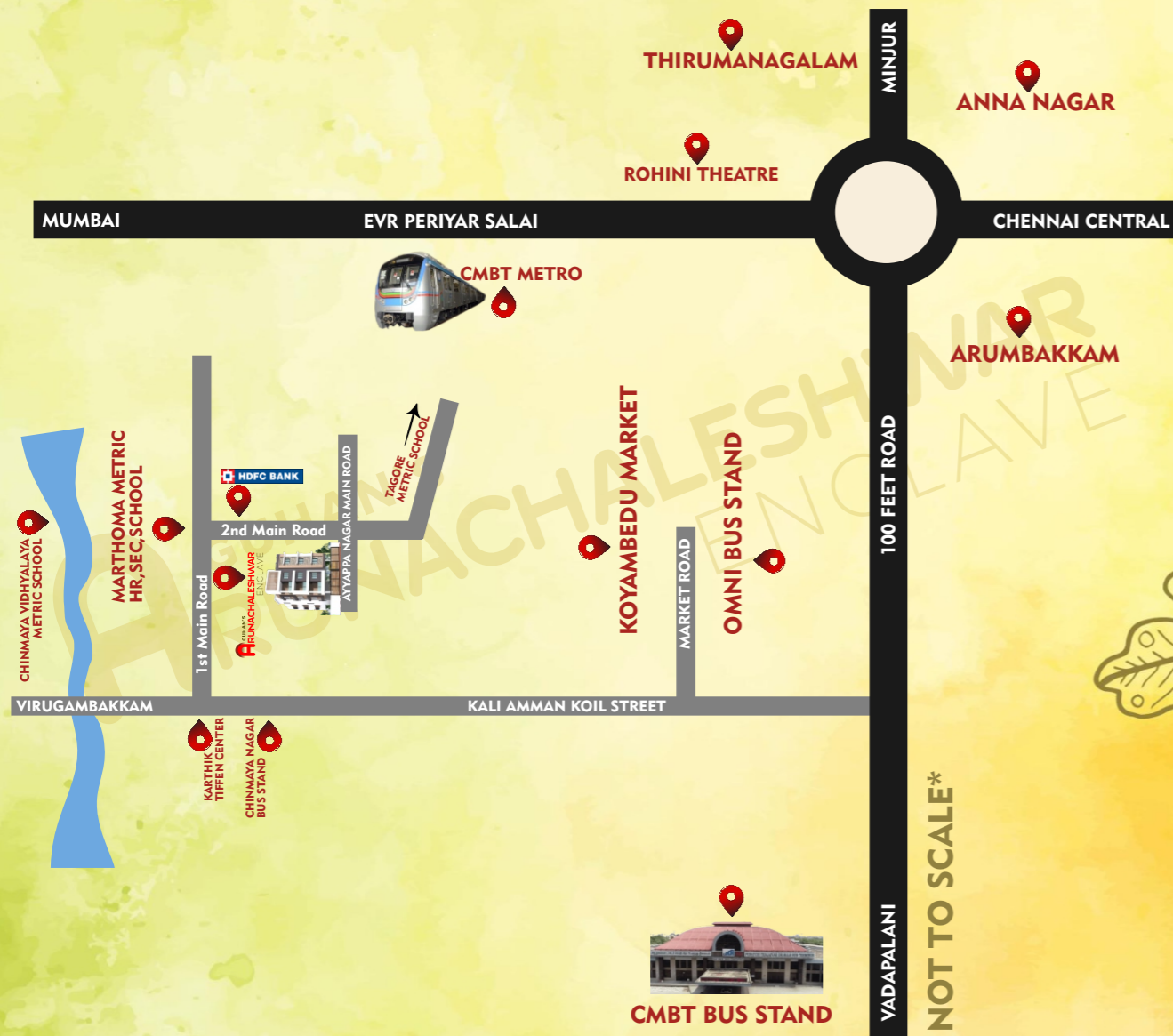


# LOCATION MAP



# FEATURES

CAR PARK	LIFT	ANTITERMITE TREATMENT	WATER PROOFING	RAINWATER HARVESTING	WEATHERING COURSE

**HEAD OFFICE**  
#5, 1st Floor, Haridoss Road,  
(Paper Mills Road), Near Anna  
Silai Bus Stop, Kolathur, Chennai- 099.  
PH: 044 2550 1050

**TAMBARAM**  
N.D.Building, Plot no.3, Unit-B,  
1st Floor, Rajagopal Street,Tambaram  
Sanatorium, Chennai- 045.  
PH: 044 2251 1003

**POONAMALLEE**  
624/1A, Avadi Rd,Karayanchavadi,  
Opp to Gimini Motors,  
Poonamallee, Chennai- 056.  
PH: 044 2649 0050

**VELLORE**  
#4, S.L.N. Plaza, 1st Floor,  
1st East Rd, Gandhi Nagar,  
Vellore- 632 006.  
PH: 0416 2244 003

www.guhanbuilders.com Follow us



# GUHAN'S ARUNACHALESHWAR ENCLAVE

"Where **LUXURY**  
Meets Convenience"





**GROUND FLOOR PLAN**



**TYPICAL FLOOR PLAN**



**ARUNACHALESHWAR**  
ENCLAVE

<b>1050 Sqft</b>	<b>905 Sqft</b>
F1/S1/T1	F2/S2/T2

**STRUCTURE**

RCC Framed with 3feet basement height from GL and superstructure of AAC Blocks with RCC Roof 5 inches thickness (10 feet height) & plastering for inner and outer walls.

**JOINERIES**

1. Main Door – Ghana Teak I frame and paneled door shutters with brass accessories.
2. Other doors will be of Teak wood second quality frame and moulded skin door shutters
3. UPVC Window frames and shutters with M.S. grills and Ventilators of glazed shutters (Plain) with accessories.
4. WPC Doors and frames will be provided for Bathrooms.

**FLOORING**

Double charged Vitrified tile flooring of size 24 inches x 24 inches of reputed make.

**BATH & W.C**

1. Pressure tested Concealed plumbing for long life.
2. Attractive Chrome plated fitting of reputed make (Metro, Parry ware, Hindware or Equivalent)
3. Toilet Suite - Standard washbasin and EWC (White) with premium fittings. [Parryware, Hindware (Slimline Model)]
4. Geyzer point will be provided for all Bathrooms.
5. Anti skid Tile (1feet 0 inches x 1feet 0 inches) for flooring.
6. Highlighter type glazed tile (18 inches x 12 inches) for walls upto 7 Feet 0 inches height.

**KITCHEN**

1. Plumbing and Electrical provisions for water purifier systems.
2. Power Points for Kitchen appliances.
3. Black granite slab over RCC platform
4. 24 inches x 18 inches sized SS Sink or Granite sink will be provided.
5. Wall tile upto 2 feet 0 inches height over granite stage.

**ELECTRIFICATION**

1. Shock proof concealed electrification with Circuit breaker safety system.
2. Fire retardant copper wiring with MCB controls and ISI Branded Switches will be provided.
3. TV and Telephone Points will be provided in living Hall.
4. Split A/c provisions for All Bedrooms.
5. Exhaust fan provisions for Kitchens.

**PAINTING**

1. Interior: Emulsion paint (2 coats) over wall putty and white cement base.
2. Exterior: Emulsion paint will be used for outer rough finished wall. (2 Coats) with white cement base.
3. Joineries: Enamel paint will be used for all Joineries and fabrications.

**STAIRCASE**

1. 4 inches waist slab base with brick steps of C.M. 1:4 will be provided and finished with Anti skid tile flooring.
2. M.S. Handrails for staircase will be provided.

**SPECIFICATIONS**

**The Koyambedu Metro Station Is On The Green Line Of The Chennai Metro**

This metro station is located in the west of Chennai city, known as the Koyambedu. It is a central hub in the city. The locality around the Koyambedu area has houses that have expensive residential layouts and constructions, which has increased the daily footfalls in the Koyambedu metro station of the Chennai Metro.



**PROJECT HIGHLIGHTS**

- ✔ Hot Location - Koyambedu
- ✔ Just few mts to Metro Station
- ✔ Very nearby CMBT Bus Stop
- ✔ Just 10Mts to VR mall
- ✔ Just 15Mts to Palazzo
- ✔ Near to Star Hotels
- ✔ Nearby Schools, Colleges & Univercities
- ✔ Neayby Hospitals

