



Suvedaa Homes



SENTHUR ENCLAVE



ONEPATH BUILDERS & DEVELOPERS

Head Office:

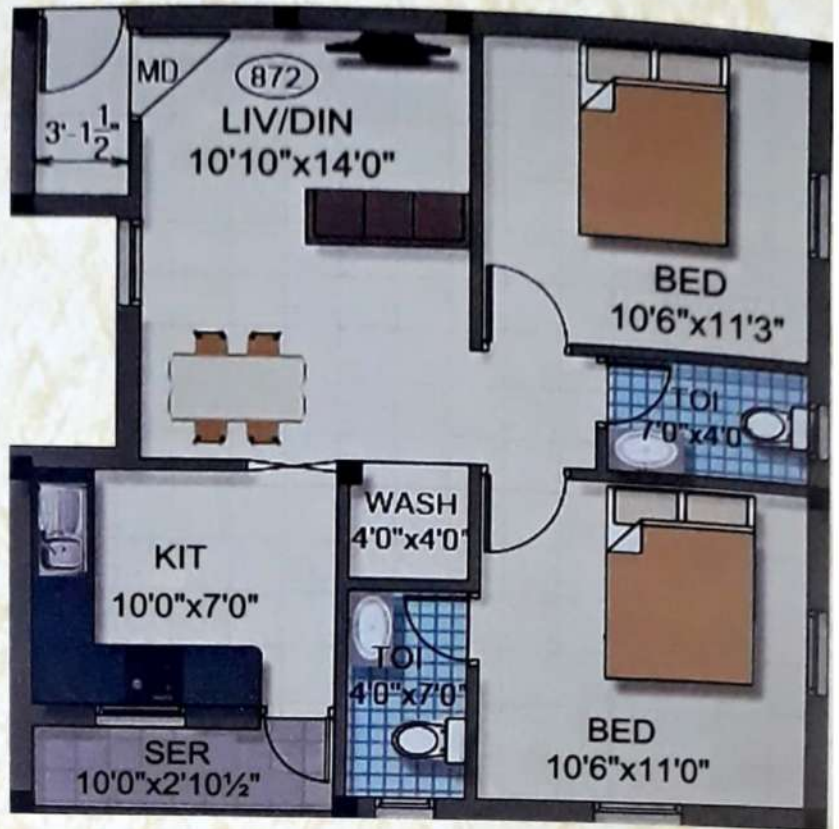
Ground Floor, AV Global House, New No.10 (Old 125),
G.N. Chetty Road, T. Nagar, Chennai - 600 017.

www.onepathhousing.com



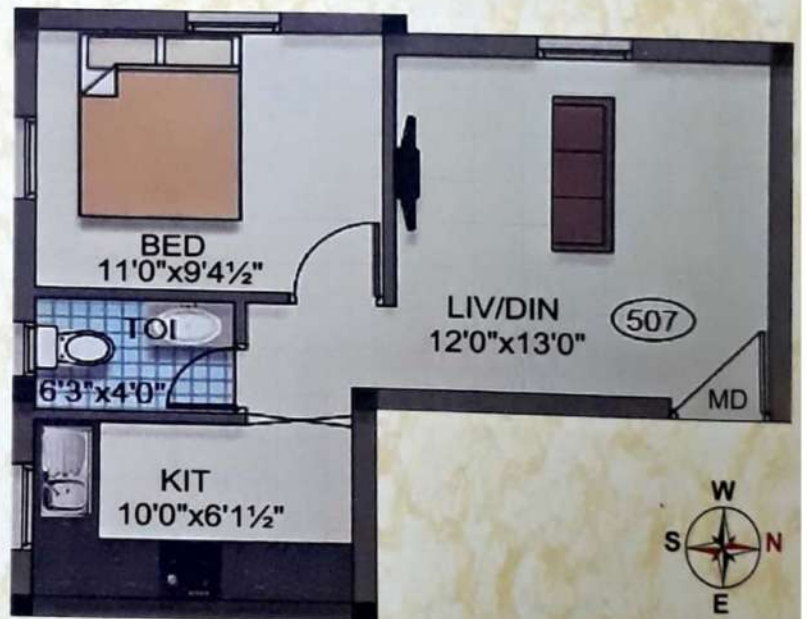
TYPE - III
F3, S3, T3

2 BHK
Facing : South
Salable Area : 872
UDS Area : 399



TYPE - V
T1

1 BHK
Facing : East
Salable Area : 507
UDS Area : 231



Special Features

- Lift upto 3rd Floor
- Covered Car Parking
- CCTV Surveillance
- Power Backup for Common Area including Lift
- Video Door Calling with Automatic Ground Floor Main Door access control

SPECIFICATIONS

- **Structure:** RCC Framed Structure (as per structure plan enclosed)
- **Superstructure:** AAC Blocks with adhesive bond, concrete lintels Precast /cast-in structures
- **Plastering &Painting:** All internal walls plastered smooth 1:3 and Tractor Emulsion with putty for all walls, Doors and Windows using best quality synthetic enamel paint including primer. All main door Varnish Finish.
- **Loft &Shelving:** Every bedroom and Kitchen should have one loft and one open Cupboard
- **Kitchen:** Black Granite slab (Kitchen Slab) and one stainless steel sink. White / Grey ceramic walls tiles 2' high on walls above the kitchen Slab.
- **Flooring:** 2'x2' Vitrified tiles Flooring for all rooms with 4" Skirting
- **Bathrooms:** Anti-skid Ceramic Tiled Flooring, Concept Type Ceramic Wall Tiles - seven feet high on walls.
- **Sanitaryware:** Hot and Cold with Geyser Provision (GI/PVC) Chromium plated bathroom fittings and color vitreous Parryware sanitary ware water closet (EWC) for one toilet. Parryware white vitreous Parryware sanitary ware water closet. (IWC) for another Toilet.
- **Electricity:** Necessary Points.
- **Compound Wall:** 5 ft height from plinth beam level.
- **Sump:** 15,000 Liters capacity/Block.
- **Staircase:** 6.5" Riser & 10" Tread with tiles.
- **Overhead Tank:** 10,000 Liters Capacity.
- **Main Door:** Teak wood paneled door (Varnished)
- **Door:** All internal doors will be country wood frames & Commercial flush doors, Bathrooms & Toilet Flush Doors.
- **Window:** UPVC frames & shutters with Elegant MS Grills.
- **Ventilators:** UPVC Frames with safety louvered Glass & MS Grill.
- **Fittings:** All main doors will have Brass Fittings fixture other doors and windows with 1st Quality SS Fittings and fixtures / CP Fittings and MS Galvanized hinges with iron oxidized Fittings.
- **Plumbing:** Necessary Points.
- **Parapet Wall:** 4'0" Ht, 4" TK Brick Wall from the Roof Slab.
- **Ceiling Height:** 10'5"
- **Rainwater Harvesting:** Rainwater harvesting provision
- **Weathering Course:** Weathering Course at Terrace
- **Extra work:** As per requirement by client at extra cost.

Note: In the event of specifications change due to non-availability of materials, substitute material shall be used of equivalent or superior quality and value.

NEAR BY LOCATIONS >>>>>>

- ◆ Chennai Airport - 5 Mins.
- ◆ St.Thomas Mount Railway Station - 2 Mins.
- ◆ Alandur Metro Junction - 5 Mins.
- ◆ Palavanthagal Railway Station - 3 Mins.
- ◆ Nanganallur Road (OTA) Metro Station - 2 Mins.
- ◆ Alandur Moufsul Bus Stop - 1 Min.
- ◆ Kendriya Vidyalaya School - 1 Min.



Note : BOOKING ADVANCE Rs.1,00,000/- Cheque in favour of "SUVEDAA HOMES PVT. LTD."

Site Address:

SENTHUR ENCLAVE

Plot No.5, Morrison 5th Street
Alandur, Chennai - 600 016

FOR BOOKINGS & ENQUIRIES