



Sreerosh Properties (P) Ltd

Built to Last. Bond for a lifetime.

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Architects : M/s Nataraj and Venkat Architects, Chennai.

The information contained herein is subject to change as may be required by the authorities and the architects and cannot form part of the offer of contract. While every reasonable care has been taken in providing this information, the owner or the developer cannot be held responsible for any inaccuracies.

Member of 





**THE PLACE TO BE.
THE PLACE TO LIVE.**

Welcome to Plumeria. Luxury apartments that fuse comforts, perfectly considered spaces, and the best in urban living.

Functional and elegantly appointed with top-of-the-line fixtures and finishes, these apartments have been designed to ensure harmony and balance that enhances the art of living.

Located in Chennai's most popular residential neighbourhood - Anna nagar, Plumeria is just a handful of steps from everywhere you want to be and offers something for everyone. Every box checked, community and life come together at Plumeria - a home you would love to call your own.



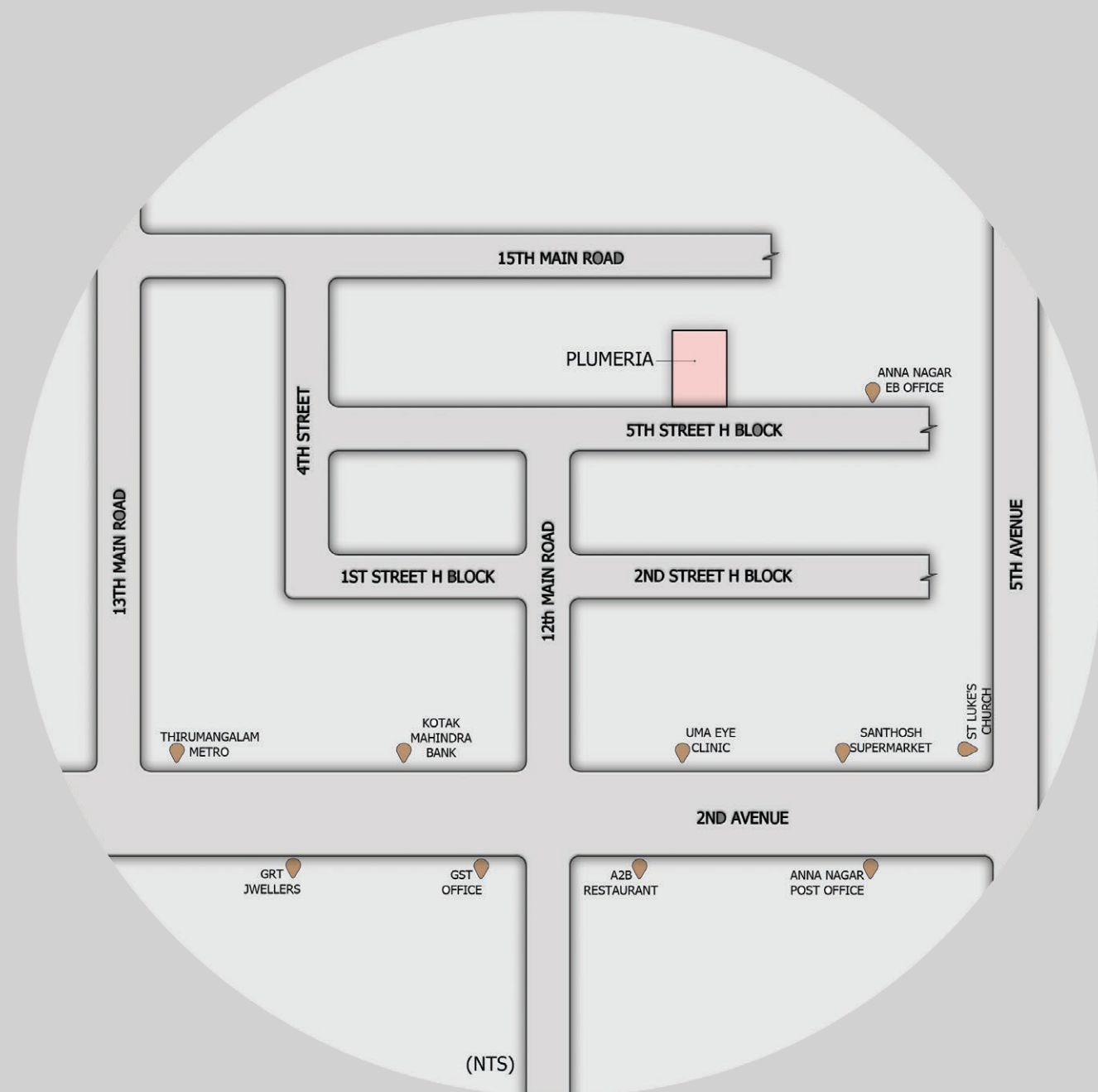
Plumeria



Plumeria

LOCATION MAP

PLOT NO. 1407, H BLOCK, 5TH STREET,
12TH MAIN ROAD, ANNA NAGAR WEST,
CHENNAI - 600 040



EXPLORE PLUMERIA

5000 sq.ft. land area
13,000 sq.ft. built-up area
8 Apartments
Stilt + 5 Floors
3BHK - 1300 sq.ft
4BHK - 2600 sq.ft.

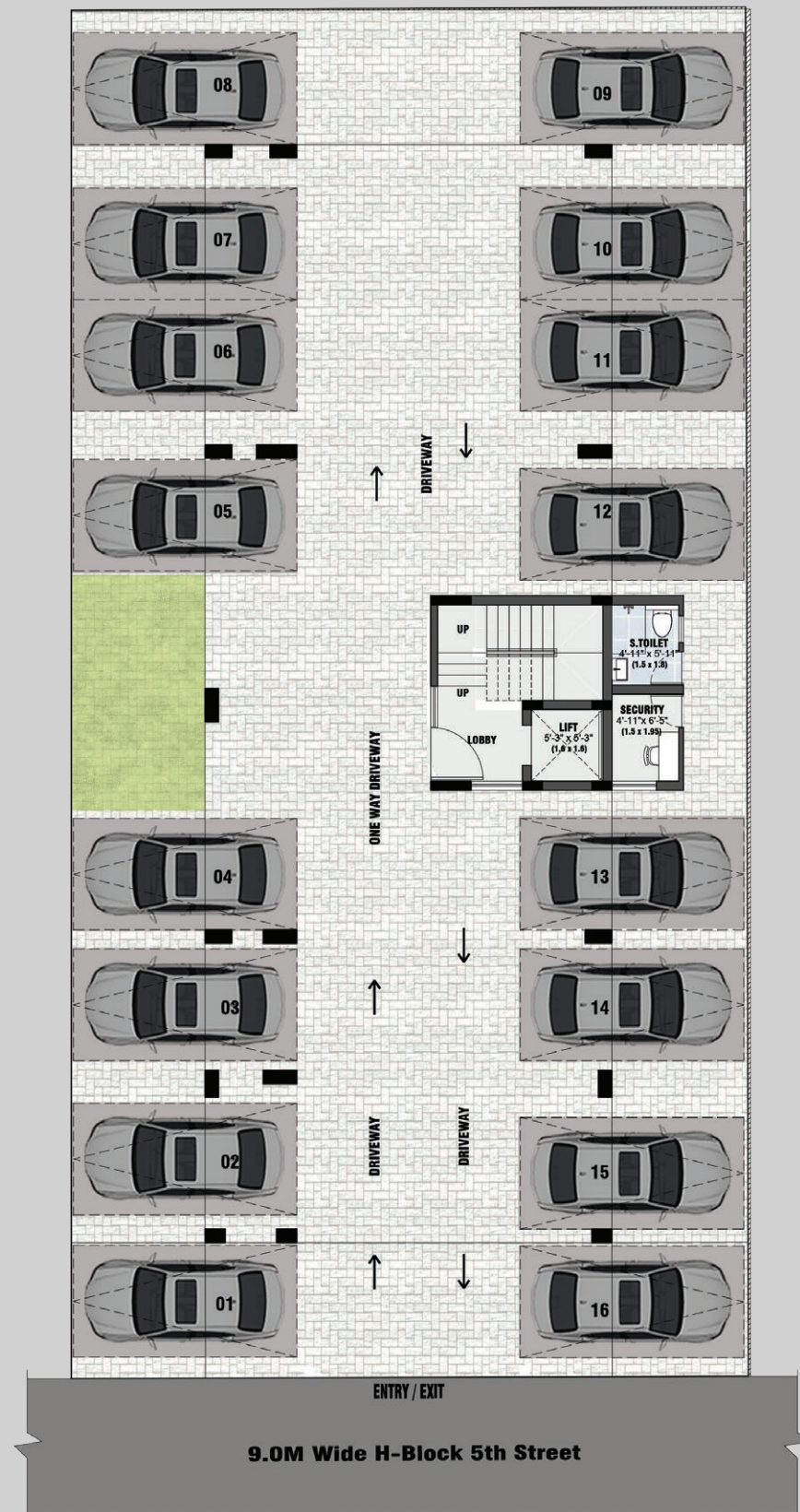
EVERYTHING YOU WANT - Amenities and Facilities

- Landscaped Exteriors.
- Covered car parking areas.
- Video Door Phones for all apartments.
- Elevators to all floors with Automatic Rescue Devices.
- Three-phase connections for all the apartments.
- Potable Water supply and Rain Water Harvesting.
- Solar Power Plant for the Common Electricity Board Main Box.
- Generator back up for common facilities-Elevators, common lighting, and pump room - 3KW for Each Flat.
- CCTV cameras in the common areas.
- 24x7 security.
- Caretaker Room.
- Termite and Pest-control procedures across the premises.
- Washrooms for Drivers and Domestic-Help.



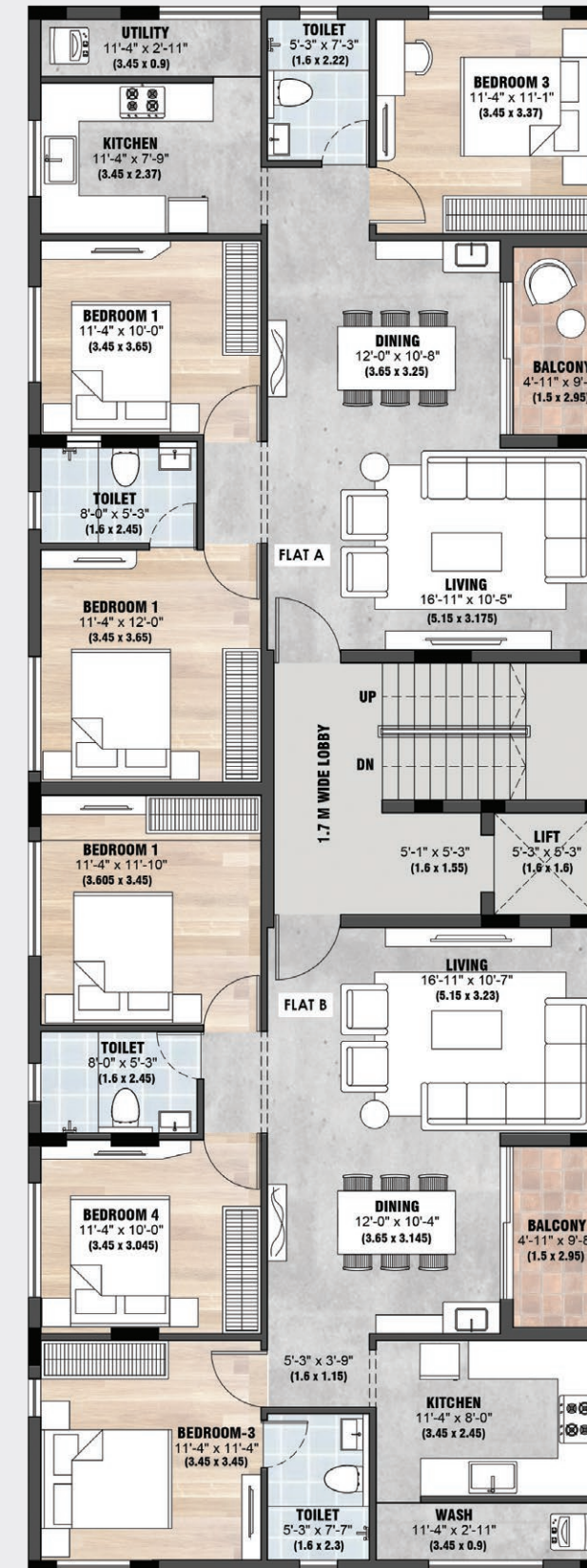


STILT FLOOR PLAN



- Column size shown in the drawing is indicative and the actual size might slightly vary according to the IS code.
- Dimensions may vary slightly during construction. ■ Furniture and fixtures are indicative only.
- All dimensions are in centimeters & feet. ■ Plans and areas are subject to minor changes.

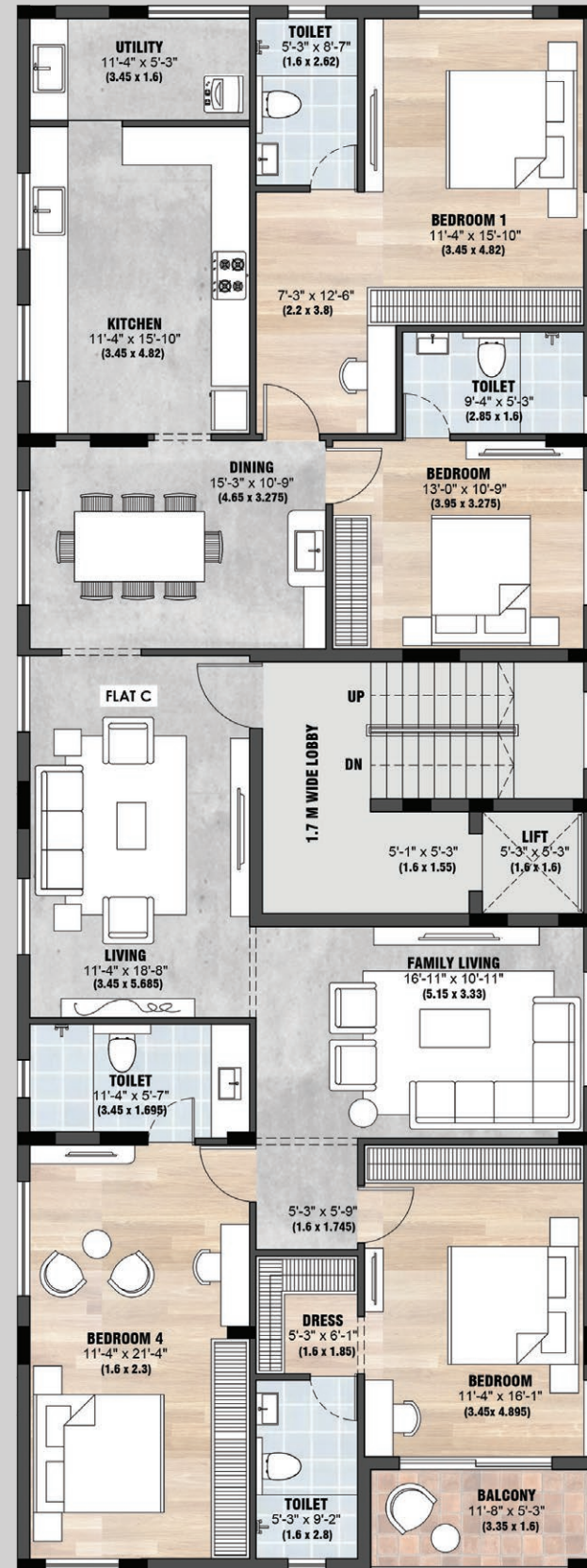
TYPICAL FLOOR PLAN FIRST, SECOND & THIRD



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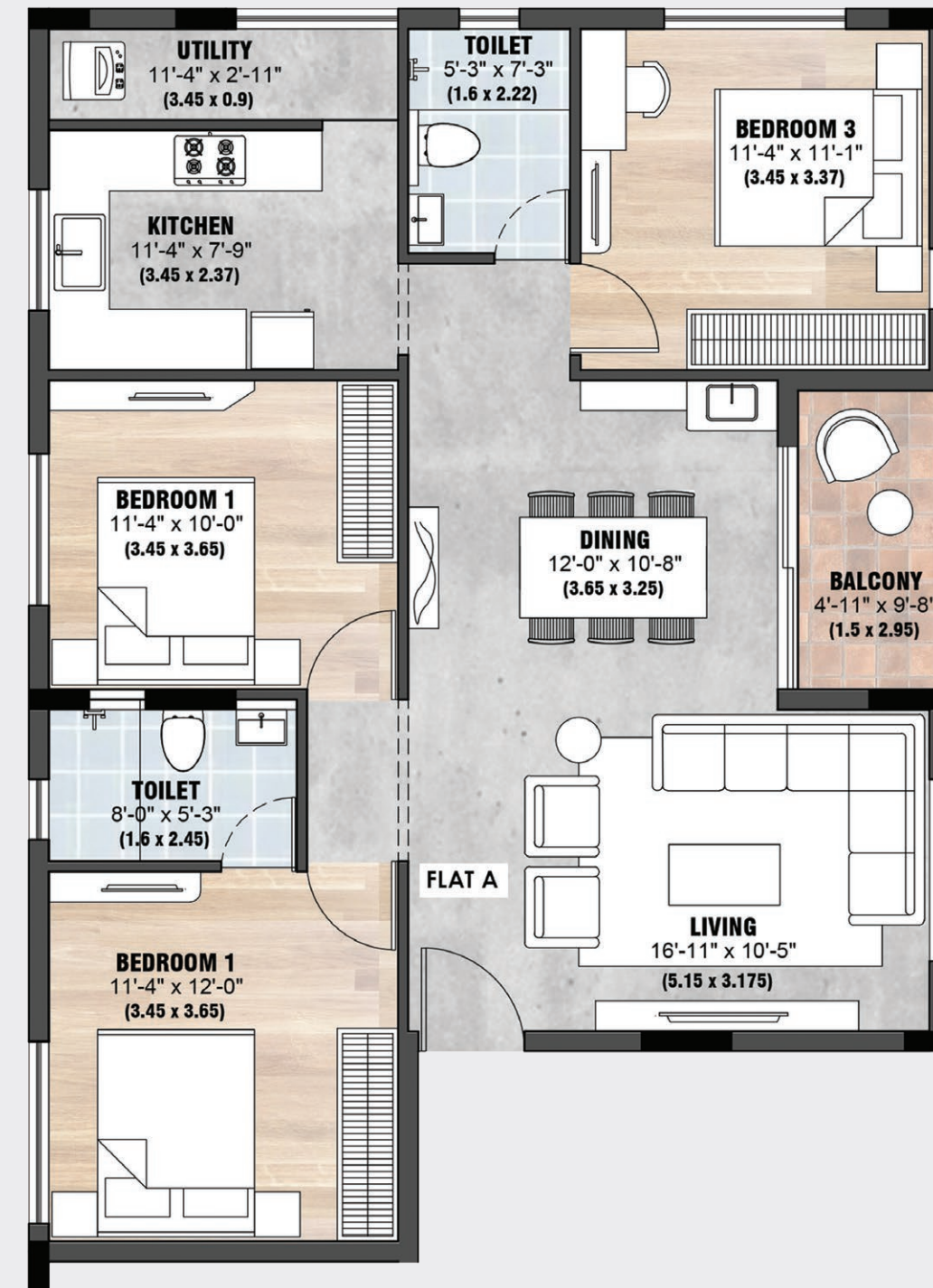
FLAT C - 4BHK
 SUPER BUILT UP AREA = 2600 SQ.FT.
 CARPET AREA = 1965 SQ.FT.



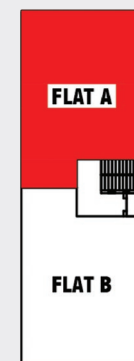
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FLAT A - 3BHK
 SUPER BUILT UP AREA = 1300 SQ.FT.
 CARPET AREA = 980 SQ.FT.



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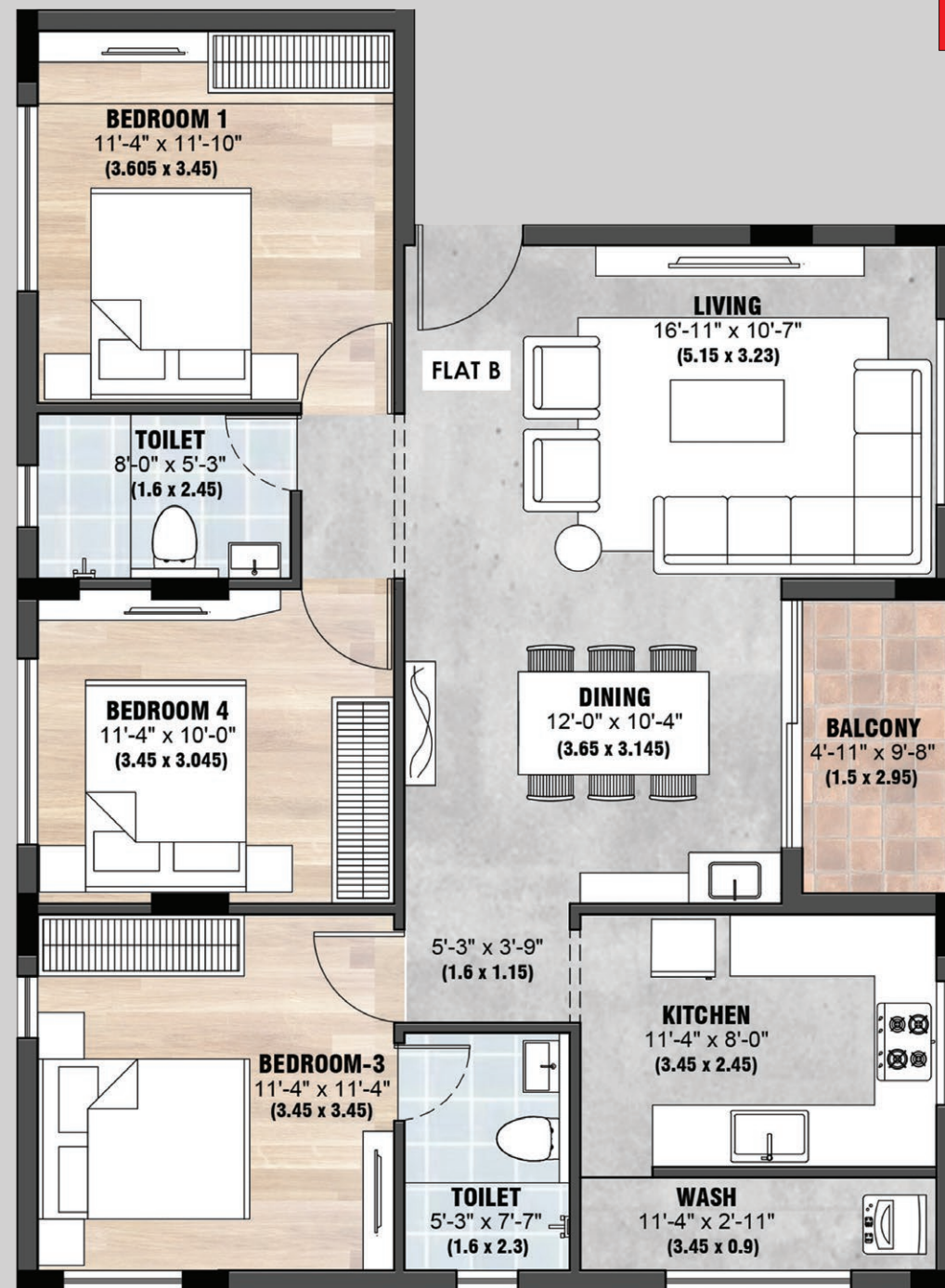
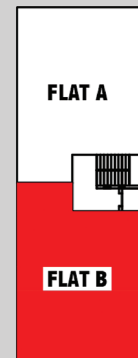




FLAT B - 3BHK

SUPER BUILT UP AREA = 1300 SQ.FT.

CARPET AREA = 980 SQ.FT.



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PLUMERIA - DISTINCT BY DESIGN

Architecture

The disciplines of architecture, interior, and urban design come together at PLUMERIA. Contemporary, inviting, and evocative, they have been designed by the renowned Architectural Firm **Nataraj & Venkat Architects**.

Exterior

- Landscaped exteriors.
- Designer yard pavers.
- Covered car parking areas.

Interior

SPECIFICATIONS

Structure

- Reinforced Concrete Framed Structure on Pile Foundation.
- Fly Ash Bricks / Red Bricks/Concrete Blocks masonry for external and internal walls.
- Designed for earthquake resistance (Zone III).
- Smooth, plastered and painted walls.

Finishing and Fixtures

Flooring

- Granite/Marble/Vitrified.
- Vitrified tiles for living and dining areas/ bedrooms/ kitchen areas.
- Granite for staircases.
- Stairway at the entrance area-Granite Slab/ Vitrified.
- Granite Countertop in the Kitchens. Window Sill with Granite top for all rooms.
- Heat-resistant tiles for terrace floors.
- Vitrified tiles for washrooms and balconies.

Walls

- Concrete Solid Blocks/Bricks.
- Smooth Plaster painted and finished with Acrylic emulsion.

Ceiling

- RCC Slab with smooth finish, acrylic emulsion.

Main Door

- Premium quality wooden frame with factory made veneered shutters.

Other Doors

- Premium quality wooden frame and veneered / laminated flush doors.
- Laminated flush doors for washrooms.

Joinery/Windows

- Premium UPVC/Aluminum windows with MS grills.
- French window with UPVC/Aluminum without grills.

Kitchen

- Adequate power sockets for home appliances.
- Polished granite slab for the kitchen counter.
- Vitrified tiles above counter to a height of 60 cm.
- Cera/Nirali/Prince/premium brands for stainless steel sinks with drainboards.
- Table-top wash basins in white for dining.
- Hot & cold water options for wash basins.
- Electrical and plumbing facilities for water purifier, washing machine & dishwasher.

Bath & Washrooms

- Premium quality vitrified floor tiles and coloured glazed tiles. Wall tiles up to 7ft. high.
- Kohler/reputed brands for all the white sanitary fittings.
- Grohe/ Jaguar/ reputed brands for CP fittings.
- Single lever diverter with shower heads in all the bathrooms.
- Wall - mounted sanitary fixtures in white with a concealed cistern in all washrooms.
- Washrooms with table-top/wall hung wash basins in white with basin mixers.

Painting

External walls

- Asian Paints Apex Ultima Exterior Emulsion / premium brands - 2 coats over 1 coat of Primer.

Internal walls and ceiling

- Asian Paints Premium Emulsion/premium brands- 2 coats of premium emulsion over 2 coats of putty & 1 coat Primer.

Grills and Handrails

- Two coats of Epoxy Enamel over one coat of Epoxy Primer.

Main/Internal Door Frames

- Melamine Polishing.

Electrical

- RRKabel/Finolex/Havells/ premium brands for Fire Retardant (FR) Low Smoke Wiring Cables.
- Concealed conduit wiring with copper conductor.

- Adequate lighting /fan points/night lamp provision in all bedrooms.
- Provision for Split AC in the living/ bedroom areas.
- Modular Switches in White (DB/MCBs of Havells/Schneider/Other premium brands).
- Geyser and exhaust fan points in all the washrooms and kitchen.
- PVC conduits with cable for TV.
- TV Sockets and Telephone/ Internet provision in Living areas and bedrooms.
- 6/16amps socket points.
- 6 A point near the telephone point in the living area.
- 6A point for water purifier in the kitchen.
- 16 A for the refrigerator point with a load of 1500 Watts.

Plumbing and Sanitation

- CPVC /UPVC water lines.
- PVC waste-water and soil lines.
- Common water sump and open well/bore, overhead tanks.
- Booster pumps to ensure adequate water pressure.
- Hot & Cold water options for wash basins.

Elevators to all floors

- One Passenger Elevator fully - automated with an Automatic Rescue Device.

Standby Generator

- Generator back up for common facilities -Elevators, common lighting, and pump room.
- Generator back up for lights/fans in all rooms, Lighting at the entrance area, Calling Bell, Fridge, Washing Machine, TV Points, except AC, Microwave & Oven - 3 KW for Each Flat.

A VIBRANT NEIGHBOURHOOD

Anna nagar is one of the premium residential neighbourhoods in Chennai and a well-planned locality where the city throbs around you. When you live at Plumeria, you're steps away from transportation, entertainment, and culture. Thanks to a plethora of urban park spaces, the best shopping options, and the hottest new and long-standing restaurants, living in Plumeria puts you at the forefront of all things convenient.

MOVING AROUND

Airport

Chennai Airport 19kms.

Transit

The area is serviced by public transport, suburban and Metro transit services.

Railway Stations

PuratchiThalaivar Dr.MG Ramachandran Central Railway Station - 8.6kms.

Nearest Suburban Railway Station. Chetpet - 5.7kms.

Nearest Metro Station - The area has two Metro Stations- One in Thirumangalam and one in Anna Nagar East.

Road Network

Anna Nagar has two bus termini - Anna Nagar (West) and Anna Nagar(East).

Places of Worship

Ayappan Temple - 1.2kms.
St. Luke's Church - 900 meters.
Anna Nagar Islam Centre - 3kms.
Sai Baba Temple - 2.8kms.

Healthcare

Sundaram Medical Foundation - 1.1kms.
KHM Hospital - 2.3kms.
Sridevi Hospital - 700 meters.
Government Siddha Medical College and Hospital - 2.5kms.

Soundarapandian Bone and Joint Hospital - 2kms.
Frontier Lifeline Hospital - 2.2kms.
The Madras Medical Mission Hospital - 2.3kms.
Be Well Hospitals - 3.2kms.
Vihaa Hospital - 3.2kms.

Educational Institutions

SBOA School and Junior College - 1.8kms.
SBOA Matriculation HSS - 2.2kms.
Anna Adarsh Matriculation HSS - 1.4kms.
JaigopalGarodia Vivekananda Vidyalaya - 1.9kms.
CSI Jessie Moses HSS - 1.2kms.
Valliammal Matriculation HSS - 2.6kms.
Chennai Public School - 2.3kms.
Anna Adarsh College for Women - 1.5kms.
Valliammal College for Women - 2.3kms.
Sri Krishnaswamy College for Women - 1.2kms.
C Kandaswami Naidu College for Men - 2.6kms.
Government Siddha Medical College - 2.5kms.

Entertainment

VR Mall - 3.1kms.
Ega Theatre - 5.2 kms.
Sangam Theatre - 5.8kms.

ONGOING PROJECTS - CHENNAI & KERALA



SREEROSH CYNTHIA
Kilpauk Garden Colony



SREEROSH CASSIA
Kilpauk



SREEROSH LAURELS
Yogasala Road, Kannur



SREEROSH CITADEL
Onden Road, Kannur



SREEROSH SYMPHONY
Payyanur, Kannur

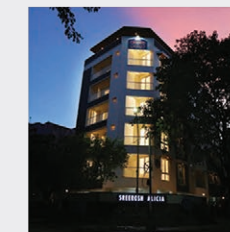


SREEROSH SEA BREEZE
Temple Gate, Thalassery

FEW COMPLETED PROJECTS - CHENNAI



Sreerosh Gardenia
Kilpauk Garden Colony



Sreerosh Alicia
Kilpauk Garden Colony



Sreerosh Laurentia
Kilpauk



Sreerosh Astrea
Kilpauk



Sreerosh Zinia
Anna Nagar East



Sreerosh Vatsalya
Adyar



Sreerosh Anthea
Mogappair West



Sreerosh Athena
Mogappair West



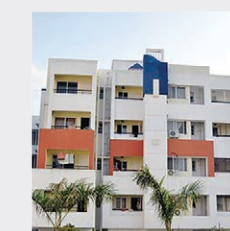
Sreerosh Renaissance
Kilpauk



Sreerosh Madhav
Kilpauk



Sreerosh Rhea
Kilpauk Garden Colony



Sreerosh Freedom Square
Coimbatore

FEW COMPLETED PROJECTS - KERALA



Sreerosh Sea Breeze
Thalassery



Sreerosh Iris
Kannur



Sreerosh Orbit
Kannur



Sreerosh Springdale
Kannur



Sreerosh Centre
Kannur



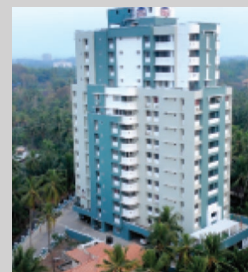
Sreerosh Seascapes
Thalassery



Sreerosh Willow Heights
Kannur



Sreerosh Bay Heights
Kannur



Sreerosh Emerald Heights
Kannur



Sreerosh Sreepadmam
Kannur



Sreerosh Midtown
Kannur



Sreerosh Harmony
Kannur



Sreerosh Green Acres
Kannur



Sreerosh Belvedere
Calicut



Sreerosh Bharath
Mankavu, Kozhikode



COMPANY OVERVIEW

Sreerosh Properties was founded in 1994 by **Sreedharan Payani**, a reputed Real Estate Developer and a native of North Kerala.

Established with a vision to create lasting value in realty, his projects reflected an optimal combination of land use, entitlement, and construction expertise. His approach to real estate was based on his deep understanding of the urban landscape and the need for residential, commercial, and mixed-use environments. With no competing interests, he made building homes his singular focus, delivering nothing but the best to the home buyer.

Today, Sreerosh is recognized as an award-winning company with a proven track record of high performance and success, translating to a combined development portfolio of more than **2.5 million square feet** - residential and commercial projects across Chennai, Coimbatore, Kozhikode, and Kannur with new Projects in the execution phase.

An honest builder at heart and deeply anchored to creating value, Sreedharan's unwavering commitment to quality and integrity continues to define Sreerosh Properties.

Sreedharan Payani holds a Master's Degree in Civil Engineering from The Indian Institute of Technology, Madras.

To know more about our projects please visit : www.sreerosh.com

THIS PROJECT IS JOINTLY DEVELOPED WITH :



ZACKRIA BUILDERS

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Email : zackriagroup@gmail.com

ZACKRIA BUILDERS is a part of ZACKRIA group involved in multiple business ventures like auction, films, property development, exports etc. in South India. The Zackria Group has been involved in real estate in Chennai since the early 1930's and the group has executed many marquee projects in Chennai in Mount Road, Arumbakkam, Egmore, Kilpauk, Nungambakkam to name a few locations.