



மகிழ்கம்

MAGIZHAHAM

EXPERIENCE THE HAPPINESS!

823, 35TH STREET, KORATTUR





“Home is not a place...it’s a feeling.”





# TYPICAL FLOOR PLAN



”There is nothing like staying at home for real comfort”





1/2/3 - B

1/2/3 - A

## SUPER BUILT-UP AREA

Stilt cum Ground floor is reserved for car parking space

FLAT NO	FLOOR	BUILTUP AREA [Sq.ft.]	UDS- [Sq.ft.]
✓ 1A	FIRST	1220	553.33
✓ 1B	FIRST	1220	553.33
✓ 2A	SECOND	1220	553.33
✓ 2B	SECOND	1220	553.33
✓ 3A	THIRD	1220	553.33
✓ 3B	THIRD	1220	553.33

✓ -Available



# SPECIFICATIONS

## **Building Structure:**

- The building consists of a **reinforced concrete (RCC)** framework, including RCC columns, beams, and slabs.
- Walls are constructed using **Wire cut CLAY Bricks | sill level belt | continuous lintel**

## **Doors and Windows:**

- The main entrance door will be crafted with **SOLID TEAKWOOD** frame and **SOLID TEAKWOOD** paneled shutter Finished with **MELAMINE** polish
- Internal doors are composed of **SOLID TEAKWOOD** frames with **Polish** and fitted with laminate finish **SOLID** core BWR flush doors [GREEN/CENTURY/EQUALENT]
- Toilet doors are made with waterproofed WPC frames [painted] and laminate finish WPC shutters.
- windows are UPVC sliding | openable, Clear glass from **FENESTA | SAINT GOBAIN** with **MOSQUITO NET**
- All windows have Powder coated MS grills for added security.
- High-quality locks are provided, either from **GODREJ / DORSET** or equivalent and necessary tower bolts and latches will be provided .

## **Kitchen:**

- The kitchen counter fitted with a black granite top and one **CARYSIL** sink.
- CP fittings in the kitchen are from JAQUAR / PARRYWARE or equivalent.
- Provisions are made for chimney | refrigerators | washing machine | water purifiers.
- Individual **piped gas** [from ground floor] supply will be provided.
- Adequate power points will be provided for all kitchen appliances.
- Ceramic or printed tiles adorn the kitchen walls up to a height of 2 feet above the countertop. (Tiles cost Rs.60 per Sq.ft)

## **Wall Finishes:**

- The walls are meticulously plastered for a smooth finish.
- **BIRLA** wall care putty is applied to achieve a refined interior surface.
- All interior walls are coated with One coat of primer and two coats of **Asian Premium Emulsion Paint**.
- All exterior walls are finished with **TEXTURE** for Surface and weather protection and Two coat of **Asian APEX** paint after one coat of primer [for protection from extreme climate changes]

### **Bathrooms:**

- All fittings CP finish [Diverters|shower heads |spouts|health faucets] from **JAQUAR/PARRYWARE** or equivalent.
- Concealed Cistern of **GEBRIT | ROCO** or Equivalent make will be provided All the closets
- White wall-mounted EWCs are provided by **JAQUAR / PARRYWARE** or equivalent.
- Provision is made for exhaust fans and geysers.
- Common **PRESSURE PUMP** will be provided for all the shower lines to maintain even pressure for all the flats.
- Wall-hung washbasins are from **JAQUAR / PARRYWARE** or equivalent.

### **Electrical and Power Backup:**

- Each Flat will be provided with a **3-phase electricity** supply with independent meters.
- Electrical wiring uses FRLS (Fire Retardant Low Smoke) wires from **FINOLEX, HAVELS, LEGRAND** or equivalent.
- Split air conditioning points will be provided in the living cum dining | all bedrooms.
- The modular switches and sockets from **PANASONIC, HONEYWELL, or LEGRAND**.
- Safety measures include earth leakage circuit breakers to prevent electric shocks.
- DG (Diesel Generator) power backup for the flats and common areas, excluding air conditioning will be provided.
- Television points are installed in the living room and master bedroom.
- **Two-way switches** are provided for all bedrooms.
- Necessary power points will be provided for kitchen equipment's like hob, chimney, mixi, grinder water filter.

### **Special Features:**

- **Landscaping** for common areas and Terrace With BARBEQUE COUNTER and Wash basin .
- **VIDEO DOOR PHONE with DIGITAL SECURITY LOCK FOR EACH FLAT**
- Each flat has a ONE Reserved Car parking space properly marked.
- **CCTV surveillance** cameras with recording capabilities enhance security.
- The building features an automatic lift equipped with V3FF technology and ARD (Automatic Rescue Device from **JOHNSON LIFTS**.
- A generator from **COOPER /MAHINDRA /KIRLOSKAR** or equivalent with sufficient capacity will be installed.
- Rainwater harvesting will be implemented.
- There's a UG sump and overhead tank to ensure a continuous supply of metro water and borewell water.
- A common servant toilet is provided in ground floor .
- One Room Accommodating Security person will be provided in ground floor.
- A Open Well and bore well is available for supplementary water needs.
- The terrace is **waterproofed** and insulated with VERIMICULATE mixture and covered vitrified White cool roof tiles.
- The staircase is fitted with stainless steel handrails.
- **Pest control** measures are implemented at all stages.
- **EV Charging Point** for Each Flat