



WWW.MALAINFRAZ.COM

CMDA/PP/NHRB/S/0560/2023-02/08/2023 | CEBA/WDCN14/00396/2023



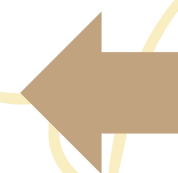
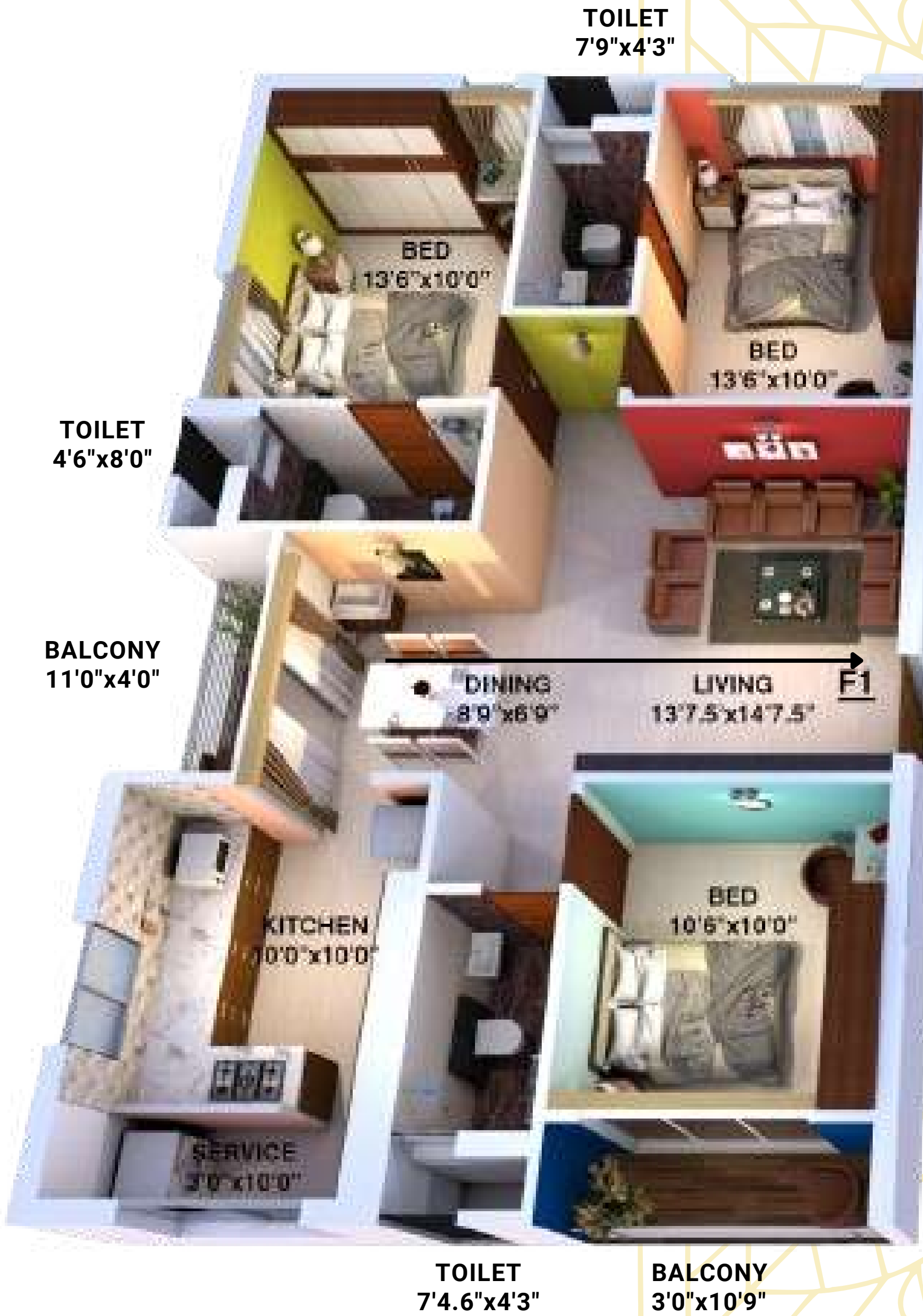
FIRST FLOOR PLAN



TYPICAL FLOOR PLAN (SECOND, THIRD, FOURTH FLOOR)



*Images and illustrations are for representation purpose and may vary from actual product



Flat Type

SBA

F1

1406 sqft



TOILET
7'9"x4'3"

BED
13'6"x10'0"

BED
13'6"x10'0"



TOILET
4'6"x8'0"

F2

LIVING
13'7.5"x14'7.5"

DINING
8'9"x8'9"

BALCONY
11'0"x4'0"

KITCHEN
10'0"x10'0"

BED
10'6"x10'0"

SERVICE
3'0"x10'0"

TOILET
7'4.5"x4'3"

BALCONY
3'0"x10'9"

Flat Type

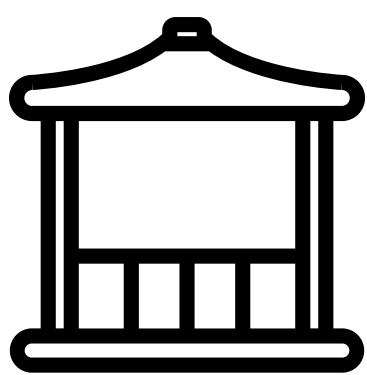
SBA

F2

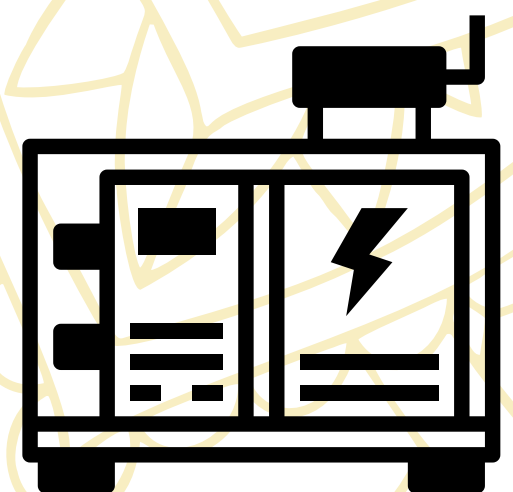
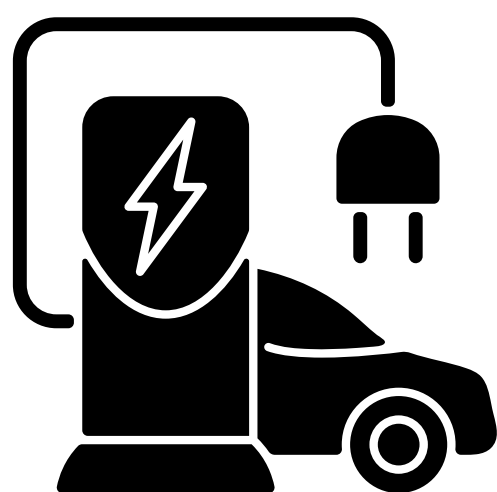
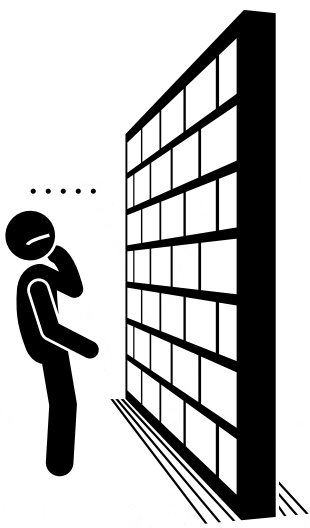
1406 sqft

MALA INFRAZ
CONCEPT TO CREATION

AMENITIES



- TERRACE ROOF GARDEN
- 24-HOUR POWER BACKUP
- LIFT
- SMART DIGITAL LOCK FOR MAIN DOOR
- PREMIUM BATH FITTINGS (JAQUAR/JOHNSONS)
- CCTV SECURITY SYSTEM.
- EV CHARGING PORT FOR EACH CAR PARKING
- NON-SHARING INDEPENDENT WALL
- 100% VAASTU-COMPLIANT FLATS
- ROOFTOP LOUNGE SEATING
- BARBEQUE COUNTER
- DIGITAL WATER METER
- GAZEBO ON THE TERRACE





LOCATION HIGHLIGHTS





KEY DISTANCES

SCHOOLS AND COLLEGES



- Ellen Sharma Memorial School 1.5 Km
- Thangavel Engineering College 1.5 Km
- KCG College 2.5 Km
- Vellamal School 2.7 Km
- Sathyabama University 5.5 Km
- St. Joseph's College 5.5 Km

HOSPITALS



- Apollo Cradle 1 Km
- Apollo Specialty Hospital 4 Km
- Gleneagles Global Hospital 4 Km
- Dr Kamakshi Hospital 6 Km





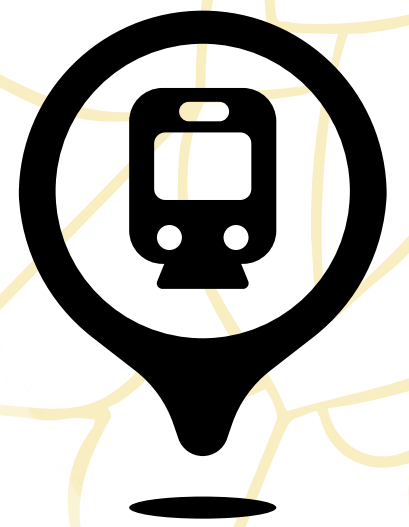
NEARBY VICINITIES



- Thoraipakkam
- Perungudi
- Thiruvanmiyur
- Madhya Kailash
- Velachery

1 Km
5 Km
6 Km
7 Km
9 Km

CONNECTIVITY



- Chennai International Airport 11 Km
- Chennai Central Railway Station 14 Km
- Karapakkam Bus Stop 2.5 Km
- Proposed Thoraipakkam Metro Station 2.7 Km





SPECIFICATIONS

Substructure and Super Structure

Single Basement with Pile Foundation as per Structural Design with Anti-termite Treatment RCC Frame Super Structure as per Seismic Zone 3 compliance with Solid blocks

Flooring

2' x 4' (600 x 1200) Vitrified tile for Living, Dining, Kitchen, and Bedroom

2' x 2' (600 x 600) Antiskid tile for Bathroom, Utility, and Balcony

Kitchen & Utility/ Balcony

Glazed wall tiles above kitchen counter slab up to 2 feet high,

Granite Counter Top over RCC Slab with Stainless Steel Single Bowl Sink,

Provision for RO Water,

Provision for Washing Machine in Utility

Bathroom

1' x 1.1/2' (300 x 450) Glazed wall tiles up to Ceiling Level





Common Area

Ground Floor Lobby: Kota Stone

Lift Cladding: Granite

All Floors Corridor: Vitrified tile rustic finish

Staircase (All Floors): Vitrified step tiles with rustic finish

Terraces: Weathering Coarse and Pressed clay tiles

Car Park: Granolithic Cement Flooring with Reflector

Paint Demarcation

Driveways: Interlocked Paver Blocks

Power Backup

500 watts for 3 BHK compact with Automatic Current Changeover and Limiter

Common areas - 100% Power backup

Electrical

All internal and external PVC Conduits with ISI brand wire. Modular switches of Anchor Roma / Havells / MK or Equivalent, 3-Phase connection for each apartment

Internal Conduit for A/C

Communication / Entertainment: Standard ISI wiring for Telephone / Wi-Fi / Entertainment





Bathroom Fittings

CP Fittings: Hindware / Jaguar / Johnsons or Equivalent
Wash Basin: Hindware / Jaguar / Johnsons or Equivalent
EWC with Health Faucet: Hindware / Jaguar / Johnsons or Equivalent
Provision for Geyser & Exhaust Fan

Doors - Main Doors/Internal Doors

Main Door: Veneered Engineered Flush Door
Bedroom Doors: Laminated Pre-engineered Flush Doors
Bathroom Doors: Laminated Pre-engineered Flush Doors
Balcony Doors: French UPVC Doors

Windows

UPVC Windows
Grills for all sliding Windows

Elevator

Kone / Fujitec or Equivalent – 08 Person Capacity





Painting

Interior Walls: Double putty-finished walls with one coat of Acrylic Emulsion

Ceiling: Double Putty finished ceiling with one coat of Acrylic Emulsion

Exterior Walls: Plaster finishes / Weather Proof Texture paint as decided by the architect

Stilt Floor Ceiling and Common Area Walls - Plastered and Cement paint

Waterproofing

Waterproofing in Basement, Terrace, Bathroom, Balcony, Utility, UG Sump

Railings

Balcony railing - MS railing as per architect's design

Staircase railing - MS railing as per architect's design

Plumbing

All internal and external plumbing in CPVC / PVC / UPVC pipes



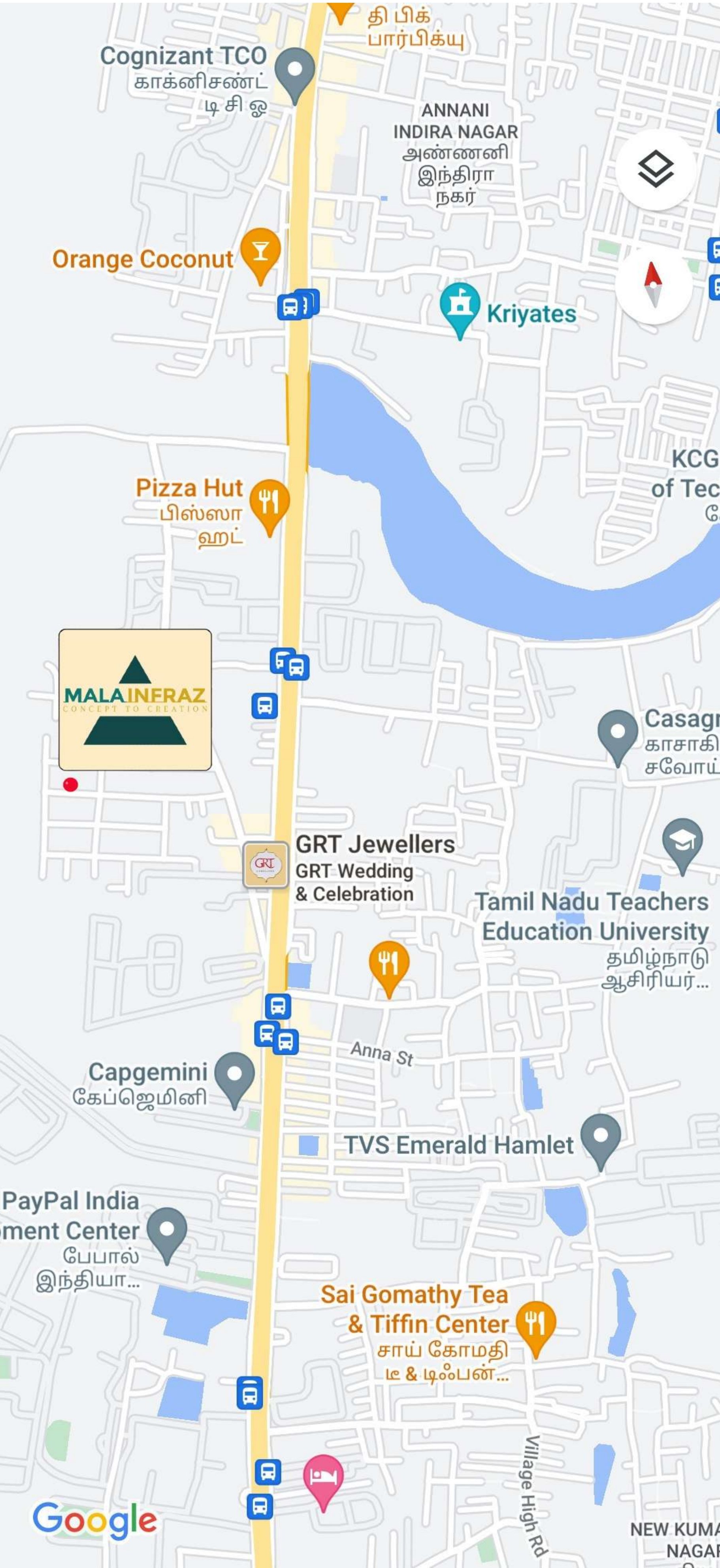


PAYMENT SCHEDULE

PAYMENT SCHEDULE	PERCENTAGE
ON BOOKING	5%
ON AGREEMENT	25%
ON COMPLETION OF BASEMENT	20%
ON CASTING OF STILT FLOOR SLAB	20%
ON CASTING OF TERRACE SLAB	10%
ON COMMENCEMENT OF PAINTING AND FLOORING	10%
ON COMMENCEMENT OF LIFT INSTALLATION	5%
15 DAYS BEFORE HANDOVER	5%
TOTAL	100%



LOCATION



MALA INFRAZ
CONCEPT TO CREATION



SCAN ME
FOR LOCATION

Riverview residency,
1st cross,
Karapakkam,
Chennai - 600097



MALA INFRAZ
CONCEPT TO CREATION



LUXE

LEGAL DISCLAIMER : All depictions of interiors, furniture, appliances, and fixtures are conceptual and not included in your house. The photos in marketing brochures and walkthroughs may be stock photography or have been shot off-site and are used to depict the lifestyle to be achieved. All the drawings in the brochure are illustrations, not actual images. The plans are subject to change based on final approvals from the state government, DTCP, CMDA, and local bodies. Prospective buyers are advised to visit the Malainfraz marketing office and verify floor plans and other parameters before making a buying decision.