

EXPERIENCE A GOLDEN LIFESTYLE



SHRIRAM
**122
WEST**
NEAR PORUR

2 & 3 BHK SPACIOUS HOMES



At Shriram Properties, our name embodies unwavering credibility.

We are committed to building dreams and creating unforgettable lifetime experiences, rooted in integrity and excellence. Renowned as a beacon of trust, we have crafted landmark masterpieces in Bengaluru, Chennai, Kolkata, Pune, Coimbatore, and Vizag, Each project reflects our dedication to exceptional quality and meticulous attention to detail, using the finest materials and innovative designs.

With over two decades of experience, we have delivered over 50 iconic projects, offering millions of square feet of meticulously crafted spaces and countless satisfied customers. Our success is measured not only in numbers but also in the joyful experiences we create.



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THE ESSENCE OF SHRIRAM 122 WEST



Shriram Properties brings to you premium residences where opulence knows no bounds and connectivity meets comfort.

Sprawling over 4.98 acres, this gated community has spacious and lavish homes. With a remarkable and thought-through architectural style, every home offers an unobstructed view.

- Nestled in the heart of city's developing locale
- Smartly designed homes elevating everyday living
- Perfect residences for your loved ones
- Great rental potential
- Open space with landscaped gardens
- Bouquet of lifestyle amenities for all age groups





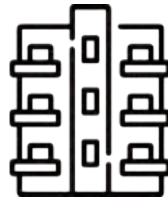
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THE GOLDEN COMMUNITY

Each and every aspect in this community is carefully designed to offer security, safety and an unobstructed view from each and every apartment.



Sprawling 4.98 acres with ample open space



Elevation of 2B + G + 19



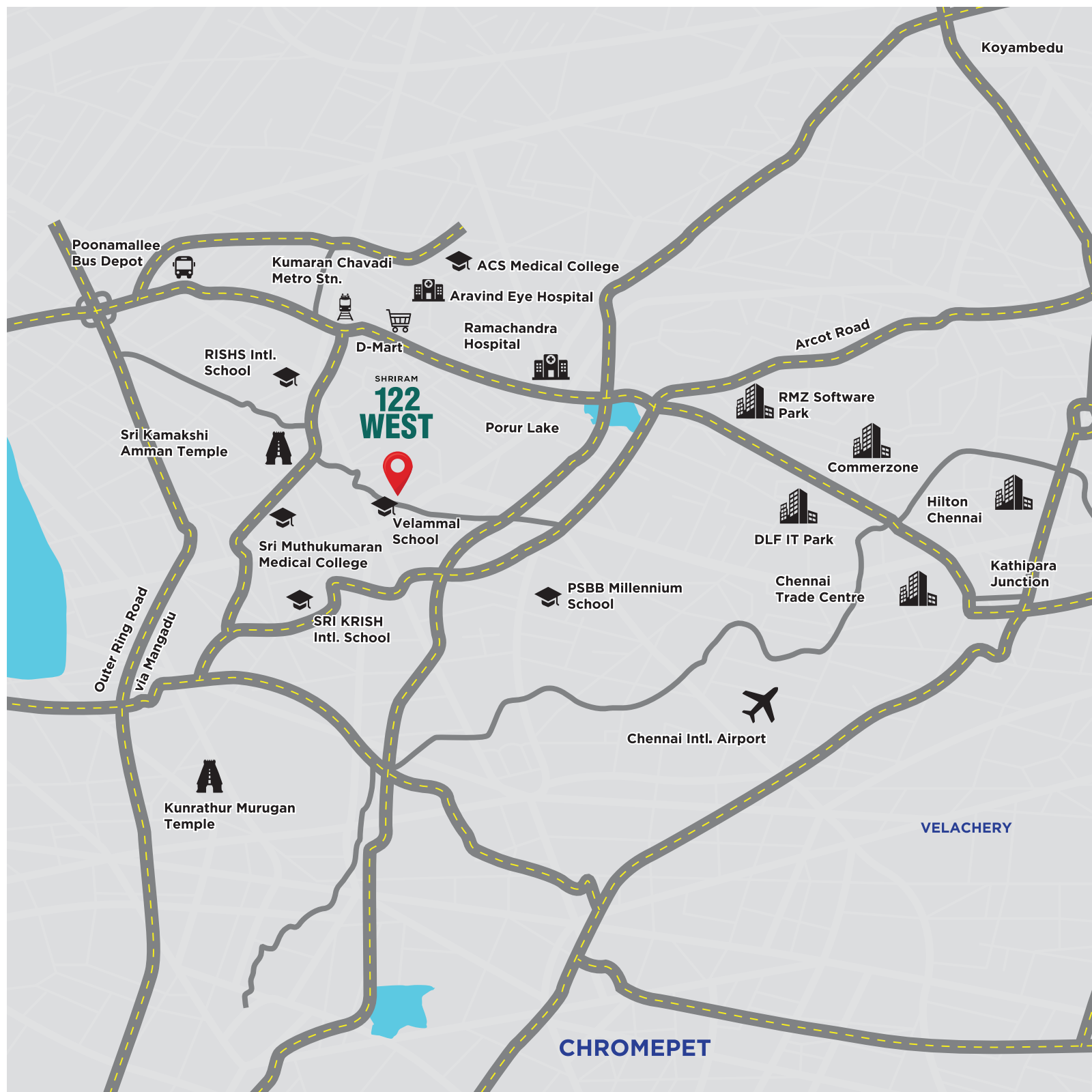
30+ world-class amenities



Dedicated 20,000 sq. ft. grand clubhouse with rooftop swimming pool



Spacious 2 & 3 BHK homes configuration: 785 - 1296 sq. ft.



Koyambedu

Poonamallee
Bus Depot

Kumaran Chavadi
Metro Stn.

ACS Medical College

Aravind Eye Hospital

Ramachandra
Hospital

Arcot Road

RISHS Intl.
School

D-Mart

RMZ Software
Park

SHRIRAM
**122
WEST**

Porur Lake

Commerzone

Sri Kamakshi
Amman Temple

Hilton
Chennai

Sri Muthukumar
Medical College

Velammal
School

DLF IT Park

Kathipara
Junction

Outer Ring Road
via Mangadu

SRI KRISH
Intl. School

PSBB Millennium
School

Chennai
Trade Centre

Chennai Intl. Airport

Kunrathur Murugan
Temple

VELACHERY

CHROMEPET

GOLD STANDARD CONNECTIVITY

Home is where your heart is. And convenience too!

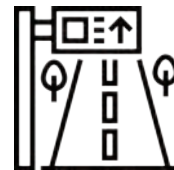
Shriram 122 WEST is located in the center of the connectivity hub. From metro to highways to entertainment hubs to major industrial areas; everything is a stone's throw away.



10 mins
from Porur



10 mins from
ORR connecting
GST and Oragadam



10 mins from NH 48
(Chennai-Bangalore
Highway)



25 mins from
Chennai
International Airport



30 mins from
New Mofussil
Bus Terminus
at Thirumazhisai



Surrounded with schools,
colleges, hospitals and
recreational centers



Close to DLF IT Park,
L&T Infotech and
Olympia IT Park



In close proximity to
industrial belts such as
Ambattur, Sriperumbudur
and Oragadam

AN INVESTMENT GEM



Welcome to a realm where exclusive living meets investment wisdom. Our vibrant community is not just a residence, but also a lucrative asset.

The value of any property is directly proportional to the infrastructural development around it. And this rapidly developing location has seen an appreciation of 26.11% in the last 5 years.

Our homes are guaranteed to offer good rental value because it is strategically located close to the developing IT hubs in Porur. It is also well known as Chennai's western growth corridor or Chennai's golden developing place.

This makes Shriram 122 WEST an ideal option to reside in or to invest in.



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OPENING GATES TO A GOLDEN LIFESTYLE



Shriram 122 WEST is surrounded on all sides with world-class amenities. Easy access to education for children, healthcare for all age groups, offices for the working class - you name it and you have it.

In close proximity to: • 10 schools • 9 hospitals • 5 medical colleges (Sri Ramachandra Medical College, MIOT Academy of Allied Health Sciences, etc.) • 4 engineering colleges (Sri Muthukumaran Institute of Technology, SRM Easwari, etc.) • The famous Kamakshi Amman temple

CLOSE TO HOME. CLOSER TO WORK.



Sriperumbudur, Oragadam and Ambattur are major industrial hubs in Chennai. It houses over 50 industries, including international giants such as Hyundai, Daimler, Renault-Nissan, Saint Gobain, Caterpillar, Lenovo, etc. You would be surrounded by a rich and growing infrastructure.

Porur road, which is located 10 mins from our project, has many large workplaces, such as DLF IT Tech Park, RMZ and L&T. It is well connected to IT parks, hospitals, and industries with over 50 IT companies employing over 60,000 staff.

THE GOLDEN EMPLOYMENT HORIZON IN PORUR



According to the Porur Industrial Estate Association, there are over 2,000 companies in Porur, employing over 100,000 people. The majority of these companies are in the manufacturing sector, but there is also a significant IT and service sector presence.

Here are some of the major companies in Porur:
TCS, DLF IT Park, HCL, Tech Mahindra, Commerzone, etc.

THE GOLDEN EMPLOYMENT HORIZON IN SRIPERUMBUDUR



Sriperumbudur is a major industrial hub. It is home to a large number of manufacturing and IT companies.

According to the Sriperumbudur Industrial Estate Association, there are over 1,500 companies in Sriperumbudur, employing over 200,000 people. The majority of these companies are in the manufacturing sector, but there is also a significant IT and service sector presence.

Here are some of the major companies in Sriperumbudur:
Caterpillar India, Ford India, Hyundai, Samsung Electronics, etc.



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30+ CURATED AMENITIES FOR A GOLDEN LIVING

We offer abundant location, facilities and opportunities to stay fit and healthy. A quiet place to soothe your mind or a lovely stretch to jog, there is always something to your liking, even for your furry friends.



Tennis Court



Convenience Store



Yoga Lawn



Practice Cricket Pitch



Toddlers' Playground



Aroma Garden

& much more...



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CLUBHOUSE - SETTING A GOLD STANDARD OF RECREATION

Our spacious clubhouse sprawling over 20,000 sq. ft. is the perfect spot where children can frolic while parents unwind in the lounges. Every nook and corner of this clubhouse is designed to create cherished memories.



Double height grand
entrance lobby



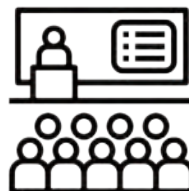
Beautifully
landscaped terrace



Rooftop pool



Gym



Multipurpose hall



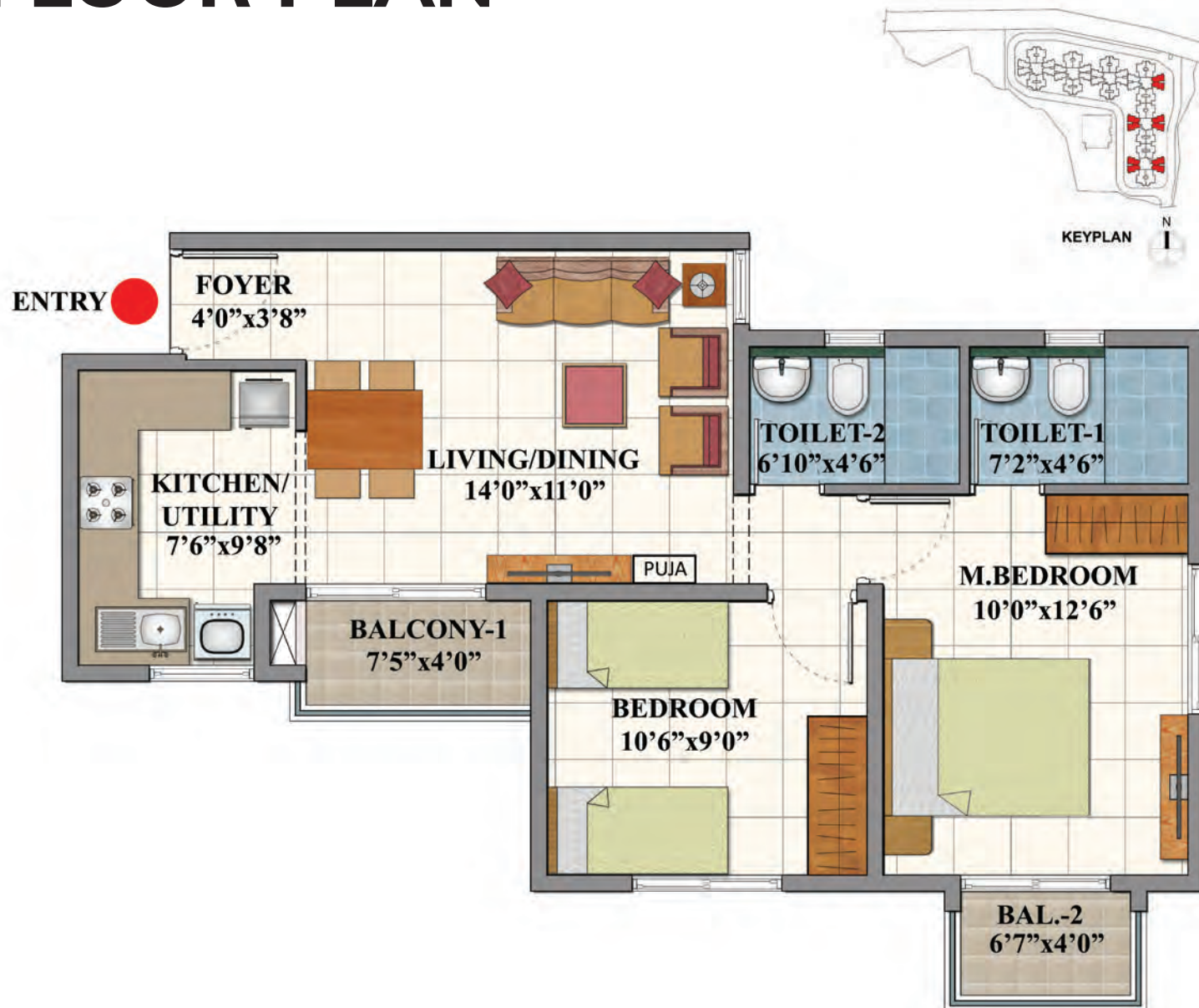
Badminton Court

& much more...

MASTER PLAN



FLOOR PLAN



Configuration : 2 BHK + 2T - TYPE 1
Carpet Area : 554.492sq.ft (55.391 sq. mt.)
Balcony Area : 55.39 sq.ft. (5.146sq.mt.)
SBA : 818 sq. ft.

FLOOR PLAN



Configuration : 2 BHK + 2T - TYPE 5

Carpet Area : 554.492sq.ft (51.514 sq. mt.)

Balcony Area : 55.391 sq.ft. (5.146sq.mt.)

SBA : 818 sq.ft

FLOOR PLAN



Configuration : 2 BHK + 2T - TYPE 5A
Carpet Area : 554.492sq.ft (51.514 sq. mt.)
Balcony Area : 55.391 sq.ft. (5.146sq.mt.)
Open Terrace : 42.323 sq. ft. (3.932 sq. mt.)
SBA : 874 sq. ft.

FLOOR PLAN



Configuration : 3BHK + 2T - Type 2
Carpet Area : 800.479 sq.ft (74.367 sq. mt.)
Balcony Area : 56.155 sq.ft. (5.217 sq.mt.)
SBA : 1157 sq.ft.

FLOOR PLAN



Configuration : 3BHK + 2T - Type 2A
Carpet Area : 800.479 sq.ft (74.367 sq. mt.)
Balcony Area : 56.155 sq.ft. (5.217 sq.mt.)
Open Terrace : 10.408 sq.ft. (0.967 sq.mt.)
SBA : 1171 Sq.ft.

FLOOR PLAN



Configuration : 3 BHK+3T - TYPE 1
Carpet Area : 908.667sq.ft (84.418 sq. mt.)
Balcony Area : 60.278 sq.ft. (5.60sq.mt.)
SBA : 1280 sq. ft.

FLOOR PLAN



Configuration : 3 BHK+3T - TYPE 3
Carpet Area : 908.667sq.ft (84.418 sq. mt.)
Balcony Area : 58.997 sq.ft. (5.481sq.mt.)
SBA : 1285 sq. ft.

FLOOR PLAN



Configuration : 3 BHK+3T - TYPE 3A

Carpet Area : 908.667sq.ft (84.418 sq. mt.)

Balcony Area : 58.997 sq.ft. (5.481 sq.mt.)

Open Terrace : 7.986 sq.ft. (0.742 sq.mt.)

SBA : 1296 sq.ft.

FLOOR PLAN



Configuration : 3 BHK+3T - TYPE 4

Carpet Area : 908.667sq.ft (84.418 sq. mt.)

Balcony Area : 60.278 sq.ft. (5.60 sq.mt.)

SBA : 1285 sq.ft.



SHRIRAM LUXOR



SHRIRAM SHANKARI



SHRIRAM CHIRPING WOODS VILLAMENTS



SHRIRAM SUMMIT



SHRIRAM WHITEHOUSE



SHRIRAM SPRUTI



SHRIRAM SANTRUPTHI



SHRIRAM SRISHTI



SHRIRAM SAMEEKSHA



SHRIRAM PANORAMA

DELIVERING DREAMS TO 28,000 HAPPY FAMILIES

Carefully curated projects delivered across major Indian cities like Chennai, Bengaluru, Kolkata, Visakhapatnam and Coimbatore, make Shriram Properties a bankable real estate company.

We strive to consistently offer projects with booming connectivity, contemporary lifestyle, urban socio-infrastructure and assured appreciation for the future.

*T&C Apply TN/29/BUILDING/0459/2023

INVESTMENT PARTNER | **ASK** Property Fund

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NEAR PORUR

 **799 6000 474**

TN/29/BUILDING/0459/2023 www.rera.tn.gov.in CMDA - Planning Permit No. 14591, Dt:26.04.2023. Poonamallee Panchyat union Lr.RC.No.1518/2023/A3 Dt:21.06.2023.
Kuthambakam Panchyat Building permit No.Lr.R.C.No.06/2023, Dt:06-07-2023. This project is promoted by M/s. Shriram Properties Ltd.