

**ACCESS EVERYWHERE
FROM HERE
AT A BETTER MARKET PRICE**



SITE ADDRESS: Plot no -297,Kamarajar salai,Alwarthirunagar,Chennai-87





CONTEMPORARY DESIGNED ELEVATION

Near by

SHANTHI HOSPITAL

Thanthai periyar park

200 METERS

Bank/ATM

250 METERS

St Johns Matriculation Higher Secondary School

300 METERS

AVA MINI HALL

300 METERS

Leo Tennis Academy

750 METERS



KEY PLAN :NOT TO SCALE

SITE ADDRESS: Plot no -297,Kamarajar salai,Alwarthirunagar,Chennai-87

AMENITIES :



CCTV

Every nook and corners are monitored



AUTOMATIC LIFT OPENING

Elevators save time and energy when going up or down flights of stairs:



EV CHARGING POINT

Reducing carbon emissions and supporting renewable energy



COVERED CAR PARKING

No worries ,Yours cars are safely parked

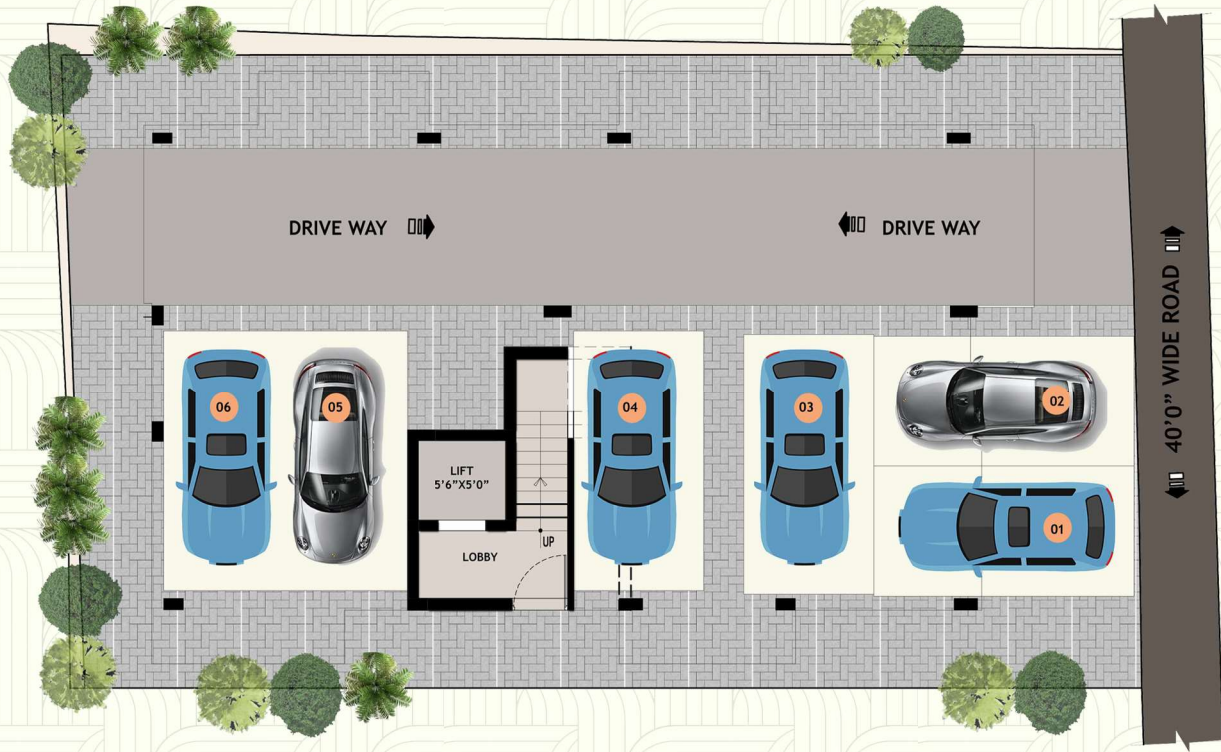


COMMON BATHROOM

Maids and Drivers will be allocated a separate washroom

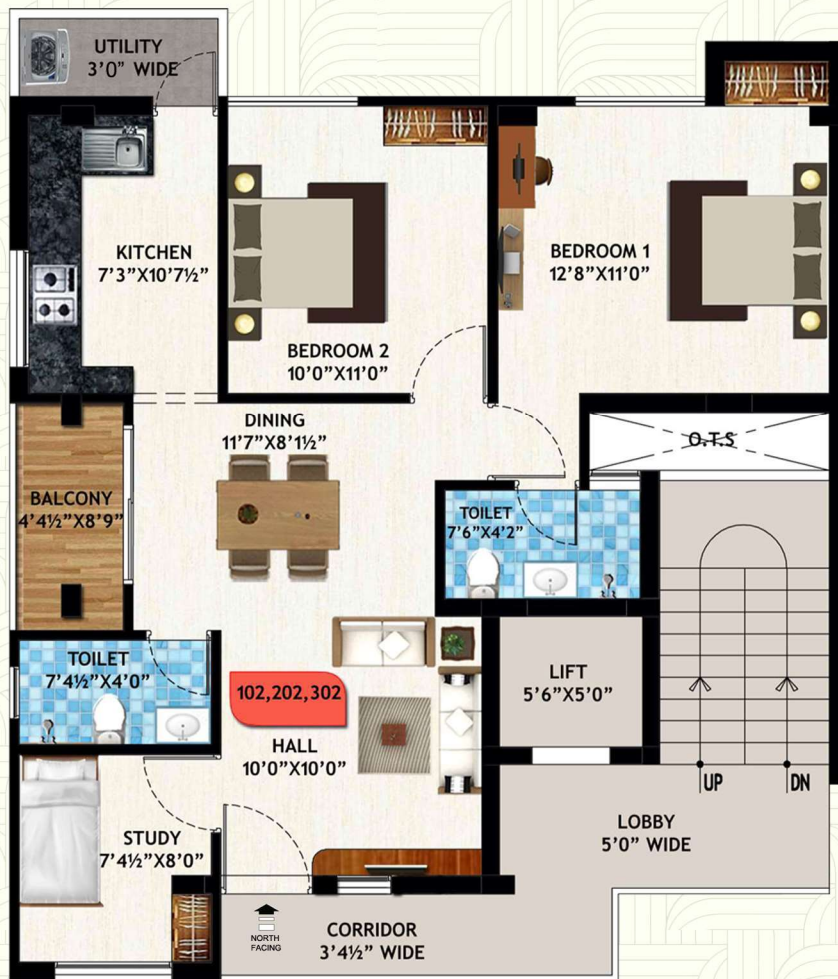


STILT FLOOR PLAN :



TYPICAL FLOOR PLAN :
(1ST,2ND&3RD)



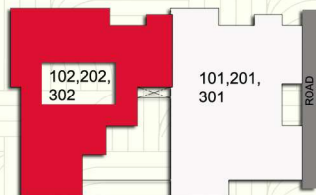


FLAT NO | 102,202,302

TYPICAL FLOOR PLAN

2 BHK AREA : 1056 SFT | Facing:Noth

KEYPLAN :

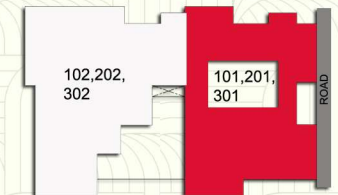


FLAT NO | 101,201,301

TYPICAL FLOOR PLAN

2 BHK AREA : 1056 SFT | Facing:East

KEYPLAN :



Specification :

STRUCTURE:

Isolated/Combined Footing,R.C.C Framed Earthquake resistant structure -Designed by qualified Professional Structural Engineer.

Walls: Outer walls 9"thk,partition walls 4½" thk



DOOR:

MAINDOOR : Teak wood frame with teak wood door

OTHER DOOR : Bed room doors flush doors with wooden frames,
Toilet PVC doors and frames.



TILES:

Vitrified tile 4'0"x2'0" Living/Dining hall,
2'0"x2'0"Bedroom,Kitchen,Balcony and Toilet will have anti-skid tile flooring.



KITCHEN:

Spacious kitchen with granite slab and stainless steel sink.



**Only Branded
Materials Are Used For
Construction**

Specification :



WINDOW:

All Windows are UPVC Openable/Sliding window with MS Safety grills.

BATHROOM & TOILETS:

Glazed tiles for 2 ft height above the kitchen platform. Glazed tiles for 7 ft height in toilet walls.

Jacquar fittings for Bathroom and kitchen.

PAINT:

Interior: Tractor Emulsion Oil bound distemper paint.

Exterior: Emulsion Exterior Paint.
Enamel painting for MS railings.



ELECTRICAL:

Concealed wiring and standard electrical switches (Anchor Roma switches or equalant). Necessary electrical, TV. and communication points.



STAIRCASE:

Staircase with SS handrails from S-Rail

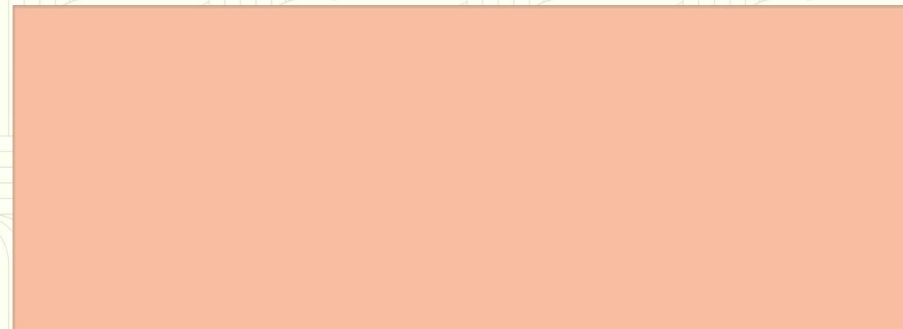
SPECIAL FEATURES :

- *Landscaping for common areas**
- *Reserved car park for each flat**
- *CCTV surveillance camera with recording facility**
- Automatic Lift Opening.**
- *Rainwater harvesting**
- *Sump and overhead tank for metrowater & borewell**
- *Common servant toilet shall be provided**
- *One borewell for suppliment usage**
- *Terrace water proofed with a layer of pressed Kerala Tiles/Thermatek Tiles.**
- *Pest control measure in all stages by PCI.**

PAYMENT SCHEDULE :

On Booking	10%
On signing of Agreement	15%
On Registration	30%
On completion of foundation	15%
On completion of car park roof slab	5%
Completion of Respective Roof slab	10%
On completion of Brickwork of Apartment	5%
On completion of plastering	5%
On completion of flooring	4.5%
On Handing over	0.5%

COST :



TOP REASONS TO BUY

**LOWEST PRICE
IN THE
NEIGHBOURHOOD**

**LOCATED OFF
ARCOT ROAD**

**HIGH
APPRECIATION**

**ACCESSIBLE
TO ALL
LOCATIONS**

**ASSURED DELIVERY
FOR
15 MONTHS**

**100% VASTHU FLATS
(NORTH & EAST FACING)**



SHREE VARU HOMES
BUILDING HOMES, DELIVERING HAPPINES

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