




ABOUT US

M/s. VARTHINI FOUNDATIONS is a Professional Builders & Promoters in the Chennai city SINCE 2004. From our humble beginnings as a builder developing projects across strategic locations in Chennai, our commitment, hard work, and dedication along with the visionary leadership have put us miles ahead of the competition. We at "VARTHINI FOUNDATIONS" are proud to say that we identify growth areas and planning projects based on the property values and upcoming appreciation.

The vision of "VARTHINI FOUNDATIONS" is to Strive towards professionalism, Quality, progressiveness in our work at all time. The perseverance is to always improve our product and total commitments to meet new challenges and assure to provide quality workmanship, manage project effectively and complete on time.

ABOUT VARTHINI'S TULASI PARK

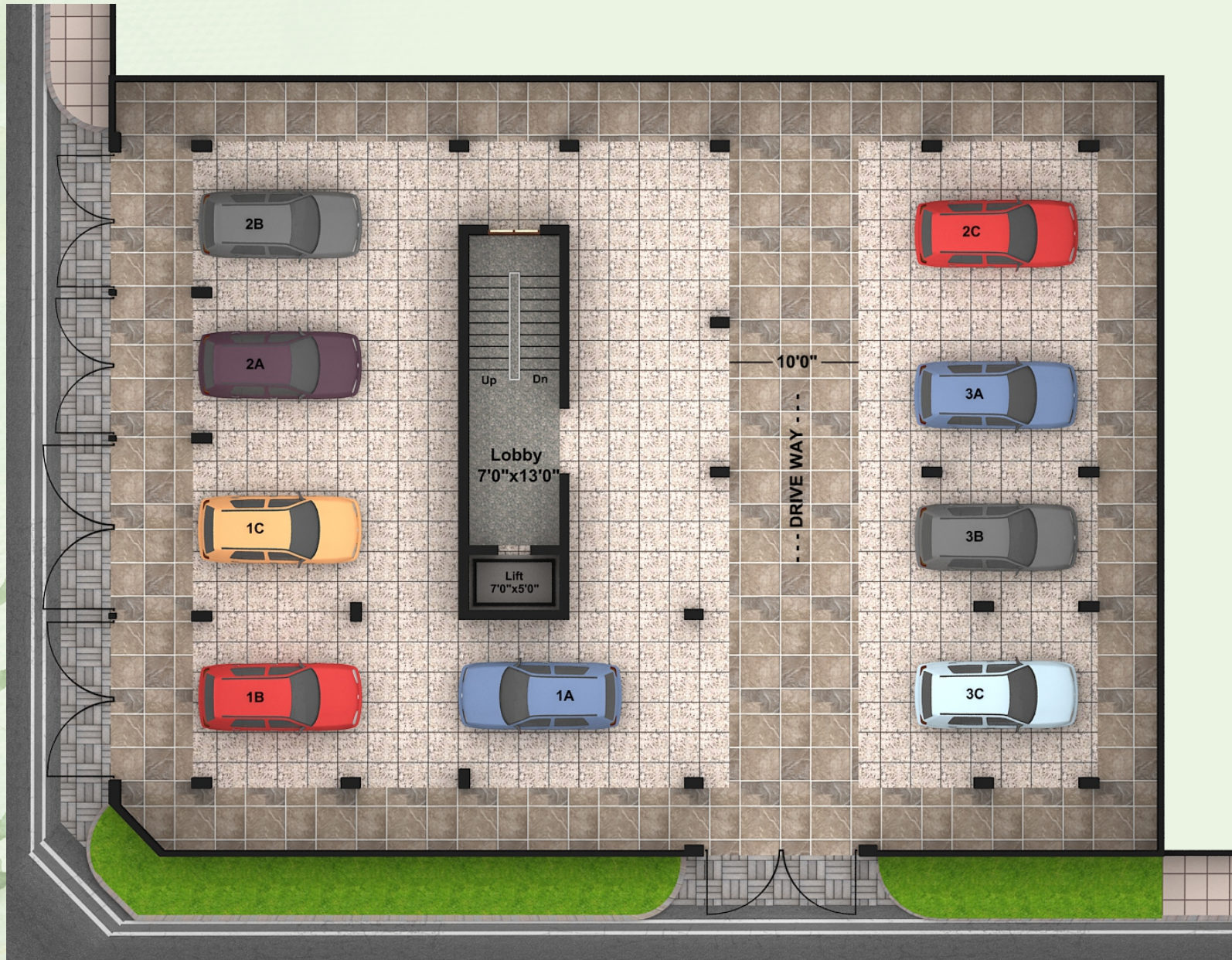
 **Site Address :** Plot No. 163 & 164, 4th Street, Krishnamachari Nagar,
Valasaravakkam, Chennai - 600 087

"Varthini's Tulasi Park" is proposed to be developed in Valasaravakkam, Chennai in land area of 4800 Sq. Ft. with build-up area 11250 Sq. Ft. Valasaravakkam is a posh well-planned residential locality situated at the southern part of Chennai. An exclusive development of 9 Nos of Premium Apartment. Each Apartment will be developed in 1250 Sq. Ft. with less common area @17.5% in the heart of the city. And we provide several features, like earth quake resistant framed structure, high level security system, automatic lift, independent covered car park and many more.

TYPICAL FLOOR PLAN - TULASI PARK



CAR PARKING - LAYOUT



FLAT A - PLAN



FLAT B - PLAN



FLAT C - PLAN



COMMON FEATURES

- Vasthu Designed for entire building
- Architectural plan with elegant Elevation
- Adequate light and air
- Surplus water and storage capacity
- 30% open space, 45 % UDS, 100 % space planning
- Individual covered Car park for all flats
- Automatic lifts with VV VF and ARD System
- Electronic Security System with video phone
- Safety gate for Main door
- Provision for solar water line
- Professional Rain Water Harvesting System
- Cool tiling System for terrace area
- Landscaping in ground floor
- Common toilet and security room in stilt floor
- Anti-termite treatment for building
- CCTV Surveillance System with ITB HD
- Common lighting, Notice board, Residents Name board and Post box.

SPECIFICATION

STRUCTURE

The building is R.C.C earth quake resistant framed structure with brick/block plaster wall.

FLOORING

For entire area of flat	: 80cm X 80cm/120cm X 60cm Vitrified tiles
Utility/ Balconies	: Anti-skid floor and ceramic wall tile
Bathrooms	: Anti-skid floor tile and Designer wall tile up to ceiling height
Staircase & Lobby	: Granite/Marbles
Lift wall cladding	: Marbles/Granites
Car Parking and drive way	: Designer Paver blocks

KITCHEN AND UTILITY

- Adequate Black Granite platform and 4 feet height designer wall tile above the platform.
- Carysil quartz sink with wall mounted sink mixer
- Sink with drain board at utility area - Optional
- Provisions for washing machine point in Utility area.

DOORS & WINDOWS

- First quality teak wood frame and solid panel shutter for Main door.
- MS grill safety gate for main entrance
- Teak wood frame and Skin /WBC shutters for all doors.
- Plastic/Polymer coated water proof flush shutters for toilet and balconies.
- UPVC Windows for all bedroom and toilets.

LIFT

Five persons 408Kg Emperor Automatic lifts with and ARD Systems.

PLUMBING AND SANITARY

- Parry ware/ Roca/ Jaguar or equivalent Closets and Wash basins
- Jaguar /Parry ware CP fittings
- Granite counter top washbasin in Dining area
- Wall hung cascade WC with soft closing seat cover
- Rain shower and hand shower with elegant pillar cock
- Solar water line provisions

ELECTRICALS

FRLS wire	: Orbit/Finolex/Havels /equivalent
Switches	: Modular switches with Metal box – Anchor/Havels/MK
AC Point	: All Bedrooms, Hall and Dining
TV and Telephone	: All Bedrooms and Hall
Exhaust Fan Point	: Kitchen and all Toilets
UPVC /PVC Conduits	: Prince/True bore/Finolex ISI Brand.
Distribution board	: MDS Legrand/Havels/MK or equivalent
ELCB/MCB	: Havels/MDS/Standard
Main Board	: Powder coated panel board

PAINTING

Internal: Birla Putty with Asian premium emulsion paint for both ceiling and walls
External: Weather proof exterior paint or texture paint as per architect's design.
Melamine Finish for Main Doors.

UG SUMP - BORE WELL AND OVERHEAD TANK

15000 liters capacity underground sump and 12000 liters capacity Over Head Tank.

LANDSCAPING

Landscaping on all suitable open space in ground floor

AREA STATEMENT

FLOOR	FLAT NO	SALE AREA	PLINTH AREA	COMMON Area @ 17.5%	UDS
FIRST	1A	1250.00	1065.00	185.00	533.00
	1B	1250.00	1065.00	185.00	533.00
	1C	1250.00	1065.00	185.00	533.00
SECOND	2A	1250.00	1065.00	185.00	533.00
	2B	1250.00	1065.00	185.00	533.00
	2C	1250.00	1065.00	185.00	533.00
THIRD	3A	1250.00	1065.00	185.00	534.00
	3B	1250.00	1065.00	185.00	534.00
	3C	1250.00	1065.00	185.00	534.00
		11250.00			4800.00

KEY PLAN



Sai Sadan, No.10, Diwakar street, Bharani Colony, Saligrammam, Chennai - 600 093, Tamil Nadu, India.

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FOR BOOKINGS CONTACT

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