

EMERALD



Anna Nagar



ANANYAKRISHNAA

CONSTRUCTIONS PVT. LTD. *Enriching Lifestyle...*





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ANANYAKRISHNAA IS DEDICATED TO CREATING LIFESTYLE APARTMENTS IN AND AROUND CHENNAI.

AS A REPUTED PROPERTY DEVELOPMENT COMPANY WE BELIEVE IN MAINTAINING HIGH STANDARDS OF CONSTRUCTION AND DESIGN, DELIVERY WITHIN STRICT TIMELINES, APPROVALS AND CLEAR TITLES, STANDARDIZED PRICING WITHOUT WORRIES OF INFLATION TAKING OVER THE COST AND FLAWLESS CONSTRUCTION METHODOLOGIES.

ANANYAKRISHNAA PRESENTS ATTRACTIVE FACADE THAT WILL BE THE ENVY OF YOUR NEIGHBORS. WE CATER TO HIGH END CUSTOMERS WHO ARE LOOKING FOR EXCELLENCE AND PERFECTION. OUR DEDICATED AND TALENTED TEAM GUARANTEES THE BEST OUTPUT AT ALL TIMES.

WE ARE REPUTED FOR OUR TRANSPARENCY AND OUR HIGH QUALITY WORKMANSHIP ENABLES TO GET ISO 9001:2008 CERTIFICATION.



ANANTARISHNAA

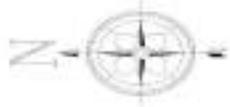


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SALIENT FEATURES

- **30 EXCLUSIVE APARTMENTS**
- **STILT + 5 DESIGN STRUCTURE**
- **3 BHK FROM 1400 SQ FT ONWARDS**
- **CONTEMPORARY NEW AGE ARCHITECTURE**
- **EASY ACCESS TO THE RAILWAY STATION AND BUS DEPOT**
- **GET THE BEST PRICE AND CHOICE**
- **HIGHER RETURN ON INVESTMENT**

AMBATTUR ESTATE ROAD



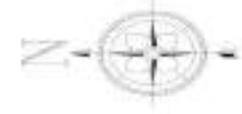
EMERALD

BLOCK NO. 122, EMERALD FLATS
ANNA NAGAR WEST EXTENSION,
CHENNAI - 600 040



TYPICAL FLOOR PLAN (1ST TO 5TH)

AMBATTUR ESTATE ROAD





Specifications

Structure

- RCC Framed structure
- Seismic resistance Structural building
- External painting will be done by applying primer and two coats of exterior emulsion paint over the same.
- Internal painting will be done by applying two coats of putty and 2 coats of plastic emulsion, the final coat will be finished with a roller to provide a smooth surface.
- Paints will be from Asian / Nerolac or equivalent brand
- The height of each floor will be 10 feet maximum.
- The lintel level will be 7 feet above the finished floor level.

Flooring / Stair Case

- Vitrified Tiles (600mmX600mm) of Asian / SOMANY or equivalent brand for all areas except Bathroom and balconies which will have antiskid ceramic of SOMANY or equivalent brand flooring (1 feet x 1 feet).
- Staircases and Lobbies to be laid with 20 mm thickness granite slabs as per architect design.

Lift

- Elevators with minimum 6 persons capacity of JOHNSON or equivalent brand as per architect design

Doors

- Teak wood door frame for main entrance width of the door opening will be 7' x 3'6" with BST Flush with appropriate hardware such as Godrej Ultra Locks, Brass heavy-duty hinges and Stainless-steel Tower Bolts.
- All Bedroom doors of size 7' x 3' will be provided with BSC Flush door shutter with suitable hinges, tower bolts and good quality locks.
- BWP with film coated toilets door of size 7' x 2'6" will be provided water resistant wooden doors with good quality locks and hardware.

Water Supply

- One Deep bore well for ground water.
- One underground sump, based on architect design requirement of project
- 1 No RCC overhead water tank on the terrace, based on architect design requirement of project. It will be of two compartments to cater for storage of metro water (for kitchen) and ground water (for all others areas).

Kitchen

- Granite (Black Galaxy) platform 2 feet wide for kitchen counter as per architect design with stainless steel sink (900mm x 600 mm) Nirali / Diamond or equivalent brand.

Toilets

- Western style WC in all bathrooms.
- Color design glazed tiles for the wall dado up the 7'0" height of wall matching with floor tiles.
- Bathroom fixtures will be from Parry ware or equivalent brand.
- CP Fittings will be from Parryware or equivalent brand.
- Provision for hot water piping with high quality CPVC fittings.
- Exhaust opening with grill work suitable for fixing exhaust fan.
- Each bathroom will have mixer unit shower with health faucet near EWC.

Electrical

- 3 phase electrical connection.
- 3-ph x 10/30-amp power supply meter with MCB individual 3-ph DB inside each flat with lighting and power circuits segregated.
- Multi-core high quality copper wiring in concealed PVC conduits with MCB and recesses switches.
- Wiring will be of Finolex / Havells / Equivalent brand multi strand copper with 1.5 sq.mm for 5A circuits and 2.5 sq.mm for 15A power circuits.
- High power circuit for AC, Geyser, fridge, etc and lower power circuits for other points.
- Modular plated switches to be provided of Anchor / Havells / Equivalent as per below table.

Windows

- UPVC Glazed Sliding type windows as per architect design.
- UPVC Ventilators for the toilets as per architect design.
- All windows will have MS grills.



General Inquiries :

[044-23664548](tel:044-23664548) [044-23664581](tel:044-23664581)
[7092111155](tel:7092111155)

Website : www.ananyakrishna.com

Mail ID : ananyakrishnaa@gmail.com
info@ananyakrishna.com

Address :

Ananyakrishnaa Constructions Pvt Ltd
No. 110, Ground & First Floor,
Lakshmanaswamy Salai,
KK Nagar, Chennai - 78