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PROJECT FUNDED BY
ARBITRA BIELA
FRANCE

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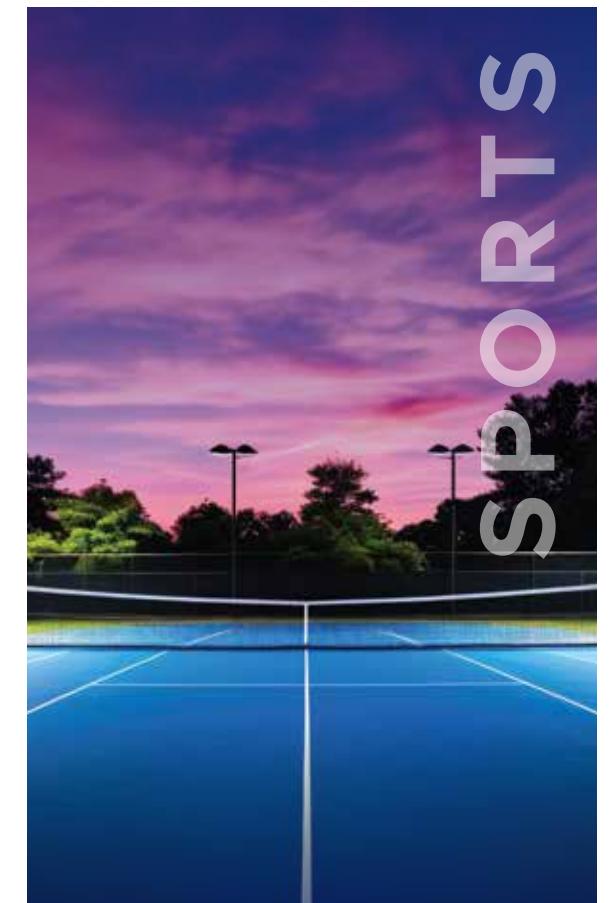
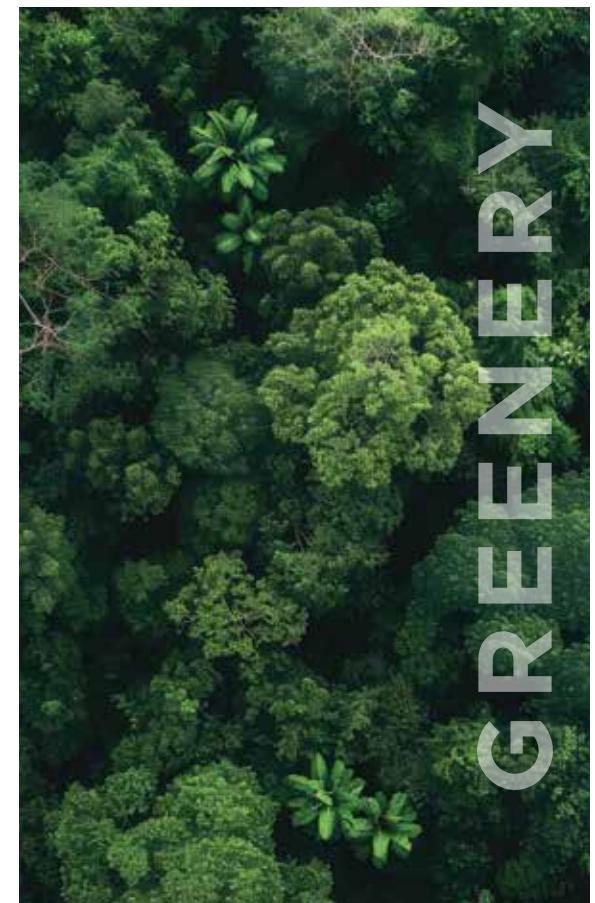
*T&C Apply

TN/01/BUILDING/136/2022 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.]



MOVE IN TODAY.

ENJOY A SPLENDID LIFE
TOMORROW



GREENERY

CLUBHOUSE

SPORTS


Shriram
Properties
Homes that live in you

YOUR HOME AT THE HEART OF IT ALL!

From the breathtaking atmosphere to thrilling sports amenities, 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.



**A GRAND
CLUBHOUSE**



**11.78
ACRE**



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



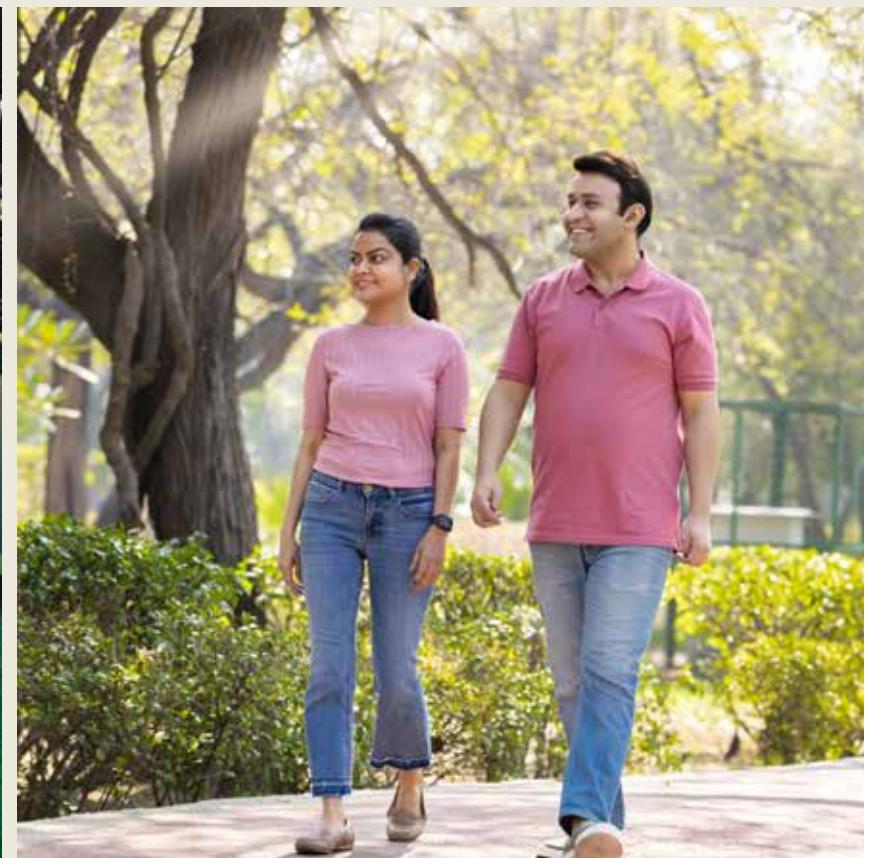
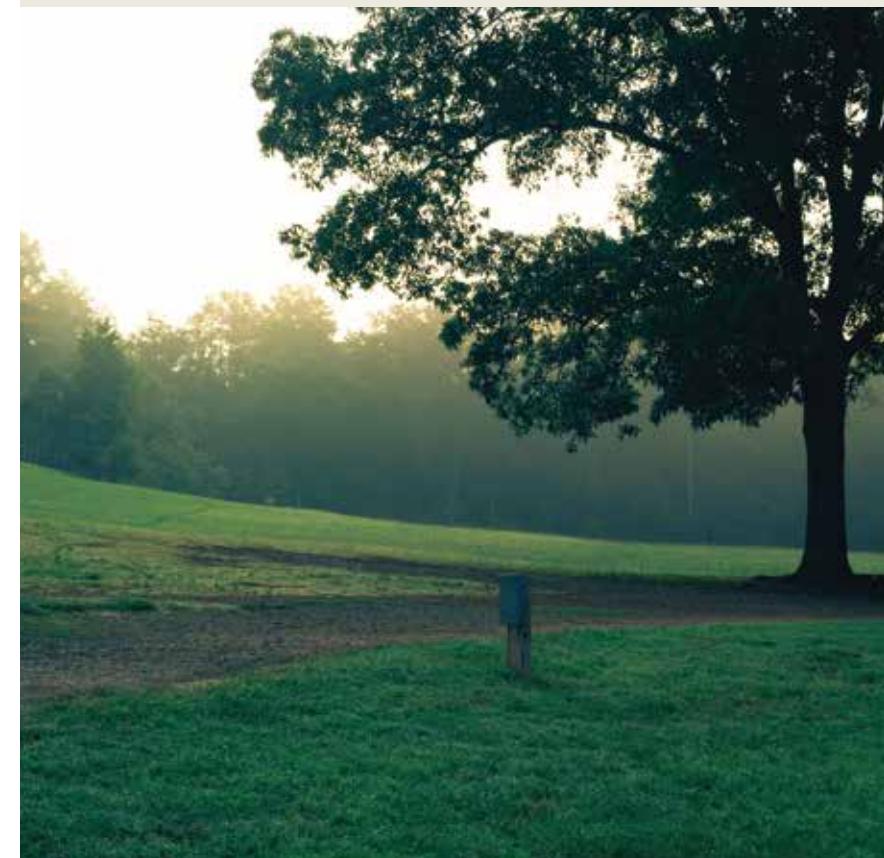
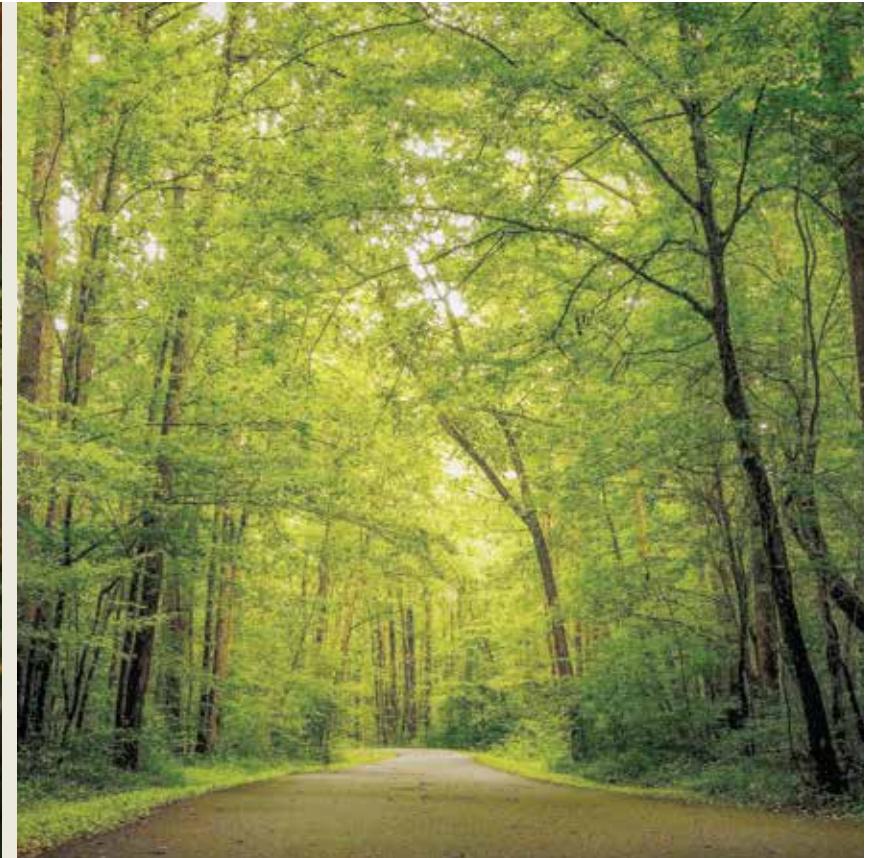
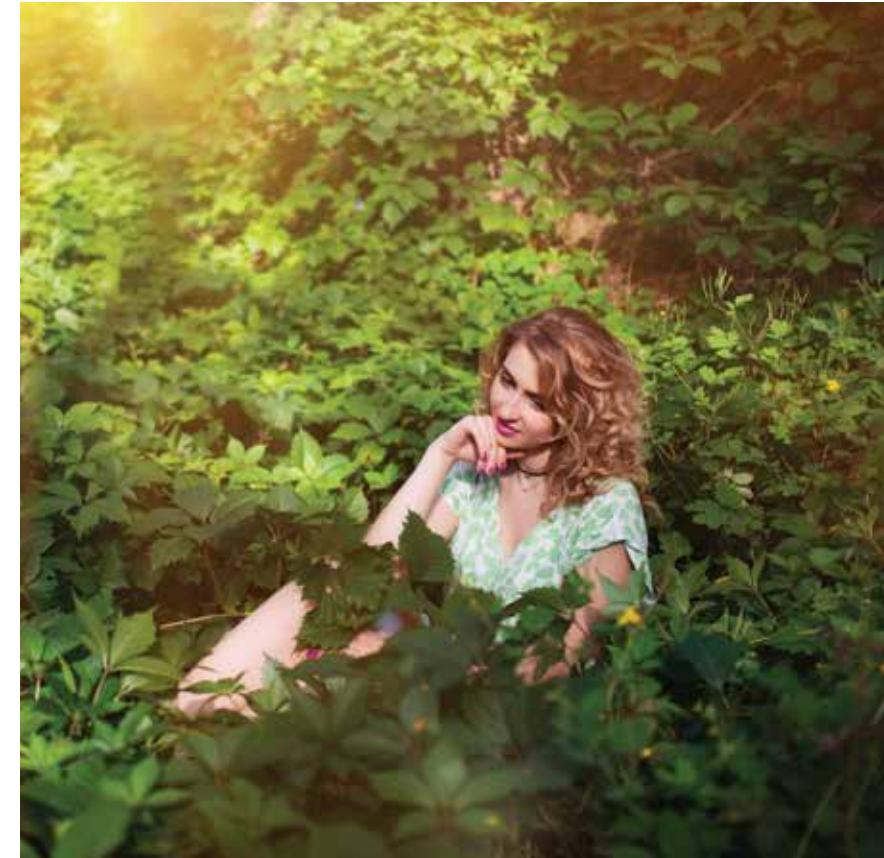
**OVERLOOKING
1500 ACRE LUSH
GREENERY**



Shriram Park 63 is the only residential development with a stunning **1500 acre Lush Greenery** adjacent to the community

NATURE'S RETREAT

Nestled in its backyard is a splendid 1500-acre Green Heaven, gracing the apartment with an unparalleled natural sanctuary just outside its doors.

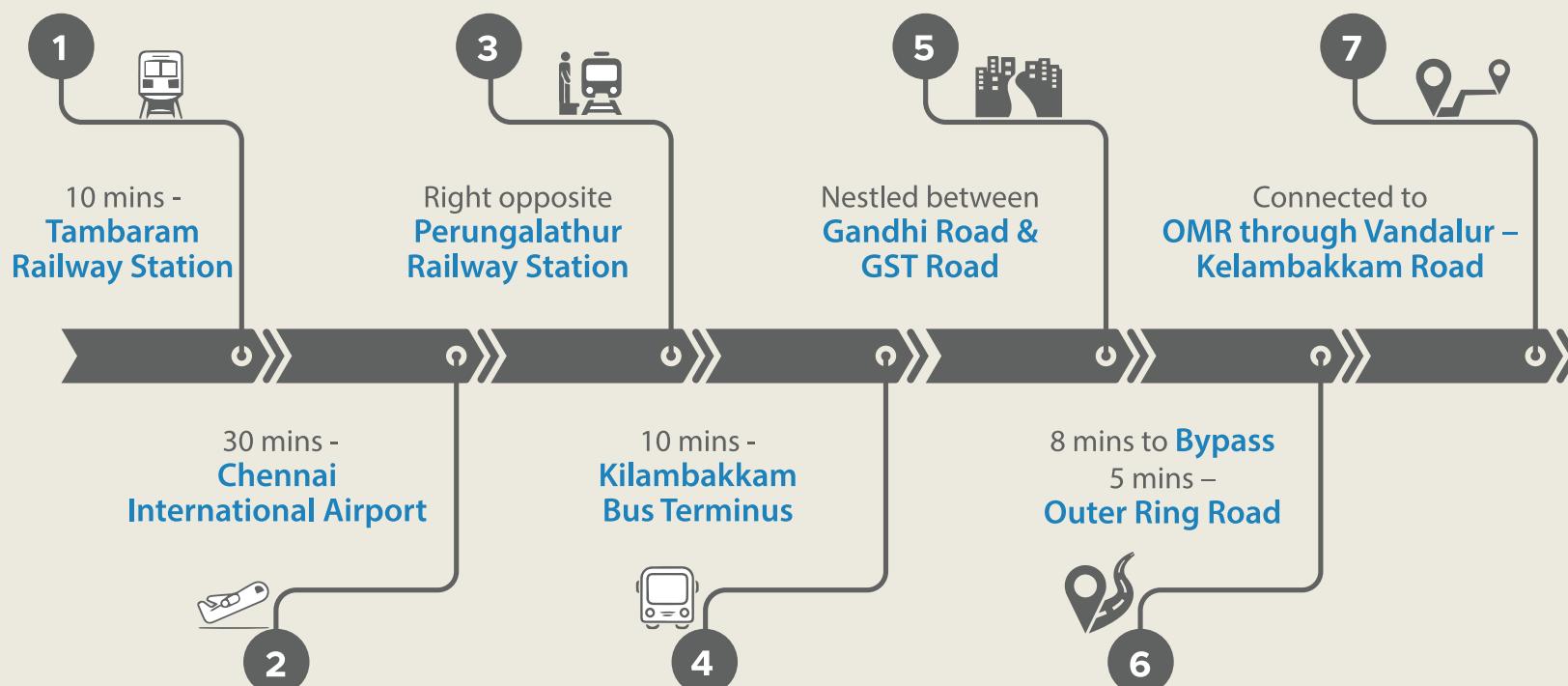




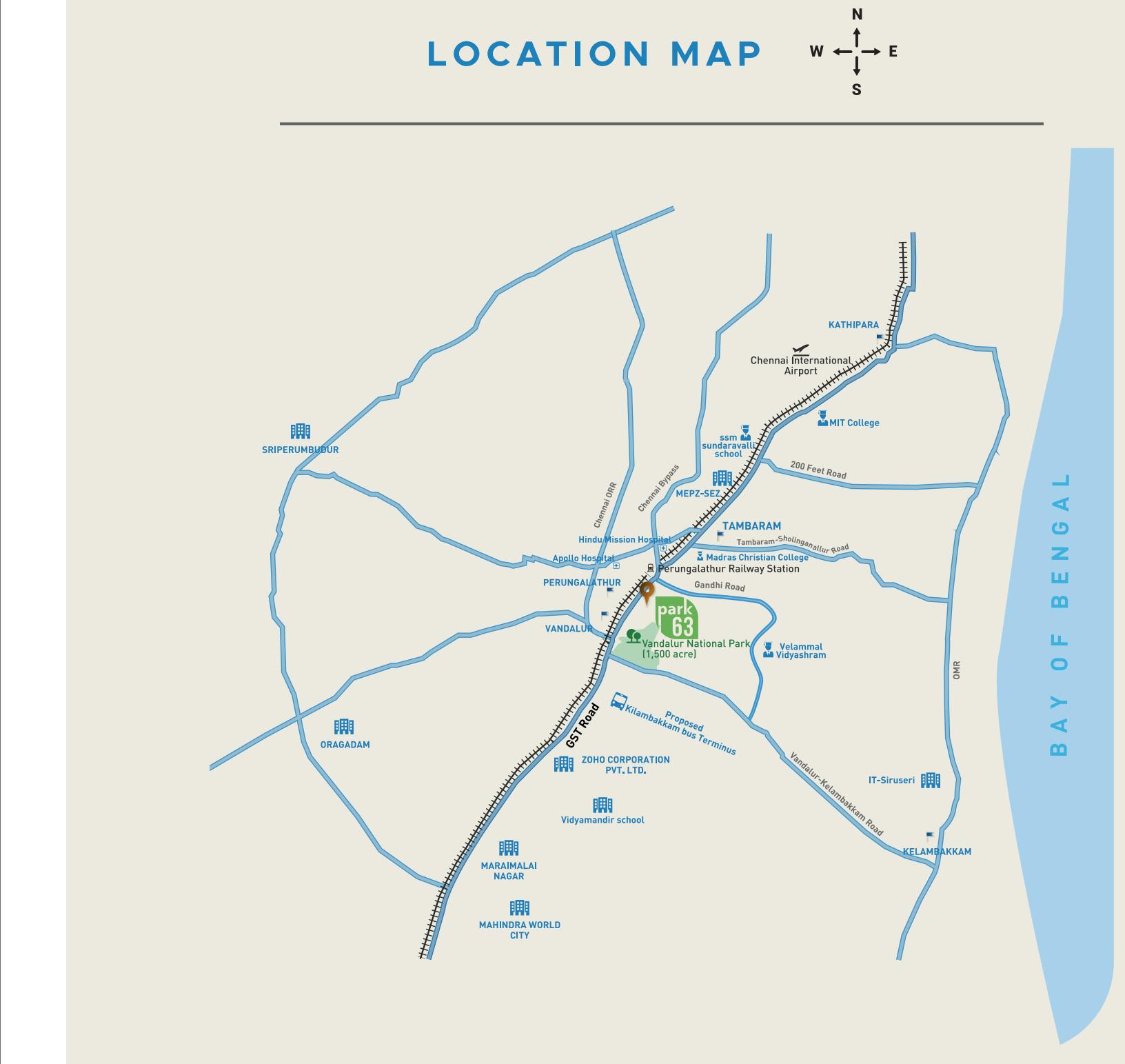
LIVE, LOVE & LEAD WITH **40+ AMENITIES**

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 nearby Gateway IT Campus is home to 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.

MASTER PLAN



LEGEND

- 1 Entry / Exit
- 2 Kids Play Area
- 3 Skating Rink
- 4 Multipurpose Court
- 5 Volleyball Court
- 6 Outdoor Gym
- 7 Badminton Court
- 8 Tennis Court
- 9 Stepped Seating
- 10 Water Feature
- 11 Yoga Pavilion
- 12 Pet Park
- 13 Senior Citizen Park
- 14 Herb Garden
- 15 Reflexology Park
- 16 Reading Garden
- 17 Pergola Pathway
- 18 Aromatic Garden
- 19 Pergola Seating
- 20 Giant Games
- 21 Butterfly Park
- 22 Toddlers Park
- 23 Adventure Play Area
- 24 Swimming Pool
- 25 Pool Deck
- 26 Kids Pool
- 27 Family Garden
- 28 Open Air Theater
- 29 Theme Garden

Typical Tower Plan

G+13 Floors - BLOCK 19



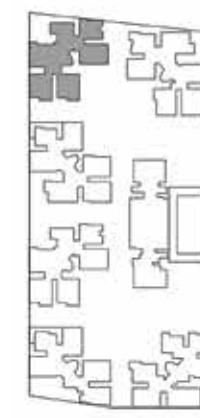
Configuration:	4BHK+3T	3BHK+3T	3BHK+3T			
Unit No:	1	2	3	4	5	
SBA (In sq.ft)	2095	1730	1890	1825	1800	1815

KEY PLAN



Unit-1 Floor Plan

G+13 Floors - BLOCK 19



KEY PLAN



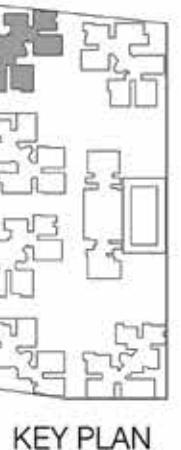
Unit No. : 01

Configuration	: 4BHK+3T
Carpet Area	: 1402.54sq.ft (130.30 sq.m)
Balcony Area	: 110.22 sq.ft (10.24 sq.m)
Carpet + Balcony Area	: 1512.76 sq.ft (140.54 sq.m)
SBA	: 2095 sq.ft (194.64 sq.m)



Unit-2 Floor Plan

G+13 Floors - BLOCK 19



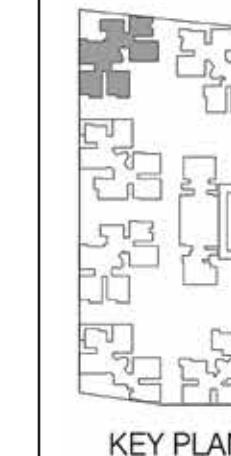
Unit No.	: 02
Configuration	: 3BHK+3T
Carpet Area	: 1138.39 sq.ft (105.36 sq.m)
Balcony Area	: 103.33 sq.ft (9.60 sq.m)
Carpet + Balcony Area	: 1241.72 sq.ft (115.36 sq.m)
SBA	: 1730 sq.ft (160.72 sq.m)

KEY PLAN



Unit-3 Floor Plan

G+13 Floors - BLOCK 19



Unit No.	: 03
Configuration	: 3 BHK+3T
Carpet Area	: 1255.39 sq.ft (116.63 sq.m)
Balcony Area	: 100.86 sq.ft (9.37 sq.m)
Carpet + Balcony Area	: 1356.25 sq.ft (126.00 sq.m)
SBA	: 1890.00 sq.ft (175.59 sq.m)



KEY PLAN

Unit-4 Floor Plan

G+13 Floors - BLOCK 19



Unit No.		: 04
Configuration	:	3 BHK+3T
Carpet Area	:	1193.72 sq.ft (110.90 sq.m)
Balcony Area	:	108.72 sq.ft (10.10 sq.m)
Carpet + Balcony Area	:	1302.43 sq.ft (121.00 sq.m)
SBA	:	1825.00 sq.ft (169.55 sq.m)

KEY PLAN



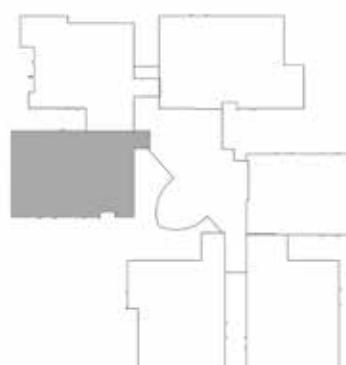
Unit-5 Floor Plan

G+13 Floors - BLOCK 19



Unit No.		: 05
Configuration	:	3 BHK+3T
Carpet Area	:	1177.14 sq.ft (109.36 sq.m)
Balcony Area	:	114.96 sq.ft (10.68 sq.m)
Carpet + Balcony Area	:	1292.10 sq.ft (120.04 sq.m)
SBA	:	1800.00 sq.ft (167.22 sq.m)

KEY PLAN



Unit-6 Floor Plan

G+13 Floors - BLOCK 19



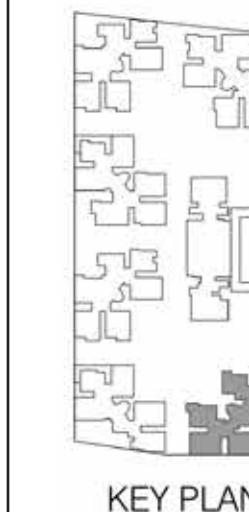
Unit No.	: 06
Configuration	: 3 BHK+3T
Carpet Area	: 1198.35 sq.ft (111.33 sq.m)
Balcony Area	: 107.85 sq.ft (10.10 sq.m)
Carpet + Balcony Area	: 1302.43 sq.ft (121.00 sq.m)
SBA	: 1815.00 sq.ft (168.62 sq.m)

KEY PLAN



Typical Tower Plan

G+13 Floors - BLOCK 21



Configuration:	3BHK+2T	2BHK+2T	4BHK+3T	3BHK+3T		
Unit No:	1	2	3	4	5	6
SBA (In sq.ft)	1505	1405	1070	2140	1535-1575	1825

KEY PLAN

Unit-1 Floor Plan

G+13 Floors - BLOCK 21



KEY PLAN

Unit No.	: 01
Configuration	: 3BHK+2T
Carpet Area	: 958.96 sq.ft (89.09 sq.m)
Balcony Area	: 111.62 sq.ft (10.37 sq.m)
Carpet + Balcony Area	: 1070.58 sq.ft (99.46 sq.m)
SBA	: 1505.00 sq.ft (139.82 sq.m)



Unit-2 Floor Plan

G+13 Floors - BLOCK 21



Unit No.	: 02
Configuration	: 3BHK+2T
Carpet Area	: 898.89 sq.ft (83.51 sq.m)
Balcony Area	: 109.15 sq.ft (10.14 sq.m)
Carpet + Balcony Area	: 1008.04 sq.ft (93.65 sq.m)
SBA	: 1405.00 sq.ft (130.53 sq.m)

KEY PLAN



Unit-3 Floor Plan

G+13 Floors - BLOCK 21



Unit No.	: 03
Configuration	: 2BHK+2T
Carpet Area	: 712.35 sq.ft (66.18 sq.m)
Balcony Area	: 50.38 sq.ft (4.68 sq.m)
Carpet + Balcony Area	: 762.73 sq.ft (70.86 sq.m)
SBA	: 1070.00 sq.ft (99.41 sq.m)

KEY PLAN



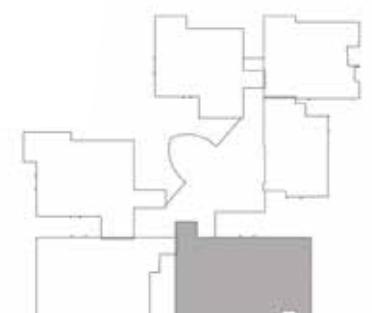
Unit-4 Floor Plan

G+13 Floors - BLOCK 21



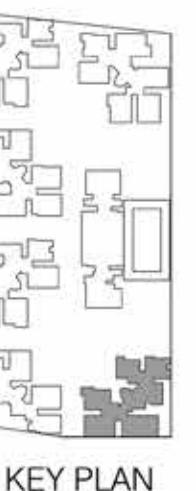
Unit No.	: 04
Configuration	: 4BHK+3T
Carpet Area	: 1403.72 sq.ft (130.41 sq.m)
Balcony Area	: 139.82 sq.ft (12.99 sq.m)
Carpet + Balcony Area	: 1543.54 sq.ft (143.40 sq.m)
SBA	: 2140.00 sq.ft (198.81 sq.m)

KEY PLAN



Unit-5 Floor Plan

G+13 Floors - BLOCK 21



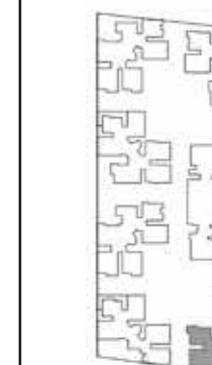
Unit No.	: 05
Configuration	: 3BHK+2T
Carpet Area	: 1013.28 sq.ft (94.14 sq.m)
Balcony Area	: 105.06 sq.ft (9.76 sq.m)
Carpet + Balcony Area	: 1118.34 sq.ft (103.90 sq.m)
SBA	: 1575.00 sq.ft (146.32 sq.m)

KEY PLAN



Unit-6 Floor Plan

G+13 Floors - BLOCK 21



KEY PLAN

Unit No.	: 06
Configuration	: 3BHK+3T
Carpet Area	: 1195.87 sq.ft (111.10 sq.m)
Balcony Area	: 109.79 sq.ft (10.20 sq.m)
Carpet + Balcony Area	: 1305.66 sq.ft (121.30 sq.m)
SBA	: 1825.00 sq.ft (169.55 sq.m)



Typical Tower Plan

G+13 Floors - BLOCK 18/23



Unit-1 Floor Plan

G+13 Floors - BLOCK 18/23



Unit-2 Floor Plan

G+13 Floors - BLOCK 18/23



Unit No.	: 02
Configuration	: 3 BHK+2T
Carpet Area	: 885.76 sq.ft (82.29 sq.m)
Balcony Area	: 103.76 sq.ft (9.64 sq.m)
Carpet + Balcony Area	: 989.53 sq.ft (91.93 sq.m)
SBA	: 1385.00 sq.ft (128.67 sq.m)

KEY PLAN



Unit-3 Floor Plan

G+13 Floors - BLOCK 18/23



Unit No.	: 03
Configuration	: 3 BHK+3T
Carpet Area	: 1202.11 sq.ft (111.68 sq.m)
Balcony Area	: 119.59 sq.ft (11.11 sq.m)
Carpet + Balcony Area	: 1321.70 sq.ft (122.79 sq.m)
SBA	: 1840.00 sq.ft (170.94 sq.m)

KEY PLAN



Unit-4 Floor Plan

G+13 Floors - BLOCK 18/23



KEY PLAN

Unit No.	: 04
Configuration	: 3 BHK+3T
Carpet Area	: 1191.56 sq.ft (110.70 sq.m)
Balcony Area	: 106.78 sq.ft (9.92 sq.m)
Carpet + Balcony Area	: 1298.34 sq.ft (120.62 sq.m)
SBA	: 1815.00 sq.ft (168.62 sq.m)



Unit-5 Floor Plan

G+13 Floors - BLOCK 18/23



KEY PLAN

Unit No.	: 05
Configuration	: 3 BHK+3T
Carpet Area	: 1204.16 sq.ft (111.87 sq.m)
Balcony Area	: 101.93 sq.ft (9.47 sq.m)
Carpet + Balcony Area	: 1306.09 sq.ft (121.34 sq.m)
SBA	: 1825.00 sq.ft (169.55 sq.m)



Unit-6 Floor Plan

G+13 Floors - BLOCK 18/23



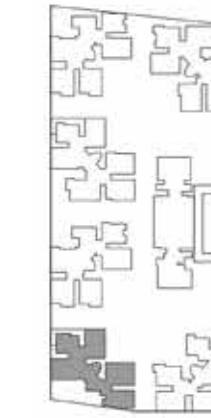
Unit No.	: 06
Configuration	: 3 BHK+3T
Carpet Area	: 1144.74 sq.ft (106.35 sq.m)
Balcony Area	: 118.62 sq.ft (11.02 sq.m)
Carpet + Balcony Area	: 1263.36 sq.ft (117.37 sq.m)
SBA	: 1765.00 sq.ft (163.97 sq.m)

KEY PLAN



Typical Tower Plan

G+13 Floors - BLOCK 22



KEY PLAN

Configuration:	3BHK+3T	3BHK+2T	3BHK+3T	2BHK+2T
Unit No:	1	2	3	4
SBA (In sq.ft)	1725	1535	1725	1970

1225



Unit-1 Floor Plan

G+13 Floors - BLOCK 22



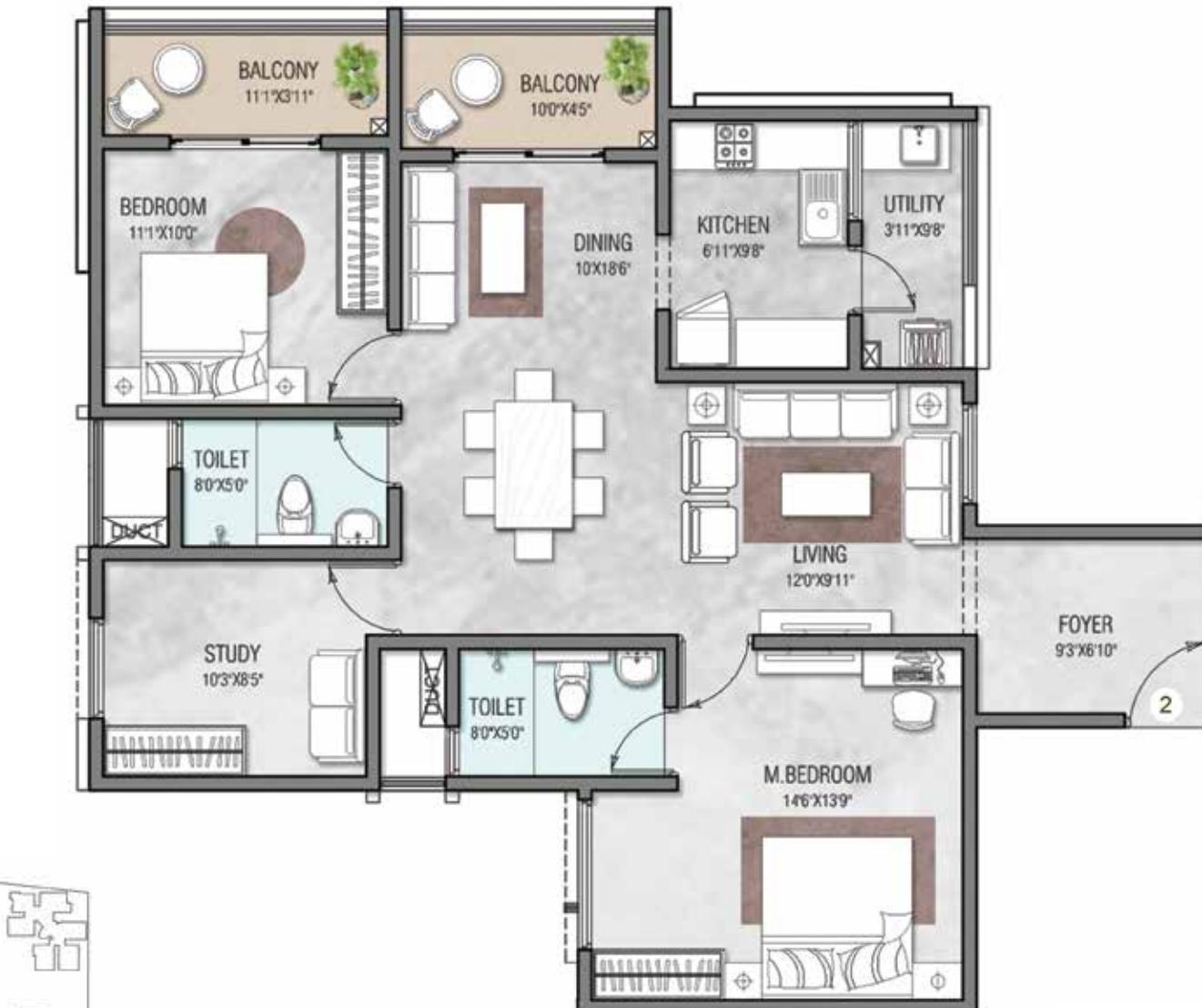
Unit No.	: 01
Configuration	: 3 BHK+3T
Carpet Area	: 1135.59 sq.ft (105.50 sq.m)
Balcony Area	: 97.52 sq.ft (9.06 sq.m)
Carpet + Balcony Area	: 1233.11 sq.ft (114.56 sq.m)
SBA	: 1725.00 sq.ft (160.26 sq.m)

KEY PLAN



Unit-2 Floor Plan

G+13 Floors - BLOCK 22



Unit No.	: 02
Configuration	: 3 BHK + 2T
Carpet Area	: 993.19 sq.ft (92.27 sq.m)
Balcony Area	: 99.57 sq.ft (9.25 sq.m)
Carpet + Balcony Area	: 1092.75 sq.ft (101.52 sq.m)
SBA	: 1535.00 sq.ft (142.61 sq.m)

KEY PLAN



Unit-3 Floor Plan

G+13 Floors - BLOCK 22



KEY PLAN

Unit No.	: 03
Configuration	: 3 BHK + 3T
Carpet Area	: 1109.87 sq.ft (103.11 sq.m)
Balcony Area	: 123.35 sq.ft (11.46 sq.m)
Carpet + Balcony Area	: 1233.22 sq.ft (114.57 sq.m)
SBA	: 1725.00 sq.ft (160.26 sq.m)

Unit-4 Floor Plan

G+13 Floors - BLOCK 22



KEY PLAN

Unit No.	: 04
Configuration	: 3 BHK + 3T
Carpet Area	: 1283.06 sq.ft (119.20 sq.m)
Balcony Area	: 133.04 sq.ft (12.36 sq.m)
Carpet + Balcony Area	: 1416.10 sq.ft (131.56 sq.m)
SBA	: 1970.00 sq.ft (183.02 sq.m)

Unit-5 Floor Plan

G+13 Floors - BLOCK 22



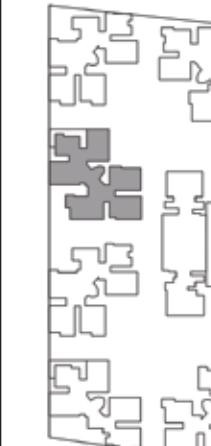
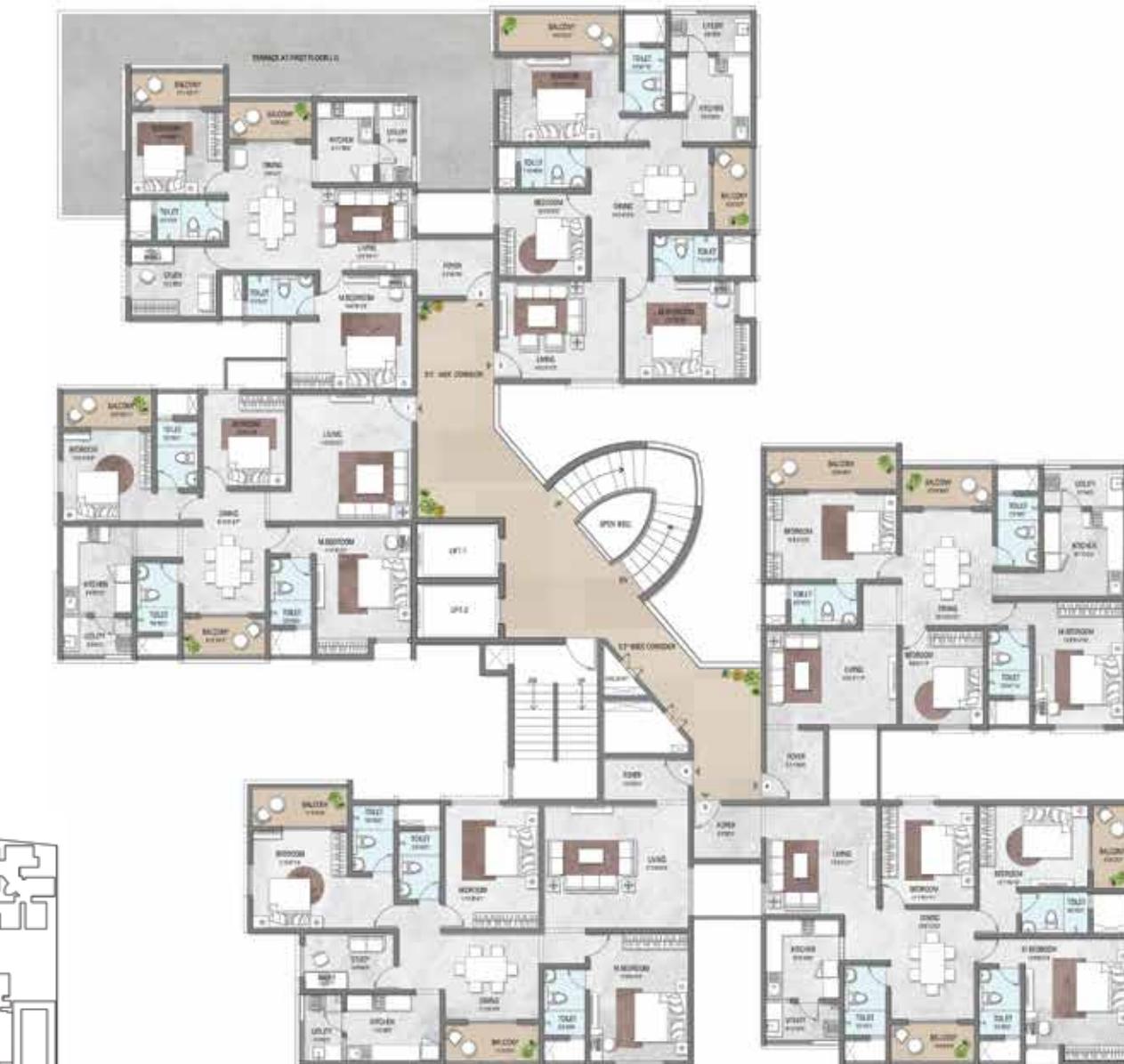
Unit No.	: 05
Configuration	: 2 BHK + 2T
Carpet Area	: 797.18 sq.ft (74.06 sq.m)
Balcony Area	: 72.87 sq.ft (6.77 sq.m)
Carpet + Balcony Area	: 870.05 sq.ft (80.83 sq.m)
SBA	: 1225.00 sq.ft (113.81 sq.m)

KEY PLAN



Typical Tower Plan

G+13 Floors - BLOCK 24



KEY PLAN

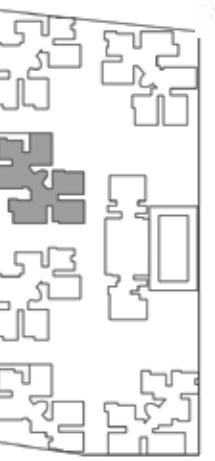
Configuration:	3BHK+3T	3BHK+2T	3BHK+3T	4BHK+3T
Unit No:	1	2	3	4
SBA (In sq.ft)	1725	1485	1720	1875

Configuration:	3BHK+3T	3BHK+2T	3BHK+3T	4BHK+3T
Unit No:	5	6		
SBA (In sq.ft)	1800	2135		



Unit-1 Floor Plan

G+13 Floors - BLOCK 24



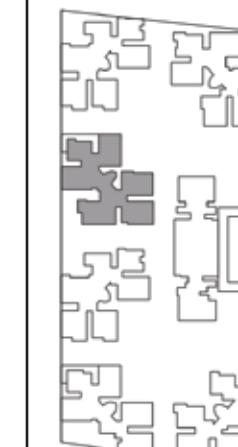
KEY PLAN

Unit No.	: 01
Configuration	: 3 BHK + 3T
Carpet Area	: 1135.59 sq.ft (105.50 sq.m)
Balcony Area	: 97.52 sq.ft (9.06 sq.m)
Carpet + Balcony Area	: 1233.11 sq.ft (114.56 sq.m)
SBA	: 1725.00 sq.ft (160.26 sq.m)



Unit-2 Floor Plan

G+13 Floors - BLOCK 24



KEY PLAN

Unit No.	: 02
Configuration	: 3 BHK + 2T
Carpet Area	: 956.37 sq.ft (88.85 sq.m)
Balcony Area	: 100.21 sq.ft (9.31 sq.m)
Carpet + Balcony Area	: 1056.58 sq.ft (98.16 sq.m)
SBA	: 1485.00 sq.ft (137.96 sq.m)



Unit-3 Floor Plan

G+13 Floors - BLOCK 24



KEY PLAN

Unit No.	: 03
Configuration	: 3 BHK + 3T
Carpet Area	: 1109.87 sq.ft (103.11 sq.m)
Balcony Area	: 124.97 sq.ft (11.46 sq.m)
Carpet + Balcony Area	: 1234.83 sq.ft (114.72 sq.m)
SBA	: 1720.00 sq.ft (159.79 sq.m)



Unit-4 Floor Plan

G+13 Floors - BLOCK 24



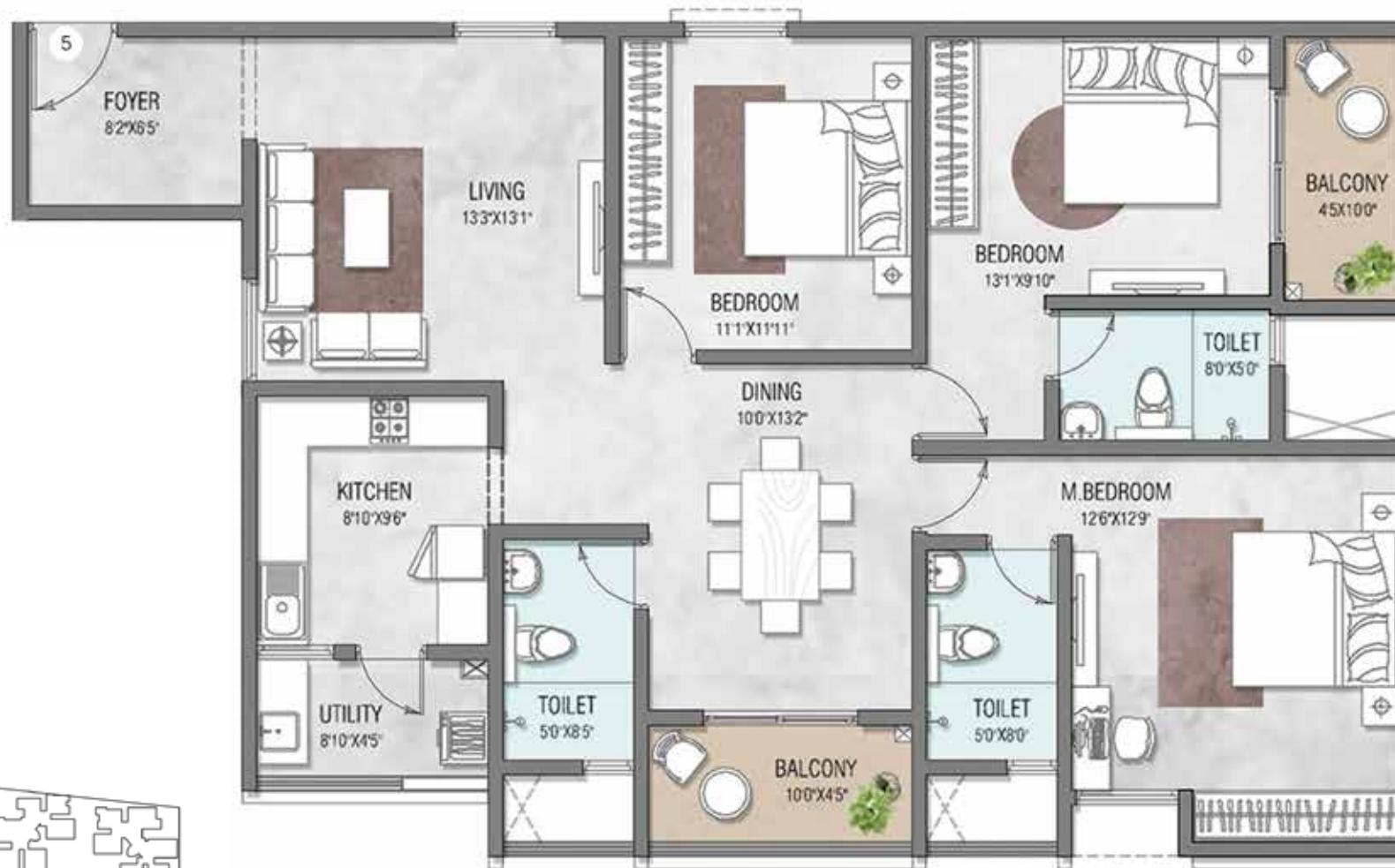
KEY PLAN

Unit No.	: 04
Configuration	: 3 BHK + 3T
Carpet Area	: 1213.41 sq.ft (112.73 sq.m)
Balcony Area	: 133.04 sq.ft (12.36 sq.m)
Carpet + Balcony Area	: 1346.46 sq.ft (125.09 sq.m)
SBA	: 1875.00 sq.ft (174.19 sq.m)



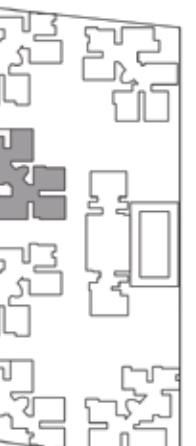
Unit-5 Floor Plan

G+13 Floors - BLOCK 24



Unit No.	: 05
Configuration	: 3 BHK + 3T
Carpet Area	: 1190.81 sq.ft (110.63 sq.m)
Balcony Area	: 100.75 sq.ft (9.36 sq.m)
Carpet + Balcony Area	: 1291.56 sq.ft (119.99 sq.m)
SBA	: 1800.00 sq.ft (167.22 sq.m)

KEY PLAN



Unit-6 Floor Plan

G+13 Floors - BLOCK 24



Unit No.	: 06
Configuration	: 4 BHK + 3T
Carpet Area	: 1425.68 sq.ft (132.45 sq.m)
Balcony Area	: 116.25 sq.ft (10.80 sq.m)
Carpet + Balcony Area	: 1541.93 sq.ft (143.25 sq.m)
SBA	: 2135.00 sq.ft (198.35 sq.m)

KEY PLAN



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)

