

10 UNITS

1304 SQ.FT

3BHK

SHARON ROSE
KODAMBAKKAM



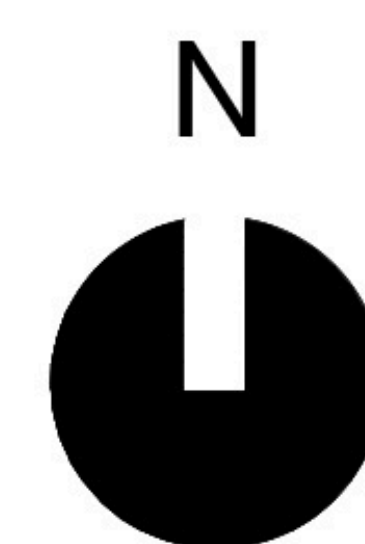
COMPACT LIVING SPACES

WITH QUALITY FIXTURES



QUIET NEIGHBOURHOOD

IN THE HEART OF THE CITY



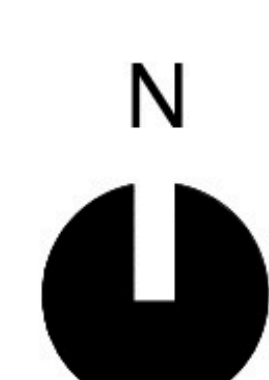
ROAD

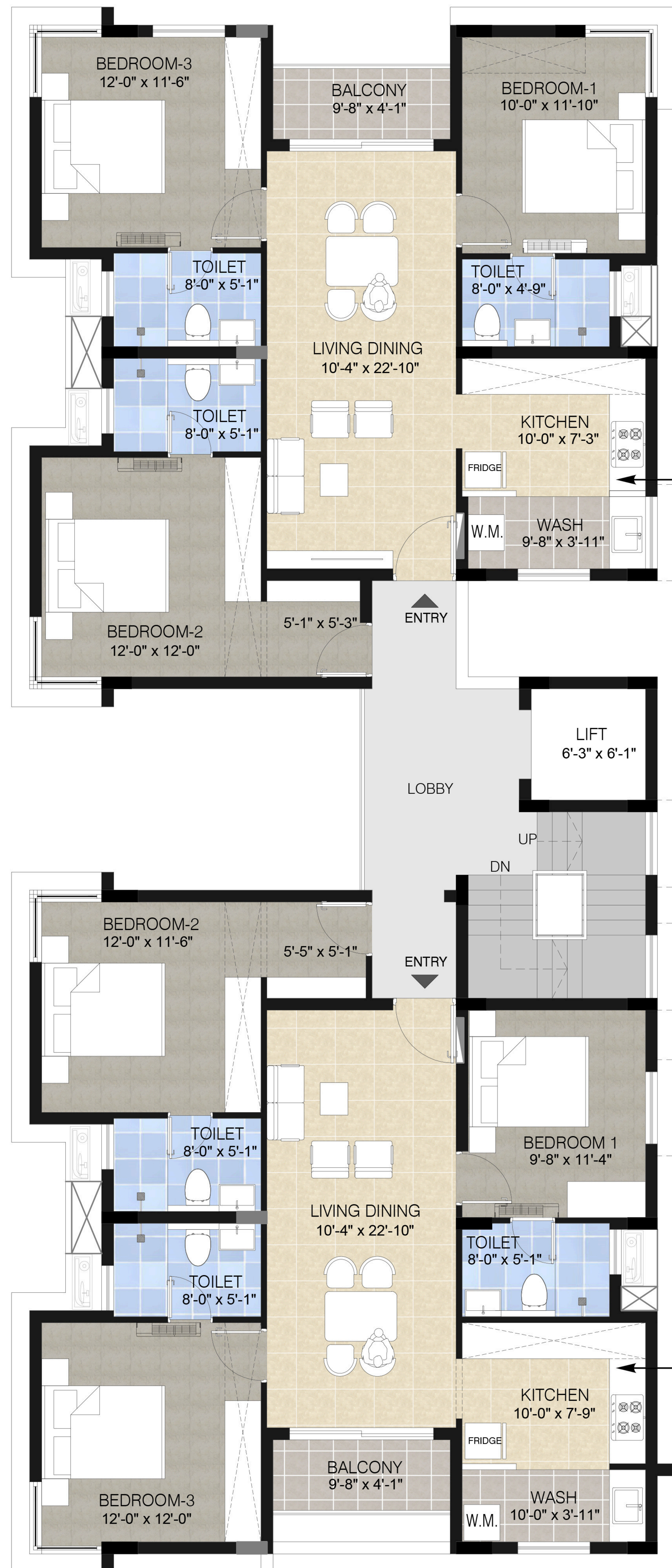


FLAT B
 SALEABLE AREA : 1304 Sq.ft
 RERA CARPET : 973 Sq.ft
 EX. BALCONY : 40 Sq.ft

FLAT A
 SALEABLE AREA : 1304 Sq.ft
 RERA CARPET : 973 Sq.ft
 EX. BALCONY : 40 Sq.ft

TYPICAL FLOOR PLAN
 (FIRST & SECOND FLOOR PLAN)

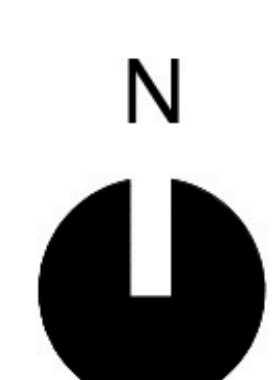




FLAT B
SALEABLE AREA : 1304 Sq.ft
RERA CARPET : 945 Sq.ft
EX. BALCONY : 40 Sq.ft

FLAT A
SALEABLE AREA : 1304 Sq.ft
RERA CARPET : 945 Sq.ft
EX. BALCONY : 40 Sq.ft

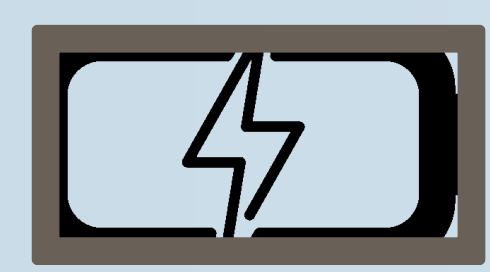
TYPICAL FLOOR PLAN
(3RD ,4TH,5TH FLOOR PLANS)



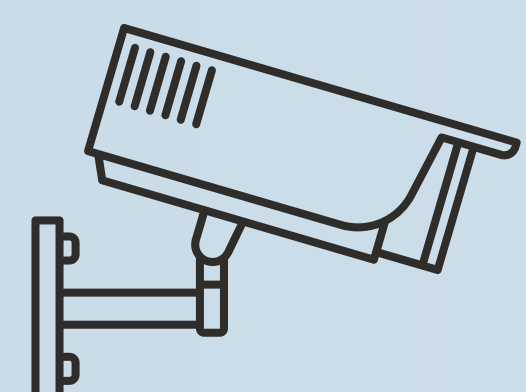
PROJECT HIGHLIGHTS



One covered car park



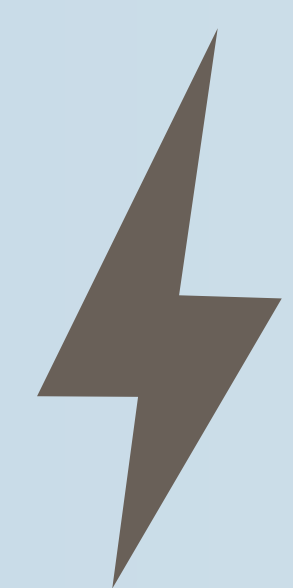
EV charging point



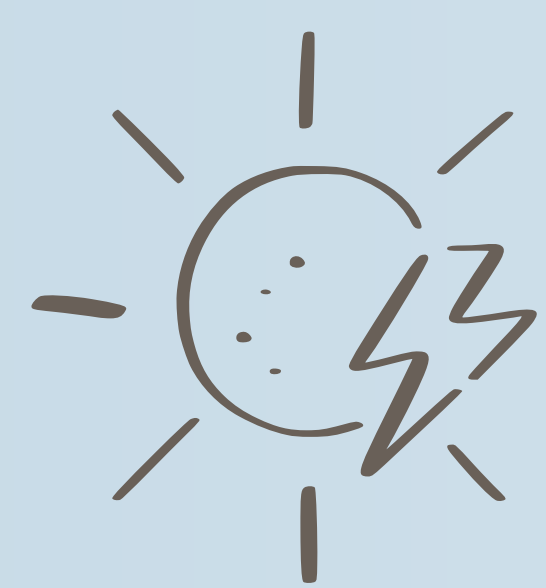
24/7 cctv surveillance



Gated security



24/7 electricity back up



Solar panels on rooftop

STILT PLUS 5 FLOORS

2 APARTMENTS PER FLOOR

10 FLATS

1304 SQ.FT EACH

3BHK HOMES

SPECIFICATIONS

STRUCTURE

RCC FRAMED STRUCTURE

ALL WALLS WILL BE OF ACC BLOCKS

WALL AND FLOOR TILES

GENERAL FLOORING – VITRIFIED TILES | TOILETS – TILES ON THE WALLS UPTO 7 FEET & ANTI-SKID TILES ON THE FLOOR AS PER ARCHITECT DESIGN

INTERNAL WALL FINISHES

EMULSION PAINT

EXTERNAL WALL FINISHES

EXTERIOR GRADE EMULSION PAINT

WINDOWS

UPVC SLIDING WINDOWS WITH MS GRILLS

ELECTRICAL SWITCHES

ANCHOR PANASONIC

DOORS

TEAK/ HARDWOOD FRAMES WITH SOLID CORE LAMINATED FLUSH DOORS

BATHROOMS

CP FITTINGS – SANITARYWARE – PARRYWARE / HINDWARE

KITCHEN FINISHES

GRANITE COUNTERS WITH WALL DADO – SS SINK WITH DRAINBOARD

TELEPHONE AND BROADBAND

TV AND BROADBAND OUTLETS IN LIVING ROOM AND MASTER BEDROOM
VIDEO DOOR PHONE

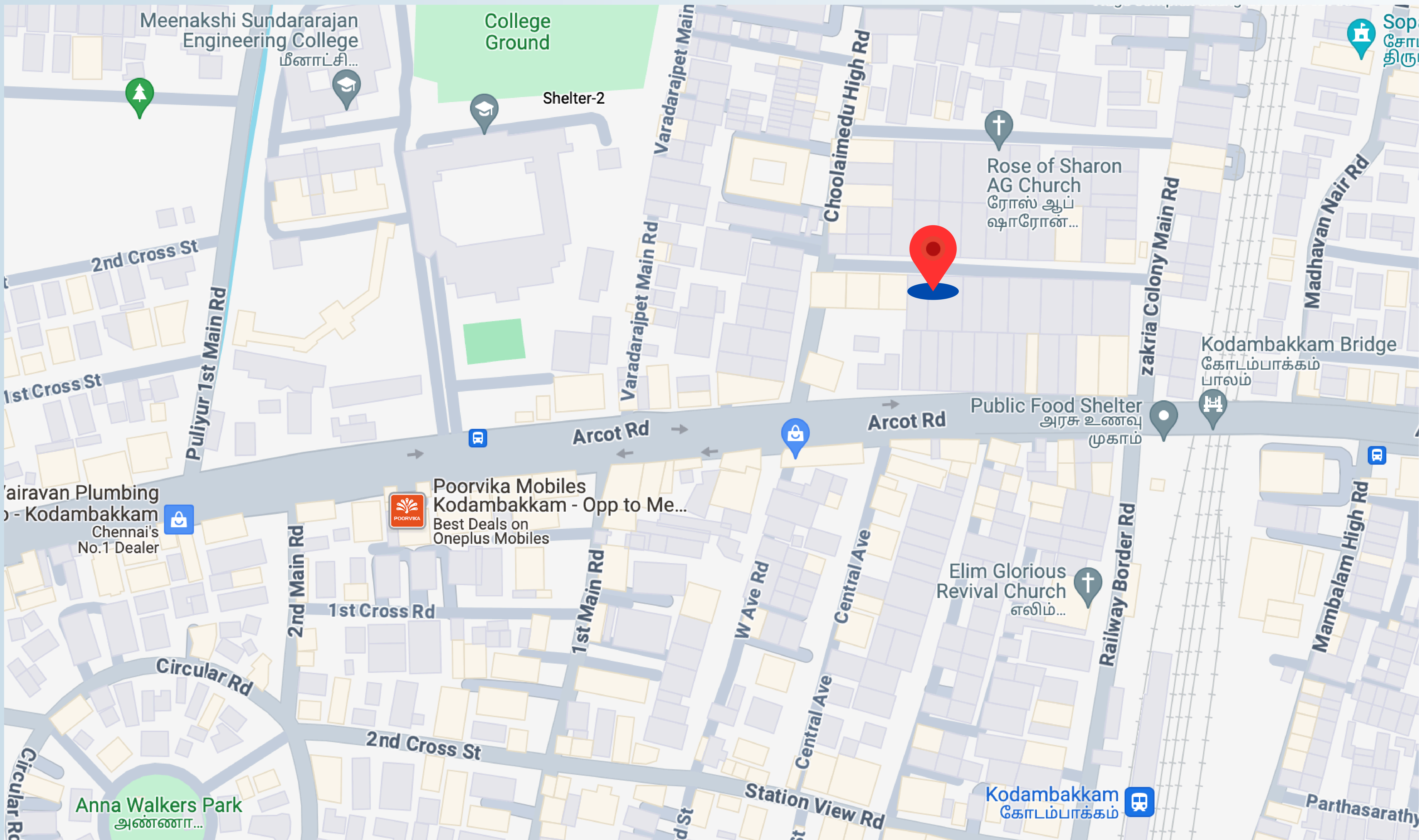
LIFTS

ELEVATOR OF JOHNSON MAKE

POWER BACK-UP

1000W PER APARTMENT/ COMMON LIGHTING / LIFT/ MOTOR/ PUMP
INDIVIDUAL EV CHARGING PROVISION FOR ALL FLATS
SOLAR PANEL ON ROOFTOP

LOCATION MAP & CONNECTIVITY



SIMS HOSPITAL	2.4KM
VIJAYA HOSPITAL	2.5KM
VADAPALANI MURUGAN TEMPLE	2KM
VADAPALANI METRO STATION	2.1KM
KODAMBAKKAM TRAIN STATION	400M
MEENAKSHI SUNDARARAJAN ENGINEERING COLLEGE	600M
LOYOLA COLLEGE	1.8KM
NEXUS VIJAYA MALL	2.3KM
KAMALA CINEMAS	2.3KM

PAYMENT SCHEDULE

Advance Rs.5,00,000/- on booking

30% of the total consideration on signing of the agreement
(less advance)

20% of the total consideration on completion of foundation

30% of the total consideration on completion of structure

15% of the total consideration on completion of internal
wall & flooring

5% of the total consideration on handing over

OTHER CHARGES

Infrastructure Charges

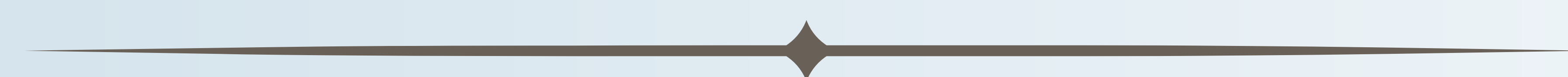
Registration Payable – At actuals

GST – At actuals

Deposits for TNEB / CMWSSB and legal charges

PLANNING PERMIT NO.

CMDA/PP/NHRB/C/0848/2023



BUILDING PERMIT NO.

CEBA/WDCN09/00190/2024

RERA APPROVAL IN PROGRESS

HANDING OVER IN SEPTEMBER 2025



NO.15, 1ST STREET, ZACHARIAH COLONY
KODAMBAKKAM, CHENNAI - 600094



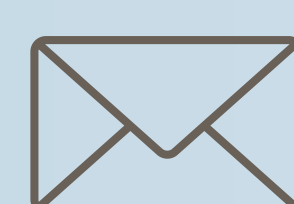
Tuya Homes: Reg Office : 12, T. T. K Road, Royapettah,
Chennai - 600014



Sales Office : No. 2/88 S. M Towers, OMR, Perungudi,
Chennai - 600096



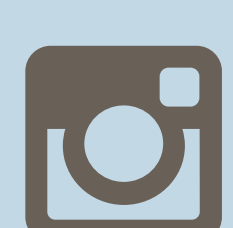
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