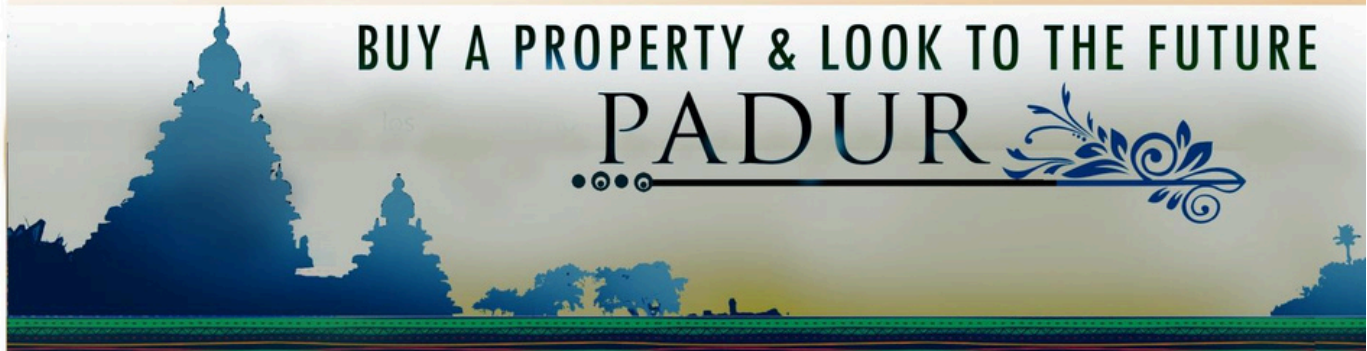


# PALLAVA GARDEN



BUY A PROPERTY & LOOK TO THE FUTURE

# PADUR



## **BUILDING MATERIAL**

- TMT BARS : **ARUN STEEL**
- CEMENT : **CORAMANDEL**
- BRICKS : **CLAY WIRE BRICKS.(ABC BRAND).**
- FINE AGGREGATE : **M.SAND (DOUBLE WASH)**
- COARSE AGGREGATE : **KONE CRUSHER BLUE METAL**

## **JOINERY ITEMS**

- MAIN DOORS : **1<sup>ST</sup> QUALITY TEAK WOOD WITH 2" THICKNESS DOORS AND DIGITAL LOCK**
- BEDROOM DOORS : **FLUSH DOOR WITH MICA**
- BATHROOM DOORS : **KONGU WOOD FRAME, WATER PROOF FLUSH DOOR**
- FRENCH AND OTHER WINDOWS : **UPVC SLIDING WITH FLY MESH**



## **ELECTRICAL & FITTINGS**

- ELECTRICAL WIRES : **RR KABEL WIRES**
- SWITCHES : **LEGRAND SWITCHES**
- OTHER FITTINGS : **FANS, LED LIGHTS, SCREEN ROD, MIRROR, TOWEL ROD, SPOT LIGHTS IN HALL, BEDROOMS AND TOILET**



## **PLUMBING & SANITARY**

- PLUMBING FIXTURES : **JOHNSON FITTINGS – SIGMA**
- SANITARY FIXTURES : **JOHNSON GERMS FREE SANITARYWARES WALL MOUNTED AND IWC**
- PIPES : **SUPREME MAKE PVC, CPVC, G.I FITTINGS & VALVES OF ISI STANDARDS**

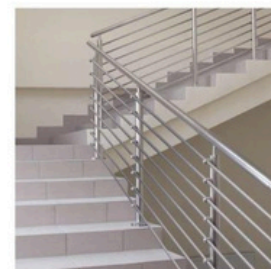
## **FLOORING & WALL TILES**

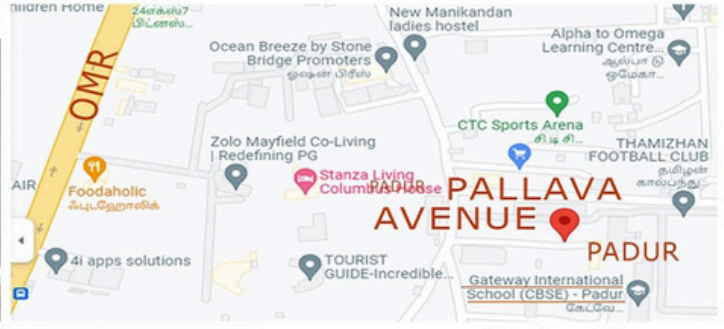
- FLOORING : **JOHNSON VITRIFIED TILES SIZE 4'0" X 2'0" (PREMIUM QUALITY)**
- TOILET WALL TILES : **CERAMIC TILES PLAIN / COLOR SIZE 2'0" X 1'0" WITH 10' FEET HEIGHT**
- KITCHEN TOP SLAB : **GRANITE SLABS PROVIDED AND BORDER WITH HALF NOSING**



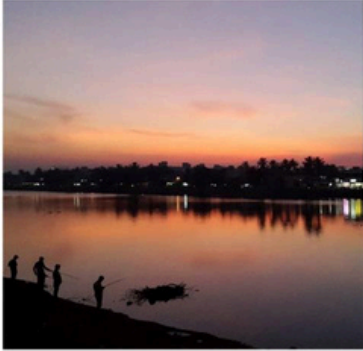
## **OTHER SPECS**

- ☒ WATER SUMP CAPACITY : 13,000 LITRES
- ☒ BOREWELL : 2 NOS, 120 FEET DEPTH
- ☒ SEPTIC TANK : BIO SEPTIC TANK
- ☒ CHOCK PIT & SEPTIC TANK : 24000 LITRES CAPACITY ENTRANCE, TERRACE.
- ☒ STAIRS : STAINLESS STEEL RAILINGS ON STAIRCASE & FRONT BALCONY





**Site Location:**  
(300 meters from the Main road)



\* Superb Location surrounded with all major Retail brands, Schools, Hospitals, Colleges, Restaurants.

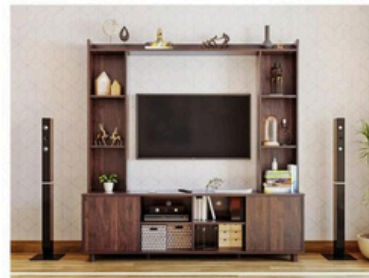
## Specification Highlights:



### Interior Furnishings:

" We are also specially providing you, Interior decoration such as TV Show case, Modular Kitchen, Bedrooms Loft covering, Wardrobes, Bathroom decorarion , etc"

Interior walls are painted with Asian Royale shine paints and Exterior with Asian Ultima paints for your long lasting with rich finish..



### Safety:

CCTV Surviellance camera & M.S. Grill gates with the main doors

### Other features:

Shine brand Elevators till 4th floor  
Bio Septic Tank  
Heat resistant Terrace tiles (Johnson Brand)



### Additional Features

1. Semi- furnished apartment
2. Modular kitchen with chimney
3. Overhead tank water level controller
4. Bio septic tank
5. Pressure Pump
6. Common area Inverter
7. Lift



# PADUR

## An Ideal Location

1. Gateway international school - 50m
2. Padur bus stop - 600m
3. Marina mall - 1.5 km
4. Siruseri SIPCOT (METRO rail) - 2km
5. Sathyabama university- 5km
6. Supreme speciality hospital- 2km
7. VIVIRA mall - 3km
8. Mutukadu boat house - 13km

### SITE ADDRESS

PLOT NO - 2 & 3 PADUR VILLAGE  
THIRUPORUR TALUK  
CHENNAI - 603103

SG ADHAV BUILDERS – Chennai's fastest growing property development company, through its strategical location, meticulous planning & quality construction with No Compromise – motto has positioned itself as a company creating values for customers. As a next step, We are launching PALLAVA GARDEN is a group buildings comprising 3 blocks positioned in Padur @ OMR surrounded IT corporates and conglomerates.



We construct Value & Relationship which indeed enriched our customer base. We are proud to have delivering our craft to more than 300 families across the world.

HAPPY LIVING !!!



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PALLAVA  
 GARDEN  
 - PADUR -



ENTRY  
 EAST FACING  
 AREA 1580 SFT  
 3BHK  
 3RD FLOOR / BACK SIDE

**PALLAVA**  
**GARDEN**  
 - PADUR -





ENTRY  
EAST FACING  
AREA 1070 SQ FT  
2BHK  
TYP. FLOORS BACK SIDE



# PALLAVA GARDEN

- PADUR -

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ENTRY  
SOUTH FACING  
AREA 1060 SFT  
2BHK  
TYP. FLOOR BACK SIDE



# PALLAVA GARDEN

- PADUR -

**SG ADHAV**  
BUILDERS  
Empathy • Ethics • Excellence



ENTRY  
NORTH FACING  
AREA 1520 SFT  
3 BHK  
TYP. FLOOR FRONT SIDE



# PALLAVA GARDEN

- PADUR -



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