

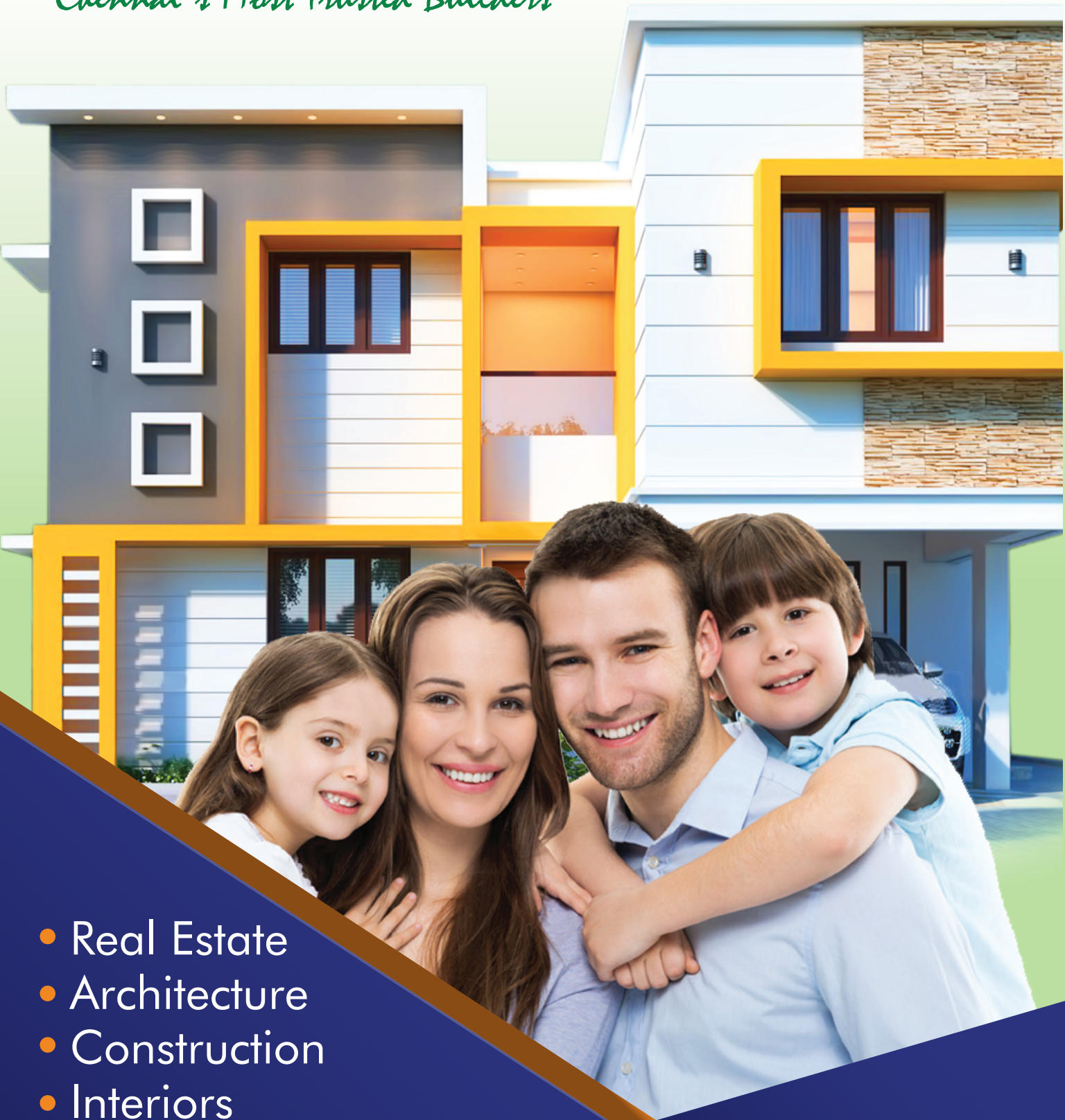


ADONA PROPERTIES

The Government Registration No : 35/2025

Chennai's Most Trusted Builders

Email: adonaproperties@gmail.com
www.adonaproperties.in



- Real Estate
- Architecture
- Construction
- Interiors

No. 53/2, Oragadam Road, Venkatapuram, Ambattur, Chennai - 53.



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Our Pricing Packages

Basic

Price May Vary Depending On No. Of Floors

₹2,300/sft.

All features in standard package

Granite flooring

Premium quality materials

Specifications

Design : • 2D Floor Plan • Structural Designing • 3D Elevation Design

Structure : • Basement height: Upto 4 feet (if required) • Steel: Tata Tiscon, SAIL
• Aggregates: 20mm & 40mm
• Blocks: 6 inch for Exterior Wall & 4 inch for Interior Wall or
• Bricks: 9 inch for Exterior Wall & 4.5 inch for Interior Wall
(Rs.20/sft extra during rainy season due to increase in bricks price)
• Cement: Ramco / Ultratech / Coromandel
• M Sand: Blockwork & P Sand: Plastering
• RCC Design Mix: M20
• Waterproofing: Dr.Fixit
• Ceiling Height: 10 Feet

- Kitchen :**
- Ceramic Wall Tiles 2 Feet Above Kitchen Slab Upto 55 Per Sqft
 - Main Sink Faucet Upto 2500 & ISI Marked
 - Kitchen Sink: Stainless Steel Upto 4000 Rs
 - Kitchen Granite Slab: 20 mm Thick Upto 120 Rs per Sqft

- Bathroom :**
- Wall Tiles For 7 Feet Upto 55 Rs Per Sqft
 - Sanitary Ware & CP Fitting UptoRs 18,000
 - CPVC/PVC: Ashirwad/Supreme/Astral
 - Bathroom Accessories: EWC, Health Faucet, Wash Basin, 2 in 1 Wall Mixer, Overhead Shower
 - All bathroom fittings are white color & basic model in jaquar
 - ABS Waterproof Doors

Plumbing : • **Plumbing Points**

- o Bathroom – 1 wash basin with tap, 1 shower with wall mixer for hot & cold water, 1 floor mount western closet with health faucet.
- o Dining – 1 wash basin with tap
- o Kitchen – Double stainless steel sink with 2 taps. 1 RO point
- o Service – 1 tap point & water outlet point for washing machine

Doors & Windows :

- Main Door: Ready Made First Quality Teak Door With First Quality Teak Wood Frame of 5 Inch by 3 Inch, 38mm Thickness
- Internal Door: Flush Door With Laminates Along With Sal Wood Frame of 4 Inch by 3 Inch
- Windows: Standard aluminium 3 Track sliding window with mosquito mesh & powder coating to required color / UPVC sliding windows (white color)



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- Door sizes:**
- Main Door – 3.5'(Width) X 7'(Height)
 - Rooms – 3'(Width) X 7'(Height)
 - Bathroom & Balcony – 2.5'(Width) X 7'(Height)
 - Window size – 4'(Width) X 4'(Height) (1 window per room)

- Painting :**
- **Interior:**
 - 2 coats of Asian/ Birla putty
 - 1 coat of Asian primer and 2 coats of any Asian tractor emulsion paint for the walls (light colours)
 - 1 coat of primer and 2 coats of Asian tractor emulsion paint for the ceiling
 - **Exterior:**
 - 1 coat of weatherproof primer
 - 1 coat of white cement
 - 2 coats weatherproof emulsion paint (light colours)

- Flooring :**
- Living & Dining Flooring: Granite Upto 120 Rs Per Sqft
 - Room & Kitchen Flooring: Granite Upto 120 Rs Per Sqft
 - Balcony & Open Area Flooring: Tiles Upto 55 Rs Per Sqft
 - Staircase Flooring: Anti-skid Tiles Upto 55 Rs Per Sqft
 - Parking Tiles: Anti-skid Tiles Upto 55 Rs Per Sqft

- Electrical :**
- Wires – Finolex
 - Switches – Legrand

Electrical Points :

- Bedroom – 1 switch box with switches for 1 fan, 2 lights and 1 five amps socket with switch near door and another switch box with same set of switches near bed for two-way control.
1 AC point, 1 fan point and 2 lights point
- Bathroom- 1 switch box with 1 switch for light and 1 switch for heater near the door & 15 amps socket for heater. 1 switch box with 1 five amps socket for hair dryer near the mirror
- Hall- 1 switch box near the door for 2 fans, 2 lights & 1 five amps socket and another switch box with same set of switches near sofa. 1 switch box with 3 five amps sockets and switches along with cable point for TV connection
- Dining-1 switch box with switches for 1 fan & 1 light
- Pooja- 1 switch box with switch for 1 light
- Kitchen- 1 switch box with switch for 2 lights, 1 exhaust fan. 1 switch point for chimney. 1 switch box with 15 amps socket & switch for refrigerator. 1 switch box with three 15 amps socket & switch for mixie/ oven.
- Service-1 switch for light, 1 switch box with two 15 amps socket & switch for washing machine (one in the top & on in the bottom)
- Extras– 1 additional switch & socket in each room for mobile charging. 5 amps socket & switch for computer



Other Inclusives :

- Overhead Tank: 2000 litres Sintex
- SS Staircase Railing
- Parapet Wall 3 Feet High (included if headroom is built)
- Roof weathering is included if the build-up area is more than 2000 sft.
- 1 MS safety grill gate for main door
- Soil testing
- Structural designing
- Rain water harvesting

Lofts & Shelves:

- 1 Loft in each bedroom, kitchen & pooja room on the shorter side of the wall
- 1 Shelf in each bedroom, kitchen & pooja room of maximum width 5 feet

Extra Charges :

- Compound Wall
- Lift
- Carpentry & other wooden work
- EB Connections & Charges
- Govt. approval charges
- Water Connections & Charges
- Underground water storage Sump Rs 22 Per Litre
- Overhead concrete tank Rs.30 per litre
- Gates
- Elevation Work Extra
- Water recycling tank based on the requirement
- Additional foundation height
- Electrical/plumbing drawings
- Interior 3D view or walkthrough
- Outer area development (setback)

Signature of the Owner

Signature of the Contractor