

TYPICAL FLOOR PLAN
1ST (PLAT A WILL BE COMMERCIAL)
2ND, 3RD & 4TH FLOORS

A	1350 sq. ft	B	952 sq. ft
C	1148 sq. ft	D	1382 sq. ft
E	937 sq. ft	F	979 sq. ft
G	904 sq. ft	H	1448 sq. ft
J	1056 sq. ft		

SPECIFICATIONS

STRUCTURE

- RCC framed structure
- Wall - ACC bricks with plaster

COMMON AREA FACILITIES

- Generator (Koe) back up for all rooms
- Staircase - Granite with S.S.Hand Rail
- Common toilet
- Individual Car Parking
- Modern Gymnasium
- Multipurpose Hall
- Audio Phone Surveillance of Visitors
- CCTV Security System

LIFTS

- 2 LIFTS
- Six & Eight Passengers Lift

FLOOR FINISHES

- 3 X 3 Vitrified Tiles Flooring

WALL FINISHES

- External Walls - Cement Plaster with weather proof paint (Asian paints)
- Interior Walls - Wall and Ceiling emulsion Paints with wall putty (Asian paints)

ELECTRICAL

- Three Phase Supply with independent meters
- Branded Wire and Modular Switches
- TV/Telephone Point in Living & Master Bed Room
- AC Points in Hall & Bed Rooms

DOORS & WINDOWS

- Teak Wood Door & Frame for Main Door with varnish finish on both sides
- Treated quality wood for all other Door Frames
- Flush Door Shutters for all Bedrooms with paint finish
- UPVC French Doors with plain glass for Living Room Balcony with grill
- UPVC Windows with grill

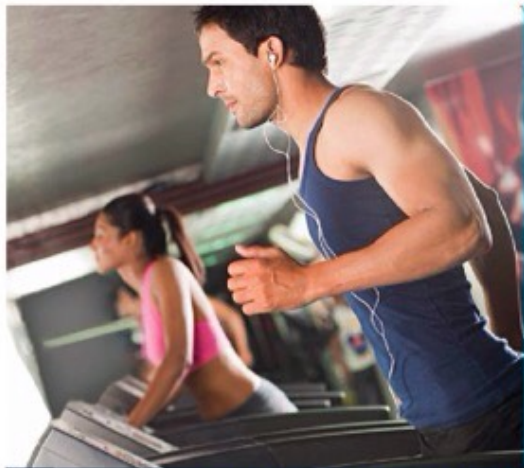
KITCHEN

- RCC Slab for Kitchen Platform
- Granite and Stainless Steel Sink
- DADO of 2 feet above Platform Glazed Tiles
- Provision for Water Purification System & Exhaust fan

TOILETS

- Wall Tiles up to 7 feet Height
- Anti-Skid Tiles Flooring
- Parry-ware Fittings, Wash Basin & Etc (white)
- Provision for Geysers and Exhaust Fan





PROMOTED BY
SRI BALAJI'S BUILD TECH PVT LTD

Sri Balaji's Emerald is promoted by Sri Balaji's Build Tech, one of the most dynamic and successful property developers in Chennai. Our Emphasis has always been on Quality construction, effective space utilization, superior craftsmanship, personnel attention and exemplary finishes. With over 20 years of experience in building a world of excellence for customers, Sri Balaji's Build Tech is steadily increasing the base of more and more satisfied customers. Each of them will vouch that the quality of construction in Balaji's buildings enriches the quality of their life.

FEATURES ▶ HEALTH CLUB & GYM ▶ MULTIPURPOSE HALL ▶ VIDEO DOOR PHONE LOCKING SYSTEM ▶ CCTV

LOCATION ADVANTAGES

Entertainment and Shopping

- ▶ Porur Saravana Stores-2.0km
- ▶ Restaurants-1 km
- ▶ Vjaya Forum Mall-7 km

Nearby

- ▶ Porur Junction-4.0km
- ▶ Chennai Trade Center-4.0km
- ▶ Airport-7.0km

School

- ▶ Omega International School-less than 1km
- ▶ Velammal International School-less than 0.5km
- ▶ Pon Vidyashram CBSE-1 km

Hospitals

- ▶ MIOT International-3.5km
- ▶ Kedar Hospital-2km
- ▶ Ramachandra Medical College & Hospital-5km

IT Park & Offices

- ▶ DLF IT Park-4km
- ▶ L&T Infotech-4km
- ▶ ECCOS Park-3km

Transport

- ▶ Mugalivakkam-1.5km
- ▶ Guindy Railway Station-7km
- ▶ Guindy Industrial Estate-7km



Promoted by



**SRI BALAJI'S
BUILD TECH PVT LTD**

ELEVATING LIVING STANDARDS

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Note: This brochure is purely conceptual and not a legal offering. The builder reserves the right to alter / delete the area and any of the specifications mentioned therein

**Sri Balaji's
Emerald**

3/143,Anna Main Road
Kolapakkam, Chennai-600122

*A new level of
inspired living*



STILT +4 FLOORS +STILT; CAR PARKING+ COMMERCIAL- FIRST FLOOR:8 APARTMENTS- SECOND,THIRD & FOURTH FLOOR : EACH FLOOR 8 APARTMENTS

Sri Balaji's Emerald offers 35 super deluxe 2 and 3 bedroom Apartments and exclusive car park with all lifestyle comforts. Sri Balaji's Emerald is an artful amalgam of classical architectural charm and advantages of modern construction technology, ensuring the superior quality of lifestyle Blend with landscaped garden and grass lined avenues. Each apartment at Sri Balaji's Emerald has been designed lavishly to give you maximum privacy, security and space.

