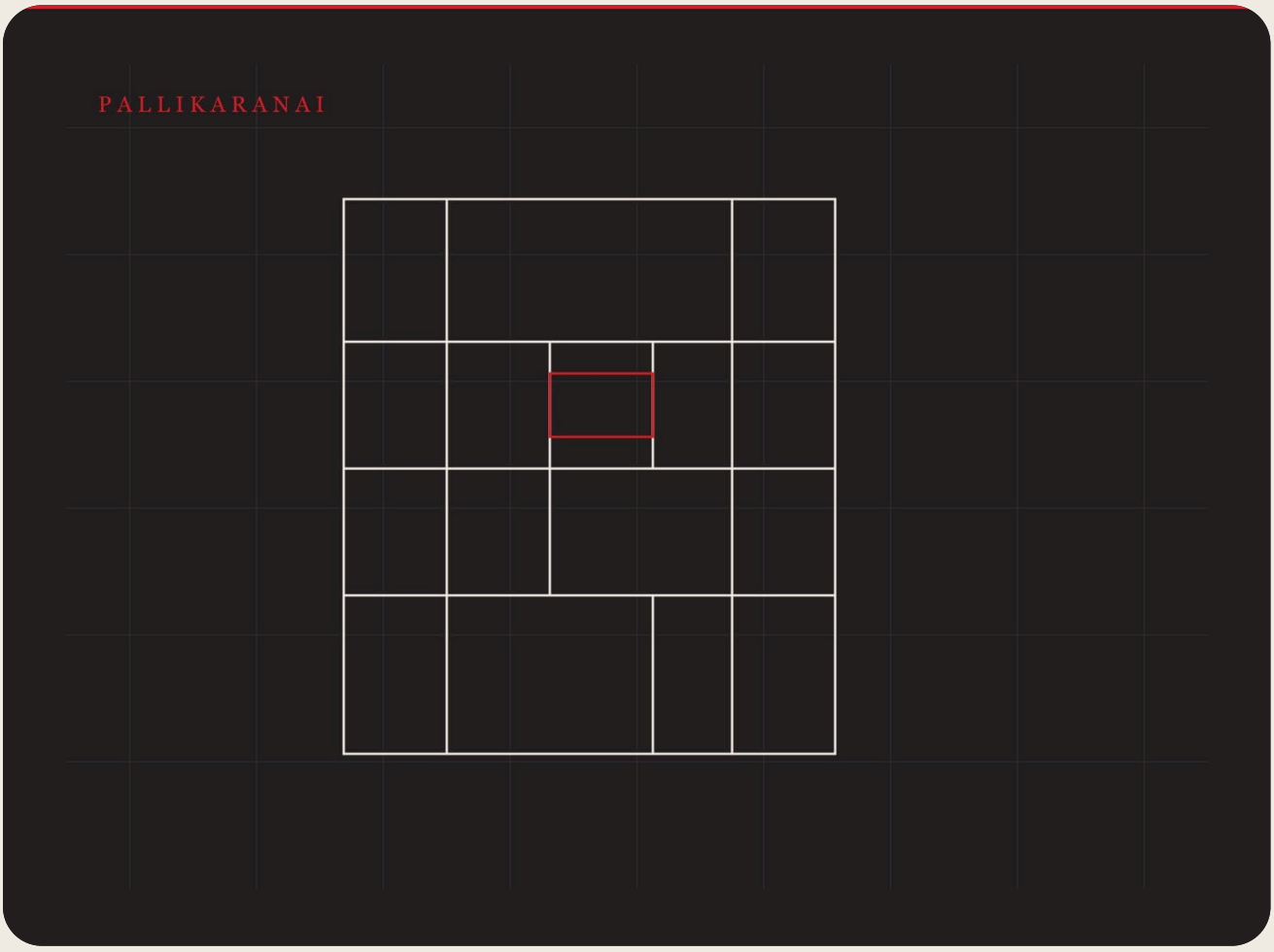
ONGOING / PALLIKARANAI

A first-floor home in Chakravarthy Nagar.

Flat F1, on 5th Cross Street. Read how the building is made, who is building it, what the home includes, and what is around the street. The price is last, and it is shared on WhatsApp.

5th Cross Street, Chakravarthy Nagar, Pallikaranai, Chennai 600100



AREA	HOME	PARKING	LAND SHARE
1,248 sq. ft.	Flat F1	One car	627 sq. ft.
Including common area	First floor	Reserved bay F1	Undivided share

HOW IT IS BUILT

Four things that decide how a building feels in ten years.

The finish can be seen in a sample. These cannot. The line under each one is the specification, in the English it was written in.

01

A concrete frame

The floors are carried by an RCC frame on column foundations, not by the brick walls alone.

Column foundation with an RCC framed structure. Quality burnt bricks are used for the structure.

02

Nine-inch outer walls

The outside wall is 9-inch burnt brick. Rooms are divided by 4.5-inch burnt-brick partitions.

Outer walls are 9-inch burnt brick in cement mortar, with plastering. Inner partition walls are 4.5-inch burnt brick.

03

Power with a safety breaker

Three-phase supply, concealed wiring, and both an MCCB and an RCCB.

Three-phase supply with an MCCB and an RCCB, and concealed wiring.

04

Water, a stair, and a lift

A bore well, an underground sump, and an overhead tank. Granite stairs, a steel handrail, and a lift.

Bore well, underground RCC sump, and an overhead tank. Rainwater pipes are PVC. A jet motor serves the bore well, and a monoblock pump lifts water from the sump to the overhead tank. Lift. Stairs in Sadarahalli grey granite with stainless-steel handrails.



WHO BUILDS IT

The same company, in this neighbourhood, since 1998.

Dwarak Foundations has completed more than 50 residential projects in Chennai, including 27 apartment buildings, under Mr. Varadharajan Ramasamy. The office is in Pallikaranai.

> They never compromised on quality or the specifications we agreed upon.
>
> D. Singaravelu, retired central government officer

Dwarak Atlantis, our other ongoing building, is about 1 km from here on Paari Street.

SEE ATLANTIS ↗ ABOUT THE COMPANY ↗ CLIENT STORIES ↗

WHAT YOU LIVE WITH

The home, in the order you will notice it.

The sentence is the everyday version. Under it is the exact line from the sheet, kept in English.

Floors

Vitrified tiles in the hall and bedrooms. Anti-skid tiles in wet areas, included up to ₹55 per sq. ft.

2 ft × 2 ft vitrified tiles in the hall and bedrooms. 1 ft × 1 ft anti-skid tiles in the toilets, utility, and balconies. The basic rate for all tiles is ₹55 per sq. ft. A costlier tile is charged only as the difference.

Walls you see

Putty and premium emulsion inside. Two coats of Apex paint on the outside.

Internal walls: two coats of premium emulsion over a coat of primer and two coats of putty. External walls: cement plaster, then two coats of Apex paint over a coat of primer.

Kitchen

A raised platform, a granite top, and a stainless-steel sink. A tile band above the counter, plus a loft.

Raised cooking platform with a granite top and a stainless-steel sink, without a drain board. Coloured tiles up to 2 ft above the kitchen slab. One open loft and one shelf, sized to the room. One grinder point, and a fridge point in the kitchen.

Doors and windows

A teak main door with a Godrej lock. UPVC windows with a safety grill.

Main entrance frame and shutter: first-quality teak, with a Godrej lock. Other frames: teak. Other shutters: 30 mm flush doors with ordinary mortise locks. Toilet shutters: water-resistant, with stainless-steel hinges. Windows: UPVC glazed, with an MS grill.

Bathrooms

White sanitaryware, tiles up to 7 ft, and separate hot and cold lines. A geyser point in each toilet.

Glazed ceramic tiles up to 7 ft in toilets. White ceramic sanitaryware, Parryware or equivalent, with an EWC in every toilet. CP fittings are Jaguar or equivalent. Cold-water lines and the other water pipes are UPVC. Hot-water lines are CPVC. One geyser point in every toilet.

Power, loft, and connections

Concealed points for daily use, a loft in the bedrooms, and a pipe for TV and phone in the hall and the main bedroom.

Light and fan points of standard quality. Switches: Legrand or equivalent. Cables: Kundan or equivalent. One fridge point in the hall. One open loft and one shelf in the bedrooms, sized to the room. Pipe provision for one TV and one telephone in the hall and the master bedroom.

The land and the paperwork

Flat F1 is on the first floor. The schedule records 1,248 sq. ft., including common area, and one reserved car park marked F1.

This home's undivided share of land is 627 sq. ft. The land in the schedule measures 3,048 sq. ft., plus 451 sq. ft. as a share in the passage, 3,499 sq. ft. in all.

The passage leads to the 20-foot-wide 5th Cross Street. The property is in the Chennai South registration district, sub-registrar Chennai South Joint-I.

Approval papers are shared when you ask for the price, so you can read them with the figure.

WHERE IT IS

A 20-foot cross street in Pallikaranai.

Chakravarthy Nagar sits beside Gopal Nagar and Narayanapuram. The nearest places are listed first, then the rest.

5TH CROSS STREET, CHAKRAVARTHY NAGAR, PALLIKARANAI, CHENNAI 600100

Distances are straight lines from Chakravarthy Nagar Main Road, near the Gopal Nagar junction, not from a particular door. A drive can be longer. The home is on 5th Cross Street.

Care

A clinic is on the next street. Larger hospitals are a short ride away.

Delicare Clinic	about 250 m
Inbam Hospital, Selvam Nagar	about 600 m
Dr. Kamakshi Memorial Hospital	about 1.3 km, Radial Road
Sneham Clinic	about 400 m

Schools

The nearest school is inside the neighbourhood. The others are a short ride out.

St. Antony's School	about 400 m
Infant Jesus High School	about 1.1 km
Himayam Matriculation School	about 1.2 km
St. Peter's School	about 1.2 km
Netaji Vidyalaya	about 1.2 km

Balagandhara Varma Nursing Home	about 550 m
Deepam Medfirst Hospital	about 850 m
Dr. Velmurugan Hospital	about 1.1 km
V Cure Hospital	about 1.3 km
Muthu Multi Speciality Hospital	about 1.3 km
Kauvery Hospital	about 1.8 km
Asan Memorial College	about 1.6 km
Pallikaranai Government Higher Secondary School	about 1.8 km

Food

An everyday mess is a short walk away. More restaurants are mapped along the main roads.

Amma Mess	about 250 m
Sangeetha Veg Restaurant	about 1.5 km
Faruuzi Multicuisine	about 1.5 km

Open ground

Two neighbourhood parks are close. The marsh, a protected wetland, is the large open land to the east.

IIT Colony Park	about 600 m
Kammkottai Park	about 1 km
Pallikaranai Marsh	about 2.8 km east

Getting out

Two bus stops are within a short walk. Velachery and the OMR corridor are the usual drives for work.

Narayanapuram bus stop	about 300 m
Pallikaranai bus stop	about 600 m
Balaji Dental College bus stop	about 750 m
Velachery	about 4.5 km north, straight line
OMR at Perungudi	about 5 km east, straight line

THE PRICE

The price is this list.

Nothing here is an extra. The figure for Flat F1 is shared on WhatsApp, because availability changes and so you can ask about this home directly.

- RCC framed structure on column foundations, and quality burnt brick
- 9-inch outer walls and 4.5-inch inner walls
- Putty, premium emulsion inside, and Apex paint outside
- Vitrified and anti-skid tiles, included up to ₹55 per sq. ft.
- Granite kitchen platform and a stainless-steel sink
- Teak main door with a Godrej lock, and flush doors to the rooms
- UPVC windows with a safety grill
- Bathroom tiles to 7 ft, white sanitaryware, Jaguar or equivalent fittings
- Concealed three-phase wiring, MCCB, RCCB, and a geyser point in each toilet
- Bore well, underground sump, and overhead tank
- Lift, Sadarahalli granite stair, and a stainless-steel handrail
- One reserved car park, 1,248 sq. ft. including common area, and 627 sq. ft. of undivided land

So nothing is assumed

The kitchen is not modular

It is a raised platform with a granite top and a stainless-steel sink, without a drain board.

Wardrobes are not included

Bedrooms and the kitchen have one open loft and a shelf, sized to the room.

Bedroom locks are ordinary mortise locks

The Godrej lock is on the main door.

A costlier tile is only the difference

Tiles are included up to ₹55 per sq. ft. Anything above that is the extra you choose.

Ask for the current price.

It opens WhatsApp with a note about Flat F1, so the reply can be the figure.

96000 69633

GET THE PRICE ON WHATSAPP ↗

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