

Blue Print Into *Beautiful Realities*



Architect
design dna

6 Premium Apartments

2 BHK | 3 BHK

980 | 1341

Thiruvanmiyur

Near Westside, 1st Main Road,
Rajaji Nagar

- ✓ Premium Quality Constructions
- ✓ Standby Generator
- ✓ EV Charging Points
- ✓ Solar Panel Water Heaters
- ✓ Clay Brick Constructions



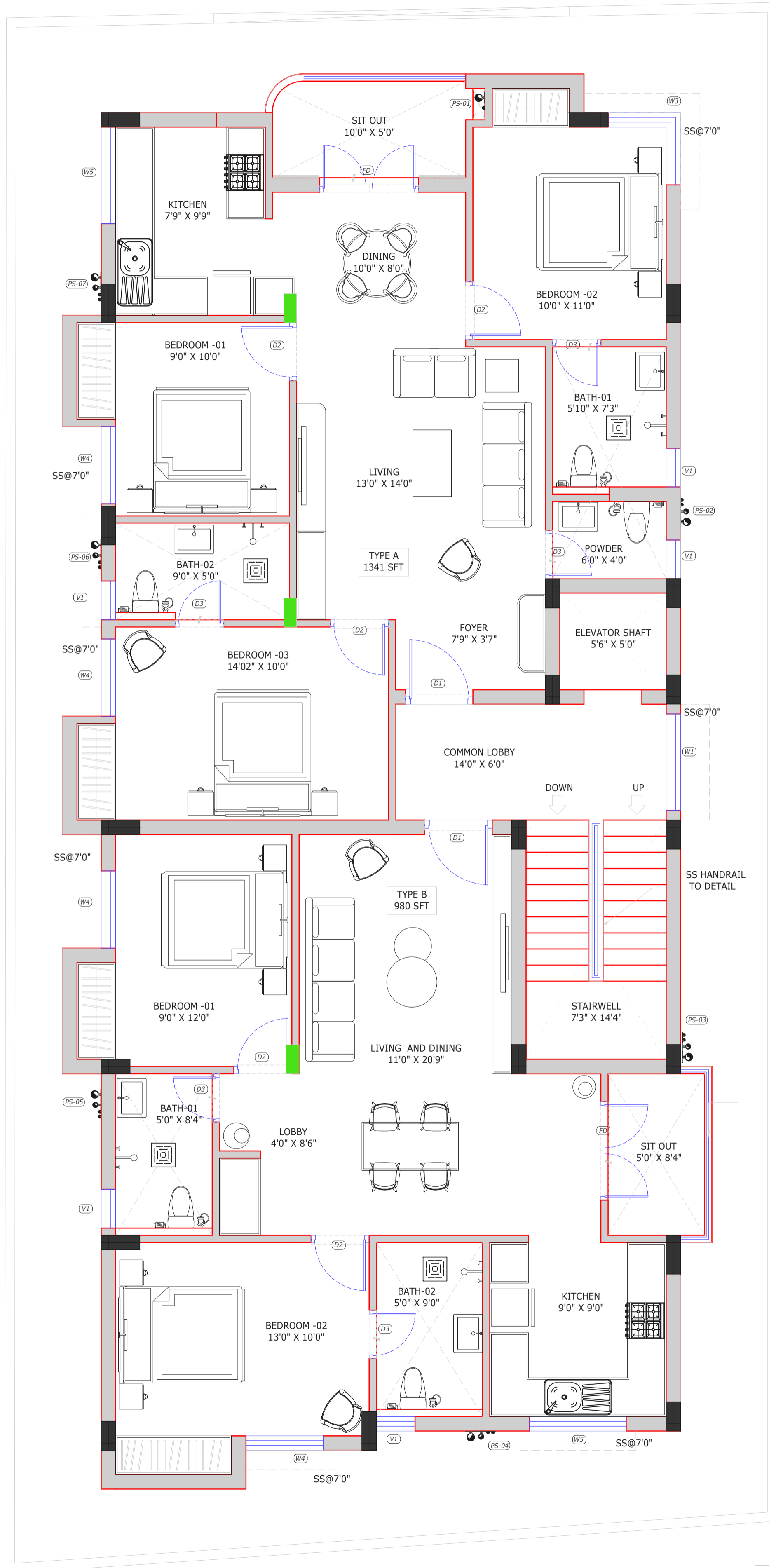
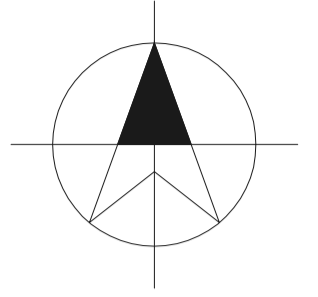
📍 Masterwork Realtors,
N 149/4, 6th Avenue, Anna Nagar East, Chennai - 600102

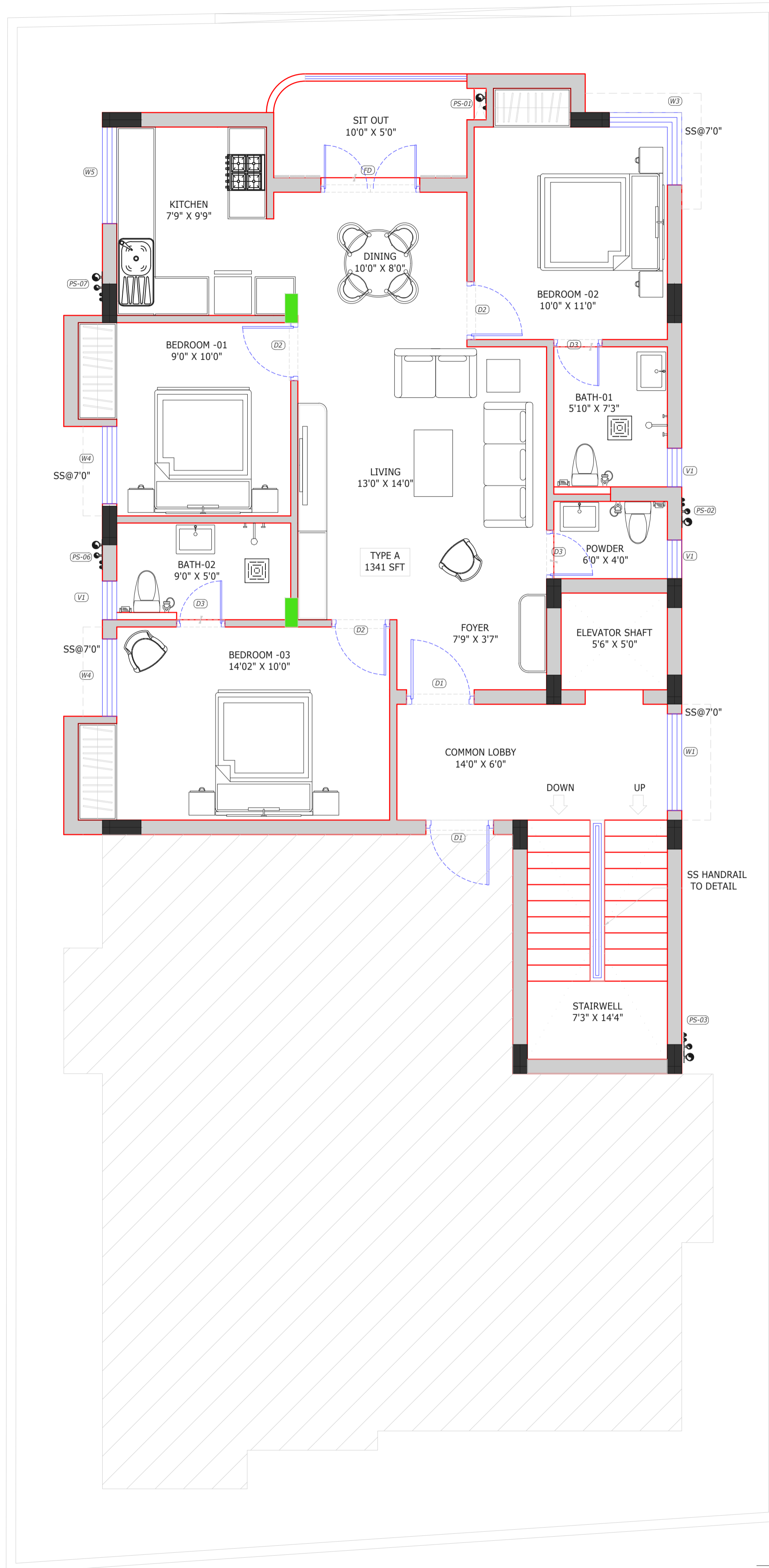
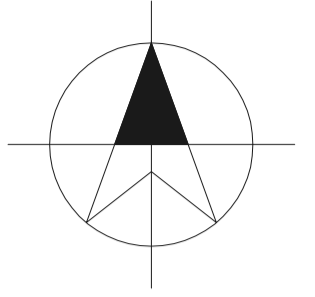
✉ masterworkrealtors@gmail.com

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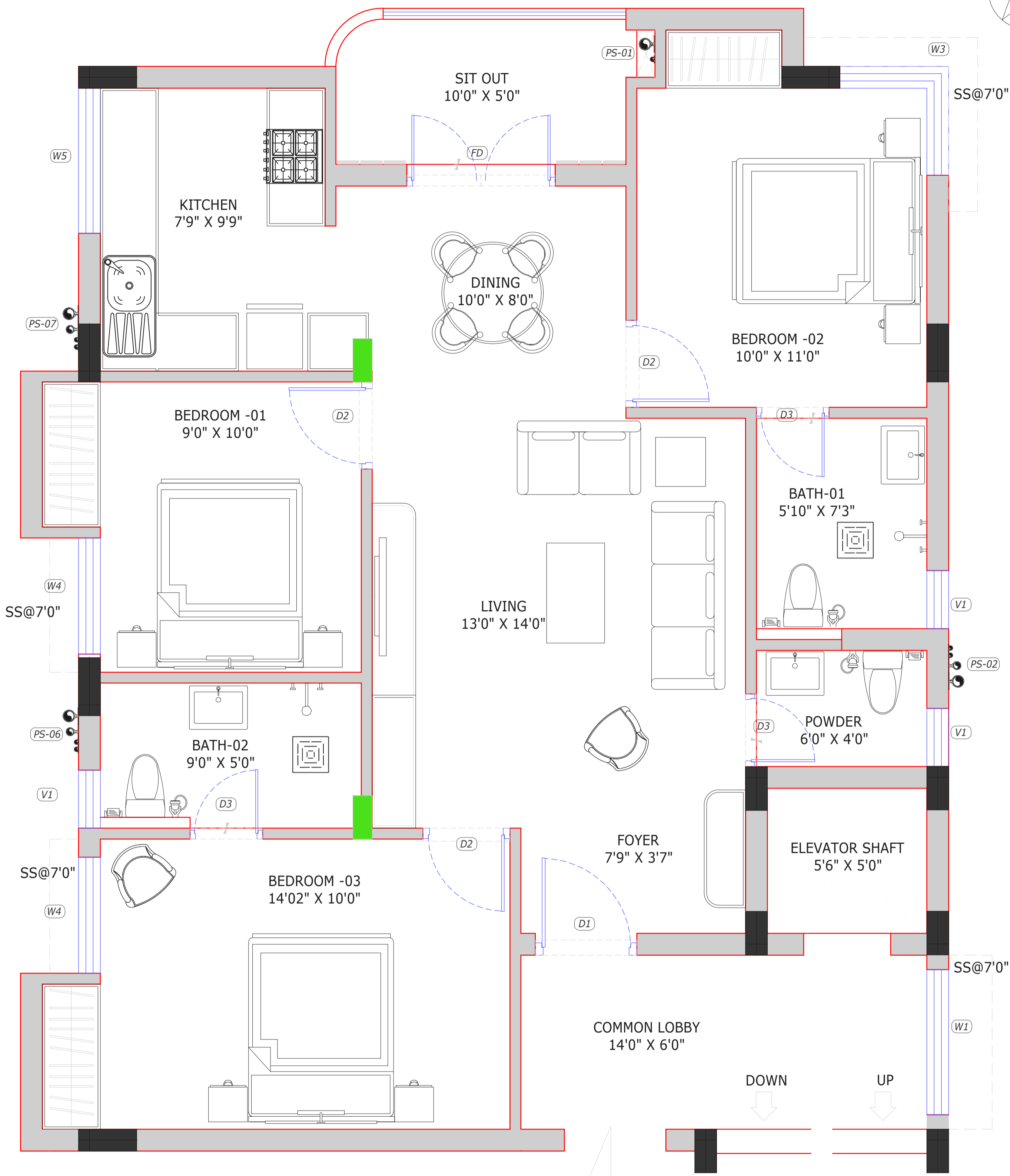
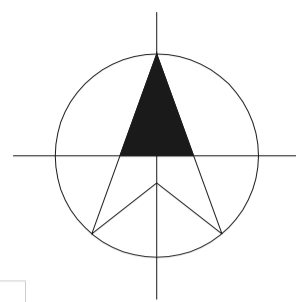




ITEM	DIM	SIL	LIN
W1	5'0" X 5'6"	1'6"	7'0"
W2	3'0" X 3'0"	4'0"	7'0"
W3	3'9" X 5'0" 3'9" X 5'0"	2'0" 2'0"	7'0" 7'0"
W4	4'0" X 6'0"	1'0"	7'0"
W5	5'0" X 3'0"	4'0"	7'0"
V1	2'0" X 3'0"	4'0"	7'0"
FD	5'0" X 7'0"	0'0"	7'0"
D1	3'6" X 7'0"	0'0"	7'0"
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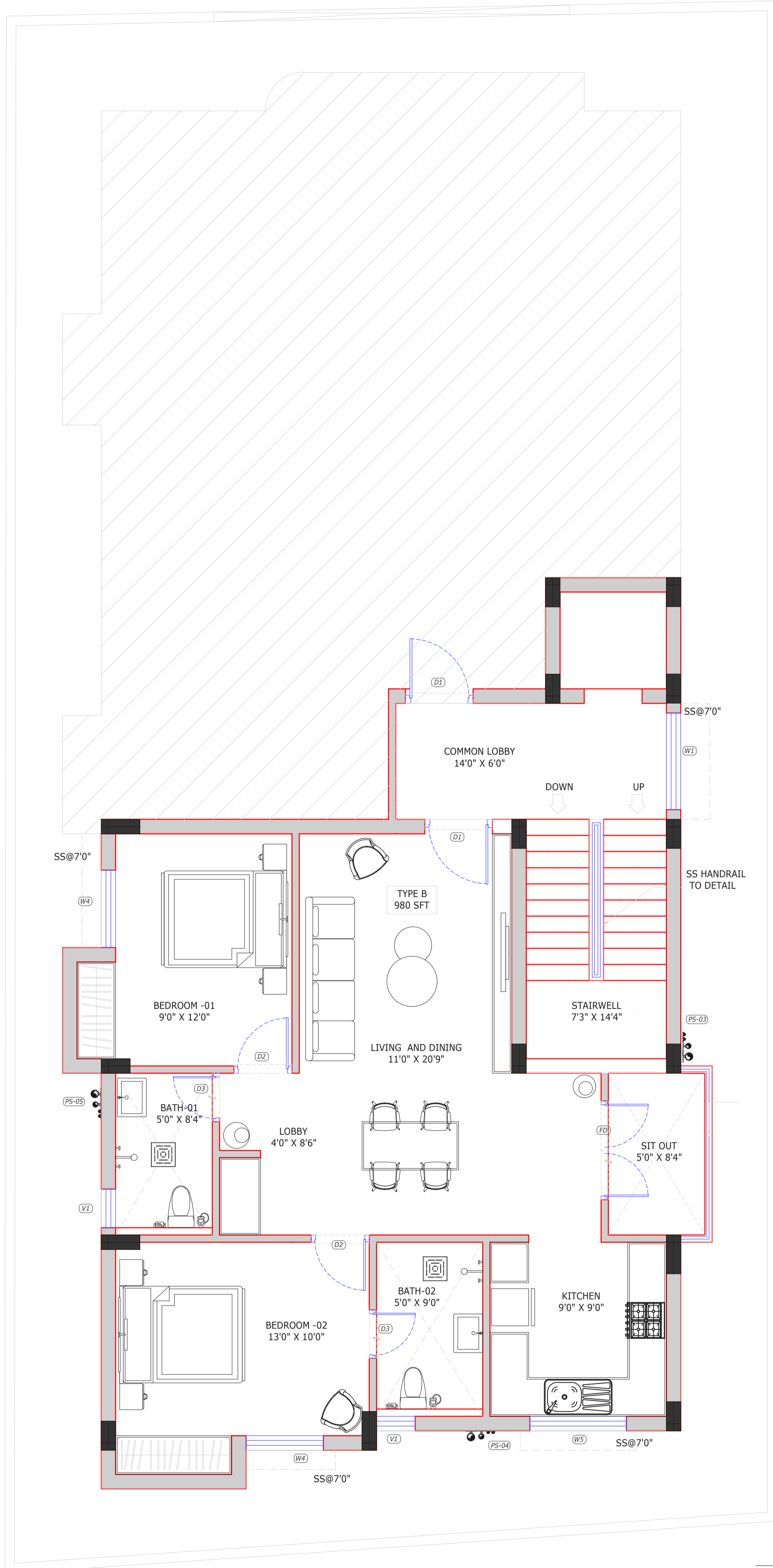
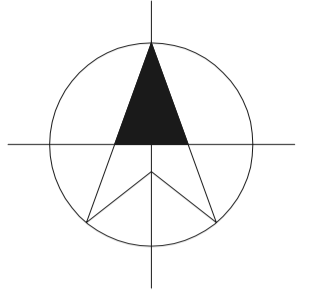


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FURNITURE LAYOUT
 TYPICAL LAYOUT TYPE -A APARTMENT
 1341 sft



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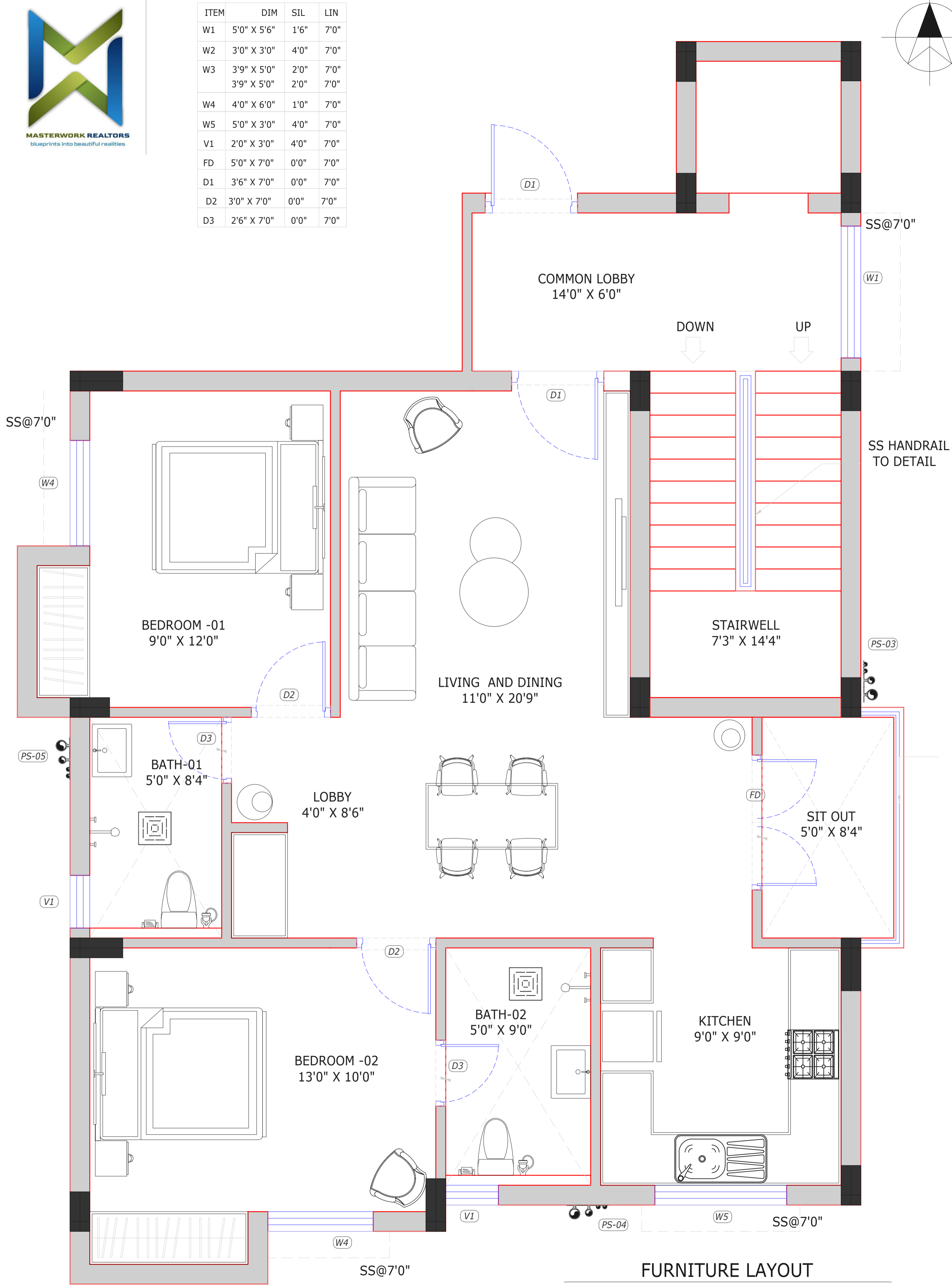
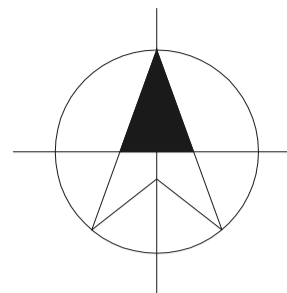
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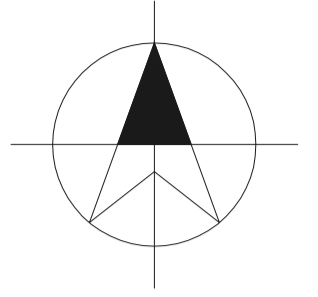
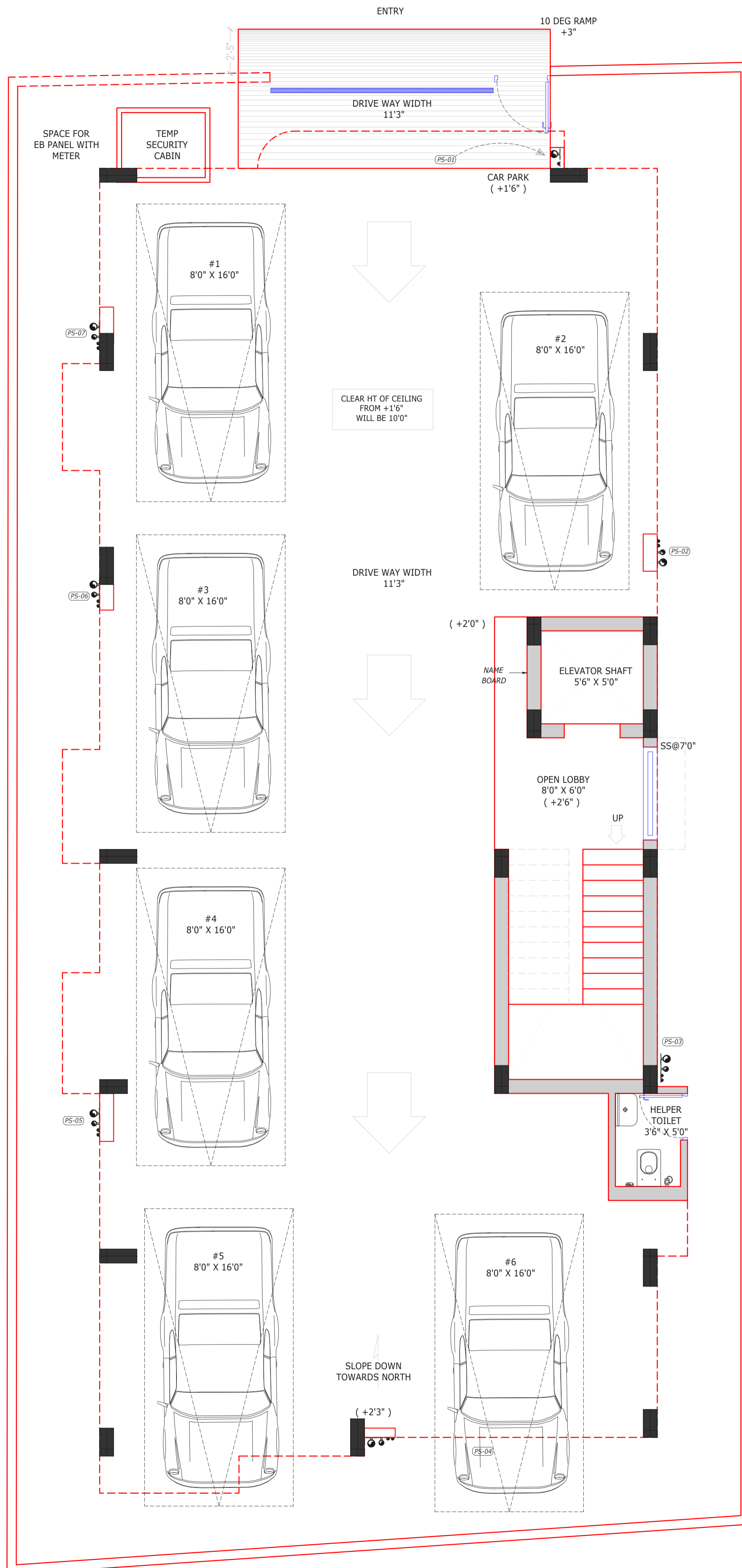
FURNITURE LAYOUT
TYPICAL LAYOUT - TYPE- B APARTMENT



ITEM	DIM	SIL	LIN
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D1	3'6" X 7'0"	0'0"	7'0"
D2	3'0" X 7'0"	0'0"	7'0"
D3	2'6" X 7'0"	0'0"	7'0"



FURNITURE LAYOUT
 TYPICAL LAYOUT TYPE -B APARTMENT
 980 sft



Specifications

1. FOUNDATION AND SUPER STRUCTURE:

- Earthquake resistant R.C.C. framed structure with suitable foundations. Specification as per IS 1893 - 2002 and IS 456 - 2000.
- All R.C.C. structures to be provided with reinforcement of Fe 415 tensile strength and Thermo Mechanical Treated (TMT) bars.
- Basement height shall be 2'6" from the finished road level.
- Floor height shall be 10'0".
- Basement filling with pit sand and quarry dust in 2:1 ratio.
- Pre-Construction Anti-termite treatment as per IS 6313 – 1981; and Anti Termite reticulation system.
- PCC Mix 1:4:8 for flooring base consolidated concrete 4 1/2" thick.
- Brickwork 9" thick for external walls using first quality bricks in cement mortar 1:5.
- Brickwork 4 1/2" thick for internal partition walls using first quality bricks in cement mortar 1:4 with reinforcement by 2 numbers of 6mm M.S. rods at every 5th layer of brick work. Continuous sill slabs to be provided at sill and lintel levels.
- Internal and external walls with cement plaster 1:5. Thickness of plaster for internal walls will be 12mm with smooth finish and for external walls, it will be 20mm with rough finish.
- Ceiling will be finished with white polymer-based cement coat.
- 4'0" high parapet wall in 4 1/2" thick brickwork in terrace.
- Windows shall be provided with or without sunshades as per architect design
- Open loft in kitchen as per architect drawing

2. CARPENTRY WORKS:

- Main door of height 7' with teakwood frame of 5"x4" section with 35mm thick factory-made teakwood panel shutter.

- All internal doors of height 7' with teakwood frame of 4"x3" section with 30mm thick factory-made solid core commercial flush shutters. In case of external doors, they shall be with external quality flush shutters or WPVC shutters.
- All bathroom doors with WPVC frame of 4"x 3" section with 30mm thick factory-made WPVC solid doors.
- French door wherever required as per architect design shall be of UPVC make with 5mm thick glass and M.S. Grill of required pattern.
- All Windows of UPVC make with 4mm thick glass.
- Toilet windows of UPVC make with adjustable glass louvers and provision of exhaust fan.

3. DOOR AND WINDOW FITTINGS:

- Main door shutter shall have 3 Nos. of 5" SS Ball bearing hinges, 1 No. mortise type lock, 1 No. 8" SS tower bolt on the inside, 1 No. SS Door Guard, 1 No. view finder and 1 No. door stopper.
- Each internal door shall have 3 Nos. SS 5" hinges, 1 No. cylindrical turn knob type lock and 1 No. door stopper.
- Toilet doors shall have 3 Nos. 5" S.S butt hinges, 1 No. 5" SS tower bolt on the inside, 1 No. flush bolt.
- All window shutters shall be fixed with I Max hinges with SS handles and tower bolts.
- All windows shall be provided with M.S. square (12mm) bright bar grills.

4. FLOORING AND WALL TILES:

- Premium quality 4'x2' flooring for the carpet area in the living and dining room with 4" high skirting.
- Premium quality Vitrified flooring of 2'x2' size for the carpet area in the bedrooms with 4" high skirting.
- Premium quality Vitrified flooring of 2'x2' size for the carpet area for in the kitchen with 4" high skirting.

- First quality Double-charged Vitrified flooring of 2'x 2' size for the carpet area in the balconies and utility area with 4" high skirting.
- The flooring in toilets shall be first quality non skidding type of Ceramic tiles and the side walls shall have coloured glazed tiles for dado upto ceiling.

5. KITCHEN PLATFORM:

- The kitchen platform shall have 20mm thick black polished granite top including polishing and bull-nosing the exposed edges. A branded sink shall be provided.
- Glazed tiles dado over kitchen platform shall be to a height of 2'0".

6. PLUMBING AND SANITARY:

- Concealed plumbing work shall be with PPR pipes of specified size of first quality with necessary brass valves. All open plumbing lines shall be with weather proof PVC Pipes.
- All toilets shall have Jaguar or equivalent single piece western closet and Health Faucet along with a white washbasin with necessary fittings. Designer wash basin shall be provided in dining.
- All plumbing fixtures shall be chromium plated brass fittings of Jaguar or equivalent - half turn foam flow type. Each toilet shall have 1 No. Single lever Diverter, 1 No. bib cock, 1 No. shower with arm and CP Gratings. All washbasins shall have CP bottle trap and pillar cock.
- Polymer based water proofing for all sunken areas, lift pit, sump, etc.
- Soil and waste pipes shall be SWR pipes (6 Kg/sq.cm. pressure) with necessary specials.
- The Drainage/Sewage shall be with 4" and 6" dia. PVC pipes of I.S.I quality. The inspection chambers of size 2'x2' to the required depth shall be provided with C.I. manhole covers.
- Anti Cockroach floor drains in toilets and kitchen.

7. PAINTING:

- Interiors of walls and ceilings shall be finished with two coats of Plastic Emulsion Paint of approved brand and colour over a coat of primer including first quality powder-based putty.
- The teakwood main door shall be varnished. All internal doors will be factory made with laminate finish of approved brand and colour.
- The exterior walls shall have two coats of emulsion paint over a coat of primer or texture paint as per architect design.
- MS grills shall be painted with two coats of synthetic enamel paint of approved brand and colour over a coat of red-oxide primer.

8. ELECTRICAL WORK:

- The wiring shall be concealed type for three phase power supply with PVC conduit pipes of required diameter and provided with Chemical Earthing system.
- The wiring shall be with first quality fire resistant of Finolex, VGaurd or eqv. Copper Insulated wire.
- All the switch boards shall have metal boxes with anti-corrosive point of required size with modular wrap around series switches of Legrand/MK or equivalent make.
- All the bedrooms and the living room shall be provided with point for air conditioner with 7/20 wiring.
- The wires for 5 Amps shall be 3/20 rating, wire for lights shall be 1/18 rating and the wires for 15 amps shall be 7/20 rating.
- Each flat shall be provided with necessary light points, fan points, exhaust fan points in toilets and kitchen, calling bell point and power points (5 amps and 15 amps).
- Each flat shall have separate energy meter located on the Main Board and one additional energy meter for common facilities.
- Each flat shall have independent Distribution Board with phase change over switches 63 Amps, phase indicator lamps and one ELCB. Each circuit in a flat shall have 1 No. MCB. 20 Amps MCB for

AC, 16 amps for water heater and 6amps/10amps for other circuits. All MCBs and ELCB shall be of Siemens or eqv make.

- The Apartment shall have Fully Automatic Panel Boards and Distribution Boxes with advanced change-over systems.

9. TELEPHONE AND TV CABLES:

- Telephone and Internet cable (1 pair) shall be provided to each flat from a common junctionpoint located at a suitable place in the ground floor. Telephone and Internet points shall be given in the living room.
- Dish T.V. cable provision shall be provided from the terrace to each flat through concealed conduit pipes. T.V. points shall be given in the bedrooms and living room.
- CCTV Surveillance system shall be provided for the apartment complex.

10. COMMON:

- Provision of Lift for 6 persons (Johnson or eqv. make) and space for elegant seating in the stilt floor.
- The Staircase steps and landings shall have granite flooring. The staircase shall have hand rails to suit architectural design.
- Adequate light points shall be provided around the building, in staircase area, meter room and terrace.
- 5'0" high compound wall from the stilt floor level with 4 1/2" brickwork around the building, wherever necessary, with gate pillars and two entry gates as per architectural design.
- Name Board/Letter Boxes for Occupants along with numbering of flats with in the stilt area.
- Each gate pillar shall have one light point, along with Sufficient Exterior lighting all around the premises with good quality electrical fittings of M-Lite or eqv make.
- Overhead tank shall be of RCC with 6000 ltrs capacity.

- Pavement all around the building wherever necessary with 50mm thick flag stone designer paver blocks.
- Borewell to the required depth with 6” pipe and underground sump of 16,000 ltrs Capacity of R.C. Construction.
- Providing Electric Texmo Submersible Pumps of 1 HP & 1.5 HP capacity for underground sump and borewell respectively.
- Water proof coat on the open terrace and a layer of pressed tiles over it.
- Defect liability period shall be 12 months from the date of completion and handing over the possession.
- Rain water harvesting shall be provided.
- Space by the side of the compound walls and on the frontage shall be provided for gardening.
- Pest Control measures upto plinth level.
- One toilet for servants and a pump room.
- Clearance certificate from lift authority for lift.
- Standby Generator of Kirloskar make or equivalent of 20 KVA for Power Backup, outdoor type with sound proof installation, Auto control, Exhaust outlet, etc. capable of providing power for lift and all other electrical points in all the flats but for Air Conditioners and Geysers.
- Electric Vehicle charger point in stilt floor
- Solar panel water heaters as per architect design
- High Definition Premium Elevation

Material Specifications:

- | | |
|-----------------------------|----------------------------|
| • Cement | - Coromandel/Penna/Zuari |
| • Steel Rods | - Kamakshi/ARS/Vizag steel |
| • Paint | - Asian |
| • Wall putty & white cement | - Birla wall care |
| • Varnish | - Sheenlac |
| • Taps & Fittings CP | - Jaguar |
| • Sanitaryware | - Jaguar – White/Ivory |

- Plumbing Motor - Suguna or equivalent brand
- Plumbing & Sanitary Pipe - Ashirwad or equivalent
- Water Proofing Chemical - Fosroc/Dr. Fixit
- Electrical Conduits - Finolex
- Main Cable Line - Finolex
- Electrical Wires - Finolex/VGuard
- Distribution Board - Havells/Standard
- MCB & Isolator - Siemens/Standard
- Rotary Switch - Havells/L&T
- Metal Box & Switches - Legrand
- Tiles - Somany or equivalent
- Ceramic Tiles - Somany or equivalent
- UPVC Windows - Leading brand
- Flush doors - Leading brand Laminated doors
- Laminates - Greenlam/Siverline
- Maindoor Lock - Godrej