

**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

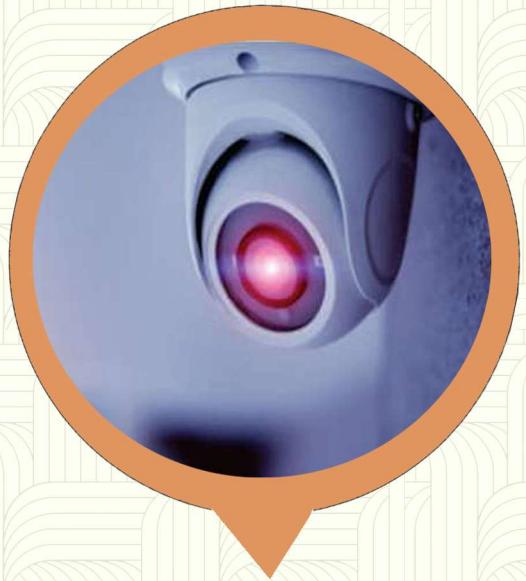
Leo Tennis Academy
750 METERS



KEY PLAN :NOT TO SCALE

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

AMENITIES :



CCTV

Every nook and corners
are monitored



EV CHARGING POINT

Reducing carbon emissions and
supporting renewable energy



AUTOMATIC LIFT OPENING

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

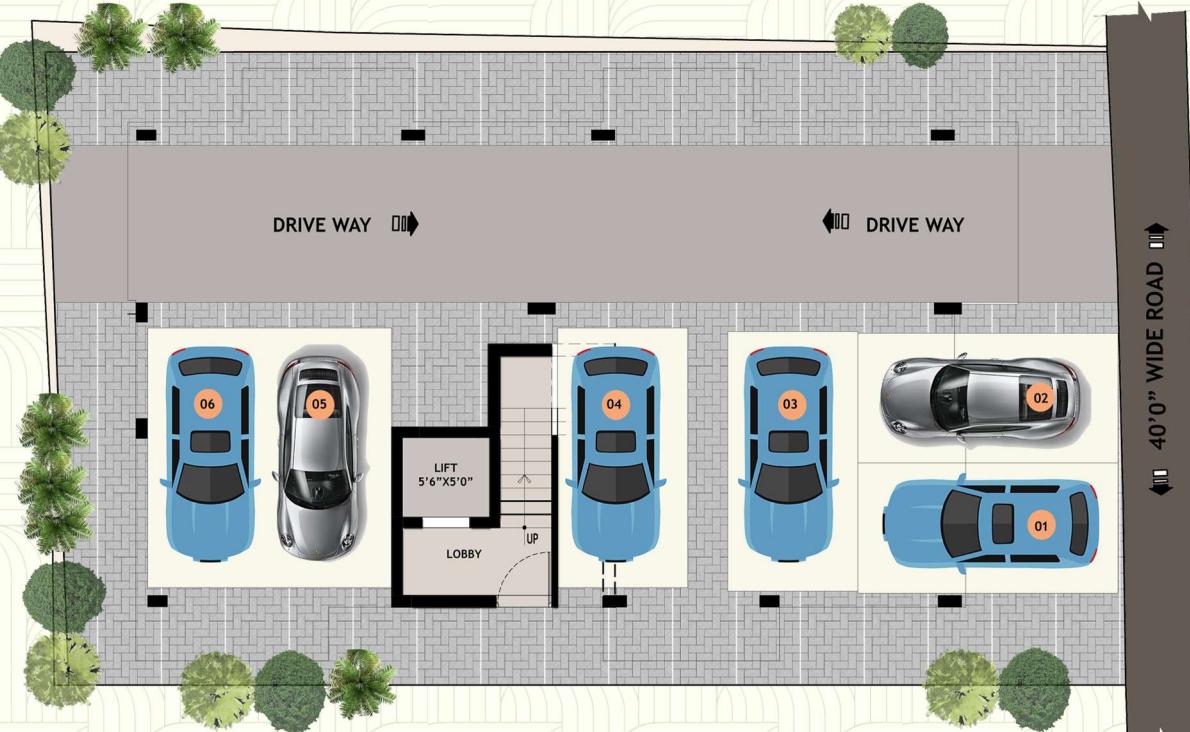


COVERED CAR PARKING

No worries ,Yours cars are
safely parked

COMMON BATHROOM

Maids and Drivers will be
allocated a separate washroom

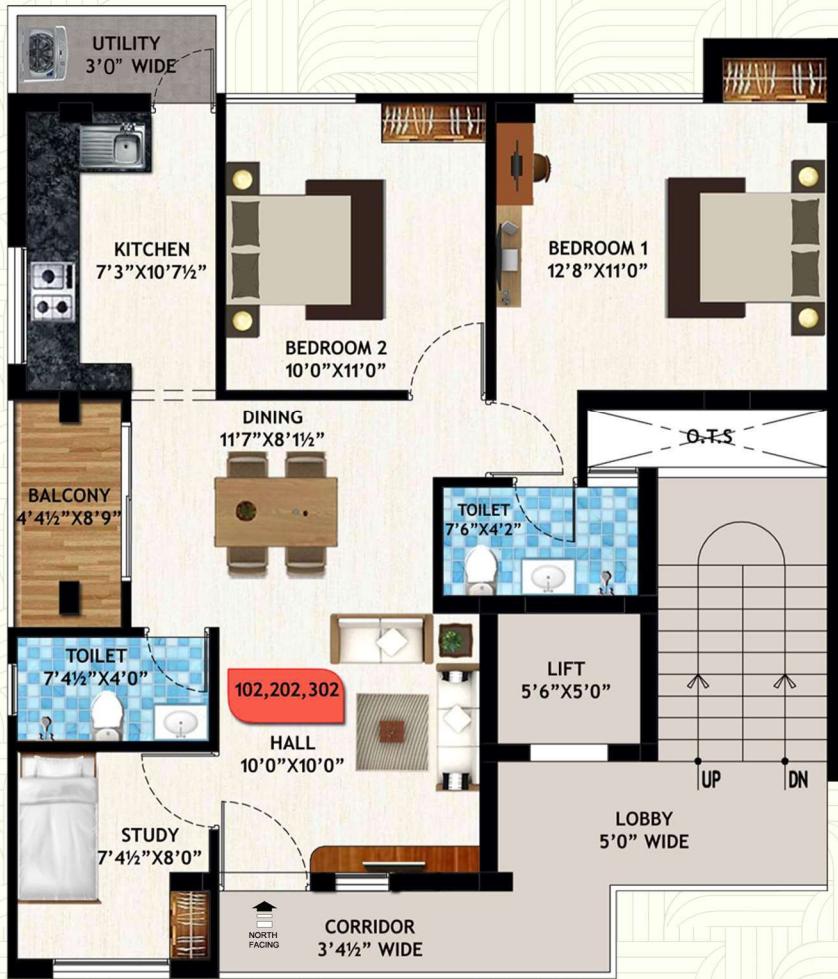


STILT FLOOR PLAN :



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



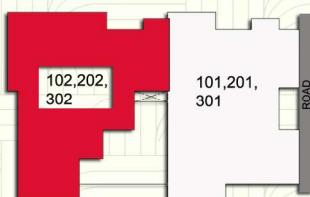


FLAT NO | 102,202,302

TYPICAL FLOOR PLAN

2 BHK AREA : 1056 SFT | Facing:Noth

KEYPLAN :

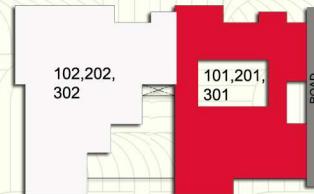


FLAT NO | 101,201,301

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 Openale/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 supplement 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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