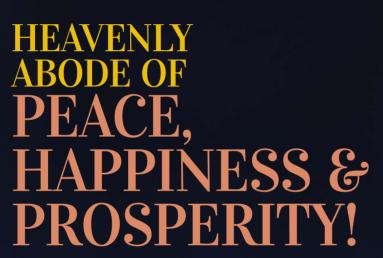




# YOUR GATEWAY TO HAPPINESS











Khurinji Homes Pvt Ltd, is one of the leading realty promoters in Chennai, who have carved a niche for themselves with projects that reflect their values, for the past over 15 years and over 20 projects.

Each project bearing the stamp of Khurinji's quality, safety, innovation and aesthetics, that have set them apart in the eyes of their discerning buyers.

Over 350 families who have moved into Khurinji family, from India and abroad will vouch for Khurinji's commitment for transparency and quality.

Over the past decade, Khurinji Homes, comprising of promoters based in India and abroad, passionate about design, has been growing steadily, from a humble beginning to being reckoned as one of the builders with an impeccable track record. The gated communities that they have built over the years, stand a testimony to their mission.









12 Luxurious 3 BHK Apartment Homes







FLOOR PLAN





























New No. 10, 2nd Main Road, Kasthuribai Nagar, Adyar, Chennai 600020

# **SPECIFICATIONS**

### **STRUCTURE**

- > RCC framed structure
- Chamber bricks/Aerocon blocks of 230 mm for outer wall and 115mm for internal partition wall
- Floor to floor height will be maintained at 3150mm for 1st, 2nd, 3rd floors and 3650mm for 4th Floor

### **WALL FINISH**

- Internal walls: 1 coat of primer, 2 coats of putty and 2 coats of acrylic emulsion.
- Ceiling: 2 coats of putty and acrylic emulsion paint
- Exterior: 1 coat of primer and 2 coats of weather proof exterior emulsion
- Bathroom: Joint free ceramic tiles cladding up to ceiling
- Utility walls: Joint free ceramic tiles up to 4 feet height

### **FLOORING**

- Foyer, Living, Lounge and dining: Imported marble
- > Master bedroom: Parquet wooden flooring
- Kitchen & other bedrooms: 600 x 600 mm imported vitrified tile
- Bathrooms & utility: 300 x 300 mm matt/rustic finish ceramic tiles
- > Balcony: Wood finish vitrified tiles
- > Terrace: Heat reflective coolant tile
- Common areas and main staircase: Granite flooring with SS railing.
- > Ground floor lobby: Imported marble
- Car parking: Grano flooring with threaded grooves and columns with rubber cladding upto 3 feet height

### **KITCHEN**

- > Provision for chimney and water purifier
- > CP fittings of Duravit/Grohe or equivalent.
- Kitchen will be left open for modular kitchen with electrical and plumbing lines
- > 2 plumbing outlets will be provided, one for ground water and other for drinking water

### **BATHROOM**

- Polished granite slab with vanity counter top wash basin Duravit/Grohe or equivalent
- Wall mounted W/C with health faucet of Durovit/Grohe or equivalent
- CP and sanitary fittings of Duravit/Grohe or equivalent
- Concealed wall mixer of Duravit/Grohe or equivalent
- > Provision for Geysers will be provided
- > Shower glass partition in master bathroom
- > Rain shower in master bathroom

### **ENTRANCE DOOR**

 Main door: Teak wood door frame and double side veneer finish flush doors of 1000mm x 2350mm with tower bolt, door viewer, safety latch, door stopper with Yale or equivalent locks

### **BEDROOM DOOR**

 Double side veneer finish flush doors of 2350mm height with Godrej or equivalent locks, thumb turn & door stopper

### **BATHROOM DOOR**

 Designer moulded skin doors of 2350mm height with water proof finish on internal side

### **WINDOW**

- Windows: UPVC panel with see- through glass and MS grills wherever applicable
- Balconies: Sliding UPVC french doors and toughened glass will be provided without grills
- Ventilators: UPVC frame with suitable louvered glass panes

### **ELECTRICAL FITTING**

- > Cables and wiring: Finolex or equivalent
- Switches and sockets: Legrand/schneider or equivalent
- Split air conditioners points will be provided in all bedrooms & living room
- DB with phase change over, MCB and ELCB (Earth leakage circuit breaker) system
- Telephone and TV (DTH) points will be provided in living, master bedroom
- USB charging port in living/dining, master bedroom
- Master control switch at the entrance to control all light and fans

### **SECURITY SYSTEM**

 Video door phone, Access Control, CCTV for all common areas

### **BALCONY**

Glass and SS railing as per Architect's design

### **OTHER FEATURES**

- Sump, OHT, Rain water harvesting, 24X 7
   Generator backup for all apartments (I00% power backup), lifts and common area
- Grand entrance lobby
- > Elevator: 8-Passenger automatic lift
- Power Supply: 3-Phase power supply
- > Suitable Landscaping
- > Elegant lighting in common lobbies





Office

# KHURINJI HOMES PVT. LTD.

G6, Brown Nest Apartments, 73, 2<sup>nd</sup> Main Road, Gandhi Nagar, Adyar, Chennai 600 020. Tel: +91 44 24414007 / 8

Mobile: 98408 68035

Email: contact@khurinjihomes.com

Site Address:

## KHURINJI'S ANGELICA

New No. 10, 2nd Main Road, Kasthuribai Nagar, Adyar, Chennai 600 020.

Mobile: 98403 36434

www.khurinjihomes.com







