



Magishaa's

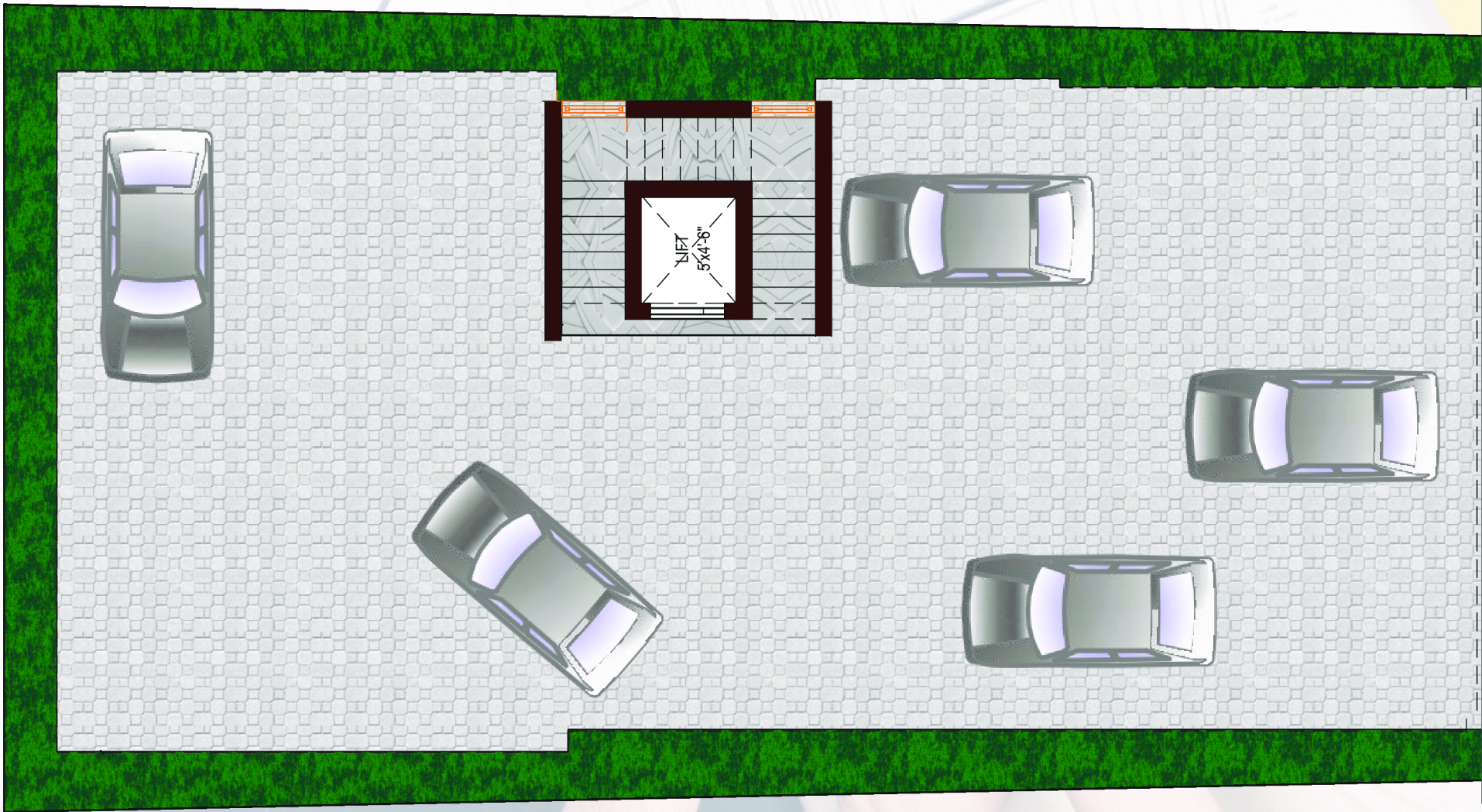
## Vihari Vihas

Plot No.24, 23rd Street,  
Poompuhar Nagar,  
Kolathur, Chennai-600099





# GROUND FLOOR PLAN



R O A D





# FIRST FLOOR PLAN



Flat No.	Flat Type	Sale Sq.ft.	Flat No.	Flat Type	Sale Sq.ft.
F1	3 BHK	1324 Sq.ft.	F2	2 BHK	910 Sq.ft.





## SECOND & THIRD FLOOR PLAN



Flat No.	Flat Type	Sale Sq.ft.	Flat No.	Flat Type	Sale Sq.ft.
S1 & T1	3 BHK	1324 Sq.ft.	S2 & T2	2 BHK	910 Sq.ft.



# SPECIFICATIONS

## FOUNDATION & STRUCTURE

- RCC frame structure with RCC Columns, Beams and Slabs
- Red Brick Masonry filler walls Stilt plus Three floor

## SUPER STRUCTURE

- 9" thick outer wall and 4 1/2" thick internal walls wherever necessary with table moulded bricks.

## DOORS & WINDOWS

- Main Entrance Door: Teak wood frame with OST 40mm thick flush door of height 7'0" with Godrej lock or equivalent tower bolts door viewer, safety latch door stopper.
- Bedroom Door: Solid wood frame with 35mm thickness flush door of height 7'0"ft and Godrej or Equivalent locks, thumb turn with key, door stopper.
- Bathroom Doors: Solid wood frame with design moulded skin doors of height 2100 mm (7'0") and Godrej or equivalent locks thumb turn.
- Window: UPVC openable window & MS grills in all windows
- French Doors: UPVC frame and doors with toughened glass & without grills
- Ventilators: Fixed louvers with pinhead glass panes.

## FLOOR FINISHES

- Living Dining & kitchen with vitrified flooring (2x2) from SOMANY / KAJARIA.
- Balconies/ utility- matt finished vitrified tiles/ Non- skid tiles.
- Bathroom - Non - Skid tiles for flooring & ceramic wall tiles up to ceiling.

## WALL FINISHES

- Internal Walls: Living, dining, bedrooms, kitchen, utility & lobby finished with 2 coats of putty. 1 coat of printer & 2 coats of emulsion.

- Ceiling: Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion.
- Exterior Walls: Exterior faces of the building finished with 1 coat of primer & 2 coats of emulsion paint with colour as per architect's design.
- Bathroom: Premium glazed ceramic tiles up to false ceiling height of size 300 x 450 mm & above ceiling will be finished with a coat of primer.

## KITCHEN

- Black Granite counter top with CARYSIL sink
- CP fittings from JAQUAR / ROCA
- Provision for exhaust fan, refrigerator, water purifier.
- Adequate power points for all kitchen appliances
- Ceramic /Printed tiles on the wall 2' above the counter top

## BATHROOM

- Shower head with spout & concealed diverter from JAQUAR / ROCA
- Health faucet from JAQUAR/ROCA
- White concealed wall mount EWC from JAQUAR / ROCA
- Provision for exhaust fan & geyser
- Counter top/wall hung wash basin JAQUAR/ROCA
- CP fittings from JAQUAR/ROCA

## ELECTRICAL & POWER BACKUP

- 3 phase electricity supply and independent meters.
- Wires from Polycab / Equivalent
- Split A/C points for Living Dining & all Bedrooms.
- Modular switches and sockets of Anchor Roma.
- Earth leakage circuit breaker to prevent shock.
- TV, telephone points in living & master bedroom.
- 2way switches for master bedroom.



# SPECIAL FEATURES

- Automatic Water Controller
- Elevators 6 passenger capacity automatic lift will be provided with Interior finish.
- Rainwater harvesting
- Sump and overhead tank for metro water & bore well.
- One bore well for supplement usage.
- Staircase S.S Handrail up to open terrace with Granite or Marble flooring.
- Terrace using cool roof tiles in open terrace of the building to avoid/neglect heat during summer period.
- Name board apartment owners name will be provided in stilt.

# PAYMENT SCHEDULE

Stage of Work	Percentage	Installment No.
Initial Payment (EB+MMWSSB+Car Parking Charges included)	15%	I
On Completion of Foundation	15%	II
On Completion of Stilt Floor Roof Slab	15%	III
On Completion of First Floor Roof Slab	15%	IV
On Completion of Second Floor Roof Slab	15%	V
On Completion of Third Floor Roof Slab	15%	VI
On Completion of Brickwork in Respective Flats	5%	VII
On Handing Over	5%	VIII

\* DD/Cheque should be drawn in favour of Magishaa Construction payable at Chennai

\* Outstation cheques will not be accepted

# DETAILS OF FLAT COST

Flat cost ..... Sqft @ Rs ..... per Sqft .....	Rs.
<sup>a</sup> Covered Car Park .....	Rs. 3,00,000
<sup>a</sup> TNEB Deposits, Connection Metro Water Deposits, Connection Sewerage Deposits, Connection and other legal incidental expenses .....	Rs. 4,00,000
<sup>a</sup> Legal, Documentation, Registration & Property Tax Assessment Charges .....	Rs. 1,00,000
<b>TOTAL COST</b> .....	Rs.

- +11% Registration charges& Incidental Expenses on UDS of land (UDS ..... sq. ft)
- +2% Registration charges & Incidental Expenses on Construction Agreement.
- +5% GST on Flat cost

# KEY PLAN





# OUR ONGOING PROJECTS



**VIHAS VAJRA & MADHAV MAGNUS**  
3rd & 4th Street, Rajaji Nagar, Villivakkam, Chennai 600 049



**AARIV APOORVAM & LAXMI SAGAR**  
Plot No.466, 466-A, 17th Street, TNHB Colony, Korattur, Chennai-600 080.



**Achyuta Ortus**  
Murali Street, Rajaji Nagar, Villivakkam, Chennai - 600 049.



**VIHAS GURU KRUPA**  
Dee Gee Nagar, Soorapattu, Chennai-53



**NEERAJ GOKULAM**  
#25/34, 11th Street, North Jeganatha Street Villivakkam, Chennai - 600 049.



**JAGADISHA ORTUS**  
Sriraman Salai, Thanikachalam Nagar, Madhavaram, Chennai 600051.



**NANDAKESHAV OPTIMUS**  
Rajiv Gandhi Nagar, Kolathur, Chennai-600 099.



**JAYA KRISHNA REGALO**  
46th Street, Korattur, Chennai-600 080.

## Preferred Bankers



**Magishaa Construction**  
ENGINEERS & BUILDERS

No.W-727, 4th Cross Street, Anna Nagar West Extn.,  
Chennai-600 101. (Opp. S.B.O.A. School East Gate)  
Tel : 044 4553 6693, 2615 5115, 98842 33462  
E-mail : magishaa1603@gmail.com  
magishaa\_shan@yahoo.in  
Web : www.magishaa.com

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