

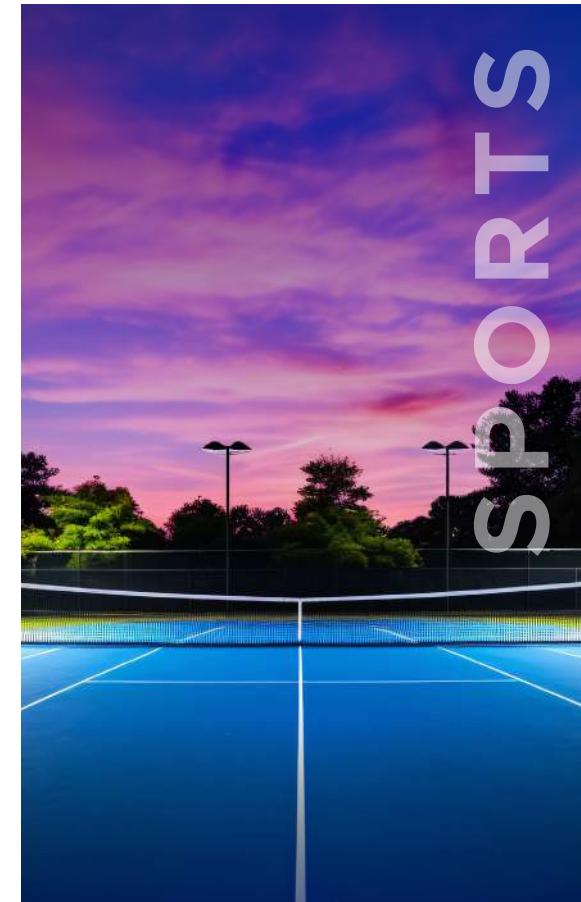
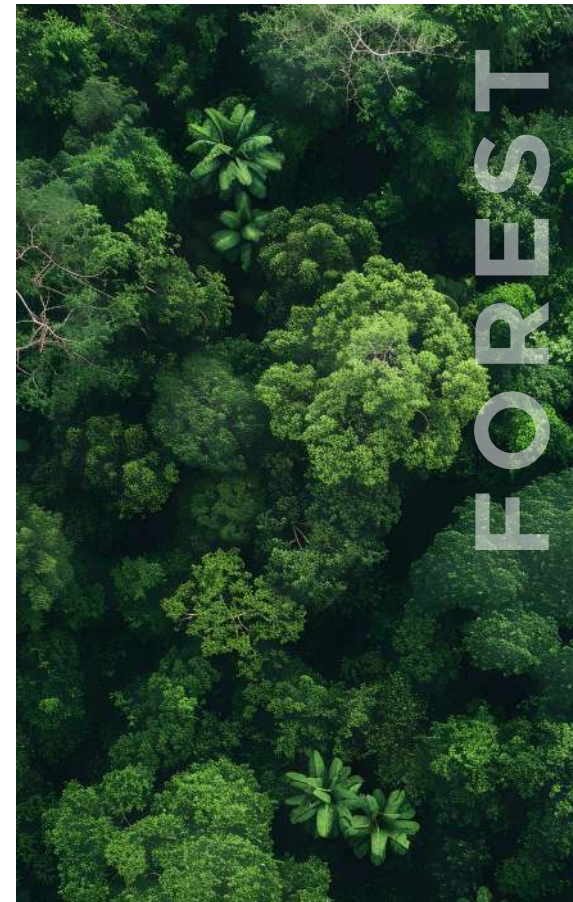
 **799 6000 474**

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.]



**MOVE_{IN}
TODAY.**

ENJOY A SPLENDID LIFE
TOMORROW

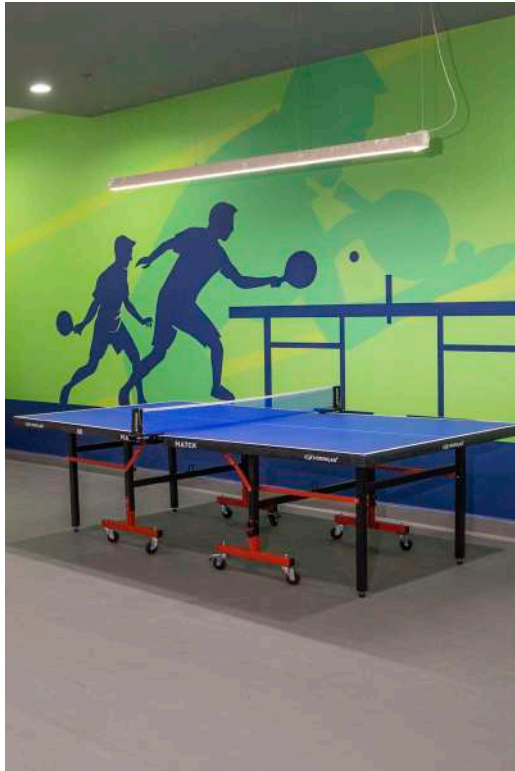


YOUR **HOME** AT THE **HEART** OF IT ALL!

From a serene forest reserve to thrilling sports amenities,
from fitness centers to recreational spots, everything is within easy reach.
The meticulously planned layout of Park 63 ensures that
every convenience is at your fingertips.



A GRAND
CLUBHOUSE



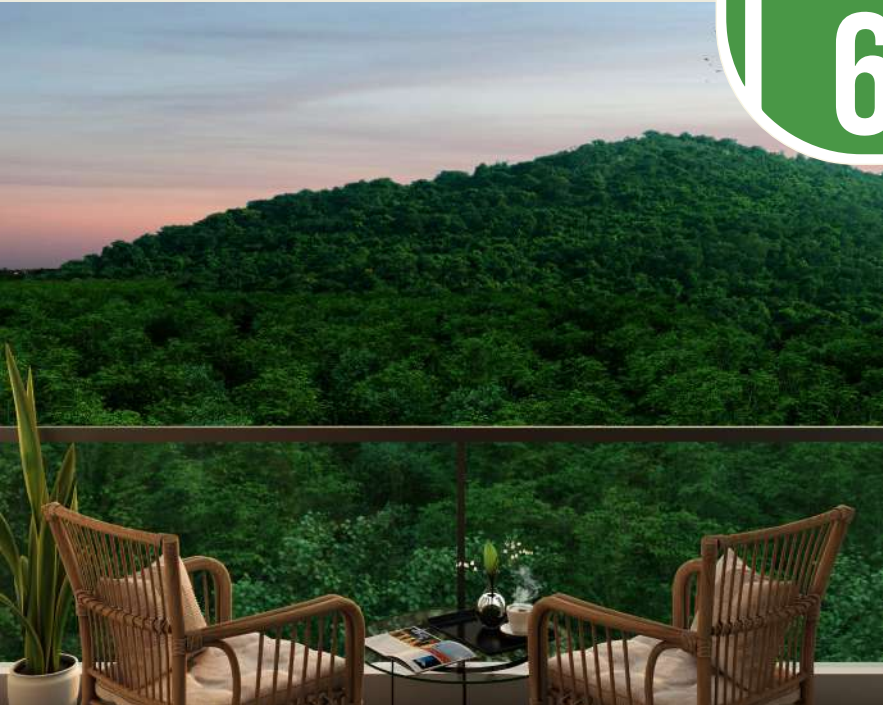
57 ACRE
TOWNSHIP



40+ STATE-OF-THE-ART
AMENITIES



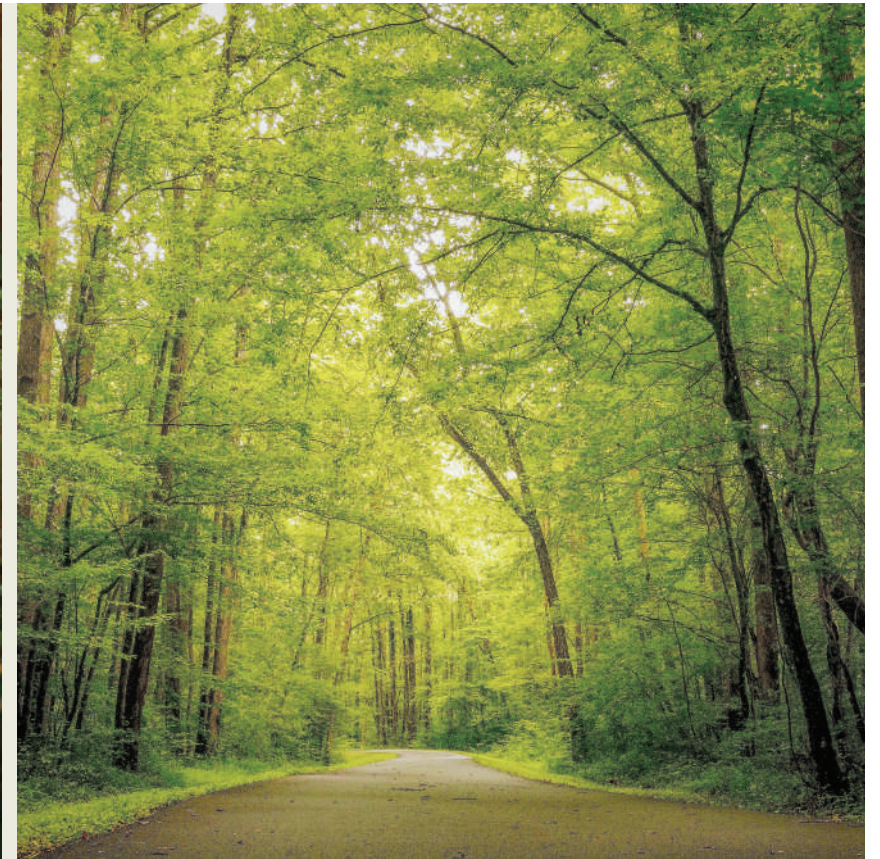
OVERLOOKING
1500 ACRE VANDALUR
FOREST RESERVE



Shriram Park 63 is the only residential development with a
stunning 1500 acre Vandalur forest reserve adjacent to the community

NATURE'S RETREAT

Nestled in its backyard is a sprawling 1500-acre forest reserve,
gracing the apartment with an unparalleled natural sanctuary
just outside its doors.

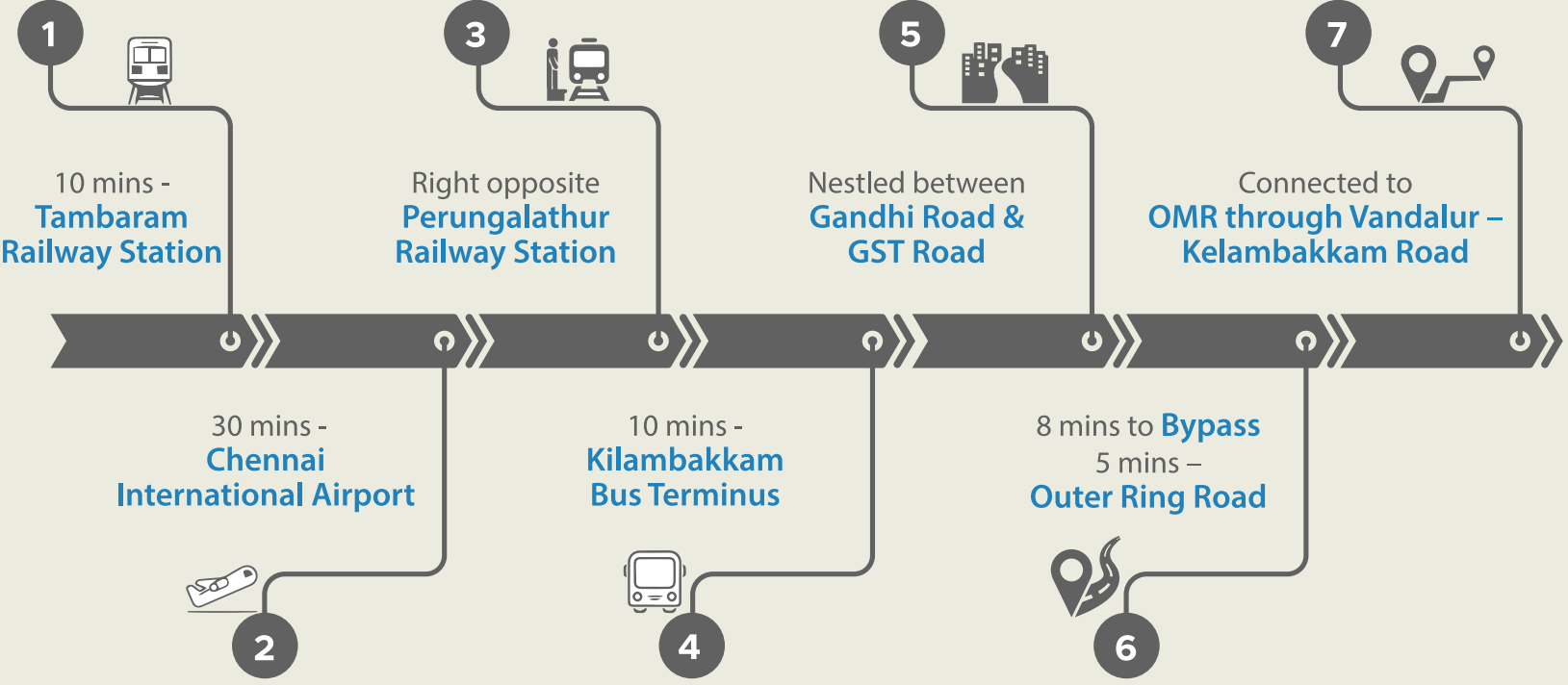




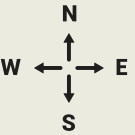
LIVE, LOVE & LEAD WITH **40+ AMENITIES**

Elevate your living experience with an impressive array of over 40 amenities nestled within the community, designed to cater to every aspect of your comfort and leisure.

A **LOCATION**
THAT MAKES **CONNECTIVITY**
A WALK IN THE PARK



LOCATION MAP





AN ABODE 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.

SERENE 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 PARKS	OUTDOOR EXCERCISE AREA	





PERFECTLY CURATED AMENITIES

HERBAL
GARDEN

TENNIS
COURT

PARTY
LAWN

SWIMMING
POOL

GAZEBOS

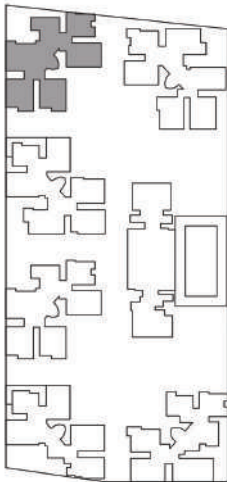
ENERGIZING AMENITIES

- | | | | |
|---------|-------------------|-------------------|------------------------|
| GYM | GAMES ROOM | CONVENIENCE STORE | YOGA / MEDITATION ROOM |
| LIBRARY | MULTIPURPOSE HALL | MINI THEATRE | |



Typical Tower Plan

G+13 Floors - BLOCK 18/23

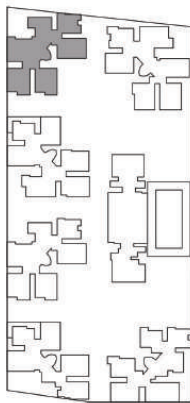
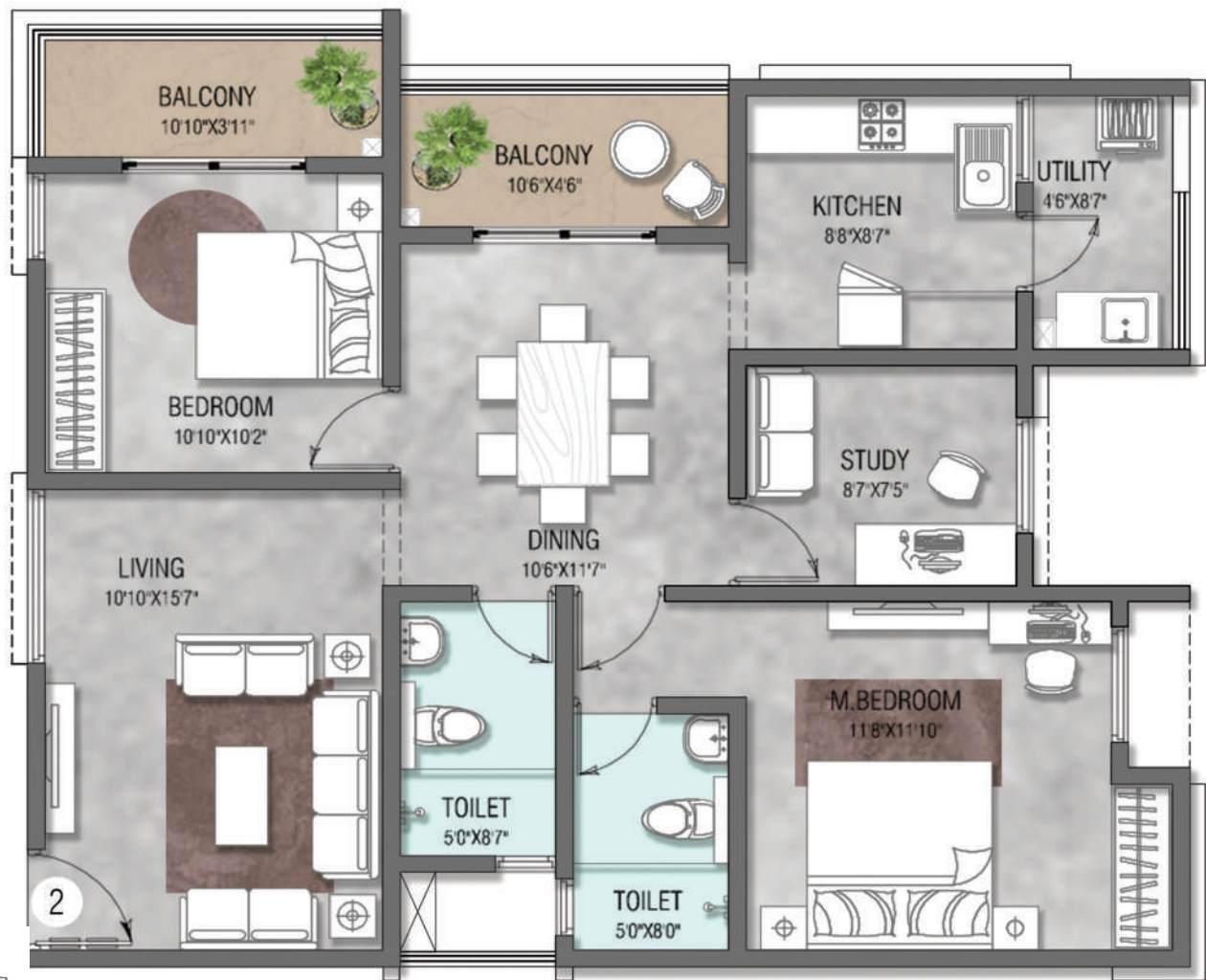


KEY PLAN

Configuration:	2BHK+2T	3BHK+2T	3BHK+3T			
Unit No:	1	2	3	4	5	6
SBA (In sq.ft)	1135	1385	1840	1815	1825	1765

Unit-2 Floor Plan

G+13 Floors - BLOCK 18/23

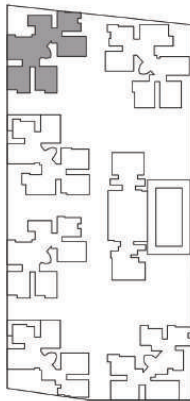


KEY PLAN

Unit No.	: 02
Configuration	: 3BHK+2T
Carpet Area	: 840.88 sq.ft (78.12 sq.m)
Balcony Area	: 103.76 sq.ft (9.64 sq.m)
SBA	: 1385 sq.ft

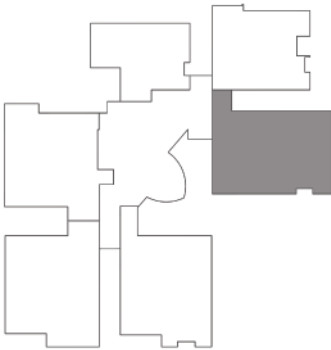
Unit-3 Floor Plan

G+13 Floors - BLOCK 18/23



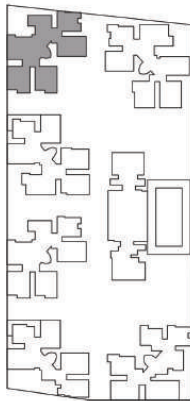
KEY PLAN

Unit No.	: 03
Configuration	: 3BHK+3T
Carpet Area	: 1154.54 sq.ft (107.26 sq.m)
Balcony Area	: 119.59 sq.ft (11.11 sq.m)
SBA	: 1840



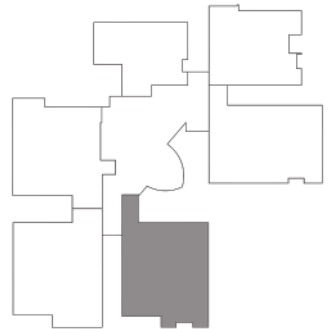
Unit-4 Floor Plan

G+13 Floors - BLOCK 18/23



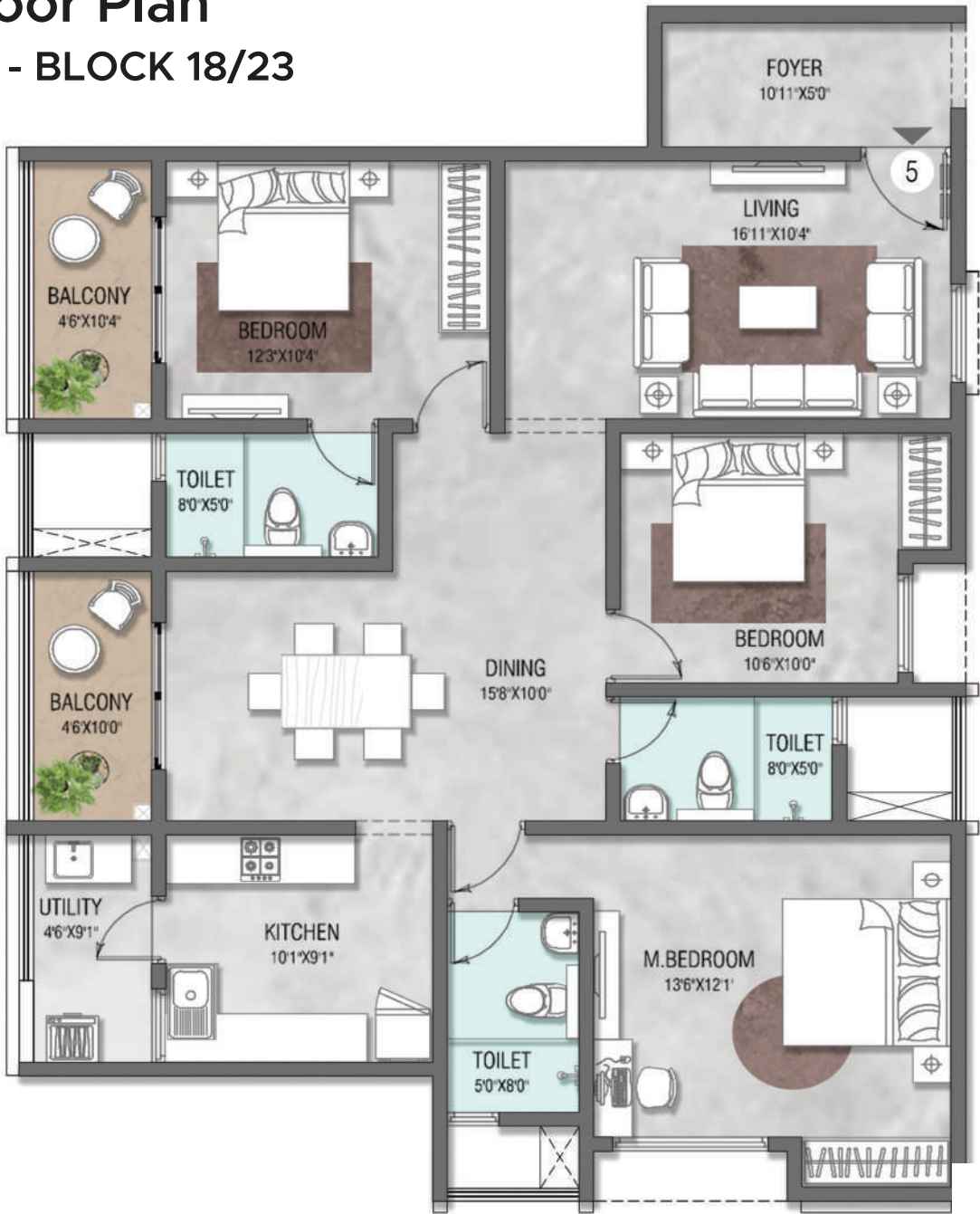
KEY PLAN

Unit No.	: 04
Configuration	: 3BHK+3T
Carpet Area	: 1143.34 sq.ft (106.22 sq.m)
Balcony Area	: 106.78 sq.ft (9.92 sq.m)
SBA	: 1815

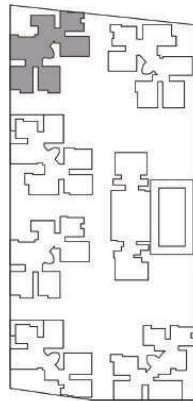


Unit-5 Floor Plan

G+13 Floors - BLOCK 18/23



Unit No.	: 05
Configuration	: 3BHK+3T
Carpet Area	: 1156.69 sq.ft (107.46 sq.m)
Balcony Area	: 101.93 sq.ft (9.47 sq.m)
SBA	: 1825



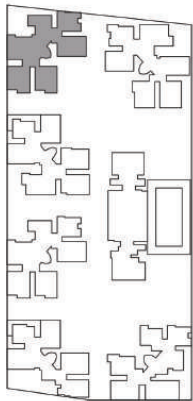
KEY PLAN

Unit-6 Floor Plan

G+13 Floors - BLOCK 18/23

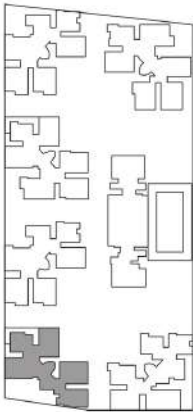


Unit No.	: 06
Configuration	: 3BHK+3T
Carpet Area	: 1089.52 sq.ft (101.22 sq.m)
Balcony Area	: 118.62 sq.ft (11.02 sq.m)
SBA	: 1765 sq.ft



KEY PLAN

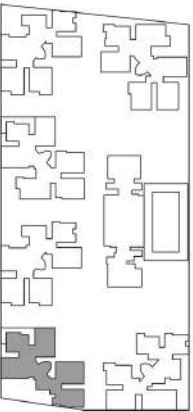
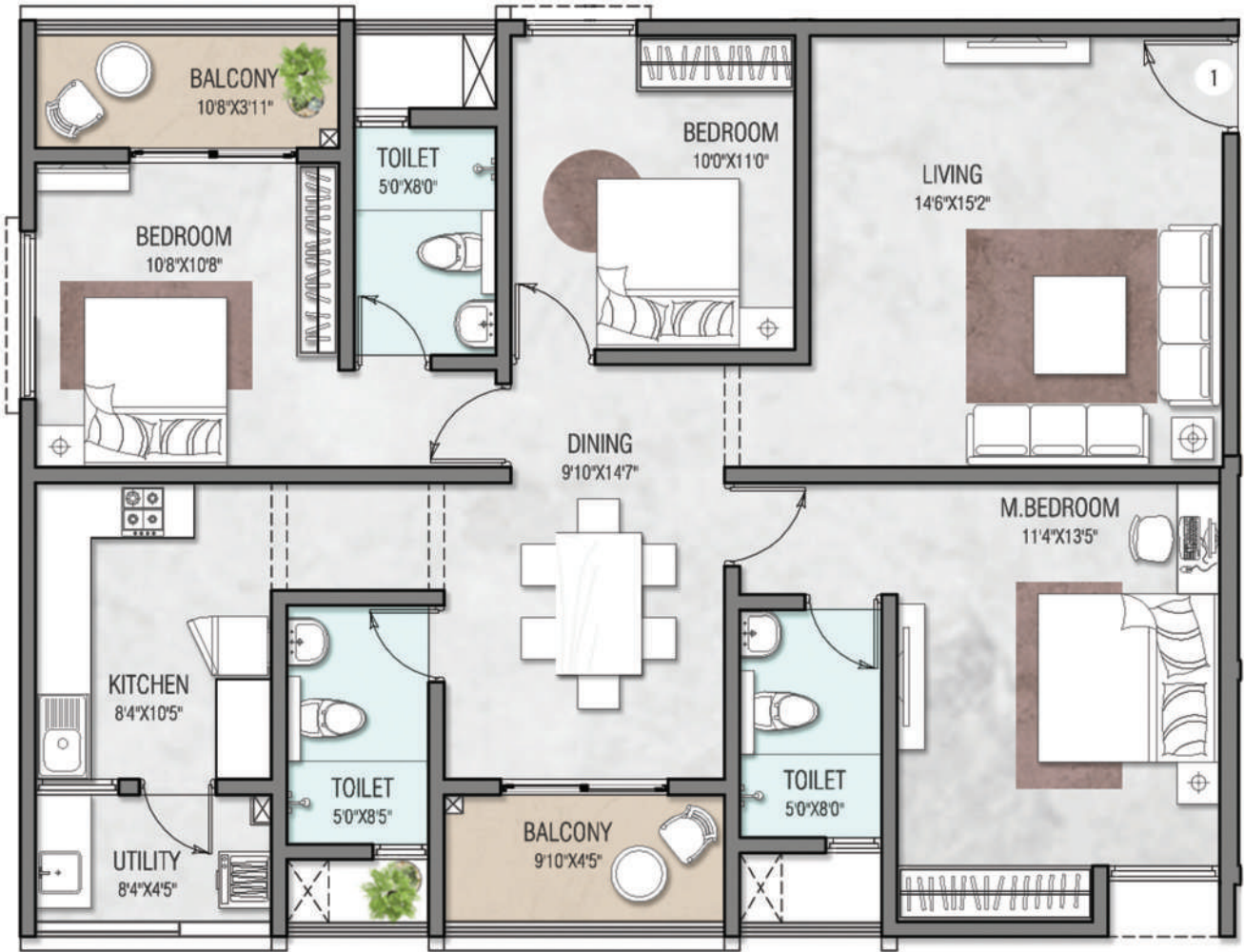
Typical Tower Plan
G+13 Floors - BLOCK 22



KEY PLAN

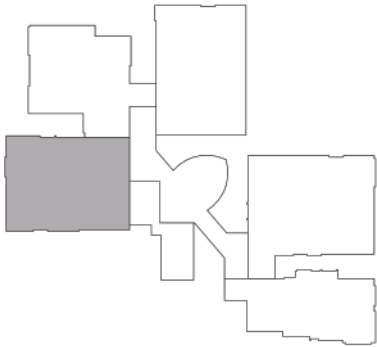
Configuration:	3BHK+3T	3BHK+2T	3BHK+3T	
Unit No:	1	2	3	4
SBA (In sq.ft)	1725	1535	1725	1970

Unit-1 Floor Plan
G+13 Floors - BLOCK 22



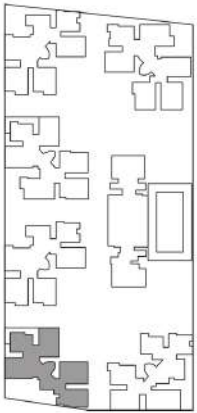
KEY PLAN

Unit No.	: 01
Configuration	: 3BHK+3T
Carpet Area	: 1097.70 sq.ft (101.98 sq.m)
Balcony Area	: 97.63 sq.ft (9.07 sq.m)
SBA	: 1725 sq.ft



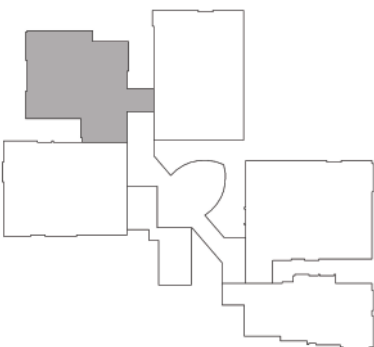
Unit-2 Floor Plan

G+13 Floors - BLOCK 22



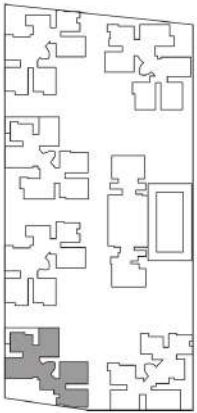
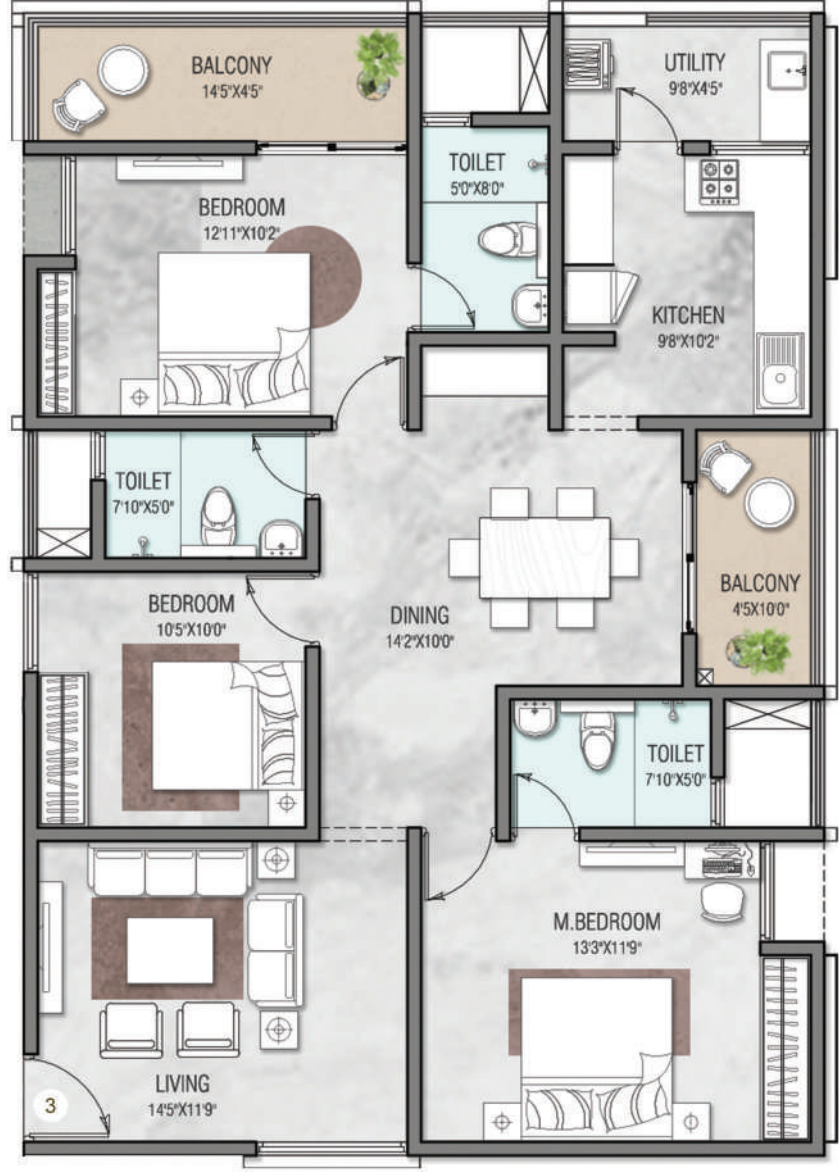
KEY PLAN

Unit No.	: 02
Configuration	: 3BHK+2T
Carpet Area	: 945.07 sq.ft (87.8 sq.m)
Balcony Area	: 100.21 sq.ft (9.31 sq.m)
SBA	: 1535 sq.ft



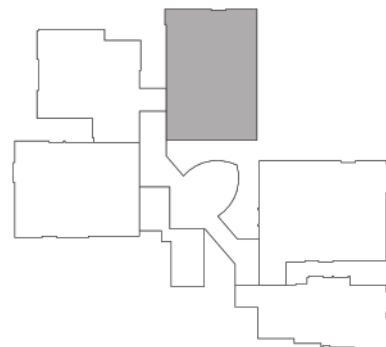
Unit-3 Floor Plan

G+13 Floors - BLOCK 22



KEY PLAN

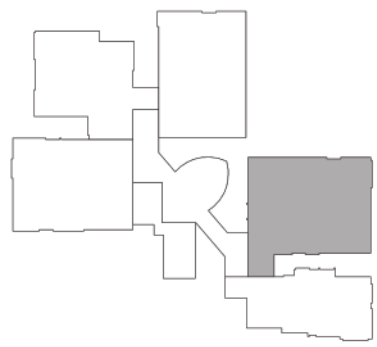
Unit No.	: 03
Configuration	: 3BHK+3T
Carpet Area	: 1062.51 sq.ft (98.71 sq.m)
Balcony Area	: 124.97 sq.ft (11.61 sq.m)
SBA	: 1725 sq.ft



Unit-4 Floor Plan
G+13 Floors - BLOCK 22



Unit No.	: 04
Configuration	: 3BHK+3T
Carpet Area	: 1231.93 sq.ft (114.45 sq.m)
Balcony Area	: 133.04 sq.ft (12.36 sq.m)
SBA	: 1970 sq.ft

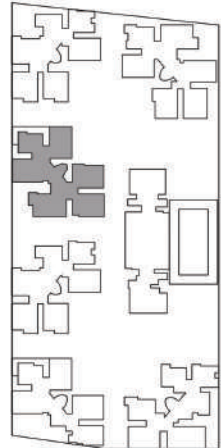


KEY PLAN

Typical Tower Plan
G+13 Floors - BLOCK 24



Configuration:	3BHK+3T	3BHK+2T	3BHK+3T			4BHK+3T
Unit No:	1	2	3	4	5	6
SBA (In sq.ft)	1725	1485	1720	1875	1765	2135



KEY PLAN

Unit-1 Floor Plan

G+13 Floors - BLOCK 24



Unit No.	: 01
Configuration	: 3BHK+3T
Carpet Area	: 1097.70 sq.ft (101.98 sq.m)
Balcony Area	: 97.63 sq.ft (9.07 sq.m)
SBA	: 1725 sq.ft

KEY PLAN

Unit-2 Floor Plan

G+13 Floors - BLOCK 24



Unit No.	: 02
Configuration	: 3BHK+2T
Carpet Area	: 907.83 sq.ft (84.34 sq.m)
Balcony Area	: 100.21 sq.ft (9.31 sq.m)
SBA	: 1485 sq.ft

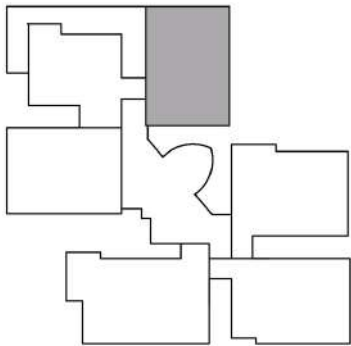
KEY PLAN

Unit-3 Floor Plan

G+13 Floors - BLOCK 24



Unit No.	: 03
Configuration	: 3BHK+3T
Carpet Area	: 1061.54 sq.ft (98.62 sq.m)
Balcony Area	: 124.97 sq.ft (11.61 sq.m)
SBA	: 1720 sq.ft

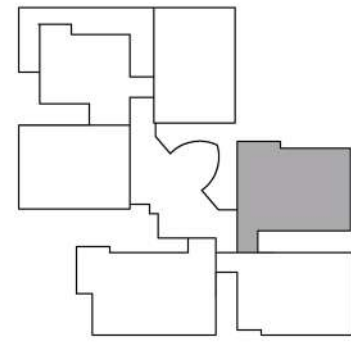


Unit-4 Floor Plan

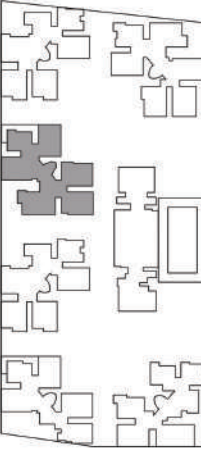
G+13 Floors - BLOCK 24



Unit No.	: 04
Configuration	: 3BHK+3T
Carpet Area	: 1162.29 sq.ft (107.98 sq.m)
Balcony Area	: 133.04 sq.ft (12.36 sq.m)
SBA	: 1875 sq.ft



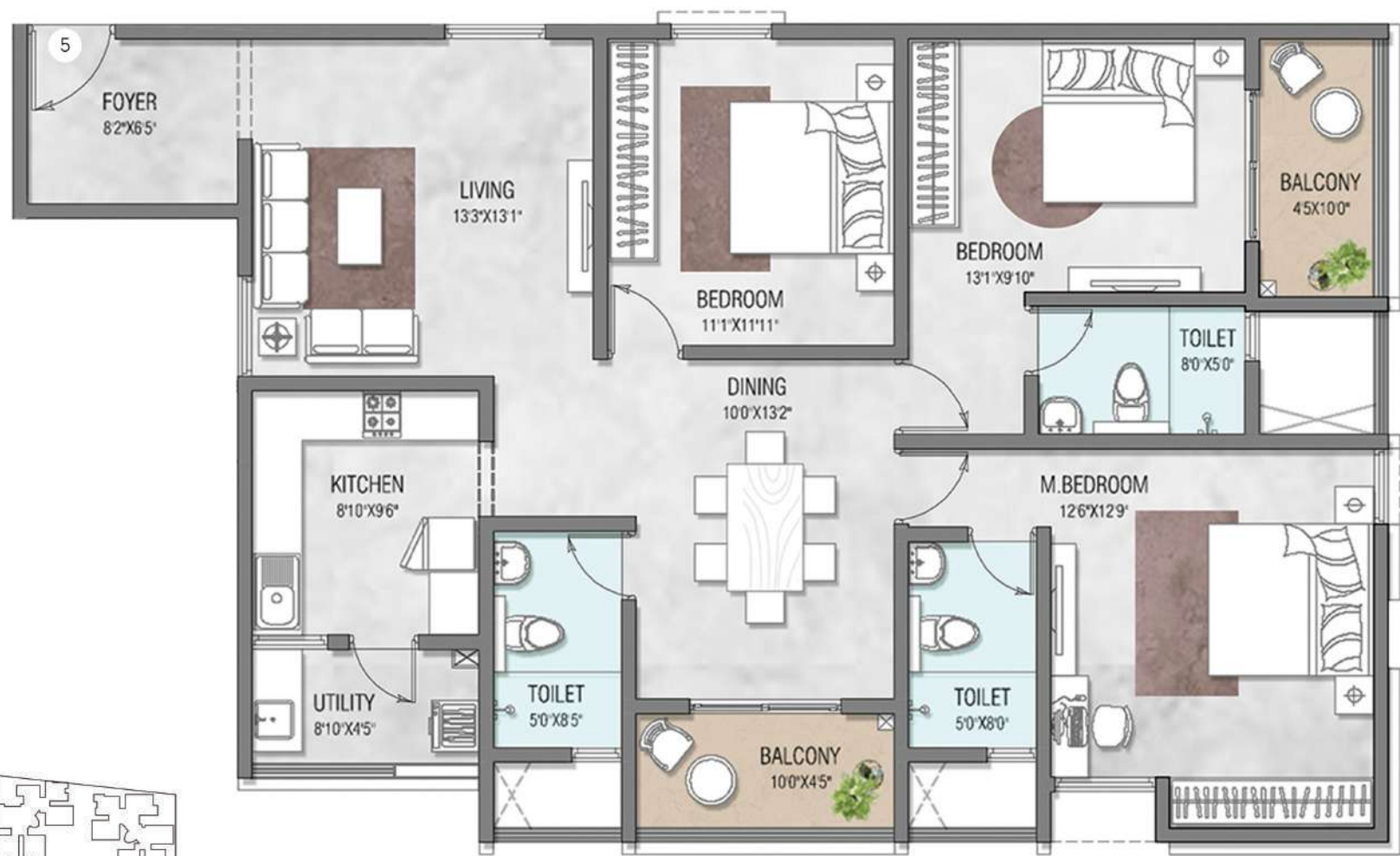
KEY PLAN



KEY PLAN

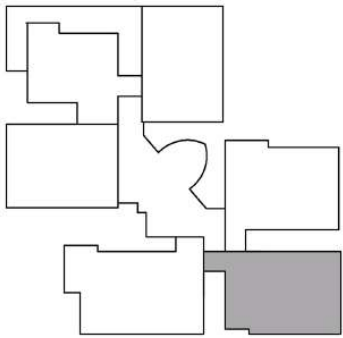
Unit-5 Floor Plan

G+13 Floors - BLOCK 24



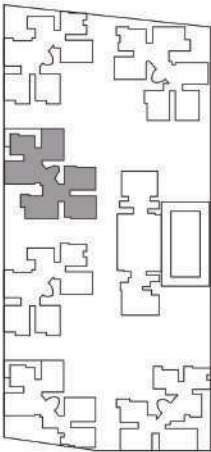
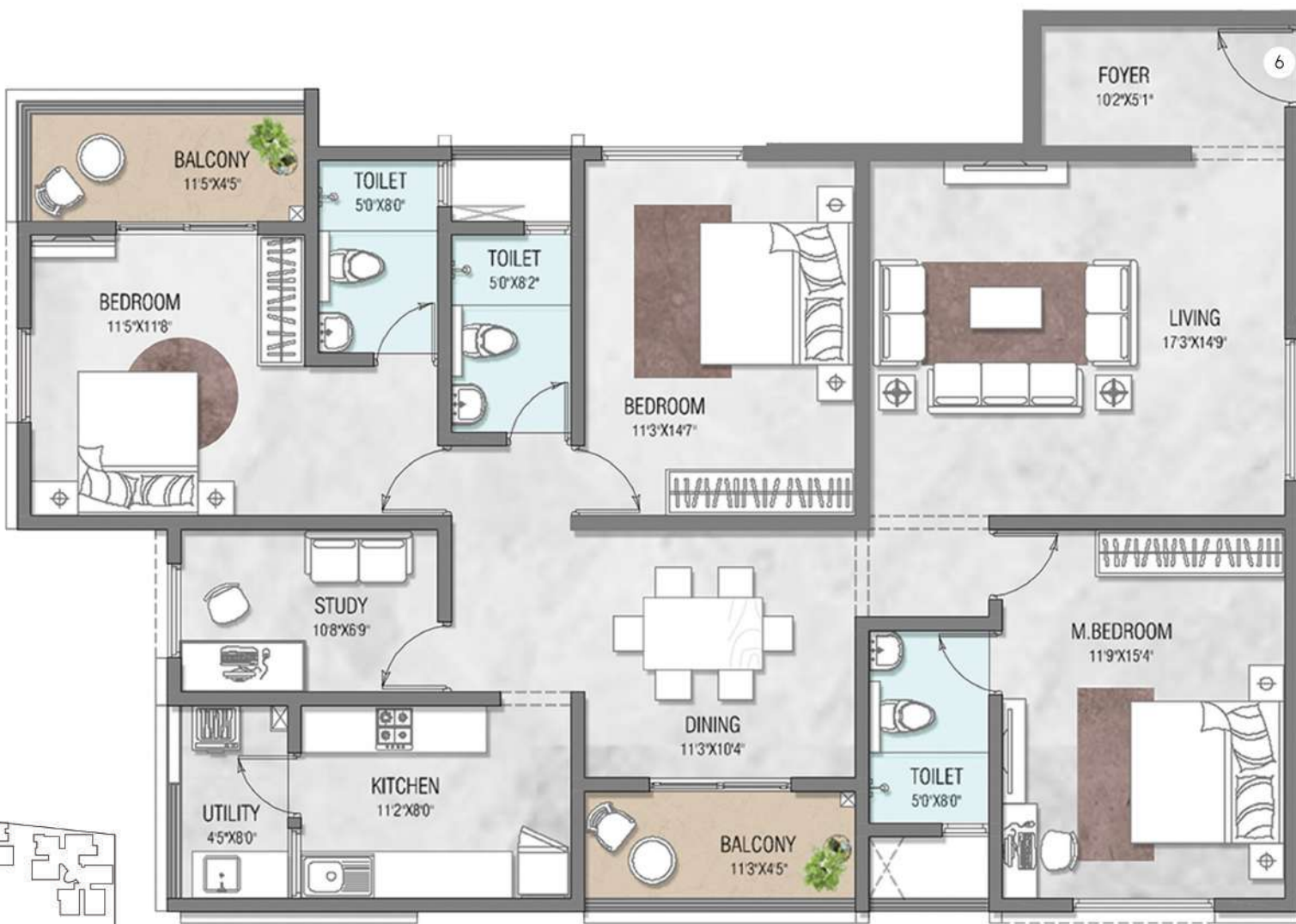
KEY PLAN

Unit No.	: 05
Configuration	: 3BHK+3T
Carpet Area	: 1146.36 sq.ft (106.5 sq.m)
Balcony Area	: 100.64 sq.ft (9.35 sq.m)
SBA	: 1800 sq.ft



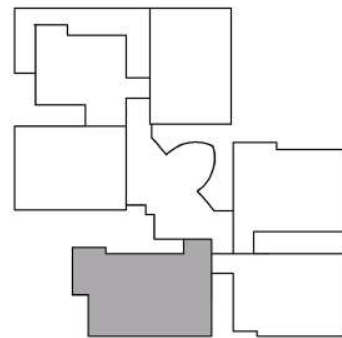
Unit-6 Floor Plan

G+13 Floors - BLOCK 24



KEY PLAN

Unit No.	: 06
Configuration	: 3BHK+3T
Carpet Area	: 1382.95 sq.ft (128.48 sq.m)
Balcony Area	: 116.25 sq.ft (10.80 sq.m)
SBA	: 2135 sq.ft



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 powercuts.
- 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.

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.

- 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.
- 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)

