



800 Sq.ft. Plan

INDIVIDUAL / DETACHED HOUSE SPECIFICATIONS

PLOT SIZE

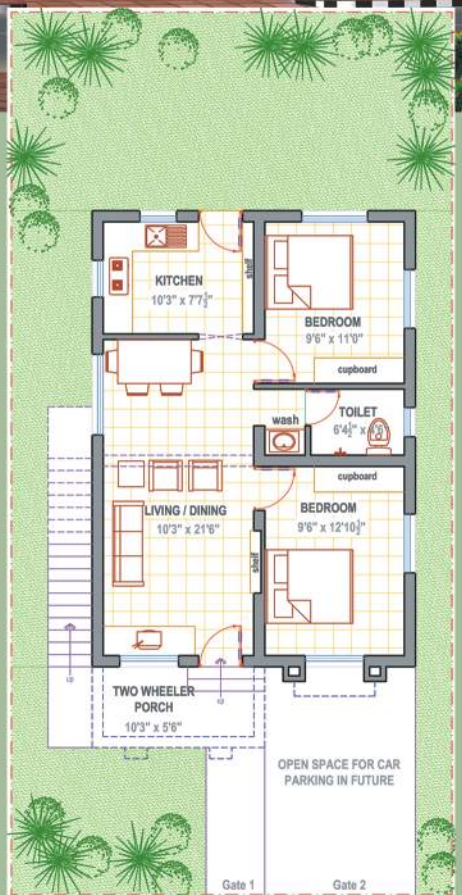
1500/1800/2500/3000 sq.ft.
Plinth area: 800 sq.ft.

PLOT SIZE:

1800/2400/3000 sq.ft.
Plinth area: 1000 sq.ft.

PLOT SIZE

2400/3000 sq.ft.
Plinth area: 1300 sq.ft.



STRUCTURE

- Load bearing structure

FLOORING

- Vitrified tiles of size 2'0" x 2'0" with 4" skirting in hall, dining room, kitchen & in bedrooms

DOORS & WINDOWS

- Main door - Teak wood frame with flush door shutters (polished finish)
- Other doors - Hardwood frame with flush door shutters (enamel paint finish)
- Bathroom door - water resistant PVC frame with PVC shutters
- Windows - Hardwood frame with hardwood shutters (enamel paint finish)
- Finned glass for windows
- Ventilators of hard wood frame and finned glass in toilets
- All fittings are of Aluminum powder coated
- All windows of M.S grills as per architect design

KITCHEN

- Kitchen counter - furnished with granite top, stainless steel sink (single bowl) with drain board
- Provisions for Exhaust fan/chimney opening
- Glazed tile of size 8" x 12" dado on wall up to 2ft. over the counter

PLUMBING

- Water supply lines - PVC/GI of reputed make
- Sewer Lines - PVC make
- Parryware or equivalent cp fittings

SANITARY FIXTURES (fittings and accessories)

- Glazed tiles dado in up to 7 feet height (12"x8")
- Toilets - white sanitary ware (Parryware or equivalent)
- Hot and cold water wall mixer unit (Parryware or equivalent) with shower in all toilets
- Geyser provision in all toilets
- White wash basin in all toilets (Parryware or equivalent)
- Concealed master control cock (ball valve) in each toilet, from inside, for easier maintenance

ELECTRICAL

- Fittings are exclusively electrical (copper) wiring as per ISI code
- DB with ELCB
- Modular switches
- TV, Telephone and Internet Points only in Living & master bedroom
- A/C Provision Only in master bedroom

EB CONNECTION

- Single Phase connection

PAINTING

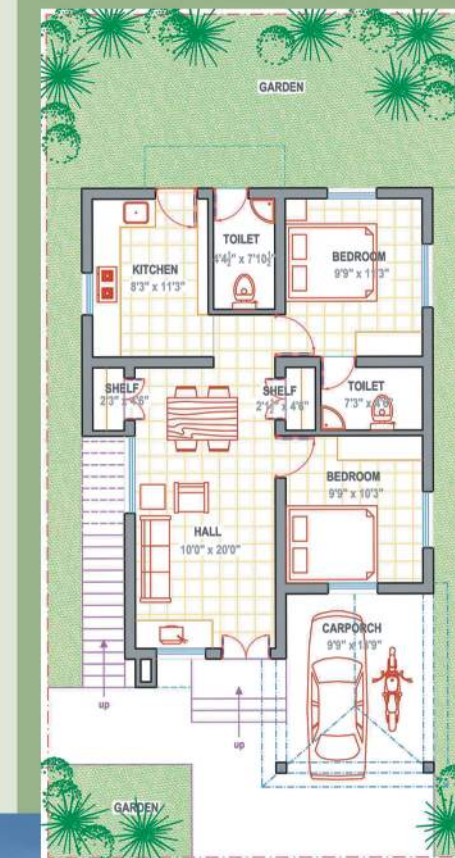
- Cement paint in interior with pleasing shades on the walls
- Exterior grade Cement paint for external walls

CAR PARKING

- Exterior paving tiles for porch flooring

COMPOUND WALL

- 4'0" Wide M.S grill gate for the main entrance and 10'0" Wide M.S grill gate for car porch
- Brick compound wall on road side and precast slab compound walls on other sides as per architects design



1000 Sq.ft. Plan



OTHER SPECIFICATIONS

- Landscaping in front yard of the residence
- Underground Sump and PVC over head water tank
- Bore well with motor
- Septic tank with provision to connect with main sewer
- Corner plot available at special provision

Other charges borne by the customer

- Registration & Stamp duty expenses
- EB, Water & Sewage deposits
- Miscellaneous taxes levied by the state/central government may differ from time to time
- Charges for any changes in the drawing and specifications, which should be paid in advance after the estimation is accepted mutually

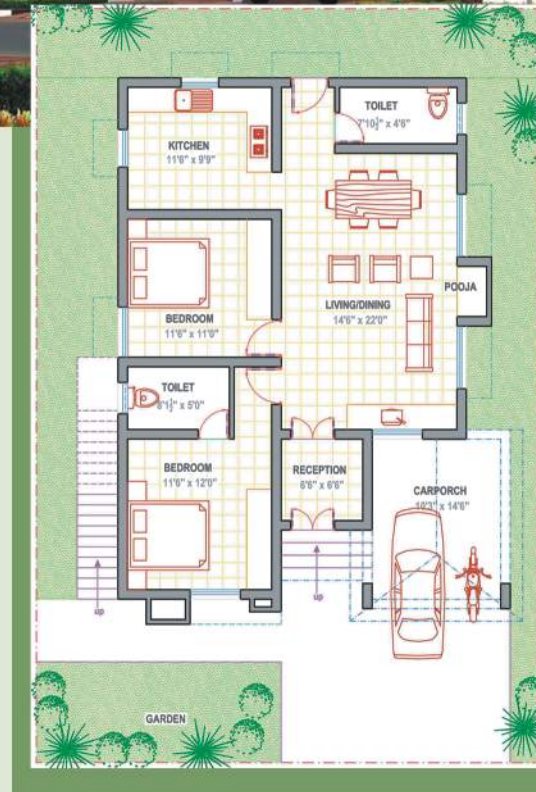
Note: 1600 sq.ft., 1800 sq.ft., 2400 sq.ft. plinth area plans are also available



1300 Sq.ft. Plan
North Facing



1300 Sq.ft. Plan
South Facing



24D, Mahalakshmi Nagar, K.K. Nagar (Po), Trichy - 620 021.
Tel : +91 431 2455727 | 2455728 | Fax : +91 431 2459286
email : info@sebcoproperty.in | visit us : www.sebcoproperty.in



Individual
House
MORAIS
City

TIRUCHIRAPPALLI