

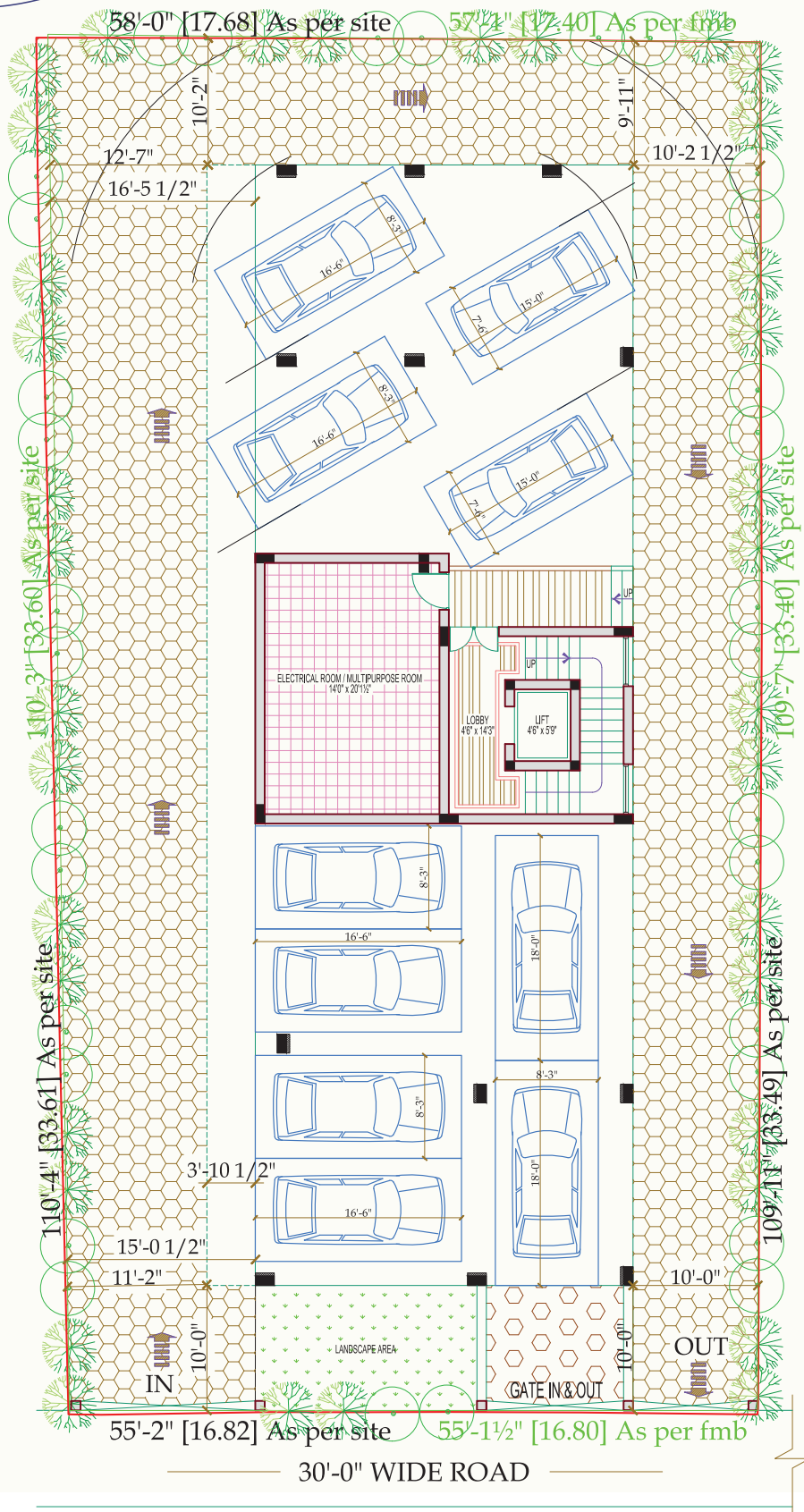


# SRUTHI

3 BHK Premium Apartments  
at Ashok Nagar



# Site Plan

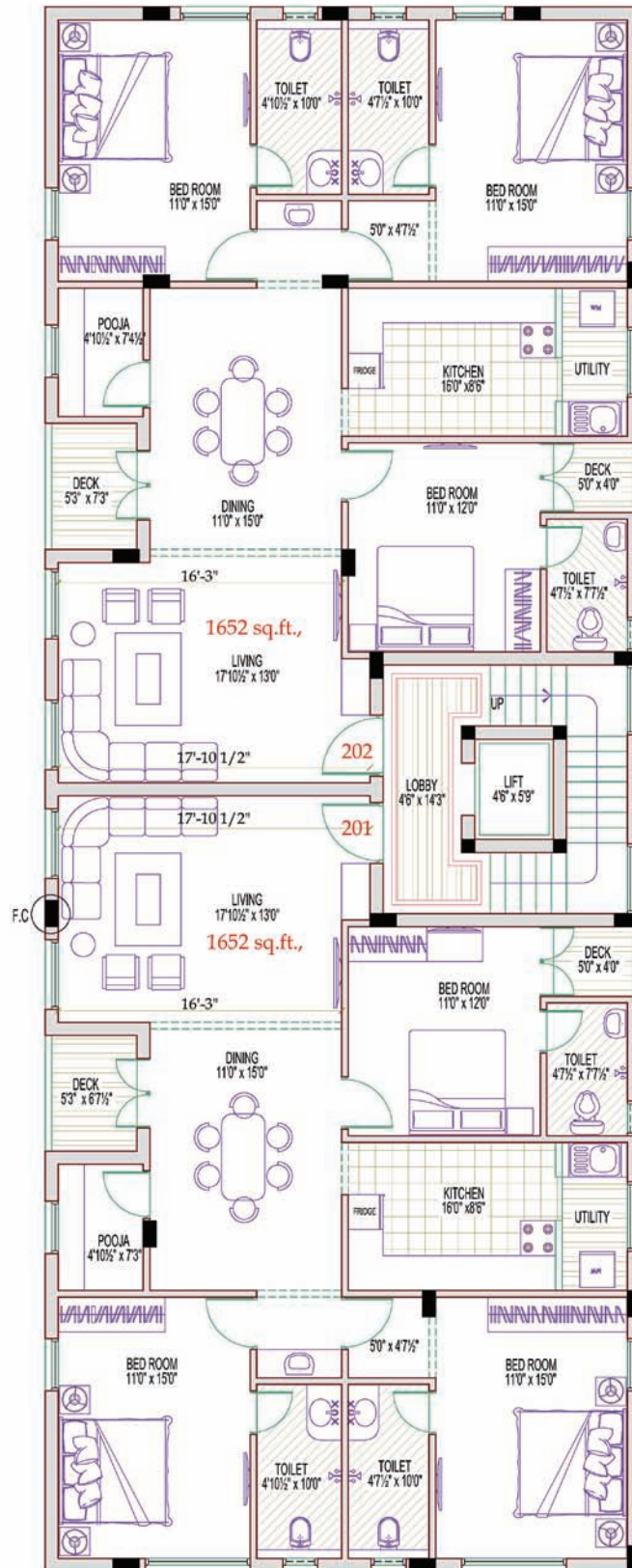




# Typical Floor Plan



TYPICAL FLOOR PLAN - II to V FLOOR



# Technical Specification

## STRUCTURE & FINISHING

- ◆ RCC Framed Structure with high quality chamber brick walls for external and internal partitions plastered and finished with cement paints externally and with Plastic emulsion internally.
- ◆ Internal Painting with Plastic emulsion internally after application of two Coats of Putty and Primer. The final coat will be roller finished. Paint will be Asian/Jotun or equivalent. Owner to choose colors out of options provided by Harmony.
- ◆ The Height of each floor will be 10 feet maximum so the distance between the finished floor level and the finished inner roof level will be about 9'7".
- ◆ The Lintel Level will be 7 feet above the finished floor level.

## FLOORING / STAIRCASE

- ◆ Vitrified Tiles (2 Feet X 2 Feet) of RAK/Kajaria/NITCO make or equivalent for all areas except Bath rooms and Balconies which will have antiskid ceramic (RAK/Kajaria/NITCO or equivalent make) flooring (1 Foot X 1 Foot Dimension).
- ◆ Staircases and Lobbies to be laid with Granite Tiles. Stainless Steel railing will be provided for the Staircases.
- ◆ Flooring in Car parking area will be with concrete tiles-Hindustan/Equivalent.

## DOORS

- ◆ Polished teak wood door panel and frame for main entrance. Width of the door opening will be 7' X 3'9". Main door will have appropriate hardware such as Godrej Ultra Locks, Heavy Duty Hinges etc.,
- ◆ All Internal Doors will be provided with Teak wood frames with suitable hinges, tower bolts and good quality locks.
- ◆ Flush doors for Internal Doors of size 7'X3', Water Resistant Wooden Doors for Toilets with good quality locks and hard ware.
- ◆ The width of the door openings will be 3 feet for all internal doors except for Toilet Doors which shall be 2'6".
- ◆ One number French Door will be provided at appropriate location.

## WINDOWS

- ◆ UPVC Single Glazed Swing Open type Windows / Sliding windows with Steel Grills wherever necessary.
- ◆ UPVC Ventilators for the Toilets with Steel Grills.

## KITCHEN

- ◆ Granite Platform 2 Feet Wide for Kitchen Counter for a minimum running length of 10 feet with Stainless Steel Sink with Drain board of minimum dimensions 1000 mm X 600 mm of Carysil or equivalent make.
- ◆ The Kitchen Platform should be able to accommodate the Sink/Cooking Stove/All Appliances comfortably.
- ◆ The Kitchen wall above the slab will be covered with glazed tiles for a height of 2 feet.

## TOILETS

- ◆ Colored Western Style WC in all Bathrooms. Bathroom Fixtures will be from Parryware/Hindware or equivalent.
- ◆ Suitable color Design Glazed tiles for the wall dado up to full height of wall. Suitable color matching tile for the flooring with good quality sanitary fixtures. Tiles will be of RAK/Kajaria/NITCO make or equivalent.
- ◆ Geyser provision with hot and cold water piping with high quality chrome plated pipe fittings.
- ◆ CP Fittings to be of Parryware make or equivalent.
- ◆ Each bathroom with Mixer unit shower, Health Faucet near EWC, Washbasin of Hindware / Parryware or equivalent.

- ◆ All tap off points for wash basin tap, Geyser water point, etc. through angle Cock.
- ◆ Inner concealed water lines will be with CPVC pipes Ashirvad / Astral or equivalent.

## WATER SUPPLY

- ◆ Deep Bore Well for Ground Water
- ◆ Two compartment Underground Sump of capacity 12,000 litres for both metro water and ground water storage.
- ◆ Ground Water will be tested and appropriate water treatment /filtration system would be installed based on the test results.
- ◆ 1 No RCC Overhead Water Tank will be installed on the terrace of capacity 12000 Liters. It will be of two compartments to cater for storage of metro water (for Kitchens) and treated ground water (For all other areas). Piping system cross connections will also be provided to enable interchangeability or common use of Metro and or bore well water.

## LIFTS

8 Passenger Elevator of required capacity from Cooper or equivalent will be installed.

## THERMAL INSULATION

Thermal insulation of roof will be provided using Thermatek insulated tiles to reduce the heat radiation completely from the roof.

## ELECTRICAL

3 Phase Electric Connections.

3Ph X 10/30amp power supply meter with ELCB. Individual 3Ph DB inside each flat with lighting and power circuits segregated.

Multi-core high quality copper wiring in concealed PVC conduits with MCB and recessed switches.

Wiring will be of Finolex or equivalent make multi strand copper with 1.5 sq.mm for 5A circuits and 2.5 sq.mm for 15A power circuits.

High power Circuit for AC, Geyser, Fridge etc., and low power circuits for other points wherever required.

Modular plated Switches to be provided of GM Switches / Legrand or equivalent as per the table shown below.

Proper earthing circuit is necessary for each flat. 2 separate earth pits for flats, separate earth pits for water pumps and 2 separate earth pits for lift circuits will be provided.

### ELECTRICAL POINTS TO BE PROVIDED

DESCRIPTION	LP	FP	5A	15A	TV	TP	A/C POINT
Drawing	2	2	2		1	1	
Dining	2	1	1	1			
Bedroom1	2	1	1		1	1	1
Bedroom2	2	1	1				1
Bedroom3	2	1	1				1
Toilet1	2		1	1			
Toilet2	2		1	1			
Toilet3	2		1	1			
Kitchen	2	1	5	1			
Balcony 1	1	1	1				
Balcony 2	1	1	1				
Entrance-Light and Door Bell	1						
<b>TOTAL</b>	<b>21</b>	<b>9</b>	<b>16</b>	<b>5</b>	<b>2</b>	<b>2</b>	<b>3</b>

# Common Amenities

<b>COMPOUND WALL</b>	<ul style="list-style-type: none"><li>◆ Designer Brick Work Compound Wall of height 6 feet around the campus with contemporary Elevation with pillars at regular intervals and arches/ pergolas at gate locations</li><li>◆ Suitable Ornamental Cladding will be provided that will identify the complex as a landmark</li></ul>
<b>LIGHTING</b>	<ul style="list-style-type: none"><li>◆ Common Lighting around the building -should be liberal in priority more lighting and segregated switching circuits.</li></ul>
<b>SECURITY</b>	<ul style="list-style-type: none"><li>◆ Watchman's Kiosk and Common Toilet.</li><li>◆ Video Security System with secured lobby access at still level</li></ul>
<b>MULTI PURPOSE HALL</b>	<ul style="list-style-type: none"><li>◆ Air conditioned Multi-Purpose Hall to be provided with Granite Tile Flooring. A/c Unit of adequate capacity as per heat load calculations provided by Standard Manufacturer, with provision for fans.</li></ul>
<b>WATER CONSERVATION</b>	<ul style="list-style-type: none"><li>◆ Rain Water Harvesting</li></ul>
<b>UTILITIES</b>	<ul style="list-style-type: none"><li>◆ One individual wooden letter box with lock will be provided at the entrance of the building.</li><li>◆ Gas Leak Alarms</li><li>◆ DTH Facility.</li><li>◆ Shamiana Rings and Clothesline on the terrace.</li></ul>
<b>MISCELLANEOUS UTILITIES INSIDE THE APARTMENT</b>	<ul style="list-style-type: none"><li>◆ Provision for Hanging Clothes.</li><li>◆ House Key Hanger.</li><li>◆ Decorative Door Name Inscription</li></ul>
<b>LANDSCAPING</b>	<ul style="list-style-type: none"><li>◆ Covered themed terrace landscaping through experienced landscaping architect if possible.</li><li>◆ Landscaping extensively at the ground floor level.</li></ul>
<b>CAR PARK</b>	<ul style="list-style-type: none"><li>◆ One Covered Car Park</li></ul>
<b>LOBBY</b>	<ul style="list-style-type: none"><li>◆ Lobby to be provided with Granite Flooring.</li></ul>
<b>ANTI - TERMITE</b>	<ul style="list-style-type: none"><li>◆ Anti - Termite will be carried out.</li></ul>
<b>POWER BACK UP</b>	<ul style="list-style-type: none"><li>◆ 3 phase,DG of Standard make up of adequate capacity which will take care of back up for:<ol style="list-style-type: none"><li>1. Elevator</li><li>2. 50% External Lighting</li><li>3. Water pump Motors</li><li>4. All Fan, light and 1 No 5A point</li><li>5. All security related equipment's</li></ol></li></ul>
<b>INTERNET</b>	<ul style="list-style-type: none"><li>◆ Telephone Lines with Broadband Connectivity</li></ul>

# SRUTHI

## Location Map



Proposed Site Address:

Harmony Sruthi,

Door No.35, 48th Street,  
Ashok Nagar, Chennai- 600 083.

## Other Ongoing projects

### Melody

ANNA NAGAR



### Rhythm

ASHOK NAGAR



### ayodhya

KOTTUR



### Serene

ANNA NAGAR



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