

# ROSE HAVEN



## GANESH BUILDERS

F3,Achyuta Complex,111,Bharathidasan Salai ,Cantonment,Trichy-620001.

CREDAI member

Planning permit number : PPA/WDCN13/12192/2022

Building License number : BA/WDCN13/09026/2022

Plan approving authority : Greater Chennai Corporation

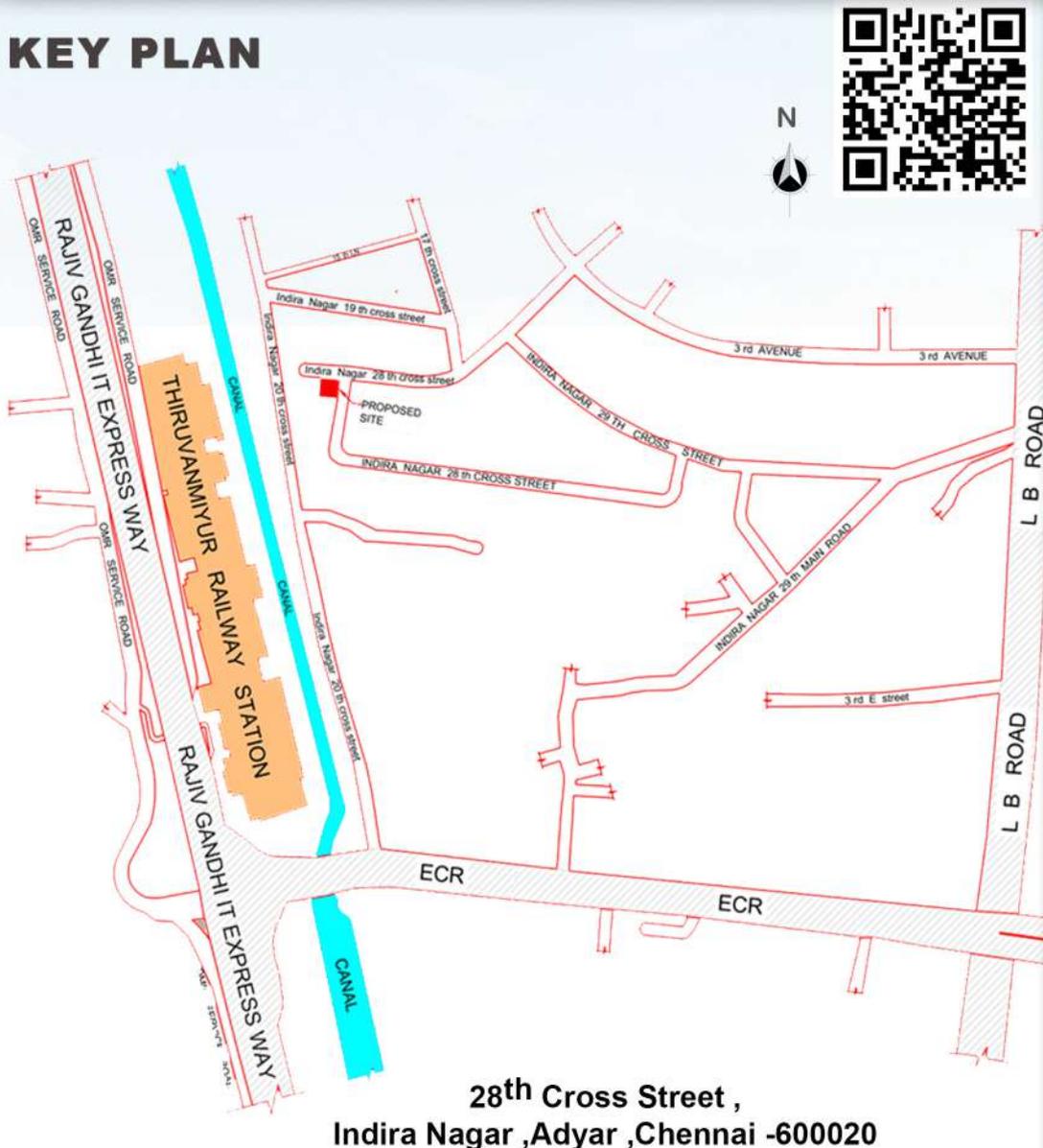
Planning permit valid upto : 30/12/2027

## About us

Ganesh builders, established in the year 1990, had gained the confidence of the public of Trichy and Srirangam for its high quality construction, adherence to delivery schedules at reasonable cost.

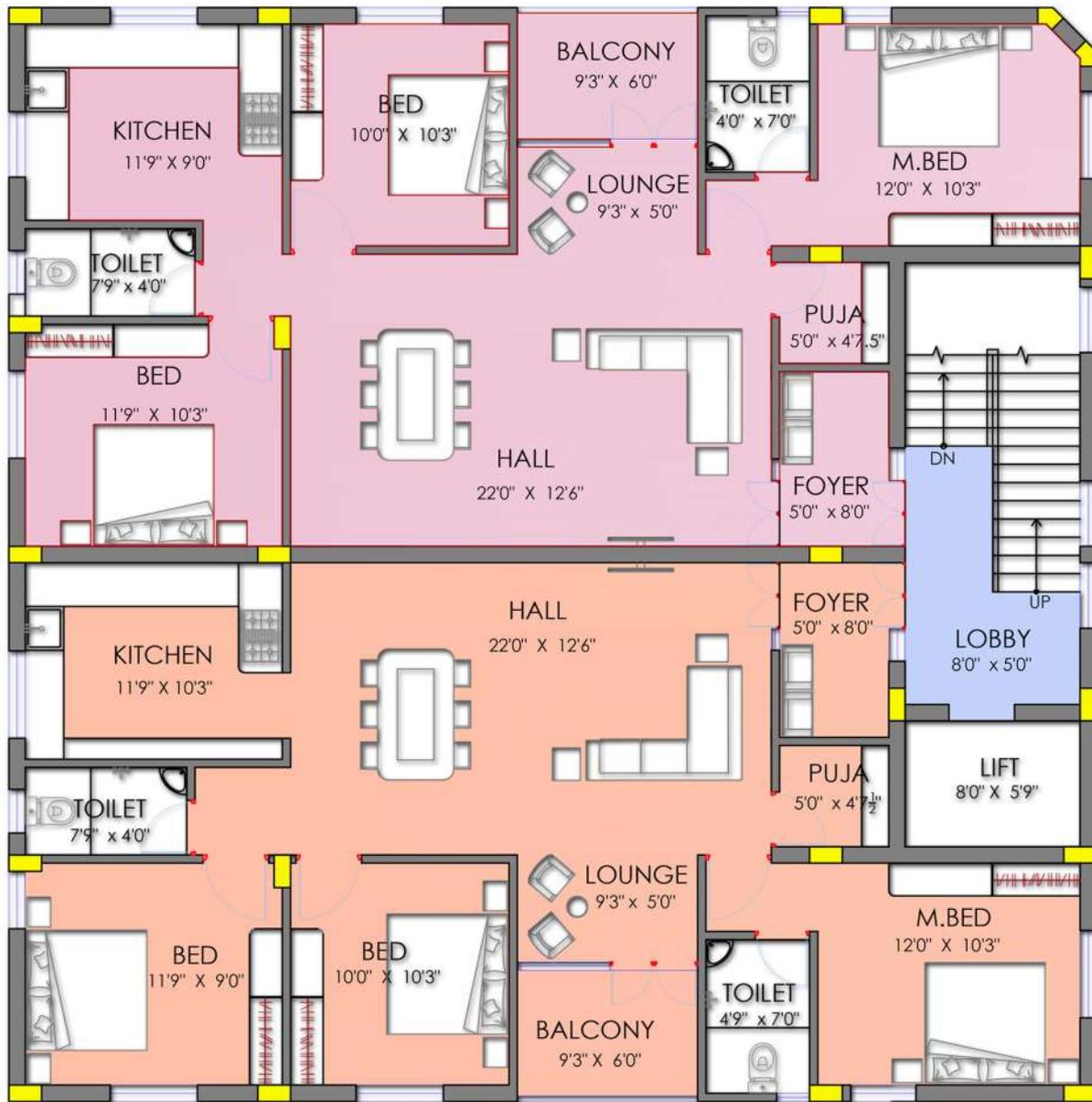
**Mr.N.Ramasubramanian, B.E,** the Proprietor, is the founder and developer of the company. A strong customer focused approach and the constant quest for top class quality have enabled the company to attain and sustain leadership position. Regarding construction, our company is highly quality conscious. This pervades right from selection of site, till handing over and even after.

## KEY PLAN



## Merits

- Property Located in Posh Area Adyar, Chennai.
- Only 6 Flats will be constructed in Parking + 3 Floors each floor two flats of equal Area.
- 1/6<sup>th</sup> Undivided share of land ie;600sqft shall be registered for each flat.
- Plot measures 60' x 60' measuring 3600sqft North East corner plot both North & East side 30'-0" wide Road.
- 10 years warranty on the Amenities provided inside the flat/ common services like Generator /Lift etc., will have 2 year warranty.
- Strict adherence to the building Rules
- Buy back system at 10% higher cost within two years.



TYPICAL FLOOR PLAN FOR I, II & III FLOORS

S.No	FLOOR	FLAT No.	Built up Area (each flat)
1	First Floor ( 2 Flats)	1.1 and 1.2	1305 Sq.ft
2	Second Floor( 2 Flats)	2.1 and 2.2	1305 Sq.ft
3	Third Floor( 2 Flats)	3.1 and 3.2	1305 Sq.ft

## Specifications/Amenities

**Foundation:** Framed structure building with isolated footing. Columns With required size, reinforcement and concrete mix as per the design of structural engineer.

**Structure:** R.C.C framed structure of M25 mix with necessary reinforcement. The thickness of slab is as per the design of structural Engineer. The Roof height is 10'0" (To the Top of the roof slab)

**Brick work :** Brick work in super structure is done with good quality Fly ash bricks in C.M 1:6 or AAC Blocks . The Wall plastering is done with C.M 1:5-10mm thick and ceiling plastering with C.M 1:4 mix.

**Flooring :** Vitrified tiles flooring (4'0" X 2'0") with skirting for 3" height with Same Tile (total flooring and skirting estimated for Rs.100 per Sq.Ft). Wall tiles laid up to 7' height in toilet and for 2' height in kitchen (above the granite top) Tile cost per sq ft Rs 60/- Anti skid flooring tiles are used for toilet.

**Main door frame :** 5" x 3"

**Other door frame :** 4" x 3"

**Main door :** Teak wood (4" width strips) paneled door with melamine finish with adequate hardware's fittings.

**Other doors:** Company made hydraulically pressed flush doors with adequate hardware fittings. Toilet doors are P V C / flush doors.

**Windows :** UPVC white windows

**Kitchen platform :** Granite platform with L shape (including sink) for 12 ft length and 2'-0" width. The Stainless steel sink is provided of size 2'-0"x1'-6"x0'-10". Modular kitchen will be provided under the kitchen top.

### ELECTRICAL

3 phase power will be provided (up to distribution board). Modular switches used.

**Hall :** Two fan point, two light points, 15Amps fridge point and one 5Amps plug points, one night lamp point. Adequate points for Lights & Fans

**Dining :** One fan point, one light point, one 5Amps plug point

**Bed:** One fan point, two light points and one 5Amps plug point, One A/C point, and one night lamp point

### PAINTING

Emulsion paint with two coats of putty for interior walls.

### PLUMBING

**Toilet :** Provision for pipeline for cold water and hot water, two stop cocks, one angle Shower, two taps for bath. One tap near closet and one tap for washbasin. All the pipelines in toilet are concealed CPVC. All other pipes in outer and terrace are good quality PVC pipes.

**Kitchen :** Two taps in sink

**Washbasin :** washbasin white 18" wide will be provided in each toilet.

**Closet :** European water closets white in all toilets.

## Common Amenities

- Flooring with P.C.C. 1:5:10 for stilt parking and drive way and finishing with cement mortar 1:5, adequate common light points are provided.
- 2HP motor is provided for well water.
- Common corridor finished with Vitrified tiles.
- Overhead tank is provided with adequate size.
- 15 KVA Diesel generator set.
- Parapet wall: 4 1/2" thick brick to a height of 3'3" above the roof level.
- Terrace floor finish with surki concrete as per standard specification and pressed tiles above the surki concrete.
- One Common Servant Toilet to be provided in stilt parking.
- Six person capacity Automatic door lift.
- Space provision for Solar system

### DEVELOPED BY

## GANESH BUILDERS

N.RAMASUBRAMANIAN

F3,Achyuta Complex,111,Bharathidasan Salai ,

Cantonment,Trichy-620001.

Contact number:9942612000

### CONSTRUCTED BY

## RAAMSES CONSTRUCTIONS

No.5,Thiruvengada swamy street,kannabiran colony,

saligramam,Chennai-600093.

Contact number: 9840037648

### DESIGNED BY

## KIVI ARCHITECTS

Ar. VINODHINI KANNAN

107, 1<sup>st</sup> , Thulajapuram, Thanjavur

Contact Number : 8695051101