



ANN-CHER



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A quiet address, composed in timber, glass and shadow.

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Two homes to a floor. One address to come home to.

Ann-Cher is a low-rise residence of just two apartments on every floor, set back from the street behind a landscaped forecourt and a single, calm point of arrival. There are no corridors to walk and no neighbours to pass; the lift opens into a shared lobby that serves only two front doors.

Each home is planned around a long, light-filled living and dining room that runs the full depth of the apartment, opening at one end onto a private balcony and drawing daylight through from both sides. Bedrooms sit away from the living space, each with its own bathroom, and the master suite is placed at the quiet rear of the plan beside the kitchen and utility.

The façade is composed as a grid of deep timber-lined frames, each window held in shadow and each panel clad in slatted and vertical timber. Warm light glows through the slats at dusk, and a slatted pergola on the roof marks the terrace garden that crowns the building.

Below, the stilt floor is a covered arrival court: granite paving, a lit timber-coffered soffit, a lobby finished in stone and wood, and a car space for every home. Above, a shared terrace with outdoor seating and planting offers the evening sky to every resident.

Built to the specifications of Shree Venkateswara Homes, Ann-Cher is a home considered in every detail.



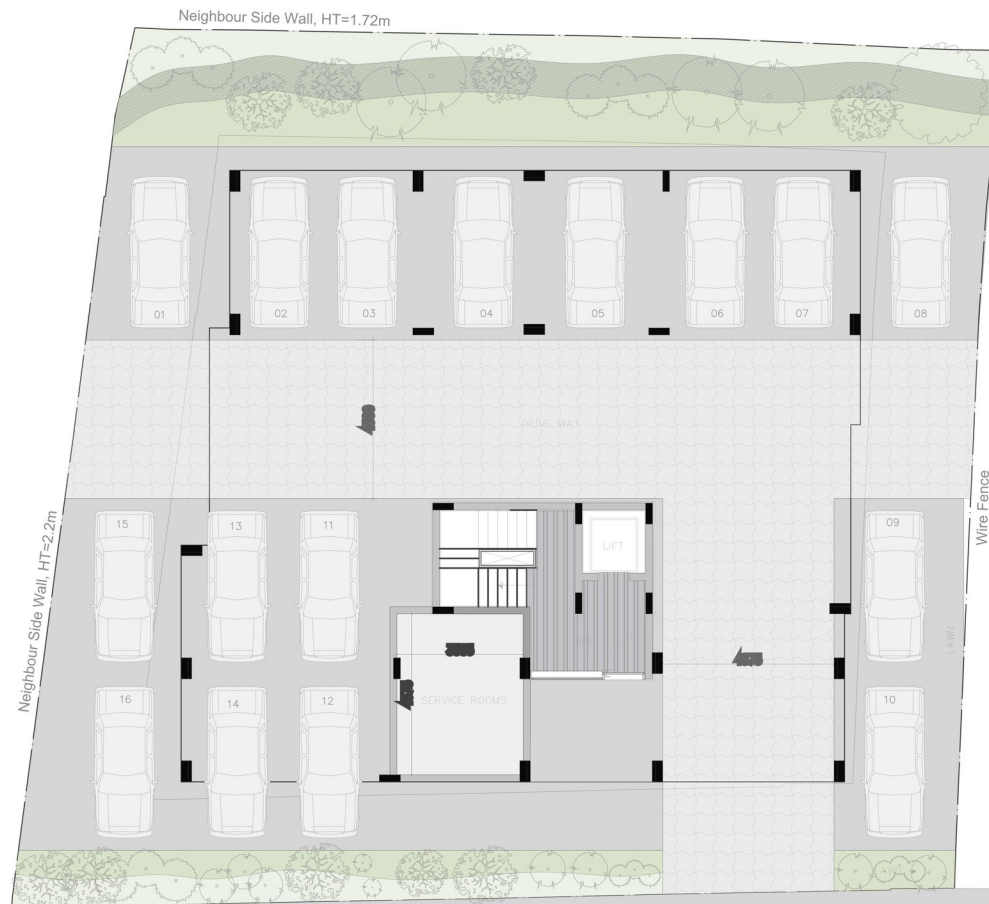
THE ARRIVAL

A covered court of granite and lit timber leads to a lobby in stone and wood.

FLOOR PLANS

STILT FLOOR PLAN

Covered parking, lobby, lift and service rooms



TYPICAL FLOOR PLAN

Two apartments per floor



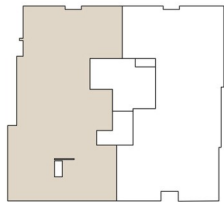
FLAT 01

3 Bed + Service
1853 sq.ft

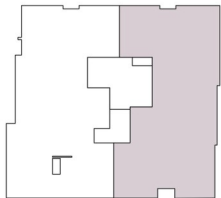


FLAT 02

3 Bed
1731 sq.ft



FLAT - 01
PLINTH AREA : 1597.33 SFT
SALEABLE AREA : 1853.00 SFT



FLAT - 02
PLINTH AREA : 1492.22 SFT
SALEABLE AREA : 1731.00 SFT



LIVING & DINING

A 26-foot room running the depth of the home, open to the balcony.



MASTER BEDROOM

Set at the quiet end of the plan, with its own bathroom and dressing.



KITCHEN

Modular cabinetry, stone counters and a separate utility beyond.



BEDROOM

Every bedroom with its own bathroom and a window to the trees.



THE TERRACE

A shared garden under a slatted pergola, with outdoor seating and the evening sky.

1. STRUCTURE

RCC framed structure designed for seismic (Zone 3).

- Masonry : AAC BLOCKS WALLS - 200mm for external walls & 100mm for internal wall.
- Floor- Floor height (incl. slab) : Shall be maintained at 3.048m.
- ATT : Anti-termite treatment at G-LEVEL

2. WALL and Ceiling FINISH

- Internal walls : Living, Dining, Bedrooms, Kitchen, Utility & Lobby finished Gypsum punning and with 2 coat of primer & putty & 1 coat of primer & 2 coats of paint.
- Ceiling : Finished with 2 coat of putty 1 coat of primer & 2 coats of Asian royal emulsion paint / other equivalent brand.
- Exterior walls : Exterior faces of the building finished by renova water proof chemical and with 1 coat of primer & 2 coats of Asian apex exterior emulsion paint with colour as per architect design.
- All Bathrooms : Glazed/matte ceramic tile of 2*4 will be finished up to 8 feet & above false ceiling will be finished with a coat of primer & 2*2 flooring.
- Kitchen : Glazed/Matte ceramic wall tile of size 600x 600mm for a height of 600mm above the granite counter top (Black) finished level.
- Utility : Glazed/Matte ceramic wall tile of size 300 x 600mm, height to match the kitchen wall tile or up to 4' from floor level

SPECIFICATIONS

3. FLOOR FINISH with skirting

- Living, Dining: Vitrified tiles.
- Kitchen : Vitrified tiles
- Utility : Vitrified tiles of size 300 x 600 mm.
- Balcony : Anti-skid ceramic tiles of size 300x300mm / anti-skid tile.

4. Kitchen & Dinning fittings

- Electrical point : Adequate point for chimney & water purifier.
- CP fitting : Kohler / Jaquar (or) equivalent.
- Sink : Single bowl matte finished stainless steel sink (or) carysil (Quartz) sink with drain board
- Drain : Pest-free designer SS grating
- Water provision : Metro water connection in kitchen

5. BALCONY

- Handrail : Handrail with glass as per architect's design
- Electrical point : One 5 amp point

6. BATHROOMS –

- Sanitary fittings: Jaquar Closet – Code:)
Jaquar Code – (slim seat and cover)
Geberit push plate
- Console Wash Basin : Kohler – Code:)
Jaquar – Bottle trap
- Wash Basin Tap : Jaquar – Single liver faucet
- Shower Area : Divertor – Jaquar
Bath Spout – Jaquar

SPECIFICATIONS

7. JOINERY

- Main door : Wide & Pannel door of size 4' X 7'0" of good quality first quality teak wood frame with double side veneer finish and extended with an additional panel on one side.
- Euphoria tower bolts, magnetic catcher. (Only for main doors)
- Bedroom doors : first quality teak wood frame with height (7'0" ht.), (3' or 3'3" as width)
- Bathroom doors : first quality teak wood frame with design moulded skin door with water proofing on inner side of height (7'0" ht.), (2'9" or 2'6" as width).
- Windows : Powder quoted aluminium sleek sliding windows shutter with see through plain glass without grills.
- French doors : Powder quoted UPVC sleek sliding doors with toughened glass without grills.
- Ventilators : Powder quoted UPVC frame of fixed (or) adjustable louvered (or) openable shutter for ODU access

8. ELECTRICAL POINTS

- Power supply : 3 phase power supply connection.
- Switches & Sockets : Legrand / ROMA or equivalent

- Wires : Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand Omex / Equivalent
- TV/Telephone : Point in living & bedroom 1.
- Data : Point in Living room
- Exhaust fan : Point will be given in all bathrooms
- Geyser : Geyser point will be provided in all bathrooms
- Backup : 100% power backup for common area and all rooms one fan and one light.

COMMON FEATURES

1. Lift : Elevators of 6-8 passenger automatic /MRL lift (Johnson / Halcon)
2. Backup : 100 % power backup for common amenities such as lifts, Water pump, & selective common area lighting
3. Name board : Apartment owner name will be provided in ground floor.
4. Lift facia : Granite cladding / Wall finishes / wall tiles as lift facia in all floors
5. Lobby & corridor : Ground floor lobby with granite and & typical floors with Granite flooring
6. Staircase Floor : Granite flooring
7. Staircase handrail : As per architect design
8. Parking flooring : As per architect design
9. Terrace floor : Floors with pressed tiles finish

OUTDOOR FEATURES

SPECIFICATIONS

1. Water storage : UG sump (15000 Liters capacity) with OHT (10000 Liters capacity) with automatic water level controller.
2. Rainwater harvest : Rainwater harvesting site
3. Metro water & drainage connection
4. Intercom / video door phone : Common intercom / video door phone from ground lobby to apartments.
5. Safety : CCTV surveillance cameras will be provided all around the building at pivotal locations in ground level/ lift / terrace.
6. Well defined driveway : Rough Granite finish flooring as per architect design.
7. Security : Security booth will be provided at the entrance
8. Compound wall: Building perimeter fenced by compound wall with entry gate for a height as per Architect / Landscape design with remote accessed automatic sliding gate
9. Landscape : Exclusive terrace garden with out door seating.
10. Driveway :Driveway lighting
13. Facade: Façade & compound wall lighting in project as per architect's design
14. Solar Pannel: Common solar panel on terrace connected to common area.

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H O M E S

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