



AURA PROMOTERS



**Pavalam**

**GUDUVANCHERY**

An Exceptional  
**lifestyle**

*Ready To Move*

**2BHK Apartments**





**PROJECT HIGHLIGHTS**



**VIDEO DOOR PHONE**



**COVERED CAR PARKING**



**VASTU COMPLIANT**



**TERRACE GARDEN**



**AUTOMATIC LIFT**

**Salient Features**



**Well planned Architecture**



**1.5 km From GST Main Road**



**5 Mins From Guduvanchery Railway Station**



**10 Mins From Vandalur CMBT**



**Clear Title**



**RERA Approved**



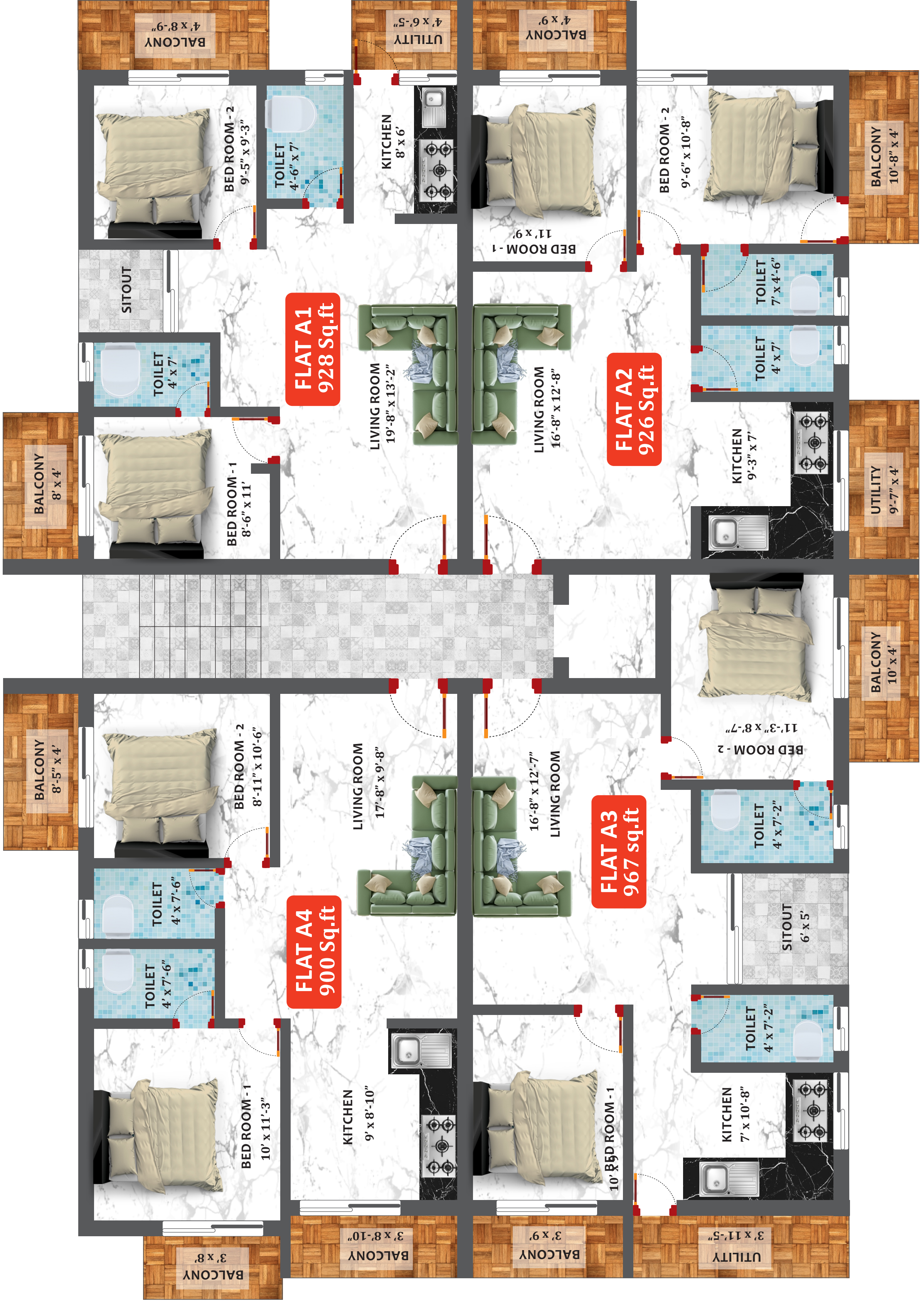
RERA No: TN01/Building/0417/2022





# Pavalam

**GUDUVANCHERY**





# SPECIFICATIONS

## STRUCTURE

- Floors - Stilt + 4 Floors
- Structure - RCC Framed Structure with isolated footing foundation  
Blocks neatly finished with Cement Plastering Designed as Earthquake resistant structure  
Anti-termite treatment will be done

## FLOORING

- Living & Dining - Vitrified Tiles
- Kitchen - Vitrified Tiles
- Bedrooms - Vitrified Tiles
- Toilets - Anti-skid Ceramic tile
- Balcony & Utility - Anti-skid Ceramic tile
- Common Areas - Anti-skid Ceramic tile
- Staircase - Granite Flooring with MS Hand rails
- Terrace Floor - Pressed Clay Tiles

## WALL & CEILING FINISHES

- Ceiling in all rooms - 2 Coats of Putty, 1 Coat of Primer & 2 Coats of emulsion Paint
- Living, Dining, Bedrooms - 2 Coats of Putty, 1 Coat of Primer & 2 Coats of emulsion Paint
- Walls Exterior - 1 Coat of Primer and 2 Coats of Weather Proof External Emulsion Paint
- Grills / Railings - Zinc chromite non corrosive primer with enamel paint

## DOORS

- Main Door - Seasoned Wood Frame with Designer Moulded Shutter of 7' height with leading good quality locks, handles & door stopper
- Bedroom Doors - 7' High - Plain Moulded Skin doors
- Bathroom Doors - 7' High - Chemically Treated Doors with Water Proof Enamel Finish

## WINDOWS

- Windows - UPVC/Aluminium Windows with see-through Plain Glass & MS safety grill
- French Doors - UPVC/Aluminium Frame & Shutters with Toughened Glass without Grills (or) UPVC/Aluminium Frame & Shutters with Plain Glass and MS Safety Grills
- Ventilators - UPVC/Aluminium frames with Suitable louvered Glass Panes & Ms safety grill

## ELECTRICAL FIXTURES & FITTINGS

- Power Supply - Single Phase Power supply will be provided
- Cables / Wires - Leading Good Quality Brands – Fire Retardant
- Modular Switches & Sockets - Leading Good Quality Brands
- MCB, ELCB and DB - Leading Good Quality Brands
- Air Conditioner Points - Split AC Points will be provided for Master Bedroom Only (Electrical & Core-Cutting Only) - Does not involve any Copper Piping
- DTH / TV Points - DTH / TV Point will be given in Living

## KITCHEN

- Counter Top - Polished black granite slab of 600mm width @ 860mm height from the finished floor level
- Others - Provision for Chimney (Electrical & Exhaust Only),  
Provision for Water Purifier (Electrical & Water Inlet Only) leading good quality brand SS Sink

## BATHROOMS

- Wall Dado - Wall Tiles up to 7' Height from Finished Floor Level (FFL)
- Inner Pipe Lines - Concealed CPVC Pipe Lines  
UPVC for other plumbing Lines  
PVC Line for underground drainage
- Sanitary & CP Fittings - Leading Good Quality Brands
- Others - Provision for Exhaust will be provided in all bathrooms. Electrical Provision for Geyser inside the bathrooms will be provided





## LOCATION SPECIALITIES

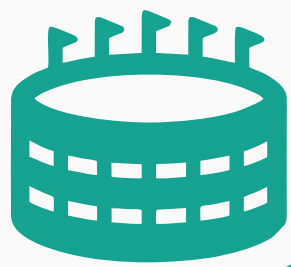
**Opposite to  
SRM Public School**



**10 Mins From  
SRM Hospital**



**10 Mins From  
ZOHO**



**Pavalam**  
GUDUVANCHERY

**5 Mins From  
Guduvanchery  
Railway Station**



**10 Mins From  
VANDALUR CMBT**



**Well Connected To  
GST & OMR**



**Surrounded By  
Good social  
Infrastructure**



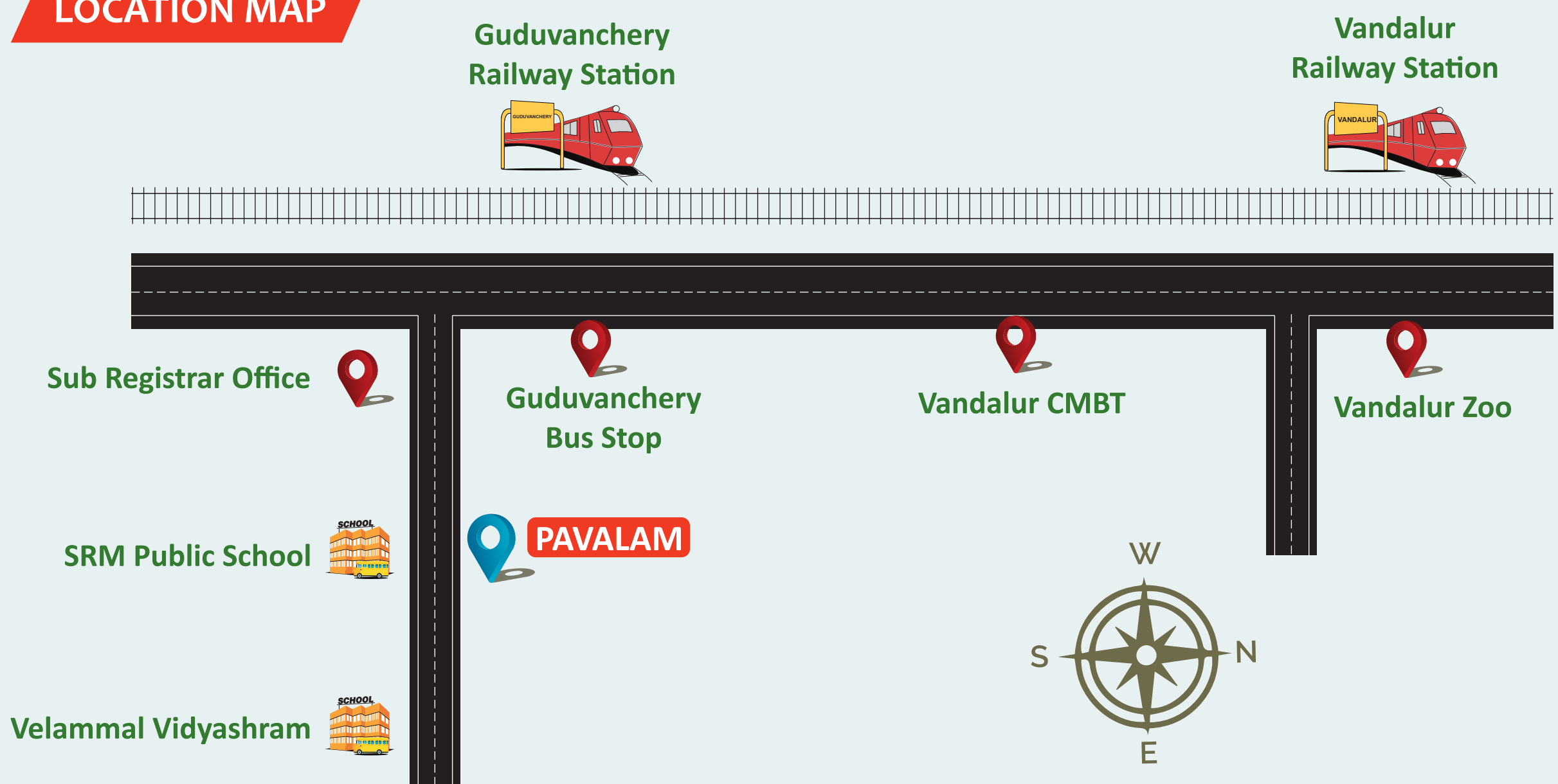
**35 Mins From  
Airport**





# Smart Budget ! Smart Location !

## LOCATION MAP



## N E A R B Y

### Schools

- ★ SRM Public School
- ★ St. Mary's Matric. Hr. Sec. School
- ★ Bharathiyar Matriculation Hr Sec School
- ★ Neelan Matriculation School
- ★ Maha Vidhyalaya School
- ★ Velammal Vidhyashram
- ★ Holy Sai International School

### Hospitals

- ★ SRM General Hospital
- ★ K.R. Hospital
- ★ Nandivaram Government Hospital
- ★ K S Child Care Hospital
- ★ G.V.Hospital
- ★ Velicham Hospitals

### Colleges

- ★ SRM group of colleges
- ★ Shri Andal Alagar College Of Engg
- ★ Dhaanish Ahmed College of Engg
- ★ PERI Education
- ★ Sri Balaji Polytechnic College
- ★ Crescent Institute Of Sci. And Tech.
- ★ VIT Institute

### Employment Zone

- ★ ZOHO
- ★ The Shriram Gateway
- ★ Mahindra World City
- ★ MEPZ
- ★ FORD

5 Mins From GST Road

To Know More, Call: +91 8190 85 2222



AURA PROMOTERS



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