



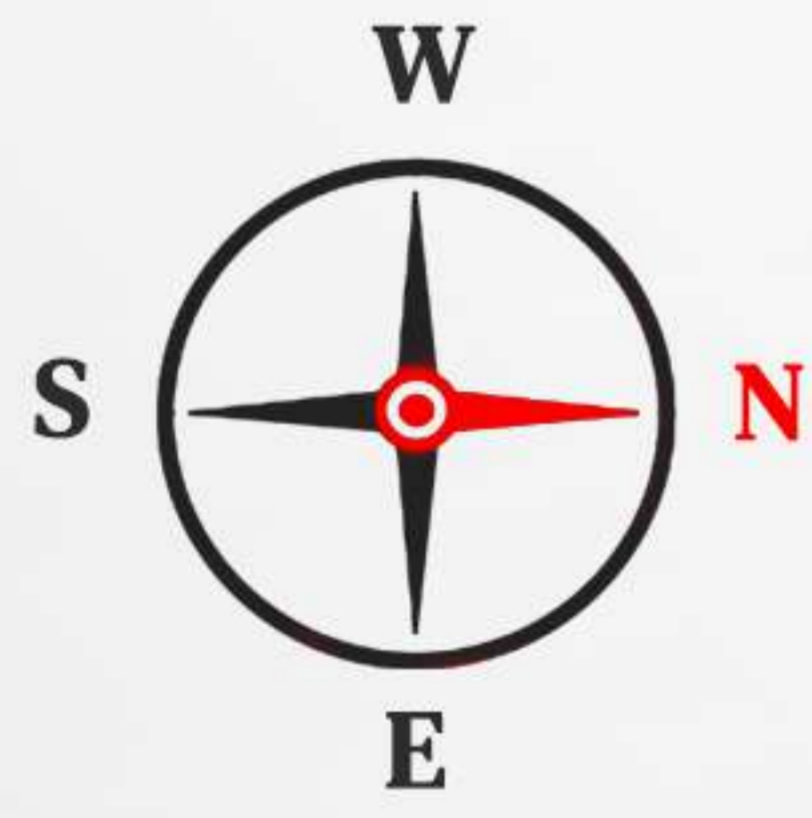
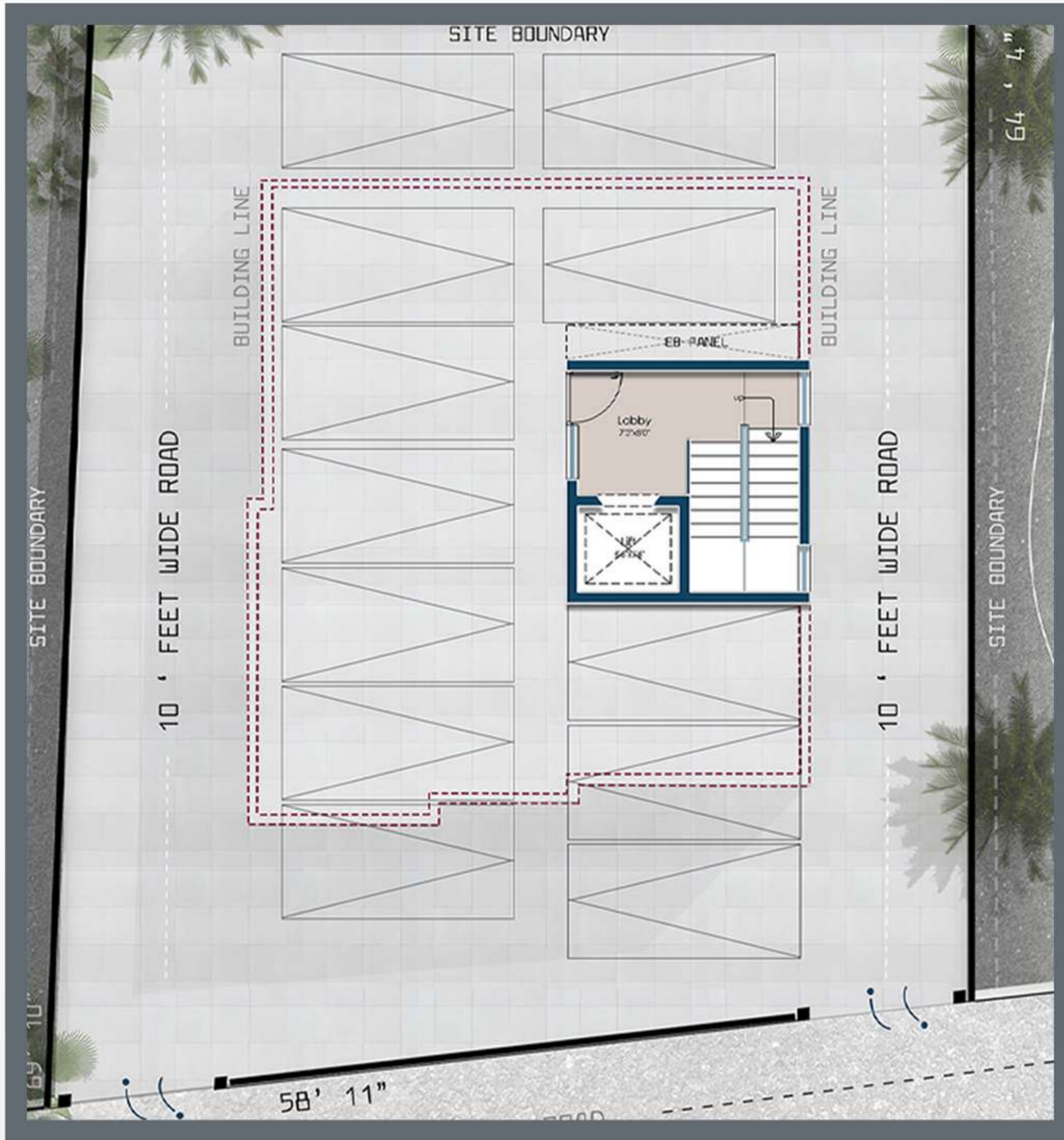
by

W **WELLDONE**
ASPIRE TO INSPIRE

STILT PLAN

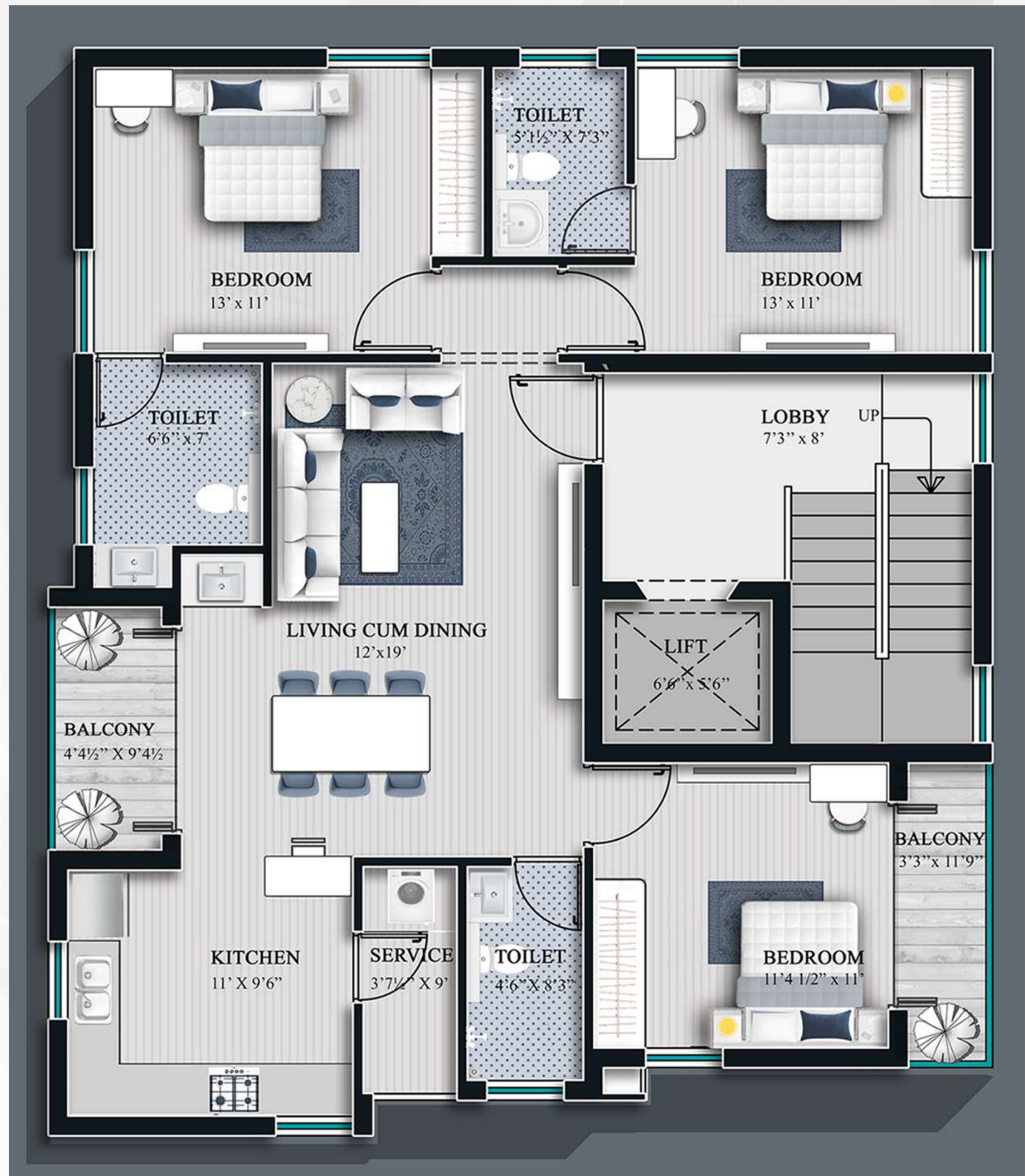
TERRACE PLAN

Area (Sq.ft 850)



FLOOR PLAN

Area (Sq.ft 1550)





STRUCTURE

- ▶ RCC Framed Super - Structure as per Seismic Zone III with Premium Red Bricks.
- ▶ Pile Foundation and stilt car park as per Structural design.



FLOORING

- ▶ Imported marble for living, dining and kitchen.
- ▶ 2' x 2' Anti-Skid floor tiles for Bathroom, Utility and Balconies make of Somany / Kajaria or equivalent.
- ▶ 4' x 2' vitrified floor tiles for all bedrooms make of Somany / Kajaria or equivalent.
- ▶ Premium Granite for common areas like lift wall, lobby and staircase.
- ▶ Weather coarse and pressed clay tiles for terrace.
- ▶ Interlocked paver blocks for driveway.



KITCHEN & UTILITY

- ▶ 2' x 2' Vitrified wall dado tiles on the kitchen countertop (2 feet) made of Somany / Kajaria or equivalent.
- ▶ Bare kitchen setup that suits for modular kitchen.
- ▶ Provision for exhaust fan, RO water purifier system & washing machine (Utility).
- ▶ 4' x 2' Vitrified wall tiles up to 4' height in utility made of Somany / Kajaria or equivalent.



BATHROOM

- ▶ 4' x 2' Vitrified wall tiles up to 8' height for all bathrooms made of Somany / Kajaria or equivalent.
- ▶ CP fittings made of Jaquar / Roca or equivalent.
- ▶ Wall mounted EWC fixed with Jaquar / Roca or equivalent.

- ▶ False ceiling in all bathrooms above 8' height.
- ▶ Provision for geyser & exhaust fan.
- ▶ CPVC, UPVC/PVC pipes for Internal & External Plumbing water lines made of Astral / Finolex or equivalent



DOORS, RAILINGS, WINDOWS & LOCKS

- ▶ **Main door:** 8'x4' Teak wood finish frame and panel doors.
- ▶ **Bedroom door:** 8'x3' ¼" Pre-engineered flush doors
- ▶ **Bathroom Door:** 8'x2' ¾" Laminated pre-engineered flush doors.
- ▶ **Balcony door:** French UPVC double glazed door with bug mesh made of Fenesta / Kommerling or equivalent.
- ▶ **Windows:** Aluminium Profile Glazed Windows with MS Grills & Bug mesh track (only for sliding windows wherever feasible).
- ▶ Door locks & hardware made of Yale / Dorset or equivalent.
- ▶ Balcony and staircase Railing - SS Railing with Toughened Glass.



PAINTING

- ▶ Interior Walls: Two Coats plastic emulsion (superior quality) with double putty and primer finish for walls.
- ▶ Exterior Walls: Weather proof emulsion with double putty combined with natural stone / shera plank as planned by architect.



WATERPROOFING

- ▶ Waterproofing with epoxy grouting done for all bathrooms, terrace, balcony & utility.



ELECTRICAL & HVAC

- ▶ Internal and external arrangements: Concealed PVC conduits with ISI brand wire made of Polycab / Havells or equivalent and Modular switches of Legrand / Norisys or equivalent.
- ▶ Power Supply: 3 Phase connection for each apartment with ELCB Circuit Breaker and ACCL switch.

ELECTRICAL POINTS:

- ▶ Living room (Fan - 2, light - 2, Chandelier - 1, 6A - 4 and A/C - 1).
- ▶ Dining room (Fan - 1, light - 2, 6A - 1 and A/C - 1).
- ▶ Bedroom (Fan - 1, light - 2, 6A - 3, FL - 1, TV - 1, Tel - 1 and A/C - 1).
- ▶ Kitchen and utilities (Light - 2, 16A - 3, RO - 1, 6A - 2 & Fan - 1).
- ▶ Toilets (Light - 2, Exhaust - 1, Geyser - 1 and 6A - 1).
- ▶ Balcony (Fan - 1, light - 2, 6A - 1 and provision for inverter).
- ▶ **Power backups:** Full Power backup for each apartment, common areas & amenities.
- ▶ **EV charging point** provision at car parking



GYM AREA



TERRACE



PLAY AREA



BALCONY



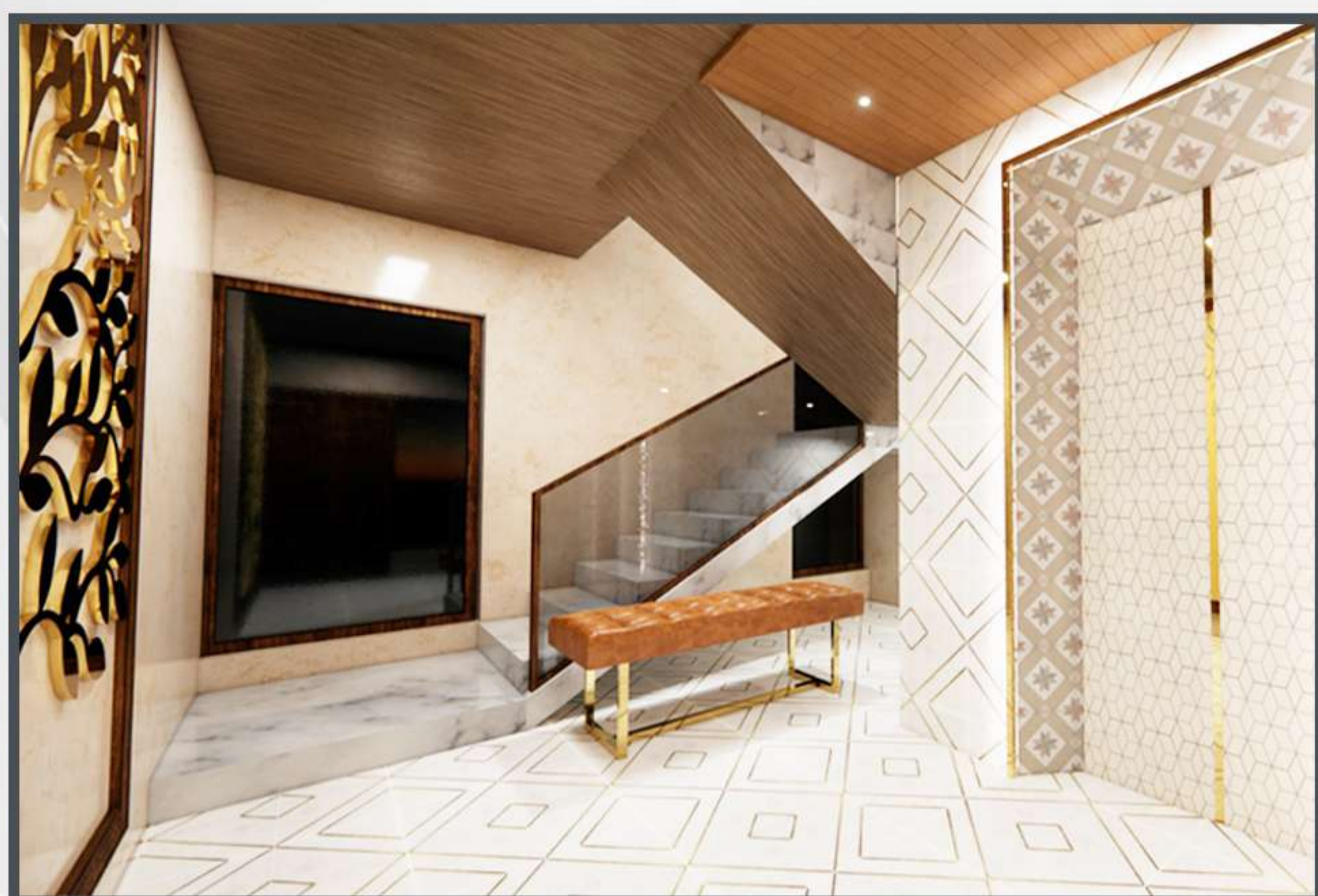
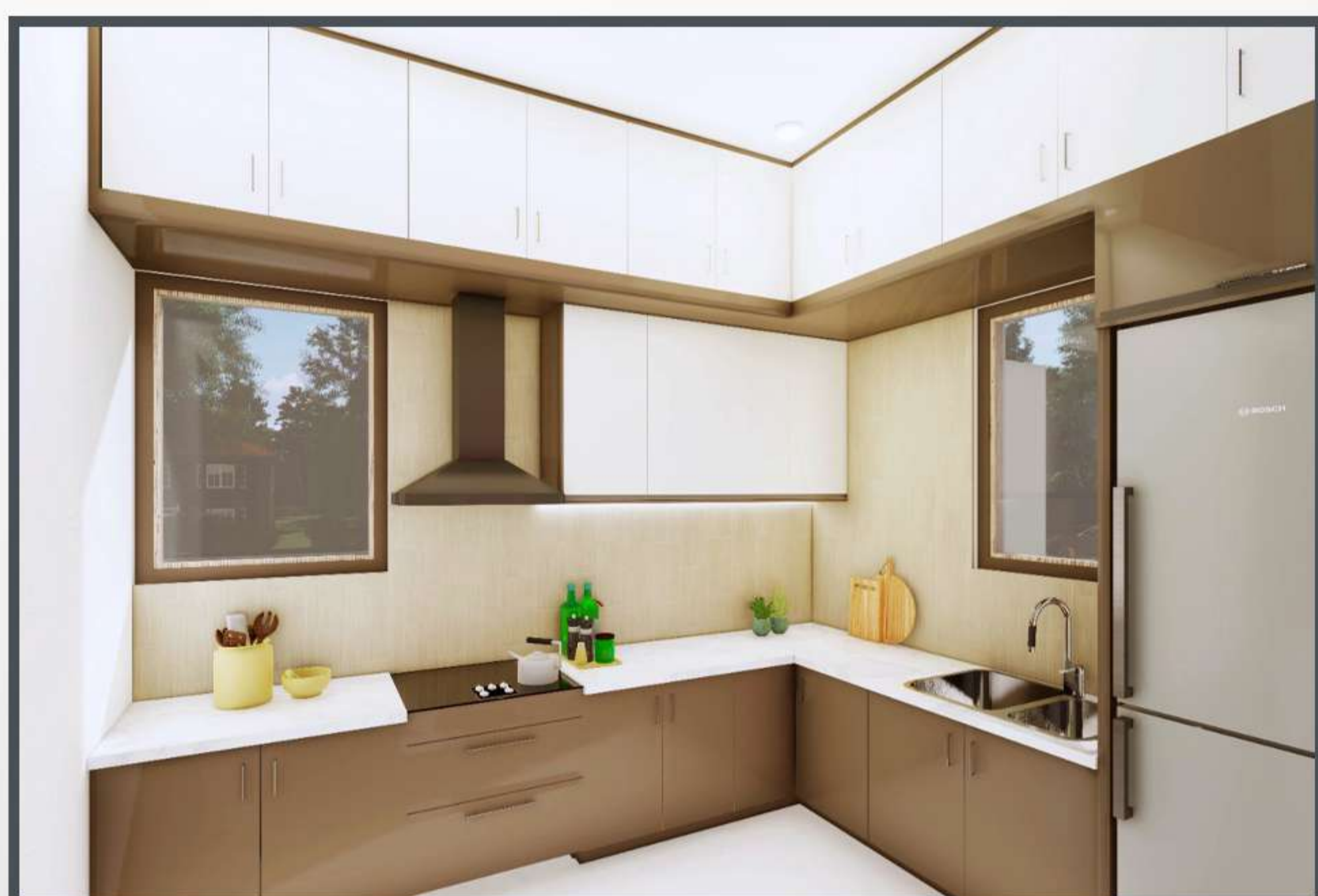
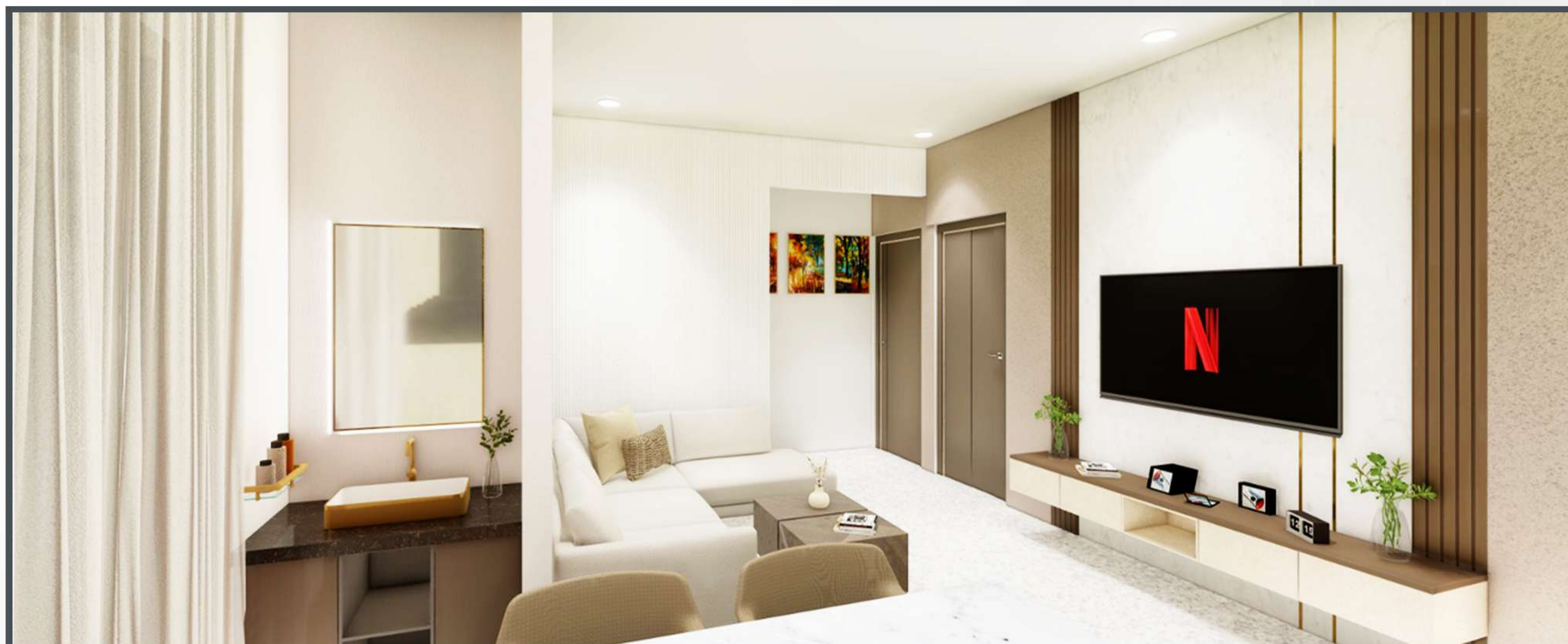
LIFT

- ▶ 8 Passenger lift of Mitsubishi with automatic openable doors.



AMENITIES & OTHERS

- ▶ Surveillance Camera in Common External Areas with CCTV
- ▶ Home Automation
- ▶ Gym
- ▶ Gazebo at terrace
- ▶ Indoor Games
- ▶ Video door phone
- ▶ Automatic Main entrance Gate



REASONS WHY YOU SHOULD

INVEST IN A HEAVEN-LIKE HOME?

AT WELLDONE ATOP



100% VASTU CUSTOMIZATION:

Homes crafted with vastu principles to promote positive energy and divine peace.



COVERED CAR PARKING:

Specially crafted with two covered car parking for each flat.



4 SIDE VENTILATION:

Homes generously designed with vents to get utmost ventilation and light.



DG BACKUP:

Backed up with sufficient electrical facilities to cut the downtime during power cuts.



AUTOMATIC OPENABLE MAIN GATE:

Entry and exit now made easy with automated gates!!



NORTH FACING HOMES:

Nurture the future with harmony and happiness in the north facing home.



CCTV:

All round security to save your house from traitors is active now with surveillance cameras!!



GOOD RENTAL POTENTIAL:

Witness ultimate connectivity to adjoining locations and unwavering access to amenities.



CONNECTIVITY:

Situated and can be found in 3 minutes from Nungambakkam Railway Station!!



GREAT INVESTMENT:

Retrieve immense growth and double your capital with aggravatingly developing Nungambakkam!!



GREEN SPACES:

Eco-friendly spaces to create a breezy serene ambience that is harmonious and adorable to settle.



PRIVATE FLOORS:

Each floor and houses were privately set up as different compartments for immense peace and privacy.



HEALTHCARE FACILITIES:

Robust medical facilities with utmost quality to acquire within reach for timely needs.



PROMINENT SCHOOLS:

Find schools that are centrally located and adjoining the houses at immediate reach.



FUTURISTIC EV CHARGER PROVISION

Activate and charge your EV Vehicle's battery anytime at ease with the charging provision.



PROXIMITY TO WORKPLACES:

Employment centres can be reached with less effort and time as the homes are centrally situated to commute easily.



PASSENGER LIFT:

Spacious 6 passengers lift crafted and installed that is efficient to commute and elegantly designed.



PROXIMITY TO ROADS AND HIGHWAYS:

Nungambakkam paves the path to easily find roads and major highways for hassle free travel.



LUXURIOUS DESIGN:

Homes that are made with unique design and elevation as aspired to construct with accurate dimensions.



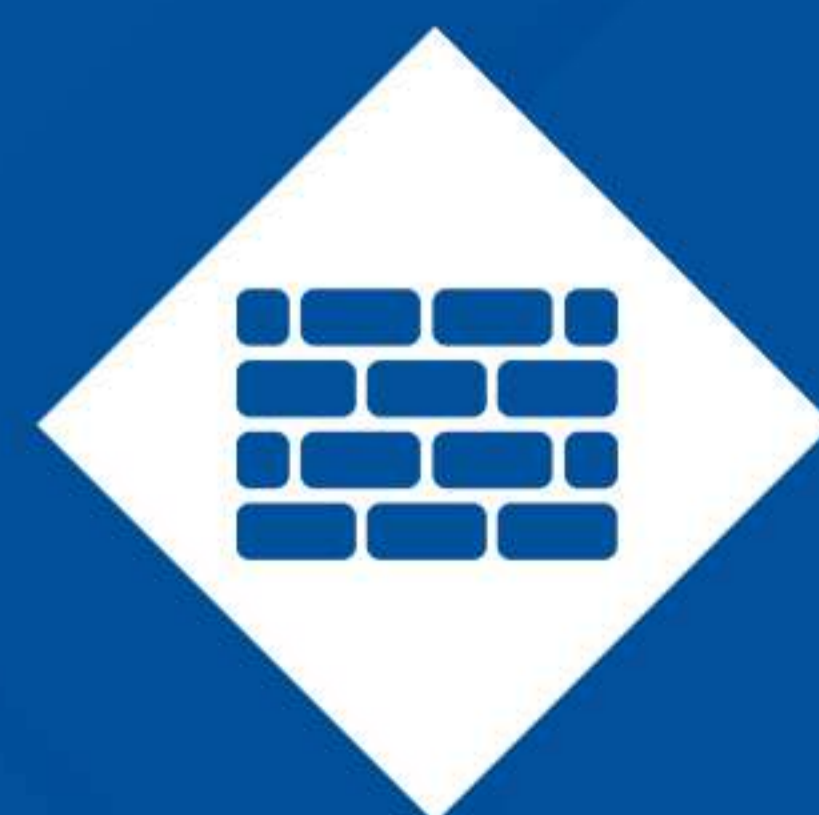
PROXIMITY TO TRANSPORT HUBS

Railways and airports can be easily reached which appeals to the project.



PRIME LOCATION:

Houses are centrally located at prime landmarks to get the necessities as required.



RED BRICKS FOR CONSTRUCTION:

The property is built with red bricks.



RESALE VALUE:

Property developed from reputed builders appreciates the resale value of the asset.



VALUE FOR MONEY:

Appreciates growth with its amenities and unique selling points.



RETAIL AND ENTERTAINMENT:

Close to shopping malls, movie theatres and other outlets for utmost convenience, entertainment and elevated lifestyle.



VIBRANT CULTURAL SCENE:

Nungambakkam shows a trace of elegance and hoists traditional heritage with its devotional and cultural hubs.



ROOFTOP GAZEBO:

Fun, party and get together now can be organised with the spacious rooftop spaces for making memories that remain forever.



VIDEO DOOR PHONE:

Comfort of your home starts with the simplified mode of communication through video doors.



SECURITY FEATURES:

The project includes striking security facilities for a safe and secured living.



AUTOMATIC SWITCHOVER:

Interventions are automated to get immediate electricity sources during power cuts.



SPACIOUS ROOMS:

Extended and elite spaces for an enhanced living experience.



EXOTIC COMMON AREAS:

Treat your visitors with a feast using the aesthetically elevated spaces and common rooms.



TRANSPARENT POLICIES

Homes offered with a customer centric thought process including transparency and customer friendly buying procedures.

SITE LOCATION



UPCOMING PROJECTS

SEA CREST

📍 THIRUVOTTIYUR

FUTURE PROJECTS

- 📍 SITHALAPAKKAM
- 📍 GUDUVANCHERI
- 📍 KILPAUK
- 📍 PAMMAL



CMDA/PP/NHRB/C/0412/2023

FOR MORE ENQUIRIES CALL NOW

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