

Citadel Flats

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Thoraipakkam



First Avenue, Sastri Nagar,
Adyar, Chennai-20

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GROUND FLOOR PLAN



CAR PARKING



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Specifications

Structure

- RCC framed structure with Open Foundation designed to withstand Seismic loads as per structural design conforming to BIS.

Wall Finishes

- Internal Walls will be finished with smooth finished cement plaster, Wall Care Putty coats and Premium Emulsion paint.
- Exterior walls will be finished with neat cement plaster, white cement coat and Weather Proof Exterior Emulsion paint.
- Utility / Toilet walls will be finished with Designer Glazed Ceramic Tiles of colour and size till 7'0" level as per Architect's concept. Kitchen Platform Walls will be finished with Ceramic Tiles of colour and size up to 2'0" above the Cooking Platform.

Flooring

- Living, Dining, Kitchen and Bed Room Areas will be finished with 24" x 24" Vitrified Tiles with 4" high skirting as per Architect's concepts
- Utility and Toilet Areas will be finished with Acid Proof Anti Skid Ceramic Tiles as per Architect's concept.

Joineries

- Entrance Main Door will be provided with Seasoned Teak Wood Frames and 30 mm thick Teak wood moulded panel flush shutter, Stainless Steel Fittings, Mortise Locks, Door Eye View.
- All Bedrooms, Toilets and Balcony Doors will be provided with Seasoned Country Wood Frames and Water Proof Hardcore Flush Doors with required fittings as per Architect's design.

Kitchen

- Counter Top Granite platform will be finished with 16mm thick Granite slab 2'0" wide at a height 2'6" from the finished floor level along with Stainless Steel Single bowl sink with Drain Boards and 2 CP long body taps.

Bed Rooms

- A Loft will be provided as per Architect's design on one side.
- Concealed Conduits for Telephone and Cable RF wiring will be provided in Master Bed Room. One Air Conditioner Electrical point will be provided in each Bedroom.

Plumbing and Sanitary

- Living, Dining, Kitchen and All Sanitary Wares will be new range IWC / EWC (white) with flush tanks as per Architect's design and concepts.
- All CP fittings and Taps (like 2 in 1 Wall mixer, Shower, Health Faucet etc.) will be provided as per Architect's design.

Electrical

- 3 Phase underground cable from the onsite Transformer power supply and Concealed Insulated Multistrand Copper wires will be provided in all Flats with Individual Distribution Box having ELCB, MCB's and Manual Phase change over Rotary switches.
- All Switches and Sockets will be provided in Metal Box and Modular Switches with Cover plates.

Location map



- ❖ 0.3kms to Thoraipakkam Police Station.
- ❖ 0.5kms to Thoraipakkam Pallavaram radial road.
- ❖ 2.5kms to CTS, Accenture, Satyam and other IT companies.
- ❖ 3kms to Life Line Hospital.