

# *Kumaran Nagar*

URAPAKKAM

Affordable  
Individual Villas  
at Smartest Price







2 BHK INDEPENDENT VILLA - NORTH

LAND AREA 880 Sq.ft | BUILTUP AREA 772 Sq.ft

**NORTH FACING  
VILLA TYPE 1**



**GROUND FLOOR**



**KITCHEN**  
8' 0" X 8' 4½"

**HALL CUM LIVING**  
12' 1½" X 14' 9"

**PORCH**  
10' 0" X 13' 0"

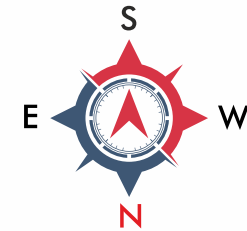
**MASTER  
BEDROOM**  
10' 1½" X 10' 10½"

**TOILET 1**  
6' X 4'

**TOILET 2**  
6' X 4'

**BEDROOM 1**  
8' 6" X 10' 4½"

**NORTH FACING VILLA**  
**ISOMETRIC VIEW**



AREA DETAILS	SQ.FT
TOTAL BUILTUP AREA	772





2 BHK INDEPENDENT VILLA - SOUTH

LAND AREA 880 Sq.ft | BUILTUP AREA 785 Sq.ft

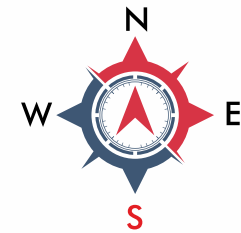
**SOUTH FACING  
VILLA TYPE 1**



**GROUND FLOOR**



**SOUTH FACING VILLA**  
**ISOMETRIC VIEW**



AREA DETAILS	SQ.FT
TOTAL BUILTUP AREA	785





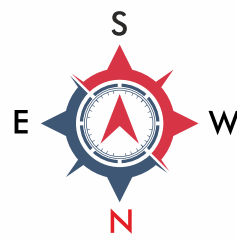
2 BHK DUPLEX INDEPENDENT VILLA - NORTH

LAND AREA 880 Sq.ft | BUILTUP AREA 1022 Sq.ft

**NORTH FACING**  
**VILLA TYPE 2**



NORTH FACING DUPLEX VILLA  
ISOMETRIC VIEW



GROUND FLOOR



KITCHEN  
10' 4½" X 6' 1½"

MASTER  
BEDROOM  
9' 0" X 10' 4½"

HALL CUM LIVING  
15' 6" X 12' 3"

PORCH  
9' 0" X 13' 6"

TOILET 1  
6' 6" X 4' 0"

FIRST FLOOR



TOILET 2  
4' X 7'

MASTER  
BEDROOM  
11' 1½" X 10' 0"

PASSAGE  
13' X 6' 6"

OPEN TERRACE

AREA DETAILS

SQ.FT

TOTAL BUILTUP AREA

1022





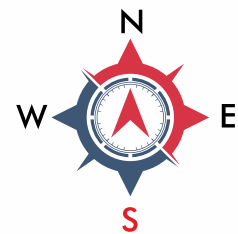
2 BHK DUPLEX INDEPENDENT VILLA - SOUTH

LAND AREA 880 Sq.ft | BUILTUP AREA 1130 Sq.ft

SOUTH FACING  
VILLA **TYPE 2**



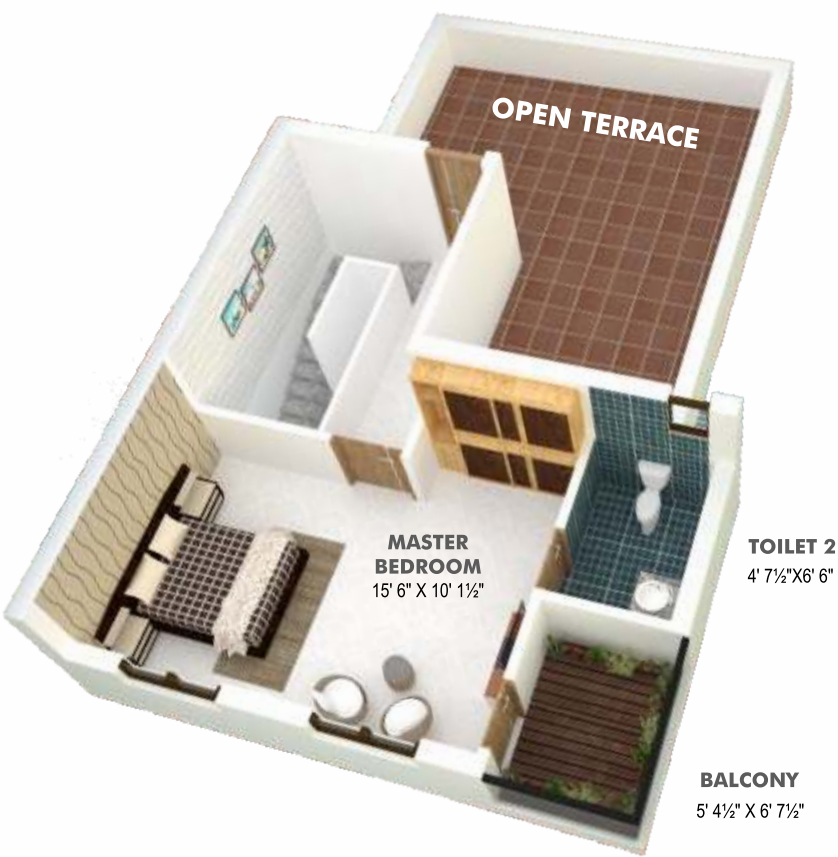
SOUTH FACING DUPLEX VILLA  
ISOMETRIC VIEW



GROUND FLOOR



FIRST FLOOR



AREA DETAILS

SQ.FT

TOTAL BUILTUP AREA

1130



## SPECIFICATIONS

### STRUCTURE

RCC column foundation with Brick walls of 9" and 4 1/2" as required. Height of roof slab bottom will be 10'0" from the unfinished floor level. Height of the Basement will be 3'0" from the natural ground level.

### R.C.C WORK

RCC work followed by, as per the structural engineer details.

### BRICK LAYER & PLASTERING

Brickwork will be of 9" and 4 1/2" thick as required and as per the plan.

Bricks used will be well burnt chamber bricks, Parapet wall will be provided 2'9" height.

Plastering for Ceiling will be in C.M. 1:3 for internal walls and external walls will be 1:5. Smooth trowel finishing will be done.

### FLOORING

2' x 2' Vertified Tiles flooring with scutting will be provided in all rooms.

Wall tiles will be provided above the Kitchen meda of 2'-0" height, Toilet of 7'0" height.

Weathering course will be done with lime surkhi with 9"x9" soru oodu.

### LOFTS AND CUPOARDS

One kaddapa cupboard(maximum 4'0" width) and loft will be provided in rooms except hall.

Kitchen mada will be provided Granite stone (maximum 7'0" length) and Stainless Steel sink of size 1'6"x2'0".

Weathering course will be done with Lime Surkhi with 9"x9" Soru Oodu.

### ELECTRICAL WORKS

Three phase electrical supply (ISI Wires) is routed through extremely safe copper wiring from the main distribution board in each villa.

Anchor switches is provided to ensure safety.

### PLUMBING AND WATER SUPPLY

All internal plumbing lines will be in 3/4" PVC pipe concealed. External plumbing will be in PVC. 1000 Litres capacity of Sintex tank with delivery provision will be provided.

Attached Bathroom	-	Stainless Steel tap with heater provision.
Outside Bath & W.Cs	-	Plastic Tap
Kitchen Two No.	-	Stainless steel tap Direct water tap and rotating tap and Aquaguard provision.
Outside and terrace	-	Plastic Tap 3 Nos
Wash basin	-	1 No, Parryware ordinary model color.

### DOORS AND WINDOWS

The main door will be provided Teak wood with plain design. The size of the frame will be 4"x3". The internal door shutters will be in Padak frames and door will be provided flush doors. All windows will be of country wood and all shutters are with Padak wood with Fully glazed Single leaf panels. All Window Frames will be 4"x2 1/2" and all window shutters will be 3" x 1 1/4 ". The glazing will be provided with 3mm pinhead glass. All windows will be provided with steel fixed grills.

### TOILET AND BATHROOMS

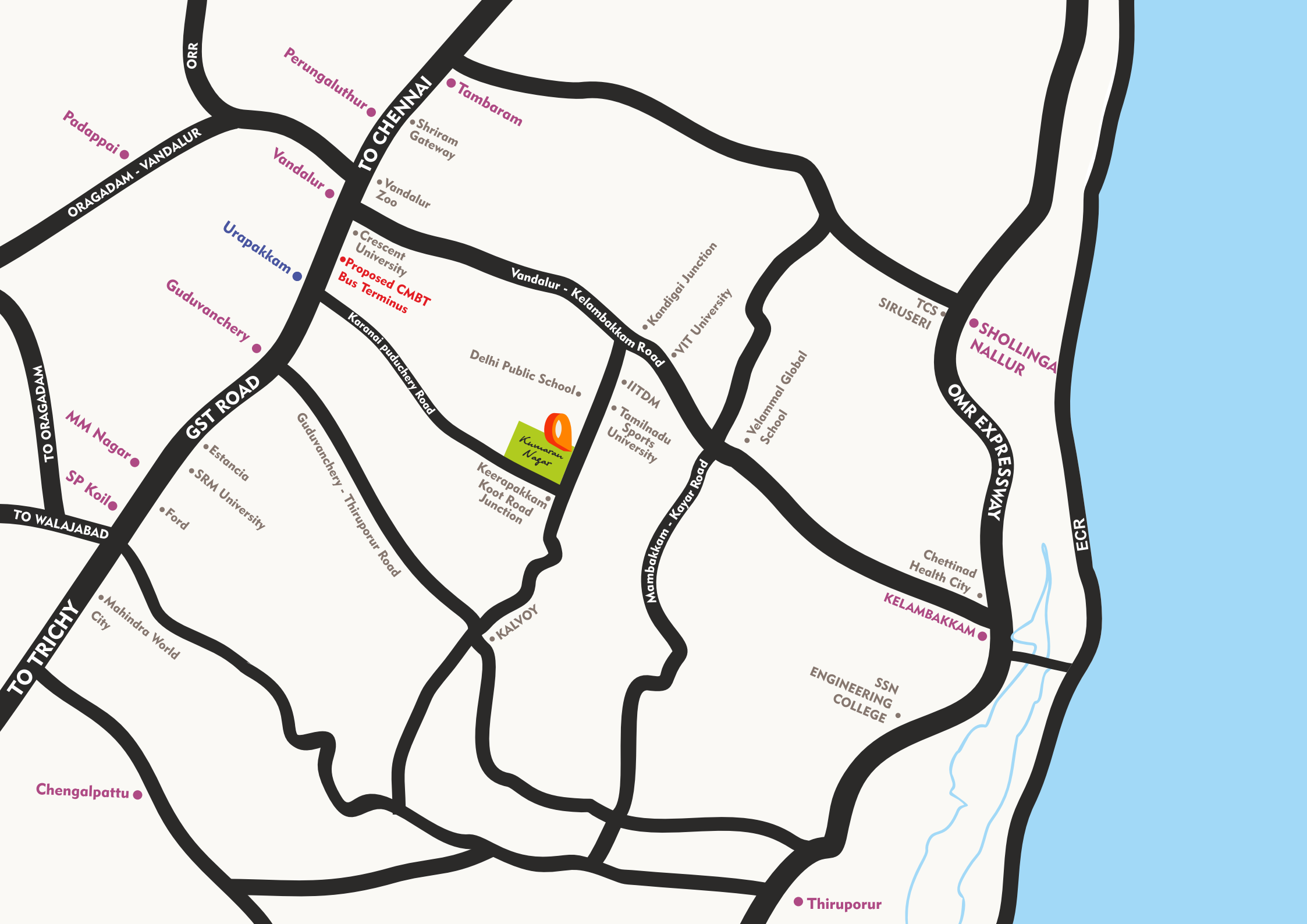
Toilet in common will be provided with I.W.C. (Parryware White Colour) with a tap connection and Toilet in attached will be provided with E.W.C (floor mounted with normal model) will be provided with a shower and a tap connection.

### PAINTING

All Ceiling will be provided with 3 Coats of White wash. All internal walls will be 2 Coats of Asian paint and outer walls will be 2 coats of cement paint over a coat of primer and steel surface and wooden surfaces will be painted with enamel paint.

Safety Gate will be provided in front & back side of simple design with 2' height plate in bottom.









### **Corporate Office**

Bil Complex, #45/22, Alagesan Street  
West Tambaram, Chennai - 600045

[www.vishwakproperties.in](http://www.vishwakproperties.in)

**For Bookings & Enquiries**

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