

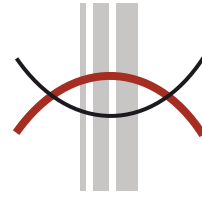
STEP INTO A WORLD OF  
LUSH LUXURY

# UPSTAY BASIL

THIRUVANMIYUR

[www.upstay.co.in](http://www.upstay.co.in)

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# UPSTAY

The Art of Happy Living

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**CASAGRAN**  
CITY VENTURE

Upstay, the art of happy living, is Casagrand's city venture. Aiming to create small, exclusive communities in prime locations inside the city, Upstay specialises in projects that are small land parcels (1-2 grounds each) and thereby stands differentiated from our parent company. We believe in providing exquisite, luxury apartments in major locations, with stunning elevations and an unparalleled standard of living, making dreams of homebuyers a reality.

# UPSTAY BASIL THIRUVANMIYUR

LUXURY THAT SETS YOU APART

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In a city that is always on the move, it's a feeling unlike any other to come home to a residence that has been wholly created just for you – an abode that exudes a sense of refined sophistication in its exclusivity. Introducing Upstay Basil, an ultra-luxurious project featuring 5 select apartments. Step into the comfort of a world of your own, where life is lived on your terms. Thoughtfully situated, Basil is nestled in Thiruvanimiyur, tucked away from the hustle of the city, yet still within reach of the most-happening locations, at your beck and call, ready to cater to your every need. We believe elegance is timeless, and that couldn't be truer. Experience your breath being taken away from the sensation of luxury personified. With a gazebo, that overlooks stunning surroundings, you're welcomed home with open arms to the comfort of a lush lifestyle. Unwind, slow down and indulge in pure bliss with carefully fashioned serenity. Become one with the undeniable qualities of calm and poise that this community emanates.

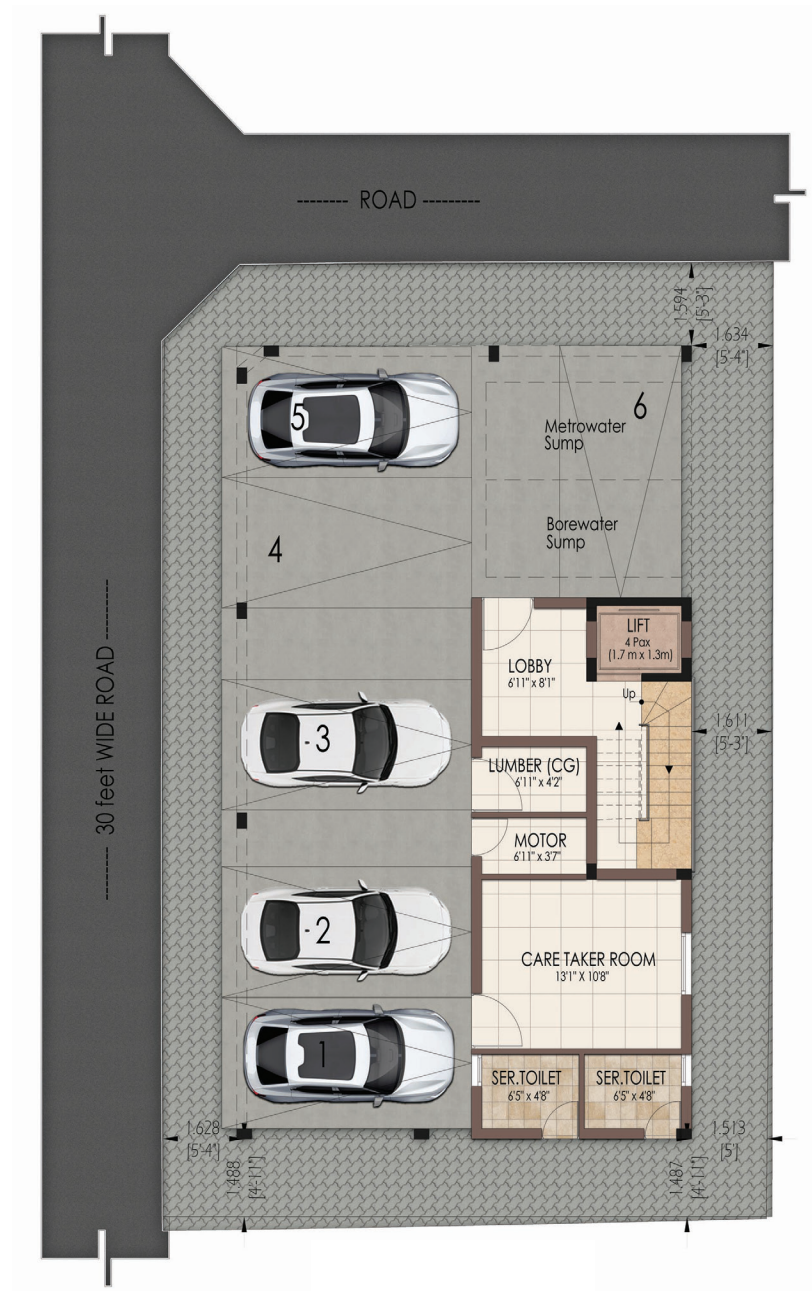
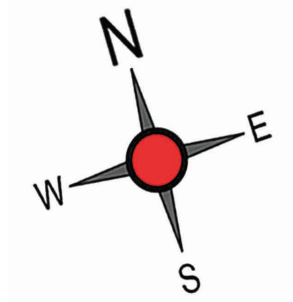
# SALIENT FEATURES

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- » 5 aesthetically crafted signature apartments in Thiruvananthapuram
- » Stilt + 3 floors design structure
- » Thoughtfully planned 3 BHK units
- » Specially designed layouts for maximum light and ventilation
- » The most premium specifications for a luxurious lifestyle
- » 100% Vaastu compliant homes with zero wastage of space
- » Surrounded by prominent IT & ITES companies, schools, colleges and hospitals
- » Relax and rejuvenate at the rooftop gazebo



# FLOOR PLAN



Proposed Residential Development  
 First Floor Saleable Area - 1805 sq.ft

# SPECIFICATIONS

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## 1. STRUCTURE

- Structural System : RCC framed structure designed for seismic resistance (Zone 3) using Fe 500 TMT bars.
- Masonry : Concrete block walls 200mm/100mm.
- Floor - Floor Height (Incl. Slab) : Shall be maintained at 3000mm.
- ATT : Anti-termite treatment will be done.

## 2. WALL FINISH

- Internal Walls : Living, dining, bedrooms, kitchen & lobby finished with 2 coats of putty, 1 coat of primer and 2 coats of emulsion paint.
- Ceiling : Finished with 2 coats of putty, 1 coat of primer and 2 coats of emulsion paint.
- Exterior Walls : Exterior faces of the building finished with 1 coat of primer and 2 coats of Weather coat paint with color as per architects design.
- Bathroom : Double glazed ceramic tile will be finished up to false ceiling height and above false ceiling will be finished with a coat of primer.
- Kitchen : Glazed/matte ceramic wall tiles of size 600x600mm for a height of 600mm above the counter top finished level.
- Toilet Ceiling : Grid type false ceiling.

## 3. FLOOR FINISH WITH SKIRTING

- Living, Dining : Marble flooring.
- Bedrooms & Kitchen : Vitrified tiles of size 600x600mm.
- Bathroom Tile : Anti-skid ceramic tiles of size 300x300mm.
- Balcony : Anti-skid ceramic tiles of size 300x300mm.
- Private Open Terrace (If Applicable) : Floors with pressed tiles finish.

## 4. KITCHEN & DINING

- SKitchen : Platform with granite slab of 600mm wide and height of 800mm from the finished floor level.
- Electrical Point : For chimney and water purifier.
- CP Fitting : Kohler/Jaguar/Roca or equivalent.
- Sink : Single bowl, matte finished stainless steel sink with drain board.
- Drain : Pest-free square designer SS grating.
- Dining : Counter-mounted wash basin wherever applicable.

## 5. BALCONY

- Handrail : Glass handrail as per architect's design.

## 6. BATHROOMS

- Sanitary Fixture : Kohler/Jaguar/Roca OR equivalent.
- CP Fittings : Kohler/Jaguar/Roca OR equivalent.
- Bedroom 1-Bathroom : Wall-mounted WC with cistern, health faucet, overhead shower, with diverter, countertop wash basin with granite platform.
- Other Bathrooms : Wall-mounted WC with cistern, health faucet, overhead shower with diverter, countertop wash basin with granite platform.
- Drain : Pest-free square designer SS grating (all toilets).

## 7. JOINERY

- Main Door : First quality teak wood frame and double side veneer finish skin shutter of 2100mm height.
- : Door lock of Godrej OR equivalent locks, tower bolts, door viewer and magnetic catcher.
- Bedroom Doors : Good quality laminated door finish with skin shutters of double panel for a height of 2100mm.

# SPECIFICATIONS

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: Ironmongery like door lock of Godrej OR equivalent locks, thumb turn with key, door stopper, door bush, tower bolt etc.

Bathroom doors : Good quality door frame with molded shutters of height 2100mm with water-proofing resistance on inner side.

: Ironmongery like thumb turn lock of Godrej OR equivalent and a latch.

## 8. WINDOWS

Windows : Aluminium windows with see-through plain glass.

Grill : MS grills will be provided for windows wherever required.

French doors : Aluminium frames and doors with toughened glass without grills.

Ventilators : Aluminium frames of fixed OR adjustable louveres OR openable shutter for ODU access.

## 9. ELECTRICAL POINTS

Power Supply : 3 phase power supply connection.

Safety Device : MCB, ELCB (Earth Leakage Circuit Breaker)

Switches & Sockets : Modular box and modular switches and sockets of Anchor Roma/Schneider/equivalent.

Wires : Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand Finolex/Polycab/Anchor Roma or equivalent.

TV/Telephone : Point in living and bedroom-1.

Data : Point in living room.

Split- Air Conditioner : Point will be provided in master bedroom and provision will be provided in living and other bedrooms.

Exhaust Fan : Point will be given in all bathrooms.

Geyser : Geyser point will be provided in master bedroom and provision will be provided in other bathrooms.

VDP : Video door phone will be provided at the main door's entrance.

## SPECIFICATIONS COMMON TO BUILDING COMPLEX

### COMMON FEATURES

1. Lift : 6 to 8 passenger automatic lift will be provided.
2. Name Board : Apartment owner's name will be provided in ground floor.
3. Lift Facia : Granite or panel cladding on all floors.
4. Staircase Flooring : Granite.
5. Staircase Handrail : MS handrail with enamel paint on all floors.
6. Stilt Flooring : Grano flooring with car park number marked in paint.
7. Terrace Floor : Floors with pressed tiles finish.
8. Power Backup : UPS inverter shall be provided for all apartments.

### OUTDOOR FEATURES

1. Water Storage : Overhead tank with UG sump water supply system.
2. Rain Water Harvest : Rainwater harvesting site.
3. Intercom : Provision of intercom will be provided.
4. Safety : CCTV surveillance cameras will be provided all a round the building at pivotal locations in stilt.
5. Well-Defined Driveway : Interlocking paver block/equivalent flooring with demarcate driveway as per landscape design intent.
6. Security : Security room facility shall be provided.
7. Compound Wall : Building perimeter fenced by compound wall with entry/exit gate for a height as per Architect/landscape design.
8. Landscape : Suitable landscape at appropriate places in the project.

# LOCATION ADVANTAGES

## Airport, Railway Station & Bus Stand

- » Chennai International Airport – 12 Km | 20 mins
- » Thiruvanimiyur Bus Stop – 500 m | 2 mins
- » Thiruvanimiyur Railway Station – 1 km | 5 mins
- » Ongoing Thiruvanimiyur Metro Station – 1 km – 5 mins

## Hospitals

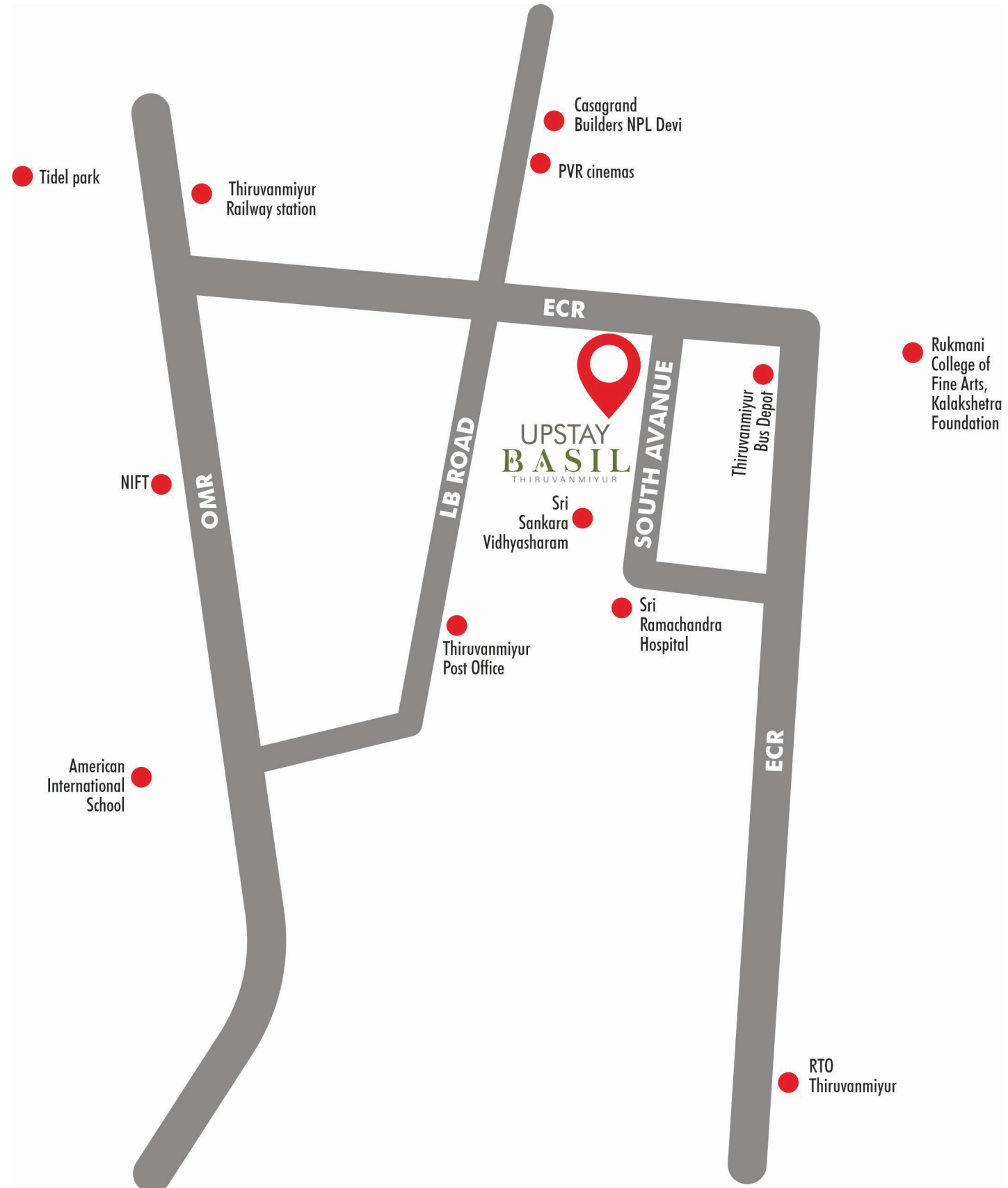
- » Apollo Specialty Hospital – 2 km | 7 mins
- » Apollo Proton Cancer Center– 800 m | 3 mins
- » ESI Hospital – 1.5 km | 6 mins
- » Sri Ramachandra Hospital – 500 m | 2 mins
- » GEM Hospital – 2.5 km | 10 mins
- » Global Hospital and Health City – 7 km | 15 mins

## Schools & Colleges

- » The School (KFI) – 3 km | 10 mins
- » St. Michaels Academy – 3.5 km | 12 mins
- » Sri Sankara Vidhyasharam – 800 m | 2 mins
- » American International School – 2 km | 7 mins
- » Anna University – 4 km | 12 mins
- » NIFT – 1.1 km | 4 mins
- » IIT Madras – 6 km | 15 mins
- » Rukmani College of Fine Arts, Kalakshetra Foundation – 2 km | 7 mins
- » Patrician College of Arts & Science – 3.5 km | 8 mins

## IT Companies

- » Tidel Park – 1 km | 5 mins
- » Ramanujam IT City – 1.5 km | 6 mins
- » World Trade Centre – 2.6 km | 7 mins
- » RMZ IT Park – 4 km | 10 mins







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