



# SS PARADISE

📍 Balaji Nagar,  
Kuberan Nagar, Madipakkam.

Exclusive  
Compact  
**3 BHK** Flat  
&  
Luxury  
Convertible  
Premium  
**2 BHK** Flat  
@  
**1100 Sqft.**



**COMPACT  
3 BHK  
₹ 85 LAKHS  
1100 Sqft.**



**79046 93783  
98698 45454  
78454 80478**



**BALAJI NAGAR,  
KUBERAN  
NAGAR,  
MADIPAKKAM**

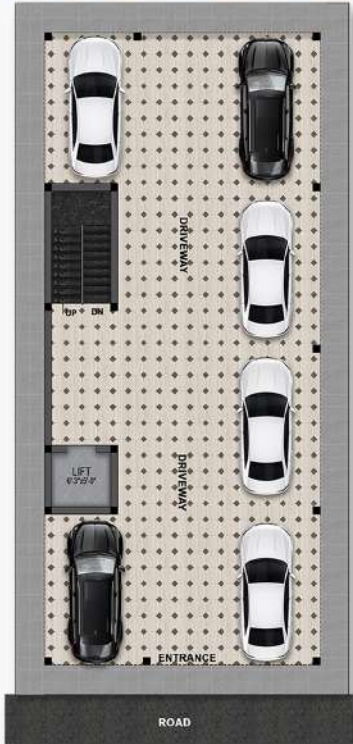
📍 Anugraha Builders - 1<sup>st</sup> Floor, Anandham Complex, 100 Feet Rd, Madipakkam, Chennai, Tamil Nadu 600 091.

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**GROUND FLOOR PLAN**



**1st FLOOR PLAN- F1&F2**



- Compact 3BHK / Luxury 2BHK Flats @ Affordable Price
- Elegant Exterior
- Glass-Finish SS Lift
- Lift Access to Terrace
- Vasthu Plan For Entire Building
- Covered Car Parking
- Teak Main Door with Fingerprint Lock
- Touch Sensor Entry (Main Corridor)
  - Full CCTV with TV Display
  - Video Door Phone (180° View)
- Much More Comfort, Luxury & Safety Features

**2nd FLOOR PLAN- S1&S2**



**3rd FLOOR PLAN- T1&T2**



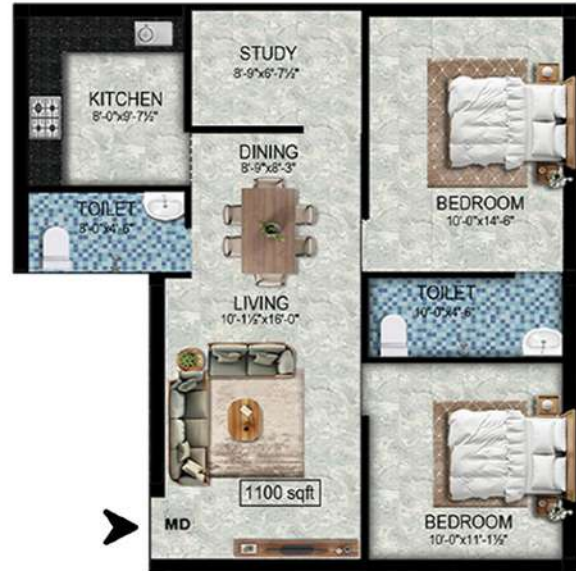
**COMPACT  
3 BHK  
1100 Sqft.**

**1<sup>st</sup> FLOOR PLAN**

**F1**



**F2**



**2<sup>nd</sup> FLOOR PLAN**

**S1**



**S2**



**3<sup>rd</sup> FLOOR PLAN**

**T1**



**T2**



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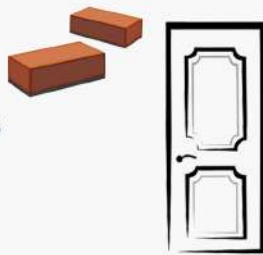
## SPECIFICATION

### - Structure & Walls

RCC Framed Structure

Wire-cut Red Brick Walls

Plastered cement Walls



### - Doors

**Main Door:** Teak wood frame and shutters, varnished, with brass hinges and Godrej fingerprint lock.

**Bedroom Doors:** Padak wood frames with Malaysian shutters.

**Bathroom Doors:** Moisture & Water resistant WPC doors.

### - Windows

UPVC Frames with MS Grills for all windows.



### - Flooring

**Living Areas:** Vitrified tiles (4x2 size) from KAG, Johnson, or equivalent client's choice.



**Kitchen:** Black granite countertop.

**Staircase:** Granite flooring with anti-skid finish.

**Bathrooms:** Glazed ceramic tiles with imported digital tiles up to 7' height.

### - Painting

**Interior:** Premium Asian Emulsion Paint.

**Exterior:** Weather Coat Emulsion.

**Main Doors:** Teak wood polish.

**Door Frames & Grills:** Satin enamel polish.



### - Plumbing

**Attached Bathrooms:** E.W.C., wash basin (Parryware or Jaquar), mixer taps, and chromium-plated ISI fittings.



**Common Bathroom:** I.W.C. available on request.

### - Electrical Installation

**Three-Phase Supply:** With Finolex or Orbit cables.

**Switches:** Anchor Roma switches (ISI grade).

**Points:** Telephone, TV, AC, and geyser points in designated areas.



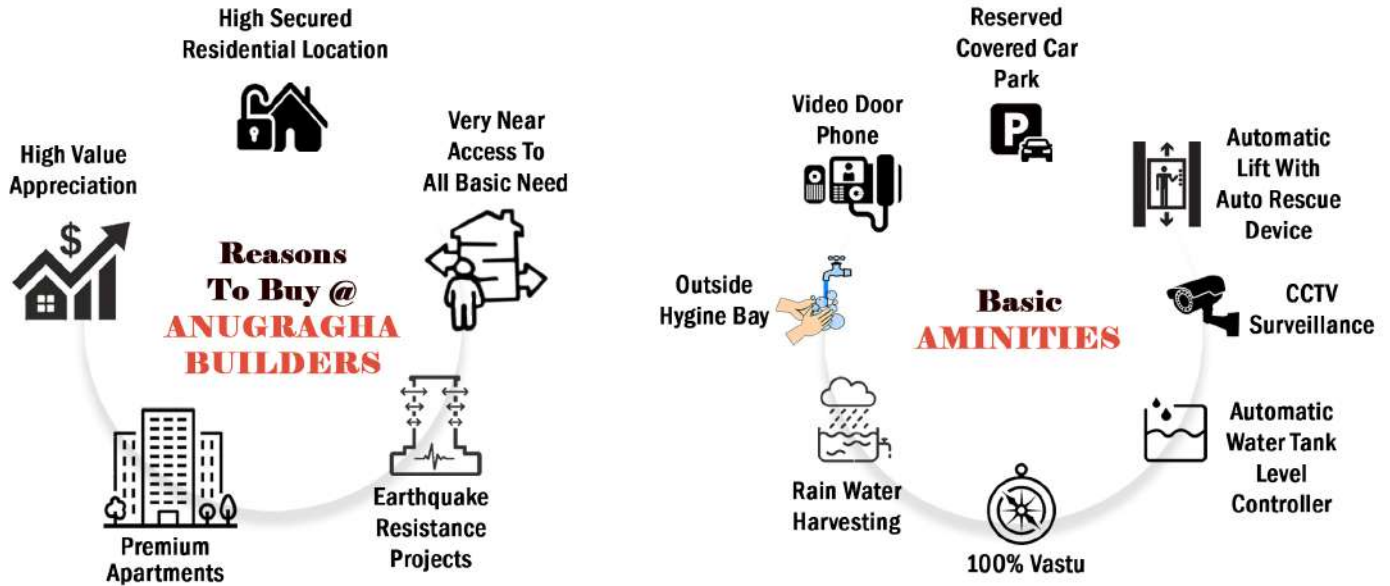
### - Lighting

**Adequate Lighting:** Provided in all common areas and around the building.



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Nagar,  
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## PAYMENT SCHEDULE

Booking Advance	- 10%
On Agreement	- 20%
On Completion of Roof	- 45%
On Registration	- 60%
On Completion of Brickwork	- 70%
On Completion of Plastering	- 85%
On completion of Electrical & Plumbing	- 95%
Before Handing Over	- 100%



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## ON GOING PROJECTS



## REACH OUT



**ANUGRAGHA  
BUILDERS**

# Anugragha Builders - 1st Floor,  
Anandham Complex,  
100 Feet Rd, Madipakkam,  
Chennai-600 091.

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