



Sanggavai's
CLARA GARDEN
For Comfort Living



CLARA GARDEN

Your unique & upscale dream
home awaits!

Classical Design For finest living

Since its designed by our own team it is
meticulously designed and executed.

We take at most care in every small details
thus ensuring flawless designs for comfort
and pleasant mind.

Designed by

Sanggavai Constructions Inhouse Design team.





Strong, Durable, Quality Construction with IS Standard

We take utmost care in purchasing quality material and ensuring quality execution of work for long lasting structure.

Structural Design – MET Associates



Close to the city's centre

Valasaravakkam - 2.7 km

Porur - 4.6 km

Ashok Pillar - 5 km

Guindy - 7 km

Koyambedu - 6.6 km

T Nagar - 7.7 km

Arcot Road - 5.3 km



Proposed Ramapuram Metro Rail Station - 0.6 Km

By Walk 5 Min

CONNECTIVITY

Ashok Nagar Metro - 3.9 km

Allandur Metro - 4 km

Koyambedu Bus Terminal - 7 km

Guindy Railway station - 8km

Chennai Airport - 12 km

BUSINESS HUBS

DLF Cyber city - 1.7 km

L&T Limited - 1.5 km

Commer Zone - 4.2 km

EDUCATION

Amrita Vidyalayam CBSE School - 700 m

Sri Chaitanya Techno School - 1.3 km

Omega International Junior College - 6 km

La Chatelaine Junior College - 2.6 km

SRM College, Ramapuram Campus - 1 km

Sri Ramachandra College - 6.9 km

ENTERTAINMENT & SHOPPING

Forum Mall - 5 km

Saravana Store, Porur - 3 km

Chennai Trade Centre - 2.4 km

VR Mall - 7.4 km

Chandra Metro Mall - 3km

HOTELS

Lemon Tree - 1 km

Feathers Hotel - 1.1 km

Hilton - 4.5 km

HOSPITALS

MIOT International - 1.2 km

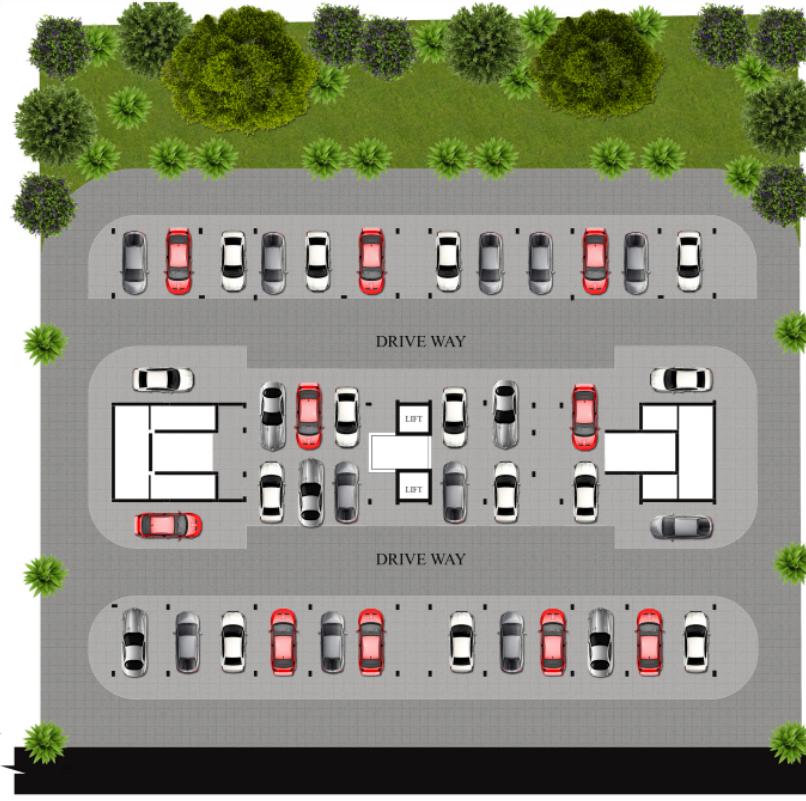
Sri Ramachandra Hospital - 6 km

Fortis Healthcare, Vadaplan - 4.5km

ESIC Hospital - 4.1 km

Vijaya Group of hospitals - 5 km

STILT FLOOR PLAN



TYPICAL FLOOR PLAN



TYPICAL FLOOR PLAN



B1

TYPE : 3BHK
UNIT NO : BI-B2-B3-B4-B5



TYPICAL FLOOR PLAN



D1

TYPE : 3BHK
UNIT NO : DI-D2-D3-D4-D5



3D FLOOR PLAN

3D FLOOR PLAN

TYPICAL FLOOR PLAN



F1

TYPE : 3BHK
UNIT NO : F1-F2-F3-F4-F5



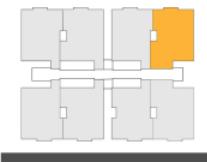
3D FLOOR PLAN

TYPICAL FLOOR PLAN



H1

TYPE : 3BHK
UNIT NO : D1-D2-D3-D4-D5



3D FLOOR PLAN

SPECIFICATION

SPECIFICATION

JOINERIES

- MAIN DOOR - CHETTINAD STYLE SOLID TEAK WOOD
- BEDROOM DOORS - PANELLED SKIN DOORS
- FRENCH DOOR - SLIDING UPVC DOOR WITH GRILL
- WINDOWS - UPVC SLIDING DOOR WITH GRILL
- TOILET DOORS - FRP DOORS
- HARDWARES - DORSET / GODREJ / YALE
- VENTILATOR - UPVC WITH GRILL

TILES & STONE WORK

- LIVING & DINING FLOOR - 4'0" X 2'0" VITRIFIED TILES
- MASTER BEDROOM - 8" X 3'6" WOODEN PATTERN TILES
- BEDROOM - 2'0" X 2'0" VITRIFIED TILES
- KITCHEN - 2'0" X 2'0" MATT FINISH VITRIFIED TILES
- BALCONY & SERVICE - 1'0" X 1'0" MATT FINISH VITRIFIED TILES
- STAIRCASE - GRANITE
- KITCHEN PLATFROM - GRANITE
- CAR PARKING - PAVER BLOCK

PLUMBING

- WATER LINE - INTERNAL CPVC - OUTER UPVC
- WASTE LINE - 6KG PRESSURE PVC PIPE
- CLOSET - WALL MOUNTED CLOSET - JAGUAR / HINDWARE / PARRYWARE
- SINK - FRANKIE STAINLESS STEEL / CARYSIL QUARTZ / SINK COCK JAGUAR
- WASH BASIN - JAGUAR / PARRYWARE
- CP FITTINGS - JAQUAR

ELECTRICAL

- MCB - CRABTREE / PANASONIC
- SWITCHES - CRABTREE/ ANCHOR ROMA
- CABLES - ORBIT / HAVELS

PAINTING

- INTERNAL - TWO COATS PUTTY WITH ONE COAT PRIMER & TWO COAT EMULSION
- GRILLS - TWO COAT ENAMEL WITH ONE COAT PRIMER
- MAINDOOR - VARNISH WITH MELAMINE FINISH
- OTHER DOORS - TWO COAT ENAMEL WITH ONE COAT PRIMER
- EXTERIOR - TEXTURE WITH EXTERIOR EMULSION

- 2NOS- 6" DIA 300'0 TO 350'0 DEPTH BORE WELL WITH SUBMERISBLE PUMPS
- 2NOS - 14000-LITER SUMP
- 2NOS - AUTOMATIC STAINLESS STEEL 8 PASSENGER LIFT
- LANDSCAPE GARDENING
- 4 NOS -VISITORS CAR PARK
- CHILDREN PLAY AREA

TEAM

- ARCHITECTURE -> SANGGAVAI CONSTRUCTIONS IN-HOUSE TEAM
- STRUCTURAL CONSULTANT ->MET ASSOCIATES

PAYMENT SCHEDULE

| | |
|---|---|
| • BOOKING ADVANCE | - 5L |
| • AT THE TIME OF AGREEMENT | - 20% (WITHIN 30 DAYS FROM BOOKING ADVANCE) |
| • UDS & CONSTRUCTION AGREEMENT REGISTRATION | - 30% |
| • COMPLETION OF FOUNDATION | - 20% |
| • COMPLETION OF WALLS | - 15% |
| • COMPLETION OF PLASTERING | - 8% |
| • BEFORE HOUSE WARMING | - 2% |

CONTACT DETAILS



sanggavaiconstruction@yahoo.com



+91 98400 30730 / +91 73973 38554 / +91 2249 4930

Office Address- (Old No.5/2), New No.4/2,
First Floor, Valluvar Salai, Michael Garden,
Ramapuram, Chennai-600089,

Site Address - Kalasathamman Koil Street, Ramapuram,
Chennai-600089, (near Sanggavai's Raajam Garden)