

Specifications

General

- ✦ Fully R.C.C. framed structure
- ✦ Laterite 8" outer walls & 4" solid block inner walls
- ✦ Double coat exterior plastering with waterproof treatment
- ✦ Smooth finish interior wall plastering
- ✦ Interlock paving for parking and open areas
- ✦ Steel gate with surround compound wall as per architect's design

- ✦ Front elevation as per architect's design
- ✦ Roof slab covered with sheet truss roof
- ✦ Hard wood door frames and alumium window frames with steel grill

- ✦ Mortise lock for all the bedrooms (Godrej)
- ✦ Design wood front door finishing with melamine polish
- ✦ Good quality fittings and lock for front door
- ✦ Fibrotech door for toilets with baby lock
- ✦ 2'0" x 2'0" vitrified flooring of premium quality
- ✦ Good quality glazed tiles for toilet walls up to 7'0"
- ✦ Anti skid 1'0" x 1'0" ceramic tiles for toilet flooring
- ✦ Pastel coloured commodes and wash basins in all toilets
- ✦ Overhead water tank and underground sump tank with required pumps

Highlights

- ✦ Reticulated gas connection (at extra cost)
- ✦ Generator back up with sound proof enclosure
- ✦ 6-passenger automatic lift
- ✦ Visitors' lobby
- ✦ Granite or Vitrified flooring for common areas and staircase
- ✦ Water supply with bore well in addition to the city corporation water connection
- ✦ Putty finished interior walls



Amenities

Living & Dining

- ✦ Electrical points as per specifications
- ✦ T.V & Call bell points & Telephone

Master Bed Room

- ✦ Split A/c provision for Master Bed Room
- ✦ T.V. points in Master Bed Room

Kitchen and work area

- ✦ Black granite platform with bullnosing
- ✦ Stainless steel sink 36" with drain board
- ✦ Adequate power points and exhaust fan provision
- ✦ Provision for fixing water purifier near the sink
- ✦ Provision for washing machine in work area
- ✦ Reticulated gas connection

Bath rooms

- ✦ Waterproof treatment done for sunken
- ✦ Pressure checked plumbing and drainage lines to ensure total leak proof toilets
- ✦ Flush valves for commodes
- ✦ Wall mount commodes in attached toilet
- ✦ Aluminum ventilators with exhaust fan provision.
- ✦ Health faucet in all the bath rooms.

Material Specifications

Electrical:

- ✦ Finolex / Anchor or RR cables
- ✦ Anchor modular switches
- ✦ Legrand distribution boards

Plumbing:

- ✦ Jaguar continental taps and fittings
- ✦ Parry ware / Hind ware commode & wash basins
- ✦ C.P.V.C. (SERI 11) (Supreme, Ashirwad) Concealed Pipes
- ✦ Stainless steel sink 36"

Doors & Windows:

- ✦ Hard wood- 4" x 3" size (Bogi or Banpu)
- ✦ Aluminum powder coated 3 tract windows with steel grill
- ✦ 30mm water proof flush doors
- ✦ Fibrotek toilet frame and door
- ✦ Europa or Godrej front door lock
- ✦ 4mm plain float glass for windows

Painting (Asian or Berger)

- ✦ Door & Window Grills: Enamel painting over car putty finish
- ✦ Walls & Ceiling: 2 Coat acrylic emulsion over putty finish and primer coat
- ✦ Exterior: 2 Coat exterior emulsion over 1 coat of primer

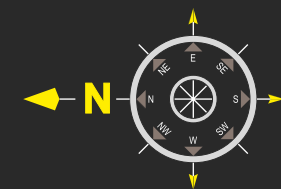
Flooring:

- ✦ 20" x20" vitrified tiles (Premium quality) for flooring
- ✦ 12" x10" ceramic glazed tiles for bathrooms wall
- ✦ 12" x12" Anti skid Ceramic tiles for toilet flooring
- ✦ 12" x10" ceramic tiles for kitchen dado
- ✦ Black ¾" granite slabs for kitchen plat form

Notes:

- ✦ 3 KVA Power for all the apartments. (Extra power will be charged)
- ✦ The extra work, modification will be charged as per builder's rate
- ✦ Only electrical points will be provided without light fittings.

Location Map



POONAM ANANDNIKETHAN

Ongoing Project



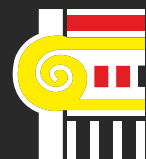
Poonam Ashanikethan
Near Sanganiethan, Mannagudda



Poonam Park
Bejai-Kapikad



Poonam Jayadev
V.T. Road, Mangalore



Promoter :

Poonam Builders

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Architect :

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POONAM ANANDNIKETHAN

Luxury Residential Apartments
Gandhi Nagar, Mannagudda, Mangalore



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Luxury Residential Apartments
Gandhi Nagar, Mannagudda, Mangalore

Poonam Anandnikethan gives you the unique opportunity to reside in perfect harmony with your true nature. Located amidst the serene atmosphere of Gandhi Nagar, Mannagudda, peaceful neighbourhood, inspiring design and good standard of living make this a prestigious address to live in with Close proximity to Schools, Colleges, Offices, Shopping complexes, Temples, Stadium and Swimming pool etc., you get to combine an active social life.

Poonam Anandnikethan provides you with a prime choice of two & three bedroom homes. A wide range of features and facilities thoughtfully incorporated into the basic design, make it a housing option with a difference.

Quality is the prime commitment at **Poonam Anandnikethan**. Every item that goes into the construction, whether it is the raw material or finished products, is carefully managed to ensure that our residents get maximum value for their money.

The architecture is an ingenious mix of aesthetic and functional features. Careful attention has been given in designing each apartment to enable maximum use of available space. Sufficient thought has been given for important aspects like free circulation of air, ease of physical movement etc.

When you reside at **Poonam Anandnikethan** you enjoy a life of comfort convenience, peace and security.



Typical Floor Plan

