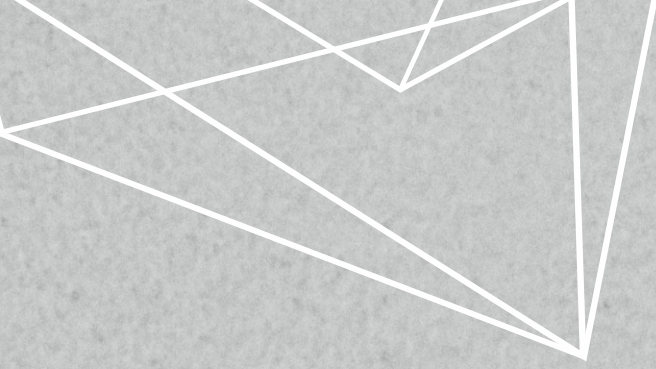
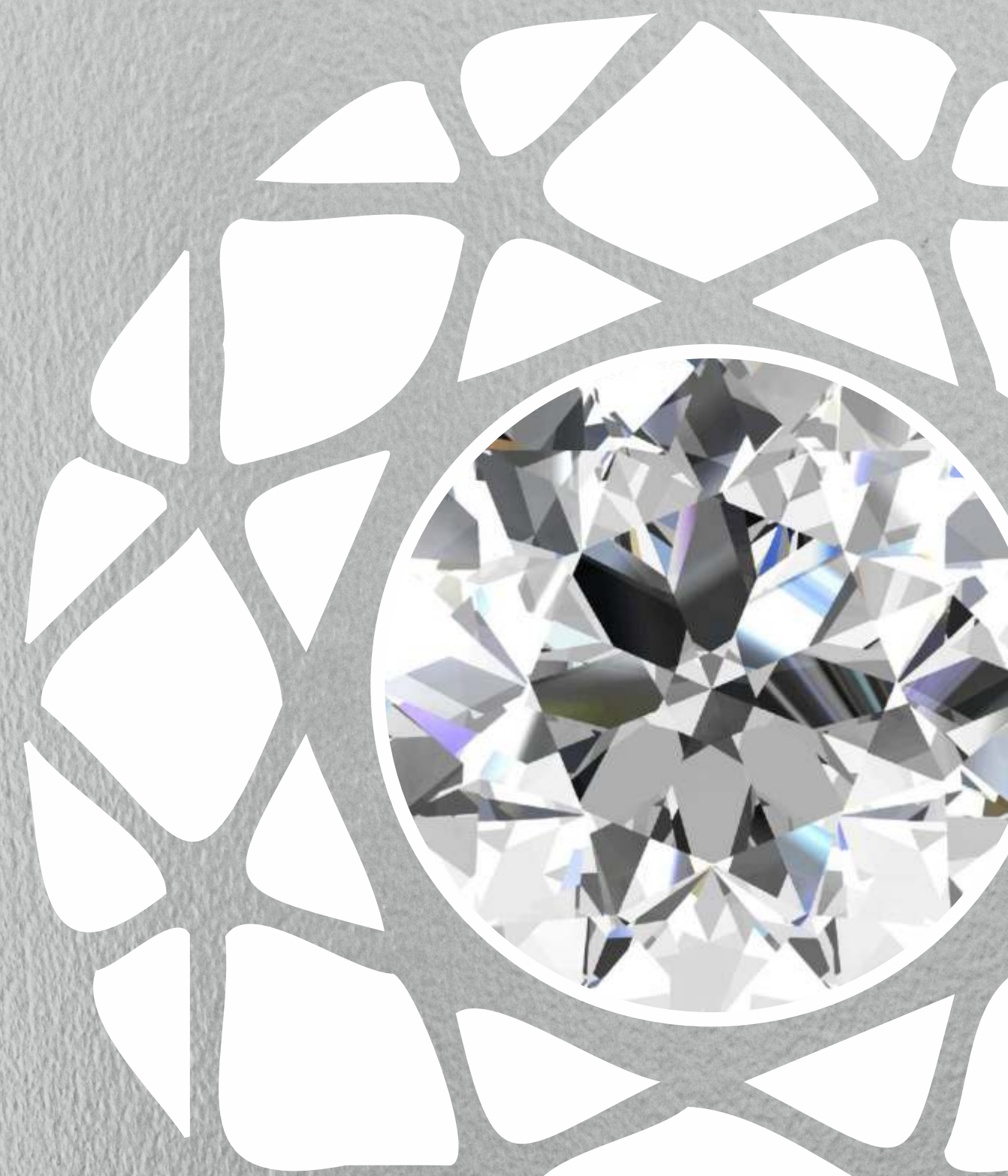


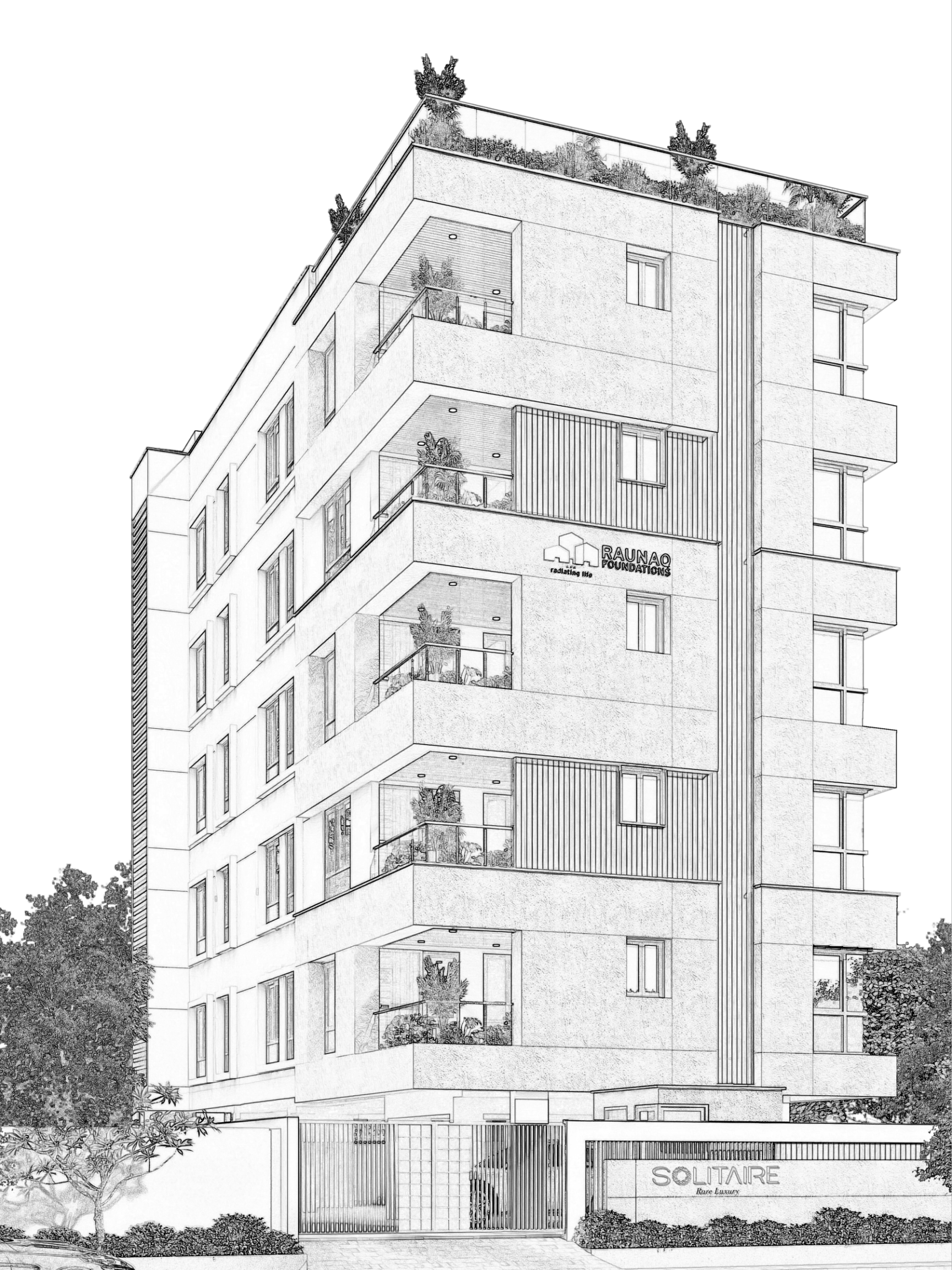


SOLITAIRE
Rare Luxury



Precious Homes In
A Luxurious Setting





Exquisitely Crafted For The Urban Elite

Distinctive. Engaging. Priceless.

Occupying a pride of place in the most desirable and highly valuable central location of Shastri Nagar, Solitaire is an opulently crafted residence that reflects pure magnificence in every square foot.

S+5 FLOORS | 5 UNITS | 3 BHK | 2203 SQ.FT.

SOLITAIRE
Rare Luxury

Prized Heirloom To Treasure For Generations

Featuring only 5 ultra-spacious 3BHK apartments with a generous private balcony, large impressive kitchen and state-of-the-art specifications, this stately abode offers its privileged owners' maximum privacy and welcoming intimacy.





Enjoy The Luxury Of Having An Entire Floor To Yourself

When you are used to being the centre of attraction you deserve an uber luxurious home which is thoughtfully centred around you. A home where you are the celebration. A home where you can cherish many precious moments with your loved ones, in a dazzling world which is entirely yours & yours alone.

Elegantly fashioned for a lifetime of eminence, with only one strikingly expansive apartment per floor, Solitaire is your very own oasis of peace & serenity. Your own diamond in your own private floor.

Designed For A Lifetime Of Indulgence



Power
Backup



Car Parking
2 No's



Lift



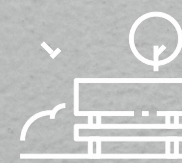
CCTV
Surveillance



24x7
Security



Vaastu
Compliance



Roof Top
Landscape



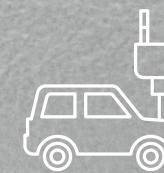
24 Hrs.
Water Supply



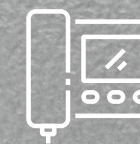
Rain Water
Harvesting



Common
Rest Room



E - Charging
Provision



Video Door
Phone

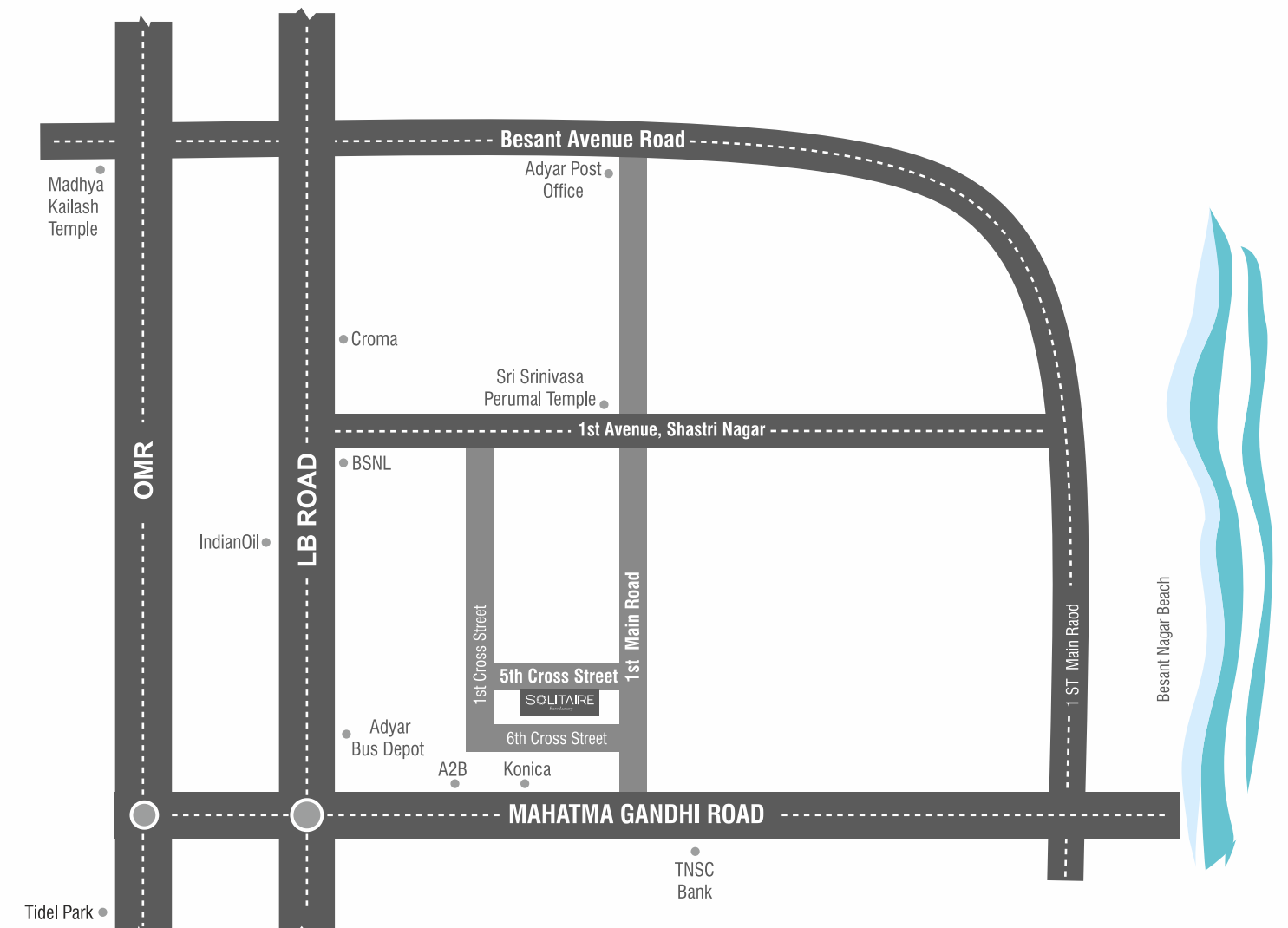
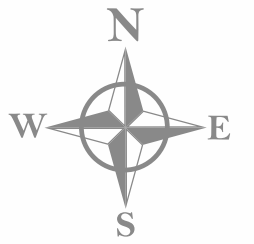
Live Connected To The Best That Life Has To Offer

Solitaire is strategically located with excellent connectivity to the main arteries linking commerce, retail, shopping & entertainment.

Every comfort & convenience is right there at your doorstep and you can enjoy enviable & quick access to renowned educational & healthcare establishments.

LOCATION MAP

(Not to Scale)





A Glittering Asset With Rewarding Returns

Grandiose in design and exceptional in detailing, Solitaire brings to you the promise of an extraordinary life with extraordinary, fast appreciating returns on investment. Offering you superlative value for your hard earned money, this jewel in the crown of Shastri Nagar is a lucrative asset for prospective investors and smart homebuyers .



SITE CUM STILT FLOOR PLAN



1ST TO 5TH TYPICAL FLOOR PLAN



TERRACE FLOOR PLAN



FLAT - 101 & 501

TYPE	FACING	CARPET AREA	BALCONY	TOTAL CARPET AREA	SALEABLE AREA	UDS
3 BHK	NORTH	1476 Sq.Ft.	88 Sq.Ft.	1564 Sq.Ft.	2203 Sq.Ft.	836.25 Sq.Ft.

SPECIFICATIONS

Pre Foundation

Geotechnical Investigation (Soil Test)



- Conducting Soil Investigation to determine the STP - Value for the proposed construction
- Derivation of a Soil Test Report with suitable recommendations for the foundation based on the soil investigation

Ground Water Investigation (Bore Well)

- Divining the bore well using scientific methodology and executing the same
- Water Test Analysis to determine the TDS (Total Dissolvable Solids).
- Derivations of a report to understand the TDS values (Total Dissolved Solids) and to determine the LPH discharge (Liters per hour).

Foundation



- Earthquake resistant R.C.C. framed structure with suitable foundations based on the geotechnical investigation report. In compliance with IS 1893 - 2016, IS 456 - 2005.
- Anti-Termite treatment in compliance with IS 6313 – 2001
- Basement height (From existing road level to car park flooring level) shall be 1'6" feet.
- Basement filling with filling soil, topped and consolidated with 6" inches of M. Sand and 6" inches of P.C.C with a mix ratio of 1:4:8.

Super Structure



- R.C.C. framed structure with RCC columns, beams and slabs.
- Walls using Bricks / AAC Blocks/ Concrete Blocks

Doors & Windows



- Main entrance door – Teak wood frame & shutters with natural walnut veneered solid panel shutter.
- Internal doors – Steam beach wood / Teak wood frame with laminate finish.
- Toilet door – WPC door
- UPVC / Aluminium openable windows from SAINT GOBAIN / VEKA.
- MS grills in all windows / with mosquito mesh
- Locks from YALE / DORSET

Electrical & Power Back Up



- 3 phase electricity supply and independent meters.
- FRLS wires
- Split A/C points for Living, Dining & all bedrooms.
- Modular switches and sockets of GREAT WHITE/ LEGRAND.
- Earth leakage circuit breaker to prevent shock.
- DG power back for the common area for flat 3 KVA
- TV points in all bedrooms.
- 2-way switches for all bedrooms.

Kitchen



- CP fittings from JAQUAR / KOHLER/ ROCA.
- Provision for exhaust fan, refrigerator, and water purifier.
- Adequate power points for all Kitchen appliances.
- Ceramic / Printed tiles on the wall 2' above the countertop.

Painting & Finishing



- Internal walls and ceiling shall be finished with 2 coats of Asian wall care putty, One coat of primer. Two coats of premium emulsion from Asian paint.
- M.S. Grills shall be painted with one coat of zinc chromate primer and finished with two coats of synthetic enamel paint from ICI.
- External walls shall have one coat of cement-based textured finish. One coat of exterior primer and two coats of weather shield max from Asian.

Plumbing & Sanitary



Inner Plumbing

- Bathroom and kitchen water lines with Astral / Ashirwad CPVC pipes.
- Overhead tanks to the bathroom and kitchen water lines with Astral / Ashirwad UPVC pipes.

Outer Plumbing

- Outer waste line, soilline, rainwater harvesting lines shall be with 4" inch and 6" inch dia of 4 kg / SQ.CM pressure with necessary specials of Astral / Ashirwad PVC pipes.



Sanitary & CP Fittings

- All toilets shall have concealed wall hung closets with soft closing seat covers from JAQUAR / KOHLER /ROCA.
- All toilets shall have a white wash basin with necessary fittings from JAQUAR / KOHLER/ROCA.
- Overhead shower and Arm from JAQUAR / KOHLER/ROCA.
- Toilets shall be provided with glass shower enclosures.

Flooring & Wall Tiles

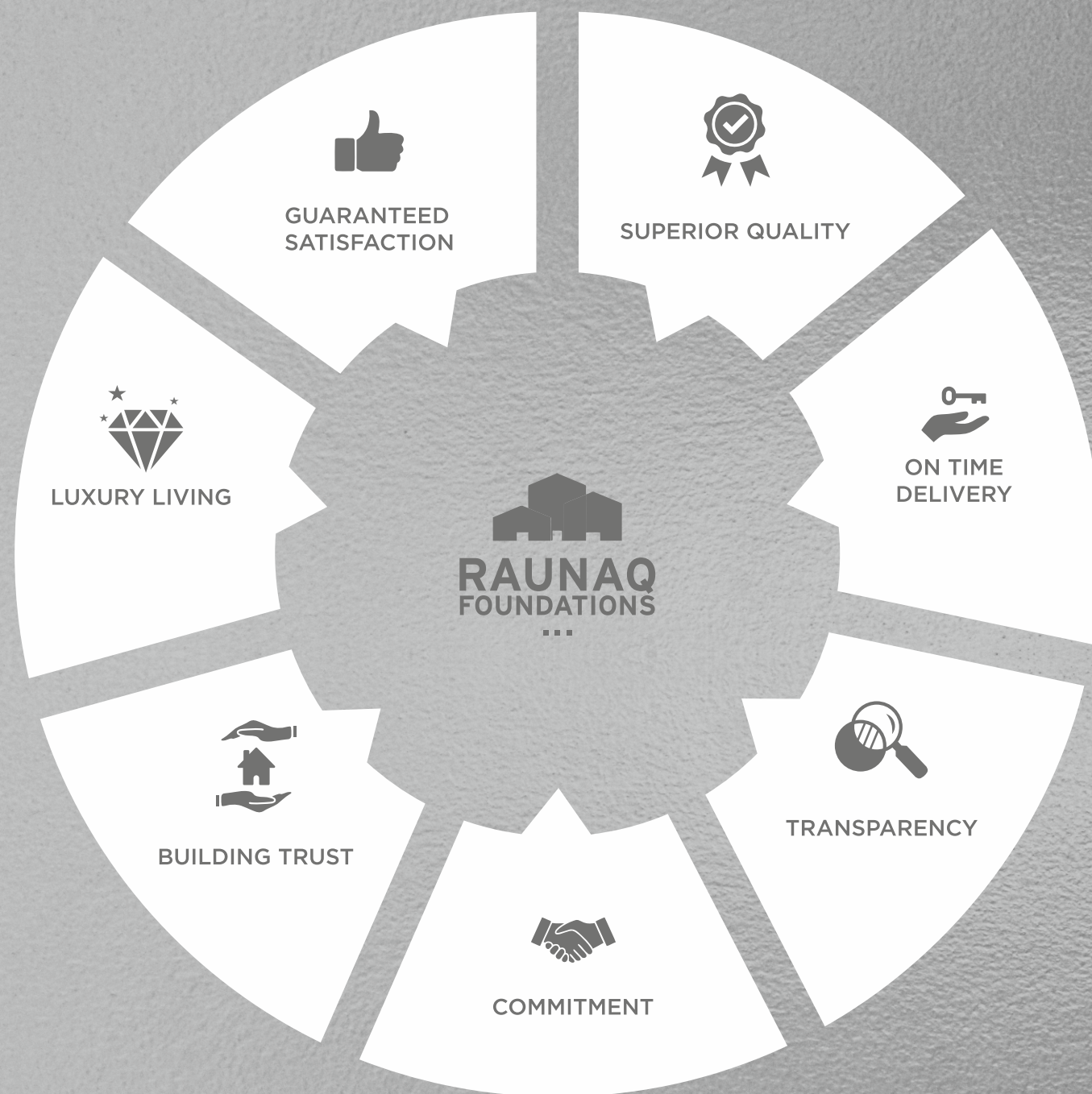


- Living, Dining and Bedrooms shall have First quality vitrified tiles from SOMANY / RAK / KAJARIA of 4' feet X 2' feet tiles with 4" inch height skirting
- Bathrooms shall have First quality wall tiles of 2' feet X 2' feet glazed / matt from SOMANY / RAK / KAJARIA and flooring shall have matching first quality anti-skid tiles
- Bathroom flooring shall have 3mm spacer with matching epoxy grout.

Special Amenities



- Landscaping for common areas.
- Reserved car park for each flat.
- Lobby with elegant seating on stilt floor.
- CCTV surveillance camera with recording facility.
- Automatic lift with V3FF & ARD from JOHNSON / OTIS ELEVATORS.
- Generator from KIRLOSKAR GREAVES with adequate capacity.
- Rainwater harvesting.
- Sump and overhead tank for metro water & borewell.
- A common servant toilet shall be provided.
- One borewell for suppliment usage.
- Terrace waterproofed with a layer of Tiles.
- Staircase with handrails
- Pest Control measures in all stages.



SOLITAIRE

Rewriting The Luxury Story

Weaving together the finest in luxury, splendour and sophistication in a brilliantly strategic location, Solitaire is an inspiring work of art that will celebrate your success and match your eminence.

Here you can appreciate a lifetime of distinguished privacy and pure independence with only one stunningly spacious, well laid out and airy apartment in each floor. Own a dazzling trophy home at Solitaire and join the elite league of the super privileged.



MARKETING & BOOKING OFFICE:

Rungta House, 65/A, Halls Road, Kilpauk, Chennai - 600 010

Ph : 98842 43333

www.raunaqfoundations.com

RERA Not Applicable

Building Permit No. CEBA/WDCN13/00275/2023,

Planning Permit No. CMDA/PP/NHRB/S/0345/2023 dt: 12.05.2023

Architect Consultant



Structural Engineers

