



25 YEARS OF EXCELLENCE

**ACCESS *EVERWHERE*  
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

Nerkundram Ln

Alagiri nagar 1st street

Alagiri nagar 2nd street

Karumari Amman Kovil Street

Alagiri nagar 3rd street

Alagiri nagar 5th street

Proposed  
Site



Namma  
Veedu Vasanta  
Bhavan



KEY PLAN: NOT TO SCALE

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

## AMENITIES:



**CCTV**  
Every nook and corners  
are monitored



### 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



**EV CHARGING POINT**  
Reducing carbon emissions and  
supporting renewable energy



**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:

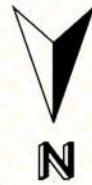
Facing:East

## 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:

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 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

### ADDRESS:

No:15/7,C.V.Raman road  
Alwarpet,Chennai-600018  
Shreevaruhomes@gmail.com



**+91 44 24983782,  
+91 9710041044**