



BRICKTOPIA

by Bonz & Tomz





HAZEL HEIGHTS

93, Annapoorna Nagar, Chennai.

Limited Period Offer - Discounted Launch Price

2BHK, 3BHK Apartments Near Metro | 100ft Road

SCAN



LOCATION

SPECIFICATIONS

Structure

R.C.C framed structure with high quality. Chamber brick walls for external 9"0" thick and 4.5" thick partitions and plastered finish Using good quality ISI TMT steel. Basement height 3 feet from natural land.

Materials / Brand

Cement:- Maha, Sagar, Birla, priya (immediate availability) Bricks:- market available good brick.
Steel:- ARS Sand:- M sand Wood (Door frame only):- Imported teak

Flooring

4' 0" x 2' 0" Vetrified tile flooring for all the rooms. Anti skid ceramic tiles flooring for toilets area and paving blocks for car park area. All common areas are laid with good quality tiles flooring as per architects design. Extra charges to be paid incase of difference in client specific tiling.

Materials / Brand

■ Floor tiles:- Branded item up to 60Rs ■ Bathroom tiles:- Branded item up to 60Rs

Joineries

All wooden frames made by first quality Padak. 4x3x7ft.

All doors except main door will be fixed with moulded readymade door or flush door with mica finish. (Panel door)

Toilet doors will be water resistant. The main door will be either with teak wood or stainless steel.

Materials / Brand

■ Budget Rs.25,000 (teak wood frame 5x4x7)

Kitchen

Polished granite slab for kitchen platform fixed with stainless steel sink and sink tap. Ceramic tiles to a height of 5' above the platform.

Materials / Brand

■ Granite Slab, Budget Rs.120/sq.ft Parryware / Hindware

Sanitary & Plumbing

Good quality wall mixer tap with head shower, health facet, geyser provision with hot and cold piping system. European type closet and wash basin for toilets.

Materials / Brand

■ Parryware or Similar Brands Open Pipe:- Finolex CPVC:- Ashirvad

Electrical

ISI wire in concealed PVC conduits with MCB double door DB box with modular switches with suitable metal box. Telephone wiring in bedrooms and living room

Materials / Brand ■ GM or Equal Wiring:- Orbit



Windows

All windows grill (12mm square rods). UPVC sliding or openable window (wood window extra)

Wardrobe / Shelf

Necessary wardrobe spaces in bedrooms, with R.C.C loft on top. Loft provided in kitchen. Shutters will be extra charged

Painting

All walls will be finished by JK wall care putty and two coats of Royal Asian Emulsion (Inner) Outer paint will be of two coats of Asian Apex. All wood joineries will be painted asian enamel paints and outer grills will be painted with non-corrosive zinc chromate paints.

Water Proofing & Pest Control

Chemical water proofing for all toilets and sunken portion and water tank and terrace portion. Pre termite control treatment at foundation level, basement level and periphery of building at the finished stage.

Water Supply & OHT

Deep bore well for ground water. R.C.C sump for Metro water with adequate capacity. Common OHT.

Rainwater Harvesting

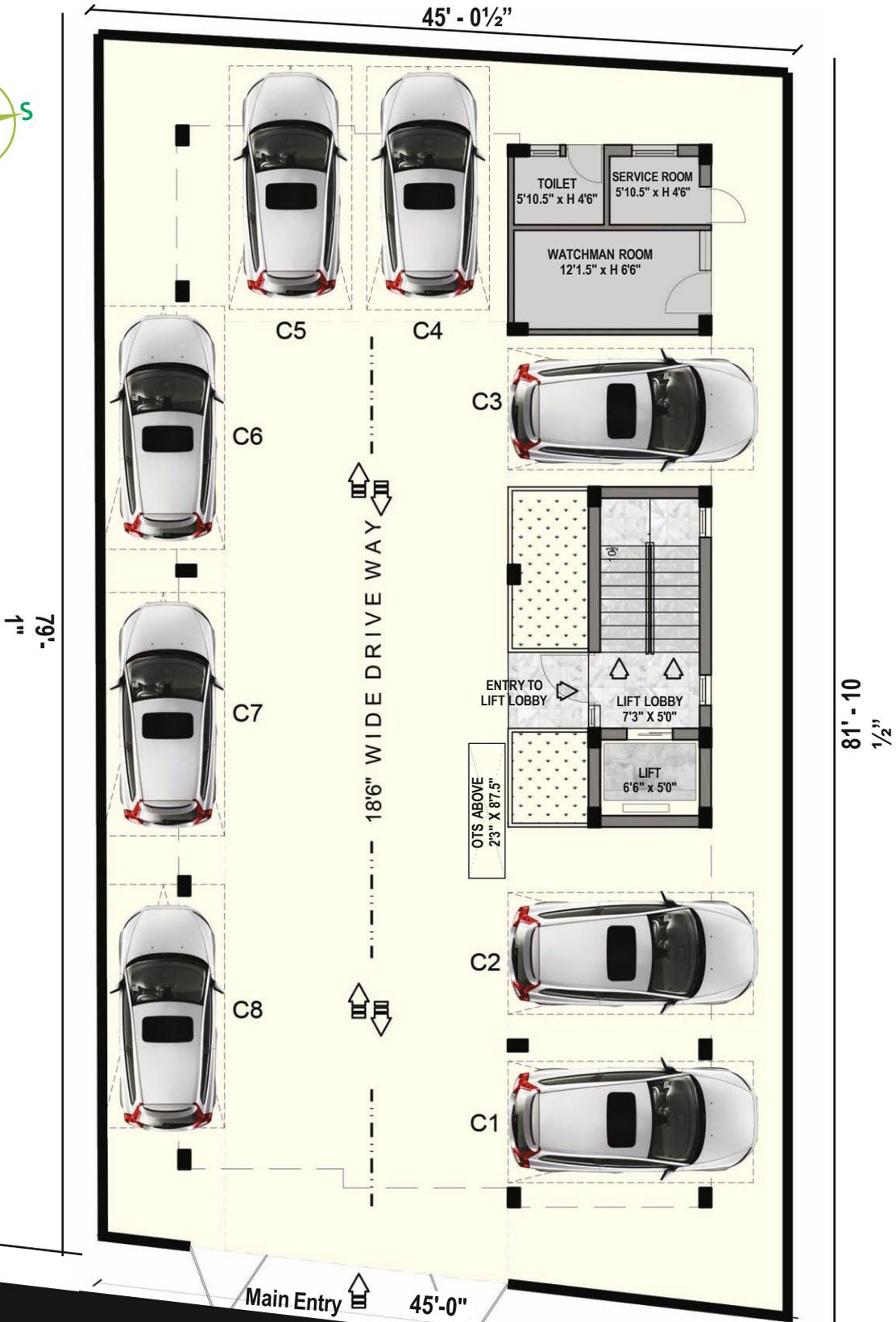
Suitable rainwater harvesting system will be provided.

OTHER AMENITIES

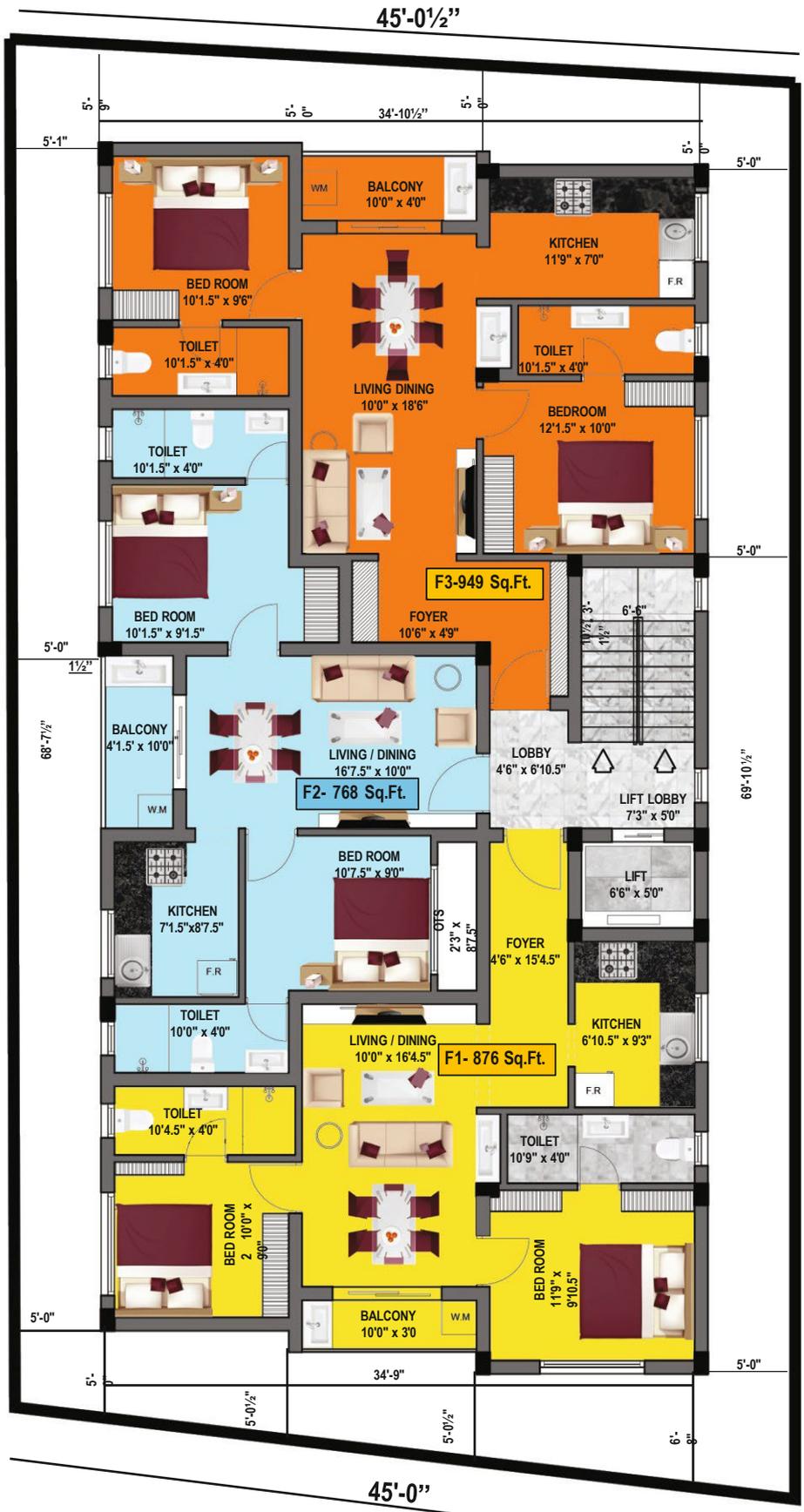
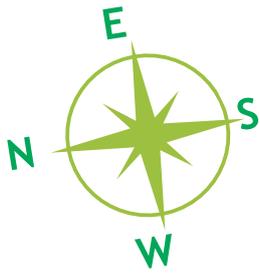
- AC power provisions for each room.
- Independent 3 phase supply.
- Inverter wiring for all rooms.
- 3 phase centrifugal pump for sump and multistage
- Jet pump of 1.5HP for bore well.
- Common lighting with compound wall around the premises.
- Automatic water level control for metro and bore.
- Lift ● CCTV at Main gate ● Common ● Entry Secure Access ● Covered Car park



STILT FLOOR



FIRST FLOOR



F1

2 BHK - 876 Sq.Ft

Rs. 64,44,400/-

F2

2 BHK - 768 Sq.Ft

Rs. 56,99,200/-

F3

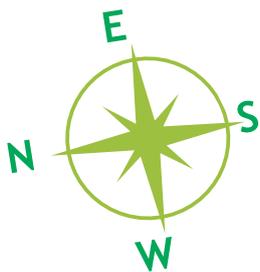
2 BHK - 949 Sq.Ft

Rs. 69,48,100/-

*Pricing as on April 2023 WITHOUT Launch Period Discount

*Conditions Apply

SECOND FLOOR



S1

2 BHK - 876 Sq.Ft

Rs. 64,44,400/-

S2

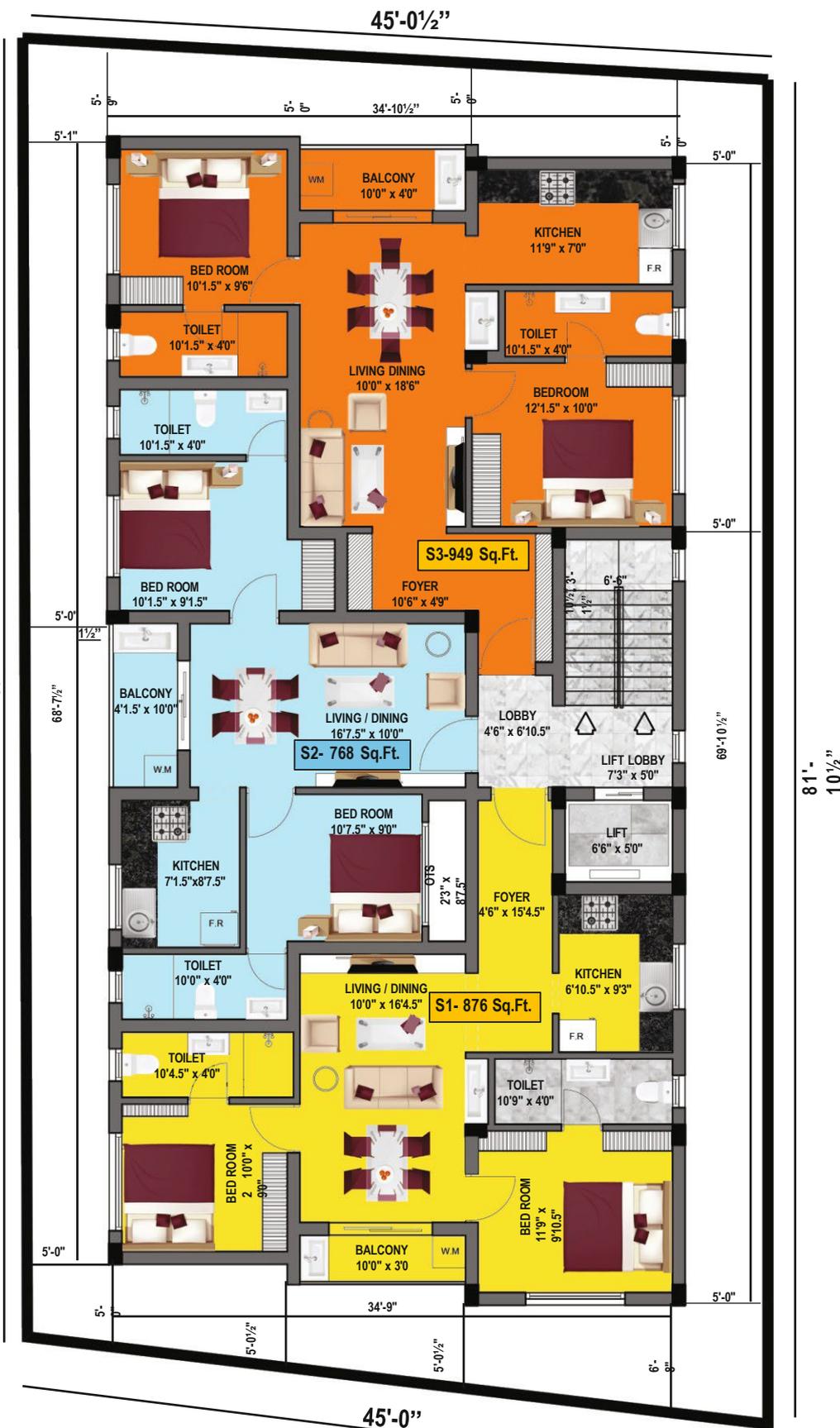
2 BHK - 768 Sq.Ft

Rs. 56,99,200/-

S3

2 BHK - 949 Sq.Ft

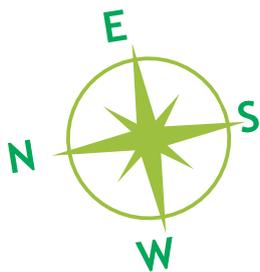
Rs. 69,48,100/-



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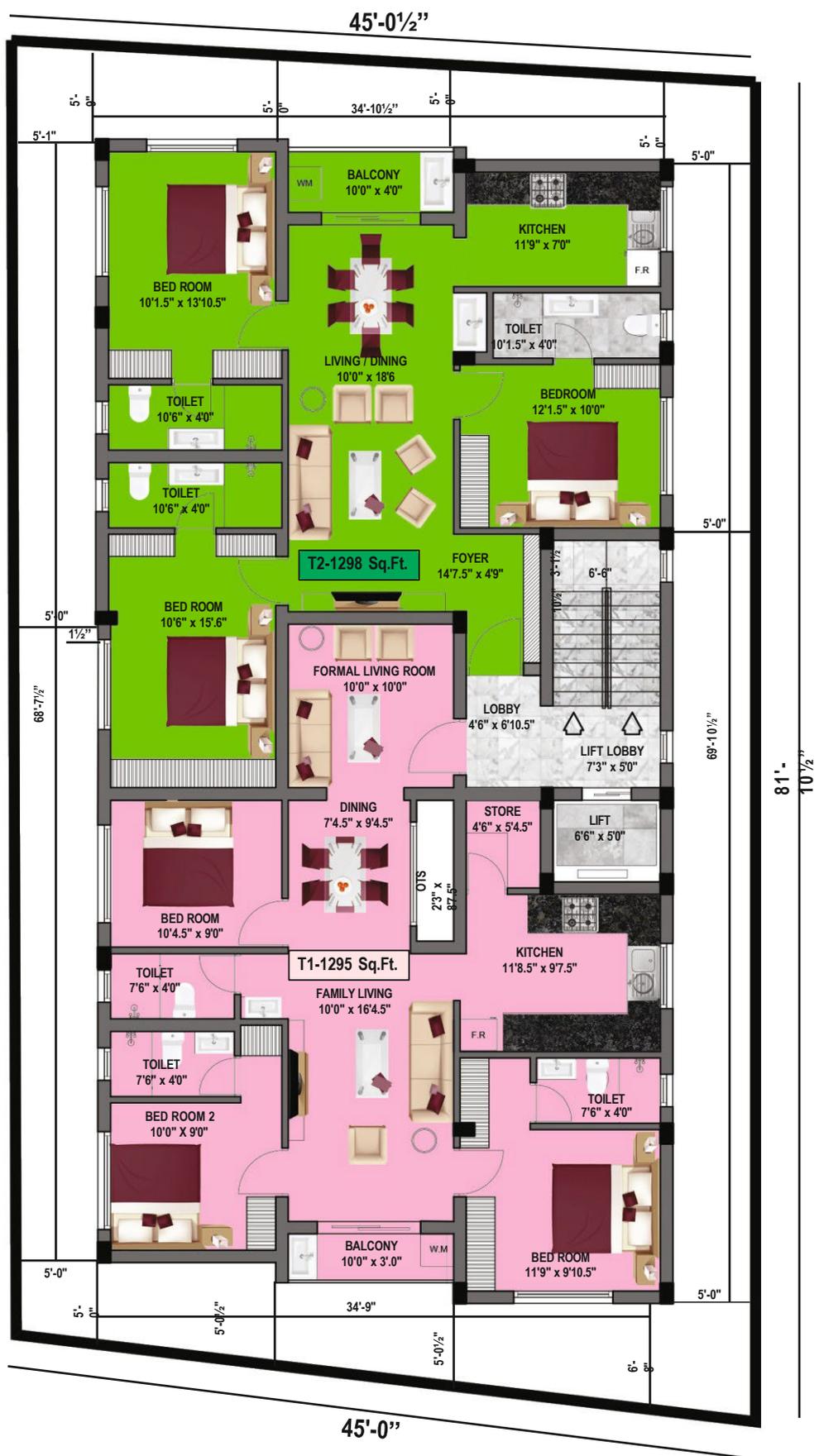
THIRD FLOOR



T1
 3 BHK - 1295 Sq.Ft
 Rs. 93,35,500/-



T2
 3 BHK - 1298 Sq.Ft
 Rs. 93,56,200/-



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*Conditions Apply

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Incorporated in 2006, as developers and promoters, we have been dealing in the field of residential rentals, commercial rentals, residential flat sales and property management. Our association with reputed builders – Mala Constructions & Covenant Constructions along with designs undertaken by leading architectural firms – Offcentered Architects & PETROS Consultants have resulted in the construction of over 60,000 sq.ft area over the years. We are guided by a highly qualified legal team and auditors, helping our clients to receive the best advice.

”



Projects Completed



IB Ryan Towers
(Completed 2007)
Residential Flats Rental



IB Ann-Luke Towers
(Completed 2007)
Residential Flats Rental



IB Manor
(Completed 2008)
Residence & Office



IB PTI-ANN Castle
(Completed 2008)
Residential Flats Rental



IB Enclave
(Completed 2010)
Residential Flats Rental



IB PTI-Luke Towers
(Completed 2011)
Residential Flats Rental



IB Ann Complex
(Completed 2012)
Commercial Rental



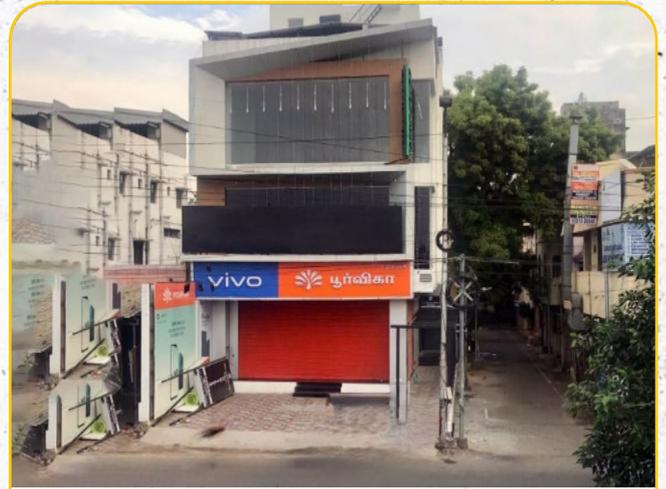
IB Alpha
(Completed 2013)
Residential Flats Sale



IB Regalia
(Completed 2016)
Residential Flats Sale



IB Harmony
(Completed 2016)
Residential Flats Sale



PTI Complex
(Completed 2019)
Commercial Rental

LAUNCHING
April 2023





IB HOMES



From **25L** onwards
**READY TO MOVE-IN
FLATS FOR SALE**

2BHK Budget Pricing



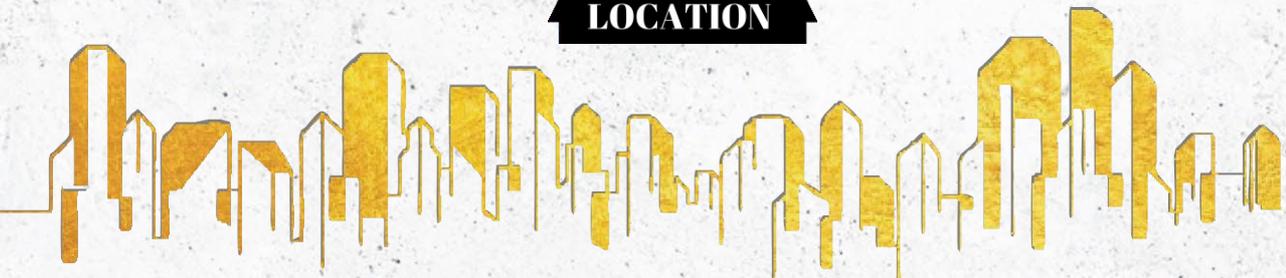
3 units Available (Total-6)

Near Toll Gate, Sirinium, Redhills

SCAN



LOCATION



BRICKTOPIA
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