

KURALAHAM

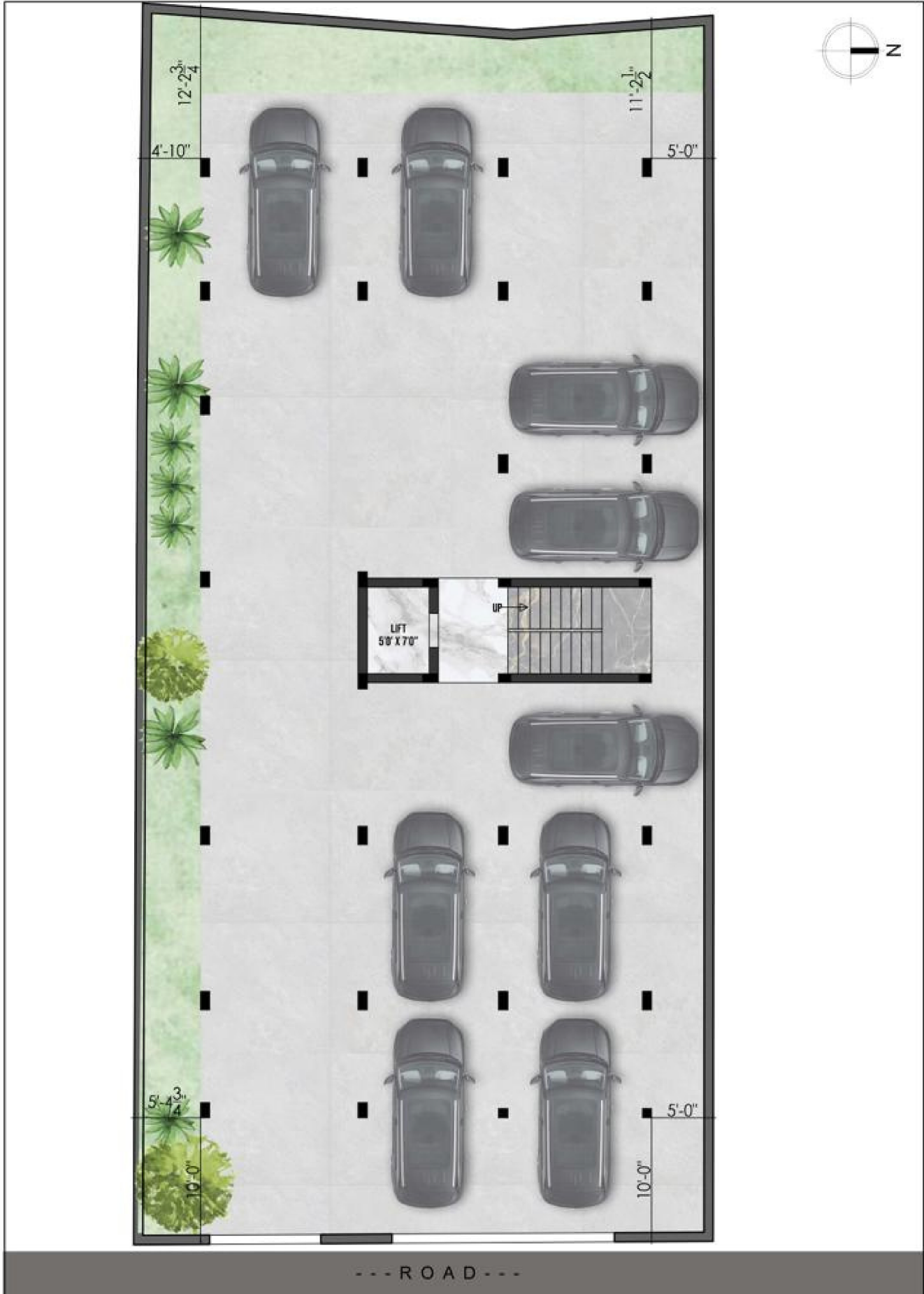
IRASI
HOUSING



464, 17TH STREET, KORATTUR
EXPERIENCE THE LUXURY APARTMENT, YET AGAIN!

irasi.in | 9600019393

STILT FLOOR PLAN



TYPICAL FLOOR PLAN



COSTING

KURALAHAM COSTING 3 BHK	
BASIC FLAT COST 1572 Sq.Ft. @Rs. 11,000.00/SQ.FT	1,72,92,000.00
RESERVED CAR PARK ONE NUMBER	3,00,000.00
INFRASTRUCTURE AND DEVELOPMENT CHARGES RS.200/SqFT	3,14,400.00
TNEB 3 PHASE CONNECTION - METRO WATER - CMWSSB CONNECTIONS, CHARGES & EXPENSES	2,75,000.00
LEGAL. DOCUMENTATION, REGISTRATION & TAX ASSESSMENT EXPENCES	1,00,000.00
TOTAL FLAT COST	1,82,81,400.00
GST on TOTAL FLAT COST = 5% of total flat cost (1,82,81,400.00)	9,14,070.00
GRAND TOTAL	1,91,95,470.00

Note: 1). Registration charges and stamp fee will be extra as per govt norms at the time of registration 2) GST value is subject to change with the changes in government norms 3). Additional car parking will be chargeable on first come first serve basis



1/2/3 A



1/2/3 B

SUPER BUILT-UP AREA

Stilt cum Ground floor is reserved for car parking space

FLAT NUMBER	FLOOR	BUILDUP AREA (sq.ft)	UDS (sq.ft)
✓ 1A	First floor	1572	758
✓ 1B	First floor	1572	758
✗ 2A	Second Floor	1572	758
✓ 2B	Second Floor	1572	758
✓ 3A	Third Floor	1572	758
✗ 3B	Third Floor	1572	758

✓ - Available
✗ - Booked

SPECIFICATIONS



Building Structure:

- The building features a **reinforced concrete (RCC)** framework, including RCC columns, beams, and slabs.
- Walls are constructed using **Clay Bricks/ AAC Blocks (if Needed)**



Doors and Windows:

- The main entrance door is designed with a **solid Teakwood** frame and shutter.
- Internal doors are composed of **Teak** frames and factory-made shutters.
- Toilet doors are equipped with waterproofed **WPC** frames and factory-made shutters.
- UPVC openable windows are from **FENESTA or SAINT GOBAIN**.
- All windows have MS grills for added security.
- High-quality locks are provided, either from **GODREJ / DORSET** or equivalent.



Wall Finishes:

- The walls are meticulously plastered for a smooth finish.
- **BIRLA** wall care putty is applied to achieve a refined surface.
- Top-floor apartments feature false ceilings.
- All interior walls are coated with **Asian Premium Emulsion Paint**.



Bathrooms:

- Bathrooms are equipped with showerheads, spouts, and wall mixture from **JAQUAR / PARRYWARE or equivalent**.
- Health faucets are sourced from JAQUAR / PARRYWARE or equivalent.
- White concealed wall-mounted EWCs (European Water Closets) are provided by JAQUAR / PARRYWARE or equivalent.
- Provision is made for exhaust fans and geysers.
- Wall-hung washbasins are from JAQUAR / PARRYWARE or equivalent.
- CP (Chrome Plated) fittings are supplied by JAQUAR / PARRYWARE or equivalent.



Kitchen:

- The kitchen features a black granite countertop with a **CARYSIL sink**.
- CP fittings in the kitchen are from JAQUAR / PARRYWARE or equivalent.
- Provisions are made for exhaust fans, refrigerators, and water purifiers.
- Individual **piped gas** supply will be provided.
- Adequate power points are available 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)

SPECIFICATIONS



Flooring:

- The flooring in the living room, dining area, and kitchen is covered with vitrified tiles (4x2) from [SOMANY / KAJARIA / MOTO](#) or equivalent.
- Balconies and utility areas have matte-finished vitrified tiles or non-skid tiles.
- Bathrooms feature [non-skid tiles](#) for the flooring and ceramic wall tiles up to the ceiling.

* (Tiles cost Rs.60 per Sq.ft)



Electrical and Power Backup:

- The building has 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 are available in the living room, dining area, and all bedrooms.
- The building features modular switches and sockets from [PANASONIC, HONEYWELL](#), or LEGRAND.
- Safety measures include earth leakage circuit breakers to prevent electric shocks.
- There's a DG (Diesel Generator) power backup for the flats and common areas, excluding air conditioning.
- Television points are installed in the living room and master bedroom.
- [Two-way switches](#) are provided for all bedrooms.



Special Features:

- [Landscaping](#) for common areas and Terrace area for Elevation
- Each flat has a reserved parking space.
- [CCTV surveillance](#) cameras with recording capabilities enhance security.
- The building features an automatic lift equipped with V3FF (Variable Voltage, Variable Frequency) technology and ARD (Automatic Rescue Device) from [JOHNSON or OTIS ELEVATOR](#).
- A generator from [KIRLOSKAR GREEN/MAHINDRA](#) or equivalent with sufficient capacity is installed.
- Rainwater harvesting is implemented.
- There's a sump and overhead tank to ensure a continuous supply of metro water and borewell water.
- A common servant toilet is provided.
- A borewell is available for supplementary water needs.
- The terrace is [waterproofed](#) with a layer of pressed Kerala Tiles or vitrified Tiles.
- The staircase is fitted with stainless steel handrails.
- [Pest control](#) measures are implemented at all stages.
- [EV Charging Point](#) for Each Flat