



SARASWATHI  
CONSTRUCTIONS

# LOTUS

## 2BHK FLATS

FOR SALE @ MADIPAKKAM



- STILT + 3 FLOORS
- COVERED CAR PARKING
- LIFT
- TOTAL 6 UNITS
- VASTHU COMPLIANT
- CCTV SURVEILLANCE

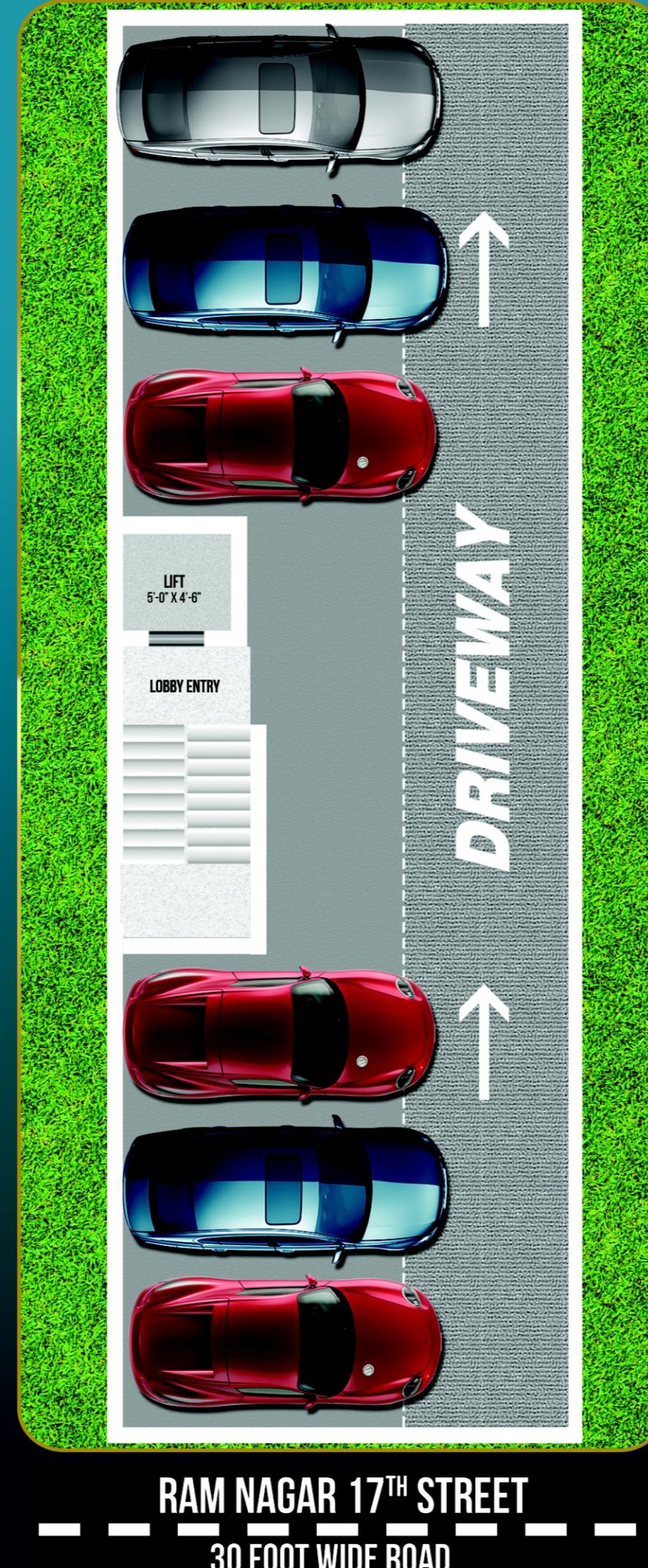
For Bookings

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**RAM NAGAR 17<sup>TH</sup> STREET**  
30 FOOT WIDE ROAD

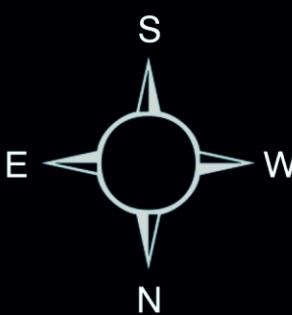


## Typical FLOOR PLAN



## LOCATION ADVANTAGES :

- VELACHERY MRTS - 1.8 KM
- VELAMMAL NEWGEN SCHOOL - 1.4 KM
- RAVINDRA BHARATHI GLOBAL SCHOOL - 1.0 KM
- DAV PALLIKARANAI - 3.5 KM
- KAMAKSHI HOSPITAL - 1.0 KM
- KAVERY HOSPITAL - 3.5 KM
- AIRPORT - 12 KM



## **STRUCTURE :**

- R.C.C FRAMED STRUCTURE WITH PILE FOUNDATION  
RCC COLUMNS, BEAMS AND SLAB.
- QUALITY BRICK MASONRY (RED BRICK) WALLS USING  
M SAND.
- COVERED CAR PARKING IN STILT FLOOR WITH THREE FLOORS.
- EARTH QUAKE RESISTANT DESIGN AS PER STRUCTURAL  
CONSULTANT BASED ON SOIL TEST REPORT.
- COLOUR, ELEVATION AND DESIGNS AS PER  
BUILDER CHOICE.

## **SPECIAL FEATURES :**

- INTERNAL MINOR ALTERATIONS, ELECTRICAL POINTS,  
PLUMBING FITTINGS, TILE, MAIN DOORS & OTHER DOORS AND  
PAINTING SHALL BE OF CUSTOMER'S CHOICE.
- TILE PROVIDED FOR GROUND FLOOR CAR PARK AREAS FOR  
EASY MAINTENANCE.
- STEP TILE SHALL BE PROVIDED FOR STAIRCASE AND  
STAINLESS STEEL HAND RAILS.
- RAIN WATER HARVESTING.
- PEST CONTROL TREATMENT.
- FIXED SUPPORTS FOR DRYING CLOTHES IN TERRACE.
- ALL BED ROOMS AND KITCHEN SHALL BE PROVIDED  
WITH LOFTS.
- ALL BED ROOMS AND KITCHEN SHALL BE PROVIDED WITH  
ONE (4 FEET WIDE) CUDAPPAH SLABS.
- WHITE TILE IN TERRACE (HEAT PROOF TILE)
- SIX PASSENGER AUTOMATIC LIFT WILL BE PROVIDED
- CCTV PROVISION.

## **DOORS AND WINDOWS :**

- MAIN DOOR WITH TEAK WOOD, LOCK, VIEWING  
LENS, SS HINGES, SS HANDLES, AND TOWER BOLTS.
- BED ROOM DOORS WITH TEAK WOOD FRAMES AND SINGLE  
LEAF MASONITE SHUTTER.
- OPEN TYPE / SLIDING UPVC WINDOW AND SAFETY GRILLS.
- FRENCH DOOR WITH UPVC SLIDING TYPE.
- VENTILATORS WITH TEAK WOOD FRAMES, MS GRILL AND  
PROVISION FOR EXHAUST FAN.

## **SANITARY WARES AND FITTINGS :**

- EWC FLOOR MOUNTED CLOSET WITH PARRY WARE BRAND  
FOR ALL TOILETS.
- WASH BASIN WITH PARRYWARE BRAND IN DINING AND  
MASTER BEDROOM TOILET.

## **TILES AND GRANITE :**

- LIVING, DINING, KITCHEN AND BEDROOMS FLOORINGS  
SHALL BE PROVIDED WITH 2' X 2' VITRIFIED TILES.
- BATHROOM WALL TILE FOR 7' 0" HEIGHT  
KITCHEN WALL TILE UP TO 2' 0" HEIGHT
- ANTI-SKID BATHROOM FLOOR TILES
- KITCHEN PLATFORM WITH HIGH GRADE POLISHED BLACK  
GRANITE TOP.
- STAINLESS STEEL SINGLE BOWL SINK IN KITCHEN.

## **PLUMBING :**

- TWO TAPS IN THE KITCHEN FOR METRO WATER AND BORE  
WATER EACH.
- 2 IN 1 WALL MIXER WITH SHOWER HEAD
- ALL INTERNAL PLUMBING WATER LINES CPVC PIPES AND  
FOR EXTERNAL PLUMBING WATER LINES PVC PIPES  
ARE USED.
- ALL PLUMBING FITTINGS WITH PARRYWARE BRAND.

## **ELECTRICAL :**

- 3 PHASE ELECTRIC SUPPLY CONNECTION WITH MANUAL  
PHASE CHANGE OVER FACILITY FOR EACH FLAT.
- MCB / RCCB / MODULAR SWITCHES & SOCKETS OF GM /  
EQUIVALENT BRAND.
- WIRING IS OF ORBIT / NORWOOD OR EQUIVALENT.
- SPLIT A/C PROVISION FOR ALL BEDROOMS.
- TV PROVISION FOR HALL AND ALL BEDROOMS.
- EXHAUST FAN POINT IN ALL BATHROOMS AND KITCHEN.
- GEYSER POINT IN ALL TOILETS.
- INVERTER WIRING IN ALL ROOMS.
- WATER PURIFIER & CHIMNEY POINT IN KITCHEN.
- INVERTER PROVISION.

## **PAINTING :**

- INTERNAL WALLS AND CEILING FINISHED WITH 2 COATS OF  
PUTTY, 1 COAT OF PRIMER & 2 COATS OF ASIAN PREMIUM  
EMULSION PAINT.
- EXTERNAL WALLS FINISHED WITH 1 COAT OF WHITE  
CEMENT, 1 COAT OF PRIMER & 2 COAT OF ASIAN EXTERIOR  
EMULSION PAINT.
- DOORS OTHER THAN ENTRANCE DOOR WITH ENAMEL PAINT.
- MAIN DOOR WILL BE FINISHED WITH VARNISH.
- M.S. GRILLS WITH TWO COATS OF ENAMEL PAINT.

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