






SITE ADDRESS

#110, Peters Road, Royapettah, Chennai - 600014

THE JOURNEY
TOWARDS
PROSPERITY

Elina
ROYAPETTAH



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The company founded in early 2000, has vast expertise in the construction field spanning around **1,90,000 Sq.ft.** besides our cumulative experience of successfully designing, managing and building projects has been proven by the long list of successful projects completed. Having completed numerous commercial, civic, institutional and residential projects for a variety of discerning clients, we believe our success is attributable to our attention to detail, technical expertise, creativity, and true professionalism that we bring to every project. The mission of the company is to redefine the lifestyle of our customers with highest standards in the industry, professional ethics and inherent values beyond comparison and imagination.

Our performance and building standards are of the highest quality and usually exceed our client's expectations, ensuring satisfaction during all phases of construction. Being passionate about our work from conception to completion, we pride ourselves in leading the building industry in cutting edge designs and quality built homes where your dwelling space would be as unique as you!!!

Our constant endeavor to deliver our commitments sets us apart from our competitors!!!



Elina

ROYAPETTAH

With a successful track record of building value for money homes for more than two decades, **Shree Vishnu Builders proudly presents you, 'Elina'** - which has an intelligent combination of efficiently planned two and three bedroom Apartments. A masterpiece of quality and style **'Elina'** offers you **16 Apartments** with assured covered car parking facility and additional two wheeler parking to suit your needs.

It offers you a safe environment by incorporating 24 hours Video Security system, 24 hrs Power backup along with the advantages of Gym.

While we strive for excellence and value in each and every home we build to make life comfortable, we also ensure that your home is filled with happiness and prosperity for generations to come, which is why every apartment at **'Elina'** is Vastu compliant. Our goal is to build the perfect home that suits your lifestyle, interests and comfort.

ELINA

The real meaning of Luxury and convenience.

MY JOURNEY!

MY DISCOVERY!

MY HOME!

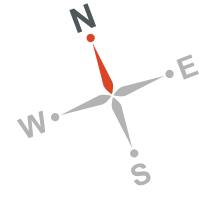
MY DESTINATION





TYPICAL FLOOR PLAN

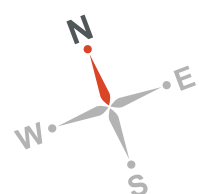
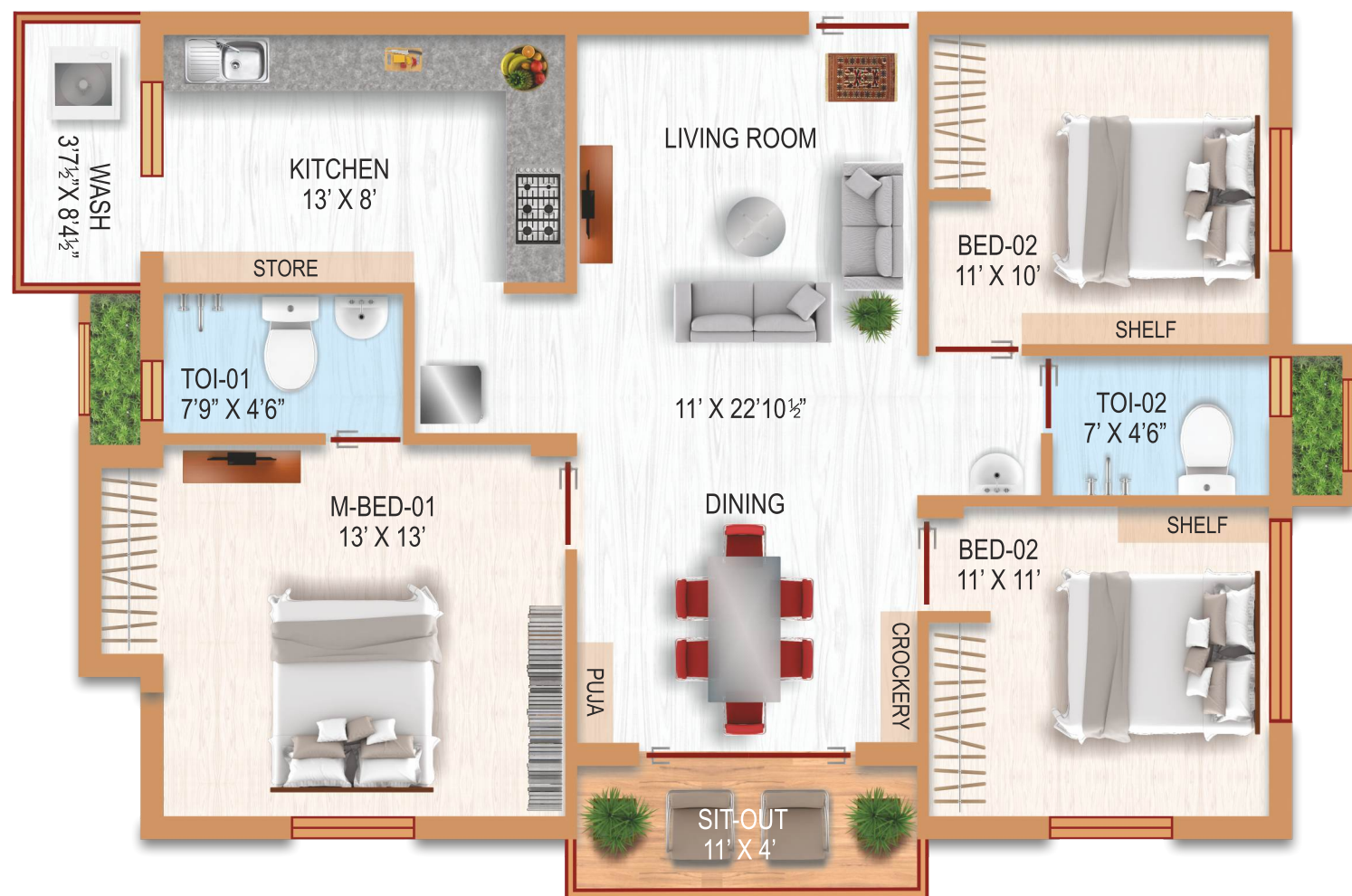
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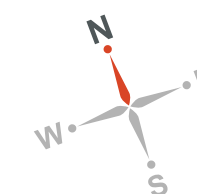
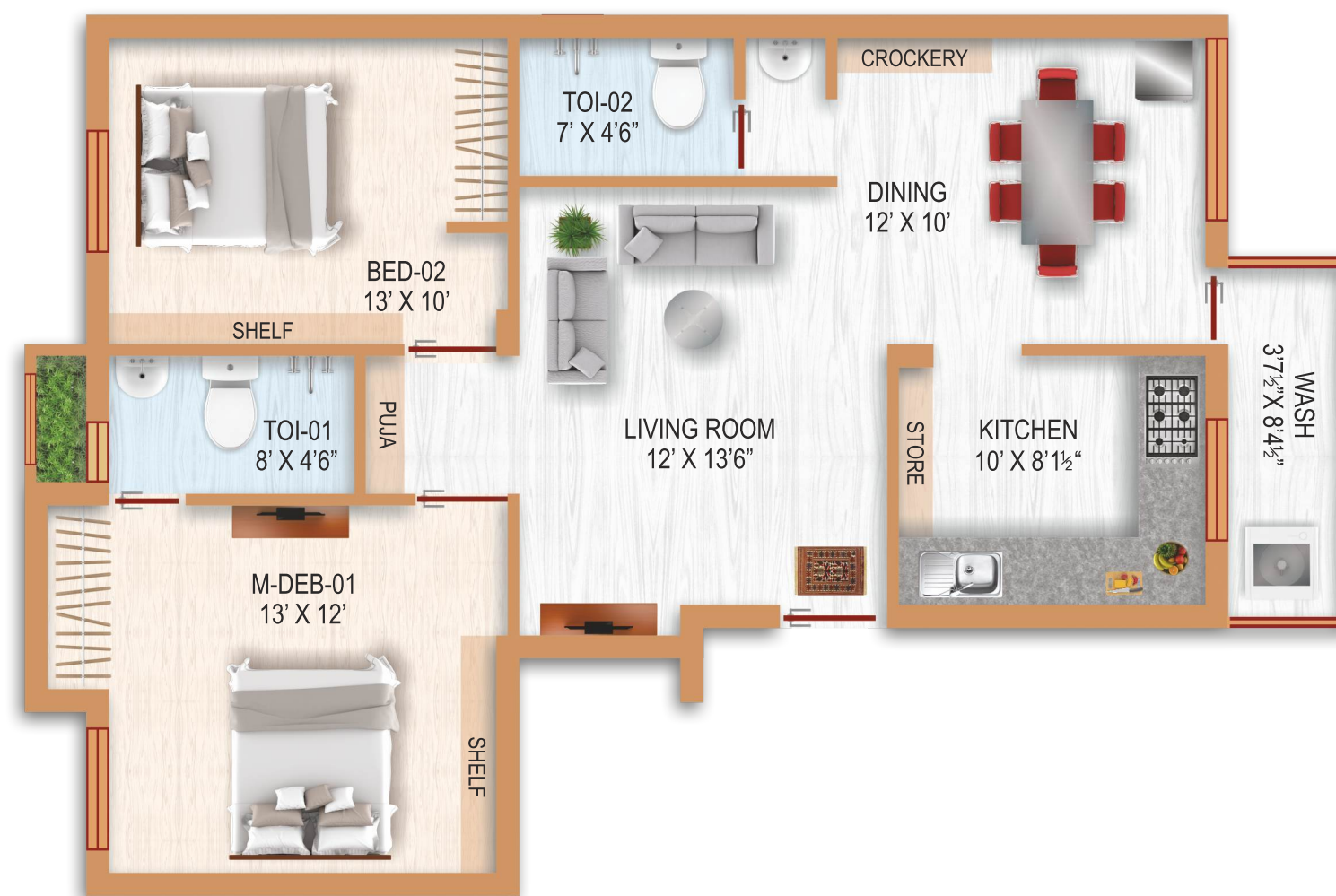
SUPREME RESIDENCES FOR A MODERN LIFESTYLE



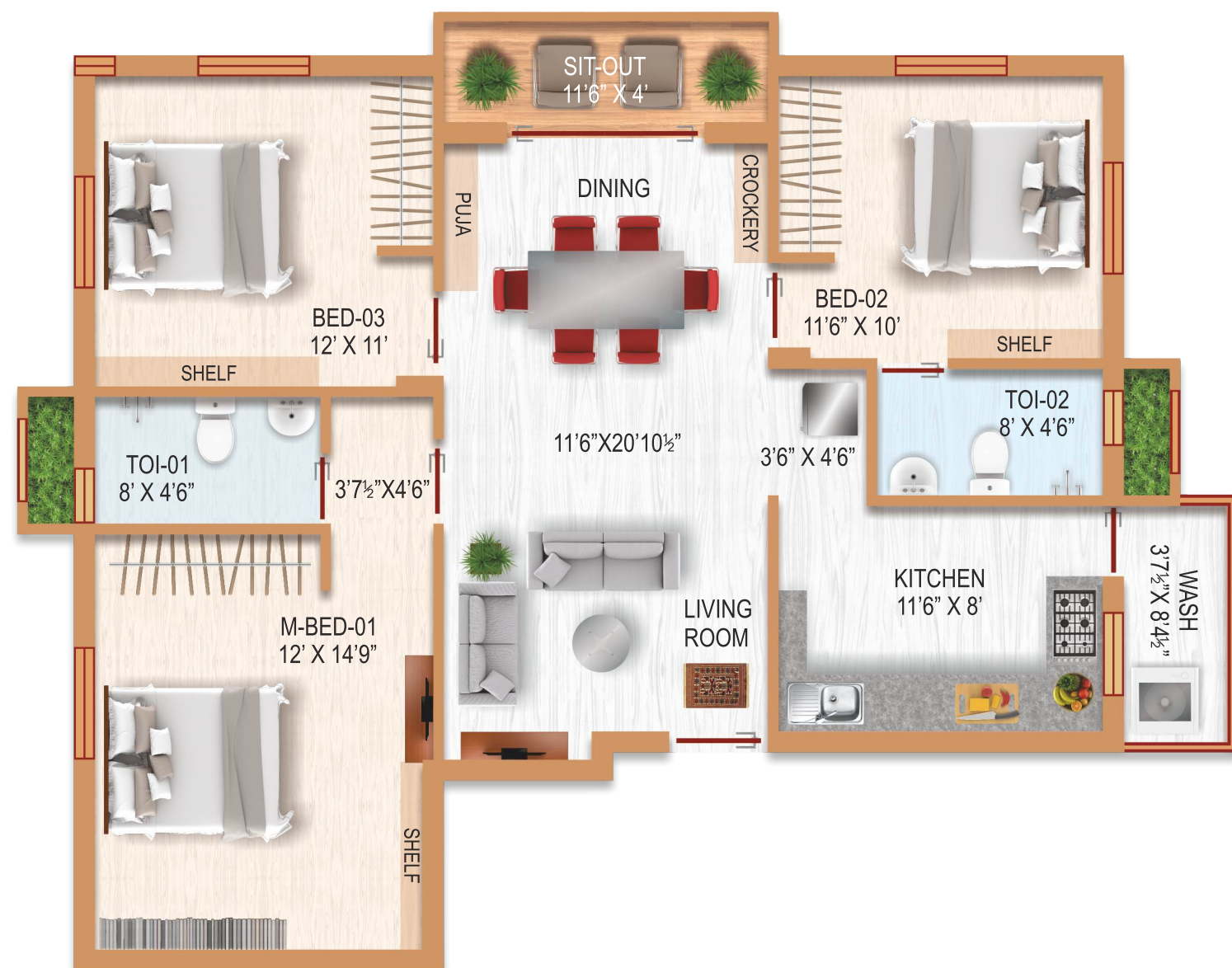
FLAT **A** 1277 sq.ft | 3 BHK



FLAT **B** 1096 sq.ft | 2 BHK



FLAT **D** 1285 sq.ft | 3 BHK

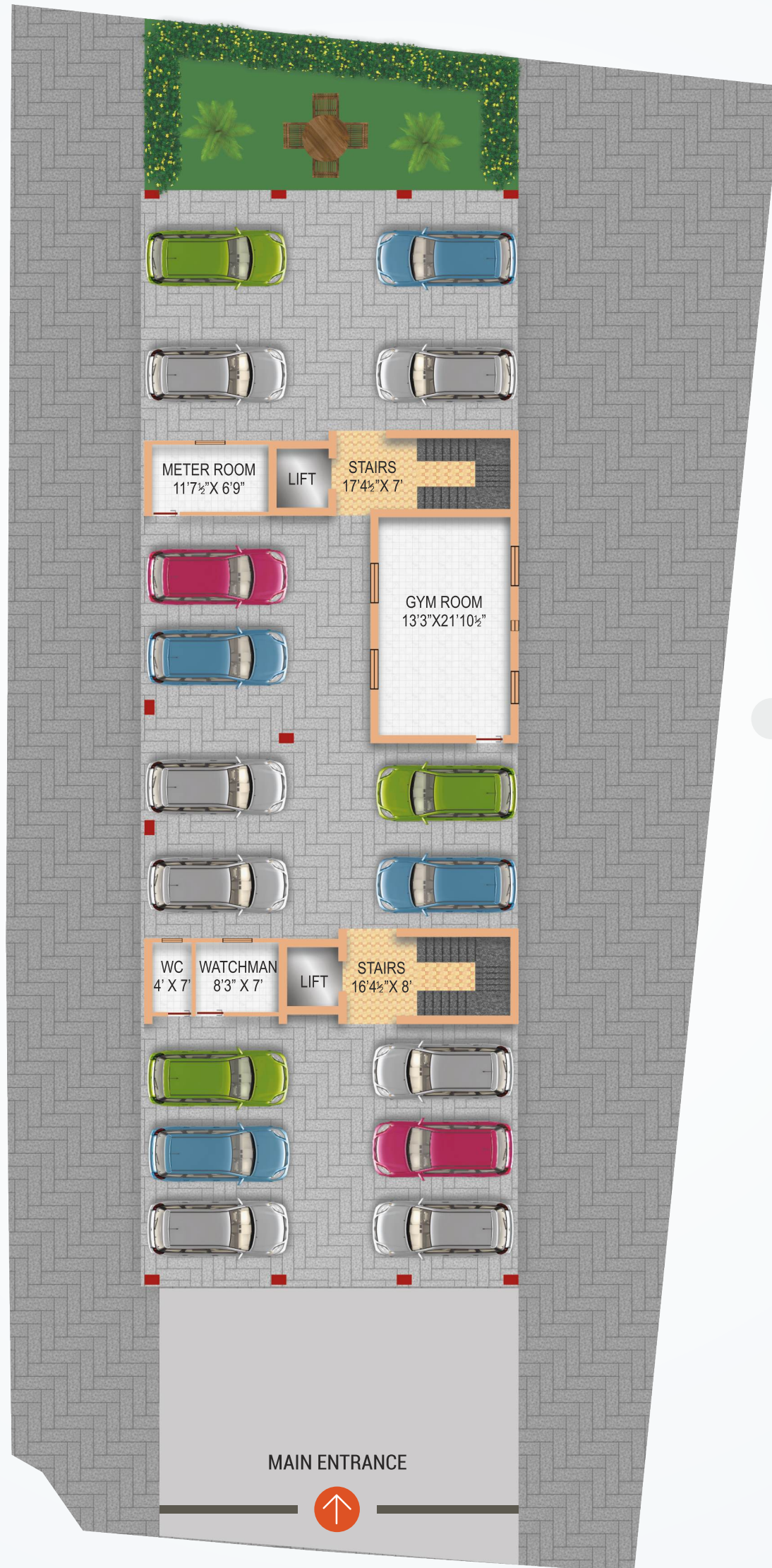


FLAT **C** 1054 sq.ft | 2 BHK





CAR PARKING PLAN



STANDARD FEATURES

The Builder's liability with regard to the specifications is restricted to the quality of work mentioned. In case of manufactured and bought out items, the warranty is limited to the extent provided by the manufacturers. The Builder however undertakes to provide only such items that are made by manufacturers of repute. The project will be executed under the direct supervision of an architect and assisted by consultants from various areas like electrical, plumbing, landscaping etc.

Type of construction

R.C.C framed structure with 9" thick exterior brick wall & 4-1/2" thick interior brick wall.

Loft & Window

R.C.C. loft of 2'0" wide at a height of 7'0" from floor level for Bed rooms.
UPC Windows

Kitchen Platform

Kitchen Platform will be of Korean Top at a height of 2'8" from floor level with diamond/equivalent make stainless steel single bowl sink with single drain board.

Flooring

Flooring includes skirting for all habitable rooms.
1. Living/Dining Area : Vitrified Tiles. (2 x 2)
2. Toilets : Pastel/soft coloured ceramic tiles of Somany or equivalent make.
3. Lobbies : Imported tiles, skirting-colour. Pattern & size as specified by the architect.
4. Staircase: Flooring Granite.
5. Car parking : Granolithic finish over a bed of PCC flooring.

Electrical Supply & Wiring

Switches / Plug points / light points / fan points / Main, Distribution board will be provided. Switches will be of M.K / equivalent make or as specified by the architect.

Wall Tiles

Toilets : Pastel / Soft coloured glazed tiles to a height of about 7'0" of Somany / equivalent make.
Above Kitchen Platform : Glazed tiles upto 2'0" above the platform with Somany / equivalent make.
Utility : Pastel / Soft coloured glazed tiles of Somany / equivalent make.

Plumbing

1. Overhead Tank : Common over head tank fitted with duct pipes of PVC Varun / equivalent make and terrace pipes of UPVC.
2. Internal Concealed Pipe : CPVC Pipe.
3. Exposed Piping : PVC of Varun or equivalent make.

Television Points

With cabling from common Reception Point terminating in the living room and Master bedroom capable of being linked up with cable operator's signals.

Painting

1. Internal Walls : One Coat of primer and two coats Birla putty and one coat of Emulsion Primer and two coats of Emulsion Paint.
2. Main Door : Melamine Polishing.
3. Doors & Grills : Synthetic enamel painting.

Sanitary Ware

The Colour of all sanitary ware will be white.

Bathroom

a. EWC of Parryware / equivalent make.
b. Ceramic Wash basin of Parryware / equivalent make.

Sanitary Fittings All Toilets :

a. Chromium Plated basin fittings of Jaquar / equivalent make.
b. Single level diverter of Jaquar / equivalent make.
c. Chromium Plated low level tap and one concealed stop cock in each bathroom of Jaquar / equivalent make.

COMMON AREAS

Driveway & External area : Inter Locking Paving blocks as specified by the Architect.

Sump : As per CMWSSB Standards.

Pump : Single phase pump with a phase change-over-switch of Texmo / equivalent make.

Over Head Tank : Under CMDA Approval

Gate / Name Board / Letter Boxes / Sentry post / Light Fittings : Built to design as specified by the Architect.

Anti Termite Treatment :

The foundation and the building will be treated with suitable chemicals for Termite Proofing.

Power Backup : 100% DG Power backup for common areas.

Water Supply : Bore will be provided as per specifications.

Compound wall : Compound wall on all sides as specified by the Architect.

Lift : Automatic lift by KONE Elevators or equivalent make..