



GET IN TOUCH WITH US

2 BHK  
APARTMENT FOR SALE IN  
WEST MAMBALAM.



*SJ Enclave*  
Ganapathy Street,  
West Mambalam,  
Chennai - 600 033.

A-1, A Block, II Floor,  
Parsn Paradise Apartments,  
#109, GN Chetty Road,  
Thyagaraya Nagar,  
Chennai - 600 017.  
Tamil Nadu. India.  
Opp to The Accord Metropolitan Hotel.

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Monday - Saturday (10 A.M - 7 P.M)  
Sunday Holiday

### PROJECT HIGHLIGHTS

- Vasthu Compliant
- Ample Nature Lighting & Ventilation in all Rooms.
- Rainwater Harvesting
- CMDA Approved
- 2BHK Modern Apartment
- Covered Car Parking
- 24/7 Water Supply
- Elevator
- CCTV Security System

### LOCATION HIGHLIGHTS

- Mambalam Railway Station - 10 Minutes - 900 Mts
- Kodambakkam Railway Station - 10 Minutes - 1.7 Kms
- T.Nagar Bus Depot - 15 Minutes - 2.0 Kms
- T.Nagar Shopping Hub - 5 Minutes - 500 Mts

SCAN QR CODE



*SJ Enclave*  
Sundari Jothy

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\*Computer generated images for illustrative purposes only.

## APARTMENT DETAILS

Living Room	11'1.5"x11'0"
Bedroom 01	11'0"x10'0"
Bedroom 02	9'0"x12'0"
Kitchen	6'1.5"x9'1.5"
Dining	8'3"x8'9"
Balcony 01	8'9"x3'3"
Balcony 02	6'1.5"x3'3"
Bathroom 01	4'0"x8'9"
Bathroom 02	4'0"x7'3"
Varandah	4'3"x5'0"



### PROJECT DETAILS

Total Area	2416 Sq. Ft
Type	Apartment
Units	6
Floors	Stilt + 3
Beds	2
Bathroom	2
Balcony	Yes
Elevator	Yes
Covered Parking	Yes

### OTHER

### ₹ PAYMENTS DETAILS

- Registration Payment
- Car Parking
- Electricity Charges
- GST Charges

## PAYMENT DETAILS

DOOR #	SALABLE AREA	UDS
F1	920 Sq.Ft	403 Sq.Ft
F2	920 Sq.Ft	403 Sq.Ft
S1	920 Sq.Ft	403 Sq.Ft
S2	920 Sq.Ft	403 Sq.Ft
T1	920 Sq.Ft	403 Sq.Ft
T2	920 Sq.Ft	403 Sq.Ft

## CONSTRUCTION SPECIFICATION DETAILS

- RCC framed structure, Environment friendly walls with 9" External walls and 4.5" Internal walls using stock bricks
- Pre constructional anti termite treatment under foundation and along external perimeter of the building
- 4'x2' verified tile for living, dining, bedrooms, kitchen & Balconies
- Anti-skid ceramic tiles for toilet and balcony floor area
- 4-inch-high skirting matching the floor tiles as per design
- Wall dados Glazed ceramic tiles 7' ht. for toilets
- Glazed / Matt finished ceramic tiles in kitchen for a height of 2' above platform
- 2' wide cooking platform with black granite slab
- Single bowl stainless steel sinks in kitchen
- 3 Phase power supply and UPS power backup provision
- Sufficient 15 amp & 5-amp socket provision for chimney & other kitchen appliances
- Provision for connecting individual RO System in Kitchen near sink area
- ISI Certified CPVC for concealed / UPVC lines for water supply & PVC for Drainage, sewer lines
- Superior quality wall mounted EWC (Parryware or equivalent) in all toilets
- Superior quality wash basins in all bathrooms (Parryware or equivalent)
- Superior quality CP fittings (Parryware or equivalent) in all toilets
- Wall Mixer 2 in 1 for shower unit (Parryware or equivalent) in all toilets for hot & cold water
- Provision for connecting washing machine
- Exterior faces of the building including balconies will be finished with cement plaster & Exterior weather shield paint (Asian or equivalent)

## OTHER SPECIFICATION

- Interior: Smooth finish with putty (Birla/JK or equivalent) & Acrylic emulsion (Asian Paints or equivalent)
- Common area will be finished with cement plaster & Acrylic emulsion (Asian Paints or equivalent)
- ISI Branded make copper cable wiring in PVC concealed conduits
- Modular plate switches (GM or Panasonic Europa or equivalent)
- Ready to use AC power point in all bedrooms and hall with 15 Amps socket
- Sufficient Electrical Points will be provided in all rooms
- 15 Amps power points in kitchen for appliances and 15 Amps Socket for geyser in all toilets and for washing machine
- Main Door: Teak wood frame with teak wood panelled door with solid colour
- Interior Door: Teak wood frame with mica finish of Flush doors
- Main Door Lock: Brass finished Godrej or equivalent
- Anodized fittings for other doors
- Windows: UPVC Sliding shutters with plain glass for big openings and swing type for small opening
- MS grill for all windows as per design finished with enamel paint
- Rainwater Harvesting
- Elevator with ARD power backup
- Door lenses
- CCTV Surveillance for common areas in Stilt floor
- Anuj cool tiles will be laid over 3" thick concrete screed with necessary slope for weathering course
- Step tiles will be of antiskid vetrified tiles and SS handrails
- Compound Wall
- 5' height all round with necessary Main gates in the front
- Step Railing & Hand Railing SS Finish