



**VIJAY ASSOCIATES**

BUILDERS & FLAT PROMOTERS



YOUR OASIS IN THE HEART OF THE CITY



**VIJAY ASSOCIATES**

Flat No-A1,Ground Floor,"Vijay Vatica"Door no.18/33,  
Saravana Street,T Nagar,Chennai-600 017

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**VIJAY'S**

***Gowri Manohari***

Premium Luxury Living Spaces

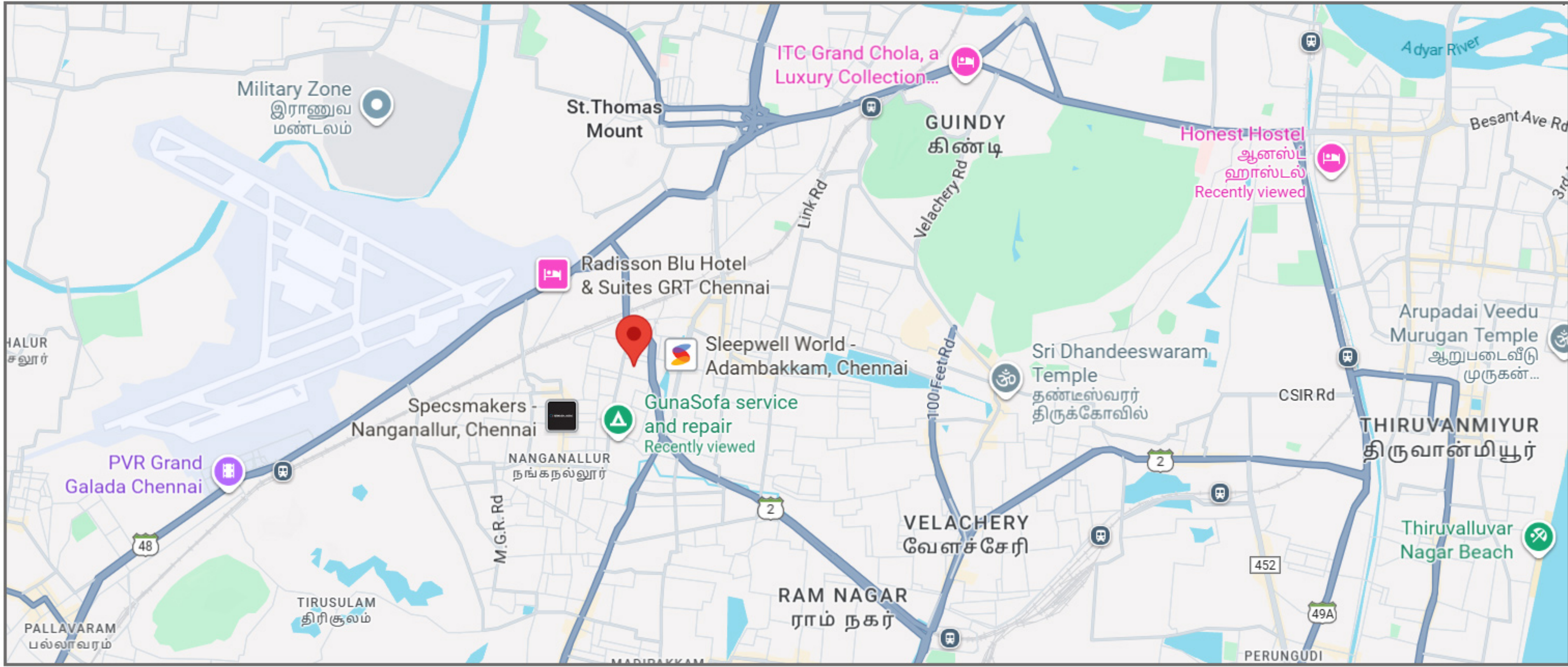
# FRONT ELEVATION



## PROXIMITY

- Chennai Airport **Less than 5 Kilometers**
- St.Thomas Mount Metro & Railway station **Less than 2 Kilometers**
- Palavanthangal Railway station **Less than 1 Kilometers**
- Multi Specialty Hospital **500 Meters**
- Family Care Hospital **500 Meters**
- Urban Primary Health center **700 Meters**
- Kidscare International School **900 Meters**
- Bank and ATM **250 Meters**
- Restaurant and Shopping **250 Meters**

## SITE LOCATION



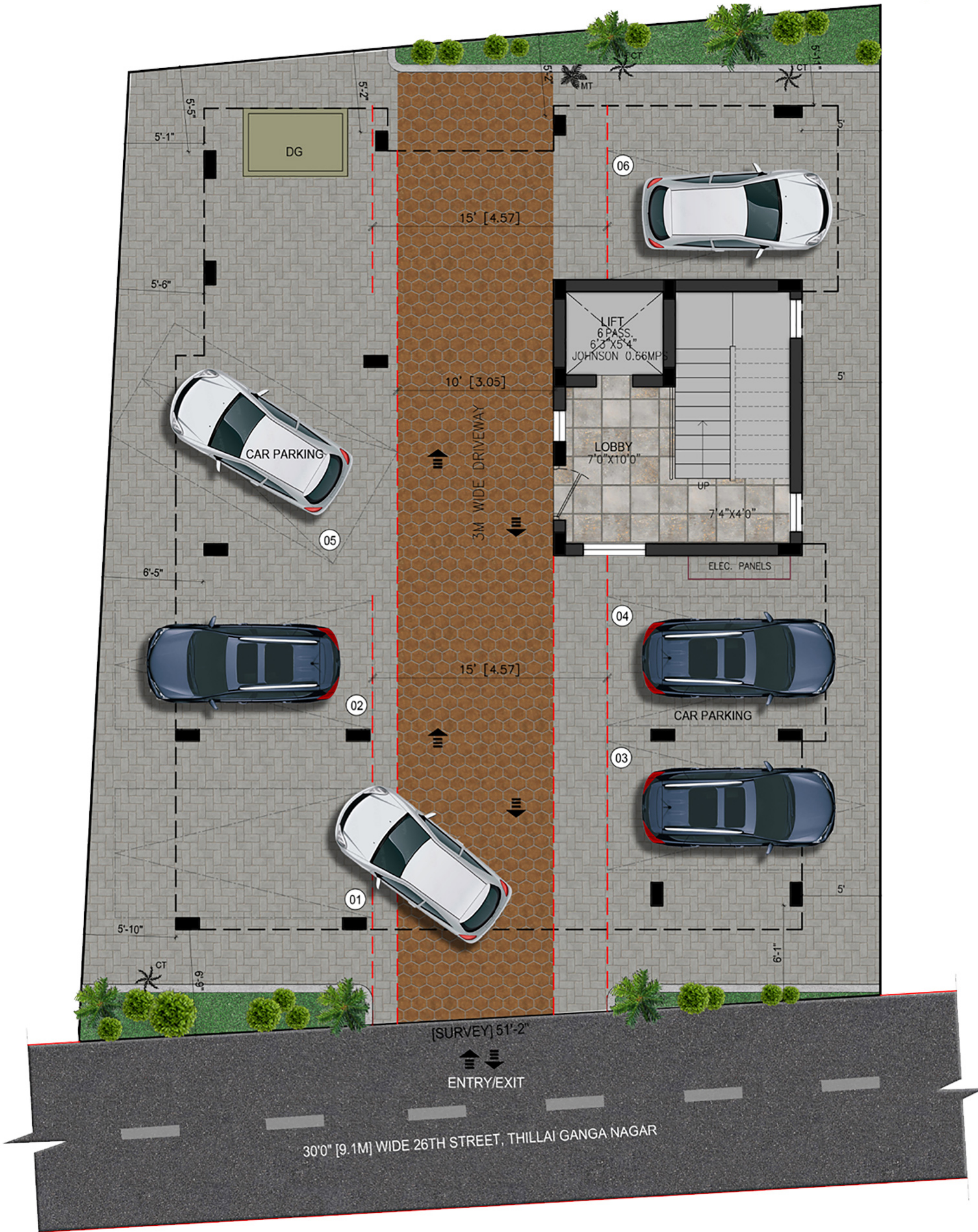
Plot No:1,Door No:13/6,Thillai Ganga Nagar,26th Street,Nanganallur,Chennai-600 061

## SITE DETAILS

The building will be constructed over a plot 3069 sq. ft. with Stilt + three floors and will have 06 Premium apartments.

## PREFERRED BANKERS



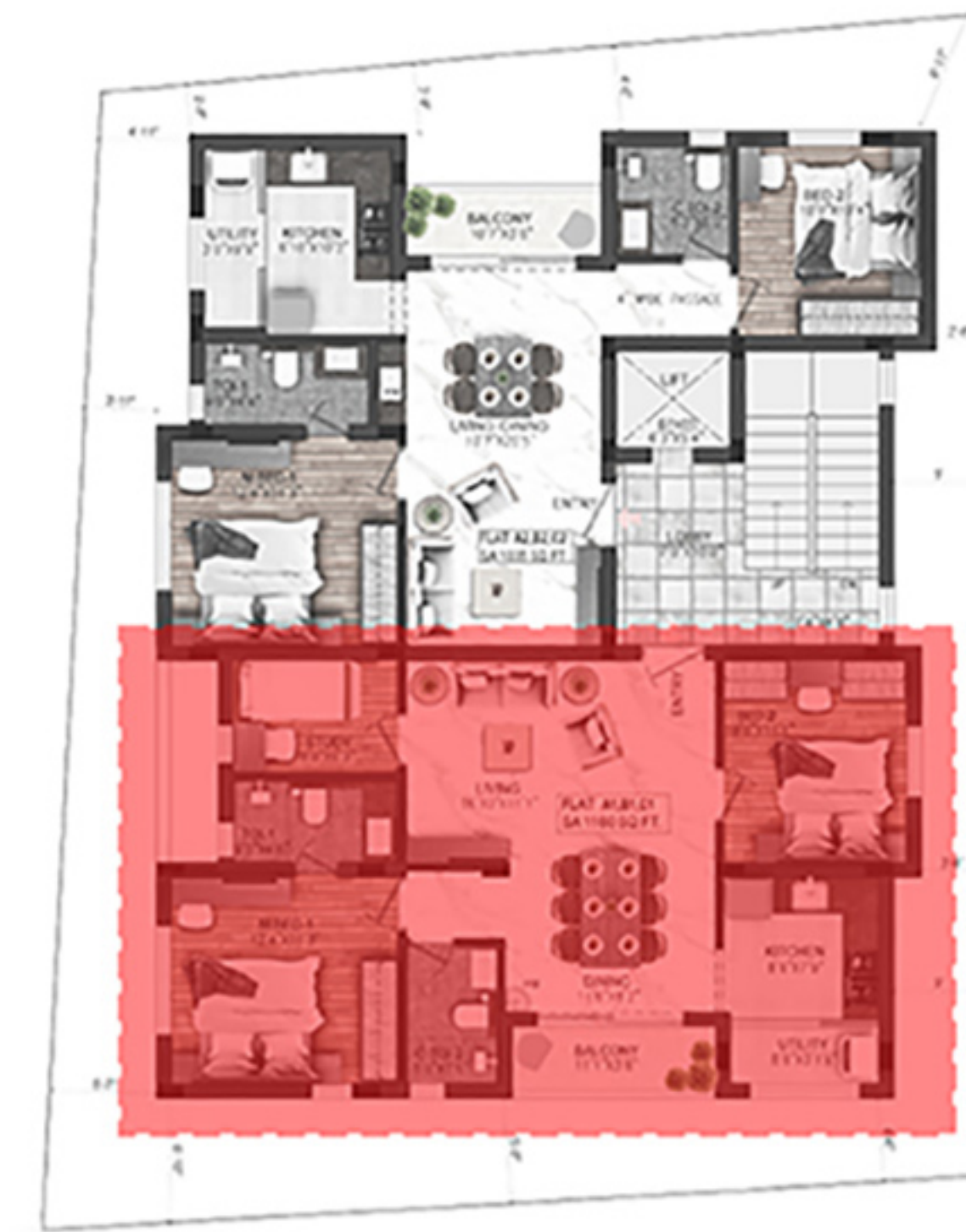
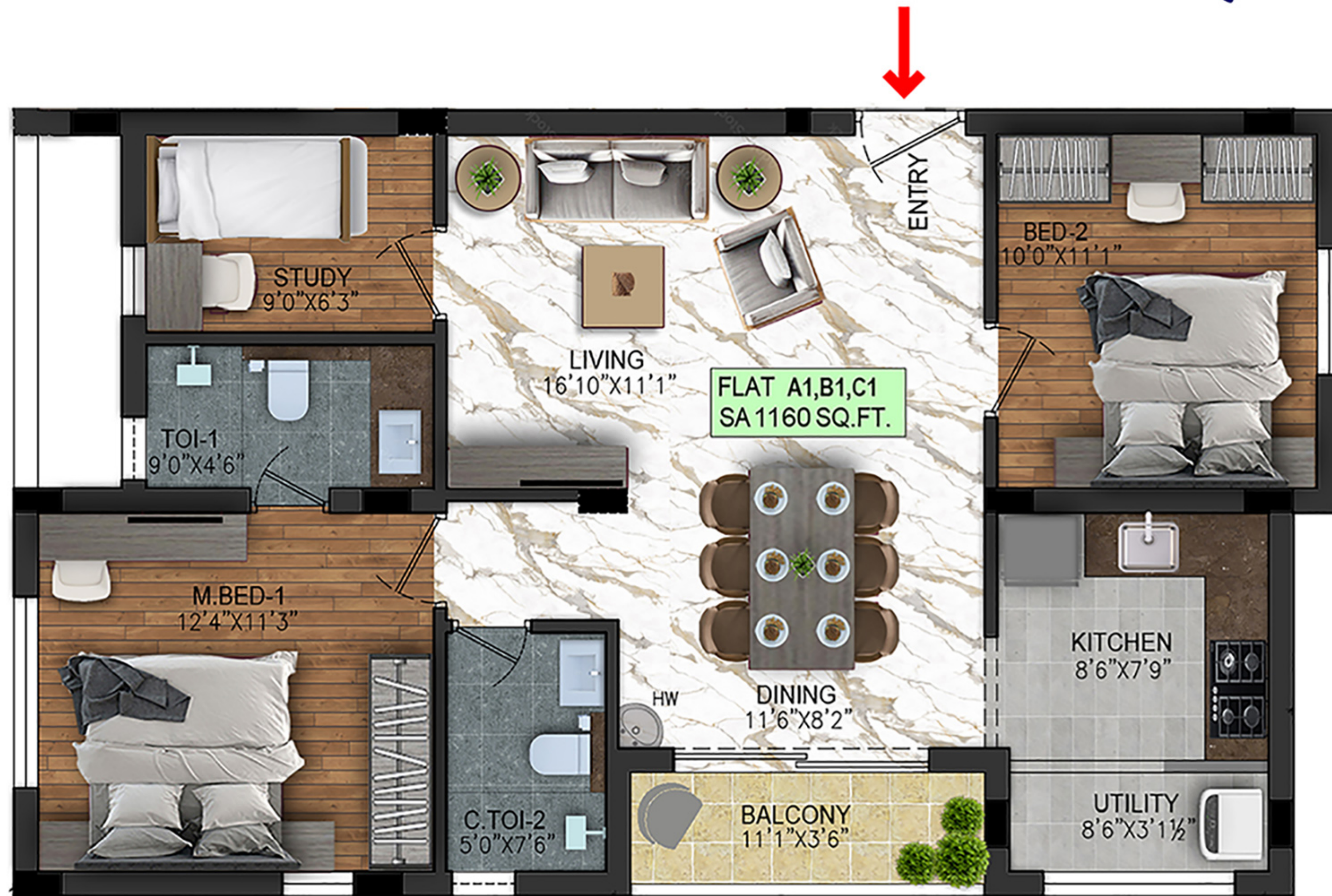


SITE CUM STILT FLOOR PLAN



TYPICAL FLOOR PLAN(1ST TO 3RD)

2.5 BHK NORTH FACING FLAT  
FLAT A1,B1,C1



KEY PLAN

2 BHK EAST FACING FLAT  
FLAT A2,B2,C2



KEY PLAN

## SUPER BUILT-UP AREA DETAILS IN SQ.FT.

Stilt cum Ground Floor is Reserved for Car Parking

Flat No	Floor	Buildup Area (sq.ft)	UDS (sq.ft)
A1	First Floor	1160	541
A2	First Floor	1035	482
B1	Second Floor	1160	541
B2	Second Floor	1035	482
C1	Third Floor	1160	541
C2	Third Floor	1035	482

## PAYMENT SCHEDULE:

Stage of work	Percentage	Installment No.
Initial Payment (EB+CMWSSB+Car Park charges incl.)	15%	I
On completion of foundation work	15%	II
On completion of Ground/Stilt Floor Roof Slabs	15%	III
On completion of First Floor roof slabs	15%	IV
On completion of Second Floor Roof Slabs	15%	V
On completion of Third Floor Roof Slabs	10%	VI
On Completion of Brickwork in respective Flats	10%	VII
On Handing over	05%	VIII

- DD/Cheque should be drawn in favour of Vijay Associates payable at Chennai.
- Outstation cheques will not be accepted.

## SALIENT FEATURES

Vaastu Compliant | Comfortably Sized Bedrooms | Ample Daylighting

Provision for Good ventilation | Balconies for Each flat

### SPECIFICATION



#### Structure

- RCC Framed Structure



#### Doors and Windows

- Main Door - Teakwood Frame with Veneered Flush Shutter
- Other Doors-Flush Door with Padak wood Frames,
- Windows - UPVC.



#### Wall

- Brick walls with cement plaster



#### Bathrooms

- Flooring : Ceramic Anti-skid tiles
- Walls : Designer ceramic tiles up to 7ft ht



#### Kitchen

- Cooking Platform with polished black granite top and stainless steel sink.
- Walls:Designer ceramic tile up to 2ft ht



#### Flooring

- Vitrified tiles for Drawing, Dining, Bedrooms.



#### Electrical

- 3-Phase power supply with concealed wiring.



#### Sump

- Underground sump with sufficient storage capacity.



#### Other Amenities

- Common Lift facility
- Deep Borewell
- Stilt floor car parking
- Power backup facility



#### Security System

- CCTV Cameras around the building