



*Serenity
has a
new address*





3BHK
1556/1616 sq.ft



2 covered
Car parks for
each flat



Power
Backup



Architect Design
& Vastu Complane



Restaurants/
Shopping

300
Meters

Bank / ATM

300
Meters

Nandanam
Metro Station

650
Meters

Natesan
Park

500
Meters

YMCA
Ground

1200
Meters

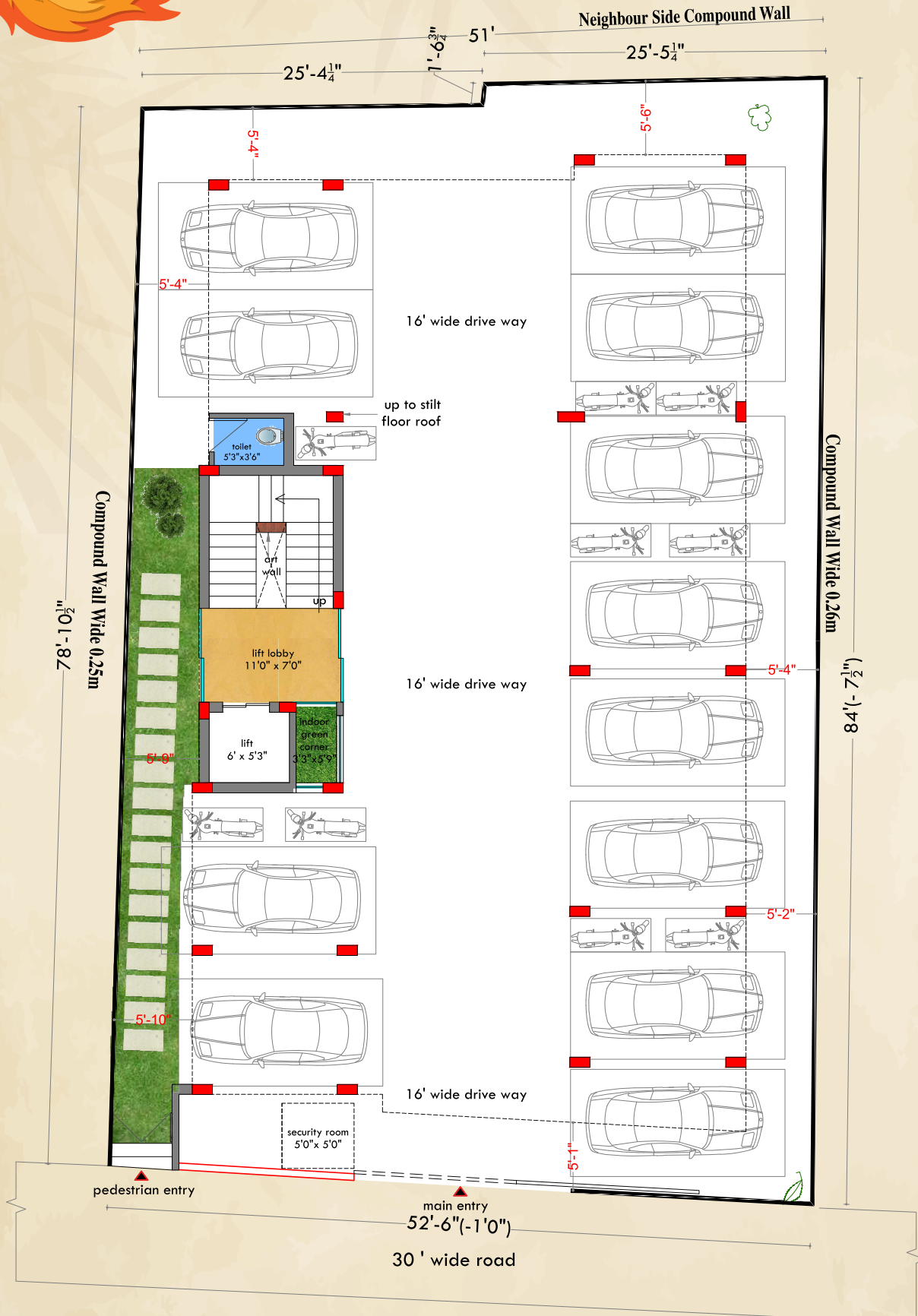
Apollo
Hospital

1500
Meters





STILT FLOOR PLAN





1st & 3rd FLOOR PLAN







Payment Terms

Stage of Work	Percentage
At the time of booking	10
UDS Registration	45
Completion of Foundation	10
Completion of Stilt Floor Roof	10
Completion of First Floor Roof	5
Completion of Second Floor Roof	5
Completion of Third Floor Roof	5
Completion of individual brick wall	5
Completion of plastering work	2.5
On handing over	2.5

DD / Cheques should be drawn in favour of
M/s.PKS Housing & Developers,
payable at Chennai.



Super Built-up Area Details In Sq.ft

Flat No	Floor	Build up Area	UDS
F1	First	1556	710
F2	First	1616	740
S1	Second	1556	710
S2	Second	1616	740
T1	Third	1556	710
T2	Third	1616	740

Stilt cum Ground Floor is Reserved for
Covered Car Parking Space

SPECIFICATION



Structure:

- ◆ RCC framed structure with RCC Columns beams & slabs.
- ◆ Walls using Wire Cut Bricks / Aerocon Blocks.



Doors & Windows

- ◆ Main entrance door – Teak Wood Frame & Shutters with natural walnut veneered solid panel shutter.
- ◆ Internal Doors – Steam Beach Wood Frame with Laminate Finish.
- ◆ Toilet door - FRP Door
- ◆ UPVC Openable Windows from Prominace
- ◆ MS grills in all windows
- ◆ Locks from YALE / GODREJ



Wall Finish

- ◆ Plastering – smoothly plastered
- ◆ Finished with BIRLA wall care putty
- ◆ All internal walls painted with Asian Premium Emulsion Paint.



Flooring

- ◆ Living, Dining & Kitchen with Vitrified flooring (2x2) from KAG / SOMANY / KAJARIA.
- ◆ Balconies/utility – Matt finished vitrified tiles / Non-Skid tiles.
- ◆ Bathroom – Non – skid tiles for flooring & Ceramic wall tiles upto ceiling.



Kitchen

- ◆ Black Granite counter top with Nirali sink.
- ◆ CP fittings from JAQUAR
- ◆ Provision for exhaust fan, refrigerator, water purifier
- ◆ Adequate power points for all kitchen appliances.
- ◆ Ceramic/Printed tiles on the wall 2' above the counter top.



Bathrooms

- ◆ Shower with spout from JAQUAR
- ◆ Health faucet from JAQUAR
- ◆ White concealed wall mount EWC from JAQUAR
- ◆ Provision for exhaust fan & geyser
- ◆ Counter top/ wall hung wash basin from JAQUAR
- ◆ CP fittings from JAQUAR



Electrical & Power Backup

- ◆ 3 phase electricity supply and independent meters
- ◆ FRLS wires from Ankhor / Orbit
- ◆ Split A/C points for Living, Dining & all bedrooms
- ◆ Modular switches and sockets of Ankhor / Legrand
- ◆ Earth leakage circuit breaker to prevent shock
- ◆ DG power back for the flats and common area excluding A/C
- ◆ TV, Telephone points in living & master bedroom
- ◆ 2way switches for all bedrooms



Special Features

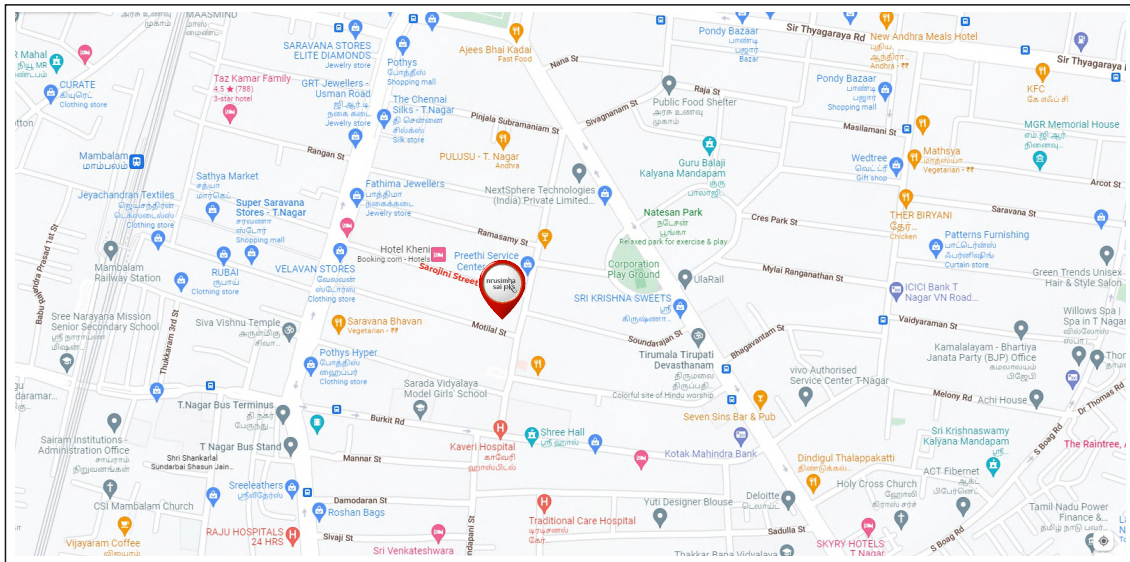
- ◆ Landscaping for common areas
- ◆ 2 Covered car parks for each flat
- ◆ Lobby with elegant seating in stilt floor
- ◆ CCTV surveillance camera with recording facility.
- ◆ Automatic lift with V3FF & ARD from JOHNSON / KONE ELEVATOR.
- ◆ Generator from KIRLOSKAR GREEN with adequate capacity.
- ◆ Rainwater harvesting
- ◆ Sump and overhead tank for metro water & borewell
- ◆ Common servant toilet shall be provided
- ◆ One borewell for suppliment usage
- ◆ Terrace water proofed with a layer of pressed Kerala Tiles / Thermatek Tiles.
- ◆ Granite floor Staircase with SS handrails
- ◆ Pest Control measure in all stages by PCI.
- ◆ Headroom, Liftroom doors from HORMANN SHAKTI steel doors.





SITE LOCATION

New No 7, Old No 4, Sarojini Street, T Nagar, Chennai - 600 017



SITE DETAILS

The building will be constructed over a plot 4352 sq. ft. with Stilt plus three floors and will have 6 premium apartments.



PKS Housing & Developers

No. 1/61-5A, Ravi Colony, 3rd Street, St. Thomas Mount,
Near Guindy Kathipara Jn, Chennai - 600 016

+91-44-4850 8846

sales@pkshousing.com

pkshousing.com