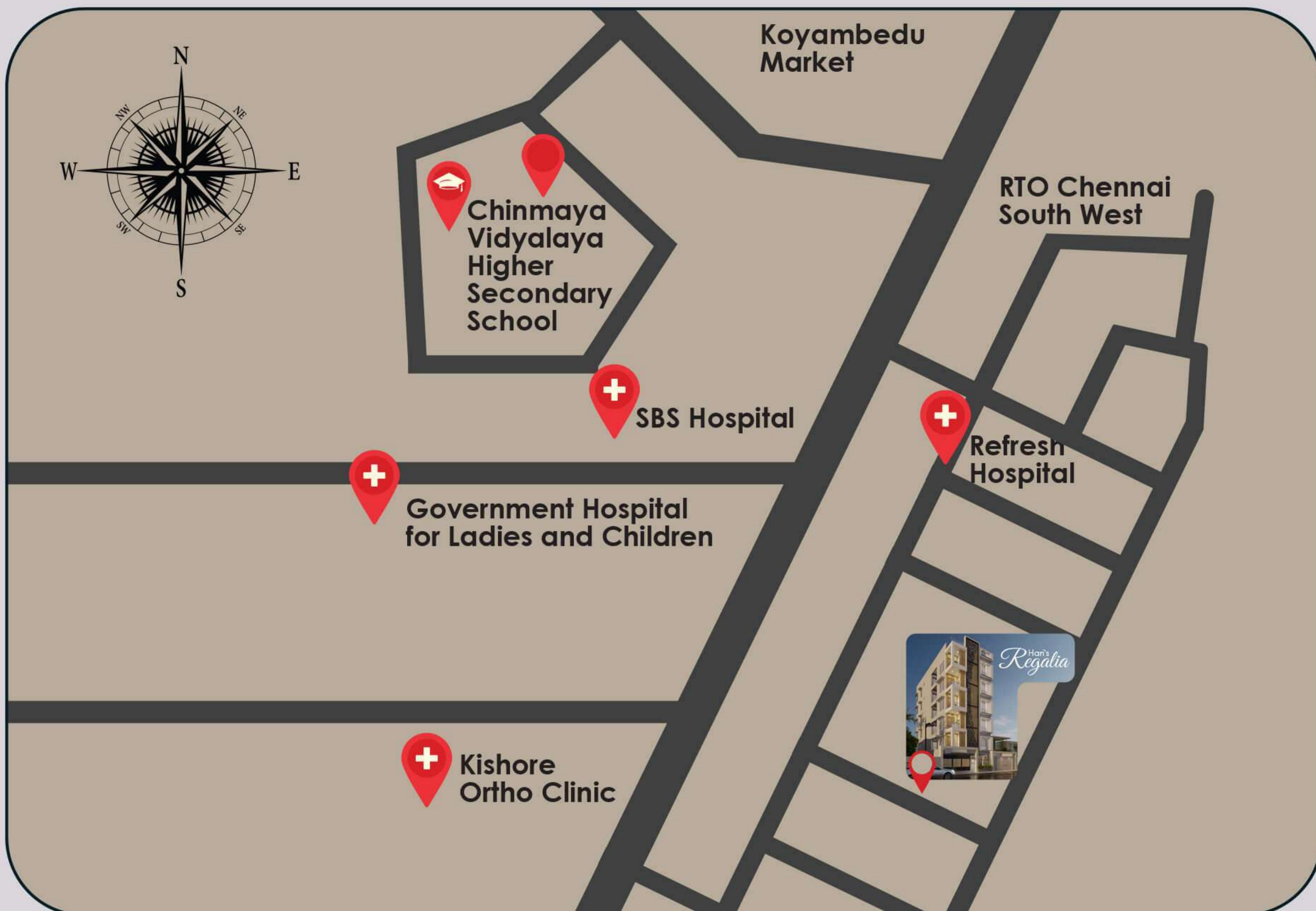


# Hari's *Regalia*



## KEY MAP



Hari's  
*Regalia*

No 141, Srisayee Nagar 3rd Street,  
Saligramam, Virugambakkam,  
Chennai 600092.

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# PROJECT SPECIFICATIONS

## Super Structure

- Earthquake resistant R.C.C framed structure with appropriate foundations.
- The basement height shall be 2'6" from the road level the height of each floor would be 10 feet from slab to slab
- Anti-termite treatment compliant with IS 6313 -1981 pre-construction
- PCC mix ratio would be 1:4:8 for flooring base consolidated concrete
- All external brickwork for walls will be 9" thick, using first quality wire cut bricks
- Internal partitions to be 4 1/2 " thick with first quality wire cut bricks
- Internal and external walls with cement plaster 1:5 and ceiling with cement plaster 1:4

Thickness of plaster for internal walls 12mm with a smooth finish, external walls 20mm with a rough finish, and ceiling 12mm with a smooth finish.

## Electrical and power back up

- 3 phase electricity supply and independent meter for each dwelling.
- FRLS wires from Anchor roma / Panasonic
- Split A/c points for all bedrooms
- Modular switches and sockets from Anchor roma / panasonic
- DG power backup for common area
- TV and telephone points to be provided in all required areas
- An ethernet port connection for each house from the roof top for easy WiFi installation
- Two way switches to be provided where necessary

## Painting and finishing

- Internal walls and ceiling shall be finished with two coats of BIRLA wall care putty and a coat of primer. Two coats of premium emulsion from ASIAN paints with a shade of the owner's preference.
- The exterior walls will have a coat of cement based textured finish with a coat of exterior primer over two coats of weather protective paint
- MS grills shall be painted with two coats of synthetic enamel paint

## Doors and Windows

- Main entrance door : custom made in our site with 1st quality teak wood with suitable shutter
- Internal doors : SPC Frames and factory made ABS shutter
- Toilet doors : Water proofed SPC frames and factory made ABS shutter
- German make UPVC windows from prominence or equivalent
- Smart locks for additional convenience

## Plumbing and sanitary

- All plumbing work shall be done with Finolex / Astral pipes with CPVC or weather proof PVC pipes where necessary.
- Western toilets shall be wall mounted with a health faucet. Indian style toilets shall be provided if needed by owners.
- Bathrooms to contain one white wash basin from Jaguar / Parryware with necessary fittings
- All plumbing fittings will be from Jaguar/ parryware and will be chromium plated
- The drainage system will be provided with 4" and 6' dia. PVC pipes of Astral/ finolex brand.
- The inspection chambers will be 2' x 2' of size with a manhole cover where required.
- ventilators to be provided in each bathroom.

## Flooring and wall tiles

- First quality vitrified floor tiles with a size of 2' x 2' from Kajaria or equivalent with a value of Rs.100 per sqft. A skirting of 4" height shall be provided for all living area.
- Bathroom tiles shall be first quality non skidding tiles from kajaria with wall tiles will fitted till the ceiling, with a value of Rs. 80 per sqft.

## Kitchen

- Black granite counter tops with first quality sinks
- Ceramic/ printed tiles on the wall for 3' above the counter top

## AMENITIES



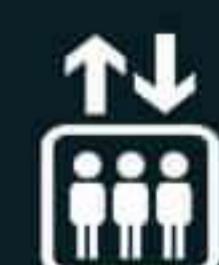
RAIN WATER HARVESTING.



VIDEO DOOR-PHONE



VASTU COMPLIANT



ONE ELEVATOR FOR 6 PASSENGERS.



CHARGING PORT FOR ELECTRIC VEHICLE



MINI CONFERENCE HALL



COVERED CAR PARK.

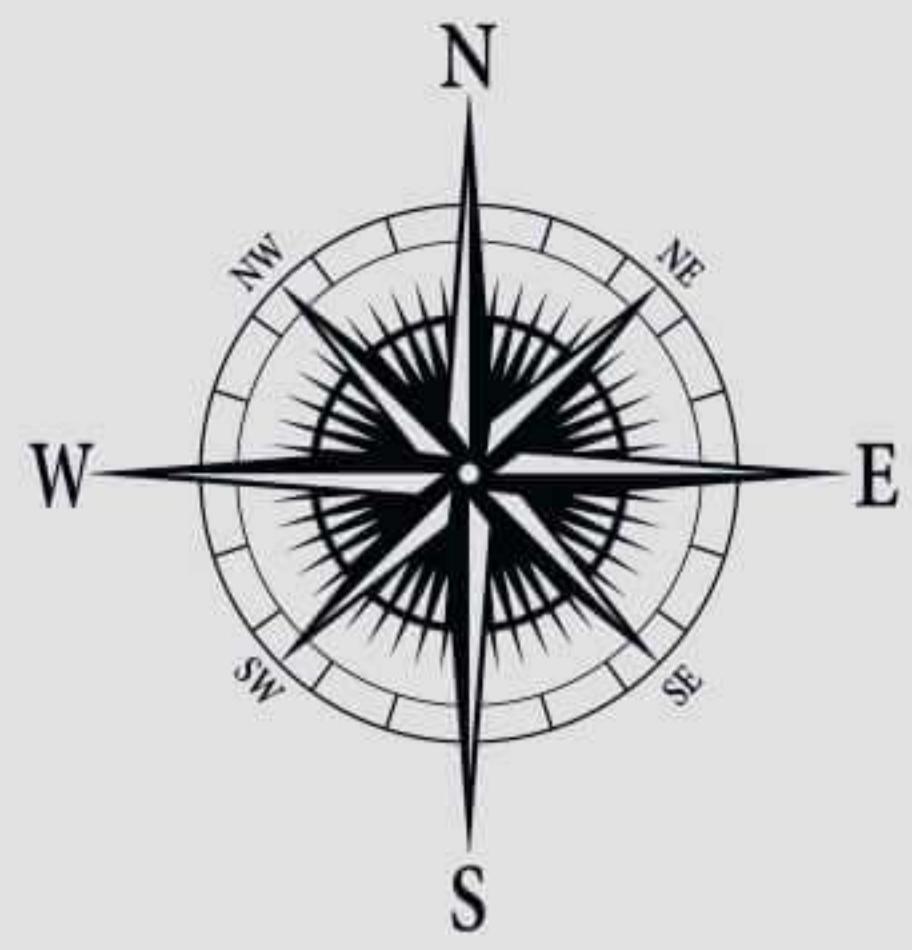


COMMON POWER BACKUP.



CCTV.

## FLOOR 1, 2, 3, 4 & 5 - TYPICAL FLOOR PLANS





3D FLOOR PLAN

3BHK 1670 sq.ft



# SITE CUM STILT FLOOR PLAN