



SHREE BALA AKSHARA  
HOMES

# Yuktha



Site: 1/16, 1<sup>st</sup> Cross Street, Mangala Nagar,  
Porur, Chennai

# Features

3 Phase EB, Metro Water Connection, Covered Car Parking

## Premium Tiles



## Jaquar Bathroom Fittings



## Wall Mount Closet



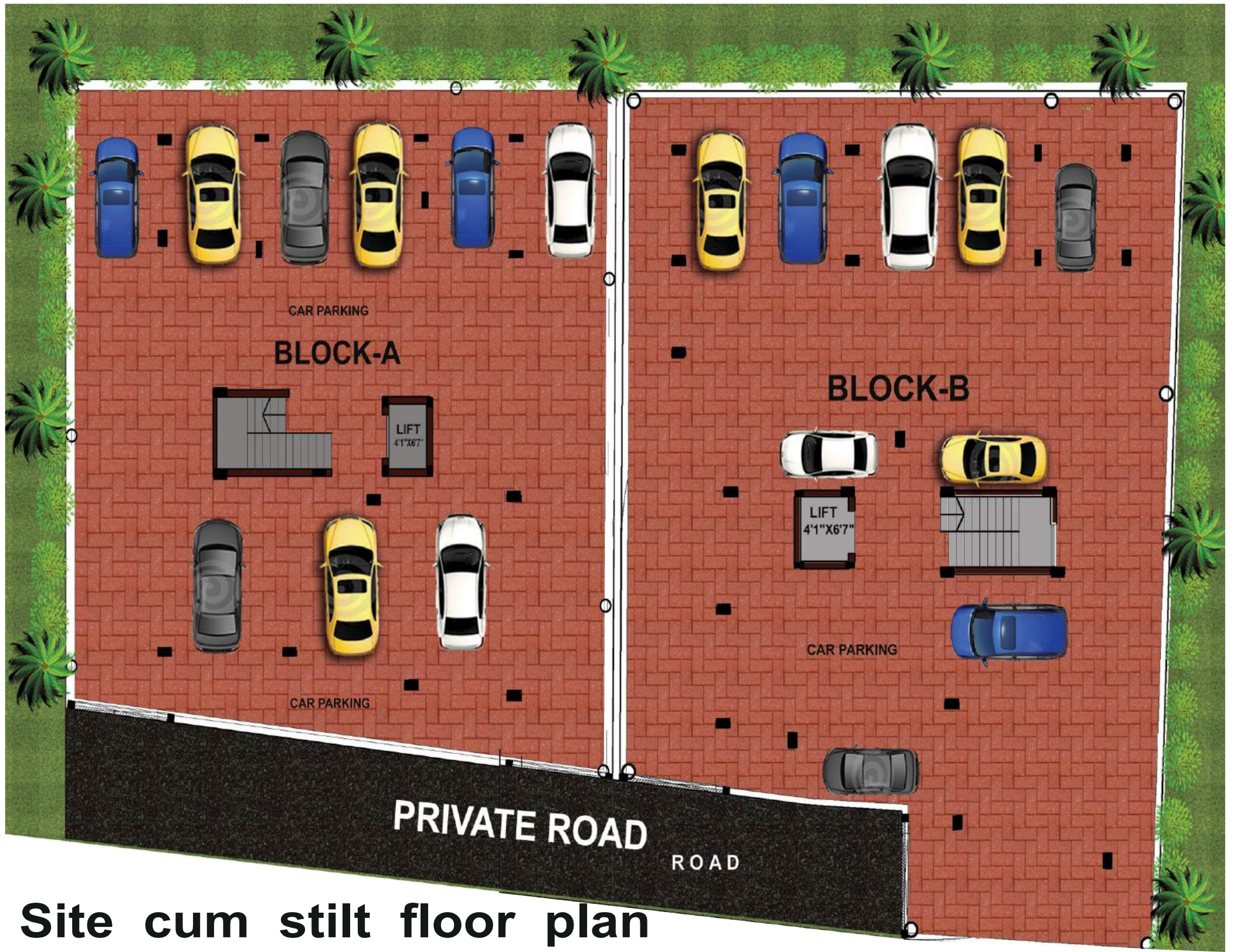
## Wood Work Cupboard



## Video Door Phone







**Site cum stilt floor plan**





# 1<sup>st</sup> & 2<sup>nd</sup> Floor





**3<sup>rd</sup> Floor**

# VASTU COMPLIANT CMDA Approved Homes

## Specifications

**Structure:** RCC Framed structure, with brick wall, Outer walls 9” and in between walls 4.5” plastered with cement mortar.

**Flooring:** 2x2 or 4x2 vitrified tile flooring for all rooms inside the flat & antiskid ceramic tiles for toilets as per builder's choice.

**Windows:** Good quality UPVC windows with openable or sliding toughened glazed shutter for kitchen and Common areas with grill.

**Toilet:** Ceramic tiles flooring and designer wall dadoing up to 7'0” ht. Taps with Jaguar / Parryware / Metro / equivalent, closet and wash basin will be Parryware or equivalent as per builder's choice.

### **Doors:**

1. Main door & frame in First quality teak wood with varnish sealer, provided with godrej or equivalent lock, door eye, stopper, Tower bolt 2 nos & Grill gate will be provided for main door only.
2. Bedroom doors with good quality timber frame and Flush door, provided with cylindrical lock and tower bolt
3. Toilet doors with good quality timber frame and water proof door, provided with Door handle and tower bolt on both sides.
4. Grill will be provided for balcony.

**Electricity:** Three phase electric supply with concealed copper wiring, circuit breaker and A/C points in all bedrooms and hall with FRLS concealed. Switches will be GM / Legrand equivalent as per builder's choice.

**Plumbing:** Concealed / Open plumbing lines from overhead tank will be provided

**Loft:** 1 loft will be provided in kitchen and all bedrooms.

**Finishing:** Internal walls plastered and finished with cement based putty and painted with interior emulsion. Ceiling plastered are rough finished with interior emulsion. Outer walls are rough finished and painted with exterior emulsion.

**Lift:** 4 Passenger Lift

**Security System:** Camera Will be provided at the common areas of the Apartments & Door Phone will be provided.

**Water:** Bore well for tapping ground water & Sump to store water with arrangements for pumping water to overhead tank.

**Kitchen:** Polished black granite counter with good quality Stainless steel sink and 2'0” ht. ceramic tiles dadoing.

**Paint:** Living, dining & bedroom walls will be plastered with wall putty and painted with interior emulsion, Ceiling will be painted with interior emulsion, all interior wooden frames, doors and grills will be painted with enamel paint.

**Telephone & TV:** Concealed pipe lines will be provided from the main board to Living room, wiring will not be done.

	Type	Flat No	Saleable Area	U.D.S
BLOCK - A	2BHK	A1,A2	879 Sq.ft	379 Sq.ft
	2BHK	B1,B2	883 Sq.ft	381 Sq.ft
	2BHK	C1,C2,C3	1007 Sq.ft	425 Sq.ft
	4BHK	A3	1762 Sq.ft	759 Sq.ft

BLOCK - B	2BHK	D1,D2	928 Sq.ft	402 Sq.ft
	2BHK	E1,E2	969 Sq.ft	420 Sq.ft
	3BHK	F1,F2,F3	1420 Sq.ft	555 Sq.ft
	4BHK	D3	1897 Sq.ft	828 Sq.ft

### Payment Stages

10% Booking Advance

10% On Completion of Plinth

10% On Completion of Stilt Floor Slab

10% On Completion of First Floor Slab

10% On Completion of Second Floor Slab

10% On Completion of Third Floor Slab

10% On Completion of Particular Flat's Brick Work

10% On Completion of Particular Flat's Internal Plastering

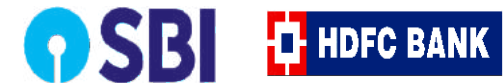
10% On Completion of External Plastering

10% Before Hand over of Apartment

### **Extra Expenses**

Registration, Car Parking, GST, Electricity, Property Tax & Metro Water Charges

### Home Loan Project Approval Partners



### Shree Bala Akshara Homes

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Ramamoorthy avenue

To Porur Rountana

First School

Mangala nagar 1st cross st

