

**SHOLINGANALLUR, OMR**

**2BHK - SMART APARTMENTS**



**Smart Budget ! Smart Location !**

51  
- URODA -

**2BHK + 2T**

**East & North Facing Apartments**  
in a prime location with awesome specification



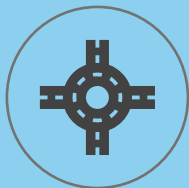
LOCATION SPECIALITIES



Upcoming Sholinganallur  
Metro Station



2km meters from  
TCS & Infosys  
Sholinganallur



5 Mins drive from  
Sholinganallur  
Junction

PROJECT HIGHLIGHTS



Under Greater  
Chennai  
Corporation limits



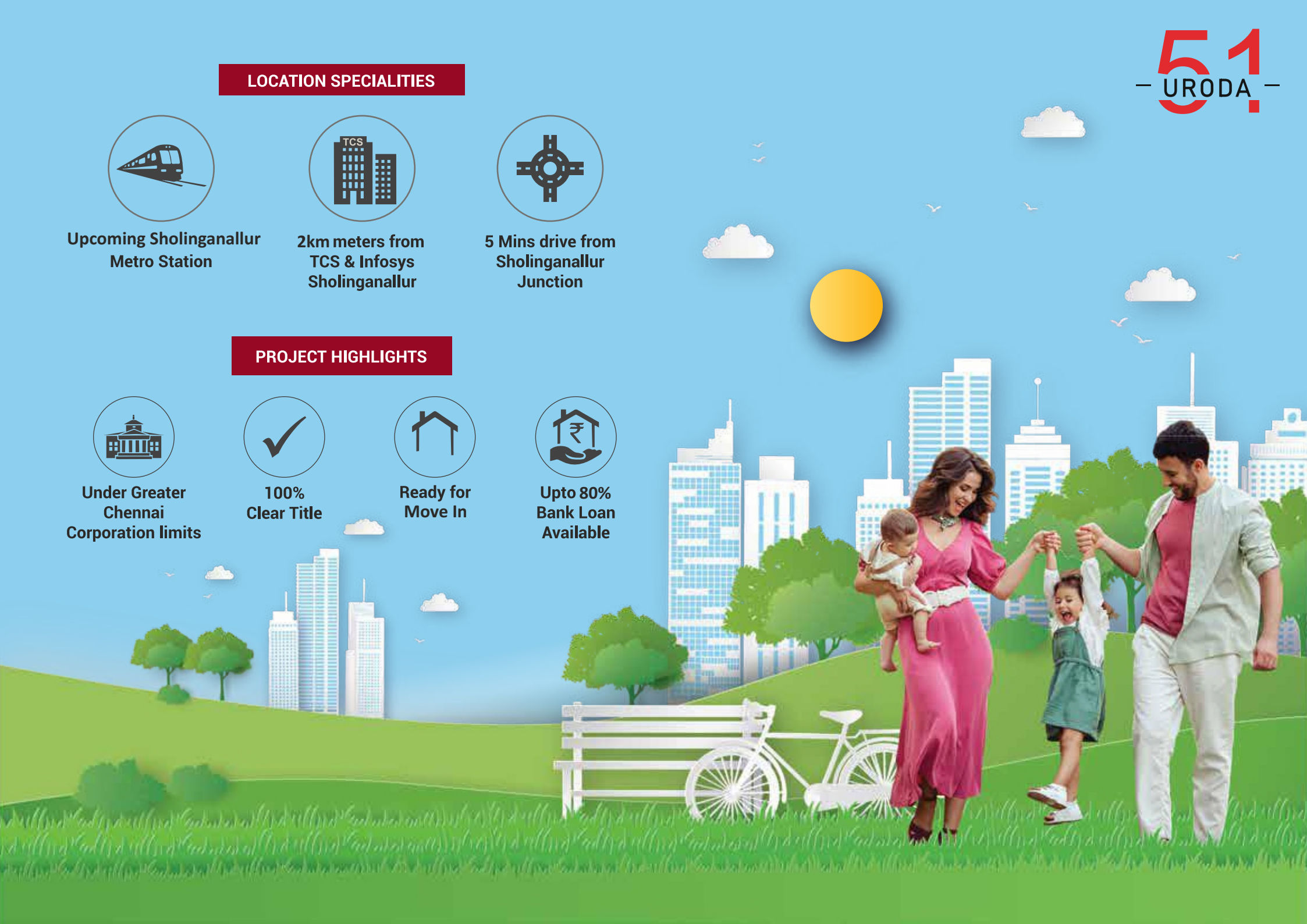
100%  
Clear Title



Ready for  
Move In



Upto 80%  
Bank Loan  
Available



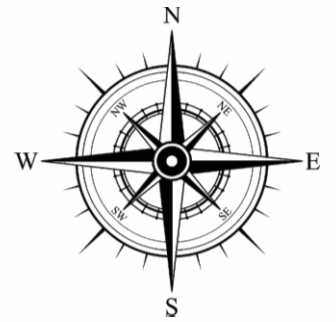
# KEY PLAN



F1/S1/T1 - 767 SQ.FT



F2/S2/T2 - 849 SQ.FT



ROAD



# SPECIFICATIONS



## R.C.C FRAMED STRUCTURE

Earthquake resistant pile foundation with R.C.C frame.



## SUPER STRUCTURE

AAC (Autoclave Aerated Concrete) Blocks of premium quality in cement chemical mortar with 8-inch AAC blocks for external walls and 4-inch AAC blocks for internal walls. Designed as per Vastu.



## PLASTERING

Inner walls in gypsum plastering & Outer walls plastering in cement with neat finish



## DOORS AND WINDOWS

### DOORS

Main Doors: Teak wood with varnish finish with teak frame,  
Rooms - WPC frame with flush,  
Toilet - Water proof WPC frame with designer WPC door

### WINDOWS

UPVC profile windows with sliding glass shutters



## PAINTING

Interior & exterior wall painted with emulsion paints.  
Grills - Zink with enamel paint

Internal surface shall be finished with a coat of putty, Primer and 2 coats of emulsion paint. External surface shall be finished with apex or equivalent Exterior emulsion



## FLOORING

2'X2' glazed vitrified tiles with 4" skirting



## KITCHEN

20mm black granite counter with stainless steel with drain board,  
Glazed tiles up to 2 feet from counter , Concrete loft ( if feasible)



## TOILET

Concealed EWC white colour washing point / Geyser point / Parryware or Equivalent CP fittings / Glazed upto 8" height Parryware or equivalent white washbasin.



## ELECTRICAL

3 Phase power supply with concealed wiring with ISI standard, White modular switches, Earth leak circuit breaker. The electrical points as per architects drawings



## STAIR CASE

STAIRCASE RAILING : Ms Designer railings

STAIRCASE FLOORING : Granite / Sadarahalli marble flooring with apex or equivalent exterior emulsion



## PLUMBING & SANITARY

Branded concealed CPVC pipe line in bathrooms, UPVC rain water, Sanitary waste line in ducts, sewage line for under ground septic tank



## DRAINAGE & SUMP

Sump capacity of 12,000 ltrs, Overhead water tank capacity 3,000 ltrs & Drainage of 15,000 ltrs and Also water well for 15ft.

## OTHERS

- Pre-construction / Anti termite treatment



## AMENITIES

- Covered Car Parking
- Gypsm plastering
- Best UDS
- Lift
- CCTV Surveillance
- Clear Title

## LOCATION ADVANTAGES

### 👑 Transportation

Sholinganallur Junction - 1.2 km  
ECR - 2 km  
Karapakkam - 1 km

### 👑 Upcoming Transportation

Sholinganallur Metro Station - 1.2 km  
Ponnamman Temple Metro Station - 2.2 km

### 👑 Health Care

Sathyabama General Hospital  
Swaram Hospital & Specialty Clinic  
Chettinad Hospital Urban Health Centre  
Apollo Medical Centre-Karapakkam  
Gleneagles Global Health City

### 👑 Marriage/Function Halls

Shri Umadri Mahal  
Kailash Garden  
Devamirthas banquet hall  
G.P. Janarajan Marriage Hall

### 👑 Schools & Colleges

JS Global School  
Adhithya Public School  
Gateway The Complete School (IGCSE)  
Sacred Heart Global School (CBSE)  
Amelio Early Learning Center  
Campus K Cambridge International School  
Indian Maritime University new campus, OMR gate  
Sathyabama University  
St Joseph's College of Engineering  
Amet University - Chennai

### 👑 Work

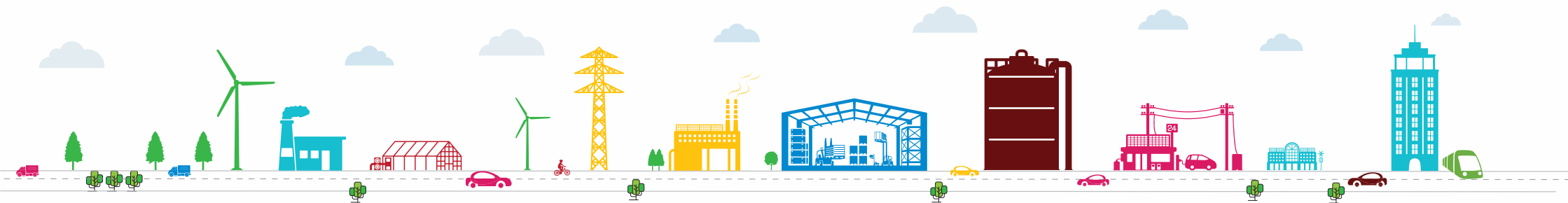
TCS-Sholinganallur  
Infosys-Sholinganallur  
Accenture-Sholinganallur  
Elcot Sez-Sholinganallur  
SIPCOT IT Park-Siruseri

### 👑 Shopping Mall & Entertainment

Coromandel Plaza (AGS Cinemas)  
The Marina Mall (PVR Cinemas)  
VGP Universal Kingdom

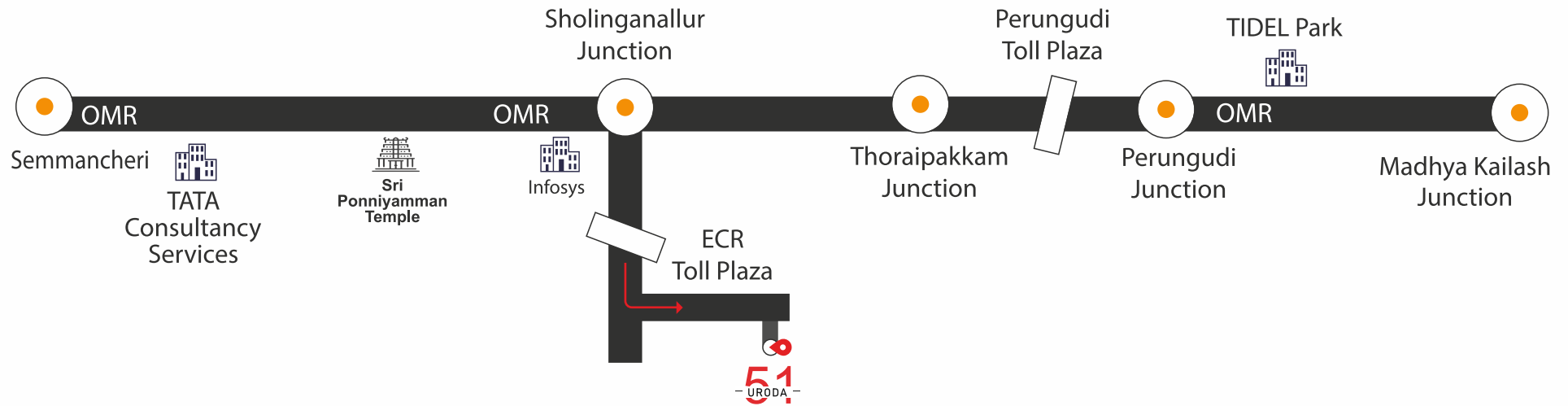


Sholinganallur is the  
**Hotspot for IT industry**  
in Chennai



## LOCATION MAP

51  
— URODA —



GET INTO THE HABIT  
OF HEALTHY LIVING



**ARUSHAM**  
Developments

No: 18/23, East CIT Nagar, Nandhanam, Chennai 600035.

Email: [Contact.arusham@gmail.com](mailto:Contact.arusham@gmail.com)



To Know More: +91 8190 85 2222