

A GRAND SENSE OF SPACE



Sreerosh Properties (P) Ltd

Built to Last. Bond for a lifetime.

sreerosh.com

 twitter.com/sreeroshindia

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 instagram.com/sreerosh_properties

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Email : kannur@sreerosh.com

CALICUT

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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 



Practical.
Stylish.
Sleek.
And a joy
to move in.

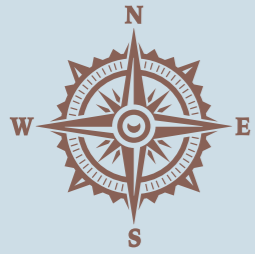
CYNTHIA

KILPAUK GARDEN COLONY, CHENNAI

Come, be a part of a brand new residential community that offers a contemporary take on apartment living!

Cynthia is an exciting build of luxurious residences designed to deliver a new generation of amenities and architectural intent where sophistication and lifestyle are at the forefront of everyday living.

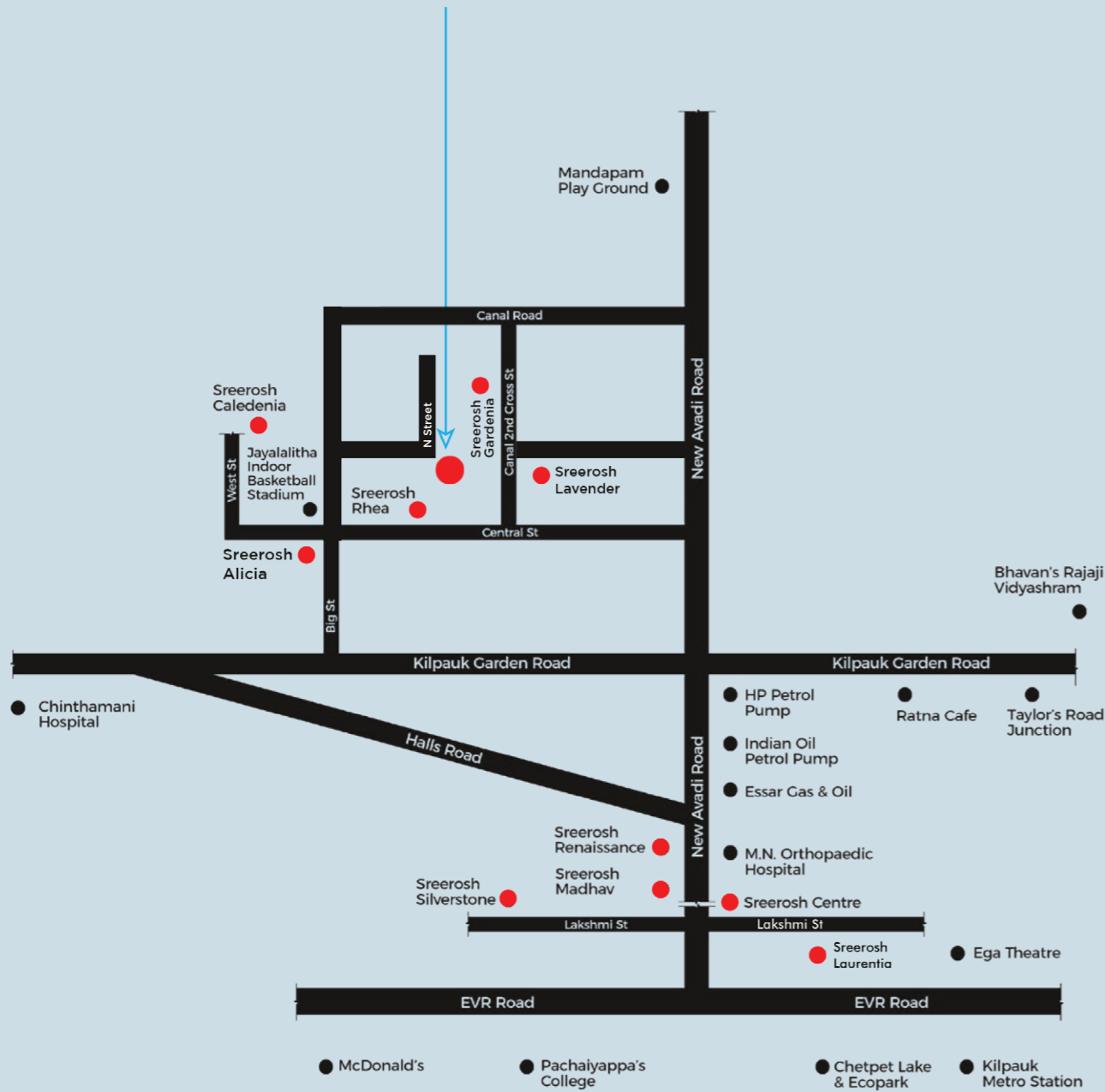
From thoroughly crafted layouts that spell comfort, to aesthetically designed interiors, and uncompromising style, immense thought has been invested in these three and four-bedroom apartments to create a true sense of place you would love to call your own.



LOCATION MAP (NOT TO SCALE)

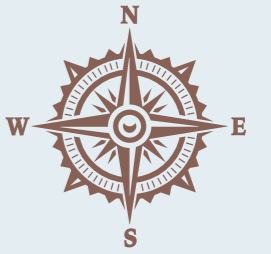
CYNTHIA

Door No.6, N STREET,
KILPAUK GARDEN COLONY,
KILPAUK, CHENNAI - 600 010.



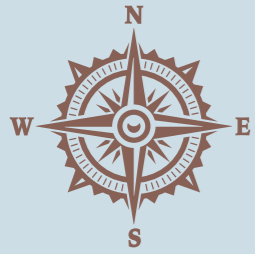
CYNTHIA CHOOSE YOURS.

SITE CUM STILT FLOOR PLAN



Total land area	5912 sq.ft.
Total built-up area	16015 sq.ft.
Total Number of Apartments	Stilt + 5 Floors 8 Apartments
Three Bedroom Apartments	1590 sq.ft. & 1615 sq.ft.
Four Bedroom Apartments	3200 sq.ft.

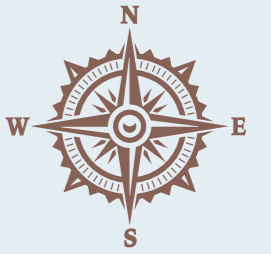




TYPICAL FLOOR PLAN
FIRST, SECOND & THIRD



- 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 subjected to minor changes.



TYPICAL FLOOR PLAN
FOURTH & FIFTH

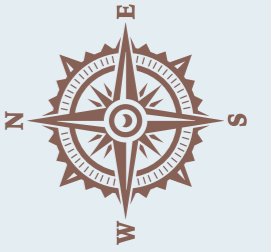
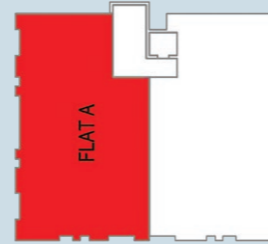
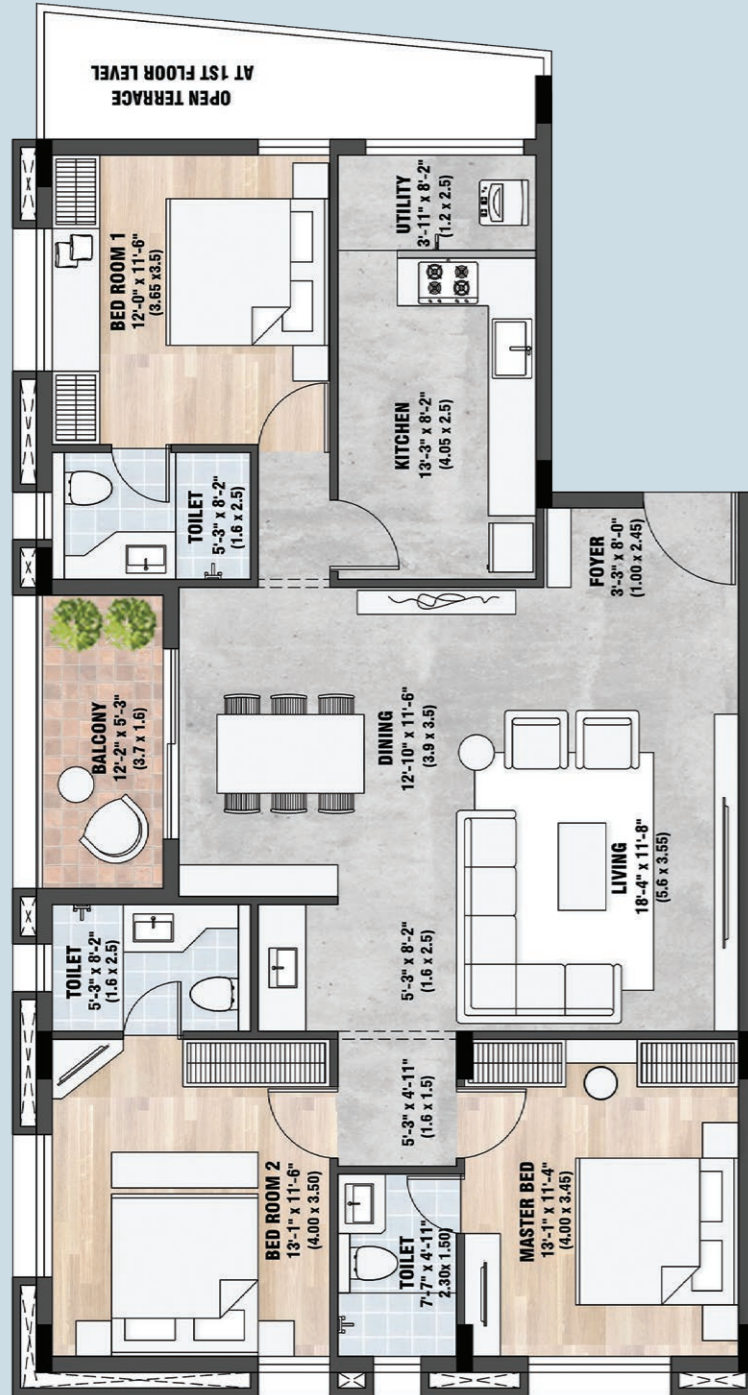
FLAT C - 4BHK
SUPER BUILT UP AREA = 3200 SQ.FT.
CARPET AREA (AS PER RERA) = 2355 SQ.FT.
BALCONY AREA = 247 SQ.FT.



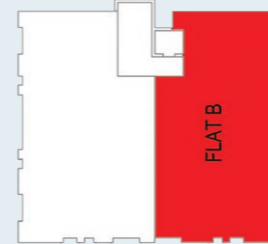
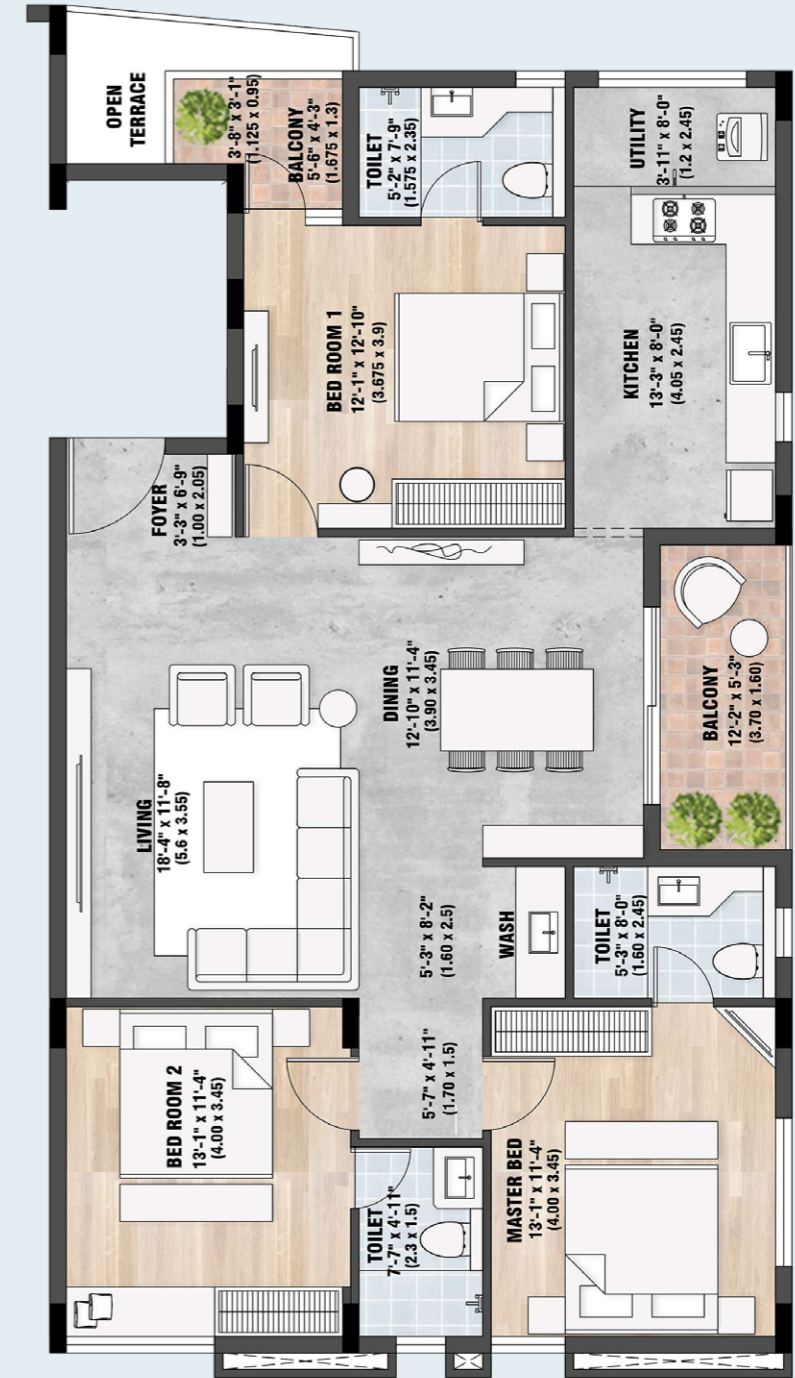
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FLAT A - 3BHK
 SUPER BUILT UP AREA = 1590 SQ.FT.
 CARPET AREA (AS PER RERA) = 1217 SQ.FT.
 BALCONY AREA = 63 SQ.FT.



FLAT B - 3BHK
 SUPER BUILT UP AREA = 1615 SQ.FT.
 CARPET AREA (AS PER RERA) = 1203 SQ.FT.
 BALCONY AREA = 98 SQ.FT.



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AMENITIES AND FACILITIES

- Video Door Phones for all apartments.
- Elevators to all floors with Automatic Rescue Device.
- 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 Camera in the corridors and common areas.
- 24x7 security.
- Termite and Pest-control procedures across the premises.
- Caretaker Room.
- Washrooms for Drivers and Domestic – Help.

CYNTHIA - DISTINCT BY DESIGN

Architecture

The disciplines of architecture, interior, and urban design come together at Sreerosh Cynthia. 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 toilets 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/Aluminium windows with MS grills.

- French window with UPVC/Aluminium 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 & Dish Washer.

Bath & Toilets

- 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 toilets.

- 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 toilets and kitchen.

- PVC conduits with cable for TV.

- TV Sockets and Telephone/ Internet provision in Living 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/fan in all rooms, Lighting at the entrance area, Calling Bell, Fridge, Washing Machine, TV Points, except AC, Microwave & Oven - 3 KW for Each Flat.

LIVE CENTRE STAGE AT KILPAUK GARDEN

Community meets culture and tranquility meets convenience at Kilpauk- one of Chennai's oldest residential neighbourhoods and home to the British troops before independence.

Kilpauk Garden is a peaceful pocket in this locality, known for its quiet charm- perfect for families and those looking for a relaxed lifestyle.

You are spoilt for choice here with an exhaustive selection of conveniences- educational institutions to hospitals, sports facilities, shopping, fine dining, entertainment options, and more!

MOVING AROUND

- Chennai Airport - 19 kms.

Railway /Suburban/Metro Stations

- Puratchi Thalaivar Dr.MG Ramachandran Central Railway Station - 6.2 kms.
- Egmore Railway Station - 4.2 Kms.
- Nearest Suburban Railway Station. Chetpet - 2.6 kms.
- Three Metro Stations - Pachaiyappa's, Shenoy Nagar & Anna Nagar East.

Road Transport

- The area is well-serviced by public transport and is just 7.1 kms from the Inter-State Bus Transport Terminus at Koyambedu.

Conveniences

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

Places of Worship

- CSI St.Paul'sChurch - 4.3 Kms.
- Ayyappa Temple - 2.3 Kms.
- Sai Baba Temple - 2 Kms.

Healthcare

- Sree Sai Krishna Hospital - 750 Meters.
- Murugan Hospitals - 700 Meters.
- VS Hospitals - 2 Kms.

- Employee State Insurance Dispensary - 500 Meters.
- Lima Multi-Specialty Hospital - 1 Km.
- Deepam Eye Hospital - 2.3 Kms.

Educational Institutions

- Kilpauk Medical College - 2.3 Kms.
- Bhavan's Rajaji Vidyashram - 1.4 Kms.
- CSI Bain School - 2 Kms.
- Pachaiyappa's College - 1.5 Kms.
- Seth P D Hinduja Sindhi Model Senior Secondary School - 1.8 Kms.
- Kola Saraswati School - 2.3 Kms.
- Directorate of Medical Education - 3.7 Kms.

Entertainment

- Sangam Multiplex - 2.7 Kms.
- Ega Theatre - 2.1 Kms.
- VR Mall - 5.4 Kms.

Sports

- Jayalalitha Indoor Basketball Stadium - 100 Meters.



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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Phone : +91.44.28549929, 28511219
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 marque projects in Chennai in Mount Road, Arumbakkam, Egmore, Kilpauk, Nungambakkam to name a few locations.



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 Centre
Kilpauk



Sreerosh Renaissance
Kilpauk



Sreerosh Madhav
Kilpauk



Sreerosh Rhea
Kilpauk Garden Colony

PROJECTS NEARING COMPLETION - KERALA



SREEROSH CITADEL
Onden Road, Kannur



SREEROSH SEA BREEZE
Temple Gate, Thalassery



SREEROSH IRIS
Kannothonmunchal, Kannur



SREEROSH BHARATH
Mankavu, Kozhikode



SREEROSH ORBIT
Podikunndu, Kannur



SREEROSH SYMPHONY
Payyanur, Kannur

FEW COMPLETED PROJECTS - KERALA



Sreerosh Springdale
Kannur



Sreerosh Centre
Kannur



Sreerosh Seascape
Thalassery



Sreerosh Bay Heights
Kannur



Sreerosh Emerald Heights
Kannur



Sreerosh Sreepadmam
Kannur



Sreerosh Midtown
Kannur



Sreerosh Harmony
Kannur



Sreerosh Green Acres
Kannur



Sreerosh Residency
Calicut



Sreerosh Green Acres
Kannur



Sreerosh Seaface
Calicut



Sreerosh Belvedere
Calicut



Sreerosh Brownstone
Calicut



Sreerosh Karun Villa
Kannur