



SITE ADDRESS :

#1/5 Mothilal Street

T. NAGAR

Chennai 600017

COMPLETION DATE

APRIL 2024

Redbrick Rajagopal

SIGNATURE RESIDENCES OFF SOUTH USMAN ROAD

www.redbrickrealtor.com

Twenty elegant residences at a prestigious address. Experience meticulously crafted Redbrick way of living, exquisitely designed to feel enviably spacious, abundant natural light, cross-ventilation, and views of the green outdoors located in the middle of it all but then tucked away from the hustle and bustle of central commercial T.Nagar offering serenity in a leafy tree canopy covered neighbourhood.

At stone's throw is the commercial hub of Chennai on South Usman Road, premium residences, reputed educational institutions, restaurants, entertainment, and hospitals. It's a quick drive to anywhere that matters.

The building has Grade A specification with a functional design and architecture.

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MORE SCOPE FOR
CUSTOMISATION
AND MORE.**



MOTILAL STREET

APARTMENT BUILDING

20' WIDE PRIVATE PASSAGE

99'-4"

107'-2"

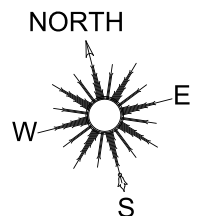
70'-9"

66'-2"

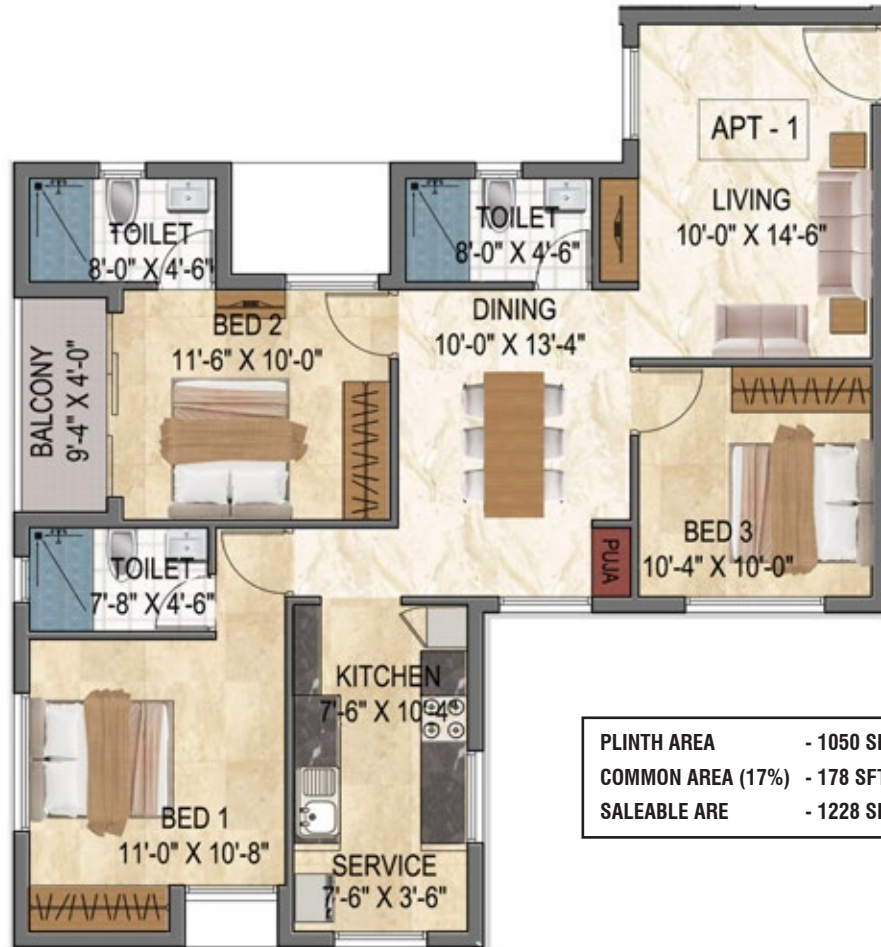
27'-9"

6'-1"

36'-6"

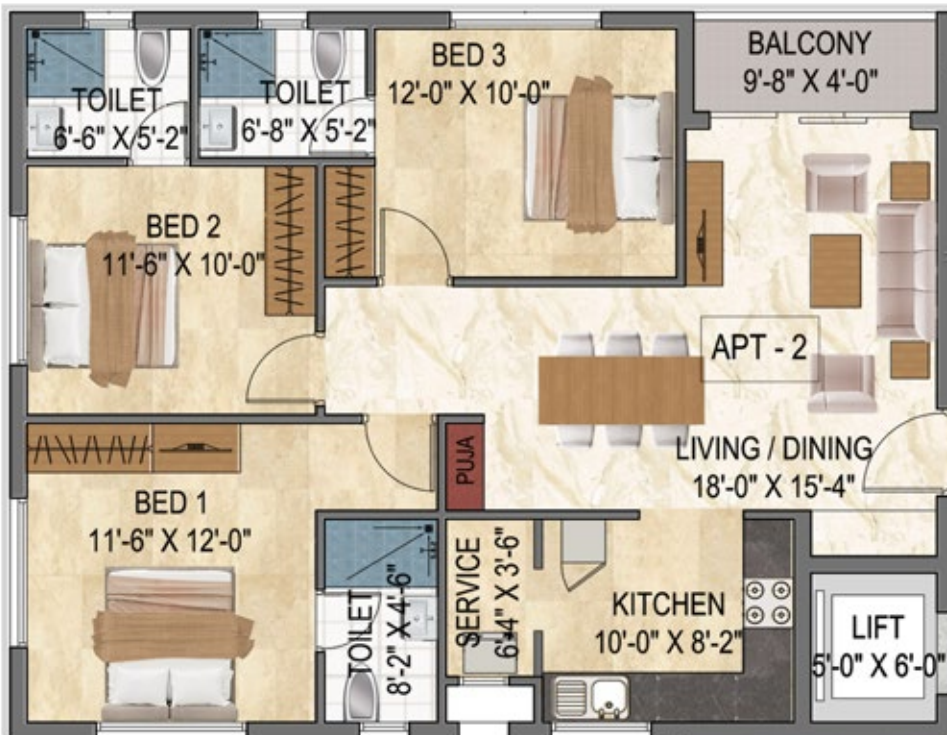


APARTMENT - 1

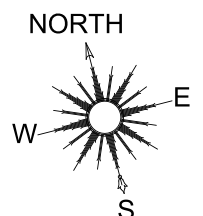


PLINTH AREA	- 1050 SFT
COMMON AREA (17%)	- 178 SFT
SALEABLE ARE	- 1228 SFT

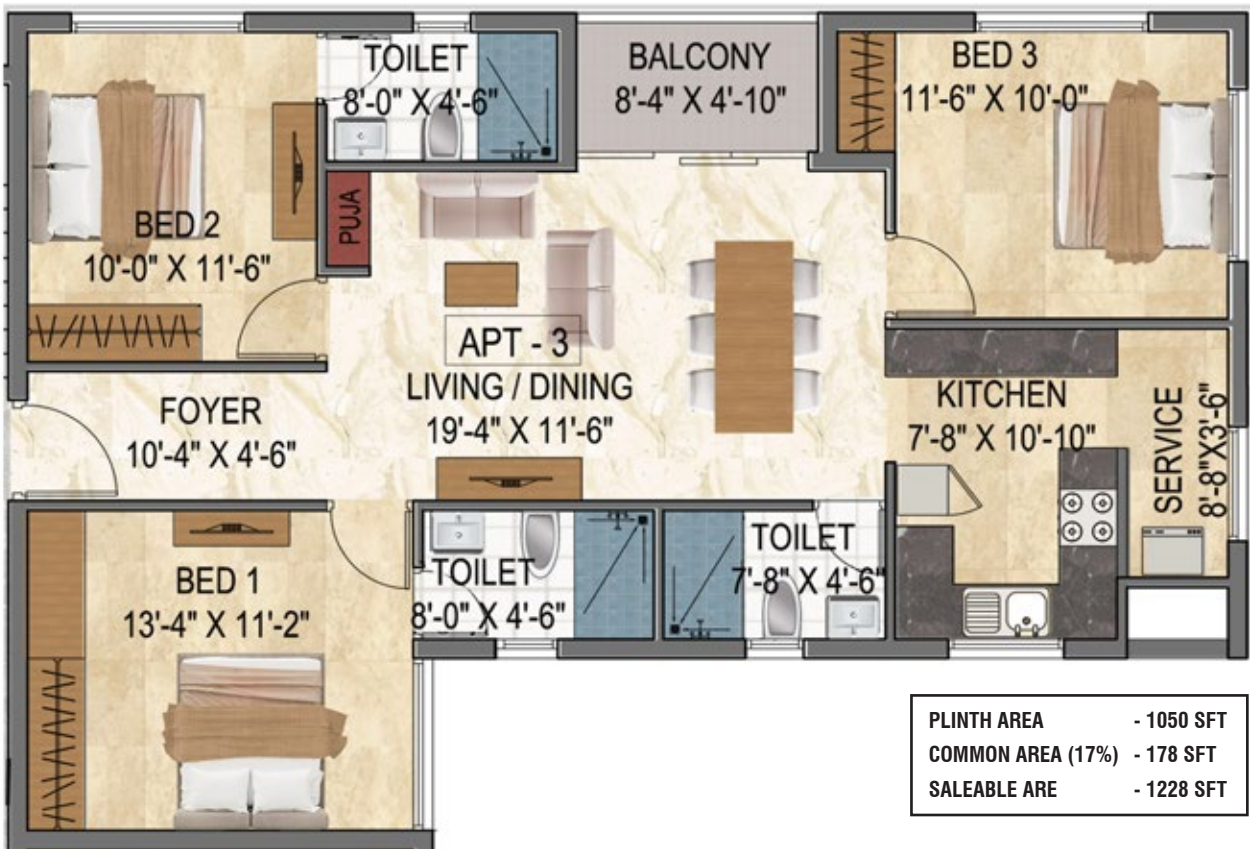
APARTMENT - 2



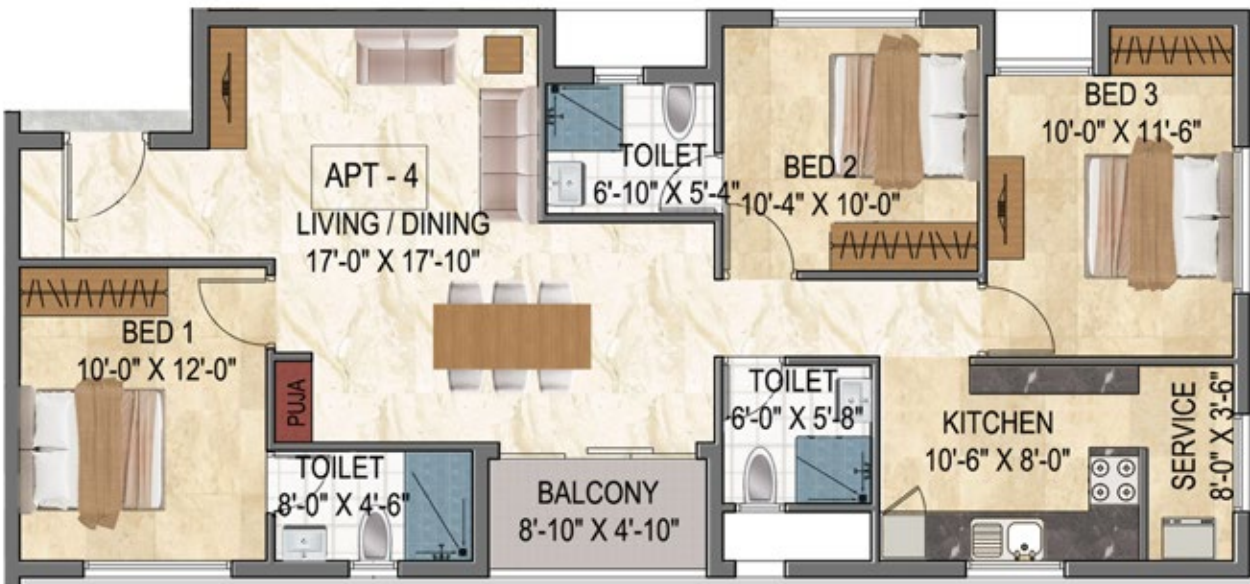
PLINTH AREA	- 1050 SFT
COMMON AREA (17%)	- 178 SFT
SALEABLE ARE	- 1228 SFT



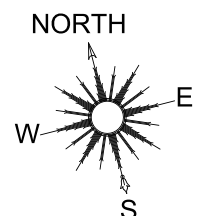
APARTMENT - 3



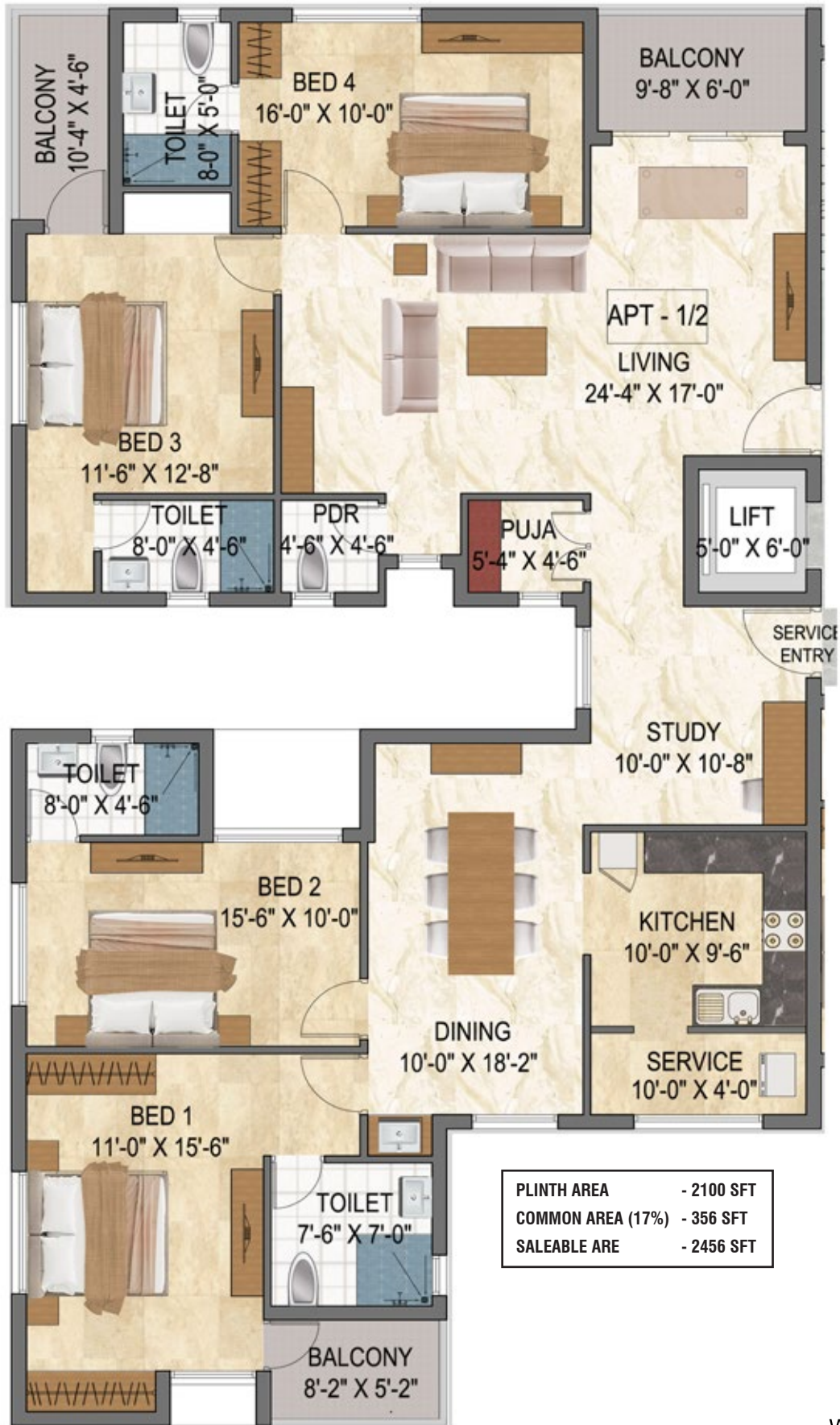
APARTMENT - 4



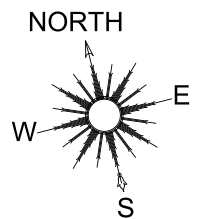
PLINTH AREA	- 1050 SFT
COMMON AREA (17%)	- 178 SFT
SALEABLE ARE	- 1228 SFT



APARTMENT - 1/2



PLINTH AREA	- 2100 SFT
COMMON AREA (17%)	- 356 SFT
SALEABLE ARE	- 2456 SFT



SPECIFICATIONS

Details of amenities/specifications to be provided

Form	: Stilt plus Five with Lift
Structural	: 5" Thick RCC Slab with strong foundation designed for earthquake resistance
Super Structural	: 8"/9" Thick Outer Masonry or Porotherm brick Walls. Terrace treated with White cool Tiles.



FLOORING : HR Johnson or equivalent – Superior Quality 2' x 2' vitrified tiles or similar flooring & skirting in living, dining and all bedrooms, utilities and balconies. Lobby common area will have granite flooring and stairs will be natural stone finish. Paver blocks or cement floor for driveway and as necessary on the ground floor.



PAINTING : Asian Paint or equivalent -- Enamel paint for all doors, windows, and grills. Putty finished emulsion paint for all inner walls, distemper for ceiling and exterior emulsion for outer walls. Varnish finish for front door.



JOINERY : Teak wood frames for all doors, 3'6" x 7' teak wood paneled main door and all other 3' x 7' flush doors of reputable quality. 2' 6" x 7' plastic treated flush doors for balcony and toilets. Fenesta Brand or equivalent UPVC or Teak framed, and glass paneled windows and ventilators with mosquito nets. MS grills for all windows, MS grill gate at entrance, Stainless Steel coated railing for stairs. Grill for Utility where necessary. Godrej main door lock and similar quality locks and fittings for doors and windows.



BATHROOMS : HR Johnson or equivalent ceramic anti-skid floor, with 7' dado higher quality Parryware/Hindware or equivalent -- sanitary fixtures and Jaguar or equivalent chromium plated fittings, hot and cold mixtures with shower and provision for geyser.



KITCHEN : HR Johnson or equivalent superior ceramic tile flooring with 2' dado ceramic tile over granite kitchen platform & stainless-steel sink.



ELECTRICAL : 3 phase power supply with concealed finolex or anchor wiring. Lataski or equivalent switches and points. TV & Telephone point in living and bedrooms. Provision for AC in Living, Dining and bedrooms.



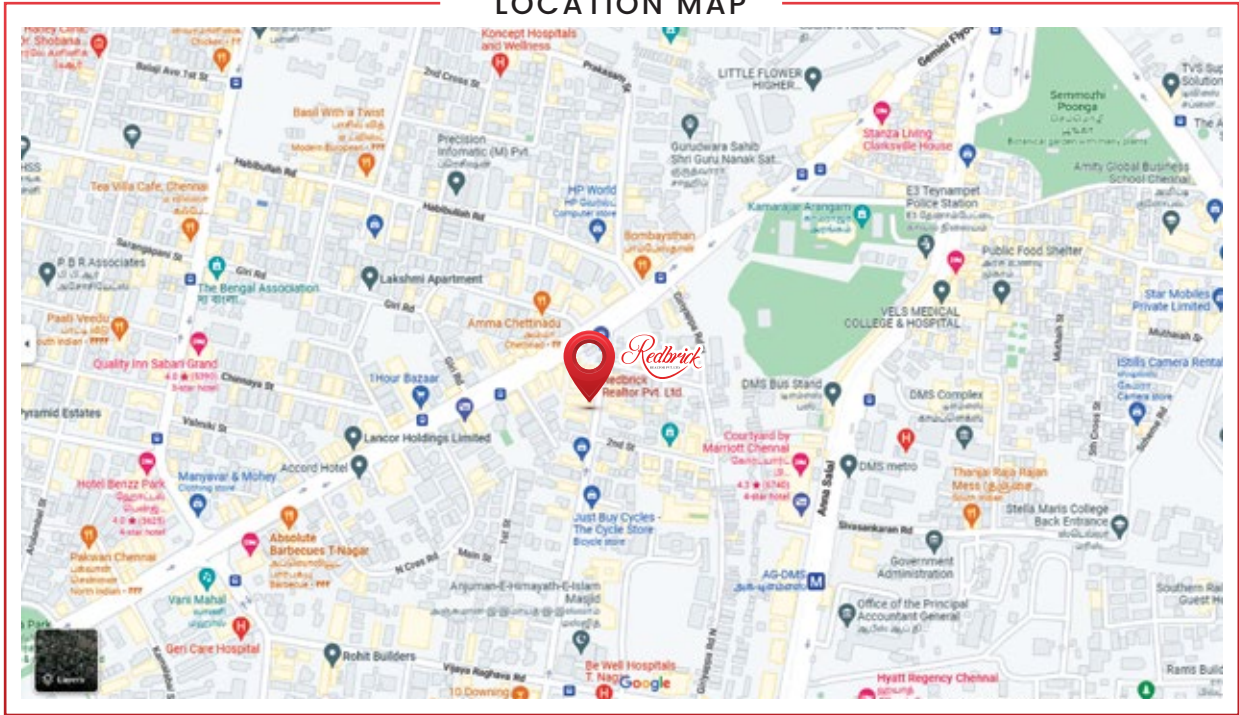
PLUMBING : Concealed pipeline for bathroom and kitchen. Duct for external pipeline. Underground sump for water collection and storage of required capacity. Overhead tank with 2 storage compartments with required capacity. Separate water line and plumbing for Bore and corporation water along with appropriate motor for each.



LIFT : Six passenger lift by Otis or equivalent



LOCATION MAP



CONTACT

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