



**SITE ADDRESS: NO:1, ELIM NAGAR, PANCHAYAT MAIN ROAD, PERUNGUDI**

### BEHIND WORLD TRADE CENTRE

The World Trade Center Chennai is a commercial center under construction at Perungudi in Chennai, India. The center will consist of 2,500,000 Sq.Ft of office space.



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**VINTAGE FOUNDATIONS**  
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 **CORNER STONE**  
PERUNGUDI



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Builder! Developer! Interior!

CMDA / RERA APPROVED

# TYPICAL FLOOR PLAN



# SPECIFICATIONS

## STRUCTURE

- Anti-termite treatment as per BIS for the complete building.
- All walls with bricks set in cement mortar.
- 9" thick brick wall for the outer and 4 - 1/2" thick Brick wall for the internal partition wall.
- OR Aerocon blocks will be provided upon the request of the ALLOTTEE, with additional charges.

## WALL FINISHES

- Cement plaster and Birla putty finish with two coats of Emulsion Paint for all internal walls.
- External Walls finished with Primer and External Paint.
- The toilet walls finished with Joint Free Tiles 7 ft height dado.
- Wash area will be finished with Ceramic Tiles upto 2'-6" Height.
- 2' above the kitchen platform will be finished with glazed ceramic tiles @ Rs.50/Sq.ft.

## CEILING

- All ceiling areas will be finished with cement plaster and O.B.D.

## FLOOR FINISHES

- Living, Dining & Bedrooms will be finished with 2' x 2' Vitrified tiles with skirting @ Basic 80Rs/Sft.
- Kitchen, Balconies will be finished with matt finish tiles with skirting.
- Bathroom Flooring & Wash/ Service will be finished with Anti - Skid Ceramic tiles.
- Car park areas will be finished with Vitrified car park tiles.

## DOORS AND WINDOW

- Main door: First Quality Teak Wood Frame, frame with teak paneled door shutter polished with melamine on both sides with viewing lens and safety chain.
- Godrej/ Europa or Equivalent locks will be provided.
- All Bedrooms doors will be of first class country wood frame with 30 mm thick factory made solid core both side teak/ paint finish flush shutter with Godrej or equivalent cylindrical locks will be provided.
- Toilet doors First quality country wood frame, water proof 30 mm thick BWP grade finish flush doors with one side polish and one side paint finish.
- French Doors – UPVC Doors
- Windows UPVC windows with MS Grills
- Safety Grill gate for the main door.

## STAIRCASE

- Railing – SS railing as per Architect design
- Steps and landing area will be finished with Granite up to the Head Room.
- Head room will be provided with Grill gate and water proof door.

## KITCHEN/WASH AREA

- Platform will be done with Granite Slabs 2' wide and provided with Stainless Steel Single Bowl with single drain board.
- Provision for fixing an Exhaust Fan, Aqua Guard, dish washer, washing machine will be made.

## TOILETS/BATHROOMS

- White shade Wall Mount - European Water Closets of Parryware or equivalent will be provided with Wash basin.
- All CP fittings in bathrooms are of Jaguar/ Plumber / Parryware continental range or equivalent.
- Health Faucets, wall mixer with an overhead shower will be provided.

## PLUMBING

- CPVC & UPVC piping for water supply.
- UPVC (SWR) pipes for all waste water and soil line.

## ELECTRICAL

- Three phase electrical supply of suitable rating to cover 3 Ac's
- Concealed Insulated Copper Multi-strand Branded wires in all Apartments.
- Each Apartment will be provided with a distribution board having MCB's.
- Switches & Sockets of Anchor roma or equivalent good quality.
- TV and Telephone Points will be provided in Living and all bedrooms.
- Electrical Provision for Microwave, Fridge, Mixer, Grinder, Aqua guard and Chimney.
- All Toilets will have electrical provision for connecting a Geyser & Exhaust Fan.
- Wiring cables for Power Point for Ac's, Geyser, Microwave, shall be with done with electrical standard applicable.
- Bedrooms - 3 Light Point, 1 Fan point, One 15 Amps A/c Point, and adequate plug points.
- Hall and Dining – 6 Light Points, 2 Fan Points, and adequate plug points.

## INTERNET

- Provision given for Internet connection in living and Master Bedroom.

## LIFT

- The building will be served by one Five Passenger lift of branded make with Power back up.

## POWER BACKUP

- DG set of adequate capacity shall be provided in Ground Floor.
- Power backup will be provided for lift, common area lights, Sump Motor.
- Each Flat will be provided with Power Backup for Lights and Fans.

## SECURITY

- Security cabin with Intercom connection will be provided to each Flat.

## COMMON TOILET

- Common Toilet for drivers and domestic help in Ground Floor at suitable location.

## RAIN WATER HARVESTING

- As per the requirements of CMWSSB

## OTHER AMENITIES

- Visitor's lounge.

## TERRACE FLOORING

- Weathering course – Heat resistant tiles with company provided 15yrs guarantee for water proof.

## EXTRA WORK

If any additional work is required to be carried out or extra fittings are to be provided, the same will be executed at extra cost after the end-user approves the estimate for extras with 100% advance.

## DISCLAIMER

The information provided in this brochure is a representation of the proposed development and the interiors & furnishing illustrated are not part of the standard offering. This brochure is neither a legal offer nor an invitation to offer. The development plan is subject to approvals from authorities concerned and any alterations of the plans & elevations, specifications & amenities will be at the sole discretion of the Developer.