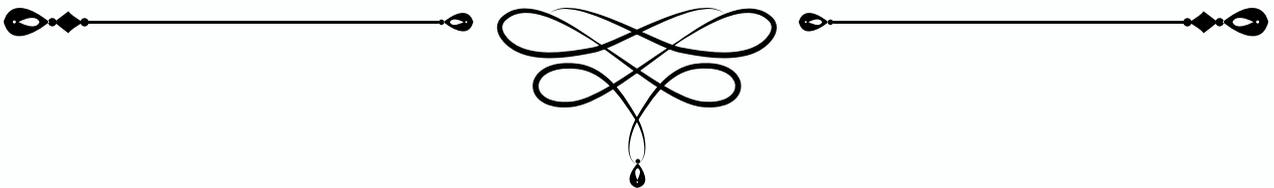




# SITARA

*Luxury that goes beyond*



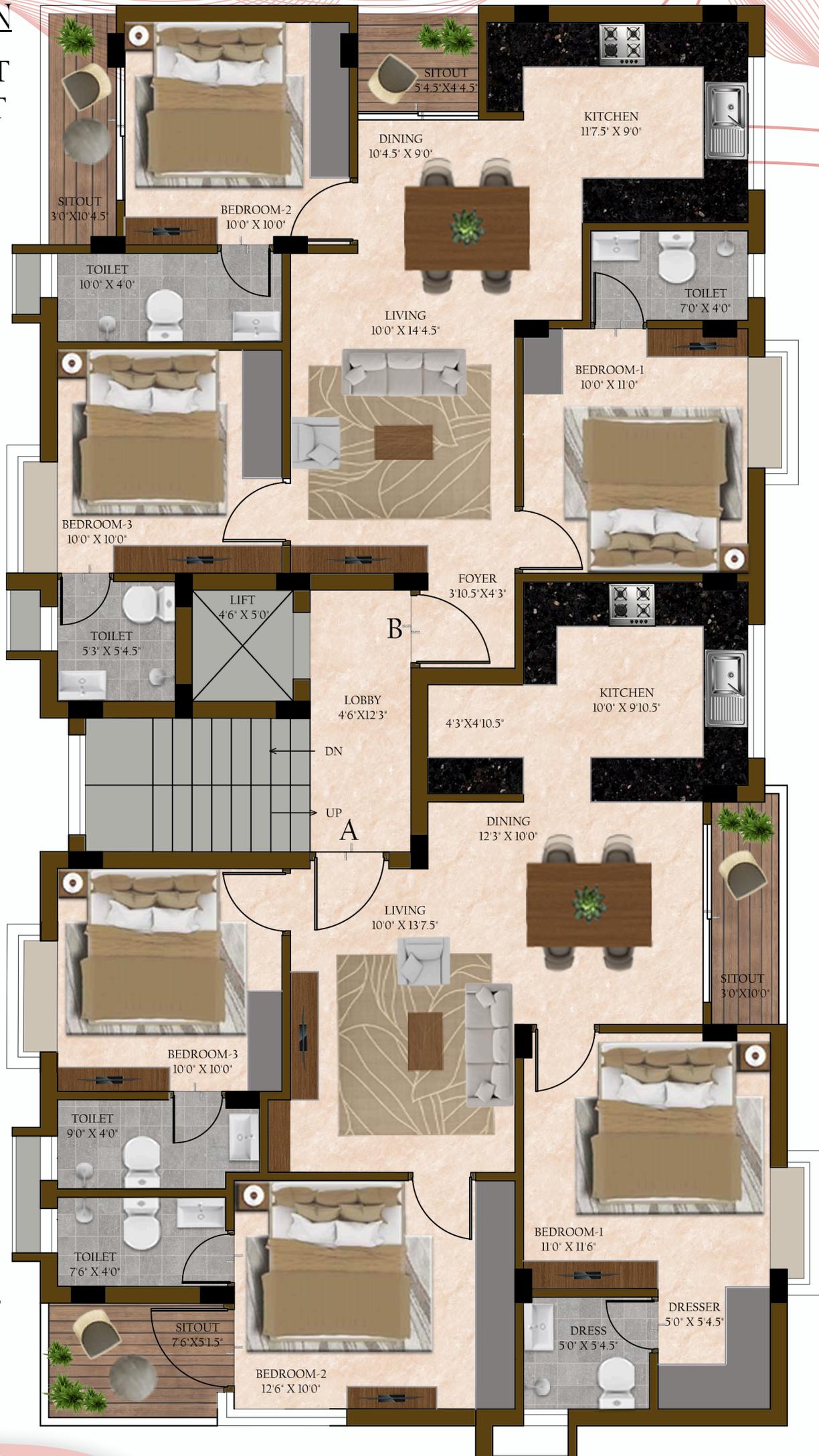
Indian Green Building Council



# FLOOR PLAN

A -1308 SQ.FT

B -1152 SQ.FT



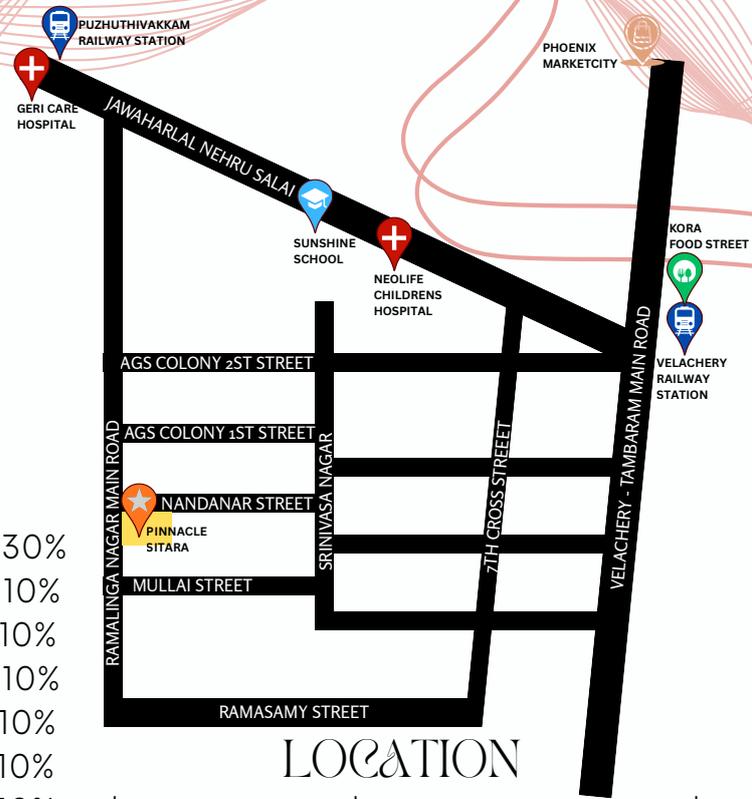
# PINNACLE SITARA

We are committed to creating spaces that can be cherished for a lifetime, from one generation to the next.

Don't settle for anything less than perfect.

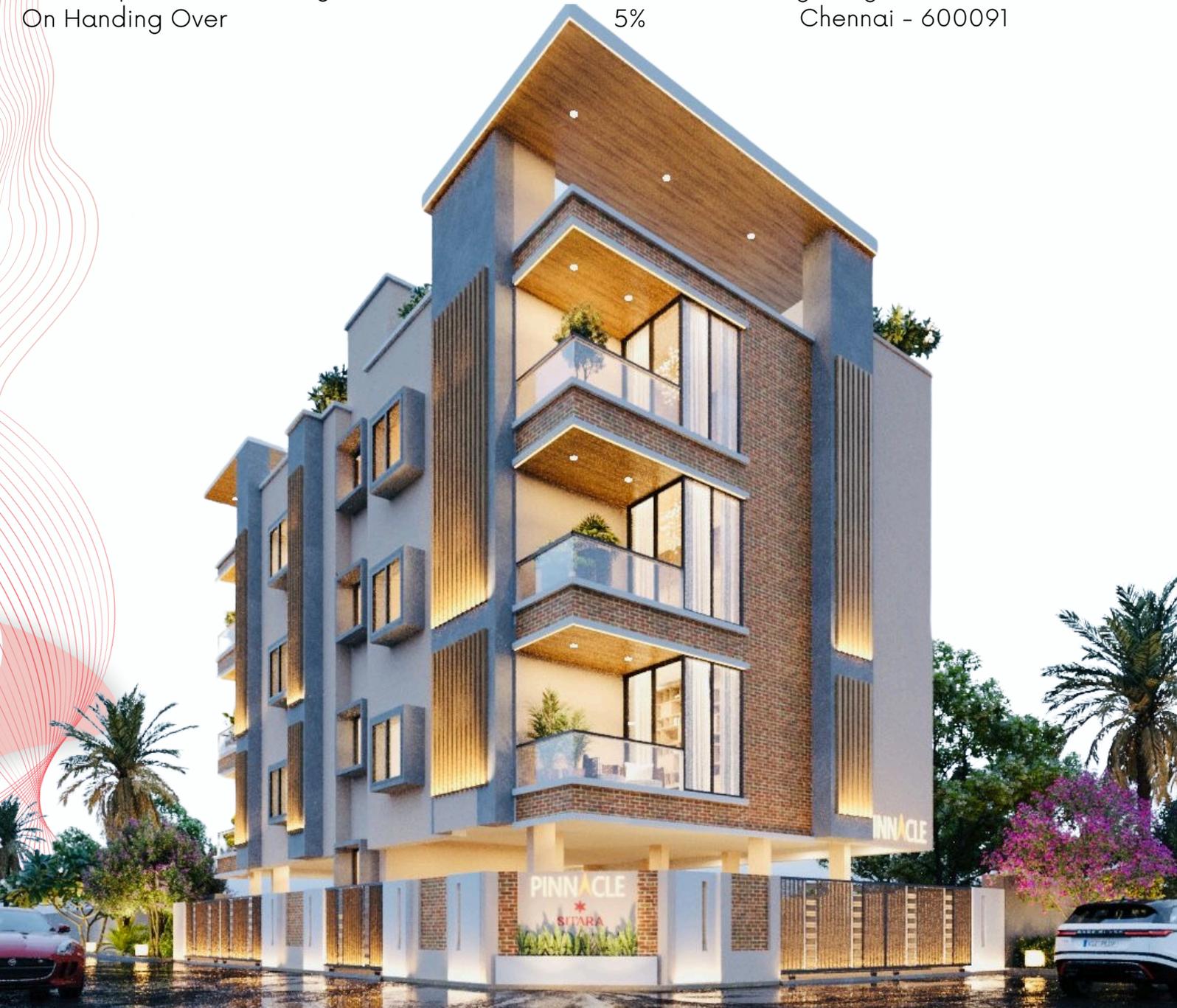
## PAYMENT SCHEDULE

Initial Payment	30%
On Completion of Foundation	10%
On Completion of Ground Floor Roof Slab	10%
On Completion of First Floor Roof Slab	10%
On Completion of Second Floor Roof Slab	10%
On Completion of Third Floor Roof Slab	10%
On Completion of Brickwork in the respective flat	10%
On Completion of Flooring	5%
On Handing Over	5%



## LOCATION

Plot no 23, Ramalinga nagar main road,  
Ramalinga nagar, Puzhuthivakkam ,  
Chennai - 600091



# SPECIFICATION

## I. General

1. Elegant Elevation
2. Vaasthu Plan for entire Building
3. Lift
4. Exquisite Lobby in Stilt floor
5. Full Back-up Generator with Auto Changeover

## II. Flooring

1. Double-Charged Vitrified tiles for entire Carpet area
2. Designer Tiles for Toilet Walls for full height
3. Black Granite for Kitchen Platform
4. Granite Flooring for Staircase Area

## III. Carpentry

1. Teak Wood for Main Door Frame and Solid Panel Shutter
2. Teak Wood Frames for all Doors
3. Skin Doors for other Rooms
4. UPVC windows

## IV. Electrical

1. FRLS Wires
2. AC Point in Living, Dining and Bedrooms
3. TV and phone Points in Living & Bedrooms
4. Modular Switches with Metallic Boxes
5. Exhaust Fan point in Toilets & Kitchen
6. Automatic Phase Change-over Switches with ELCB in Main Board
7. Fully automated panel boards
8. CCTV Surveillance System

## V. Painting

1. Premium Emulsion Paint for entire Interior
2. Weather Coat Emulsion Paint for entire Exterior
3. Melamine Finish for Entrance Door

## VI. Plumbing

1. Kohler / American Standards Closets and Wash Basins in Toilets
2. Counter Wash Basin in Dining
3. Jaquar CP Fittings
4. Diverters in all Toilets
5. Franke Sink with Sink Mixer in Kitchen

Flat No.	Floors	UDS	Saleable Area	Facing
1A	First Floor	503 sq.ft	1308sq.ft	EAST
1B	First Floor	443sq.ft	1152 sq.ft	NORTH
2A	Second Floor	503 sq.ft	1308sq.ft	EAST
2B	Second Floor	443 sq.ft	1152 sq.ft	NORTH
3A	Third Floor	503 sq.ft	1308sq.ft	EAST
3B	Third Floor	443 sq.ft	1152 sq.ft	NORTH

**PINNACLE**  
FOUNDATION



**OUR BANKING PARTNERS**



**THE MARSHALLS**  
**CONTACT:-**