



Sales Partners



SN DEVELOPERS
Happiness Guaranteed...

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Premium Luxury Apartments
@ **VELACHERY**
Off Taramani Link Road
No wall sharing
Privacy Guaranteed...



ABOUT PROJECT

PROJECT DETAILS:

- ❖ Luxurious 2BHK Apartments
- ❖ Type – Fully stilt + 3 floors
- ❖ Total Units – 6 NOS / 2 IN EACH FLOOR
- ❖ BUA – 800 SQ FT

PROJECT HIGHLIGHTS:

- ❖ Luxurious Apartments @ Heart of Velachery Vijayanagar terminal.
- ❖ Spacious 2 BHK Apartments / Only 2 units in each floor.
- ❖ No wall sharing / Privacy Guaranteed.
- ❖ Lift with Spacious covered car parking.

UNBELEIVABLE OFFER !!!

- ❖ Offer only Applicable for 1st Two bookings.
- ❖ Get your Dream flat in prime location at just **71 lakhs** with [Flat cost + Additional charges + GST charges+EB & TNWSSB Charges+Full fitted Interior works]

PROXIMITY ADVANTAGES:

- ❖ Famed hospitals & CBSE schools in close proximity
- ❖ Just 1.2 kms from Vijaya Nagar Bus stand.
- ❖ Just 500 meters from Velachery - Taramani link mega road .
- ❖ Just 1.5 kms from Velachery Railway station
- ❖ Just 600 meters from Perungudi Railway station.
- ❖ Just 4 kms - Phoenix Mega mall
- ❖ Just 6 kms - Guindy Junction
- ❖ Just 3.5 kms - OMR junction
- ❖ Just 5 kms - Pallikaranai junction

ADDITIONAL BENEFITS:

- ❖ 70 % construction works completed – Customization Advantages for the early birds..
- ❖ Additional open car parking facility available for easy access.

EXITING & UNBELIEVABLE OFFER!!! Fully fitted interior works, Cupboard works, false ceiling works @ Living dining & 1 Master bedroom, Modular kitchen & More.

A Leisurely
OUTDOOR LIFESTYLE..



Opulence, Grandness &
FINESSE QUALITY

SHRI ROHINI
Premium Luxury Apartments

The Master Piece -orientation is purpose designed to ensure panoramic views, and plenty of sunlight and ventilation in your home. The large windows invite the beauty of the outdoors to seamlessly fuse with the indoors. Quality glazed windows keep the home cool even during the summer.

COVERED CAR PARKING



TYPICAL FLOOR PLAN

1st, 2nd & 3rd Floor



SPECIFICATIONS

STRUCTURE

- ★ **Basement**
+3' height from the existing road level
- ★ **Structure**
Individual column footings with beams & slabs as per structural drawings.
- ★ **Superstructure**
All external walls with 9" thick in CM 1:5 and partition walls in 4½" thick brick work in CM 1 : 4.

JOINERIES

- ★ **Main door**
First Quality Indian teak wood door frame and panelled door shutter with necessary brass fittings with lock .
- ★ **Internal Doors**
Padak Wood (First Quality) door frame and paintable skin door shutter with aluminum fittings and lock.
- ★ **Windows**
Padak Wood (First quality) frame and single glazed shutters with aluminum fittings and MS grill. (12mm Sq Bar)

PLASTERING

- ★ **Plastering**
Plastering smooth the exposed surface of concrete with CM 1:3 in 6 mm thick and internal and external walls with CM 1:4, 20mm thick

FLOORING

- ★ **Rooms**
800mm x 800mm Vitrified tiles flooring (Basic cost Rs.70/- per sqft) and skirting.
- ★ **Bathroom**
12"x12" ceramic tile flooring (Basic cost Rs.50/- per sqft)
- ★ **Wall tiles**
18"x 12" glazed tiles (Basic cost Rs.50/- per sqft) dadoing up to 7'0" at Bath Rooms and 4'0" at kitchen.
- ★ **Car park**
Designer tiles flooring

PAINTING

- ★ **Main door**
French polish with melamine matt.
- ★ **Internal Doors & windows**
Two coats of enamel paint with one coat of primer and full patti.
- ★ **Internal walls**
One coat of primer and two coats of premium emulsion with full patti.
- ★ **External walls & Ceilings**
One coat of cement primer and two coats of ACE outer emulsion.

KITCHEN & LOFT

- ★ **Kitchen platform**
Black galaxy granite top and 24"x18" S.S.sink .
- ★ **Loft**
Each Room having one loft and one open cupboard without wood work.

PLUMBING & SANITARY WORK

- ★ **European water closet**
Cascade Model Floor / wall mounted white colour. (Parry / Hindware)
- ★ **Pipelines**
¾" CPVC pipes for concealed lines & 1" x 1¼ x 1½ UPVC pipes for tank delivery and 2½" & 4"PVC pipes for waste & sanitary lines.
- ★ **CP fittings**
Metro make CP fittings for Hot & cold water taps and Basin taps.










ELECTRICAL

- ★ All wires of ISI Standard Finolex / Orbit and ROMA/ MK make Modular Switches.
- ★ DB with change over switches at all floors.
- ★ Inverter wiring for all rooms for selected points.

PLUMBING & SANITARY WORK

- Entrance**
★ Light point - 1 Nos
- Living:**
★ Fan Point - 2 Nos
★ Light Point - 2 Nos
★ TV Point - 1 No & 5A plug point - 3 Nos.
- Dining:**
★ 5A plug point in switch control box
15A plug point for fridge - 1Nos
15A plug point for washing machine - 1 Nos.
- Bedroom:**
★ Two way point for light & Fan point
With regulator, 5A - plug point - 1 Nos
15A AC point - 1 Nos

AMENITIES

	Powerback for Apartments & common areas		CCTV Surveillance		8-Passenger Lifts will be provided
	Clear Titled Document		Covered Car Parking		Potable Water
	100% Vaasthu		Fully fitted interiors		24x7 Security