

**park
63**

UBER LUXURY REDEFINED



**57-ACRE
TOWNSHIP**

**OVERLOOKING
1500-ACRE VANDALUR
FOREST RESERVE**

**40+
STATE-OF-THE-ART
AMENITIES**

**ADJOINING
6L SQ. FT.
PROPOSED MALL**



Shriram Park 63 is a residential development that is a part of the 57-acre township, which is the first-of-its kind in Chennai.

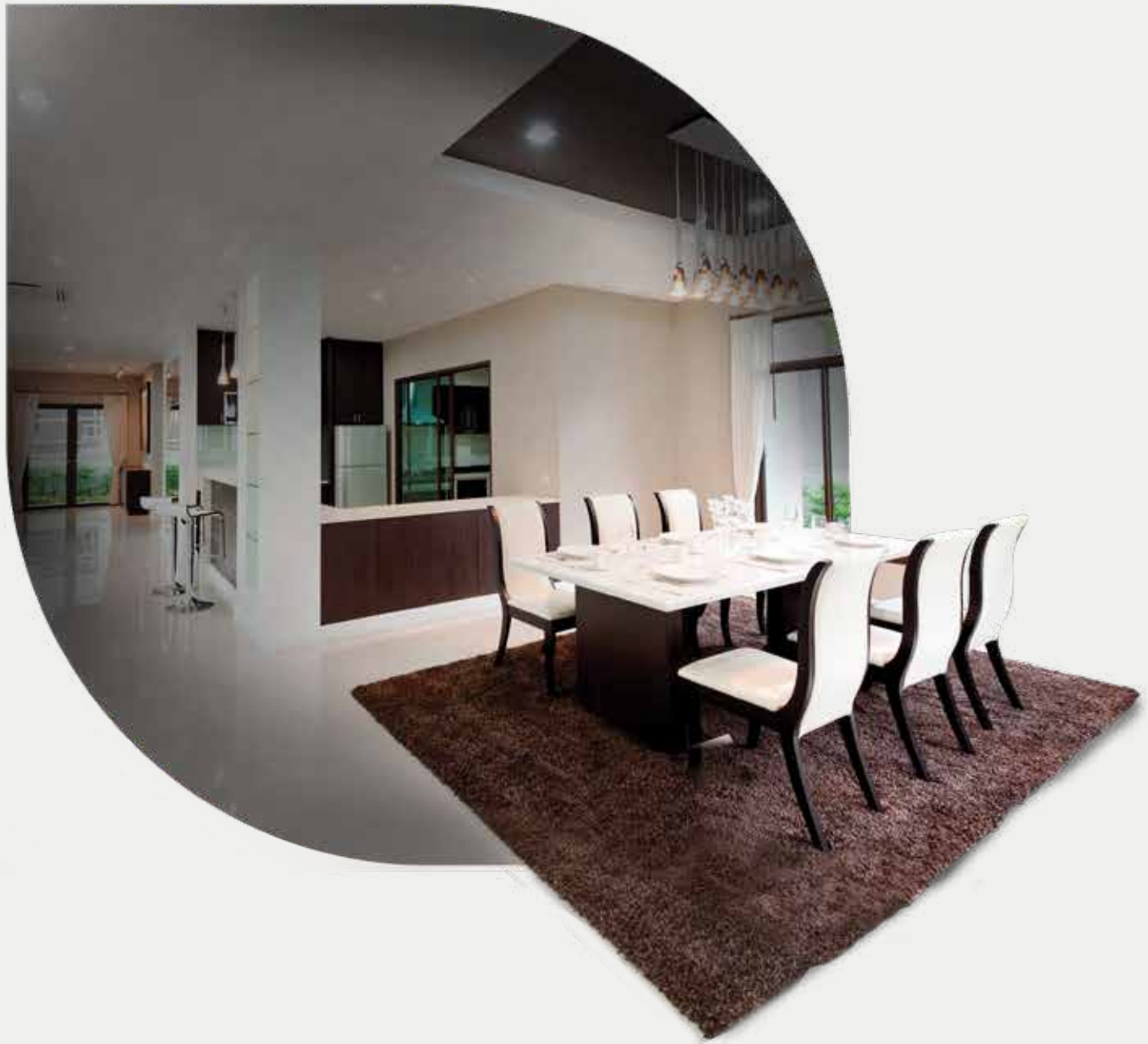
YOU CALL IT
MONUMENTAL,
WE CALL IT
PARK 63

Have perfect filter coffee with the view of a 1500-acre
oxygen factory. Next to Vandalur Natural Forest
Reserve.



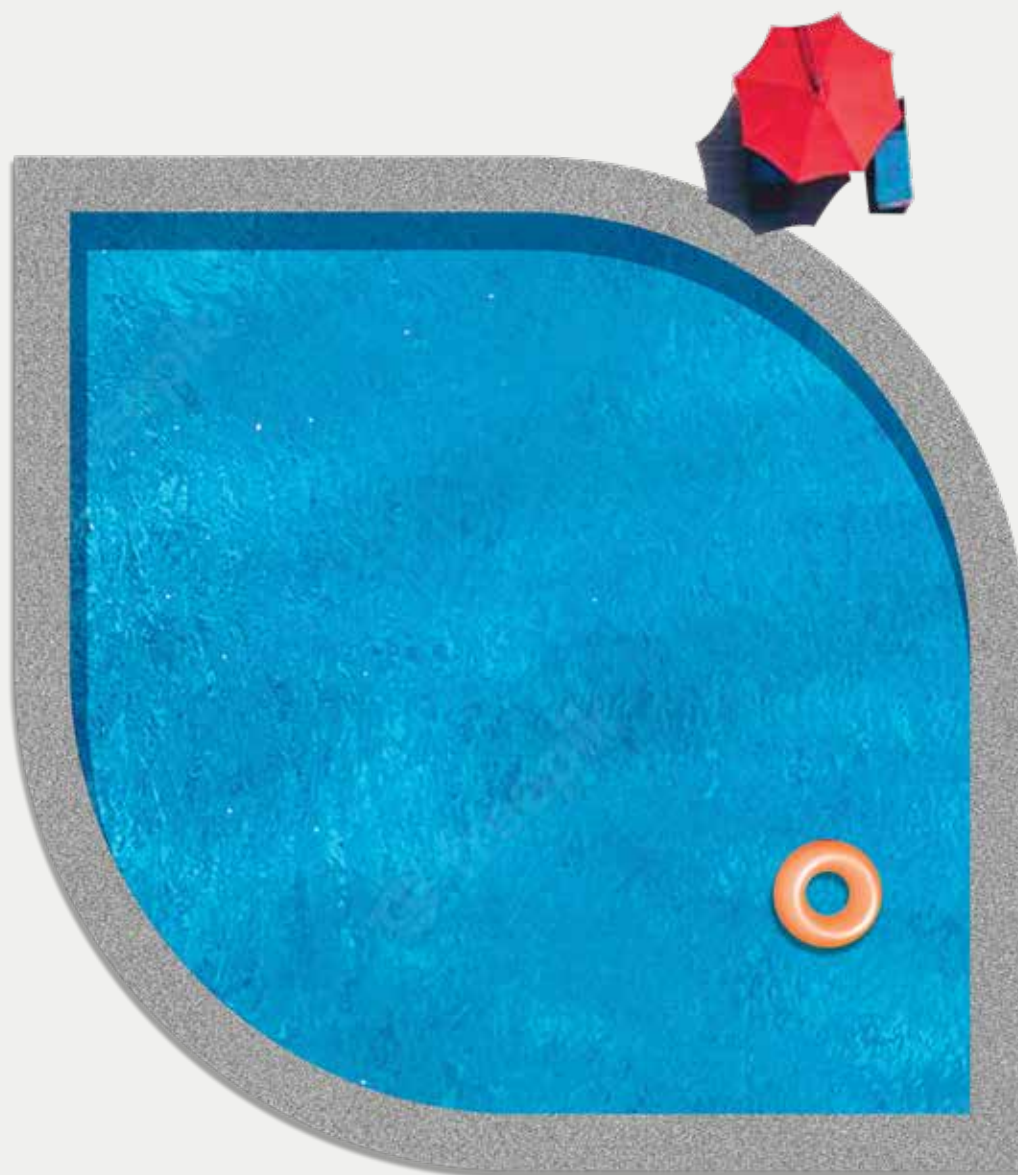
You call it
BIG SPACES,
we call it
PARK 63

Super spacious bedrooms, living rooms, balconies and more. We have 3BHK
ELITE & 3BHK LUXE which start at 1385 sq.ft and go upto 1970 sq.ft.



You call it
UBER LUXURY,
we call it
PARK 63

Majestic 20,000 sq.ft. clubhouse,
40+ state-of-the-art amenities, 5.5 acres of lush green parks,
6 lakh sq.ft. proposed mall with a multiplex.



You call it

CHENNAI'S CROWN JEWEL,

we call it

PARK 63

This is the last and uber luxurious phase of PARK 63, which is part of a 57-acre township. Overlooking the 1500-acre Vandalur Forest Reserve, PARK 63 is located in a strategic location near everything you need.



A LOCATION THAT MAKES CONNECTIVITY A WALK IN THE PARK



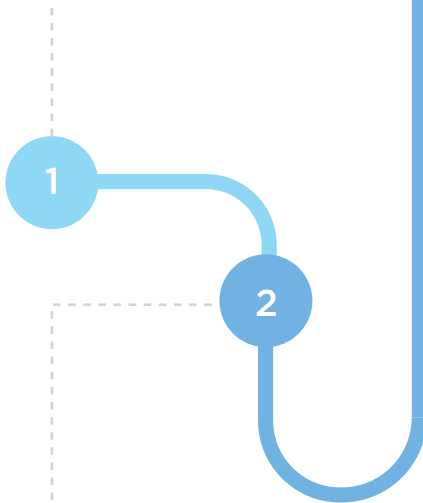
10 mins away from
Tambaram Railway
Station



Right opposite to the project
is the Perungalathur Local
Railway Station, which
connects to central part of
Chennai



Nestled between Gandhi
Road (40 ft.) & GST (150 ft.),
thus well connected to
Chennai



30 mins from the
International Airport



Proposed 88-acre, 319
crore Mofussil Bus
Terminus at
Kilambakkam which is
4 kms away from
Park 63



Bypass 8 mins and Outer
Ring Road in 5 mins



Has great connectivity
to OMR through
Vandalur –
Kelambakkam Road

Location Map



BAY OF BENGAL



A NEIGHBOUR THAT IS LITERALLY A BREATH OF FRESH AIR FOR A LIFETIME

1500-acres Vandalur
Natural Reserve Forest

Wake up to breath-taking views
of a green expanse

Breathe fresh & clean air
within the city





AN ARRANGEMENT THAT STRIKES THE RIGHT WORK-LIFE BALANCE

Walk to work, spend more
time with your family

The Gateway IT Campus has companies
like Accenture, CSS, Sutherland,
Navitas LLP and more

Currently employing approx.
25,000 people with a proposed expansion
of up to approx. 50,000 employees soon

PUBLIC PARKS & AMENITIES

AROMA
GARDEN

KIDS
PLAY AREA

REFLEXOLOGY
PARK

PETS
PARK

FAMILY
GARDEN

BUTTERFLY
PARK

YOGA
GARDEN

OUTDOOR
BBQ PIT

READING
GARDEN

JUNIOR
TENNIS COURT

ADVENTURE
ZONE

TODDLER
PLAY AREA

GIANT
BOARD GAMES

SENIOR
CITIZEN PARK

OUTDOOR
EXERCISE AREA



A high-angle photograph of a person swimming in a pool. The water is a deep blue with visible ripples and reflections. In the bottom left corner, a large, white, wide-brimmed sun hat is partially visible, resting on the edge of the pool. A hand is also visible at the bottom edge, near the hat. The overall scene is bright and summery.

A COMMUNITY THAT LOOKS AFTER YOUR EVERY NEED

OUTDOOR AMENITIES

GIANT BOARD
GAMES

HERBAL
GARDEN

TENNIS
COURT

PARTY
LAWN

SWIMMING
POOL

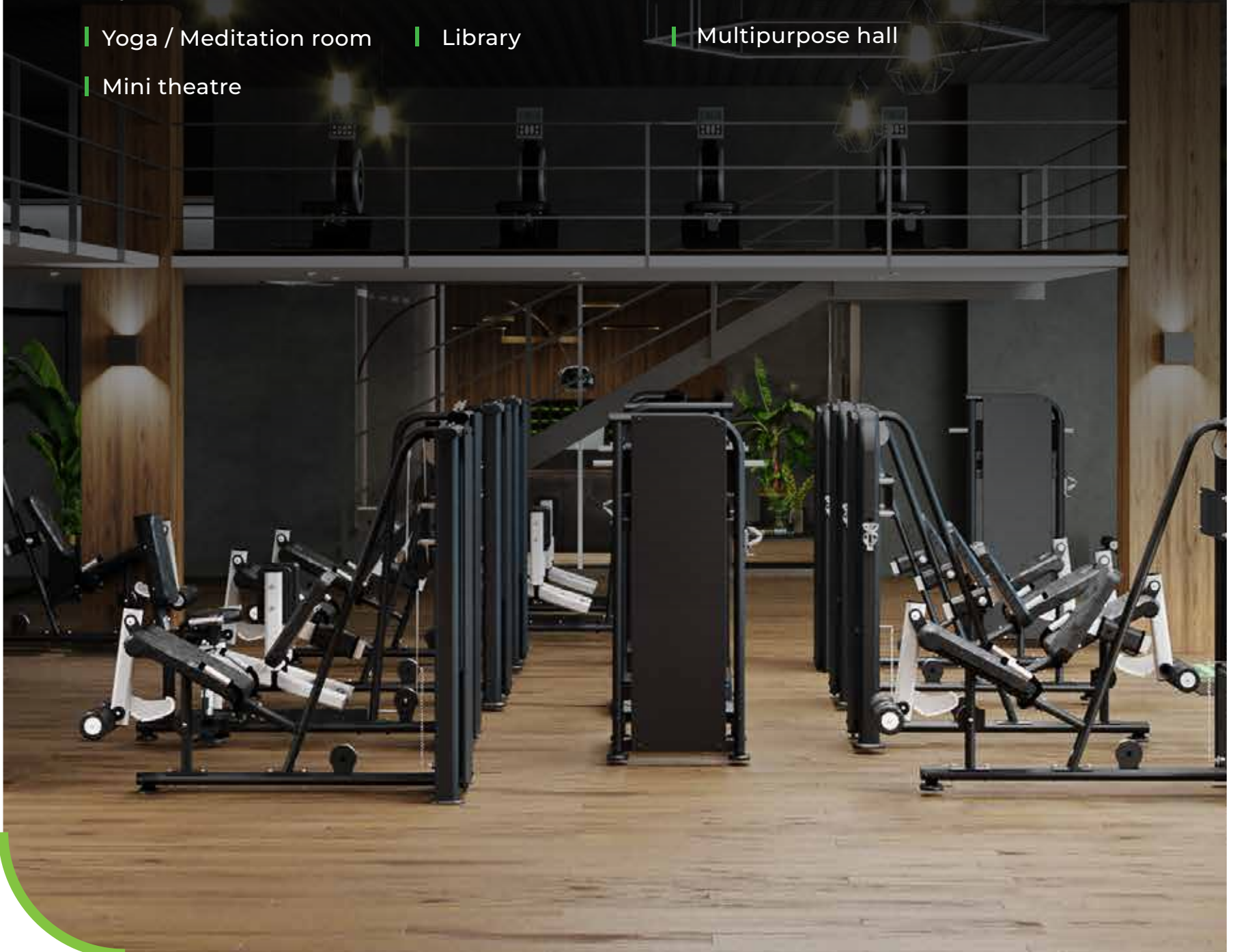
KIDS
PLAY AREA

GAZEBOS

A TOWNSHIP THAT TAKES YOUR PASTIME SERIOUSLY

INDOOR AMENITIES

- | Gym
- | Games room
- | Convenience store
- | Yoga / Meditation room
- | Library
- | Multipurpose hall
- | Mini theatre





ARTISTIC IMPRESSION

**1500-ACRE
VANDALUR NATIONAL
RESERVE**

**PROPOSED MALL+
MULTIPLEX**

**RESIDENTIAL
DISTRICT
PHASE-1**

**PUBLIC
PARK**





**RESIDENTIAL
DISTRICT
PHASE 2**

**COMMERCIAL
DISTRICT**

**PUBLIC
PARK**

**PERUNGALATHUR
RAILWAY STATION**

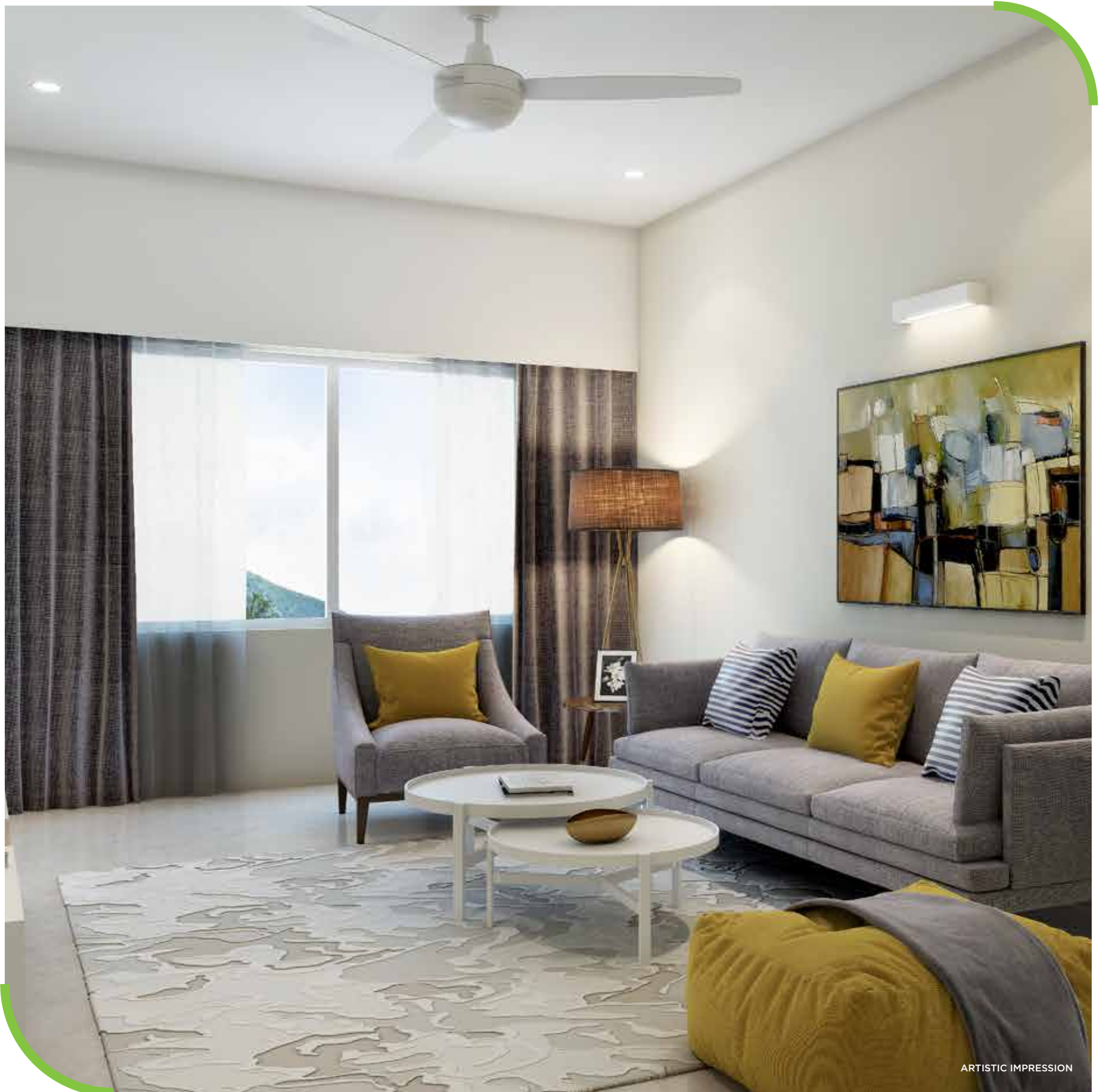
ARTISTIC IMPRESSION

MASTER PLAN



- | | | |
|---------------------------|--------------------------|----------------------------------|
| 1 ENTRY | 12 OPEN AIR THEATER | 23 SWIMMING POOL |
| 2 MULTIPURPOSE LAWN | 13 MAZE GARDEN | 24 POOL DECK |
| 3 STEPPED SEATING | 14 WATER FEATURE | 25 KIDS POOL |
| 4 BADMINTON COURT | 15 PET PARK | 26 PERUNGULATTUR RAILWAY STATION |
| 5 VOLLEYBALL COURT | 16 YOGA PAVILION | |
| 6 CRICKET PITCH | 17 READING GARDEN | |
| 7 MULTIPURPOSE PLAY COURT | 18 REFLEXOLOGY PARK | |
| 8 TENNIS COURT | 19 SENIOR CITIZEN'S PARK | |
| 9 OUTDOOR GYM | 20 FAMILY GARDEN | |
| 10 SKATING RINK | 21 PERGOLA SEATING | |
| 11 KIDS PLAY AREA | 22 GIANT GAMES | |







ARTISTIC IMPRESSION



Typical Tower Plan

G+13 Floors - BLOCK 18/23



Unit-1 Floor Plan

G+13 Floors - BLOCK 18/23



Unit Series No. : 01

Actual Area Value : 1134.99 sq.ft (105.44 sq.m)

RERA Carpet Area : 708.48 sq.ft (65.82 sq.m)

RERA Balcony : 53.6 sq.ft (4.98 sq.m)

Unit-2 Floor Plan

G+13 Floors - BLOCK 18/23

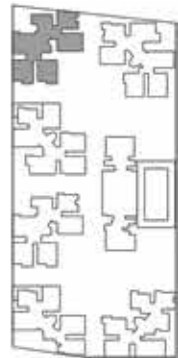
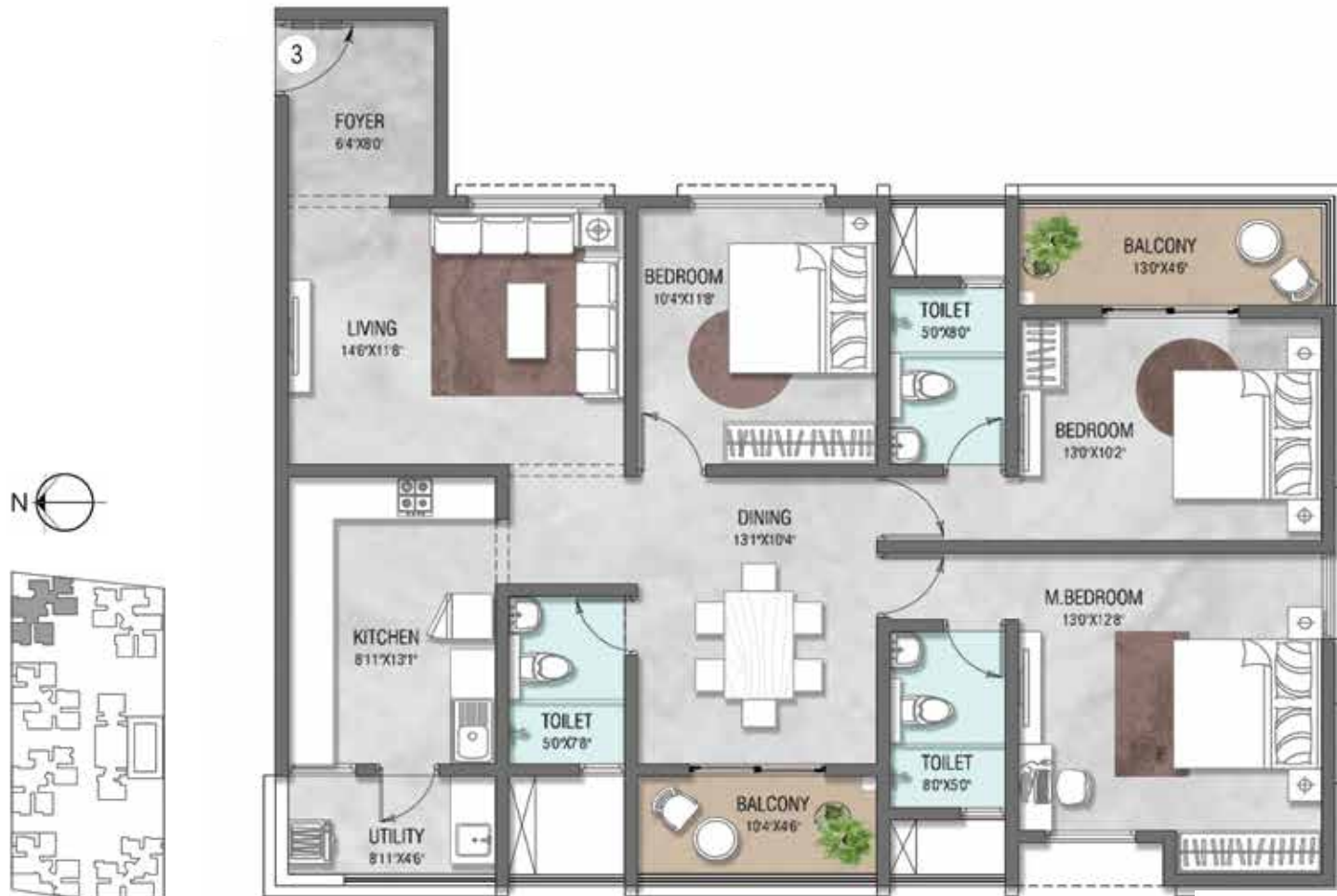


Unit Series No.	: 02
Actual Area Value	: 1384.99 sq.ft (128.67 sq.m)
RERA Carpet Area	: 840.87 sq.ft (78.12 sq.m)
RERA Balcony	: 103.76 sq.ft (9.64 sq.m)



Unit-3 Floor Plan

G+13 Floors - BLOCK 18/23



KEY PLAN



Unit Series No.	: 03
Actual Area Value	: 1839.99 sq.ft (170.94 sq.m)
RERA Carpet Area	: 1154.53 sq.ft (107.26 sq.m)
RERA Balcony	: 119.58 sq.ft (11.11 sq.m)

Unit-4 Floor Plan

G+13 Floors - BLOCK 18/23



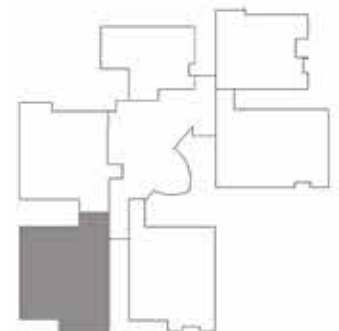
Unit Series No.	: 04
Actual Area Value	: 1814.99 sq.ft (168.62 sq.m)
RERA Carpet Area	: 1143.34 sq.ft (106.22 sq.m)
RERA Balcony	: 106.77 sq.ft (9.92 sq.m)

Unit-5 Floor Plan

G+13 Floors - BLOCK 18/23

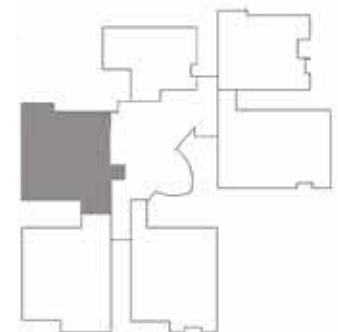


Unit Series No. : 05
Actual Area Value : 1824.99 sq.ft (169.55 sq.m)
RERA Carpet Area : 1156.68 sq.ft (107.46 sq.m)
RERA Balcony : 101.93 sq.ft (9.47 sq.m)



Unit-6 Floor Plan

G+13 Floors - BLOCK 18/23



Unit Series No. : 06

Actual Area Value : 1764.99 sq.ft (163.97 sq.m)

RERA Carpet Area : 1089.52 sq.ft (101.22 sq.m)

RERA Balcony : 118.61 sq.ft (11.02 sq.m)

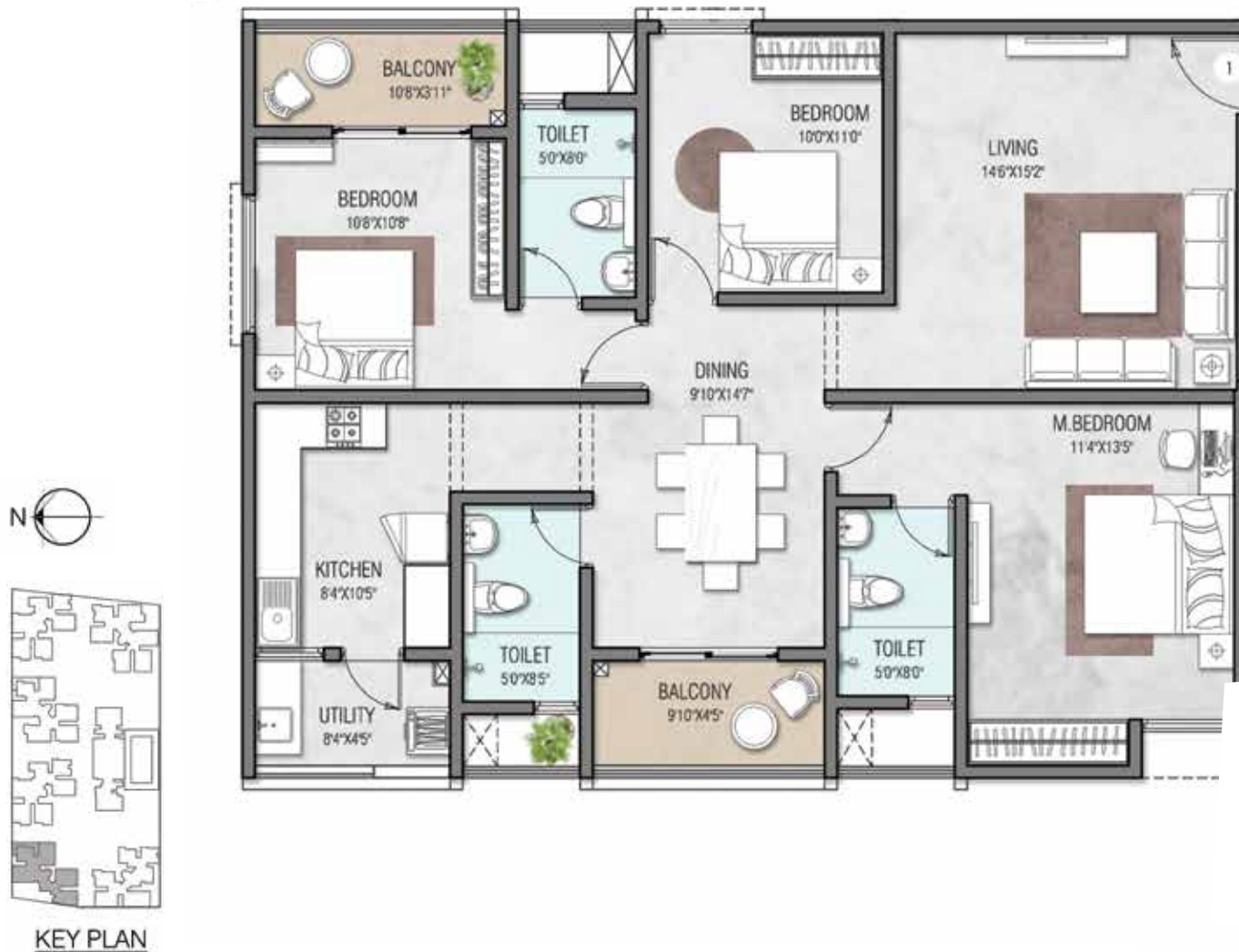
Typical Tower Plan

G+13 Floors - BLOCK 22



Unit-1 Floor Plan

G+13 Floors - BLOCK 22



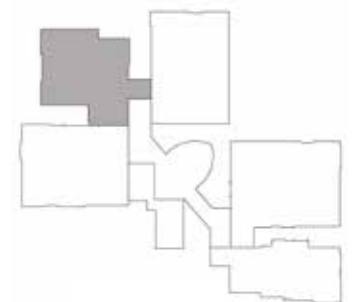
Unit Series No.	: 01
Actual Area Value	: 1724.99 sq.ft (160.26 sq.m)
RERA Carpet Area	: 945.07 sq.ft (87.8 sq.m)
RERA Balcony	: 97.62 sq.ft (9.07 sq.m)

Unit-2 Floor Plan

G+13 Floors - BLOCK 22



Unit Series No.	: 02
Actual Area Value	: 1534.99 sq.ft (142.60 sq.m)
RERA Carpet Area	: 945.07 sq.ft (87.8 sq.m)
RERA Balcony	: 100.21 sq.ft (9.31 sq.m)



Unit-3 Tower Plan

G+13 Floors - BLOCK 22



Unit Series No. : 03

Actual Area Value : 1724.99 sq.ft (160.26 sq.m)

RERA Carpet Area : 1062.50 sq.ft (98.71 sq.m)

RERA Balcony : 124.96 sq.ft (11.61 sq.m)

Unit-4 Floor Plan

G+13 Floors - BLOCK 22



Unit Series No.	: 04
Actual Area Value	: 1969.99 sq.ft (183.02 sq.m)
RERA Carpet Area	: 1231.92 sq.ft (114.45 sq.m)
RERA Balcony	: 133.04 sq.ft (12.36 sq.m)



Typical Tower Plan

G+13 Floors - BLOCK 24

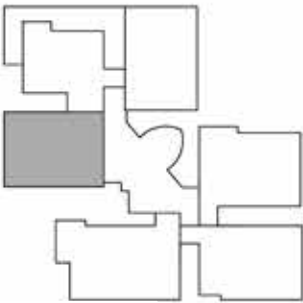


Unit-1 Floor Plan

G+13 Floors - BLOCK 24



Unit Series No.	: 01
Actual Area Value	: 1724.99 sq.ft (160.26 sq.m)
RERA Carpet Area	: 1097.70 sq.ft (101.98 sq.m)
RERA Balcony	: 97.62 sq.ft (9.07 sq.m)



Unit-2 Tower Plan

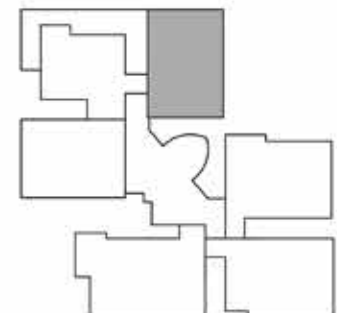
G+13 Floors - BLOCK 24



Unit Series No.	: 02
Actual Area Value	: 1484.99 sq.ft (137.96 sq.m)
RERA Carpet Area	: 907.82 sq.ft (84.34 sq.m)
RERA Balcony	: 100.21 sq.ft (9.31 sq.m)

Unit-3 Floor Plan

G+13 Floors - BLOCK 24



Unit Series No. : 03

Actual Area Value : 1719.99 sq.ft (159.79 sq.m)

RERA Carpet Area : 1061.53 sq.ft (98.62 sq.m)

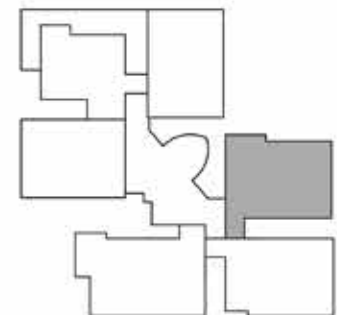
RERA Balcony : 124.96 sq.ft (11.61 sq.m)

Unit-4 Tower Plan

G+13 Floors - BLOCK 24

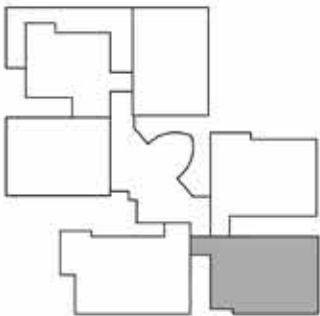


Unit Series No. : 04
Actual Area Value : 1874.98 sq.ft (174.19 sq.m)
RERA Carpet Area : 1162.28 sq.ft (107.98 sq.m)
RERA Balcony : 133.04 sq.ft (12.36 sq.m)



Unit-5 Floor Plan

G+13 Floors - BLOCK 24



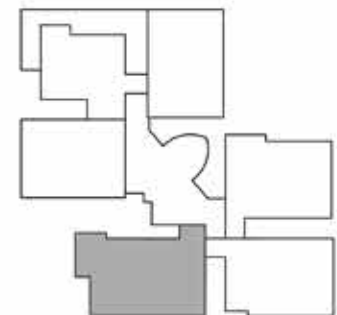
Unit Series No.	: 05
Actual Area Value	: 1799.99 sq.ft (167.22 sq.m)
RERA Carpet Area	: 1146 sq.ft (107 sq.m)
RERA Balcony	: 101 sq.ft (9 sq.m)

Unit-6 Tower Plan

G+13 Floors - BLOCK 24



Unit Series No.	: 06
Actual Area Value	: 2134.98 sq.ft (198.34 sq.m)
RERA Carpet Area	: 1382.94 sq.ft (128.48 sq.m)
RERA Balcony	: 116.25 sq.ft (10.8 sq.m)





ARTISTIC IMPRESSION

SPECS AND INFRA

COMMON AREAS

- In the project, even before you enter your apartment, you experience classy lobbies and common areas:
- Elegant Lift and Grand Entrance lobbies to all towers with granite flooring.
- 100% DG back up for lights in common areas, water supply systems, STP, and other essential utilities, so you are never worried about the power cuts.
- Lifts of a reputed brand (Kone or equivalent) provided with 100% DG power back up
- CCTV's area provided in the common areas & GF lobbies for security monitoring along with the security personnel for safety.
- Windows will have 3 track with Bug mesh to enjoy cool breeze keeping your window open.
- Kitchen, with 30mm polished granite counter with SS sink and drain board, and provision for water purifier. Superior quality glazed tile dado for easy maintenance in kitchen up to 2'0" height & up to sill level in utility. Additional SS sink in the utility.
- Superior quality Vitrified tile flooring (Asian or equivalent) in the living, dining, kitchen, foyer & bed rooms to maximise visual appeal while being very easy to maintain.
- The flooring in wet areas like the utility, toilets and balcony are of anti-skid tiles (Asian or equivalent) to ensure safety and prevent accidents.

UNIT SPECIFICATIONS

- MIVAN construction ensures great finish, good structural performance and timely construction completion.
- The special main door has a durable Teak wood frame with Factory made BST shutter for a premium look and feel.
- Main door comes with extra security through branded video door phone and non-biometric digital locks.
- Windows and sliding doors to balcony are of UPVC. UPVC windows have excellent durability and are easy to maintain.
- Modular type switches/sockets.
- AC point provision in all the bedrooms & Living / Dining area.
- TV and telephone points are provided in master bedroom & living area.
- Geyser point is provided in all the toilets.
- Toilets are fitted with premium brands of sanitary fittings, with KOHLER or equivalent sanitary ware and CP fittings (KOHLER or JAGUAR equivalent).

We promise, We deliver.

Phase 1A completed ahead schedule, handover commenced.

 **799 6000 474**

TN/01/BUILDING/136/2022 www.rera.tn.gov.in

CMDA - Planning Permit No. 11190, File No.C3(S)/243/2017, C/PP/MSB/02 (S - 01 to S -36) Dated: 23.01.2018.

Perungalathur Town Panchayat Building Permission No.027/2015-2016, Dt 24.05.2018

This project is promoted by M/s. Shriprop Properties Pvt. Ltd. [a wholly owned subsidiary of M/s. Shriram Properties Ltd.]