



• SRI •
K I R T H I K A
BUILDERS PVT. LTD.



THE BLISS
For the connoisseur of Fine Living



About Us

Sri Kirthika Builders Pvt Ltd, established in the year 2007, is a well renowned builders promoter having its operations in Chennai and Salem with over a 200 satisfied home owners. The mission of the company is delivering high quality homes at prime locations. We are open to customer feedback and this has helped us in constantly improving. Our directors are driven by passion, directly involved in the design, aesthetics and supervision of the construction of the buildings. They inculcate the architectural nuances they have gathered, traveling around the globe. Our dedicated workforce ensures timely delivery of the project. We take particular care in ensuring that our projects feature vastu and a clear title so as to give buyers a happy ownership. All our projects have demonstrated excellent growth in value, giving our home owners the twin advantages of a proud address and a good investment.

About Project

Sri kirthika builders have time and again proved that hard work and dedication not only wins trophies and accolades but also wins a place in people's hearts. Here we are with yet another stunning project "the bliss" at perungudi, omr. The features we present in this project will be over and above the features present in any other residential project on OMR and that without burning your pockets. Like no other builder, we have repeat customers who not only buy homes for personal use but also for investment purposes. This speaks volumes about our quality policy and customer policy. All our projects are vastu compliant and have a clear title so as to give the buyers a happy and peaceful ownership.

"The bliss" situated hardly 200m off the bustling OMR is in close proximity to major IT hubs shopping malls, schools and colleges. Designed by premium Architects and Designers. The project will have an European touch and feel. With 15 units the project will not be too crowded or too lonesome. The team lined up for executing the project, is trained to handle and deliver quality of the highest standard at the promised time. "The bliss" will keep up to its name and the clients are sure to lead a blissful life.

The Bliss Advantage

- Excellent ventilations and light with no common walls
- 100% Vasthu design
- Maximum space utilization with minimum common area
- Luxurious designs
- Premium specifications
- Smart Home enabled
- Economically prized

Location Advantage

- Posh, Calm & Tranquil Location
- Walk to work close to Big IT Parks such
Brigade world trade Centre, RMZ, SP infocity many more...

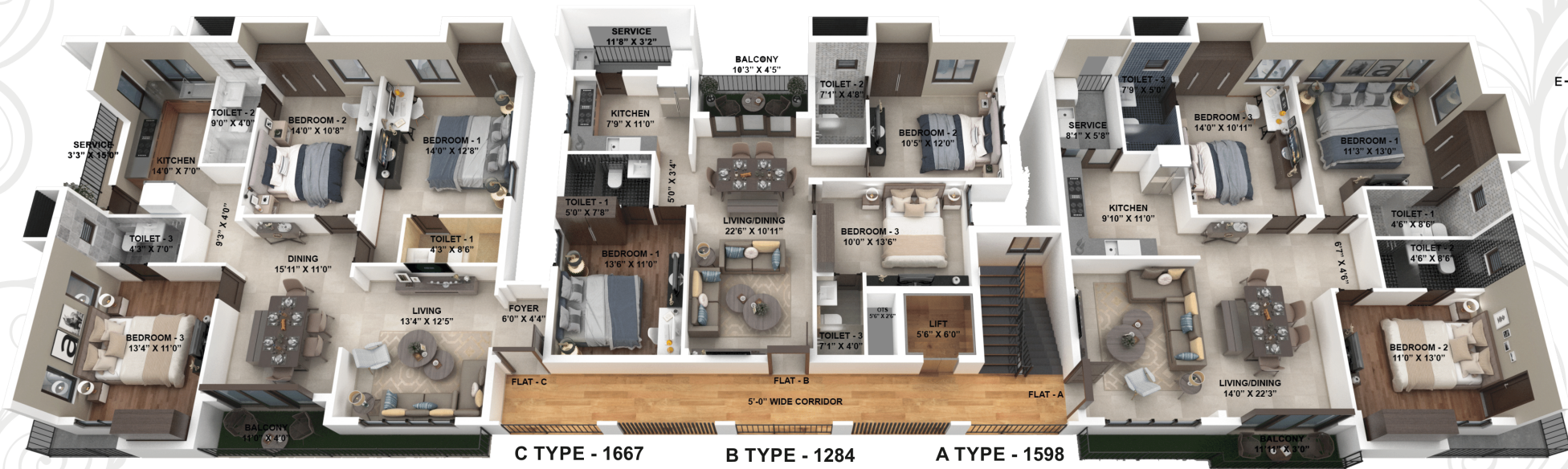
SCHOOL ZONE

- BVM Global, American International School,
APL Global, The Indian Public School.

ENTERTAINMENT

- Phoenix Mall, Grand Mall.

30 FEET RAMAPPA NAGAR 2ND CROSS ST.



AREA STATEMENT

Flat	Type	Facing	Carpet Area	Super Buildup Area Sq.ft.
A - type	3 BHK	East	1353	1598
B - type	3 BHK	North	1087	1284
C - type	3 BHK	North	1412	1667

Specification

Structure

- RCC framed structure using Fe 500 steel TMT bars
- Solid block walls of 200mm/150mm for outer wall and 100mm for internal partition walls with Cement plaster / gypsum

Wall Finishes

- Internal wall will be finished with 2 coats of putty ,1 coat of primer and 2 coats of stain resist emulsion paint. Asian paint / equivalent
- Ceiling with 2 coats of putty, 1 coat of primer, and stain resist emulsion paint.
- Exterior wall will be finished as per Architectural design

Dado

- Bathroom walls will be finished with glazed ceramic tiles up to ceiling height. Kajaria/equivalent.
- Kitchen walls will be finished with glazed ceramic tiles up to 2 feet height. Kajaria

Flooring

Foyer, living, dining, kitchen and 2bedrooms will have 800mm x 800mm double charged vitrified nano finish tiles.

Master bed room

Wooden floor as an option

- Artificial lawn for balcony /sitout.
- Bathrooms will have anti skid ceramic tiles of 300mm x 300mm
- Terrace floor will be cool roofing tile/ Clay roofing tile.
- Grand lobby will be detailed with Italian marble, wood veneers paneling , granite and fall ceiling

- Staircase & corridor will be granite/ tile flooring
- Driveway will be laid with interlocking paver blocks

Kitchen

- 600mm black granite slab platform will be done at a height of 810mm from the floor level and will be provided with stainless steel sink with single drain board
- Provision for chimney and water purifier will be provided
- CP fittings will be Jaquar or its equivalent

Bathrooms

- All bath rooms will have wall mounted wash basin
- Western closest with cistern of Parryware or its equivalent
- All CP and sanitary fittings will be Jaquar / Parryware or equivalent
- Concealed water mixer of Jaquar / Parryware with shower for hot and cold water in all bathrooms
- Provision for exhaust and geyser points will be provided in all bathrooms

Entrance Door

- Solid teak wood frame with veneer wood doors with Godrej or equivalent locks,door stopper, etc.

Bedroom & Bath room Doors

- Country wood / Engineered wood frame with skin doors with key and door stopper of Godrej Mortise lock or equivalent.

Windows

- Windows will be UPVC /Powder coated aluminum with see-through plain glass and MS

grills on inner side wherever applicable

- Sliding French doors will be UPVC and without grills
- Ventilators will be UPVC /Powder coated aluminum with suitable louvered glass panes

Balcony and Common Staircase Railings

- Hand railing in balconies as per Architect's design
- MS railings will be provided for common staircase

Electrical Fittings

- ISI Make cables and wiring
- Switches and sockets will be Legrand / Schneider or equivalent
- Adequate fan , light, telephone & television points ,A.C point provision for all bed rooms
- 3 phase power supply will be provided for all apartments
- Provision for DTH TV

Others

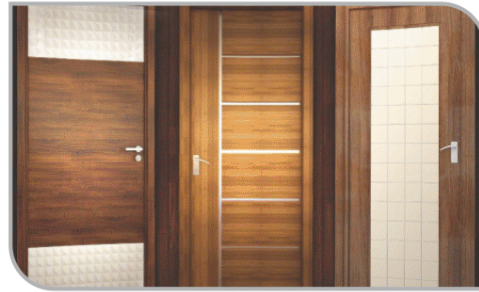
- Termite treatment at different stages of construction
- Rainwater harvesting
- Automatic generator backup for each flat max 1000w and common areas.
- 6 passenger lifts will be SS body automatic lift – Kone/ Johnson/ schindler
- 100% power backup for lift and other common areas
- Sump
- OHT

Amenities

- Grand lobby
- Landscaped garden
- Air conditioned GYM
- Indoor kids play area with play equipment
- Suitable landscaping at all sides of the project
- Outdoor kids play area with play equipment
- Driver / helper rest rooms
- Common toilet
- CCTV surveillance cameras



Wooden Ffloored Master Bed Room



Contemporary Interior Doors



Air Conditioned Gym



Exquisitely Designed Bathroom with Premium Fittings



Kids Play Area



DG Power Backup for Entire Flat



SS body Automatic Lift



CCTV



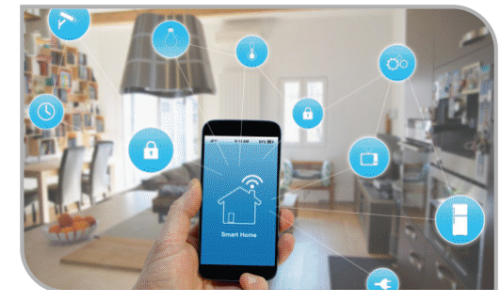
Synthetic Grass Lawn for balcony



Grand Lobby with Italian Marbles



Landscape Garden



Optional Smart Home Enabled Devices

Artist's Rendering Interior view the flat



Artist's Rendering lobby view





Artist's Rendering of Portico with Lobby



Artist's Rendering of Corridor with Staircase



ONGOING PROJECT

Vaanavil



@ Thoraipakkam, OMR, Chennai

Temple View



@ Govindammal Nagar, Seelannaickenpatti, Salem

Elite Enclave



@ Angammal Colony, Salem

COMPLETED PROJECT

Aavas



@ Nanganallur, Chennai

Pavillion



@ Thoraipakkam, OMR, Chennai

Mulberry Court



@ Velachery, Chennai

Royal Residency



@ Adambakkam, Chennai

Baala Enclave



@ Subramaniya Nagar, Salem

Bheema Residency



@ Shankar Nagar, Salem

Sunshine Apartment



@ Shivaya Nagar, Salem

Purple Nest



@ Maravaneri, Salem

Tamil Enclave



@ Shankar Nagar, Salem

Royal Enclave



@ Maravaneri, Salem



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