

**BOOK
NOW**

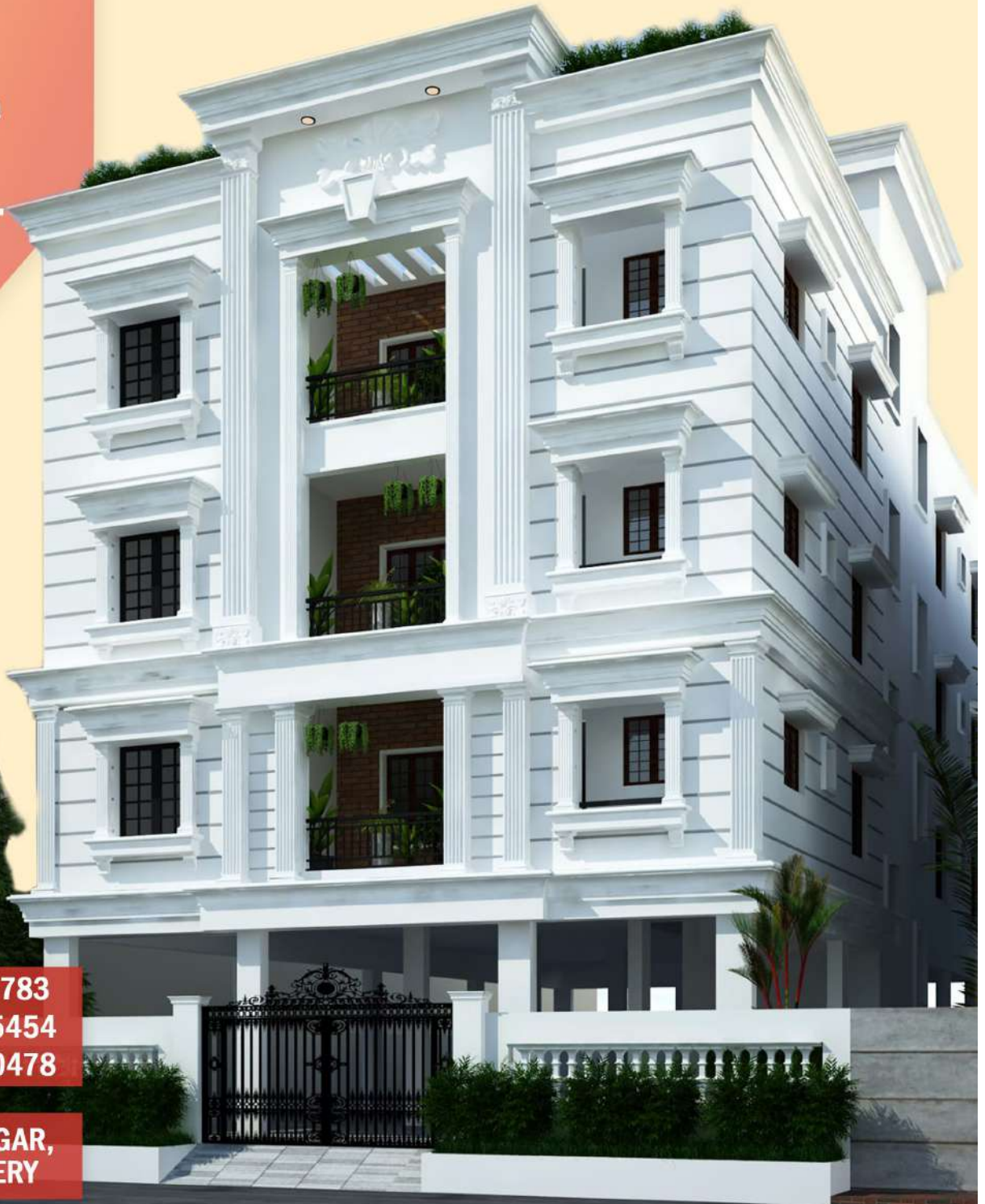


**ANUGRAGHA
BUILDERS**

SARAVANAN KUDIL

TANSI NAGAR, VELACHERY

**Compact
3 BHK
&
Premium
2 BHK
1100Sqft.**



7904693783



98698 45454

78454 80478



**TANSI NAGAR,
VELACHERY**

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

SARAVANAN KUDIL

TANSI NAGAR, VELACHERY



ANUGRAGHA BUILDERS

40'-0"



GROUND FLOOR

TYPICAL FLOOR PLAN

**Compact
3 BHK
&
Premium
2 BHK
1100Sqft.**



ANUGRAGHA BUILDERS

F2 & T2 FLOOR PLAN



S2 FLOOR PLAN



F1,S1 & T1 FLOOR PLAN



- Vaastu Compliant Plan
- Glass-Finish SS Lift
- Lift Access to Terrace
- Teak Main Door with Fingerprint Lock
- Touch Sensor Entry (Main Corridor)
- Full CCTV with TV Display
- 10' Setback on All Sides
- Video Door Phone (180° View)
- Much More Comfort, Luxury & Safety Features

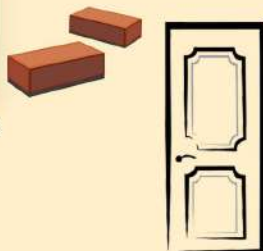
SPECIFICATION

- 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.

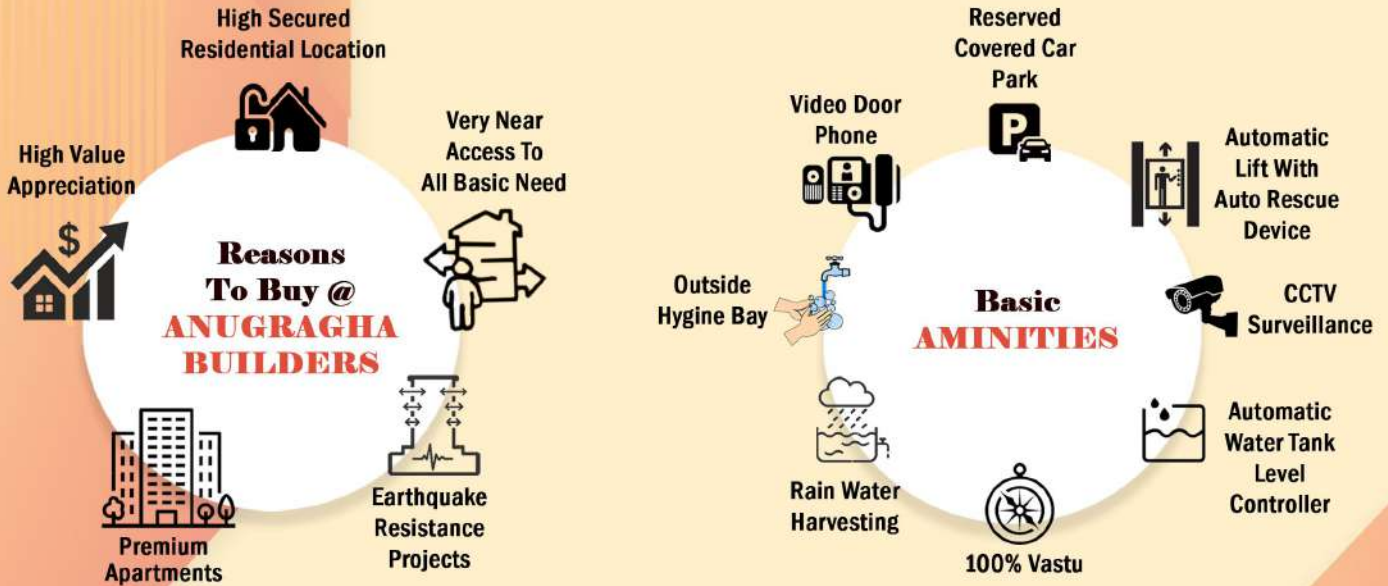


SARAVANAN KUDIL

TANSI NAGAR, VELACHERY



ANUGRAGHA BUILDERS



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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TANSI NAGAR,
VELACHERY

SARAVANAN KUDIL

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ANUGRAGHA BUILDERS

ON GOING PROJECTS



REACH OUT



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