



Vihari Vihas

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

GROUND FLOOR PLAN



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

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.	
Covered Car Park	Rs. 3,00,000	
TNEB Deposits, Connection Metro Water Deposits, Connection Sewerage Deposits, Connection and other legal incidental expenses	Rs. 4,00,000	
Legal, Documentation, Registration & Property Tax Assessment Charges	Rs. 1,00,000	

- +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)

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