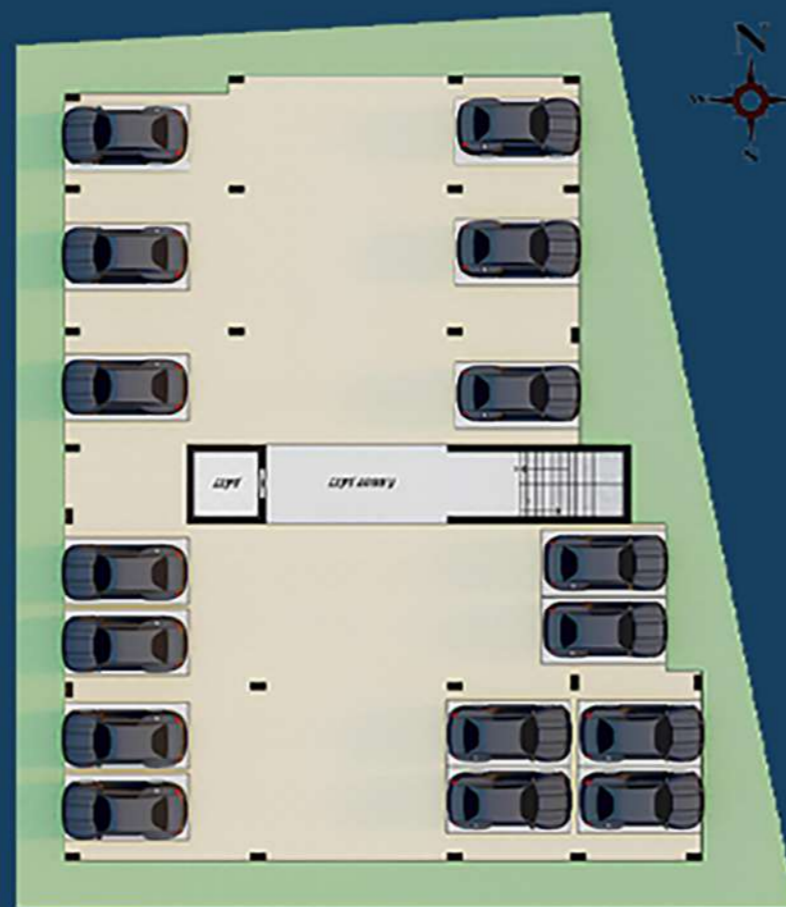


KEY PLAN (Not to scale)



GROUND FLOOR PARKING



Grand style constructions Pvt Ltd
Right choice forever

3BHK luxury House for Sale

Providing Property you won't Regret Purchasing

Site Address

Plot no B , 7th street ,
Senthil Nagar,
Perungudi,
Chennai 600096.



Super market



School & College



Hotels



Hospitals



Cinema

CONTACT US



Office Address

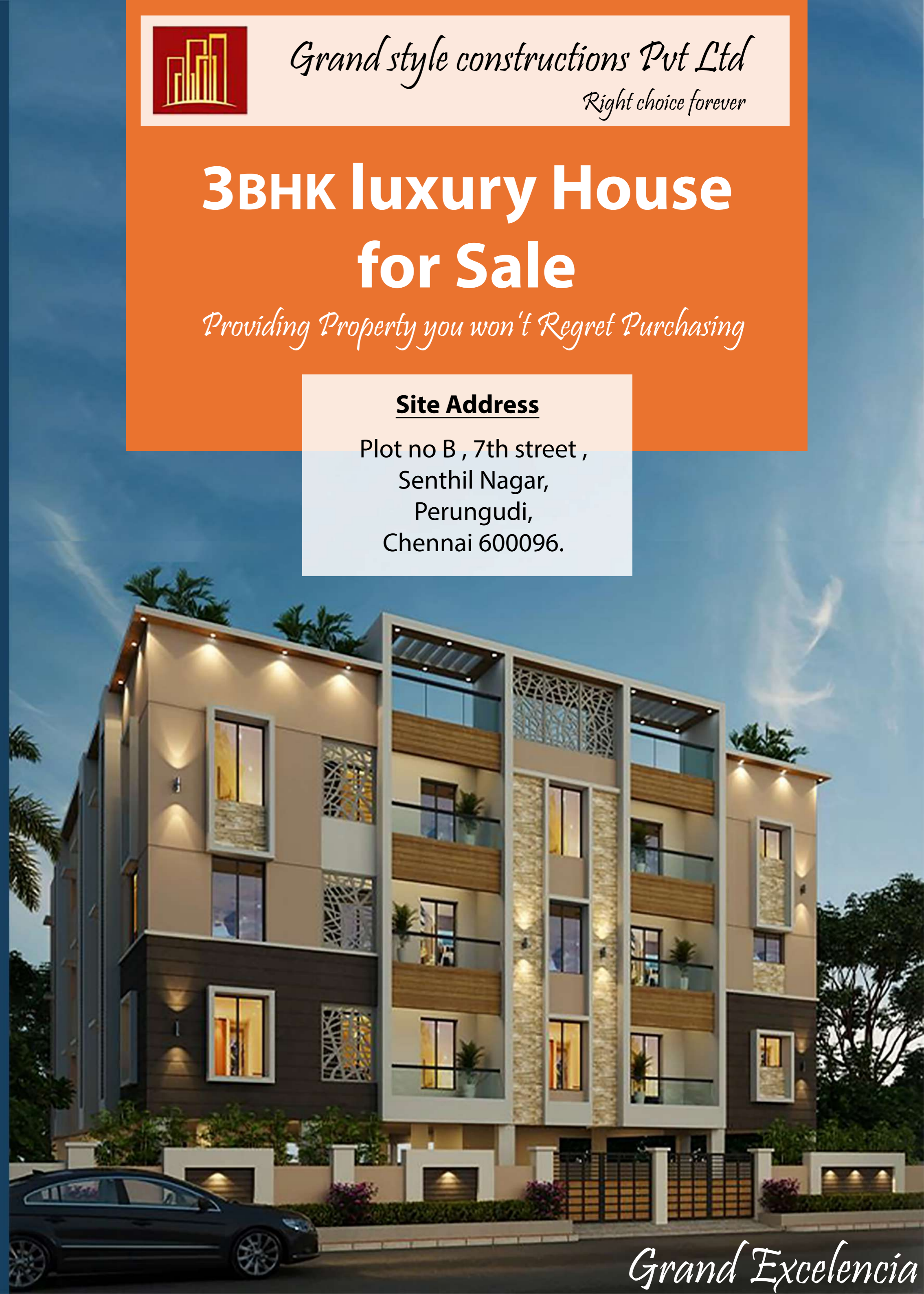
Grand Style Private Limited,
No.100,
flat G1 Kings court - Block-c,
2nd street,
Manikodi Srinivasan nagar,
Perungudi,
Chennai-600096.

Website

<http://www.grandstyle.in/>

ABOUT US

We are a group of widespread expertise organization with a technical experience of more than 15 years in the field of housing, commercial, hospitality & infrastructure development. A group of expertise architects, engineers, contractors & consultants takes up the projects to a meticulous details on all aspects. Over these years, more than 1million sq.ft of planning & execution are done under various circumstances by our team. We are proud to launch our meticulous projects ahead.



Grand Excelencia

TYPICAL FLOOR PLAN



TYPICAL FLOOR PLAN (AREA IN SQ.FT)

	CARPET AREA	PLINTH AREA	UDS	SALEABLE AREA
F1	1044	1176	578	1435
F2	927	1056	519	1288
F3	897	1022	502	1247
F4	823	939	461	1145

PAYMENT SCHEDULE

Advance	-	5%
Registration	-	50%
Stilt roof	-	10%
First Floor roof	-	10%
Second floor roof	-	10%
Third floor roof	-	10%
Before handing over	-	5%

SPECIFICATIONS

STRUCTURE :

1. Stilt + 3 Floors
2. RCC Framed Structure
3. Chamber Bricks / Aerocon blocks of 9" for outer wall & 4.5" for internal partition wall

WALL FINISH :

1. Internal walls Ceiling : 1 coat of primer, 2 coat of putty & 2 coat of tractor emulsion
2. Exterior : 1 coat of primer & 2 coat of weather proof Asian ace exterior emulsion

FLOORING :

1. Living, Dining and kitchen 2'x2' vitrified tiles
2. Kitchen wall tile 2'x1' vitrified tiles
3. Bathroom : Joint free ceramic tile adding upto 7' 0"
4. Balcony : 1'x1' anti-skid ceramic tiles
5. Terrace : Weather proof cool roof tiles
6. Common area & main staircase : Granite flooring with SS railing
7. Ground floor lobby : Granite flooring
8. Car parking : Parking tiles

KITCHEN :

1. Provision for chimney & water purifier
2. CP fittings of parry ware or jaguar or equalent
3. 2 feet kitchen platform with granite finish provided sink bowl

SECURITY SYSTEM :

1. CCTV For common areas

BATHROOM :

1. Sanitary Fixtures and CP Fittings parry ware or jaguar or equalent
2. Floor mounted EWC with cistern health faucet double lever diverted with over head shower, hand shower & wall mounted wash basin

BALCONY :

1. MS Railing as per Architect's design

ENTRANCE DOOR :

1. Maindoor : Teakwood door frame & double side varnish finish

BEDROOM DOOR :

1. Double Veener flush door of 7' height

BATHROOM DOOR :

1. WBC frame with WBC doors

WINDOW :

1. Windows : UPVC Panel with see through glass & Ms Grills

2. Balcony : Sliding UPVC French window & toughend glass will be provided without grills

3. Ventilators : UPVC Frame with suitable louvered glass panels

ELECTRICAL FITTINGS :

1. Cable and wiring : Orbit, finolex or equivalent
2. Switches and sockets : Anchor Roma or equivalent Split air conditioners points will be provide in all bedrooms & living rooms
3. DB with phase change over MCB & ELCB (earth leakage circuit breaker) system
4. Telephone & TV DTH Points will be provided in living & master bedroom

OTHER FEATURES :

1. Sump, OHT, Rainwater harvesting, 24x7 Generator Backup for lift & common areas
2. Elevator : 6 passengers automatic lift (Johnson or Kone)
3. Power supply : 3 phase power supply
4. Separate water meter
5. Elegant lighting in common lobby

AMENITIES



CCTV



PREMIUM LIFT



ANTI-SLIPPERY TILES FOR TOILETS



DOOR CAMERA



100% VASTU