



# YOGEE BUILDER

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[www.yogeebuilder.com](http://www.yogeebuilder.com)



OFFICE No.17B2 Muthirulandi Main Road, New Perungalathur, Chennai – 600 063

## Site Address:

Plot no 11, Muthamizh Nagar, Mudichur  
(Old Perungalathur)  
Chennai - 63 Near ICICI Bank,  
Thamparam Main Road.

**S.SARAVANAN**

**+91 99415 67159**

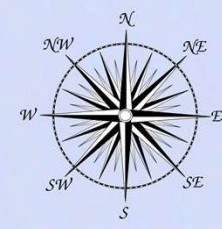
**+91 94444 66295**

**044 - 22742159**



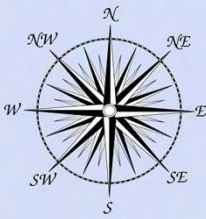
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GROUND FLOOR  
CAR PARKING -  
1750 SQ.FT  
FIRST FLOOR  
F1 - 935 SQ.FT  
F2 - 935 SQ.FT  
2<sup>nd</sup> FLOOR  
S1 - 935 SQ.FT  
S2 - 935 SQ.FT  
3<sup>th</sup> FLOOR  
T1 - 935 SQ.FT  
T2 - 935 SQ.FT

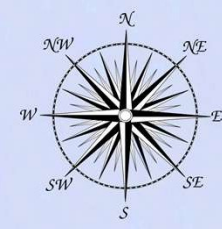


1<sup>ST</sup> FLOOR



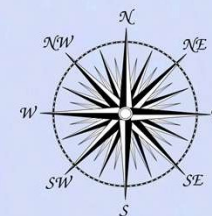


2<sup>ND</sup> FLOOR



3<sup>RD</sup> FLOOR





### Structure

- RCC framed structure
- 9 inches chamber brick for the outer wall and 4.5 inches chamber brick for partition wall mix with m/sand and river sand
- Ceiling height will be maintained at 10 feet top of the roof level

### Wall Finishes

- Internal wall in the living dining, bedrooms, kitchen & lobby will be finished with 1 coat of primer, 2 coats of putty and emulsion.
- Ceiling will be finished with 2coats of primer with emulsion.
- Exterior faces of the building will be finished with 1 coat of primer & 2 coats of emulsion (Ace/ Apex as per Architect's Specification)
- Flooring Living, dining, kitchen and bed room will have 2x2 vitrified tiles.
- Bathrooms will have ceramic tile up to 7' height.
- Balconies & utility will have matt finish ceramic tiles.
- Car parking Areas will have anti-skid tiles.
- Staircase will have granite with SS railings.
- Terrace will have matt finish ceramic tiles.

### Kitchen

- Kitchen top with granite and S.S. Sink
- Provision for chimney will be provided
- Provision for water parry ware / Jaguar or equivalent
- One side Loft Will be provided

### Bathroom

- Concealed wall mixer in all bathrooms and shower will be provided
- Sanitary fitting will be parry ware or equivalent brand
- CP fittings will be parry ware or equivalent brand
- Provision for geyser will be provided in all toilets

### Door & Windows

#### Entrance Doors

- Main Door is of teak wood frame with Malaysian mounded teak wood door, Godrej or equivalent locks, tower bolts, door viewer, safety latch, door stopper etc.

#### Bed rooms doors

- Designer veneer panel doors of 7 feet height having both sides lamination with Godrej or equivalent locks, door stopper etc.

### Toilet doors

- PVC Solid door of 7 feet height with enamel paints having internal side water proofed.

### Windows

- Wooden frames with wooden shutters

### Electrical Fittings

- Orbit / funplex or equivalent cables and wiring
- Switches and sockets will be Roma or equivalent
- Telephone and DTH point will be provided in living room and master bed room and for other 2 bed room only provision will be provided
- Split air conditioner points will be provided only for master bedroom for other 2 bedroom and living rooms concealed pipeline and box will be provided without wiring and MCB
- Modular plate switches, MCB and ELCB (Earth Leakage circuit breaker) system
- Invertor socket will be provided (without wiring)

### Payment Schedule

At the time of Booking	-	10%
At the time of Land Registration	-	40%
Foundation and Basement	-	15%
Completion of Roof Slab	-	10%
Completion of Brick work	-	10%
Completion of plastering and Flooring	-	10%
Before handing over	-	5%

### “Specification”

1. Lift facility is available
2. Our flat is located in near main door
3. Our flat is on good place and safe and secure
4. F1 - 935 sqft and F2 - 935 sqft same all floor

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