



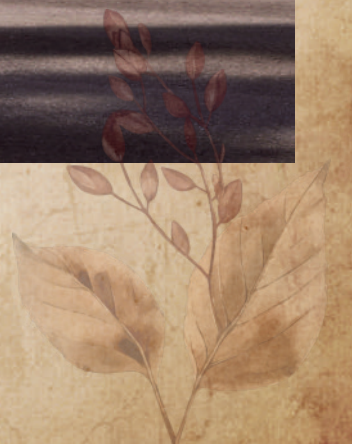
# KURALAHAM

EXPERIENCE THE LUXURY!

464, 17TH STREET, KORATTUR







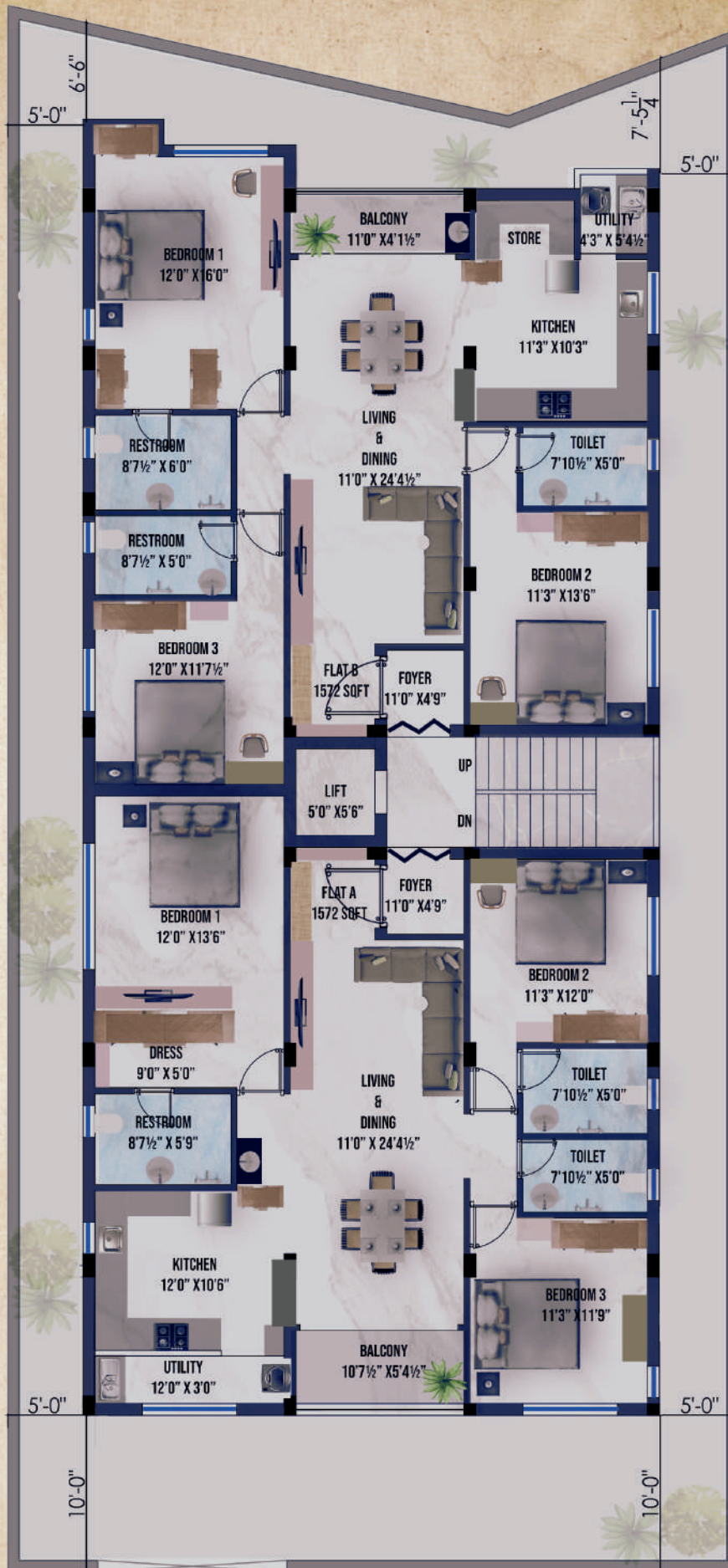


# STILT FLOOR PLAN





# TYPICAL FLOOR PLAN





# SPECIFICATIONS

## Building Structure:

- The building features a **reinforced concrete (RCC)** framework, including RCC columns, beams, and slabs.
- Walls are constructed using **Wire Cut Bricks|sill level belt|contituous lintel**

## Doors and Windows:

- The main entrance door is designed with a **solid Teakwood** frame and **solid Teakwood** paneled shutter Finished with MELAMINE polish
- Internal doors are composed of **solid Teakwood** frames with MELAMINE polish and fitted with laminate finish SOLID core BWR flush doors [GREEN/CENTURY/EQUALENT]
- Toilet doors are equipped with waterproofed WPC frames [painted] and laminate finish WPC shutters.
- windows are UPVC sliding |openable from **FENESTA /SAINT GOBAIN** with **MOSQITO NET**
- All windows have MS grills for added security.
- High-quality locks are provided, either from **GODREJ / DORSET** or equivalent .

## Wall Finishes:

- The walls are meticulously plastered for a smooth finish.
- **BIRLA** wall care putty is applied to achieve a refined interior surface.
- All interior walls are coated with **Asian Premium Emulsion Paint.**
- All exterior walls are finished with **TEXTURE** and Asian **APEX** paint [for protection from extreme climate changes]

## Bathrooms:

- All fittings CP finish [shower heads |spouts|health faucets and diverters] from **JAQUAR/ PARRYWARE** or equivalent.
- White concealed wall-mounted EWCs (European Water Closets) are provided by **JAQUAR / PARRYWARE** or equivalent.
- Provision is made for exhaust fans and geysers.
- Wall-hung washbasins are from **JAQUAR / PARRYWARE** or equivalent.

## Cealing:

- All the flats living dining and bedrooms ceiling will be provided with plain gypsum board **FALSE CEALING .**
- Provision for led lights| air conditioners| and fans will be provided.

## Kitchen:

- The kitchen counter fitted with a black granite top and one **CARYSIL** sink.
- CP fittings in the kitchen are from **JAQUAR / PARRYWARE** or equivalent.
- Provisions are made for chimney| refrigerators |washing machine| water purifiers.
- Individual **piped gas** [from ground floor] supply will be provided.
- Adequate power points will be provided for all kitchen appliances.
- Ceramic or printed tiles adorn the kitchen walls up to a height of 2 feet above the countertop. (Tiles cost Rs.60 per Sq.ft)



### Flooring:

- The flooring in the living room, dining area, and kitchen is covered with vitrified tiles (4x2) from **SOMANY / KAJARIA / MOTO** or equivalent.
- Balconies and utility areas have matte-finished vitrified tiles or non-skid tiles.
- Bathrooms feature **non-skid tiles** for the flooring and ceramic wall tiles up to the ceiling.

\* (All the Tiles- basic cost Rs.60 per Sq.ft)

### Electrical and Power Backup:

- The building has a **3-phase electricity** supply with independent meters.
- Electrical wiring uses FRLS (Fire Retardant Low Smoke) wires from **FINOLEX, HAVELS, LEGRAND** or equivalent.
- Split air conditioning points are available in the living cum dining | all bedrooms.
- The modular switches and sockets from **PANASONIC, HONEYWELL, or LEGRAND**.
- Safety measures include earth leakage circuit breakers to prevent electric shocks.
- There's a DG (Diesel Generator) power backup for the flats and common areas, excluding air conditioning.
- Television points are installed in the living room and master bedroom.
- **Two-way switches** are provided for all bedrooms.

### Special Features:

- **Landscaping** for common areas and Terrace.
- **LIFT LANDING IN TERRACE FLOOR**
- **VIDEO DOOR PHONE FOR EACH FLAT**
- Each flat has a reserved parking space.
- **CCTV surveillance** cameras with recording security.
- The building features an automatic lift technology and ARD (Automatic Rescue FINISH AUTOMATIC DOOR from **JOHNSON**
- A generator from **COOPER /MAHINDRA** equivalent with sufficient capacity is installed.
- Rainwater harvesting is implemented.
- There's a UG sump and overhead tank to supply of metro water and borewell water.
- A common servant toilet is provided.
- A Open Well and bore well is available for needs.
- The terrace is **waterproofed** and insulated with mixture and covered vitrified White cool roof
- The staircase is fitted with stainless steel
- **Pest control** measures are implemented at all
- **EV Charging Point** for Each Flat