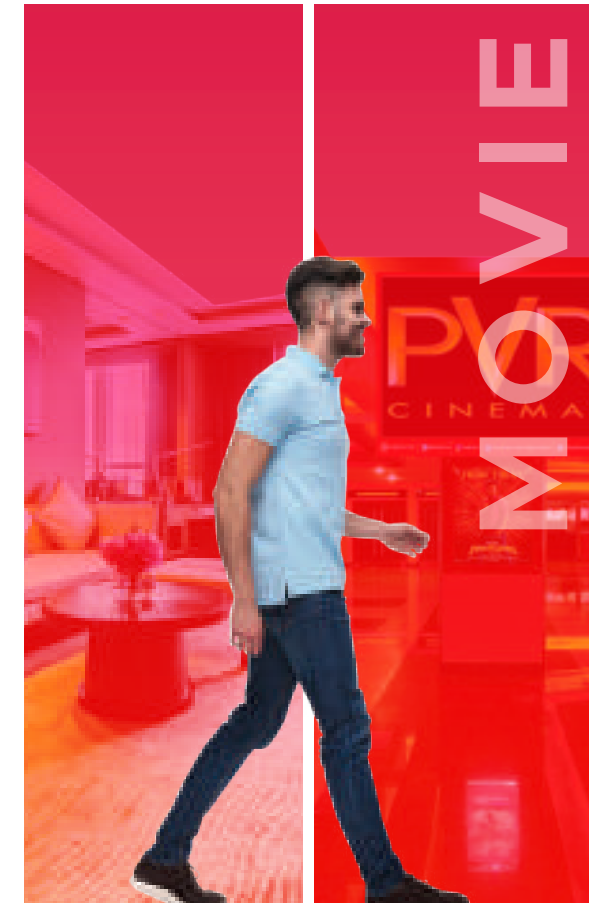


 **799 6000 474**

TN/01/BUILDING/136/2022 [www.rera.tn.gov.in](http://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.]



STAY  
NEXT TO  
**EVERY  
THING**





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

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From vibrant shopping destinations to gourmet dining options,  
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.





**ADJOINING  
A SHOPPING MALL**



**57 ACRE  
TOWNSHIP**



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



**OVERLOOKING  
1500 ACRE VANDALUR  
FOREST RESERVE**



**Shriram Park 63** is the only residential development  
in South Chennai with an extravagant mall





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## SHOP, DINE AND THRIVE!

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Experience ultimate convenience with a dedicated shopping mall  
with a multiplex nestled within the community,  
providing residents seamless access to retail therapy and a wholesome  
entertainment of cinema right at their doorstep.

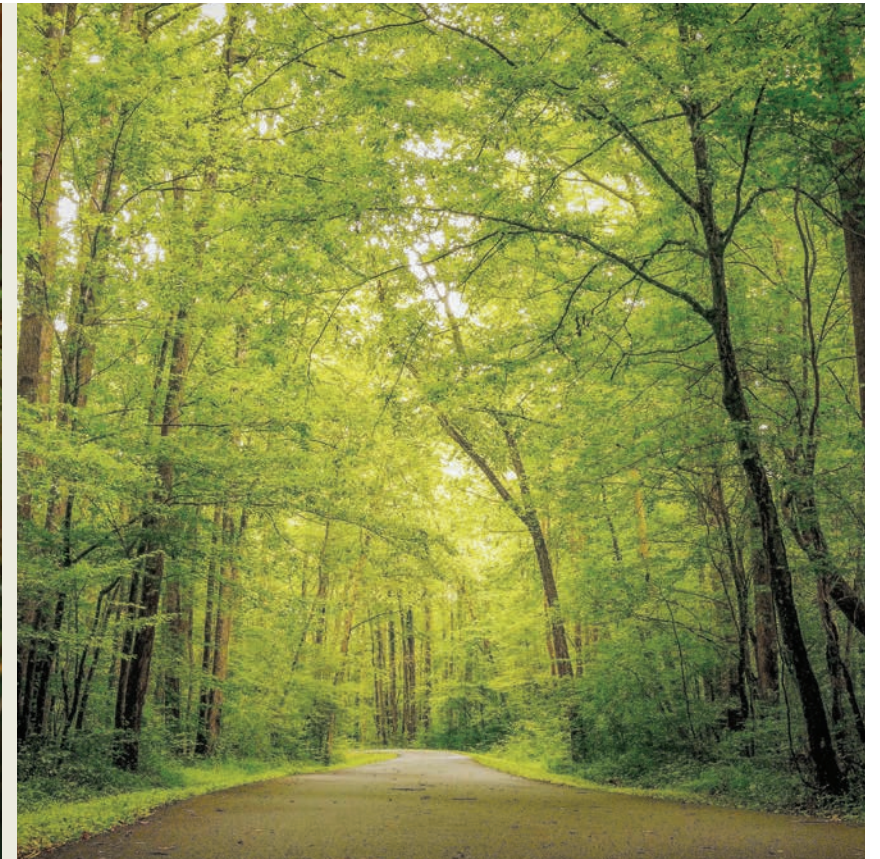
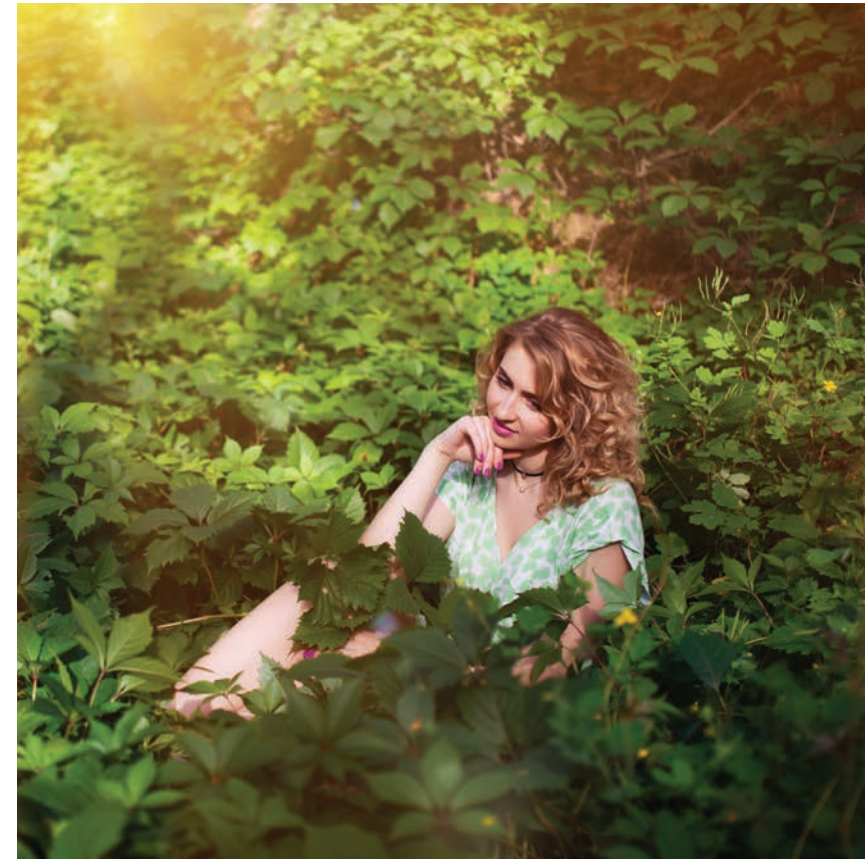


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## NATURE'S RETREAT

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







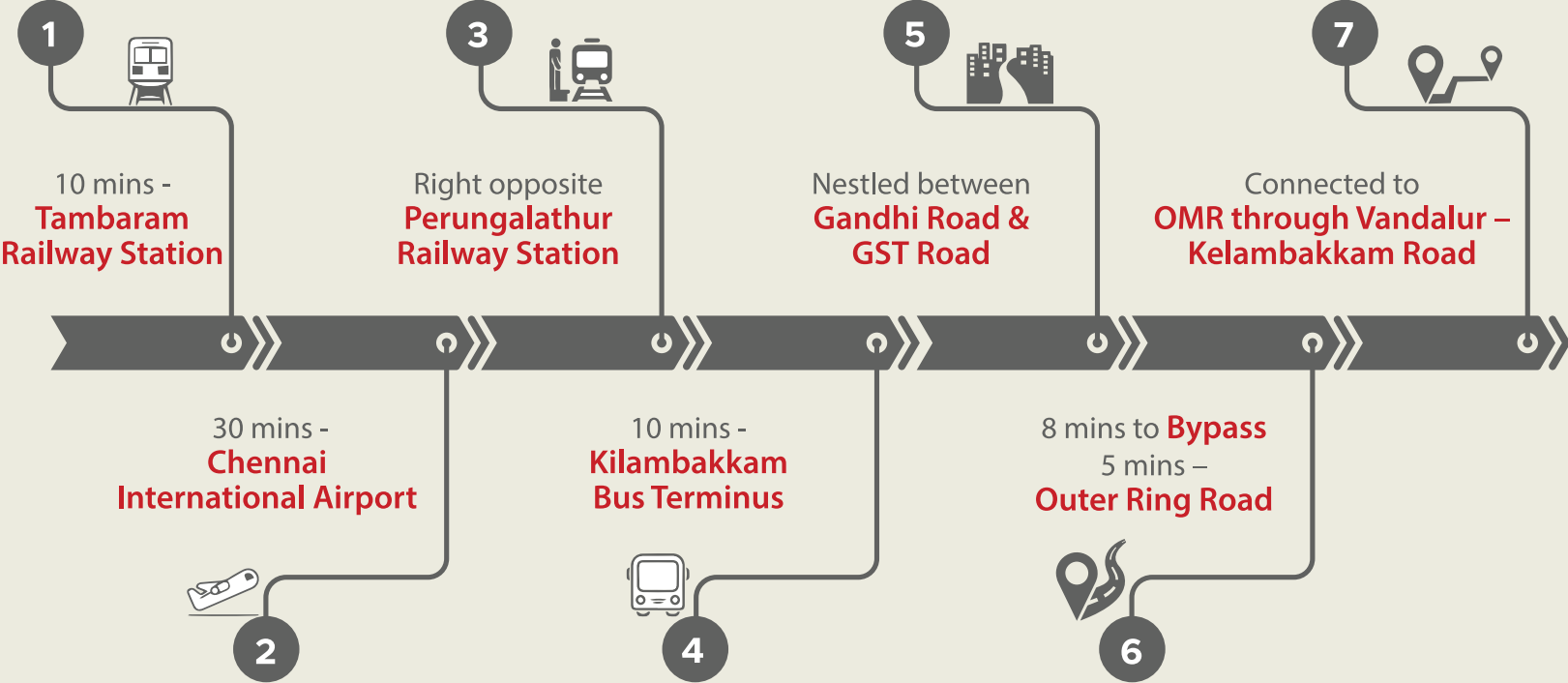
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LIVE, LOVE & LEAD WITH  
**40+ AMENITIES**

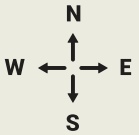
---

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.



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# 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      |                        |







1500-ACRE  
VANDALUR NATIONAL  
FOREST RESERVE

RESIDENTIAL  
DISTRICT  
PHASE-1

PROPOSED MALL+  
MULTIPLEX

PUBLIC  
PARK

PUBLIC  
PARK

PERUNGALATHUR  
RAILWAY STATION



# MASTER PLAN

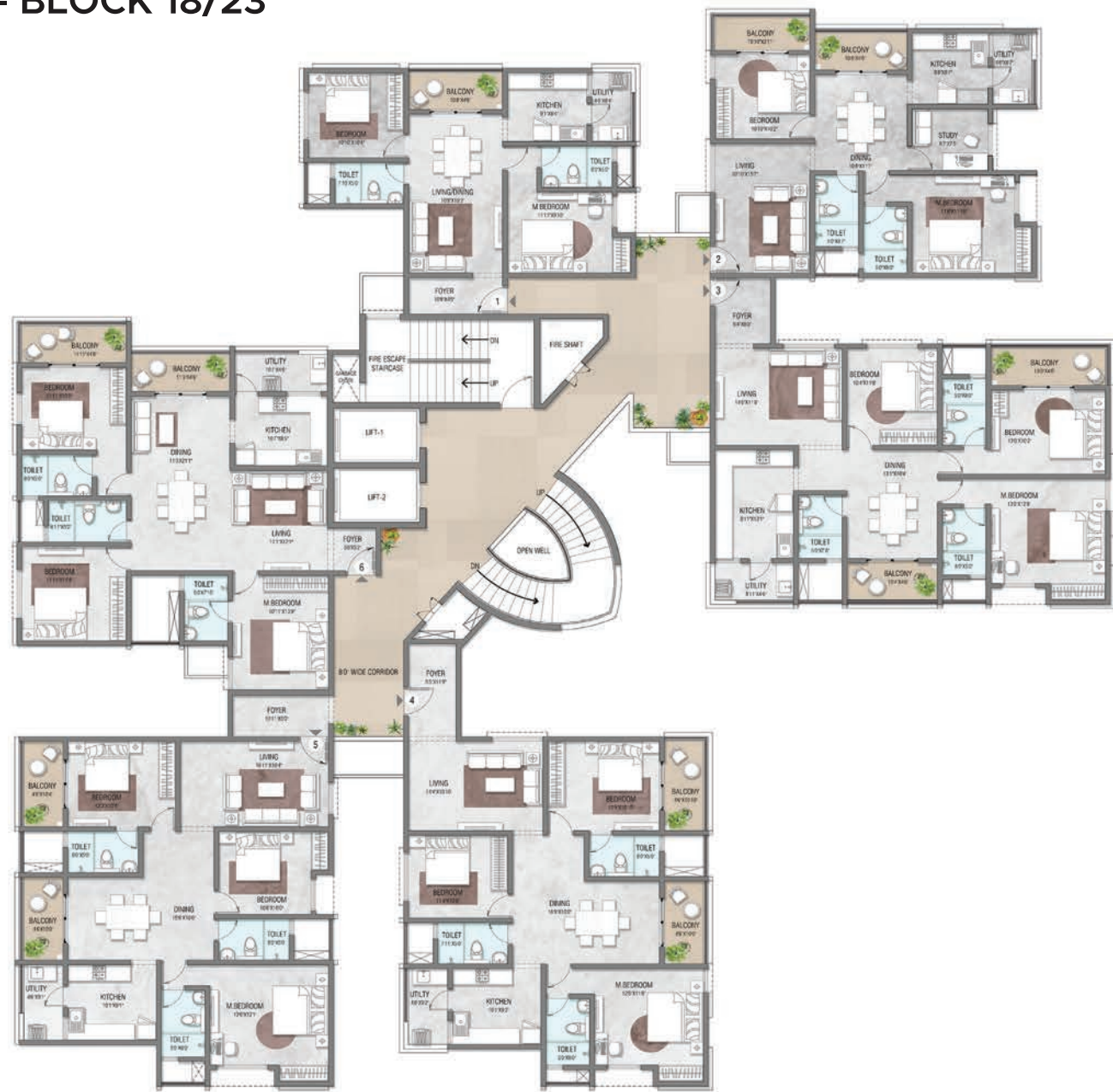
- |                           |                          |                                   |
|---------------------------|--------------------------|-----------------------------------|
| 1 ENTRY                   | 12 OPEN AIR THEATER      | 23 SWIMMING POOL                  |
| 2 MULTIPURPOSE LAWN       | 13 MAZE GARDEN           | 24 POOL DECK                      |
| 3 STEPPED SEATING         | 14 WATER FEATURE         | 25 KIDS POOL                      |
| 4 BADMINTON COURT         | 15 PET PARK              | 26 PERLINGULATTUR RAILWAY STATION |
| 5 VOLLYBALL 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           |                                   |





Typical Tower Plan

G+13 Floors - BLOCK 18/23

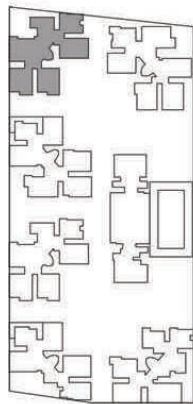
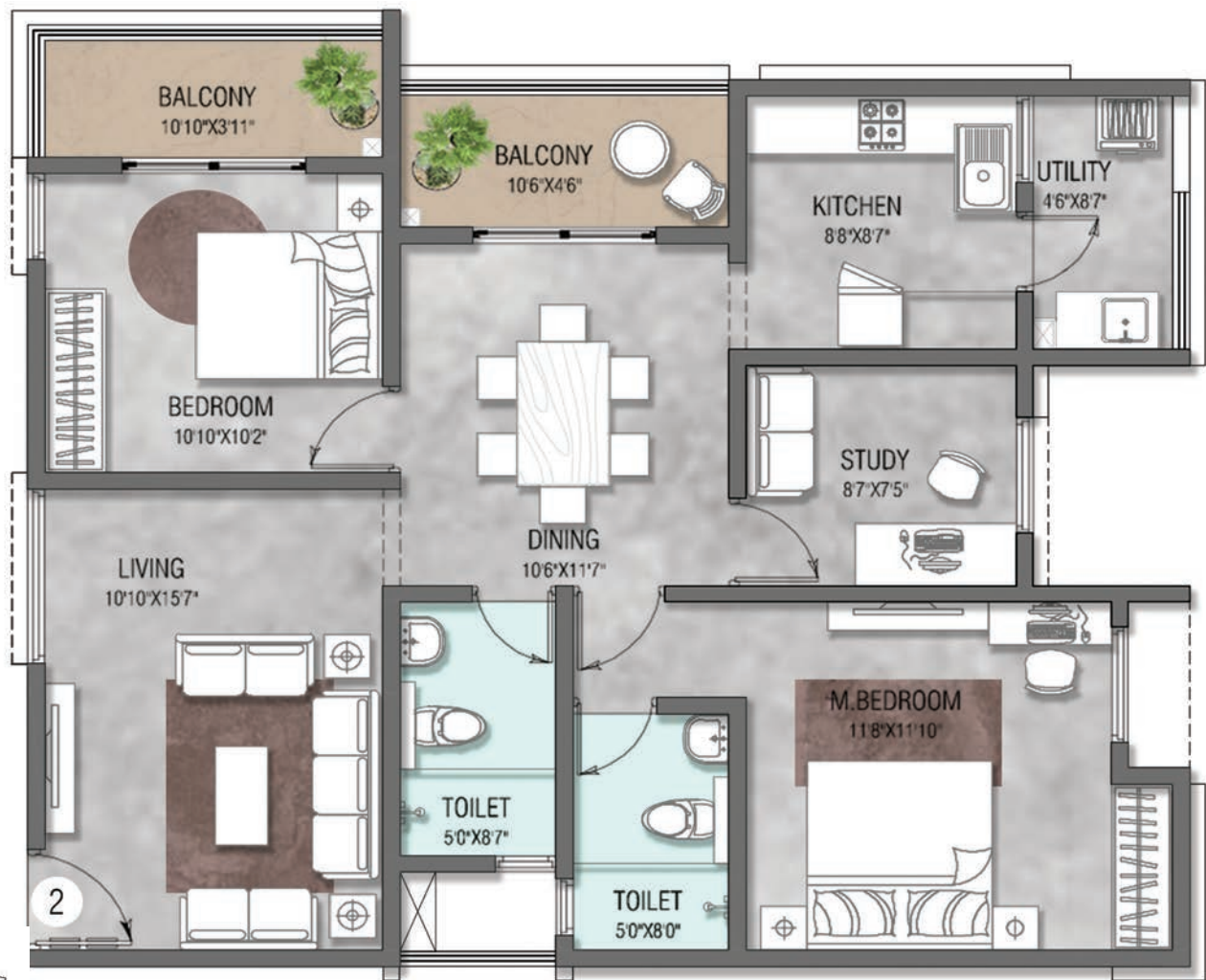


KEY PLAN

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



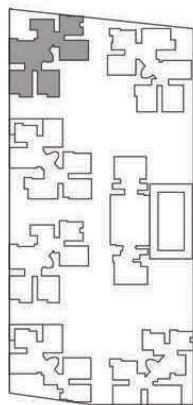
KEY PLAN

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



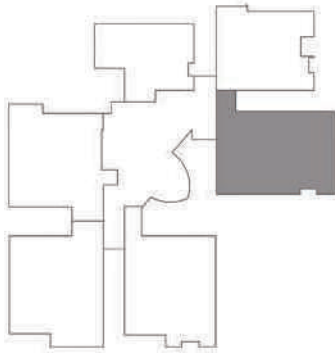
# Unit-3 Floor Plan

G+13 Floors - BLOCK 18/23



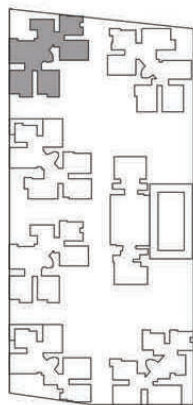
KEY PLAN

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



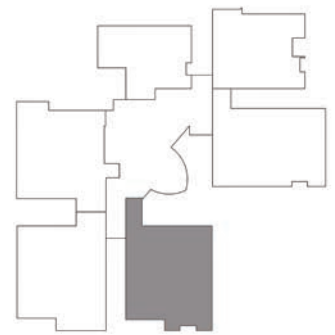
# Unit-4 Floor Plan

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





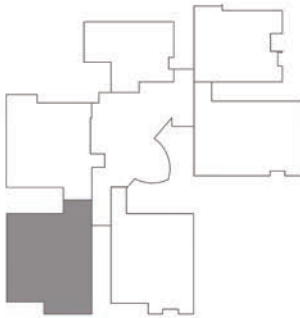
# Unit-5 Floor Plan

G+13 Floors - BLOCK 18/23



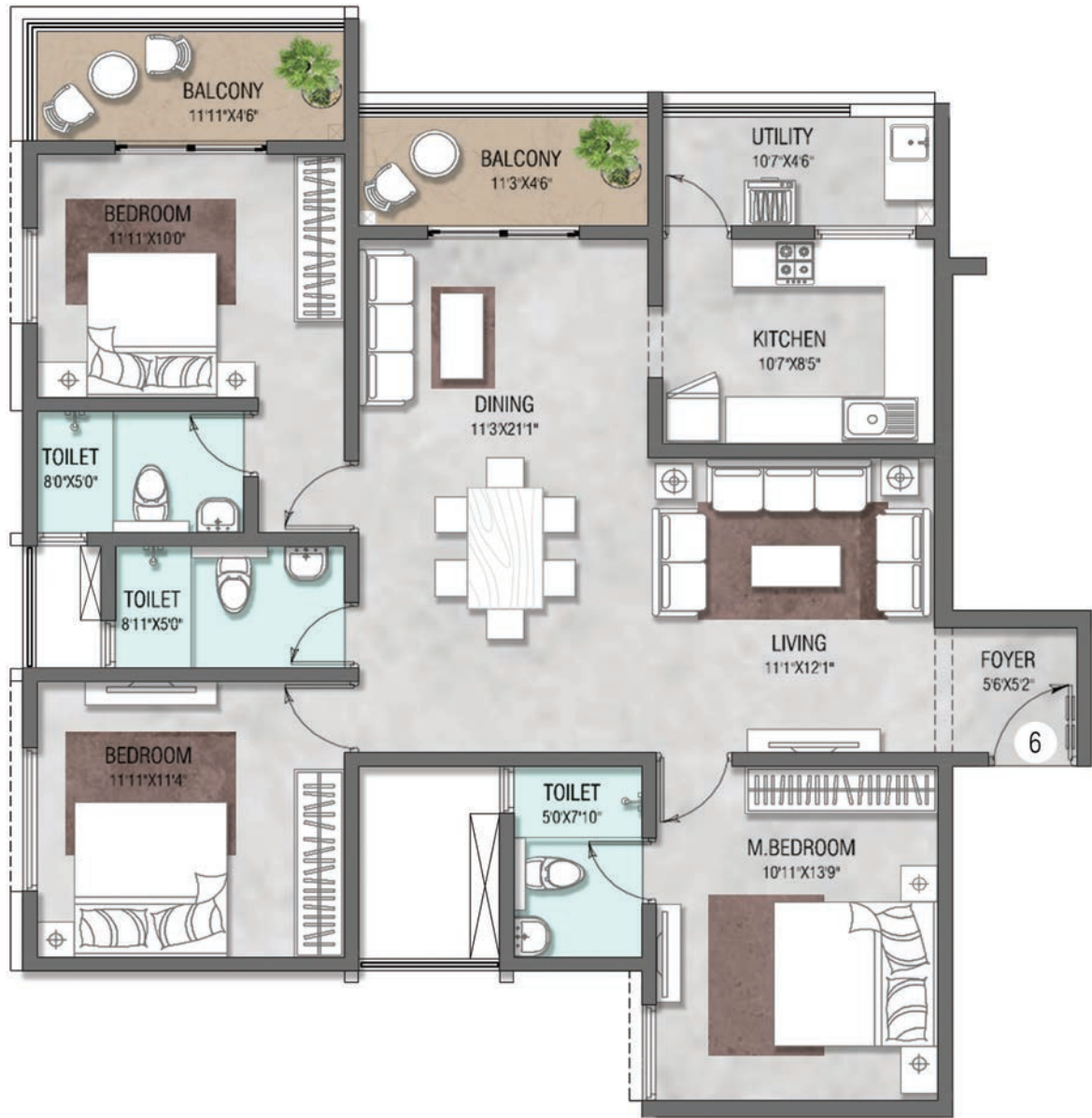
Unit No.	: 05
Configuration	: 3BHK+3T
Carpet Area	: 1156.69 sq.ft (107.46 sq.m)
Balcony Area	: 101.93 sq.ft (9.47 sq.m)
SBA	: 1825

KEY PLAN



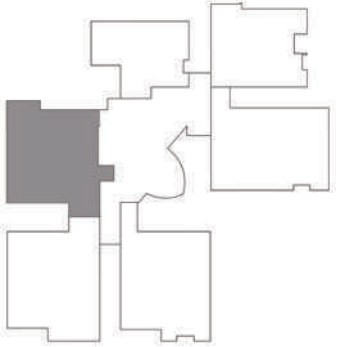
# Unit-6 Floor Plan

G+13 Floors - BLOCK 18/23



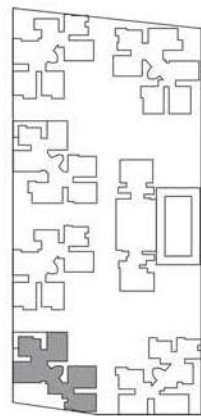
Unit No.	: 06
Configuration	: 3BHK+3T
Carpet Area	: 1089.52 sq.ft (101.22 sq.m)
Balcony Area	: 118.62 sq.ft (11.02 sq.m)
SBA	: 1765 sq.ft

KEY PLAN





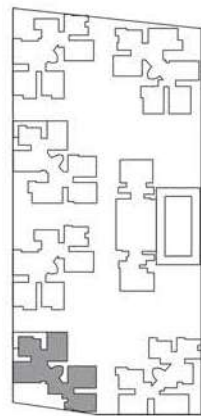
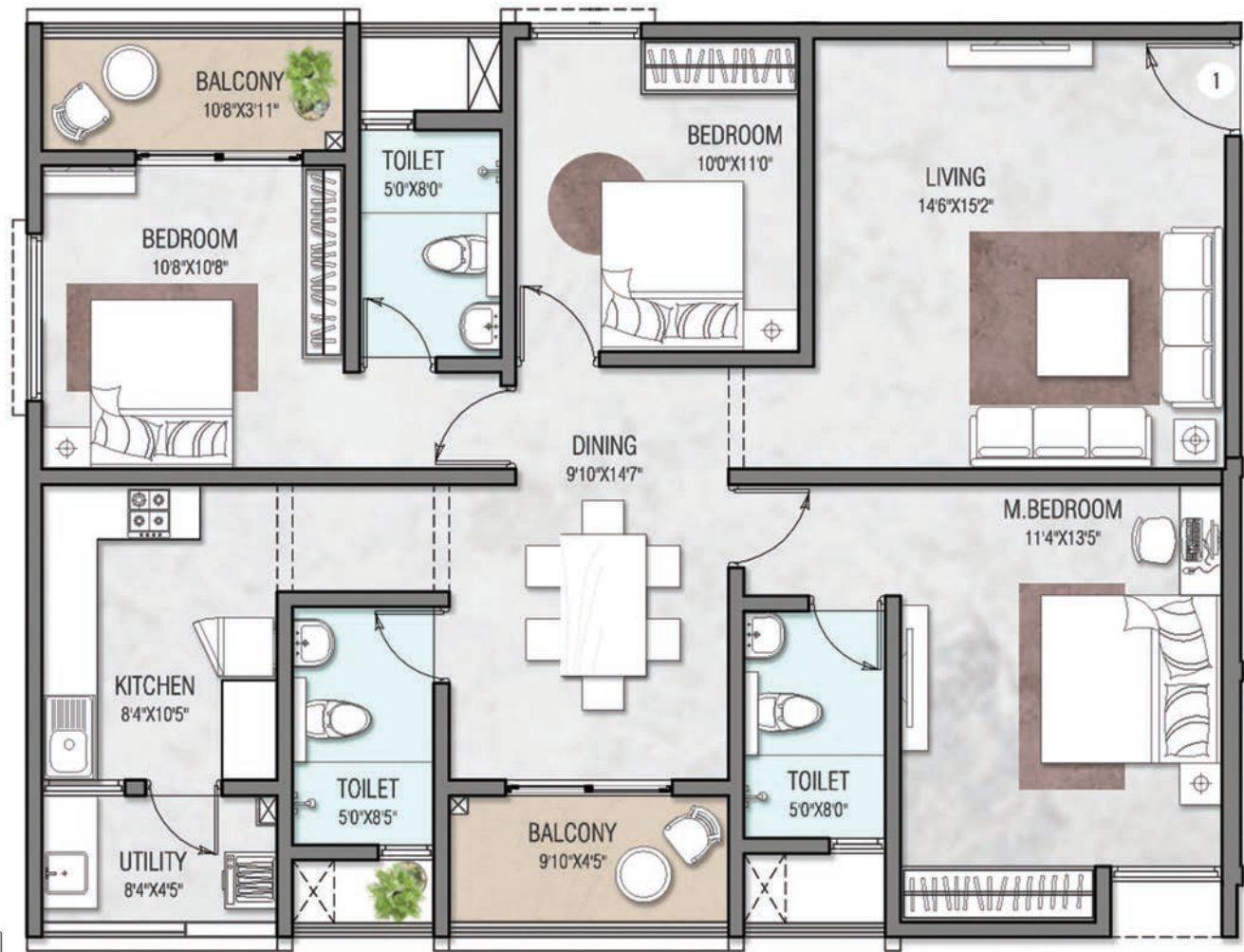
Typical Tower Plan  
G+13 Floors - BLOCK 22



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



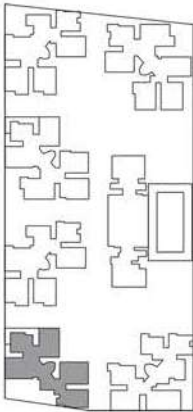
KEY PLAN

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



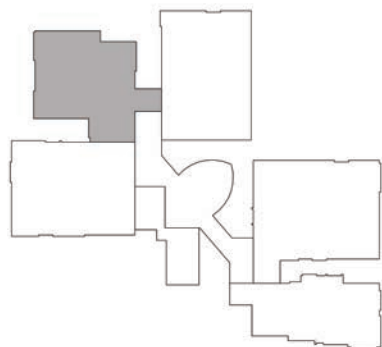


Unit-2 Floor Plan  
G+13 Floors - BLOCK 22

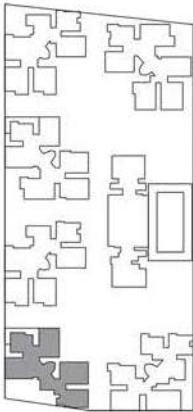
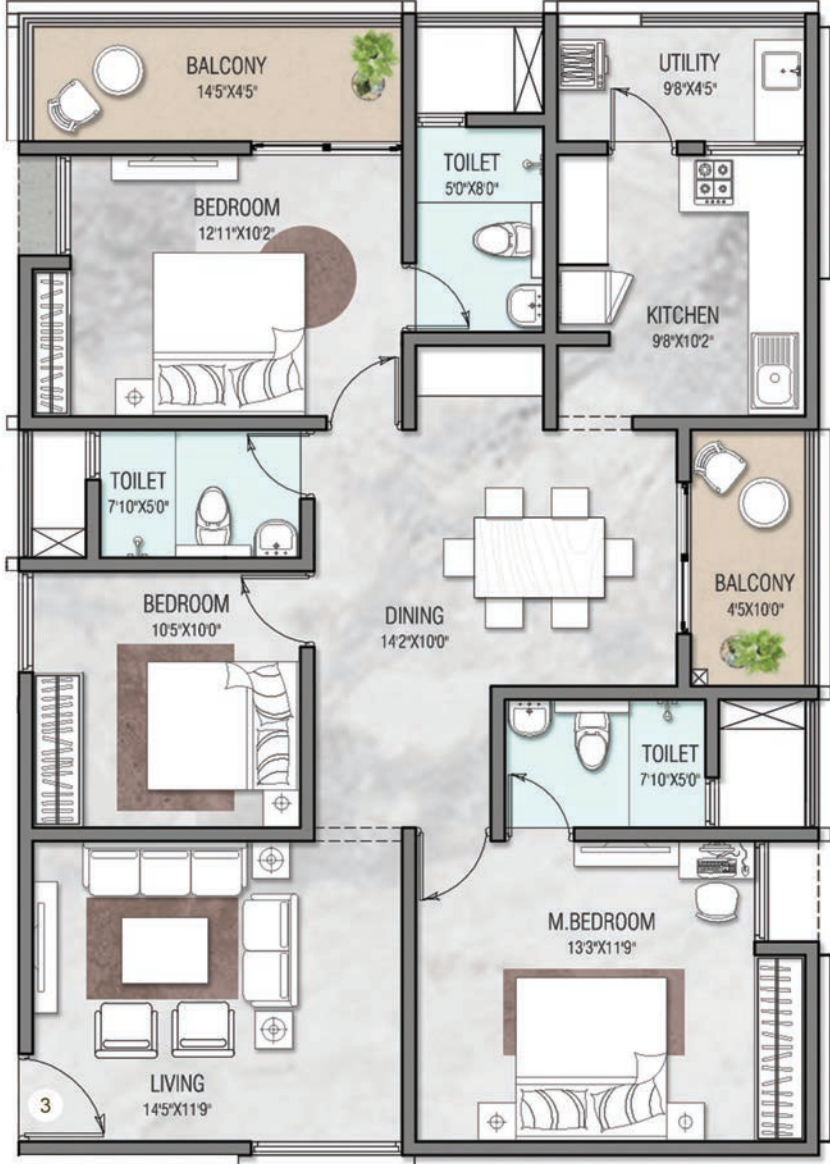


KEY PLAN

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



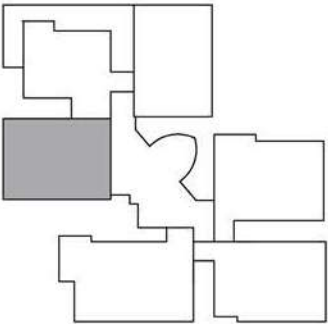
# Unit-1 Floor Plan

G+13 Floors - BLOCK 24



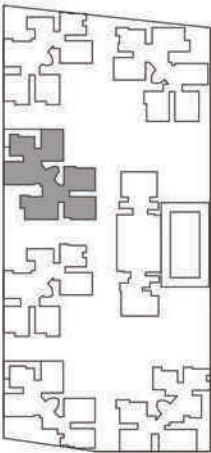
KEY PLAN

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



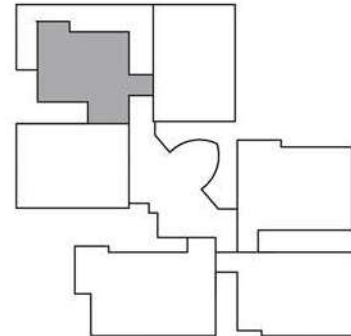
# Unit-2 Floor Plan

G+13 Floors - BLOCK 24



KEY PLAN

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



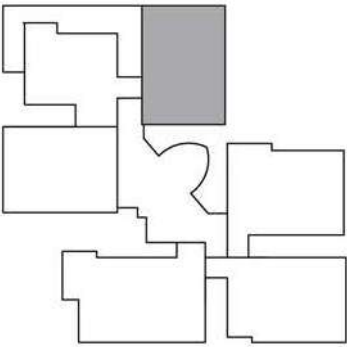


# Unit-3 Floor Plan

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

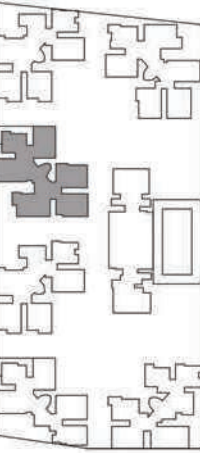
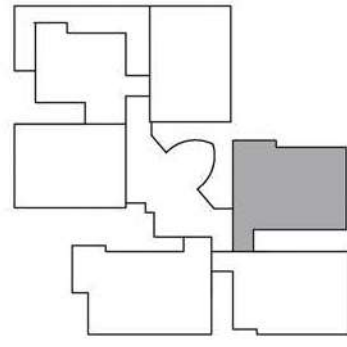


# Unit-4 Floor Plan

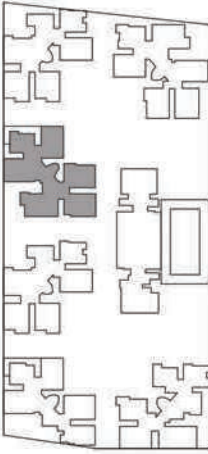
G+13 Floors - BLOCK 24



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

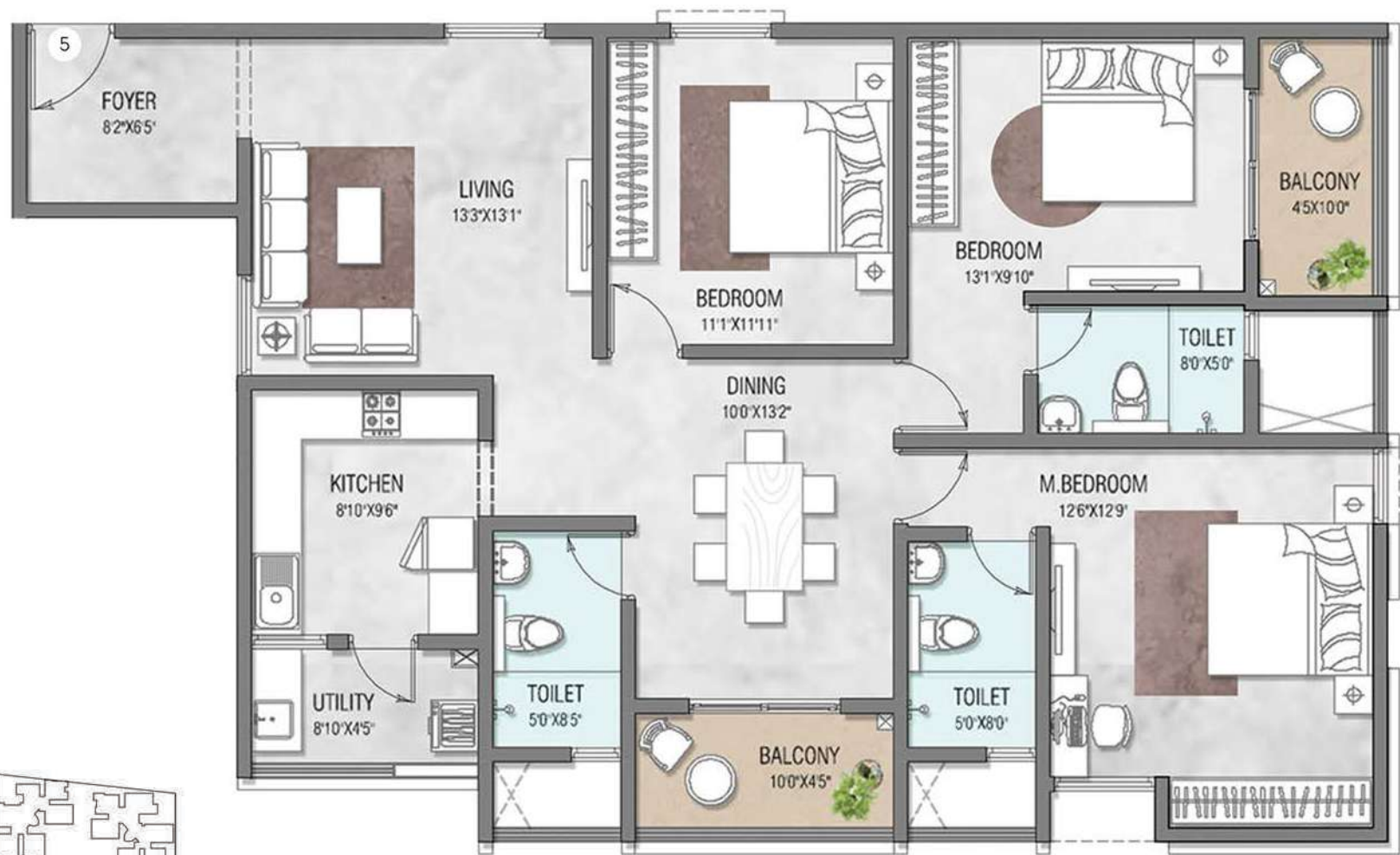


KEY PLAN



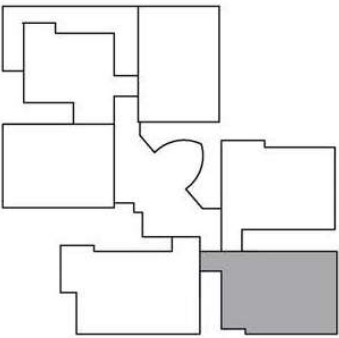
# Unit-5 Floor Plan

G+13 Floors - BLOCK 24



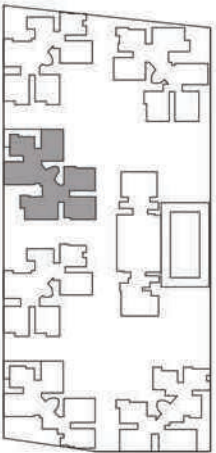
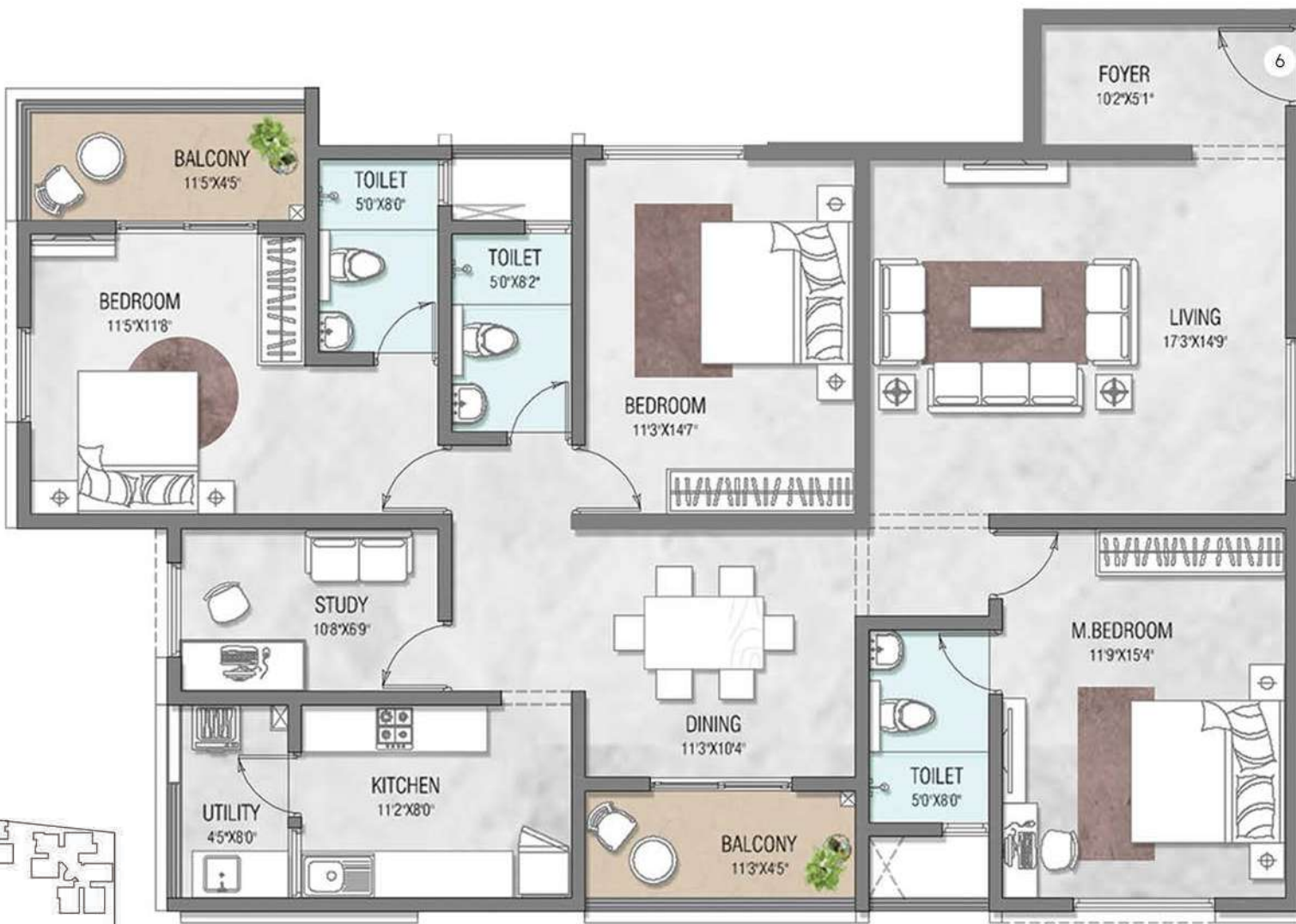
KEY PLAN

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



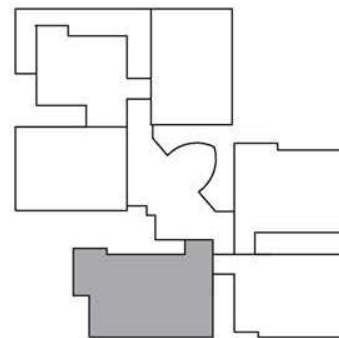
# Unit-6 Floor Plan

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)

