



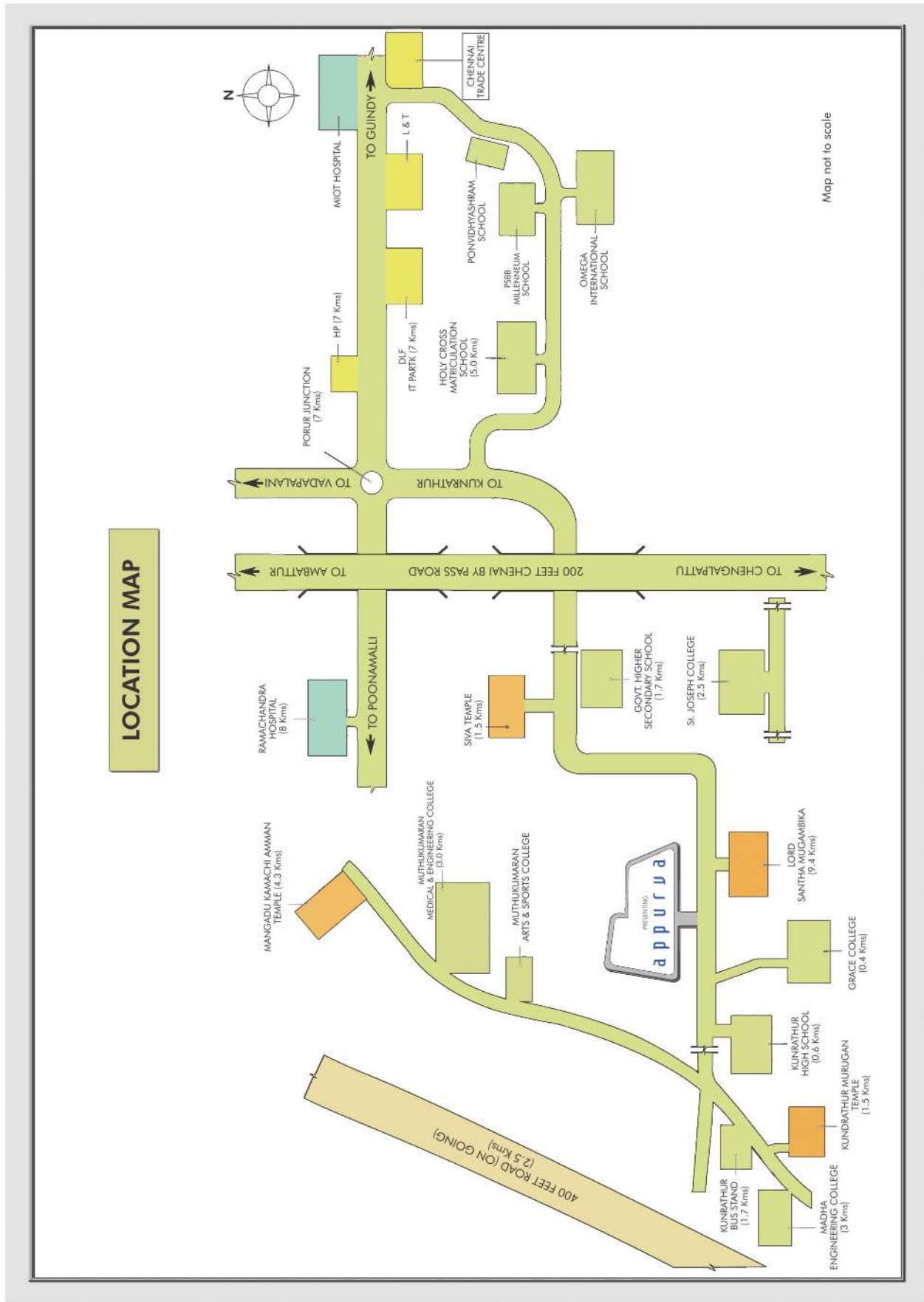
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Secluded Comfort Apartments  
Kovur, Porur

| Hundred and Thirty Two 2 & 3 BHK Apartments | 924 - 1350 Sft  
| Stilt + 4 Floors | Prime location 10 mins from Porur Junction

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Elevation as on site



**SCHOOLS:**

- St. John's International School
- The PSBB Millennium School
- Lalaji Omega International School
- Christ School and lots more

**PROXIMITY (APPROX)**

- 12 kms from Chennai Airport (Intl. and domestic)
- 20 kms from Chennai Central Railway Station
- 15 kms from Chennai Mofussil Bus Terminus (CMBT)
- 13 kms from Kathipara Junction
- 18 kms from T. Nagar
- 12 kms from Vadapalani

**COLLEGES:**

- Madha Medical College & Hospital
- Shri Muthukumar Institute of Technology
- Bharath Institute of Banking
- Meenakshi Academy of Higher Education and Research
- Dr. MGR Engineering College
- Raja Rajeswari Engineering College
- Sri Ramachandra Medical College
- ACS Medical College
- SA Engineering College
- Sacred Heart College

**HOSPITALS:**

- Sri Ramachandra Hospital
- MIOT Hospital
- Saveetha Medical Hospital
- Ramadoss Multi Speciality Hospital
- SJS Ayurveda Hospital
- Vasana Eye Care Hospital
- ESI Hospital, ACS Hospital and lots more

Know your neighborhood

# SPECIFICATIONS

## Structure

RCC Framed structure designed for seismic consideration of zone stipulated by IS Code.

## Flooring

Ground floor main entrance lobby; Marble / highly polished granite. Vitrified tile flooring in living, dining, bed rooms, kitchen and ceramic tile flooring in balconies. Stilt to have Grano flooring.

## Walls

Interior walls : Plastered and painted with emulsion paint.

## Kitchen

Granite cooking platform with single bowl SS Sink with drain board on only one side of the kitchen area. Ceramic tile dadoing upto 2 feet height.

## Toilets

Flooring with anti-skid ceramic tiles and for walls coloured glazed tiles from the floor to a height of 7 feet.

## Ceilings

Putty finish painting.

## Fixtures & Fittings

Main door: Teak wood frame, HDF moulded design door shutter with sufficient thickness to house all hardware. High quality hinges, tower bolts, lock and security eye.

Other Doors: Hard wood frame HDF moulded design door shutter with good quality hinges, tower bolts, locks and handles. Internal surface of toilet doors painted.

## Balcony / Utility Door / Windows / Ventilators

UPVC framed glazed sliding door with glass shutters.

## Sanitary Fittings

All white coloured WC/ wash basin of Parryware (or) equivalent make, CP fitting of Jaguar (or) equivalent make.

## Electrical

Best quality cables / wiring through PVC conduits concealed in walls and ceilings. Light points, fan / exhaust points, power points, call bell points, telephone points, TV points and one AC point in Master bedroom. The electrical room will have panel boards, meters, etc., as per TNEB norms, along with outlet for internet.

## TV / Telephone points

One outlet for TV & Telephone in the living area and in the master bedroom. Provision for cable TV connection.

## Elevators

Adequate number of elevators of reputed brand.

## Power Backup

Back up for common area lighting, pumps & lifts and at select points in the flat up to 1KW.

## Intercom Facility

All flats shall be connected with intercom facility with security room.

## Safety

Co2 extinguisher shall be provided in the kitchen.

### Common Amenities:

Health Club | Landscaped Garden | Tree Lined Internal Roads | Covered Car Park  
STP shall be provided and effluent water will be used for flushing.

# FLOOR PLANS

## BLOCK - B

TYPICAL FLOOR PLAN : 990 SFT  
(2 BHK APARTMENT)



TYPICAL FLOOR PLAN : 980 SFT  
(2 BHK APARTMENT)



TYPICAL FLOOR PLAN : 984 SFT  
(2 BHK APARTMENT)



TYPICAL FLOOR PLAN : 1001 SFT  
(2 BHK APARTMENT)



TYPICAL FLOOR PLAN : 984 SFT  
(2 BHK APARTMENT)



TYPICAL FLOOR PLAN : 1008 SFT  
(2 BHK APARTMENT)



TYPICAL FLOOR PLAN : 1012 SFT  
(2 BHK APARTMENT)



- B - 107
- B - 207
- B - 307
- B - 407

TYPICAL FLOOR PLAN : 1254 SFT  
(3 BHK APARTMENT)



- B - 108
- B - 208
- B - 308
- B - 408

TYPICAL FLOOR PLAN : 1091 SFT  
(2 BHK APARTMENT)



- B - 109
- B - 209
- B - 309
- B - 409

TYPICAL FLOOR PLAN : 1000 SFT  
(2 BHK APARTMENT)



- B - 110
- B - 210
- B - 310
- B - 410



TYPICAL FLOOR PLAN : 996 SFT  
(2 BHK APARTMENT)



TYPICAL FLOOR PLAN : 1127 SFT  
(2 BHK APARTMENT)



TYPICAL FLOOR PLAN : 976 SFT  
(2 BHK APARTMENT)



TYPICAL FLOOR PLAN : 968 SFT  
(2 BHK APARTMENT)



TYPICAL FLOOR PLAN : 981 SFT  
(2 BHK APARTMENT)



## FLOOR PLANS BLOCK - A

TYPICAL FLOOR PLAN : 1118 SFT  
(2 BHK APARTMENT)



TYPICAL FLOOR PLAN : 1131 SFT  
(2 BHK APARTMENT)



TYPICAL FLOOR PLAN : 986 SFT  
(2 BHK APARTMENT)



- A-103
- A-203
- A-303
- A-403

TYPICAL FLOOR PLAN : 1260 SFT  
(3 BHK APARTMENT)



- A-104
- A-204
- A-304
- A-404

TYPICAL FLOOR PLAN : 966 SFT  
(2 BHK APARTMENT)



- A-105
- A-205
- A-305
- A-405

TYPICAL FLOOR PLAN : 1331 SFT  
(3 BHK APARTMENT)



- A-106
- A-206
- A-306
- A-406





TYPICAL FLOOR PLAN : 982 SFT  
(2 BHK APARTMENT)

- A-107
- A-207
- A-307
- A-407



TYPICAL FLOOR PLAN : 1024 SFT  
(2 BHK APARTMENT)

- A-108
- A-208
- A-308
- A-408



TYPICAL FLOOR PLAN : 993 SFT  
(2 BHK APARTMENT)

- A-109
- A-209
- A-309
- A-409



TYPICAL FLOOR PLAN : 1073 SFT  
(2 BHK APARTMENT)

- A-110
- A-210
- A-310
- A-410



TYPICAL FLOOR PLAN : 1041 SFT  
(2 BHK APARTMENT)



A-111  
A-211  
A-311  
A-411

TYPICAL FLOOR PLAN : 1350 SFT  
(3 BHK APARTMENT)



A-112  
A-212  
A-312  
A-412

TYPICAL FLOOR PLAN : 1191 SFT  
(2 BHK APARTMENT)



A-113  
A-213  
A-313  
A-413

TYPICAL FLOOR PLAN : 1172 SFT  
(2 BHK APARTMENT)



A-114  
A-214  
A-314  
A-414



TYPICAL FLOOR PLAN : 1254 SFT  
(3 BHK APARTMENT)



TYPICAL FLOOR PLAN : 1155 SFT  
(2 BHK APARTMENT)



TYPICAL FLOOR PLAN : 1307 SFT  
(3 BHK APARTMENT)



TYPICAL FLOOR PLAN : 924 SFT  
(2 BHK APARTMENT)



