

thirumurti
ENCLAVE


RAMCONS
— CRAFTING VISIONS SINCE 1971 —

Luxurious 3 BHK, 1800 Sq. Ft.
Apartments in Gopalapuram.

Your very own island of serenity in the heart of the city



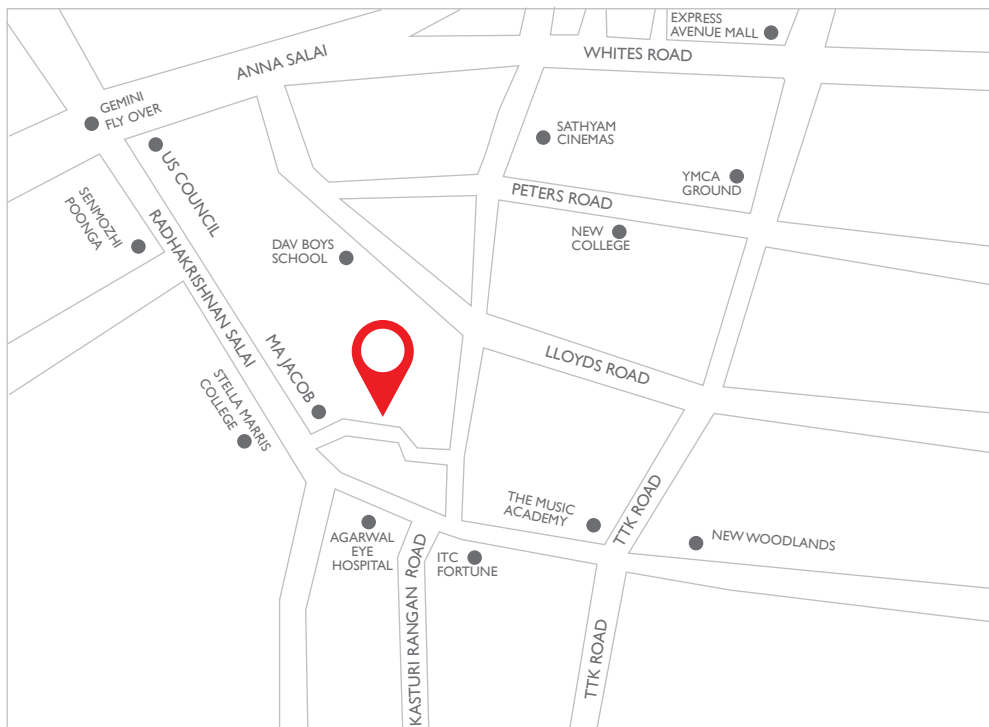
ABOUT THIRUMURTI ENCLAVE

Located in Goplapuram, Thirumurthi Enclave provides sanctuary for those who crave Exclusivity and Privacy in their homes. With eight stylish apartments nestled in a sprawling land space, it is meant for a privileged few.

THIRUMURTI ENCLAVE USP'S

- Easily Accessible from central business districts
- Well Planned Layout with adequate spacing
- 2 Car Park slots per Apartment
- An Elite Elevation with Textured Finish
- Independent Servant room on the Ground floor
- Better/Superior Carpet Area Efficiency
- Effective Heat Resistance Roofing
- Advanced Safety Measures

STRATEGIC LOCATION AT THE HEART OF THE CITY



SCHOOLS / COLLEGES

1. DAV Boys / Girls School - 643 m
2. Church Park Convent - 643 m
3. Stella Marris College - 1.8 km
4. MOV Vaishnav College - 3.9 km



HOSPITALS

1. Apollo Hospital - 788 m
2. Dr. Agarwals Eye Hospital - 1.9 km



HOTELS

1. Taj Coromandel - 914 m
2. Taj Vivanta - 2.7 km
3. ITC Fortune - 5.2 km
4. The Park - 5.3 km



SHOPPING MALL

1. Express Avenue Mall - 3.5 km
2. City Centre Mall - 3.5 km



CINEMAS

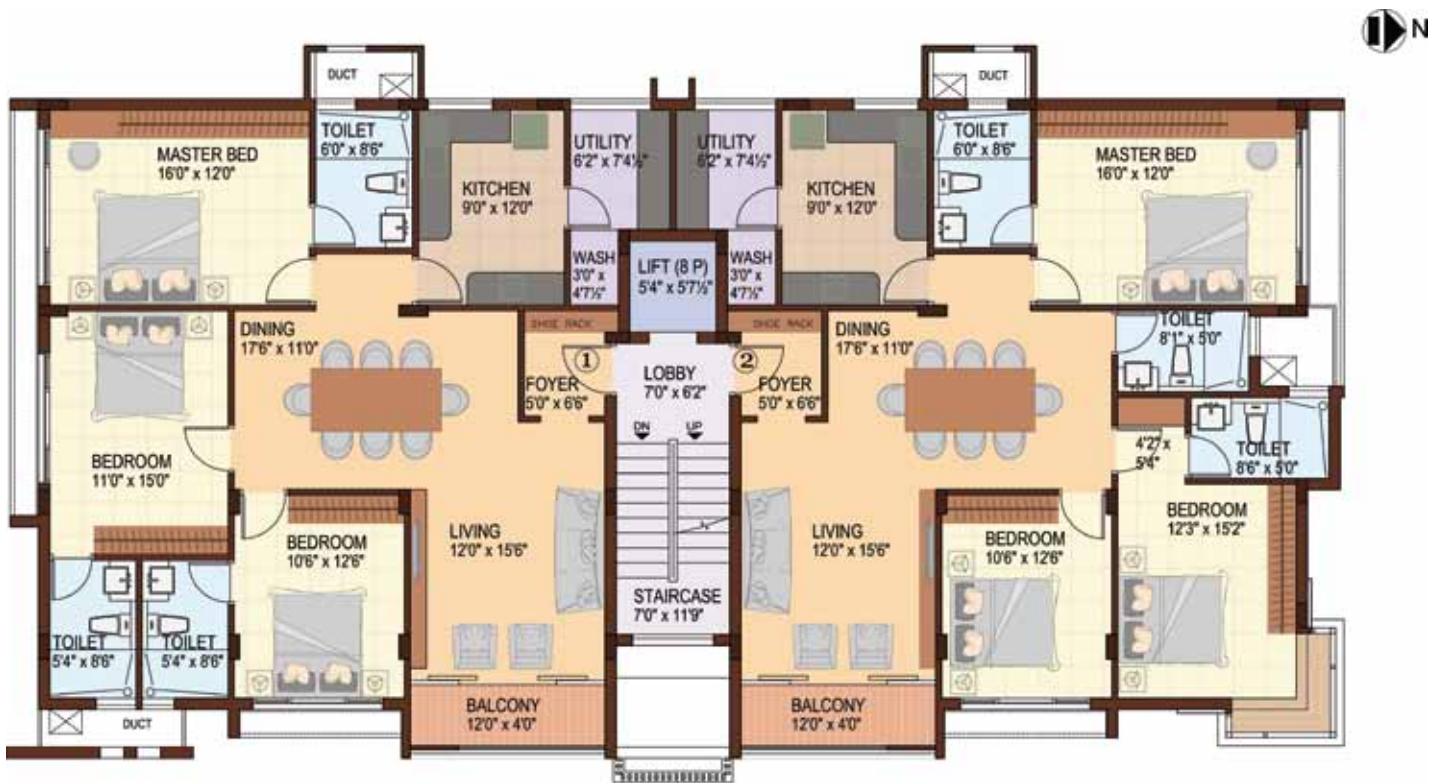
1. Sathyam Cinemas - 5.2 km
2. Inox - 13.1 km

SITE CUM STILT FLOOR PLAN



NAKSHA
ARCHITECTURE & INTERIOR DESIGN

TYPICAL FLOOR PLAN (FIRST TO FOURTH FLOORS)



NAKSHA
ARCHITECTURE & INTERIOR DESIGN

SPECIFICATIONS

Structure

- RCC framed structure with columns & beams using ISI standard FE415 TMT steel
- 9" thick cement plastered outer walls using high quality bricks
- 4.5" thick cement plastered internal partition walls using high quality bricks
- Structure as per new codes for earthquake resistance for stilt + 4 floors
- The stilt floor finished ground level will be 3 feet above existing road level

Doors

- Entrance door/French door: Teak wood frame with teak wood shutters
- Bedroom doors: Teak wood frames with design pressed flush shutters
- Toilet doors: Teak wood frames with plastic coated design pressed flush shutters

Windows & Ventilators

- Teak wood

Flooring

- Marble flooring in living & dining areas
- Vitrified tile flooring in bedrooms
- Master bedroom: Wooden flooring
- Anti-skid ceramic tiles in kitchen, wash, bathroom & balcony
- Granite flooring in staircase & lobby

Elevator

- Schindler/equivalent 8 passenger elevator with automatic door closing mechanism & automatic rescue device

Electrical

- 3 Phase electricity with automatic phase change over switch
- Generator back-up for all common areas
 - Lighting, Pumps, Motors,
- Elevator & 3000W power per apartment
- Concealed wiring with light points, fan points & plug points
- MK/Legrand or equivalent switches, Finolex wires or equivalent
- One telephone jack/TV jack will be provided in all bedrooms, living & dining rooms
- AC point provisions in all bedrooms, living & dining rooms

Painting & Finishes

- Ceiling: 2 coats of emulsion paint over wall putty & primer (Birla/Altec putty or equivalent)
- Internal walls: 2 coats of emulsion paint over wall putty & primer (Birla/Altec putty or equivalent)
- External walls: Weather shield exterior emulsion paint (Asian Paints or equivalent)
- Enamel paint for grills & toilet door inner side
- Both side polish for main doors, bedroom doors, French doors & Pooja doors

Pest Control

- Both pest control & anti-termite control of pre-construction for prevention of white ants & termites, with a guarantee for 5 years

Water

- One borewell will be provided.
- Underground RCC Sumps of adequate capacity, overhead tanks with partition walls for metro water & borewell water

Kitchen

- Granite platform, 2 ft. wide at a height of 2'9 ft. from the floor level & provided with stainless steel bowl with single drain board
- Provision for fixing exhaust fan

Miscellaneous

- Gate, name boards, letter boxes, security booth, exterior lighting will be built to design specified by the architect

Toilets

- Walls will be tiled upto a height of 7 ft.
- Provision for geyser in all toilets
- All bedroom toilets will have counter top washbasins

External Works

- Landscaping around the building areas
- Rain water harvesting as per norms in landscaped areas

Plumbing & Sanitary

- Sanitary ware: Extended wall mounted closet/wash basin (Kohler or equivalent)
- CP Fittings: Kohler or equivalent