



Promoter



SAJITH AND VIVEK ARCHITECTS
8/16 REVIERA APARTMENTS,
CRESCENT AVENUE ROAD,
GANDHI NAGAR, ADYAR,
CHENNAI 20



Legal Advisor





PROJECT
EVANIA
PERUNGUDI, CHENNAI

ARCHITECT :

**SAJITH & VIVEK
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DAY VIEW



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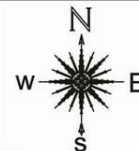
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NIGHT VIEW



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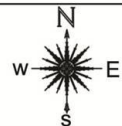


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STILT FLOOR PLAN



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TYPICAL FLOOR PLAN (STILT +4)



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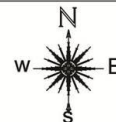


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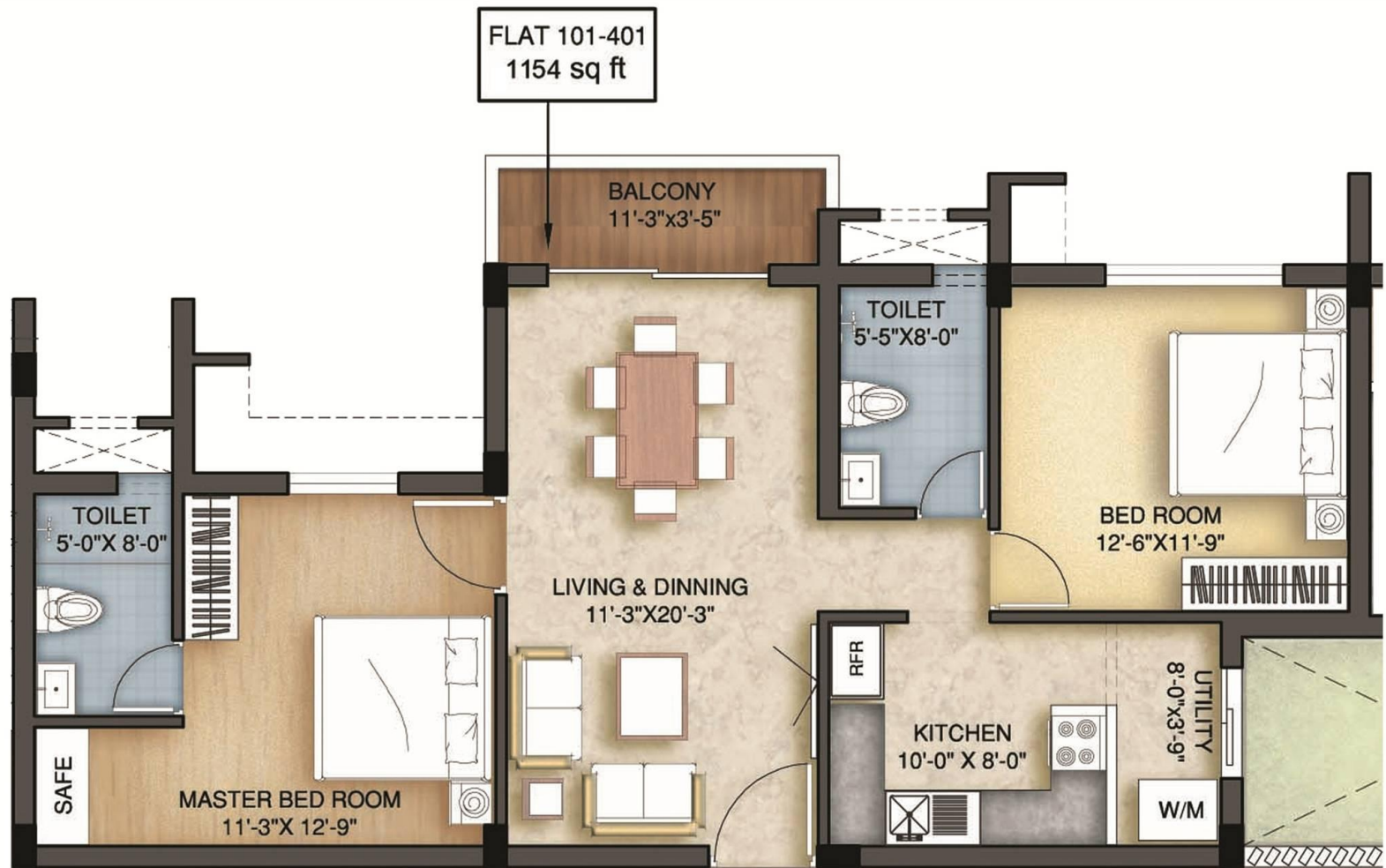
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TERRACE FLOOR PLAN



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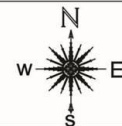


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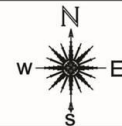


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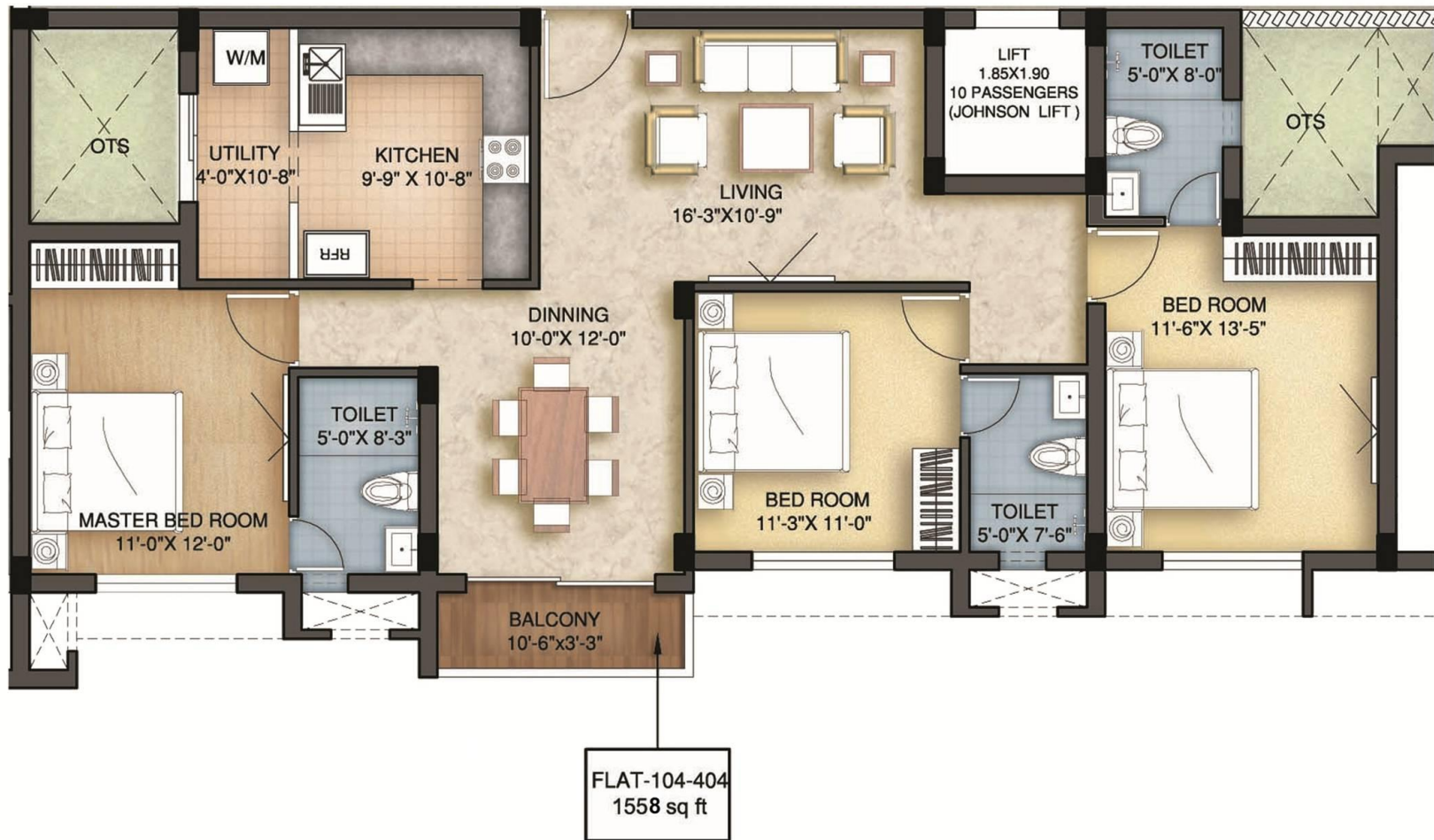
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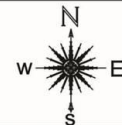


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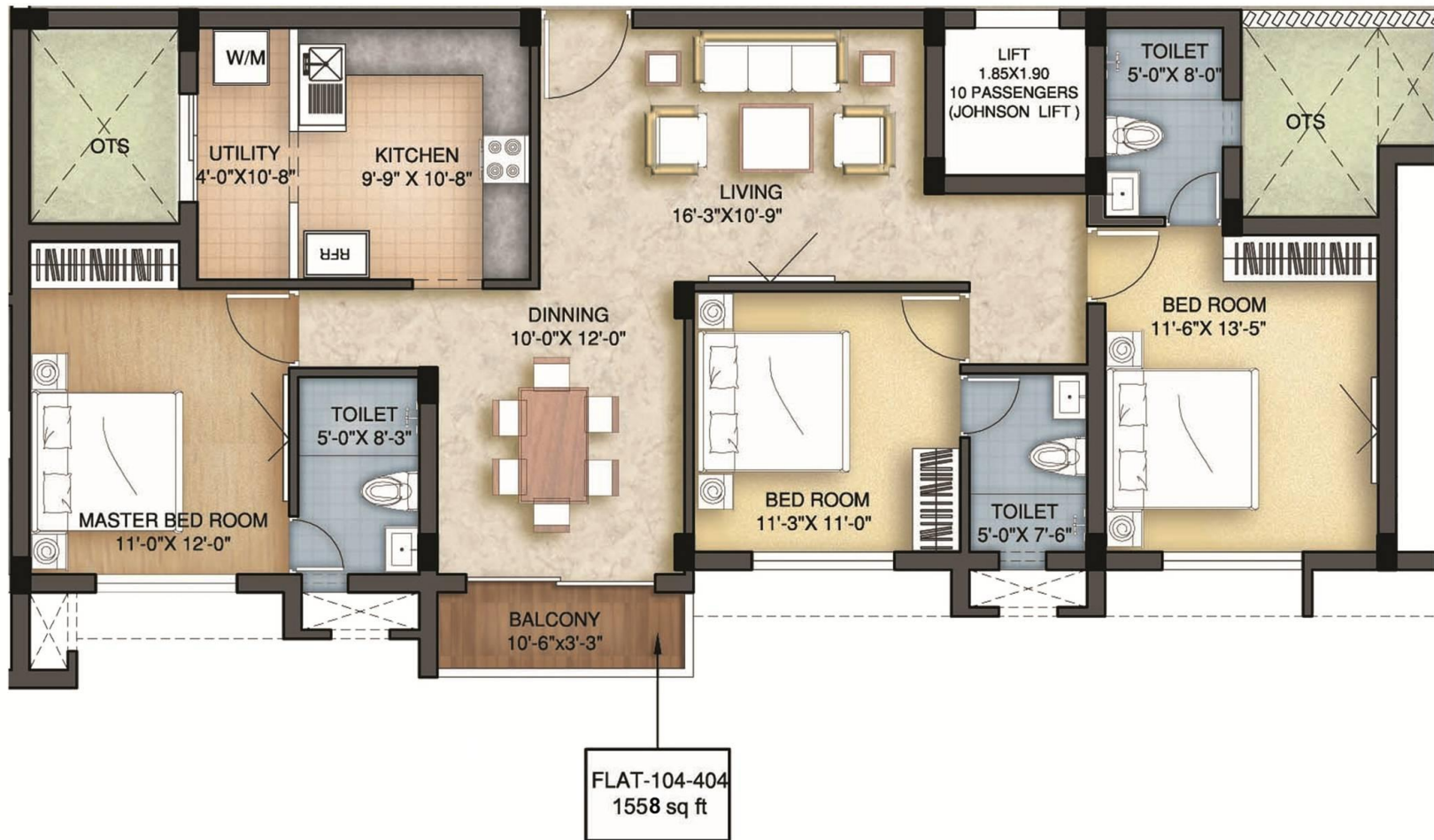
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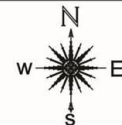


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FLAT-105-405
1697 sq ft

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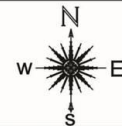


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MARKETING SPECS FOR LANDMARK “EVANIA”, Ramappa Nagar, Perungudi

Structure

- Isolated RCC footings as per the structural consultant’s design, complying with seismic III zone.
- RCC frame structure with brickwork and or concrete block partitions.
- Concrete grade and Steel grade as per structural consultant’s advice.
- The height of each floor shall be 10’ floor to floor.

Flooring & Tiling

- Lift lobby and fascia wall & floor using granite/marble, as per the architect’s design.
- Staircases: Granite with hand rail using paint finished MS / wood.
- Car park Area: Granoflooring with grooves.
- Foyer / Living/ Dining / Kitchen / Bedrooms: 60cm X 60cm Vitrified tiles from Asian / Somany / Kajaria.
- Toilets: Ceramic tile concepts 30cm X 30cm for floor and 30cm X 60cm for walls up to height of 7’ 0”.
- Utility Room: 30cm X 30cm ceramic tiles for floor and 30cm X 45cm for walls upto 3’ height and 2’ above the kitchen and work area counter.
- Balconies / Open Terraces / Decks: Rustic / antiskid / ceramic tiles 30cm X 30cm with MS railings.

Sanitary & Plumbing

- Sanitary fittings: EWC wall-hung and Wash basins using Roca / American Standard / Duravit or equivalent make, concealed cistern Gebrit / Grohe or equivalent make.
- Faucets: Shall be single lever concealed diverters Brass with CP finish, heavy body metal fittings of Grohe / Roca/ American Standard or equivalent makes. Provision for hot water connection shall be provided for overhead shower in each bathroom. Health faucet also shall be provided in all toilets.
- Plumbing: All water supply lines shall be in ISI marked CPVC pipes. Drainage lines and storm water drain pipes shall be in PVC.
- Kitchen & Service area: Wall mounted Faucets using Roca / Grohe or equivalent shall be provided.
- Stainless Steel Sink single bowl with drain board of make Nirali / Franke or equivalent shall be provided for the kitchen.

Doors & Windows

- Window shutters: Prefabricated, powder coated sliding / openable aluminum / UPVC windows and clear glass pane shall be provided as per the architects design.
- Door Frames: Main door frame and shutter shall be of seasoned teak wood. Inner and outer face to be PU coated and finished.
- Door Shutters: All internal door frames shall be of teak wood with flush/ Masonite skin door shutter. All internal and external faces shall be paint finished.
- Hardware: All hardware shall be in C.P Brass, tower bolts, doorstoppers, hinges. Locks shall be mortise of Yale make or equivalent.



Electrical

- Concealed copper wiring using Polycab / RR Cable / or equivalent make with modular plate switches,
- centralized cabling system for all electrical and communication requirements.
- Wiring shall be done for lighting, 5Amps, 15 Amps and AC points in the Apartment.
- Switches: All switches shall be Litaski /Legrand /Panasonic or equivalent make.
- Generator: Power backup will be provided for all common services and all the electrical points inside the apartments, except 15 Amps power points, Air-conditioning and Geyser points.
- Light fixtures for the Common areas, external areas, and apartment balconies and shall be provided.
- Adequate ELCB (Earth leakage circuit breaker) and MCB (miniature circuit breaker) shall be provided in each apartment.
- Provision for the GEYSER points and provision for fresh air fans shall be provided for all toilets.
- Provision for telephone shall be provided and centralised cabling for Multi DTH systems also shall be provided in the living room and master bed room.

Ceiling Treatment

- Two coats of Oil Bound Distemper paint shall be applied in the common areas, utility, service areas and the ceiling of all the apartments.

Wall treatment

- Internal Walls: Acrylic / cement based Putty with Premium emulsion paint.
- Service area: Premium Emulsion.
- External Walls: Whether shield / Equivalent exterior grade emulsion / texture paint.

Elevator

- Elevator: Automatic elevator for 8 passengers shall be provided with Automatic Rescue Device feature with automatic doors & powder coated finish of Johnson / Kone or equivalent reputed brands.

Air Conditioning

- Provision for high wall split ACs with drain piping shall be provided for all the bedrooms.
- Gymnasium / Games room also shall be air conditioned.

Automation

- Access control entry to the common entrance / foyers and gymnasium.
- Automatic DG Change over facility for all the apartments.
- Water level controller – treated water to the overhead tank.
- Multi-level security system for common areas and lobbies using CCTV with DVR facility for 30 days.
- Pressure boosting pumps shall be provided for pressure water supply for all the apartments.

Landscaping

- Adequate and well-designed landscape shall be provided as per the architects design
- Interlock Pavers or Tiles to be laid in driveways and walkways.

Facilities and Amenities provided at the "EVANIA"

- Covered car parking for all the apartments
- Generator with automatic change over
- Indoor Games like Snooker / Table Tennis / Carom Board etc
- Plush Entrance Lobbies & Lounge
- Fully Equipped Air-conditioned Unisex Gym
- Buffet serving counter with Granite top at Terrace level
- Landscaped party area at terrace level with a Gazebo
- Intercom Facility in each Apartment
- Rainwater harvesting for the project
- Reticulated LPG supply
- Adequate landscape for the project
- Multi DTH / Cable TV provision
- CCTV monitoring in common areas and viewable at each apartment
- Common toilet at the car parking level
- Security Room
- Toilet and wash Basin will be provided at the Terrace level

Disclaimer: Information herein is subject to change as and when required. Landmark Housing Projects Chennai Pvt. Ltd. reserves the right to change, alter, add or delete any specifications and other details mentioned herein without prior permission or notice. This brochure is conceptual and not a legal offering. The furniture / images shown in the brochure are only for the purpose of illustrating a possible layout and do not form a part of the offering.

ABSTRACT OF AREA STATEMENT - EVANIA											
Sl No	Floor	Apt. No	No of bedrooms	Individual Apt Area (Plinth Area)	Common Area	Amenities Area	Total Saleable Area in Sq.m	Total Saleable Area in Sq.ft	Un Divided Share (UDS)		
									Sq.ft	Sq.m	%
1	First floor	A-101	2	89.249	14.166	3.794	107.209	1154	527	48.951	3.14
2		A-102	3	120.258	19.088	5.112	144.458	1555	710	65.958	4.23
3		A-103	3	120.475	19.123	5.121	144.719	1558	711	66.077	4.24
4		A-104	3	120.490	19.125	5.122	144.737	1558	711	66.085	4.24
5		A-105	3	131.269	20.836	5.580	157.685	1697	775	71.997	4.62
6		A-106	3	128.361	20.374	5.456	154.192	1660	758	70.402	4.52
7	Second floor	A-201	2	89.249	14.166	3.794	107.209	1154	527	48.951	3.14
8		A-202	3	120.258	19.088	5.112	144.458	1555	710	65.958	4.23
9		A-203	3	120.475	19.123	5.121	144.719	1558	711	66.077	4.24
10		A-204	3	120.490	19.125	5.122	144.737	1558	711	66.085	4.24
11		A-205	3	131.269	20.836	5.580	157.685	1697	775	71.997	4.62
12		A-206	3	128.361	20.374	5.456	154.192	1660	758	70.402	4.52
13	Third floor	A-301	2	89.249	14.166	3.794	107.209	1154	527	48.951	3.14
14		A-302	3	120.258	19.088	5.112	144.458	1555	710	65.958	4.23
15		A-303	3	120.475	19.123	5.121	144.719	1558	711	66.077	4.24
16		A-304	3	120.490	19.125	5.122	144.737	1558	711	66.085	4.24
17		A-305	3	131.269	20.836	5.580	157.685	1697	775	71.997	4.62
18		A-306	3	128.361	20.374	5.456	154.192	1660	758	70.402	4.52
19	Fourth floor	A-401	2	89.249	14.166	3.794	107.209	1154	527	48.951	3.14
20		A-402	3	120.258	19.088	5.112	144.458	1555	710	65.958	4.23
21		A-403	3	120.475	19.123	5.121	144.719	1558	711	66.077	4.24
22		A-404	3	120.490	19.125	5.122	144.737	1558	711	66.085	4.24
23		A-405	3	131.269	20.836	5.580	157.685	1697	775	71.997	4.62
24		A-406	3	128.361	20.374	5.456	154.192	1660	758	70.402	4.52
TOTAL				2840.411	450.847	120.742	3412.000	36726	16769	1557.88	100.00

Common Area % 13.21%
Amenity Area % 3.54%
Total (Common + Amenity) % 16.75%

Approved By Architects
Sajith and Vivek Architects

Approved By Landmark Housing Projects
Chennai Private Limited

Schedule of payments	%
Booking Advance	20%
Payment for Agreements (within 30 days)	20%
Registration of UDS & other amenities charges(within 60 days from booking)	
Completion of Foundation	10%
Completion of Stilt floor Roof slab	5%
Completion of 1st floor Roof slab	5%
Completion of 2nd floor Roof slab	5%
Completion of 3rd floor Roof slab	5%
Completion of 4th floor Roof slab	5%
Completion of Brick work of Respective apartment	5%
Completion of Plastering of Respective apartment	5%
Completion of Flooring of Respective apartment	10%
On or before Handing over of the apartment	5%
Total	100%