

**WELCOME  
TO THE  
STATURE  
OF  
PRIDE**







Elegantly tucked at the hot spot of the city with the landscape organically offering the impeccable statement of lifestyle, this project adorns the urban canvas of T Nagar at Valmiki Nagar. With the stature encompassed with 5 floors housing 2 apartments in each floor, the project unfolds utmost luxury with a sense of pride allowing the residents to enjoy a king-size living coupled with elegance and privacy.

The project encompasses pristine finishes and crafted with exquisite planning that embraces natural lighting and ventilation across all corners of the dwelling. The project houses hand-picked features like covered car park, lift, gym, Piped gas, Power back up and adequate landscaping.

**10 Units | 5 Floors**  
3BHK | 2447 - 2486 Sq.Ft

Plot no: 5, Old No: 14, Valmiki Street,  
T Nagar Chennai - 600017



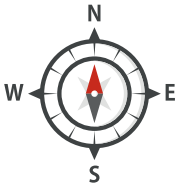
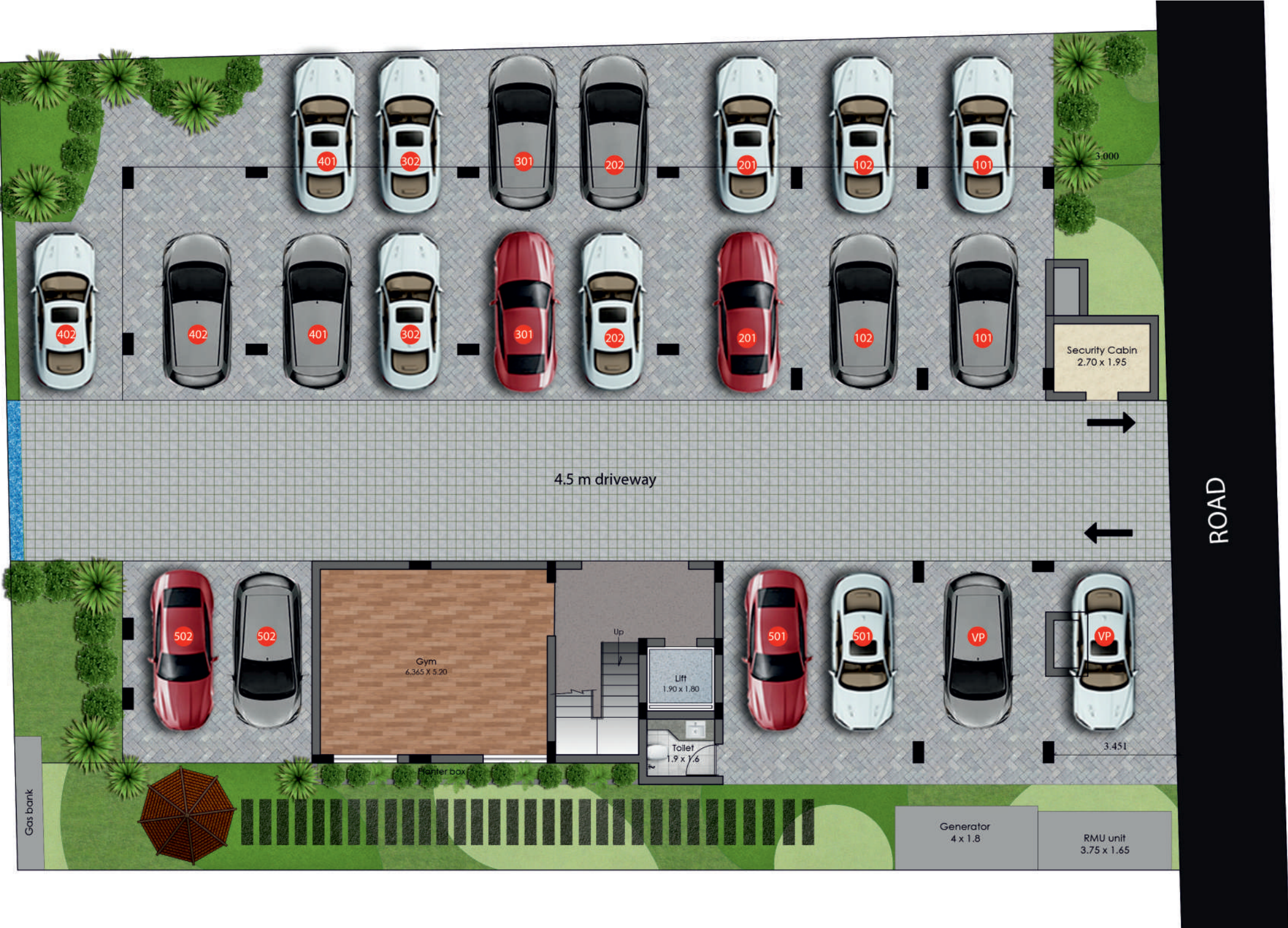






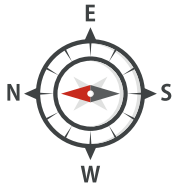


STILT FLOOR PLAN



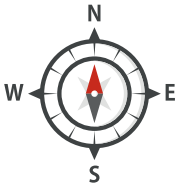


TYPICAL FLOOR PLAN



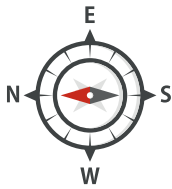


TERRACE FLOOR PLAN





**TYPICAL UNIT PLAN**  
Flats : 101 - 501

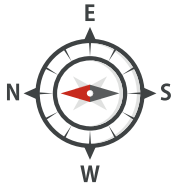


**FLAT AREA DETAILS**

SALEABLE AREA SQ.FT	UDS SQ.FT
2468	816



TYPICAL UNIT PLAN  
Flats : 102 - 502



FLAT AREA DETAILS

SALEABLE AREA  
SQ.FT

UDS SQ.FT

**2447**

**803**



# SPECIFICATIONS

**STRUCTURE:**

- Isolated RCC Footings Complying with Seismic III Zone, as per the Structural Consultant's Advice.
- RCC Frame Structure with Brickwork Partitions. Concrete Grade and Steel Grade as per Structural Consultant's Advice.
- The Height of Each Floor Shall be 3.0m Floor to Floor.

**FLOORING & TILING:**

- Lift Lobby and Fascia Wall & Floor using Granite/Marble, as per the Architect's Design.
- Staircases: Marble / Granite with Glass Handrail.
- Car Park Area: Grano Flooring with Grooves.
- Foyer / Living/ Dining: Italian Marble with Matching 4” Skirting, As per the Architect's Design.
- All Bedrooms: Laminated Wooden Flooring with Matching 4” Skirting.
- Kitchen: 2' X 2'Vitrified Tiles from Asian / Somany / Kajaria and Wall Dado up to 2' Height.
- Toilets: Ceramic Tile Concepts 60cm X 60cm for Floor and 60cm X 30cm for Walls up to False Ceiling Height.
- Utility Room: 60cm X 30cm Ceramic Tiles for Floor and One Side Washing Wall up to 4' Height.
- Balconies / Open Terraces / Decks: Rustic / Antiskid / Ceramic Tiles 60cm X 60cm.
- Counter Granite: Kitchen and Toilet Washbasin Counter Top shall be Black Galaxy / Equivalent.

**SANITARY & PLUMBING:**

- Sanitary Fittings: EWC Wall-Hung and Wash Basins using Roca / Toto or Equivalent make, Concealed Cisterns Gebrit / Roca / Toto or Equivalent Make. (Colour: White)
- Faucets: Shall be Single Lever Concealed Diverters Brass with CP Finish, Heavy Body Metal Fittings of Roca / Grohe or Equivalent Makes. Provision for Hot & Cold Water

Connection Shall be Provided for Overhead Showers, Wash Basins and Kitchen Sink. Health Faucet also shall be Provided in all Toilets.

- Plumbing: All Water Supply Lines shall be in ISI Marked CPVC pipes. Drainage Lines and Storm/Rain Water Drain Pipes shall be in PVC.
- Kitchen & Service Area: Floor Mounted Faucets / Taps using Roca or Equivalent shall be Provided.
- Utility: Washing Machine Provision shall be Provided.
- Carysil Sink Single Bowl with Drain Board Shall be Provided for the kitchen.

**DOORS & WINDOWS:**

- Window Shutters: Powder Coated Aluminum Openable / Sliding Windows with 12mm Toughened Glass shall be Provided.
- All Doors Shall be of 7'0” Height.
- Door Frames: Main Door Frame shall be of European Steam Beech Wood and Shutter with Veneer. 50mm Thick Both Faces Teak Veneered and Melamine Finish.
- Internal Door: All Internal Door Frame shall be of European Steam Beech Wood and Shutter with Veneer. 40 / 35mm Thick Both Faces Teak Veneered and Melamine Finish.
- Hardware: All hardware shall be in C.P Brass, Tower Bolts, Door-stoppers, Hinges. Locks shall be, Mortise from YALE make or Equivalent.

**ELECTRICAL:**

- Concealed Copper Wiring using Polycab / RR Cables or equivalent make with Modular Plate Switches, Centralized Cabling System for all Electrical and Communication Requirements.
- Wiring Shall be done for Lighting, 5 Amps, 15 Amps and AC points in the Apartment.
- Switches: All Switches Shall be Legrand / Panasonic or Equivalent make, which will be Adaptable to Automation.
- Generator: 100% Backup Power is Provided Except 15 amps.



- Adequate ELCB and MCB shall be Provided in Each Apartment.
- Provision for Heat Pumps and Fresh Air Fans Shall be Provided for all Toilets and Kitchen. Heat Pump shall be Installed at an Additional Cost.
- Provision for Telephone, Data, DTH shall be Provided and Centralized Cabling for Multi DTH, Internet Systems also shall be Provided in the Living Room and All Bed rooms.
- Light Fittings would be Provided for Common Areas.
- Provision for EV (Electrical Vehicle) Charging Point in the Designated Parking Lot.

#### **CEILING TREATMENT:**

- Two Coats of Oil Bound Distemper Paint shall be Applied in the Common Areas, Utility, Service Areas.
- False Ceiling for Common Lobby and Common Areas shall be Provided as per Architect Design.

#### **WALL TREATMENT:**

- Internal Walls: POP Punning with Emulsion Paint.
- Service Area: Premium Emulsion.
- External Walls: Whether Shield / Equivalent Exterior Grade Emulsion /Cladding/Texture Finish.

#### **ELEVATOR:**

- Elevator: Automatic Elevator for 8 Passengers shall be Provided with Automatic Rescue Device Feature with Automatic Doors & SS Brushed Finish of Johnson / Cooper or Equivalent Reputed Brands.

#### **AIR CONDITIONING:**

- All Bedrooms, Living Room & Family Space shall be Provisioned with High wall Split Air-Conditioning Except Kitchen and Servant Room. (AC Indoor and Outdoor Units will not be Included).

#### **AUTOMATION:**

- Access Control Entry with Video Door Phone.
- Automatic DG Change over Facility for all the Apartments.
- Water Level Controller – Treated Water to the Overhead Tank.
- Multi-Level Security System for Common Areas and Lobbies Using CCTV with DVR Facility for 30 Days.
- Pneumatic / Pressure Boosting Pumps Shall be Provided for Pressure Water Supply for all the Apartments.
- Automated Entrance Gate Shall be Provided.

#### **LANDSCAPING:**

- Adequate and Well-Designed Landscape shall be provided as per the Architects Design.
- Interlock Pavers / Tiles or Granite to be laid in Driveways and Walkways.

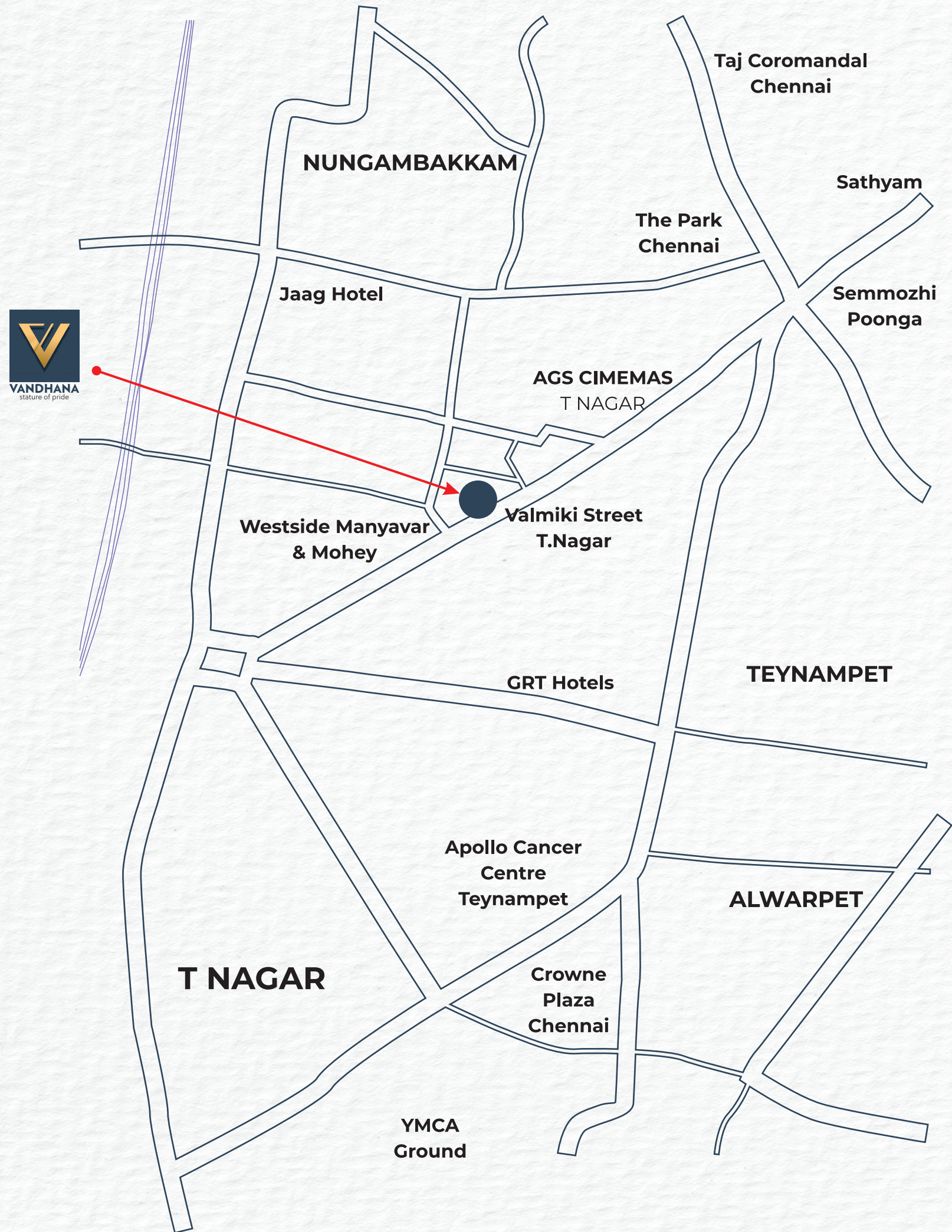
#### **FACILITIES & AMENITIES:**

- Covered Car Parking for all the Apartments • Generator with Automatic Change Over • Air Conditioned Gym Room at Stilt Floor Level.
- Intercom Facility Inside Apartment Connected to Security and Amenity Area • Rainwater Harvesting for the Project • Reticulated LPG Supply.
- Barbeque Facility and Counter at the Terrace Level • Landscaped Area • Multi DTH / Cable TV Provision • Common Toilet at the Stilt Floor Level.



LOCATION MAP

Not to scale



**Site Address:** Plot No: 5,  
Door No: 14, Valmiki Street,  
T Nagar, Chennai - 600 017.





A project by

**SS BUILDTECH**  
BUILDING HOMES. BUILDING TRUST.

**New no. 9 Old no: 4, South Boag road, T nagar, Chennai – 600017**

Project Architect:

**DESIGNWORKS**  
Architects | Interior Designers | Planners