



# SS BUILDERS

10, ASHOK PILLAR MAINROAD,  
K.K.NAGAR, CHENNAI-600078



# About us

- **'SS BUILDERS'** is one of the renowned names providing the premium reconstruction services in the Greater Chennai city carrying 24+ years of a Construction and Interior Designer business. We became a game changer for the citizens as our housing services offers top-quality construction, sprawling lawns, an expanse of nature, strong connectivity, and a full plate of maintenance services.
- **'SS BUILDERS'** ascribes its success to its implicit faith in one philosophy that the priority has always been people before products/services and customers before the commercial success and we are proposing to build apartments boasting the tags of residential apartments for the below mentioned extent of the land.



# General Terms & Conditions

- The Proposals and other calculation are prepared based on the information given by the LAND OWNERS as per the information available in the relevant document.
- As per the current norms, the permitted F.S.I is 2times of the land extent. SS Builders will try and achieve whatever is maximum possible.
- The land owners to execute the necessary General Power of Attorneys in favor of the SRS Infrastructures to enable us to develop the subject property and also to sell proportionate Undivided Share of the land.
- The project duration for the proposed development shall be 18 Months from date of receipt of all approvals.
- The original documents of the subject property to be handed over to **SS BUILDERS** during the development period and the same to be returned to the land owners to support his share of super build up area retained after the completion of the project with the provision that the other co-owner shaving the right to inspect the same on prior information.



# Our Standards

- Structural Analysis based of Soil Test.
- Water for construction based on water test report.
- Anti-Termite Treatments.
- Concrete Compressive testing at every stage.
- Pressure Testing for all plumbing pipelines.
- Anti-Corrosive Paints for Grills.
- Rain Water Harvesting.
- CCTV.
- LIFT.
- Lobby entrance area Safety Door.
- Emphasis on Open Spaces/Landscaping.
- Internationally renowned brands.
- High Quality and Systems Orientated approach to construction.
- Timely Completion.



# Project Specifications

## Flooring & Wall Tiles Kitchen

- Living, Dining and Bedrooms Have first-quality vitrified tiles of 4\*2'feet with 4"inch height skirting.
- Bathrooms have first-quality wall tiles of 2\*2'feet or 2\*1feet glazed/matt tiles and flooring with matching first-quality anti-skid tiles.
- The staircase lobby is finished with designer granite flooring.

## Painting & Finishing

- Internal walls and ceiling shall be finished with two coats of premium emulsion.
- M.S. Grills shall be painted with one coat of zinc chromate primer and finished with two coats of synthetic enamel paint.
- External walls have one coat of exterior primer and two coats of weather shield max.



# Project Specifications

## Electrical

- 3-phase electricity supply and independent meters.
- FRLS wires from Finolex or equivalent brands.
- Modular switches and sockets from MK india or equivalent brands.
- AC Point Provision.
- In Water Provision.

## Bathrooms

- Washbasin and Clayset from parryware or equivalent brands.
- Fully finished SS taps from waterman or equivalent brand.



# Project Details

## Construction of Project will be Stilt + 4 floors

- By the Project providing 3 floors for Owners
- 1 floor (First Floor) for Builders
- As per the soil test report file foundation as been done.
- Full of residential Red Bricks.
- Car Parking area will be raised 1.5'feet from the road level.
- Lobby Entrance area will be raised 2.5'feet or 3'feet from the road level.
- 8'feet height Main door premium quality with Smart Lock.
- Total Car Parking (Covered) in the project, what so ever shall be proportionately shared by the **land owners** and **SS BUILDERS** as per the joint venture ratio agreed upon.
- All taxes relating to the property to be fully paid by the Land Owner at the time of Handover for development
- All service connection cost like TNEB, CMWSSB (Water & Sewage Connection), etc., and any other statutory charges like GST etc., for each flat will be paid by the respective owners/buyers.

**We hope the offer we have submitted herewith are in line with your satisfaction, further to this Proposal we may well have a mutual meeting to discuss things further to move forward and finalize.**