



“There is nothing like staying at home for real comfort.”
— Jane Austen.



a project of  FORTUNE

Promoted by  **Propshell**
 Personalized Property Management

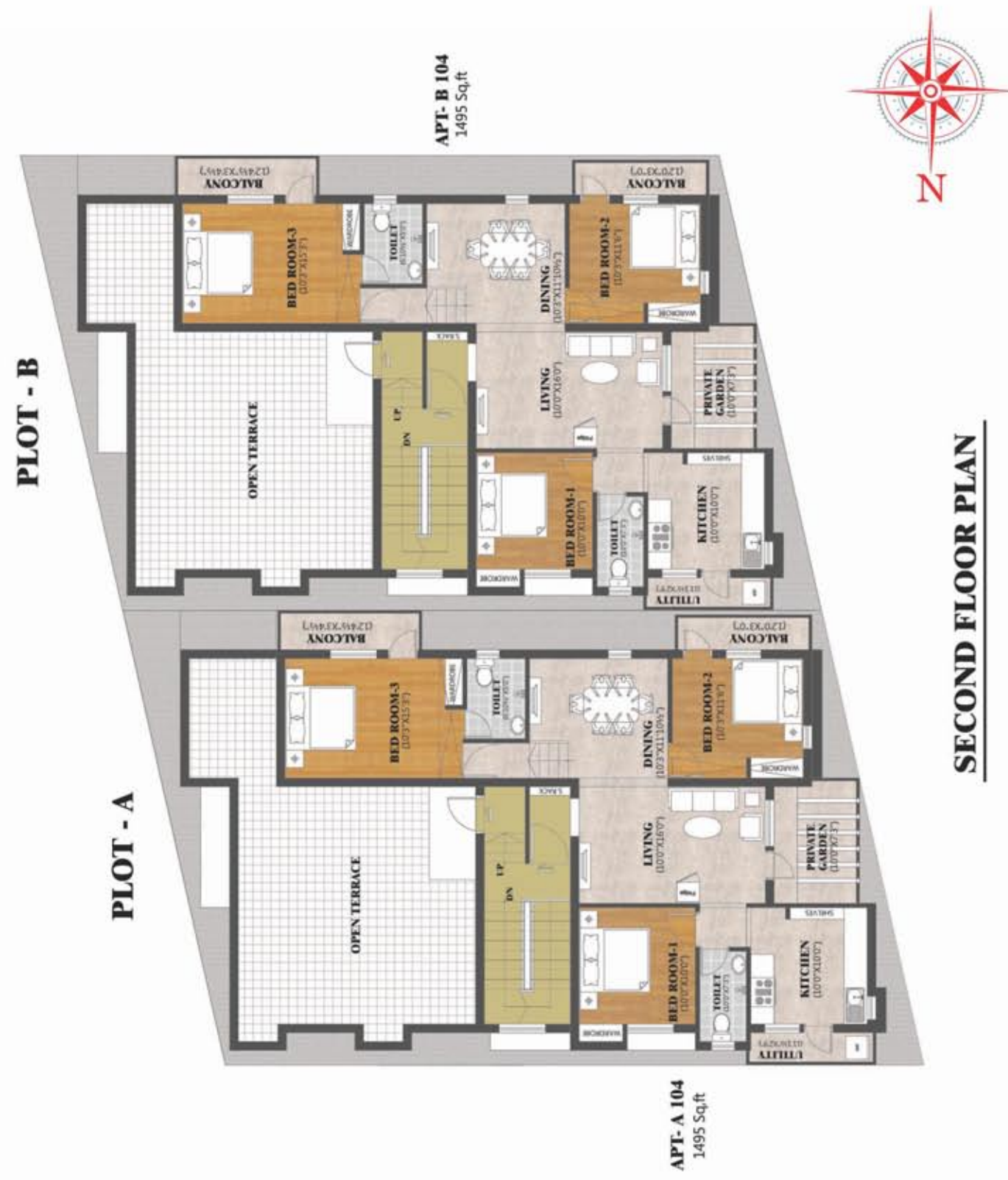
Propshell Business Solutions Pvt Ltd
 Guna Towers, First Floor, No.2, North Boag Road, T.Nagar, Chennai - 600017.
 Ph: 91-44-4540 3333 (16 Lines)
 Mob: +91- 93807 93807/ 91760 11333 / 11555
 www.propshell.com / chennai@propshell.com



Fortune's Swastika is an epitome of comfort and homely living. Velachery is where the old Chennai meets the new. Ideally located, in the centre of this contemporary area stands Fortune's Swastika. Surrounded by Schools, colleges shopping and other entertainment these apartments are perfect for everyone in every way.

Come home to Swastika!!





SECOND FLOOR PLAN



Location

PLOT NO: 89 & 90, Gomathy Nagar...
Vijaya nagar Etn. Velachery, CHENNAI.

of Blocks

2 blocks

Land Area

4800 Sq.ft.

of Floors

Stilt + 2 Floors.

Apartments

Total 2 BHK - 2 Nos., 3 BHK- 6 Nos
 962 Sq.ft – 2 Nos, 1113 sq.ft – 4 Nos, 1495 sq.ft – 2 Nos.

STRUCTURE

RCC Framed Structure. Parking in Stilt Floor. 9" thick wall with well burnt chamber bricks in all peripheral walls and 4" thick for all partition walls. Inner and Outer walls plastered smoothly using CM: 1:5 ratio.

FLOORING

Parking : Interlocking paver blocks in stilt floor.

Living, Dining & Lobby : 600mm x 600mm Vitrified tile of Khajaria / Asian brand or Equivalent with the basic cost of Rs.40/ Sq.ft.

Bed rooms : Wooden Striped flooring with the basic price of Rs. 80 / Sft.

Kitchen : Anti Stain tiles in size of 600mm x 600mm with basic price of Rs.40/ Sq.ft for flooring, 300mm x 450mm tiles for wall area for 600mm height above the counter.

Toilets : Anti skid Ceramic tiles for flooring and Anti stain tiles of Khajaria / Asian up to roof level with the basic price of Rs. 40/ Sq.ft.

Balcony & Utility : Anti skid ceramic tiles with the basic price of Rs.40/Sq.ft.

JOINERIES

Door : Well Seasoned First grade Teak wood frame of Size of 3'.3" x 7'.0" and shutters with a moulded door Including good quality hinges, lock, handle and finished with Melamine Polish.

Bed Room Door : Well seasoned hardwood frame of size 3'.0" x 7'.0" with a moulded skin door finished with enamel painting including good quality hinges, lock and handle.

Toilet and Utility Doors : Well seasoned hard wood with flush doors of size 2'.6" x 7'.0" with good quality hinges, tower bolts and Handles.

Windows : Un Plasticized Poly Vinyl Chloride (UPVC) Casement windows, with 4mm thick glass, architectural designed MS grills.

BALCONY DOOR: 7'.0" height UPVC sliding & Fixed panel combination French Door.

VENTILATORS : UPVC Ventilators with 4mm thick glass louvers @ 4" c/c.

PAINTING

All internal walls will be coated with 2 coats of Asian brand Plastic Emulsion paint over 2 coats of putty works and 1 coat of primer.

External Walls will be coated with Weather Proof Acrylic based Paint. Facade of the building will be as per the Architectural design.

Grills are painted with 2 coats of Enamel paint over 1 coat of red oxide. Ceiling are plastered using CM. 1:3 smoothly and finished with putty, 1 coat of primer and 2 coats of Plastic Emulsion.

PLUMBING & SANITARY FITTINGS

TOILETS : PARRYWARE / HINDWARE premium quality @ Rs. 4,000 / each of Floor Mounted EWC includes Seat Cover, attached / detached flush Tank with Health Faucet. YESSESS / METRO / CP fittings in all bath rooms will be provided.

KITCHEN: Kitchen Counter top will be made up of highly polished Granite stone with single Bowl stainless sink with drain board, will be fixed with FRANKIE / NIRALI.

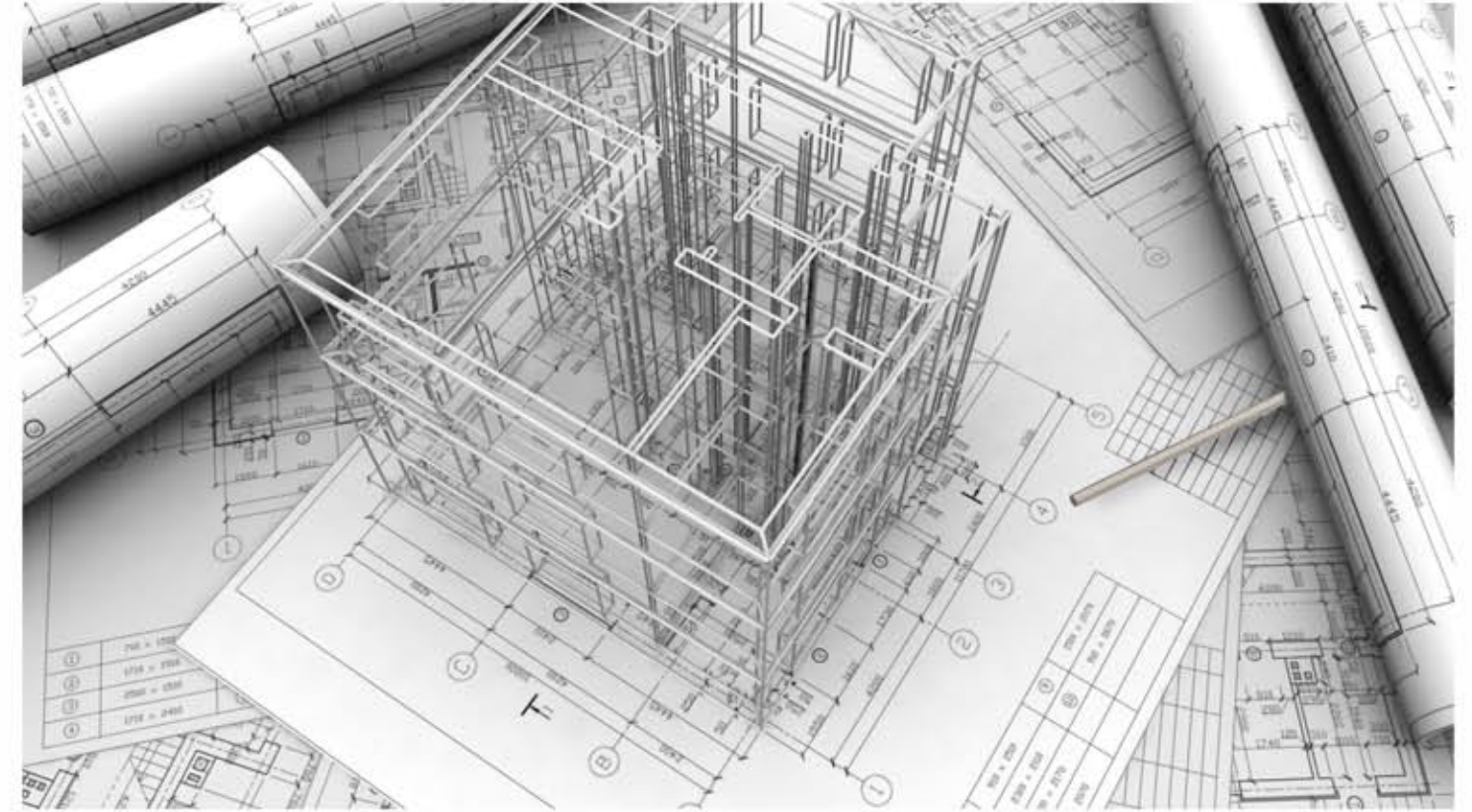
UTILITY : Water out let provision for Washing Machine and YESSES / METRO long body pillar cock.

ELECTRIFICATION

Three Phase supply through PVC conduits and concealed wiring will be provided with automatic Change Over Switch in each flat. Separate Meter will be provided for each flat in main board located in the stilt floor. Common meter will be provided for the common areas in the main board.

Following points will be provided.

| | |
|----------|---|
| Hall | : Light point - 4, Fan point - 2, 5A plug point - 3, 15A plug point - 1, Tv point - 1, Telephone point -1. |
| Dining | : Light point - 4, Fan point - 2, 5A plug point - 3, 15A plug point - 1, Tv point - 1, Telephone point -1. |
| Bed room | : Light point - 2, Fan point - 1, Fan point -1, 5A plug point - 1, 15 A plug point - 1, Tv point - 1, Telephone point -1. |
| Kitchen | : Light point - 1, 5A plug point -2, 15A plug point - 1, Ex. Fan point - 1. |
| Toilet | : Light point - 2, 5A plug point -1, 15 A plug point -1. |
| Balcony | : Light point -1. |
| Service | : Light point -1, 15A plug point - 1. |



Features

- Located just 400 Mtrs off Velachery -Tambaram road
- Diagonally opposite to Grand Mall
- Minutes away from Velachery Bus Terminus and MRTS
- Close proximity to Educational Institutions, Malls & Restaurants
- Low Cost Maintenance
- On time completion & Possession
- Assistance on Home Loans
- Thoughtfully designed living spaces
- Approved by all major Banks & Financial Institutions

Common Amenities.

- Security system and video door phone for each flat
- Bore well will be provided
- An Over Head Tank of require capacity will be provided for Bore well / Metro Water
- Sump of required quantity will be provided
- Covered car park for each flat
- Solar power back up for Common Areas

