

WISDOM  
**classic**  
SRIPERUMBUDUR

TURN YOUR  
**DREAM**  
INTO REALITY

**INDEPENDENT VILLAS**

@ *Sriperumbudur*

**NEAR CHENNAI'S NEW GREEN FIELD AIRPORT**

Close to Chennai Bangalore expressway & Chennai peripheral Road

 **Wisdom**  
properties  
*sign of prosperity*



## Overview

Wisdom Classic Villas are an unmatched Independent villas at Sriperumbudur, Chennai and is located near the Oragadam – Sriperumbudur six-lane road (Chennai Peripheral Ring Road ) and is thus in a prime location.

The Main reasons for the growth of Wisdom Classic Villas at sriperumbudur are:

- Proximity to the Chennai- Bangalore Expressway
- Aerospace Park
- Dry port
- Proximity to upcoming second airport
- Presence of many fortune 500 companies and other manufacturing and SME units
- Proposed infrastructure projects like
- Guduvanchery to Avadi rail project
- Chennai Metro extension to Parandur

Wisdom Classic Villas are strategically located and provides direct access to nearly all other major points in and around Chennai .The project offers plenty of benefits that includes prime location, comfortable and lavish lifestyle, great amenities, and healthy surroundings. It is one of the most reputable addresses of the city with easy access to many famed schools, shopping areas, hospitals, recreational areas, public gardens and several other public amenities. Come, make your home where the future of Chennai is at Sriperumbudur. Within handshaking distance of a bustling city life. And yet, far from all you would like to avoid - the noise and pollution.



# Floor Plan

PLAN AREA : 419 SQ.FT | SITE AREA: 600 SQ.FT | FACING: EAST

TYPE  
**1**  
1 BHK



# Floor Plan

PLAN AREA : 282 SQ.FT | SITE AREA: 600 SQ.FT | FACING: EAST

TYPE  
**2**  
STUDIO



Floor Plan

PLAN AREA : 382 SQ.FT | SITE AREA: 600 SQ.FT | FACING: SOUTH

TYPE  
**3**  
1 BHK



Floor Plan

PLAN AREA : 287 SQ.FT | SITE AREA: 600 SQ.FT | FACING: SOUTH

TYPE  
4  
STUDIO



## Specifications:

### STRUCTURE

- Framed Structure as per the Structural along with Architectural drawings.
- Foundation depth and method of foundation as per the Structural drawings.
- P.C.C below footing in 1:4:8 ratio, as per the Structural drawings.
- Every level like Foundation, Plinth and Basement level the Pest control will be follow the standard procedure.
- Basement Height 3 Feet from the existing Road Level.
- Basement Filling with earth brought out from outside as per the site condition.
- All concrete work Grade/ Ratio/ Standard etc., followed by Structural engineer instruction.
- Cement OPC / PPC for RCC Work as per the Structural drawings.
- Reinforcement TMT bar- size of bars, spacing, rings and development length as per the Structural drawings and IS Code.
- Reinforcement TMT bars-ARS/Arun +/Equivalent.
- M. Sand used for All Construction Activities work.

### BRICK WORK

- All wall constructed by 1st Class Clay Bricks.
- PPC Cement for Brickwork-Penna/ Coromandel/ Chettinad/ Equivalent.
- 9" Brickwork in Cement mortar 1:6 (1 cement: 6 coarse sand) ratio.
- 4.5" Brickwork in Cement mortar 1:5 (1 cement: 5 coarse sand) ratio.
- All internal 4.5" thick partition wall provided by Concrete bed with 8mm steel at every 5 lines.

### DOORS & WINDOWS

- Main Door and Frame are Ghana Teak fixed with Godrej/Europa 6 lever lock,Door stopper.
- Main Door and Frame finished with 2coat Polish.
- All other inner doors are BWP flush door fixed with Dorset lock/ Mortise lock for bed room door and finished with 2 coat Enamel paint over one coat of Primer over coat of acrylic putty, including all accessories.
- All Toilet Doors & Balcony Doorframe & Shutter with WPC (Wood Plastic Composite).
- Main Entrance Door is provided by MS with grill gate.
- All Window's Frame and Shutter provide by UPVC (White) basic rate of materials Rs:450/sq.ft.
- All windows & ventilators are provided by MS grill-12mm square bar or otherwise as per the Architect drawings.

### PLASTERING

- Wall (inner and outer) and Ceiling Plastering by Plastering Sand.
- PPC Cement for Plastering work-Penna / Zuari / Chettinad/ Equivalent.
- Inner Plastering Works-15mm thick with CM 1:5
- Ceiling Plastering Works-12mm thick with CM 1:4
- External Plastering Work-20mm thick with CM 1:5
- All Vertical joint provided Chicken Mesh between RCC to Brick work to avoid Cracks.

### PAINTING

- Painting Materials are branded by Asian/ Nippon both Interior and Exterior.
- Internal- 2coat putty, 1 coat wall primer (Waterproof) and 2coat premium finished.
- External- 1 coat Supercem, 1coat wall primer (Waterproof) and 2coat Apex.
- Elevation/Color work as per the Elevation photocopy given by Architect.
- All MS grills, Safety gate and Compound wall gate etc., finished with 2coat enamel paint.

### FLOORING & WALL TILE

- Flooring and skirting finished with 2X2 feet, Brand-Johnson/KAG/ANUJ, Double Charged vitrified Tiles (Polished) for All Rooms, Kitchen, and Living etc.
- All Toilet finished by 1X1 Feet, Antiskid tiles Brand-Johnson/KAG/ANUJ.
- Toilet and Kitchen wall finished with 10"X18" Ceramic glazed tiles Brand-Johnson/KAG/ANUJ.
- Toilet wall tiles provide up to 7 feet height from finished floor level.
- Staircase Finished with Anti-Skid Tiles for external staircase/ Leather finished granite for internal staircase.
- If any service area like Utility, Balcony etc., finished with Anti-Skid Ceramic tiles.
- From above Kitchen counter 2 feet height wall ceramic tiles providing.

## Specifications:

### ROOFING

- Terrace finished with Brick Bat Coba / Screed Concrete with Weathering Coarse Terracotta tiles/Cool Roof Tile finish.

### WATERPROOFING

- Provide Waterproofing treatment with approved manufacture at Roof, Terrace, Toilet area.

### ELECTRICAL

- As per drawings with concealed wiring, adequate light, fan and power points.
- All Electrical materials used as Legrand/Anchor Roma/Equivalent Modular switches (Medium range)
- Finolex wire used for wiring work.
- EB 3 phase and Main board connection using Underground Cabling system.

### PLUMBING & SANITARY WARE FITTINGS

- All Toilet and Bathroom fitting are in Parryware/Hindware/Equivalent.
- All Plumbing line maintained for water connection cPvc/ uPvc/Pvc with brand of Ashirvad/Finolex/Equivalent.
- 6.5" Bore well to be provide with depth of 250 Feet and provided 2HP Double Stage Jet Motor or Submersible Motor branded of CRI.
- If necessary, the small size motor room provide along with building wall.

### LOFT & CUPBOARD

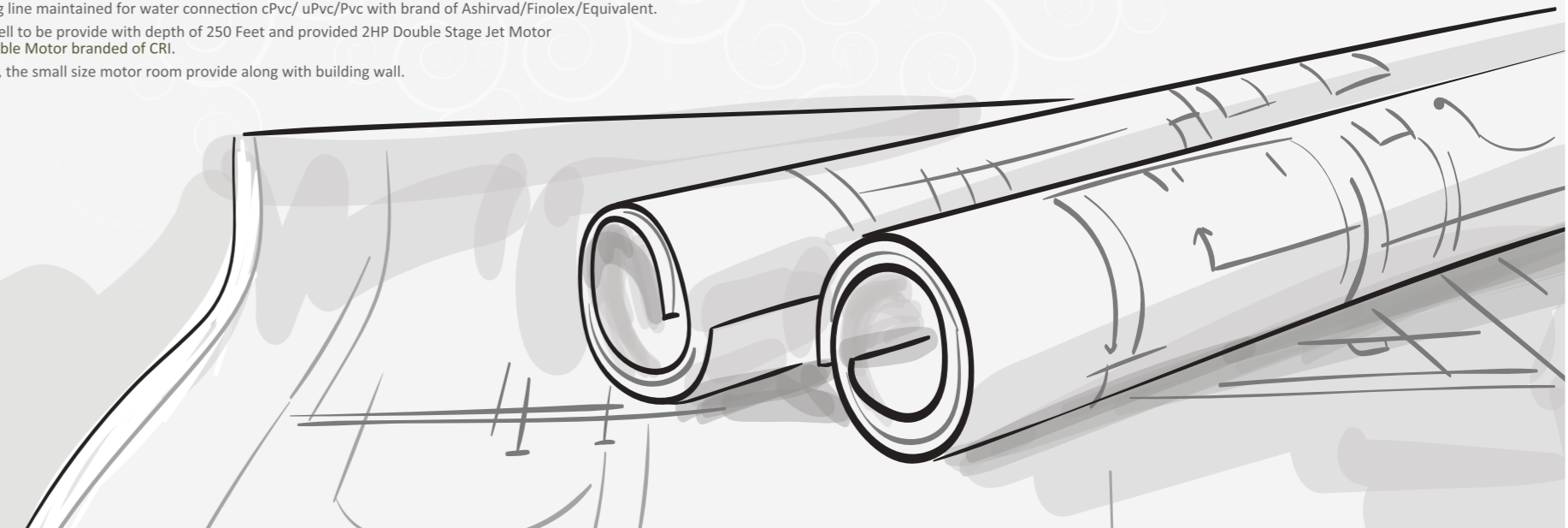
- If necessary, all bedroom and Kitchen will provide loft and 4 feet length 2 feet width Kudapa Cupboard at any one of the Span.

### WATER TANK

- Provide 1000 Litre PVC overhead tank.

### SEPTIC TANK

- Non Filling Bio septic tank is provided .



## Layout images



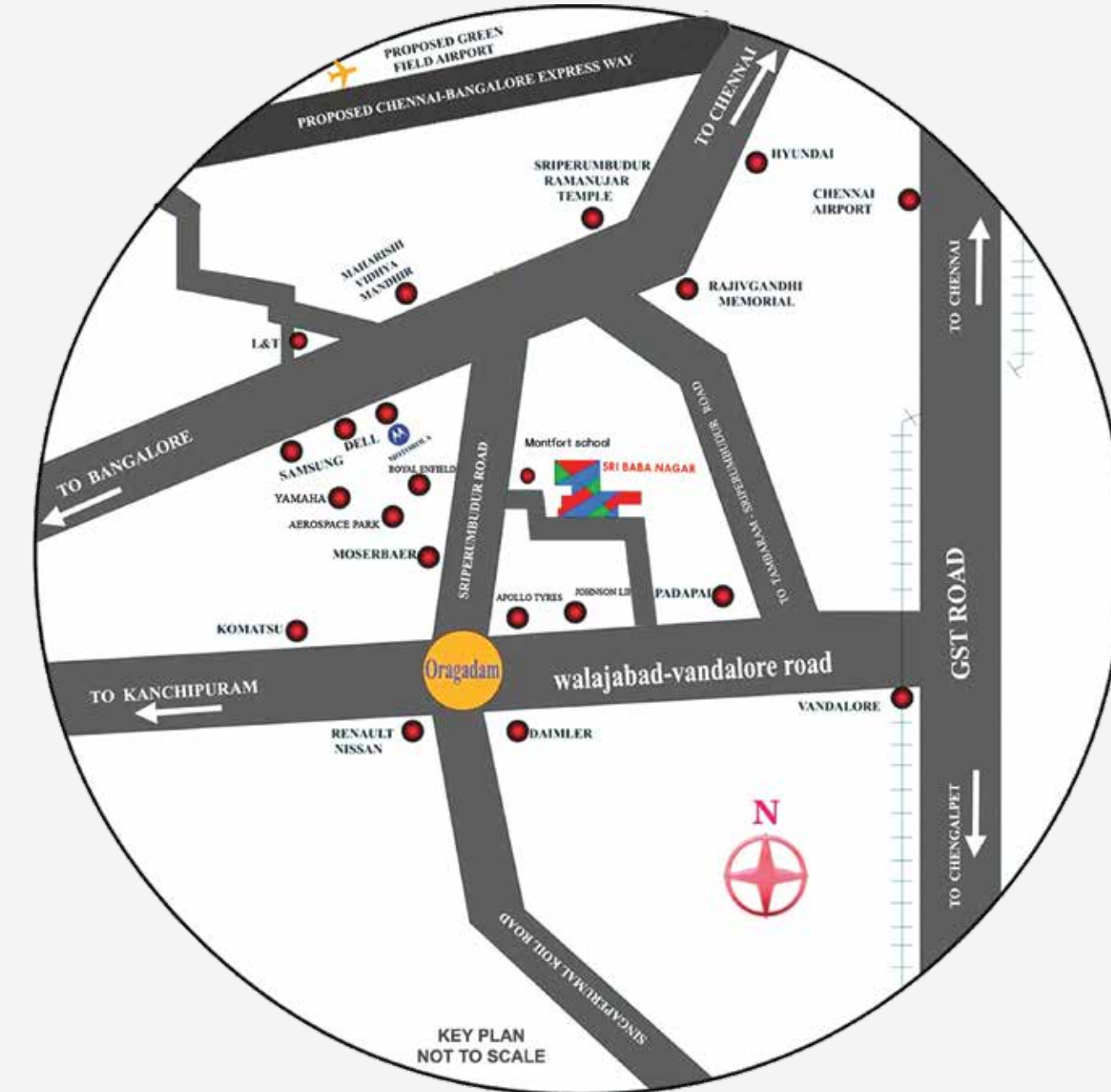
### AMENITIES

24x7 Security | 
 Black Top Tar Road | 
 Storm water Drainage

LED Street Lights | 
 CCTV Surveillance | 
 Kids Play Zone | 
 Surplus Potable water

Fully Compounded Gated Community | 
 Landscaped Park & Avenue Trees

## Keyplan



\*MAP NOT TO SCALE, FOR REPRESENTATIVE PURPOSE ONLY.



# Location Advantages



3 mins away from the six lane State highway (SH 57)



3 mins away from Montfort CBSE School



10 mins away from the Oragadam Junction




55 mins away from the Chennai international Airport





30 mins away from the Mahindra World City



10 mins away from leading companies like Yamaha, Daimler, Apollo tyres & many more

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