

UPSTAY
CHIVES
THIRUVANMIYUR




A SLICE OF EXCEPTIONAL
LUXURY IN A
SOUGHT-AFTER LOCALE





EMBRACE LUXURY

Luxury is at the heart of Chives. Beautiful and exclusive 2 and 3 BHK homes that bring a new dimension to residential homes. Spacious, luxurious, well-lit, ventilated, minimalistic and right in the heart of the city. That's Chives for you. ***A union of flawless elegance and absolute comfort.***





THE PERFECT LOCATION

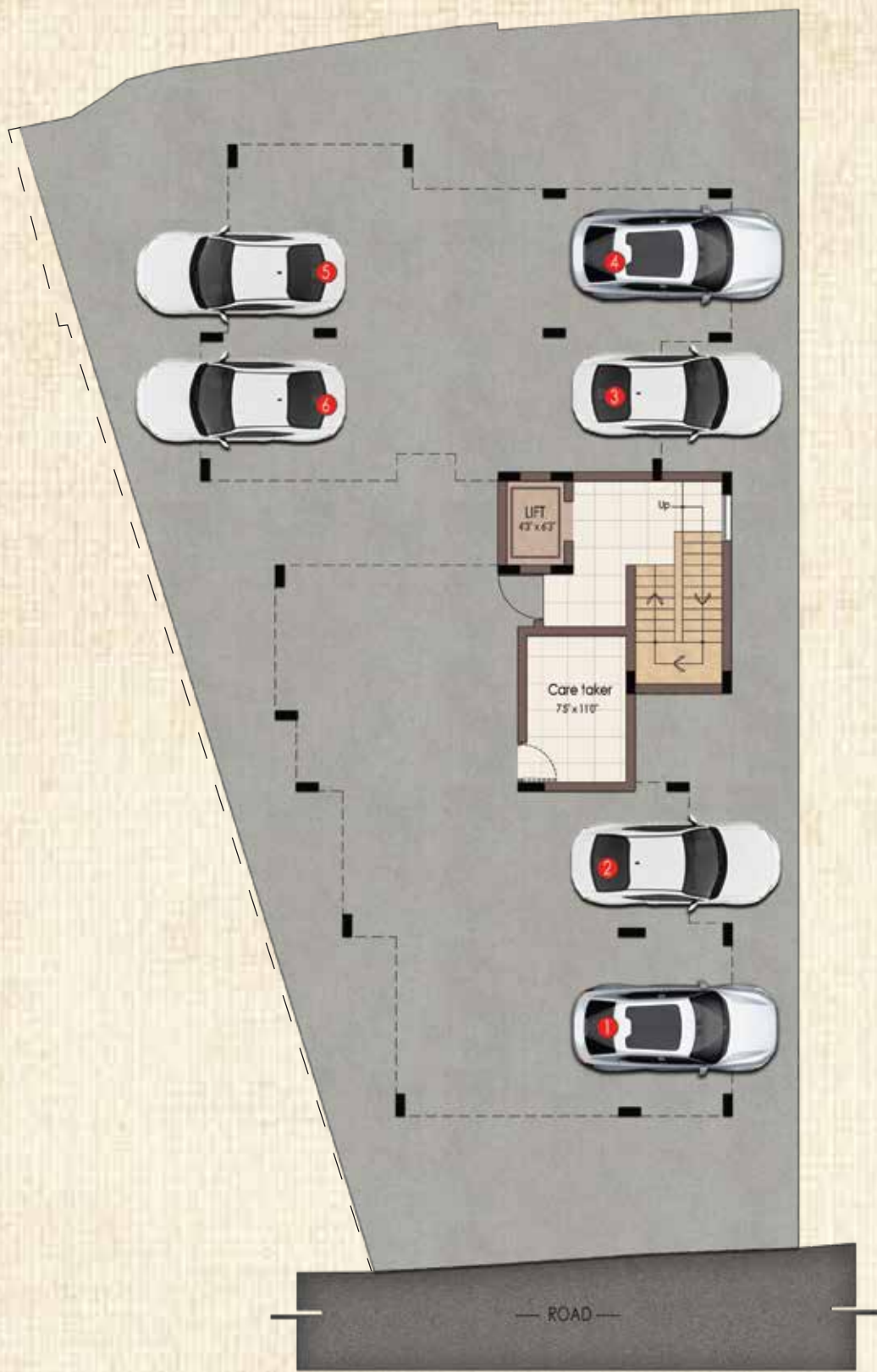
Thiruvanmiyur – Chennai’s bustling locality dotted with upmarket lifestyle stores and shopping hubs. A prime location in the city that’s on every investor’s radar for the past few years. Being close to the beach makes Thiruvanmiyur one of Chennai’s most loved locations. Upstay Chives is located in Thiruvanmiyur very close to the Main Road and is well connected and easily accessible. Schools, colleges, hospitals, entertainment avenues, everything is within your easy reach.



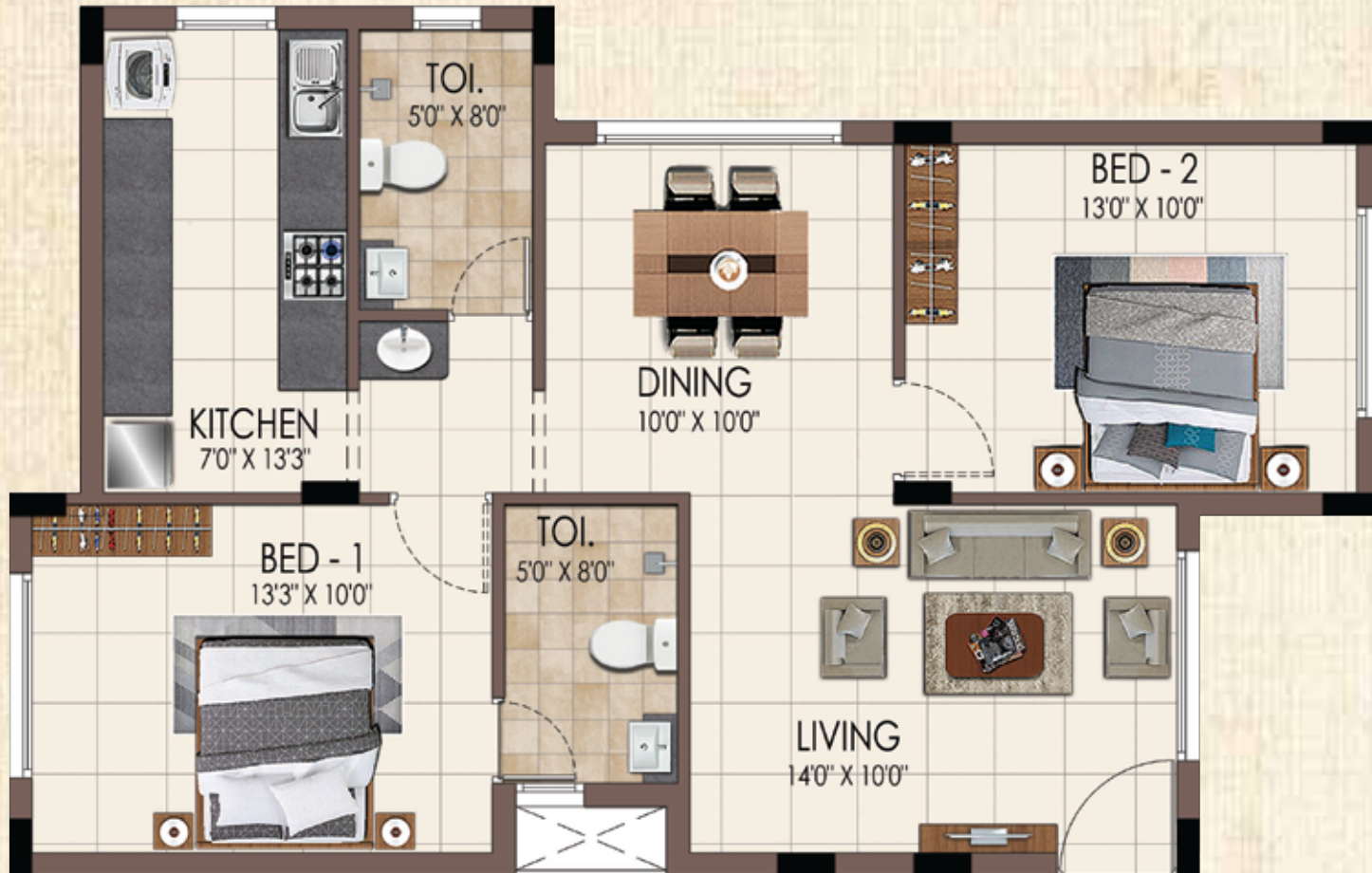


A LUXURY EXPERIENCE LIKE NO OTHER!

- ***Aesthetic:*** Beautifully designed & executed
 - ***Spacious:*** Maximum light & ventilation
 - ***Premium:*** Top-of-the-line products & specifications
 - ***Central:*** Perfect location, closer to happening places
-



STILT FLOOR PLAN



2 BHK SALE AREA - 1019 sq.ft



3 BHK SALE AREA - 1323 sq.ft

SPECIFICATIONS

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 : Shall be maintained at 3000mm. (Incl. Slab)
- 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 coat 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 : Vitrified tiles.
- Bedrooms & Kitchen : Vitrified tiles of size 600x600mm.
- Bathroom Tile : Anti-skid ceramic tiles of size 300x300mm.
- Private Open Terrace : Floors with pressed tiles finish. (If Applicable)

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/Jaquar/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. BATHROOMS

- Sanitary Fixture : Kohler/Jaquar/Roca OR equivalent.
- CP Fittings : Kohler/Jaquar/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).

6. 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 door frame with double side laminate finish door of size 900 * 2100mm
: 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.

7. WINDOWS

- Windows : Upvc windows and frames with see-through plain glass.
- Grill : MS grills will be provided for windows wherever required.
- French doors : Upvc windows and frames and doors with toughened glass without grills.
- Ventilators : Upvc windows and frames of fixed OR adjustable louveres OR openable shutter for ODU access.

8. 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 : Interlocking paver block/equivalent flooring with demarcate Driveway 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 MAP



Tidel park

Thiruvananthapuram Railway station

Casagrand Builders NPL Devi

PVR cinemas

Rukmani College of Fine Arts, Kalakshetra Foundation

UPSTAY CHIVES THIRUVANMIYUR

CANAL ROAD

ECR

NIFT

OMR

LB ROAD

Sri Sankara Vidhyasharam

SOUTH AVENUE

Thiruvananthapuram Bus Depot

Sri Ramachandra Hospital

Thiruvananthapuram Post Office

American International School

ECR

RTO Thiruvananthapuram



UPSTAY

The Art of Happy Living

CASAGRAN
CITY VENTURE

UPSTAY CHIVE: 5th, east street, Kamaraj nagar, Thiruvanmiyur, Chennai - 600041