

# 3 & 2 BHK FLATS

Immerse yourself in  
serenity and comfort

@VIRUGAMBAKAM

*Mani's  
Kshetra Puri*

[www.manisconstructions.com](http://www.manisconstructions.com)

 **MANI'S**  
CONSTRUCTIONS





# TYPICAL FLOOR PLAN - 1, 2 & 3 FLOOR

*Mani's  
Kshetra Puri*



FLAT	UDS	AREA
F1,S1,T1	519	1385
F2,S2,T2	414.34	1105



# Mani's Kshetra Puri

## STRUCTURE

1. Earthquake-resistant RCC frame with end-bearing **Pile Foundation** as per design.
2. Basement raised 2'6" above road, with 11' floor height and 10'6" parking clearance.
3. Pre-construction anti-termite treatment applied.
4. Anti-Termite Treatment: Pre-construction treatment as per IS 6313-1981 standards.

## WALLS

1. **EXTERNAL WALLS:** 9" wire-cut bricks, 20mm rough cement plaster (1:5 mix).
2. **INTERNAL WALLS:** 4 ½" wire-cut bricks, 12mm smooth plaster (1:5 mix).
3. **CEILINGS:** 12mm smooth plaster (1:4).

## PAINTING

1. **INTERNAL WALLS & CEILING:** Two coats of BIRLA Wall Care Putty, one coat of primer.
2. **INTERIOR PAINT:** Two coats of premium emulsion (Asian Paints) in the owner's chosen shade.
3. **EXTERIOR FINISH:** Cement-based textured finish with an exterior primer coat.
4. **EXTERIOR PAINT:** Two coats of weather-protective paint.
5. **MS GRILLS:** Two coats of synthetic enamel paint.



## DOORS

1. **MAIN DOORS :** Custom-made 1st quality teak wood with a suitable shutter and smart locks. Door Size 8' x 4'
2. **BEDDOOMS & TOILET DOORS :** Teak Wood Frame With Solid Core Flush Shutter With Both Side Laminate. Door Size 8' x 3'3" Finish.

## WINDOWS

1. UPVC Sliding windows with toughened Glass from an equivalent brand



## ELECTRICAL

1. **POWER SUPPLY:** 3-phase electricity with an independent meter Each Apartment.
2. **FITTINGS :** Modular Switches Socket & FRLS wiring (Anchor Roma/Panasonic)
3. **TV & Internet:** Points provided in all required areas.
4. **A/C Points:** Split A/C provisions in all bedrooms & Living Rooms.
5. **POWER BACKUP:** DG backup for common areas.



## FLOORING

- 1.LIVING AREA FLOORING:** First-quality vitrified tiles (4' x 2') for a sleek finish.
- 2.SKIRTING:** 4-inch-high skirting in all living areas and bedrooms for a neat look.
- 3.BATHROOM FITTINGS:** Non-skid tiles to ensure safety and durability.
- 4.WALL TILES:** Fitted up to the ceiling for a complete and elegant finish.



## AMENITIES



Rain water  
Harvesting



One Elevator  
for 6 Passengers



Covered Car  
Parking



Vastu  
Compliance



Charging port for  
Electric Vehicle



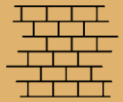
CCTV



Common Power  
Backup



Security room  
with Toilet



Red brick  
Construction

## SANITARY WARES / FITTING

- 1.PIPES:** Plumbing work will use Parryware CPVC or weatherproof PVC pipes as required.
- 2.TOILETS:** Wall-mounted Western with health faucet; Indian-style on request.
- 3.WASH BASIN:** White basins (Jaquar/Parryware) with necessary fittings.
- 4.PLUMBING FITTINGS:** Chromium-plated (Jaquar/Parryware).
- 5.DRAINAGE SYSTEM:** 4" & 6" PVC pipes (Parryware).
- 6.INSPECTION CHAMBERS:** 2' x 2' with manhole covers as needed.



## KITCHEN

- 1.COUNTERTOPS:** Black granite with first-quality sinks.
- 2.WALL TILES:** Ceramic tiles from 3 feet above the countertop, extending up to the lintel level or 2 feet.
- 3.Provision for water purification system in kitchen.
4. Piped gas provision from cylinder to kitchen by Individual cylinder
- 5.Provision for Washing Machine in Balcony and Service area.



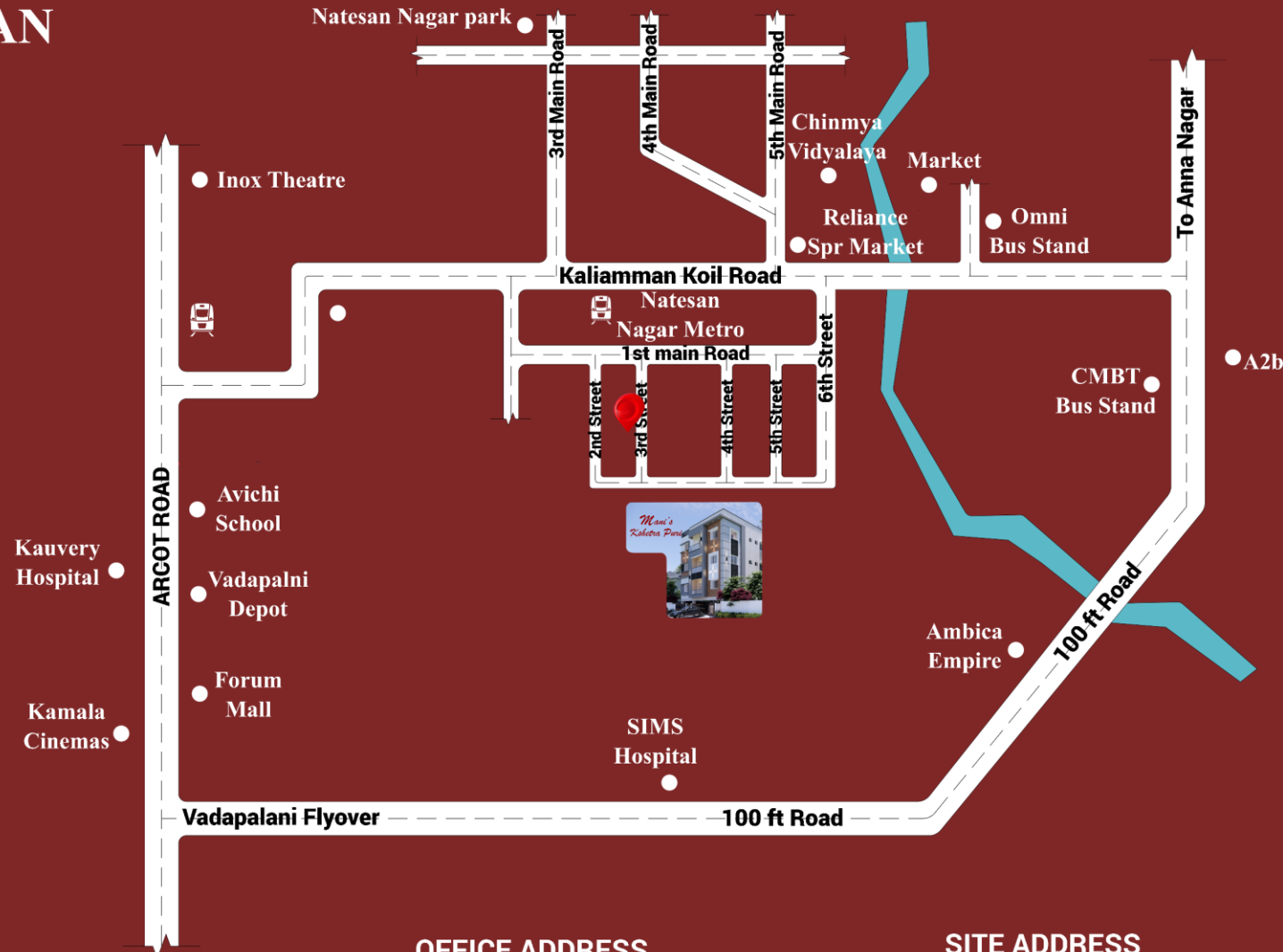
## PARAPET

- 1.4 Feet height parapet with peripheral RCC Beam for Safety and convenience

## STAIRCASE

- 1.Granite Finished Concrete steps with nice profile granite skirting

# KEYPLAN



SCAN FOR  
SITE LOCATION



### OFFICE ADDRESS

NO 5, Thirukumarapuram, 4th street,  
Arumbakkam, Chennai - 600 106

### SITE ADDRESS

3rd Street, Sai nagar,  
Virugambakam, Ch - 92

Email : [info@manisconstructions.com](mailto:info@manisconstructions.com) | Web : [manisconstructions.com](http://manisconstructions.com)

**FOR BOOKING CALL : 9940028729**



SCAN FOR  
WEBSITE