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KANNUR

3rd Floor, Sreerosh Centre
Near Ashoka Hospital
South Bazaar
Kannur - 670 002

Phone:
+91.497.2764355, 2764366

Mobile:
93883 59600
96058 59600

Email:
kannur@sreerosh.com

CALICUT

11/532 - A, II Floor
P.K.Commercial Complex
Cherooty Road
Kozhikode - 673032

Phone:
+91.495.4099444 / 555

Mobile:
93497 69600
93499 69600

Email:
calicut@sreerosh.in

CHENNAI

2nd Floor, Sreerosh Centre
97 New Avadi Road, Kilpauk
Chennai - 600 010
Tamil Nadu, INDIA

Phone:
+91.44.2644 0644 / 45 / 46

Mobile:
98412 88842
98412 88846

Email:
chennai@sreerosh.com

Architects : M/s STAPATI ARCHITECTS, CALICUT.

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 **CREDAI**

SREEROSH SYMPHONY PAYYANUR

LIFE. ELEVATED.



SREEROSH
SYMPHONY
PAYYANUR

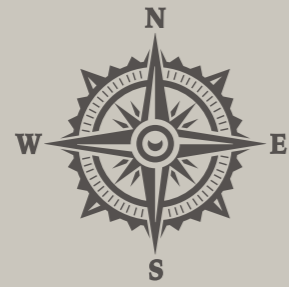


A new view awaits you.

First-of-its-kind multi-storeyed residential apartments in Payyanur, which combine the exclusivity of bungalow living with all things contemporary to elevate your sense of home.

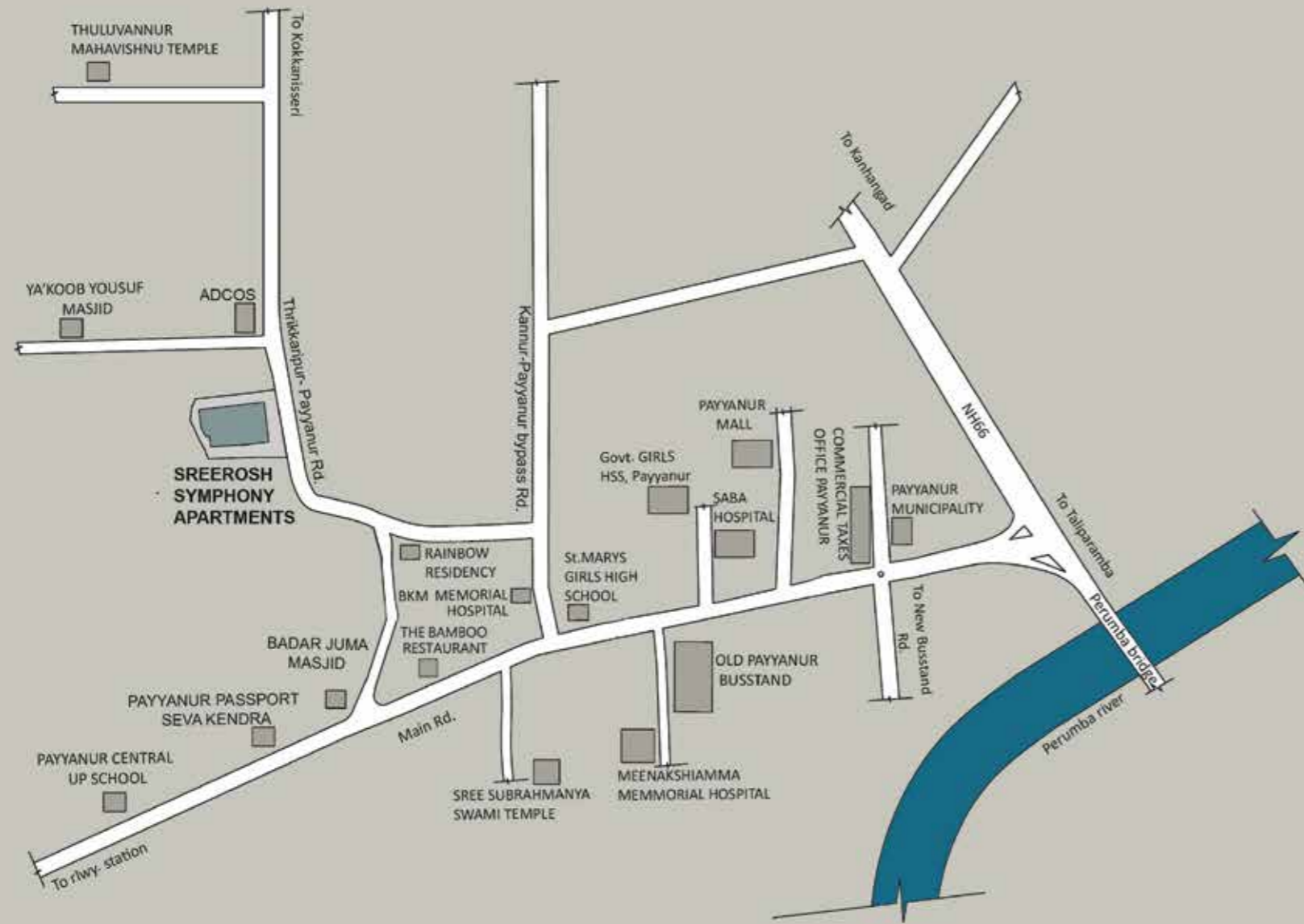
Apartments that are about to usher in a new era in urban living, Sreerosh Symphony has been conceived to fit your lifestyle and offers you a residential experience curated

with premium amenities and facilities, exceptional style and a level of convenience, you have to experience to believe! Standing tall and looking boldly towards the future, Sreerosh Symphony is a statement addition to the streetscape it rises above, and a landmark property, you would surely love to call your own.



LOCATION MAP

RS NO: 26/130, Ward No: 33, Block 8,
Near Aquaculture Development Cooperative Society,
Thrikkaripur - Payyanur Road, (Thayineri)
Payyanur - 670 037, Kerala



SREEROSH SYMPHONY

An inspired composition

Architecture

The disciplines of planning, construction and urban design come together at Sreerosh Symphony. Contemporary, inviting, and evocative, they have been designed by the renowned Architectural Firm **M/s. Stapati Architects, Calicut, Kerala.**

Exterior

AMENITIES AND FACILITIES

- Swimming pool
- Fitness Centre and Indoor Games Room
- Open Party Area on Terrace
- Access Controlled Lounge Doors
- Children's Play Area
- 24 X 7 Security
- Centralized Pipeline for LPG connection
- Boom Barrier
- AC Lounge at the Entrance
- Standby generator
- Association Room
- Renewable Solar Energy backup for Common Area
- Caretaker room
- Closed circuit television camera
- Lifts to all floors
- 3 Phase Connections for all Apartments
- Fire Fighting system as per fire and rescue norms
- Good potable groundwater available in plenty

- Rain Water Harvesting
- Sewage Treatment Plant
- Bio-Gas Plant
- Landscaped exteriors
- Covered car parking

Interior

SPECIFICATIONS

- Structure** : Reinforced concrete framed structure on pile foundations designed for earthquake resistance (Zone 3) with Laterite/ Brick/ Concrete blocks masonry walls plastered and painted.
- Doors** : **Main Door** : First Quality wooden frame with factory-made panel designed polished/laminated /veneered flush door. **Other Doors** : 1st quality wooden frame with commercial flush door painted with enamel paint.
- Windows** : Aluminium / UPVC windows with MS grills. French windows without grills.
- Walls** : Laterite Stone / Concrete Hollow or Solid Blocks/ Bricks
- Wall Finish** : Smooth plaster finished and painted with acrylic emulsion.

f. **Flooring** : Vitrified tiles for living and dining area/bed rooms/kitchen areas. Ceramic tiles for toilets and balconies.

g. **Bathrooms** : Ceramic tiles on floors and coloured glazed tiles on walls of 8 ft height with white sanitary fittings of Kohler/Grohe or any reputed manufacturers. Kohler/Grohe or equivalent CP Fittings.

h. **Kitchen** : Adequate power sockets for home appliances. Polished granite slab for the kitchen counter. Ceramic tiles above counter to a height of 60 cms. Premium brand stainless steel sink with drain board. Electrical and plumbing facilities for water purifier and washing machine/dish washer.

i. **Painting** : Internal walls and ceiling: 2 coats premium emulsion over 1 coat primer.

j. **Plumbing** : CPVC/PVC water lines, PVC waste water & soil lines, common water sump and open well/bore, overhead tanks.

k. **Electrical** :

- Concealed conduit wiring with copper conductor.
- Adequate lighting/fan points.
- 6/16 amps socket points controlled by ELCB and MCBs with independent KSEB meter.
- Geyser and exhaust fan points in all the toilets and kitchen.
- Premium quality Fire Retardant (FR) wiring. PVC conduits for TV/antenna/ telephone.
- Telephone /Television points in the living area/master bedroom.
- Air - Conditioner points in all bedrooms/ living area.

ELEVATORS TO ALL FLOORS

One passenger elevator, and one bed 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/fan in all rooms, Lighting at the entrance area, Calling Bell, TV Points.
- Total Generator back up limited to 750 W for each apartment.

WATER

- Well, Borewell and KWA connection.
- Groundwater supply from open wells or bore wells depending on availability.
- KWA water supply - subject to rules and regulations.
- Water meter for domestic water consumption for each apartment.

NEIGHBOURHOOD

With endless sand as far as the eye can see , glistening rivers, backwaters, beaches and glorious sunsets, Payyanur beckons with memories of all things home. The land of Tharavad and Theyyam, everything here is wholly, truly God's own country and makes a great place to have a home you can call your own.

Sreerosh Symphony is situated in a leafy Payyanur neighbourhood, that's well-connected to the vital heartbeats. Everyday living blends with exciting local happenings, shopping, dining, recreation, socialization and plenty of indoor and outdoor experiences.

Apartments so conveniently located don't come along so often, so make your home at Sreerosh Symphony today.

MOVING AROUND

Closest Airport

Kannur International Airport (26.3 miles / 42.3 kilometers)

Railway

Payyanur Railway Station 2.5 km.

Accessibility by Road

Payyanur Bus Stand 1 km.

Conveniences

Banks/ATMs/ Groceries, Essentials, Vegetables and Fruit Shops.

Places of Worship

Noor Mosque - 400 m

Juma Mosque - 700 m

Payyanur Sree Subrahmanya Swami Temple - 1.1 km.

Sree Vellarangara Bhagavathi Temple - 1.2 km.

AG Church - 2 km.

Healthcare

BKM Memorial Hospital - 600 m

Payyanur Co-operative Hospital - 1.5 km.

Anaamaya Hospital - 2.5 km.

Educational Institutions

Govt. Girls HSS, Payyanur- 2.5 km.

Anaamaya Medical Institute - 2.5 km.

St Marys Girls HSS - 1.5Kms

Entertainment

Many shopping malls, Theatres in the vicinity within 3 km.

SREEROSH SYMPHONY PAYYANUR

APARTMENT SIZES

Total land Area : 40.03 cents

Total built-up area : 65520 sq.ft.

No of Floors : Basement + Ground + 13 Floors

Number of Apartments : 38 Apartments

Types of Residences : 2 & 3 BHK

TYPE A - 3 Bedroom Apartments

12 Apartments - 1885 sq. ft. each.

Carpet Area as per RERA - 1271 sq. ft.

TYPE B - 2 Bedroom Apartments

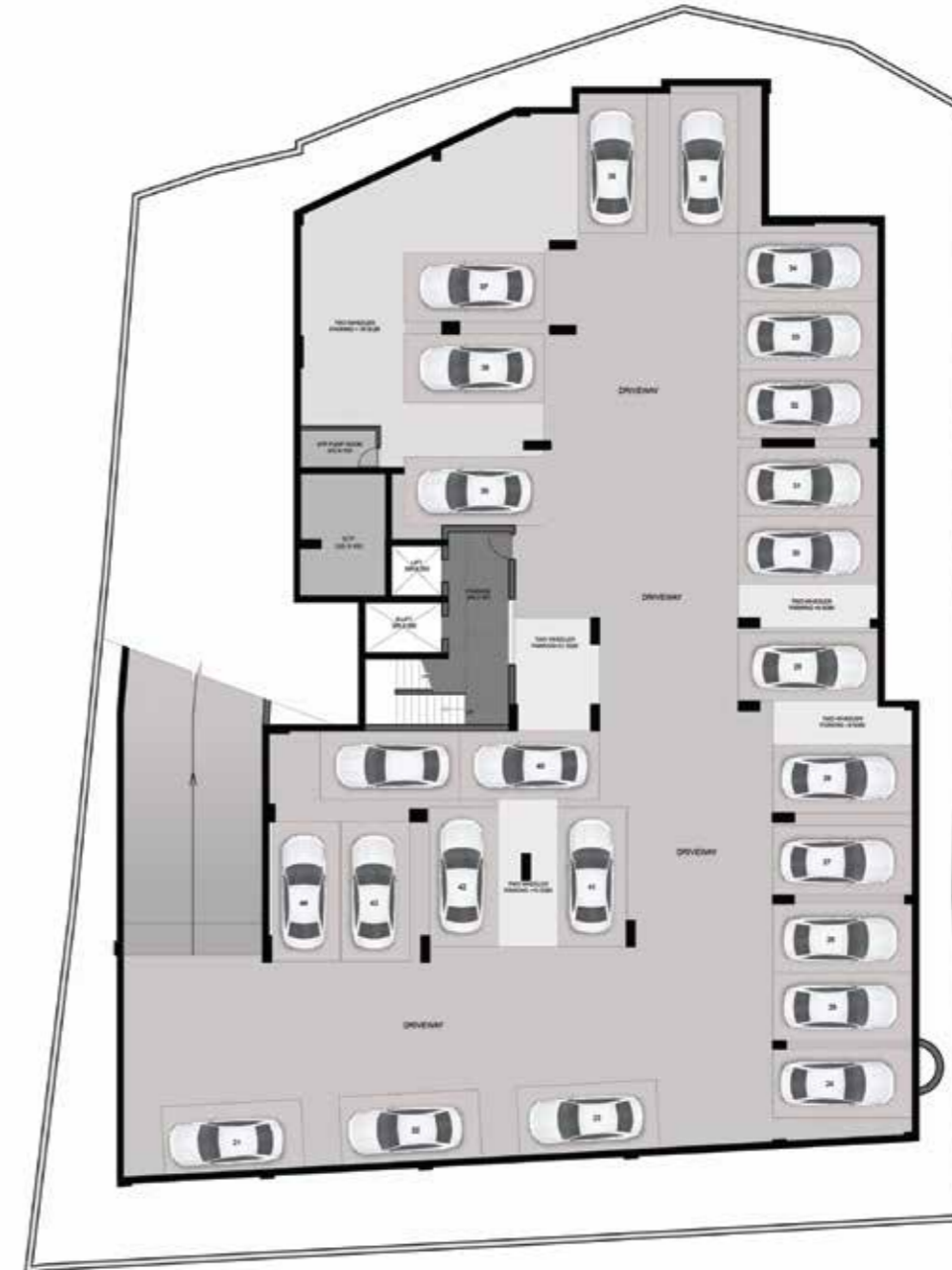
13 Apartments - 1325 sq. ft. each.

Carpet Area as per RERA - 884 sq. ft.

TYPE C - 3 Bedroom Apartments

13 Apartments - 1975 sq. ft. each.

Carpet Area as per RERA - 1330 sq. ft.



- The Furniture and fittings shown in the plan are indicative only and for better understanding of the plan and does not form part of the actual contract.
- The dimensions shown for walls and openings may vary slightly and a tolerance level of 10% is to be expected in wall thickness in actual conditions.

BASEMENT FLOOR PLAN



Thrikkaripur - Payyanur Road

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GROUND FLOOR PLAN



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FIRST FLOOR PLAN



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SECOND FLOOR PLAN



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TYPICAL FLOOR PLAN 3rd Floor to 13th Floor



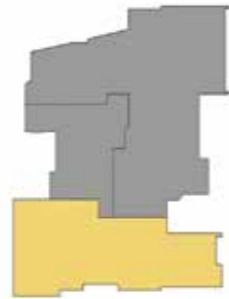
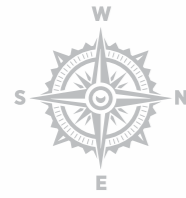
TYPE A - 3 Bedroom Apartments
Super Built-up Area - 1885 sq. ft.
Carpet Area as per RERA - 1271 sq. ft.
2nd Floor to 13th Floor

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TYPE B - 2 Bedroom Apartments
Super Built-up Area - 1325 sq. ft.
Carpet Area as per RERA - 884 sq. ft.
1st Floor to 13th Floor

- The Furniture and fittings shown in the plan are indicative only and for better understanding of the plan and does not form part of the actual contract.
- The dimensions shown for walls and openings may vary slightly and a tolerance level of 10% is to be expected in wall thickness in actual conditions.



TYPE C - 3 Bedroom Apartments
Super Built-up Area - 1975 sq. ft.
Carpet Area as per RERA - 1330 sq. ft.
1st Floor to 13th Floor

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 - The dimensions shown for walls and openings may vary slightly and a tolerance level of 10% is to be expected in wall thickness in actual conditions.

ONGOING PROJECTS - KERALA



SREEROSH SEA BREEZE
 Temple Gate, Thalassery



SREEROSH IRIS
 Kannothumuchal, Kannur



SREEROSH BHARATH
 Mankavu, Kozhikode



SREEROSH ORBIT
 Podikunndu, Kannur

ONGOING PROJECTS - CHENNAI



SREEROSH ZINIA
 Anna Nagar East



SREEROSH GARDENIA
 Kilpauk Garden Colony



SREEROSH ASTREA
 Kilpauk



SREEROSH ALICIA
 Kilpauk Garden Colony



SREEROSH LAURENTIA
 Kilpauk



SREEROSH VATSALYA
 Adyar

FEW COMPLETED PROJECTS



Sreerosh Springdale
Kannur, Kerala



Sreerosh Seascape
Thalassery, Kerala



Sreerosh Willow Heights
Kannur, Kerala



Sreerosh Bay Heights
Kannur, Kerala



Sreerosh Emerald Heights
Kannur, Kerala



Sreerosh Sreepadmam
Kannur, Kerala



Sreerosh Midtown
Kannur, Kerala



Sreerosh Harmony
Kannur, Kerala



Sreerosh Green Acres
Kannur, Kerala



Sreerosh Residency
Calicut, Kerala



Sreerosh Seaface
Calicut, Kerala



Sreerosh Belvedere
Calicut, Kerala



Sreerosh Brownstone
Calicut, Kerala



Sreerosh Centre
Kannur, Kerala



Sreerosh Karun Villa
Kannur, Kerala



Freedom Square
Coimbatore



Sreerosh Anthea
Mogappair West, Chennai



Sreerosh Athena
Mogappair West, Chennai



Sreerosh Centre
Kilpauk, Chennai



Sreerosh Renaissance
Kilpauk, Chennai



SREEROSH DEVELOPERS (P) LTD.

COMPANY OVERVIEW

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

Founded 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 reflected his deep understanding of the urban landscape and the need for residential, commercial, and mixed-use environments. With no competing interests, he has made building homes his singular focus, for 25 years, 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 which has translated 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 the creation of 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.

Sreerosh Symphony is a project by **Sreerosh Developers (P) Limited** - A Company that caters exclusively to the realty market in Kerala and their unique sensibilities.

Dedicated to the core values of excellence, integrity, and value creation - a Sreerosh legacy, **Sreerosh Developers (P) Limited** is co-managed by **Reji AP** and **Shobhiraj CS**, Civil Engineers and Real Estate Specialists with collective and extensive experience in Kerala's realty segment. Associated with the Parent Company, **Sreerosh Properties**, since 2006 in multiple leadership capacities, they bring their expertise and commitment to **Sreerosh Developers (P) Limited** as Directors.