

Live
with Distinction



NAHAR
Shree

VALMIKI STREET
THIRUVANMIYUR

Your Gateway to *Prestigious Living*

Experience exclusive 3 BHK apartments at Nahar Shree.
Nestled between Adyar and ECR, each of our 1370 sq.ft. homes
is designed for unparalleled comfort and style.



In the Heart of *Thiruvannmiyur*

Located in the heart of Thiruvannmiyur just steps away from the bus depot and ECR. Enjoy the perfect blend of convenience and tranquility in Chennai's most sought-after neighbourhood.



Find Your Perfect Fit at *Nahar Shree*



TYPICAL FLOOR PLAN
(1st, 2nd & 3rd Floor)

Premium Specifications

CONSTRUCTION

- Framed structure with RCC columns & beams (as per soil report) over masonry walls of 9 inches and 4.5 inches walls plastered and paint finished.
- Ceiling height will be 10'-0" feet approximately except in the toilet where it will be 9'-0".

FLOORING

- Living, dining and bedroom area will be finished with good quality 2' * 2' vitrified tiles with 4" matching skirting tiles as per design & builder's choice.
- Toilets will be finished with good quality antiskid ceramic flooring and glazed wall tiles up to 7 feet height as per builder's choice.
- Balconies will be finished with good quality matt finished 1' * 1' antiskid tiles as per builder's choice.

PLUMBING & SANITARY

- Concealed / open CPVC plumbing lines from the overhead tank will be provided.
- All closets and washbasins (white colour) will be Parryware/ equivalent fitting.
- Provision in plumbing for connecting one geyser in each toilet.
- Hot and cold wall mixer will be provided for shower area.
- All C.P. fittings will be Bath Sense/Johnson/Hindware or equivalent fittings.

DOORS

- Main doorframe will be of teak and door shutter will be of good quality imported skin, finished with lacquer varnish.
- Other doors will be with good quality wood frames and flush doors laminated on both sides.
- All door fittings will be of aluminium except the front main door, which will have brass fittings.
- Main door will be provided with Godrej lock, door eye, tower bolt & door stopper.
- Doors to the bedrooms will be provided with Godrej cylindrical locks.
- Doors and frames will not be provided for kitchen.

WINDOWS & VENTILATORS

- Steel grills (painted) will be provided in all windows and ventilators.
- Windows will be of wood and 4 mm clear glass panels from saint gobain or equivalent as per builder's choice.
- Ventilators will be of wood as per builder's choice.

PAINTING

- Acrylic putti will be applied on the ceiling and the walls of flats to have smooth surface and finished with one coat of acrylic primer.
- All wooden frames, shutters and M.S. Grill will be finished with enamel paint.
- Building exterior including balconies will be finished with cement plaster & water proof paint as per builder's choice.

KITCHEN

- Kitchen platform will be polished granite with a single bowl stainless steel sink and glazed tiles dado of 2'0" feet above the kitchen platform, 3'0" feet dado in utility area (if provided).

ELECTRICAL

- Concealed copper wiring suitable for three-phase supply, will be of ISI quality from Anchor.
- Switches & sockets with adequate points for light, fan and power supply will be provided from Anchor Roma.
- Separate meter for lighting in common areas and the pumps.
- Three phases supply with automatic phase changer will be provided for each flat.
- One calling bell point will be provided.
- Provision for UPS wiring will be provided.
- Provision for Split Air Conditioner in all bedrooms.

LOFTS

- One in kitchen and one in each bedroom will be provided.

WATER SUPPLY

- One common bore well and one sump will be provided.
- One submersible pump for bore well and one pump for sump with water level indicators will be provided.

GENERAL

- a. Anti-termite treatment
- b. Aqua guard point in kitchen.
- c. Automatic water level controller for pumps will be provided.
- d. One individual letterbox will be provided at the entrance to the building.
- e. Concealed PVC pipes for TV antenna will be provided in the living room and bedrooms.
- f. A common board will be provided near the entrance to the building for incoming telephone line, with provision for concealed wiring from this board to points in each flat in the living room and the bedrooms.
- g. Rain water harvesting.

AMENITIES

- Elevator/ Lift and comfortable stair case will be provided.
- Intercom facility will be provided for all apartments as per builder's choice.
- CCTV Shall be provided for Security.
- Watchman room shall be provided with unattached toilet and bathroom.



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