with plain glass for big openings and swing type for small opening
 MS grill for all windows as per design finished with enamel paint
- Rainwater Harvesting
- Elevator with ARD power backup
- Door lenses
- CCTV Surveillance for common areas in Stilt floor
 Anuj cool tiles will be laid over 3" thick concrete screed with necessary slope for weathering course

 Step tiles will be of antiskid vetrified tiles and SS handrails
- Compound Wall
- 5' height all round with necessary Main gates in the front
 Step Railing & Hand Railing SS Finish