


We believe that being able to reach out and communicate with us in your time of need should be quick and easy.

for bookings call  
83 0333 0333

 **SALMA CONSTRUCTIONS PVT.LTD**

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Scan QR Code for Location



**PINE RIDGE**

*A life you can love, A place you can live*



# PINE RIDGE

A life you can love, A place you can live

*SALMA* is a reputed construction company named for its quality and perfection from Chennai, fully dedicated to establish ever standing landmarks in Chennai's city scape. *SALMA* is known for its perfection in crafting living spaces with uncompromised quality. With over two decades of market presence, we have successfully crafted our standing architectural landmarks for about 15,00,000 sq.ft and hold 1500 happy customers experiencing the joy of living.

We keep our clients first to create a long lasting relationship, so we carefully commit to giving them complete satisfaction to enjoy their living spaces they deserve. The company holds a strong skilled workforce right from creating our unique design till crafting it to reality, with sophistication for your convenience.

Our buildings speak for their exclusive design and quality, which will make you see the building as a value rather than a structure of brick and cement, it's worth for the **VALUE**. We always keep our clients up-front to delight them by bringing their expectation into reality and their **GOODWILL** has helped us grow strongly and firmly. Our buildings are apparent for giving all its prestigious customers a pure breeze in their living. All our projects are neatly designed to deliver you an excellent dwelling alongside nature for the refreshing everyday living. Our infrastructures are CMDA compliant and uncompromised in its unique styling and creating comfortable living. *SALMA CONSTRUCTIONS* is a reputed and an approved builder in HDFC, LIC, SBI, ICICI, IDBI, IOB etc. for your convenience, so keep your worries away on the financing needs.

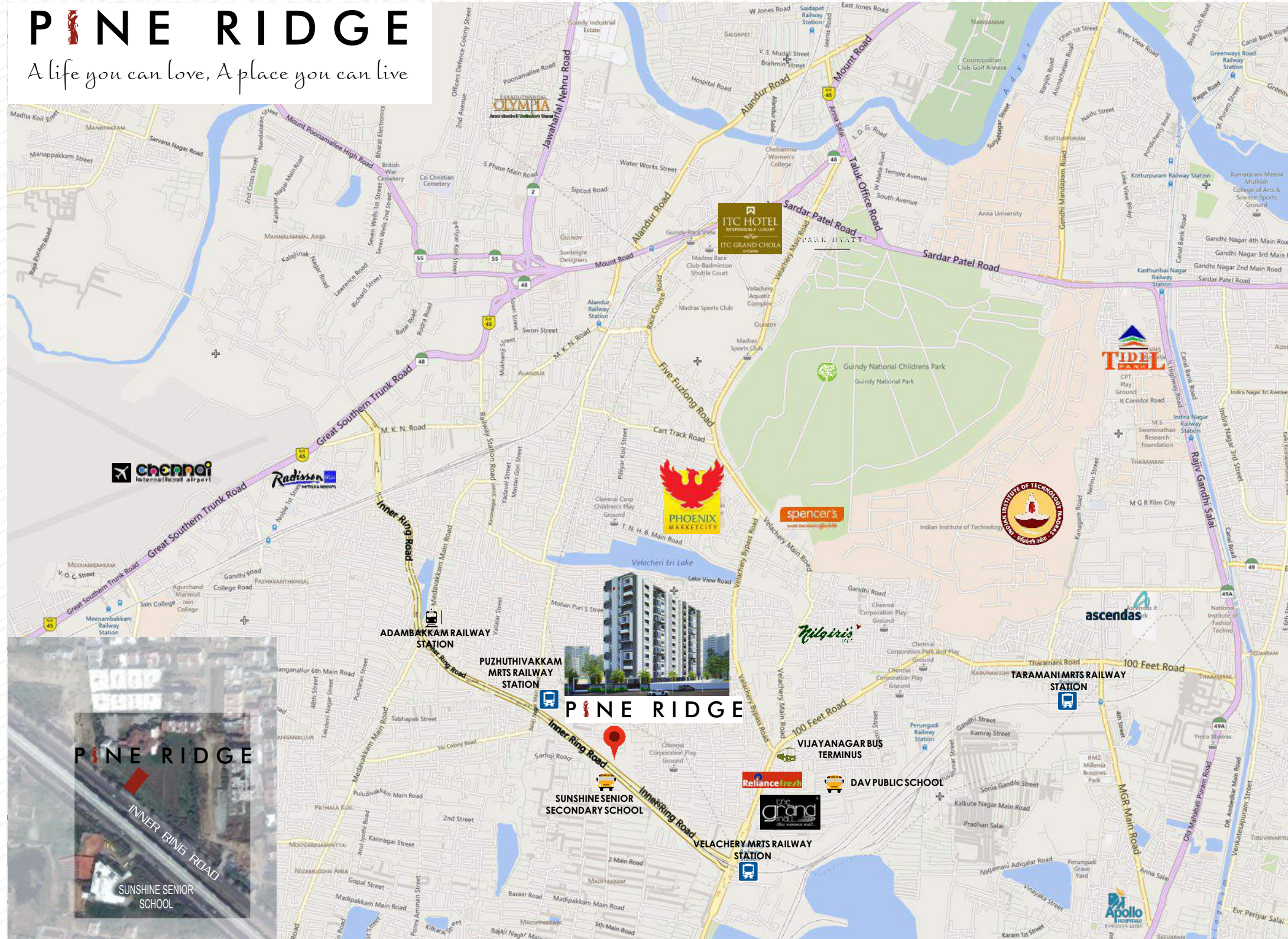
 **SALMA CONSTRUCTIONS PVT.LTD**

Experience the joy of living



# PINE RIDGE

A life you can love, A place you can live



## LOCATION MAP

### Location / Proximity to key areas (Within 1 km Radius)

- Puzhuthivakkam MRTS ( 50 m)
- Sunshine Senior Secondary School (50 m)
- Velachery MRTS Railway Station ( 1 km)

### Commute (Within 5 kms Radius)

- Adambakkam Railway Station
- Taramani MRTS Station
- Vijayanagar Bus Terminus (2 km)
- Chennai International Airport (3 km)

### IT Parks (Within 5 kms Radius)

- Ascendas
- Olympia Tech Park
- RMZ Millenia Business Park
- TIDEL Park
- DLF IT Park

### Hotels (Within 3 kms Radius)

- Radisson Blu Hotel
- ITC Grand Chola
- Park Hyatt

### Near by Malls / Hypermarkets (Within 5 kms Radius)

- The Grand Mall
- Reliance Fresh
- Nilgiris
- Phoenix Market city
- Fish Market
- Spencer Hyper Supermarket

### Educational Institutions (Within 5 kms Radius)

- New Prince High School
- DAV Public School
- American International School
- Anna University
- Indian Institute of Technology
- AMM Matriculation School
- Cancer Institute (WIA)

### Hospitals (Within 5 kms Radius)

- KS Hospital
- Apollo Speciality Hospital
- Fortis Malar

Scan QR Code for Location





**PINE RIDGE**  
A life you can love, A place you can live

## WHO IS THE TYPICAL PINE RIDGE RESIDENT?

There isn't one. This is a place for everyone. Where a variety of people and personalities interact, making a unique and ever changing environment. This unbroken visual link firmly anchors to its environment. Life at **PINE RIDGE** is an experience as extra ordinary as the people who choose to make this their home.

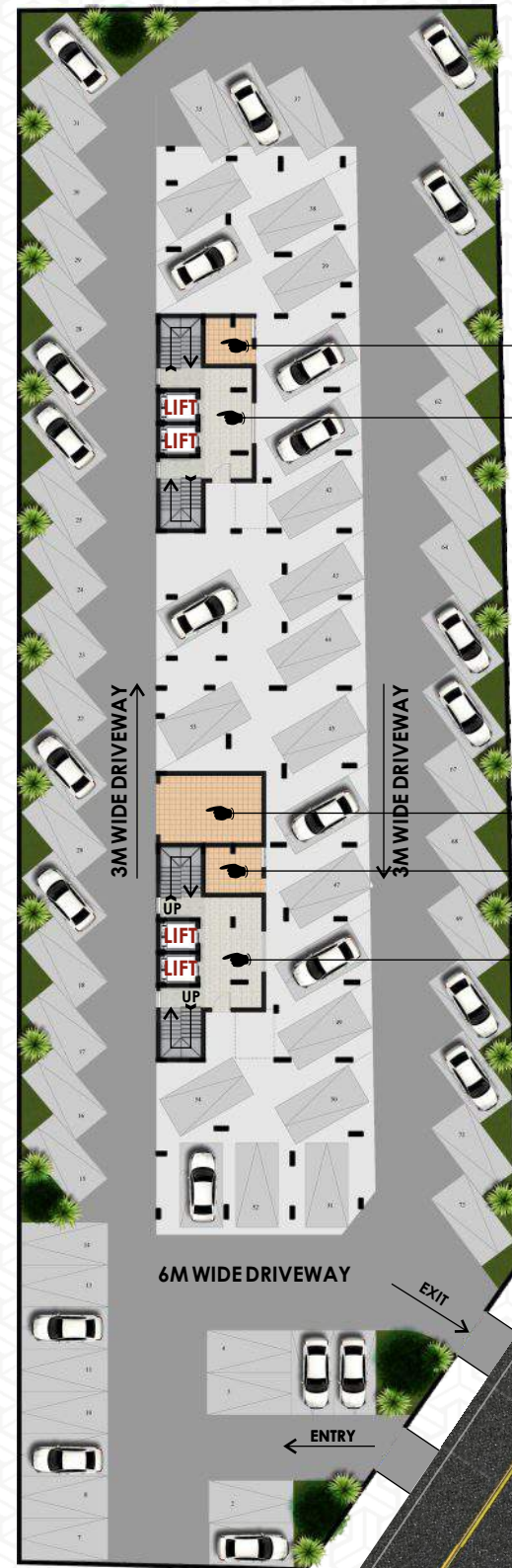
## BENEFITS THAT COMES WITH MOVING INTO A NEW APARTMENT

**Privacy, peace and full security** are the key factors to consider when looking for a place to call home. Spectacular on the outside and luxurious on the inside, evokes a sense of good luck and prosperity. First impressions always count, or as you draw nearer, a luxurious home welcomes you into the interiors. And living in such a prestigious environment sends a clear message - "With hard work and good luck, I've arrived."





**PINE RIDGE**  
*A life you can love, A place you can live*



### SITE PLAN

METER ROOM  
 ENTRANCE LOBBY  
 ELECTRICAL ROOM  
 METER ROOM  
 ENTRANCE LOBBY

### TYPICAL FLOOR PLAN 1<sup>st</sup> to 11<sup>th</sup> floor



### WHAT YOU'LL FIND INSIDE

A different style, aesthetically designed along with the principles of vastu to ensure an atmosphere of positivity, prosperity, health and harmony within your home.





## TERRACE GARDEN



*a perfect outdoor space to fulfill your needs...*



## WALKING TRACK

*a versatile space that constantly enhances your lifestyle*





## KID'S PLAY



*opportunity to play and learn in a kid-friendly environment*



## GYMNASIUM

*a space to build the fitness you want...*





## YOGA & MEDITATION



*a new level of sophistication...*



## SEATING AREA

*don't miss the opportunity to enjoy nature to the max!*







**TERRACE FLOOR PLAN**



**INDOOR GAMES**



*develop some of life's critical thinking, social and creative skills*



**TERRACE GARDEN**



**WALKING TRACK**



**KIDS PLAY**



**GYMNASIUM**



**YOGA**



**SEATING AREAS**

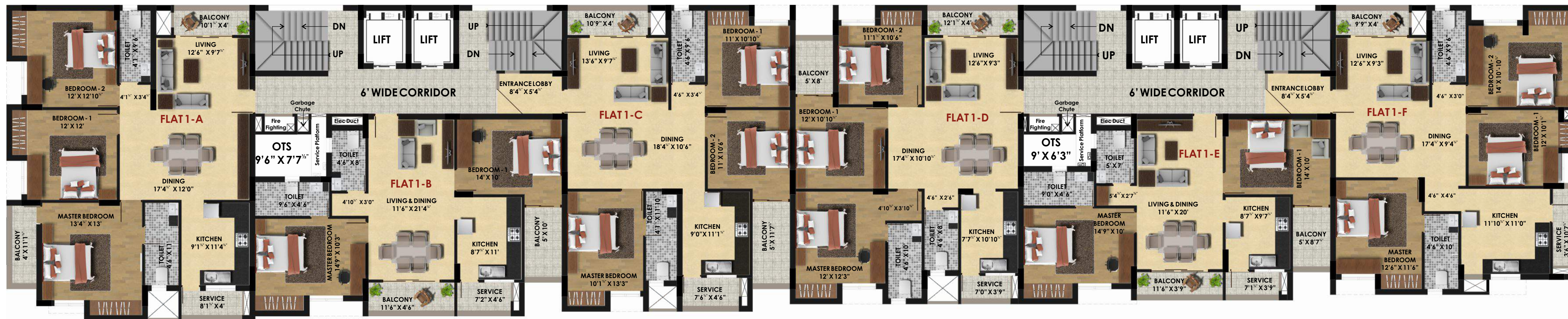


**INDOOR GAMES**



# TYPICAL FLOOR PLAN

1<sup>st</sup> to 11<sup>th</sup> floor



**FLAT 1-A - 1610 SQ.FT**

**FLAT 1-B - 1215 SQ.FT**

**FLAT 1-C - 1532 SQ.FT**

**FLAT 1-D - 1425 SQ.FT**

**FLAT 1-E - 1139 SQ.FT**

**FLAT 1-F - 1530 SQ.FT**

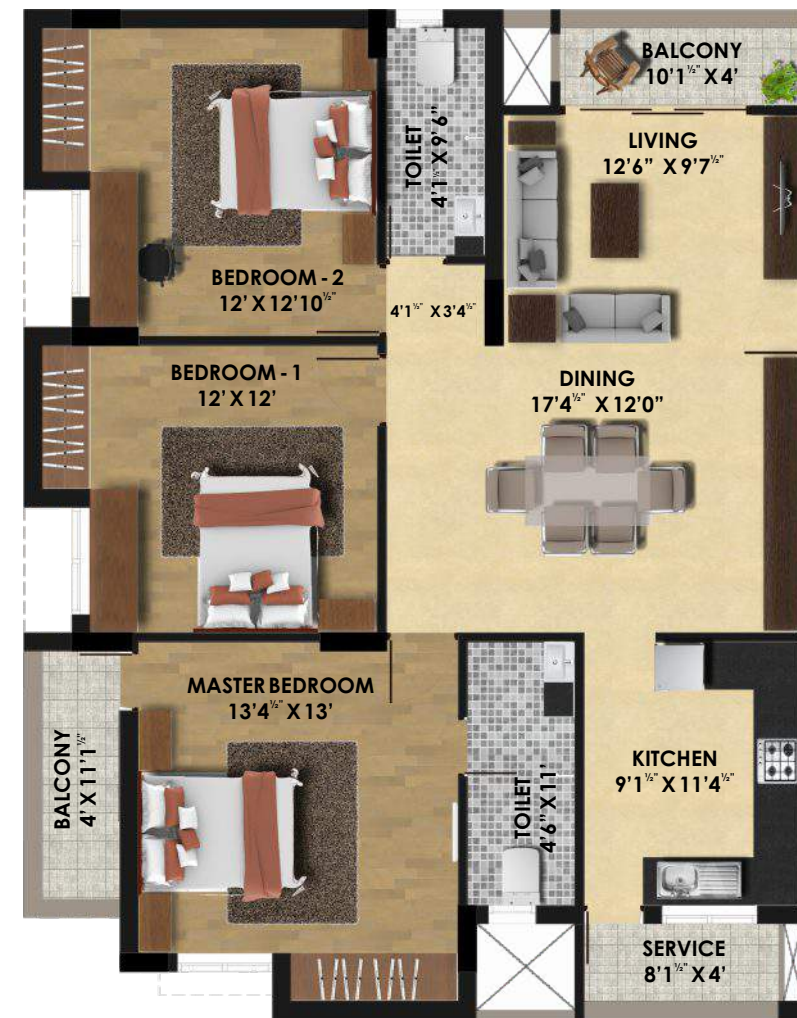




## LIVING SPACES

*it's all about a new lifestyle!!*

## TYPICAL FLOOR PLAN - Flat 1-A (11 Floors)



### KEY PLAN



**SALEABLE AREA - 1610sq.ft.**



# KITCHEN

*designed for smart storage...*

## TYPICAL FLOOR PLAN - Flat 1-B (11 Floors)



### KEY PLAN



**SALEABLE AREA - 1215sq.ft.**

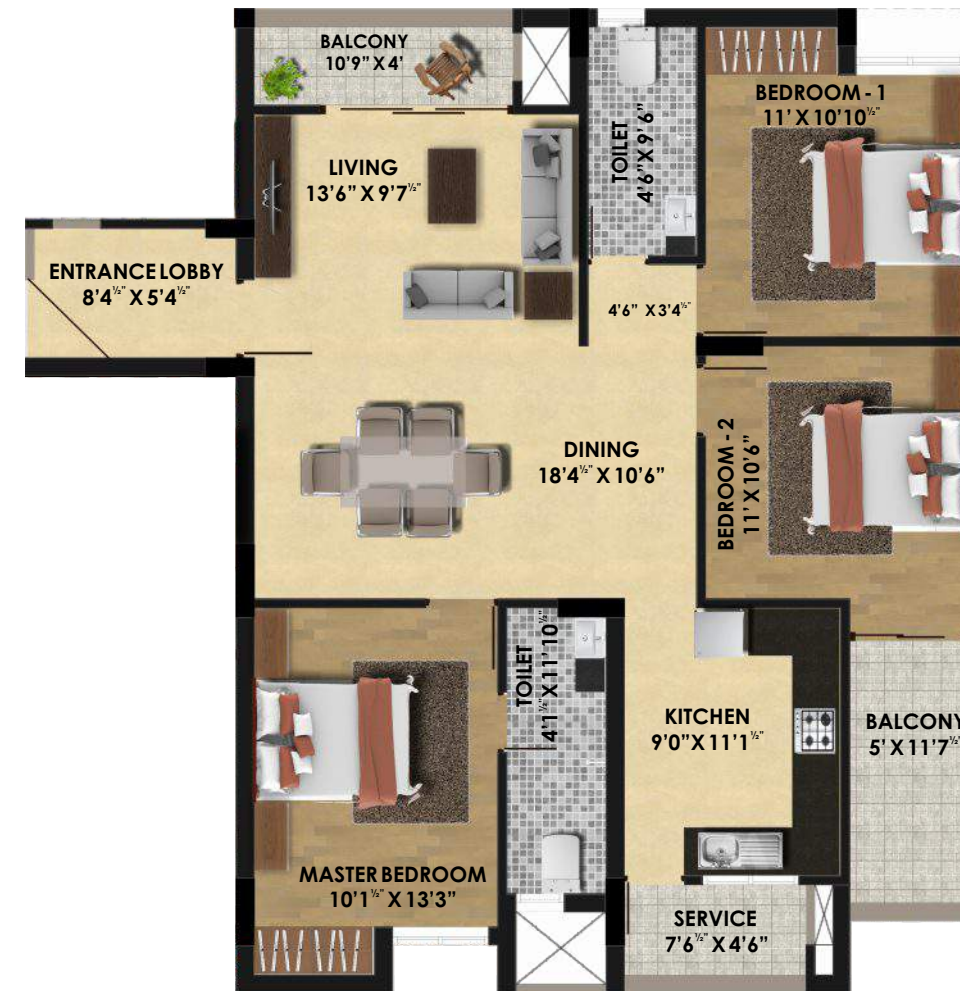




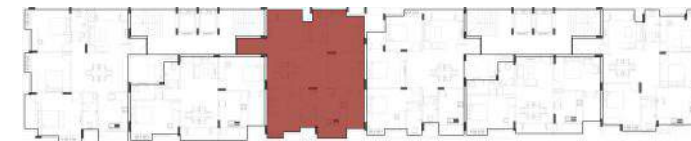
## BEDROOM SPACES

*this is why you love coming home!*

## TYPICAL FLOOR PLAN - Flat 1-C (11 Floors)



### KEY PLAN



**SALEABLE AREA - 1532 sq.ft.**

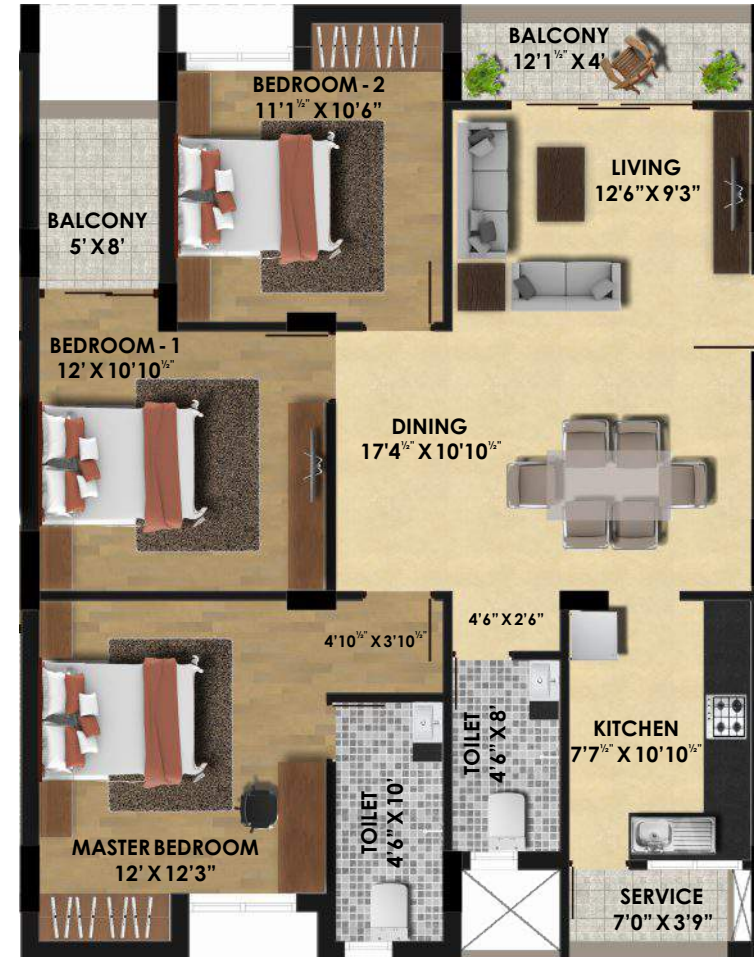




**TOILET**

*making your mornings easier*

**TYPICAL FLOOR PLAN - Flat 1-D (11 Floors)**



**KEY PLAN**



**SALEABLE AREA - 1425sq.ft.**

**TYPICAL FLOOR PLAN - Flat 1-E(11 Floors)**



**SALEABLE AREA - 1139 sq.ft.**



**KEY PLAN**



**TYPICAL FLOOR PLAN - Flat 1-F(11 Floors)**



**SALEABLE AREA - 1530 sq.ft.**



**KEY PLAN**





**AMENITIES**  
FOR LUXURY LIVING



AIR CONDITIONED GYM



INDOOR GAMES & WALKING TRACK



KIDS PLAY AREA



LANDSCAPED TERRACE GARDENS



POWER BACKUP & INTERCOM FACILITY



EARTHQUAKE RESISTANCE



AMPLE PARKING SPACE WITH VISITORS CARPARKING



GARBAGE CHUTE



24 Hrs SECURITY SYSTEM WITH CCTV SURVEILLANCE



RO - TREATED WATER SUPPLY



FIRE SAFETY SYSTEM



LIGHTNING ARRESTER





## APARTMENT AREA GUIDE

### TYPICAL FLOOR (11 FLOORS)

### SALEABLE AREA IN SQ.FT.

FLAT 1-A	1610
FLAT 1-B	1215
FLAT 1-C	1532
FLAT 1-D	1425
FLAT 1-E	1139
FLAT 1-F	1530
	<b>8451</b>

### TOTAL BUILT-UP AREA

**92,961**

### PAYMENT TERMS

ON BOOKING	15%
ON REGISTRATION	30%
ON ROOF LEVEL	25%
ON PLASTERING	15%
ON FLOORING & WIRING	10%
ON HANDING OVER	5%

### NOTE -

1. The cost excludes registration charges, deposits payable to concerned authorities, water & sewage connection, electric connection, service tax, VAT and any other charges prevailed thereon.
2. Payment received beyond 15 days after the committed date will attract penalty @ 2% per month calculated from the committed date
3. Withdrawal from the project after firm allotment of apartment will attract a service charge of Rs. 10,000/-
4. The cost towards additions / extra items / modification required by the allottee within the apartment if approved will have to be paid along with the estimation of such charges
5. The company reserves the right to add, modify or alter any of the above conditions at any time, which will take effect only for prospective allottees
6. Right of booking reserved
7. Furniture shown are indicative and do not form part of the contract
8. Dimensions are wall to wall exclusive of finishes (Carpet area).

## SPECIFICATIONS



### STRUCTURE

- RCC framed structure designed for seismic resistance
- Brick panel walls
- Anti-termite treatment under foundation & along the external perimeter

### JOINERY

- Main door - Teak wood frame with designer solid shutters polished as per design
- Bedroom doors - Solid flush doors
- Toilet doors - Flush doors
- UPVC or Anodized aluminum windows
- All doors with locking system
- 4mm thick clear glass panels
- MS Painted grills

### KITCHEN / UTILITY

- Dado - Glazed decorative ceramic tile upto 2' height above cooktop
- Sink - Designer series SS single bowl in Matt Finish
- Black Granite platform with bullnozing
- Provision for water purifier near sink and washing machine in work area

### ELECTRICAL

- Finolex Copper wiring in PVC Concealed conduits
- AC Provisions - Ready to use AC Conduits in all bedrooms
- Modular Switches in all rooms

### PLUMBING AND SANITARY

- EWC - Wall mounted with flush tank
- Wash Basin with CP fittings in toilets

### FLOORING

- Living, dining, bedrooms, kitchen and walkways - Vitrified tile of 600mm x 600mm
- Sit out and balconies - Rustic ceramic tiles
- Toilet - Anti skid ceramic tiles and wall tiles up to 7'0" height
- 4" high skirting matching the floor tile will be provided wherever required

### PAINTING

- Exterior - Weather shield paint
- Lobby & Interior - Emulsion paint

### ELEVATORS

- High speed elevators with power backup

### SECURITY SYSTEM

- Intercom facility
- Fire sprinklers on all floors
- CCTV Surveillance

### FEATURES

- 100% power back up for all fans, lights for each apartment subject to not exceeding 1KVA per flat
- Visitors car parking
- Restrooms for servants and drivers

### WATER SUPPLY

- ISI certified C-PVC water lines and PVC sewerlines
- RO-Treated water supply

## CREDITS

### ARCHITECT

**Mr. Dameem Ansari  
Ansari and Associates**  
Flat G3, Nanda Apartments  
#21/7a, Habibullah Road,  
T.Nagar,  
Chennai- 600017, Tamil Nadu  
[www.ansariandassociates.com](http://www.ansariandassociates.com)

### HOMELOANS



### STRUCTURAL DESIGNER

**Mr. Viqar Ahmed  
Professional Consultancy  
Services**  
#48, Barnaby road, Kilpauk  
Chennai- 600010, Tamil Nadu

### LEGAL ADVISORS

**Mr. P.E.R. Nambiar  
Nambiar and Associates**  
#5/9, Taylors Estate First Street,  
Kodambakkam,  
Chennai- 600024, Tamil Nadu  
[www.nambiarassociates.in](http://www.nambiarassociates.in)