



A Modern Home For A Modern  
***Beyond Luxury***  
@RAMAPURAM





## ABOUT US

- ★ At Sree Darshini Construction, we have consistently delivered quality residential projects on time, earning the trust of homeowners and establishing ourselves as one of Chennai's respected real estate developers. Our commitment to excellence, transparency, and customer satisfaction has helped us build a strong reputation in the industry.
- ★ We believe that owning a home should be an achievable dream for every family. With a focus on affordability, superior construction quality, and modern living standards, we create homes that offer both comfort and long-term value.
- ★ Our residential developments are thoughtfully designed to blend contemporary architecture with practical functionality. Every project is crafted to meet the evolving needs of today's homebuyers, providing well-planned spaces, premium amenities, and a secure living environment & Ontime Completion.
- ★ At Sree Darshini Construction, we do more than build homes—we create vibrant communities and lasting legacies. With every project, we strive to enhance lifestyles and contribute to the growth of Chennai's dynamic urban landscape.





Opulence, Grandness &  
FINESSE QUALITY

At Harini Induja, every residence is crafted with a perfect balance of aesthetics, functionality, and modern living. Expansive windows welcome abundant daylight and scenic views, while intelligent space planning promotes excellent ventilation across every home. Built with quality materials and meticulous attention to detail, our homes offer comfort, elegance, and enduring value for generations.





## TYPICAL FLOOR PLAN (I,II & III) – 2D



| FLAT     | AREA | FACING | TYPE  | UDS |
|----------|------|--------|-------|-----|
| F1,S1,T1 | 1436 | NORTH  | 3 BHK | 580 |
| F2,S2,T2 | 1212 | NORTH  | 2 BHK | 485 |





## TYPICAL FLOOR PLAN (I,II & III) - 3D

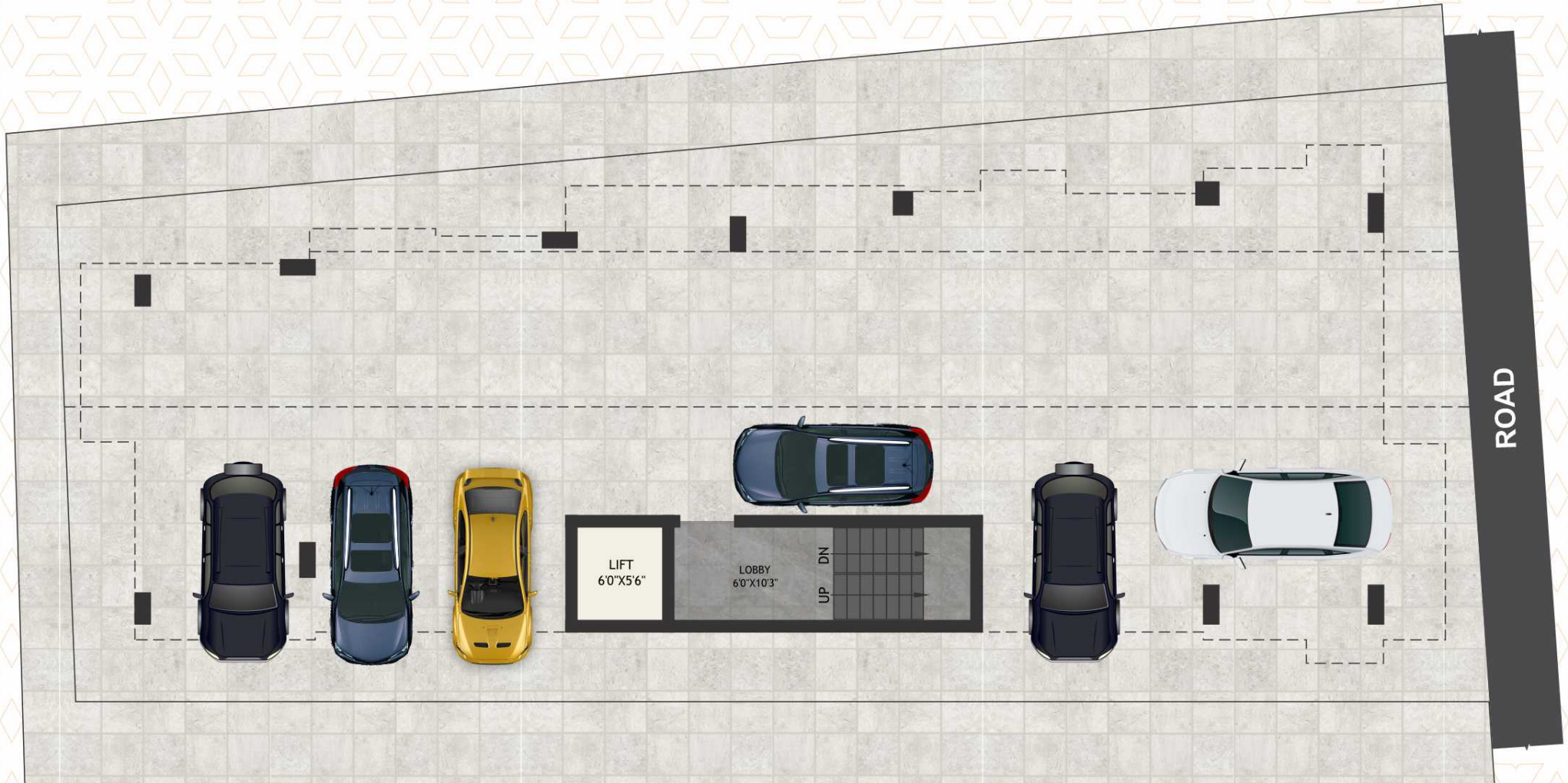


**F1,S1,T1**  
**1436.0 SQ.FT.**



**F2,S2,T2**  
**1212.0 SQ.FT.**







# SPECIFICATIONS

## FLOOR PLANS :

- Ground Floor - Fully Covered Car Park
- First Floor –Two Flats
- Second Floor – Two flats
- Third Floor – Two Flats

## FOUNDATION & STRUCTURE:

- RCC framed Structure (FE-550) as per BIS-456:2000 norms with RCC Footings based on Architectural / Structural design to suit G+3 floor.
- Anti-Termite treatment with Crowbar injection will be carried out at Foundation, Plinth & basement as per BIS 6312:2001 norms.

## WALLS:

- Outer Wall 9”and inner wall 4.5” with Best quality of chamber Bricks. All brick wall surfaces & RCC surfaces plastered with good quality of cement mortor.

## JOINERIES:

- Entrance-Architraved Ornamental Quality Teak Wood door frame with Factory finished 40 mm flush shutters With Veneer finish.
- Internal –Ornamental quality Teak Wood frame with 35mm factory Finished laminated doors.
- Toilets- Boiling water Resistant doors of 35mm with 2 sides Laminates.
- All doors provided with high quality locks of Yale/Dorset.
- Balconies- UPVC French window with Sliding shutters and Bug mesh of Fenestra or equivalent.
- Openable windows fitted with UPVC glassed shutter and MS grills.

## FLOORING:

- Premium Quality Joint Free tiles (4x2).

## PAINTING:

- For Interior Plastered surface Two coats of emulsion paint with putty.
- For Exterior Plastered surface two coats of pleasing colour and suitable for elevation designs.

## TILES CLADDING

### BATHROOMS:

- Glazed ceramic tile upto 7’0” Height and Anti skid for floors.

### KITCHEN:

- Glazed ceramic tile upto 2’0” Height on kitchen platform.
- Granite platform with single bowl stainless steel sink and Two taps for bore water including Metro Water Connection (Drinking & washing)
- Polished Granite slab for Kitchen Platform.

### TOILETS:

- Wall mount EWC in Master Bathroom and Floor mount EWC in Common Bathroom.
- Premium quality sanitary fixtures of Parry ware or equivalent.
- Hot & Cold Single lever concealed Diverter with Overhead shower and spout.
- UPVC Ventilators with Glass Louvers and Exhaust provision.
- Counter top wash basin with Polished Granite.

### WATER SUPPLY:

- Comprehensive Rain Water Harvesting Plan.
- Underground Sump and Overhead Tanks one for Metro Water and Bore well of required capacity Casted in RCC.
- Concealed CPVC Plumbing lines for Hot and cold water inside the toilet.

### STAIRCASE:

- Tread and Risers are covered with Polished Granite slab.
- Architect designed safety SS Handrails are to be provide.
- Good quality of UPVC Casement / Sliding windows.

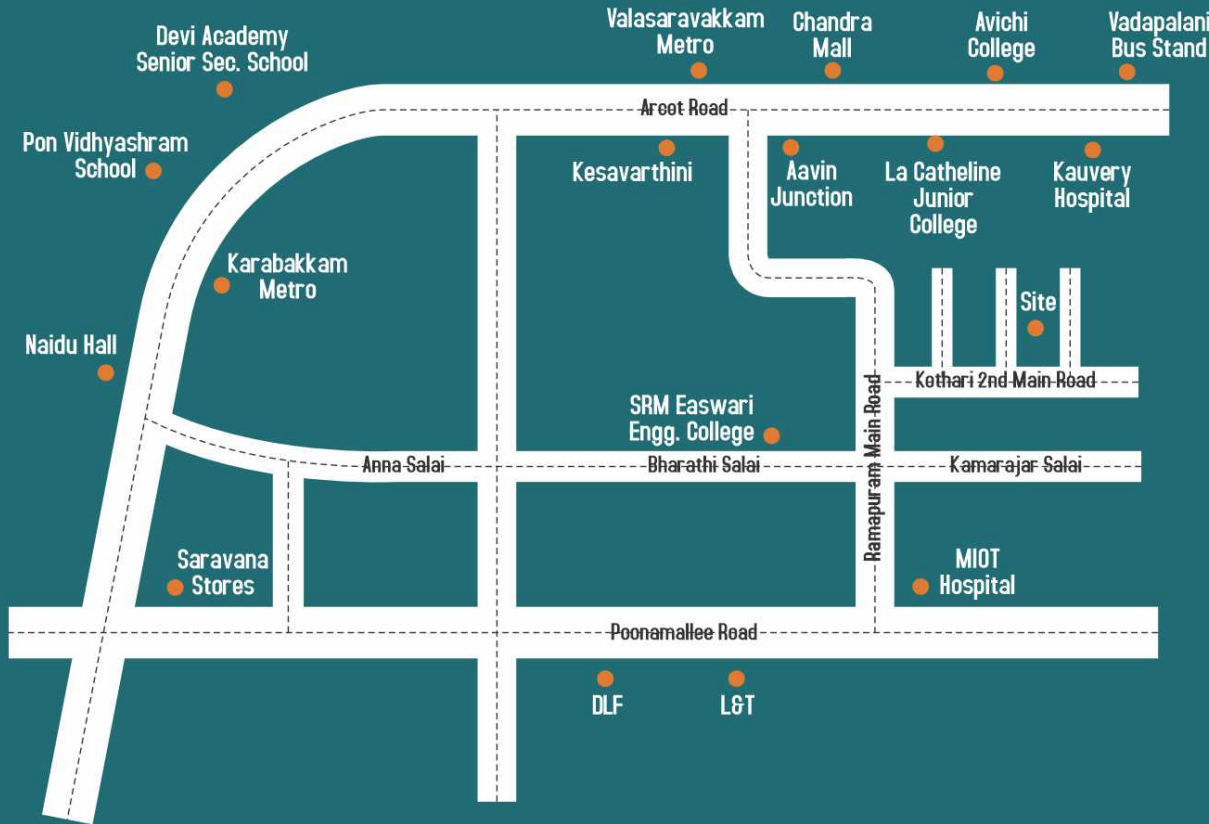
### ELECTRICAL &TELECOM:

- Three Phase EB Connection with Circuit Breaker and Modular Switches of Legrand or equivalent.
- Concealed copper wiring conducts For Lights, fan and plug point Where ever necessary.
- Power Plug for cooking range micro ovens, mixer, Grinder in Kitchen.
- Miniature Circuit Breakers (MCB & ELCB) for each distribution board.
- HOME THEATER points provision.
- Telephone points in Master Bed room and Drawing areas
- High voltage Circuit for AC, Geyser, Fridge and etc.
- Low voltage circuits for other Points wherever required.

### LIFT:

- Lift of premium make will be Provided.
- Lift Fascia – Polished Granite.
- **Lift Provided as upto Terrace.**

# KEYPLAN



## PAYMENT SCHEDULE AS FOLLOWS:

- ★ Advance at the time of Booking – 3 Lakhs
- ★ At the time of Agreement  
(20% minus booking advance) – 20%
- ★ At the time of UDS Registration/Foundation – 50%
- ★ On completion of all floor slab – 20%
- ★ On completion of Laying Walls & Plastering completion – 5%
- ★ On completeion of Flooring – 2.5%
- ★ On completion of Painting – 2.5%
- ★ Any modification work will be calculated as extra charges.

Special Note: The Govt duties, such as UDS Registration, cons, Agreement Registration, goods & Service Tax & Other taxes calculations are based on present Gov. Norms Only. If any hike up in future,the difference will have to borne by the purchaser.



### Project By: M/S Sree Darshini Construction

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