



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

SITE :13/31 ALAGIRI NAGAR 3RD STREET VADAPALANI CHENNAI 600026





CONTEMPORARY DESIGNED ELEVATION

Near by

Hotel Ambica Empire

SIMS Hospitals Vadapalani

700 METERS

Arulmigu Vadapalani Murugan Temple

650 METERS

Bank/ ATM

350 METERS

Arumbakkam Metro Station

800 METERS

Nexus Vijaya Mall

1.4 KILOMETERS

Vadapalani Metro Station

1 KILOMETERS

Vadapalani
Metro
Station



SIMS
Hospitals
Vadapalani



Maple
Tree
Hotels



Hotel Ambica
Empire



Ginger
Chennai



Arumbakkam
Metro
Station



100 Feet Road

100 Feet Road

100 Feet Road

100 Feet Road



Arulmigu
Vadapalani
Murugan
Temple

Karumari Amman Kovil Street

Karumari Amman Kovil Street

Namma
Veedu Vasanta
Bhavan



Nerkundram Ln

Alagiri nagar 1st street

Alagiri nagar 2nd street

Alagiri nagar 3rd street

Alagiri nagar 5th street



Proposed
Site



KEY PLAN: NOT TO SCALE

SITE ADDRESS: 13/31 ALAGIRI NAGAR 3RD STREET VADAPALANI CHENNAI 600026

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 car are
Safely parked



COMMON BATHROOM
Maids and Drivers will be
allocated a separate washroom



STILT FLOOR PLAN



TYPICAL FLOOR PLAN
(I, II & III)



FLAT NO | 101,201,301

TYPICAL FLOOR PLAN

3 BHK AREA: Facing:East



FLAT NO | 102,202,302

TYPICAL FLOOR PLAN

3 BHK AREA: Facing:North

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:

MAIN DOOR : 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.

Jacuar 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
100 FEET 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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