

**PADMA  
DEVELOPERS**

# **SUNSHINE**

**COMFORT AND LUXURY LIVING**



Rukmani Street, Madananthapuram, Porur.  
**ADJACENT TO SWAMY CBSE SCHOOL**

STREET VIEW

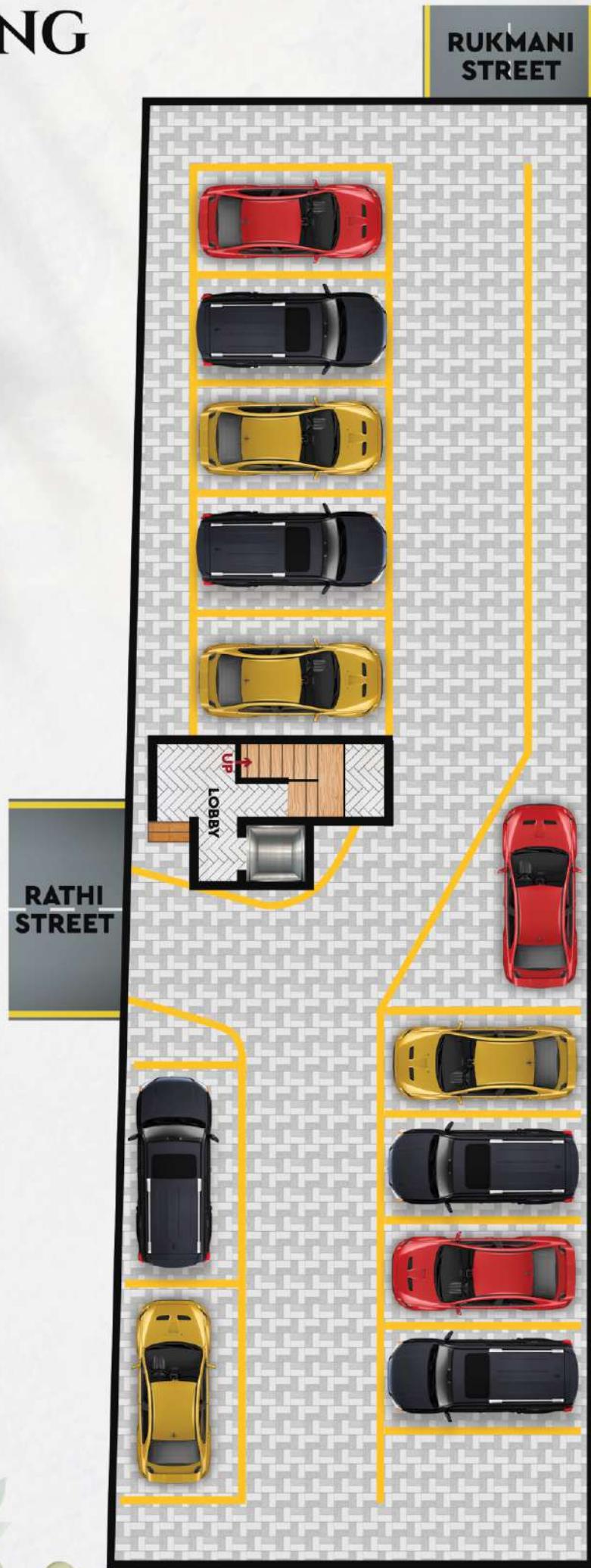
100%  
VASTU

STREET VIEW

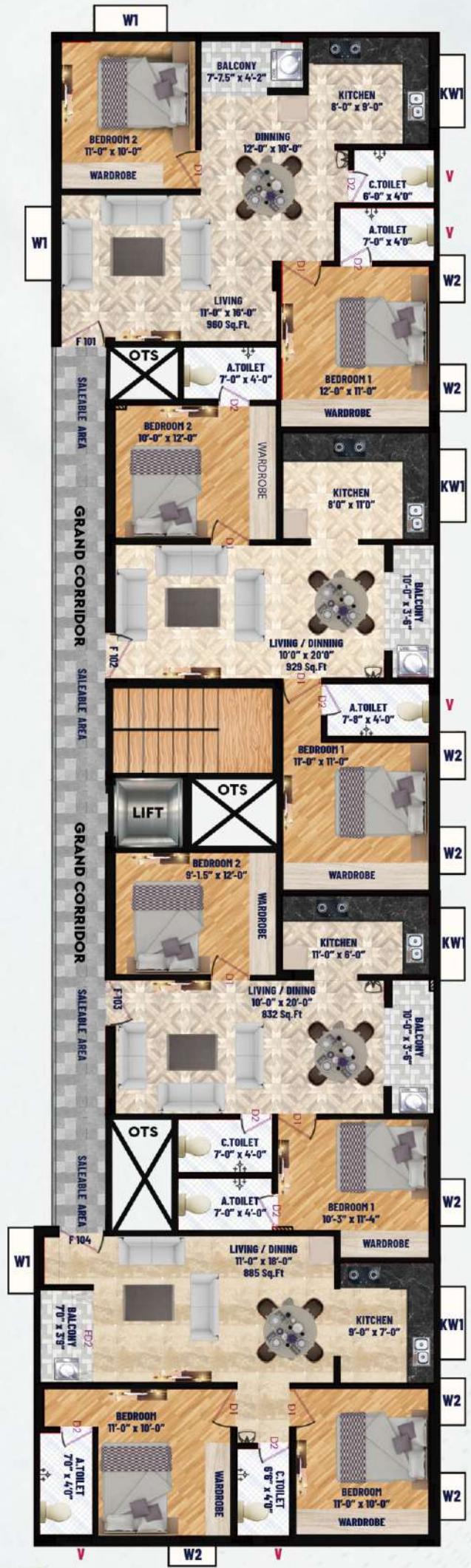
SUNSHINE

Our Sunshine apartment surrounded by green and lush nature inviting happiness and abundance

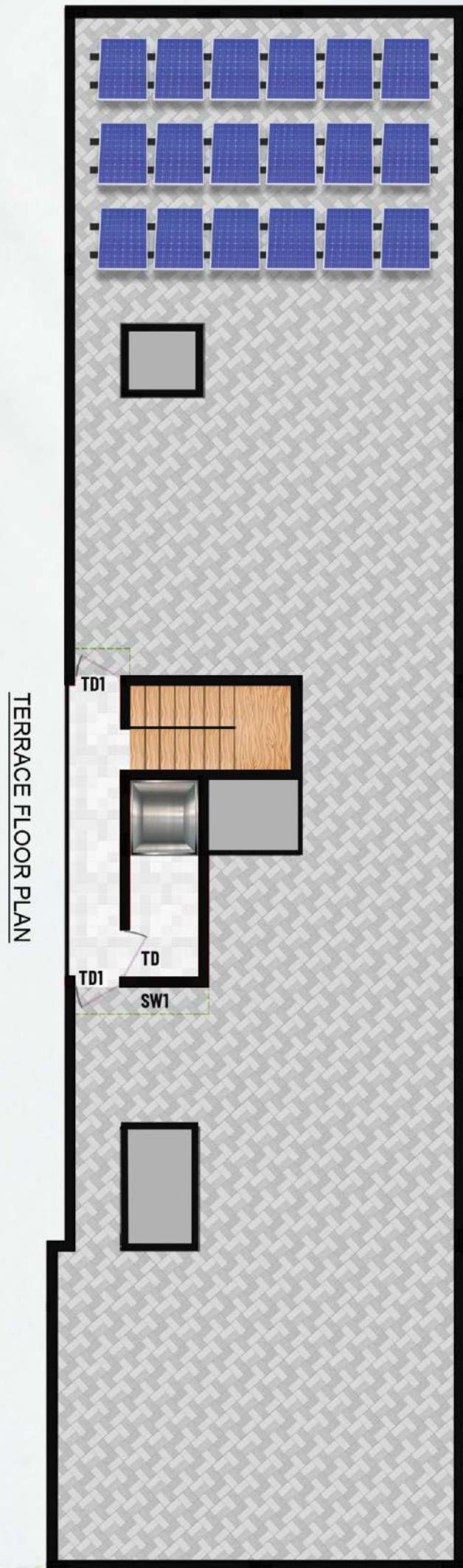
# PARKING AREA



# TYPICAL FLOOR PLAN 1, 2 & 3



# TERRACE FLOOR PLAN



# F 101 (FF,SF,TF)



SALEABLE AREA

2BHK / WEST FACING  
960 Sq.ft



# F 102 (FF,SF,TF)



# F 103 (FF,SF,TF)



SALEABLE AREA

2BHK / NORTH FACING  
832 Sq.ft



# F 104 (FF,SF,TF)



SALEABLE AREA

2BHK / EAST FACING  
886 Sq.ft



# AMENITIES & FEATURES



Two Entry's / Exits for Apartment Complex.



Solar power for Common Area.



Woodwork and modular kitchen.



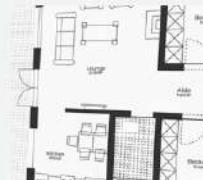
CCTV with security cameras.



Two borewells, openwell, sump for adequate water supply.



RO Purified Borewell Water



Strict adherence to approved plan.

## SPECIFICATIONS

**FOUNDATION** RAFT Foundation.

**STRUCTURE** RCC framed structure.

**SUPER STRUCTURE** 8" thick outer walls and 4" thick partition walls – AAC blocks

**JOINERYS**  
Main Door : Teak wood frame with teak panel door fully polished.  
Bed Room Door : Teak wood frame with flush door.  
Toilet Door : Film coated doors.  
Windows : UPVC frame with glazed shutters

**ELECTRICAL** Three phase electrical circuit. Branded wires, fixtures and switches as per standard in concealed PVC conduits. AC and Geyser provisions in all bedrooms and toilets respectively, Inverter Provision.

**PLUMBING** Standard PVC and CPVC for all pipes lines. ISI Pipes for open waterline.

**WATER SUPPLY** 2 no's of deep bore well provided for ground water with underground sump.

**PAINTING**  
Interior Wall : Asian Tractor Emulsion or its equivalent & Wall putty (2 coats)  
Exterior Wall : Asian Apex Ultima or its equivalent  
Other Doors : Synthetic Enamel paints (2 coats)

**FLOORING & WALL DADOING**  
Living & Bedrooms : 4'x2' Vitrified tile flooring.  
Kitchen : Black Granite counter with stainless steel sink, wall tiles above platform up to 2' feet.  
Toilet : 7'0" height glazed wall tile with Mat/ Anti-skid tiles for the flooring.

**FITTINGS** Sanitary Fitting : Parryware or its equivalent. | CP Fitting : Parryware or its equivalent.

**PARKING** Paving in parking area.

**GENERAL** Tiles for staircase and lobby. SS Handrails for Staircase. Appropriate weathering coarse treatment in terrace. Rain water harvesting. Common overhead tank. Compound wall appropriate gates and common lighting wherever required.

**LIFT** Branded lift with automatic door.

# LOCATION ADVANTAGES

## IT Parks



L&T Infotech - 3Kms | DLF IT SEZ Park Main Entrance - 3Kms  
RMZ Software Park - 1.5Kms | Olympia Technology Park - 7Kms  
Jayanth Tech Park - 2.6 Kms | Commerzone - 1.5 Kms.

## Transportation



Porur Bus Stop - 0.5 Kms | Mugalivakkam Bus stop - 600mts  
Alandur Metro Station - 6Km | CMBT Koyambedu - 10Kms  
Chennai International Airport - 10Kms.

## Hospitals



Kedar Hospital - 2Kms | Miot Hospital - 2Kms  
Sri Ramachandra - 2Kms | Military Hospital - 5Kms.

## Malls & Multiplexes



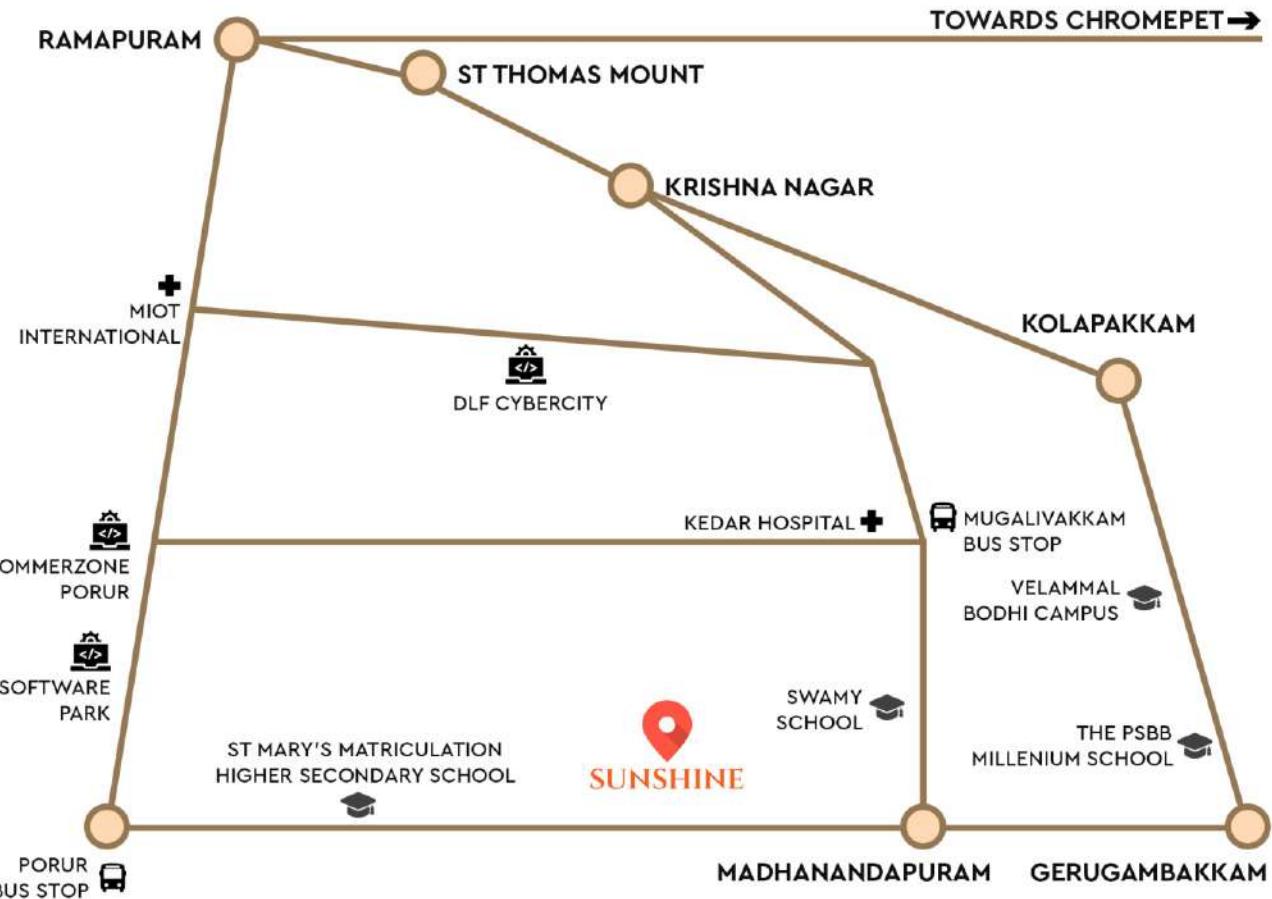
Saravana Stores - 2Kms | GK Cinemas - 3Kms  
Chandra Metro Mall / INOX - 5.5Kms | Chennai Trade Centre - 4.3Kms.

## Schools



Swamy's School - 0Kms | Velammal International School - 2Kms  
Pon Vidyashram Group of Senior Secondary Schools - 2Kms  
Sri Chaithanya School - 2Kms | Narayan ETechno school - 0.5Kms  
Anand Singapore International School - 0.5Kms  
The PSBB Millennium - 3Kms  
Lalaji Memorial Omega International School - 4.5Kms.

# SITE MAP OF SUNSHINE



## CONTACTS



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SCAN QR FOR  
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