

CHENNAI'S NEXT BIG LANDMARK



RESIDENCES AT SHRIRAM THE GATEWAY



THE FUTURE OF URBAN LIVING IS **INTEGRATED TOWNSHIPS**



Maximum liveability



Convenience



Easy liquidity



2x Rental yield



3x Appreciation



WELCOME TO A SUPERLATIVE LIFE THAT MATCHES YOUR SUPERIOR ASPIRATIONS!

This image is Artist impression used only for representative purpose

THE FINE ARITHMATICS OF AN INCOMPARABLE **INVESTMENT**

Investing in an integrated township has much higher financial advantages compared to investing in smaller projects.



100%[#] ROI within **4 years**, compared to 27% - 40%[#] appreciation in standalone projects



5% - 6%[#] rental yield compared to 2% - 3%[#] market average

There are very few integrated township developments in India, and they are huge success stories that have redefined the neighbourhood.

SUCCESS STORY : BRIGADE GATEWAY (Bangalore)

Overall **500%** appreciation in the first **7 years**

After the Mall - **22%** appreciation within a year

* Source - Based on secondary data.



WELCOME TO

SHRIRAM

PARK 63

**CHENNAI'S BIGGEST
INVESTMENT OPPORTUNITY**

A winning combination that ticks all the boxes.



Super Location



Integrated township
with commercial spaces, residences and mall



Vast green cover



Huge financial gains

SUPERSTAR LOCATION

Can you find a better investment in Chennai that comes with strategic road, rail and air connectivity?



On **GST Road**,
just off **Tambaram**



Right opposite to
Perungalathur
railway station



20 mins drive
to the **airport**



10 mins from
Kilambakkam
bus terminus



Just 1Km from
Chennai Bypass and
Outer Ring Road



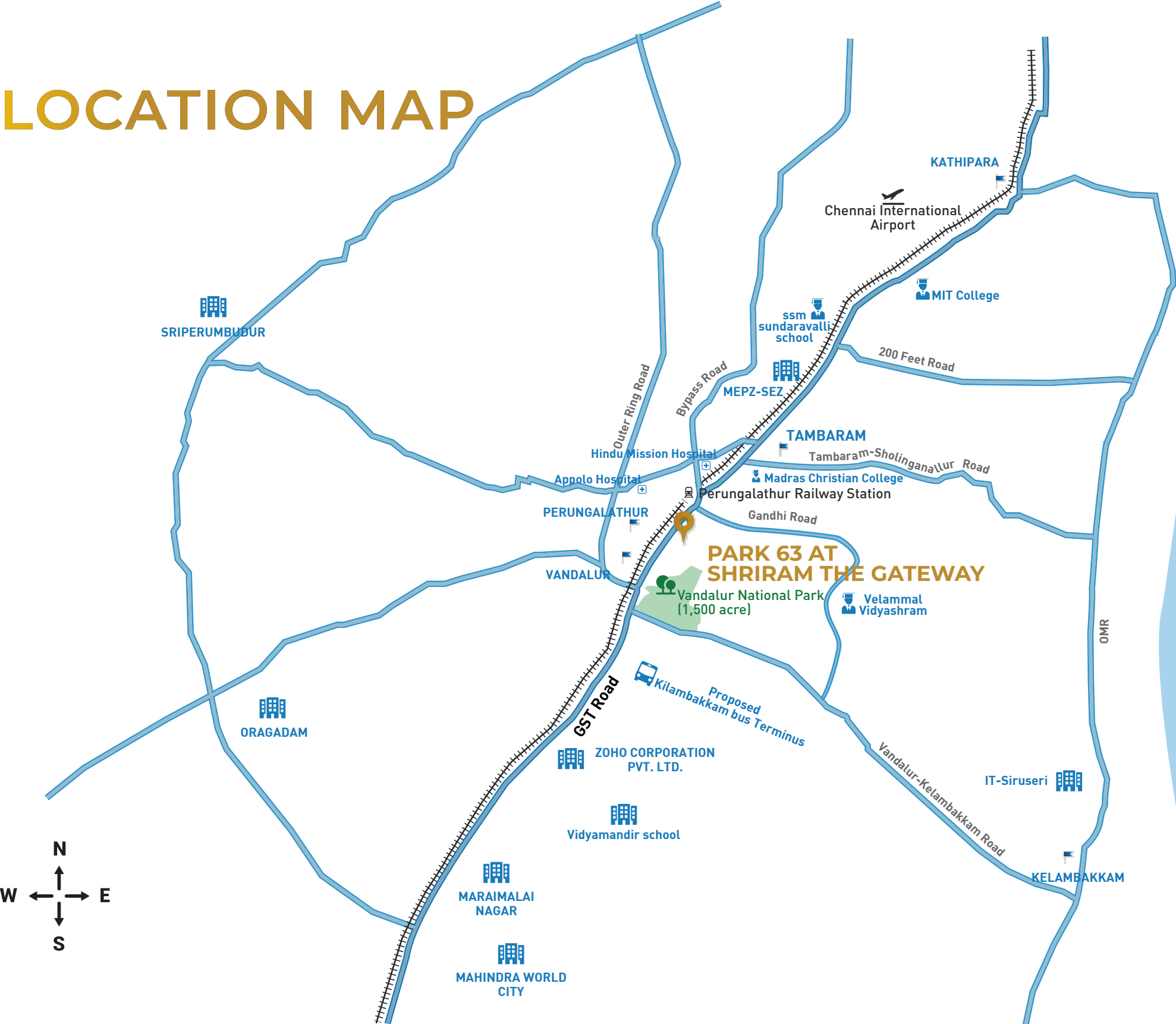
Zip to OMR by
Vandalur-Kelambakkam or
Tambaram – Sholinganallur road



Close proximity
to **MEPZ, Mahindra World City,**
Maraimalai Nagar and **Oragadam**

INVEST IN CHENNAI'S MOST STRATEGIC LOCATION!

LOCATION MAP



BAY OF BENGAL

A PERMANENT 1500 ACRE GREEN BACKYARD



*IMAGE OF THE VIEW AT VANDALUR NATIONAL RESERVE

CHENNAI'S FIRST INTEGRATED TOWNSHIP



COMMERCIAL



MALL



RESIDENTIAL

SHRIRAM THE GATEWAY

57 ACRES OF INTEGRATED LIVING



COMMERCIAL

- SHRIRAM THE GATEWAY CURRENTLY HOME TO 25,000 + EMPLOYEES
- SOON TO BE HOME TO 50,000 + EMPLOYEES WITH PHASE 2 UNDER DEVELOPMENT

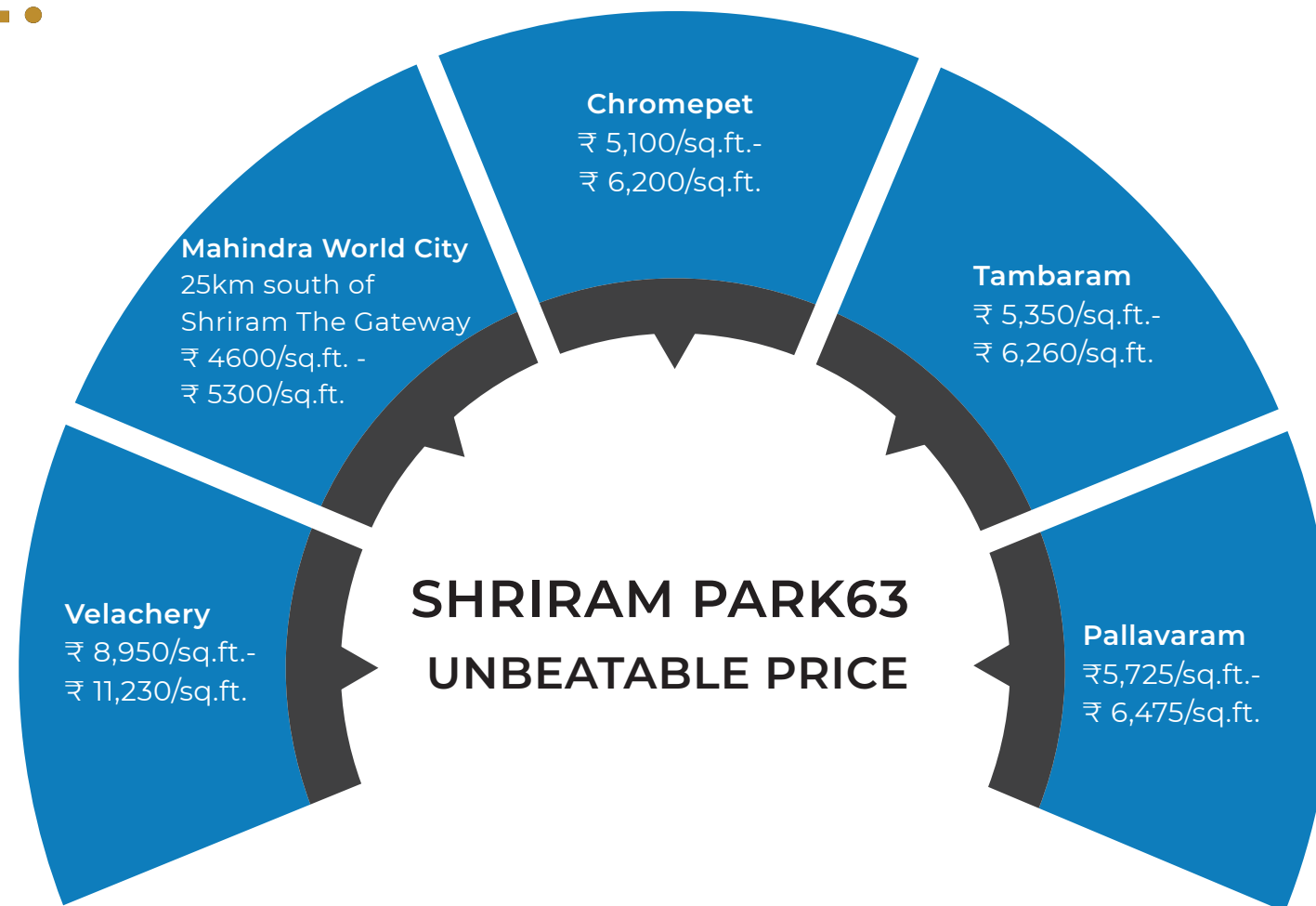


6 LACS SFT. MALL

- 6 SCREEN MULTIPLEX
- 100+ RETAIL OUTLETS
- FAMILY ENTERTAINMENT CENTRE
- SERVICE APARTMENTS
- FOOD COURT



GRAB THE MOST STRATEGIC
INVESTMENT OPPORTUNITY
**CHENNAI WILL
EVER SEE!**



**Data is based on secondary
research from Propequity

*Base rate includes Car park, GST

SUPER INVESTMENT. SUPERLATIVE RETURNS.

Ever imagined being part of a such a rare opportunity?



Great investment opportunity, with high rental yield from day one, and high resale demand



The location, right on **GST road**, is one of the fastest developing parts of Chennai - set for wave of appreciation



Integrated townships have seen an ROI of **100%** within **4 yrs**, compared to **27% - 40%** appreciation in standalone projects



The rare advantage of being in the center of everything, yet located right next to the **1500 acre Vandalur National Park**



In the last 10 years, **Home loan interest rates** have been at an all time low (Financial Express, May 2017)

CHOOSE A GOLDEN INVESTMENT THAT WILL RISE ALONG WITH YOU!

**ARE YOU READY
TO GIFT YOUR FAMILY THE
SUPERSTAR LIFESTYLE ?**



THERE ARE TWO PUBLIC PARKS SPREAD OVER **5.16 ACRES** WITH RECREATION AREAS, SPORTS ZONES, PERFORMANCE SPACES AMIDST LUSH GREEN LAWNS.



Large Amphitheatre



Kids play area



Huge multipurpose Lawn



Volleyball



Badminton



Basketball



Tennis



Skating rink



Cricket nets





SUPERSTAR AMENITIES



Community hall



Library /
Magazine lounge



Children's play area



Skating and
activity area



Co-working space /
Business centre



ATM provision



Multipurpose court /
Yoga platform



Learning garden



Gazebos



Cycling track



Maze garden



Senior citizen
seating areas



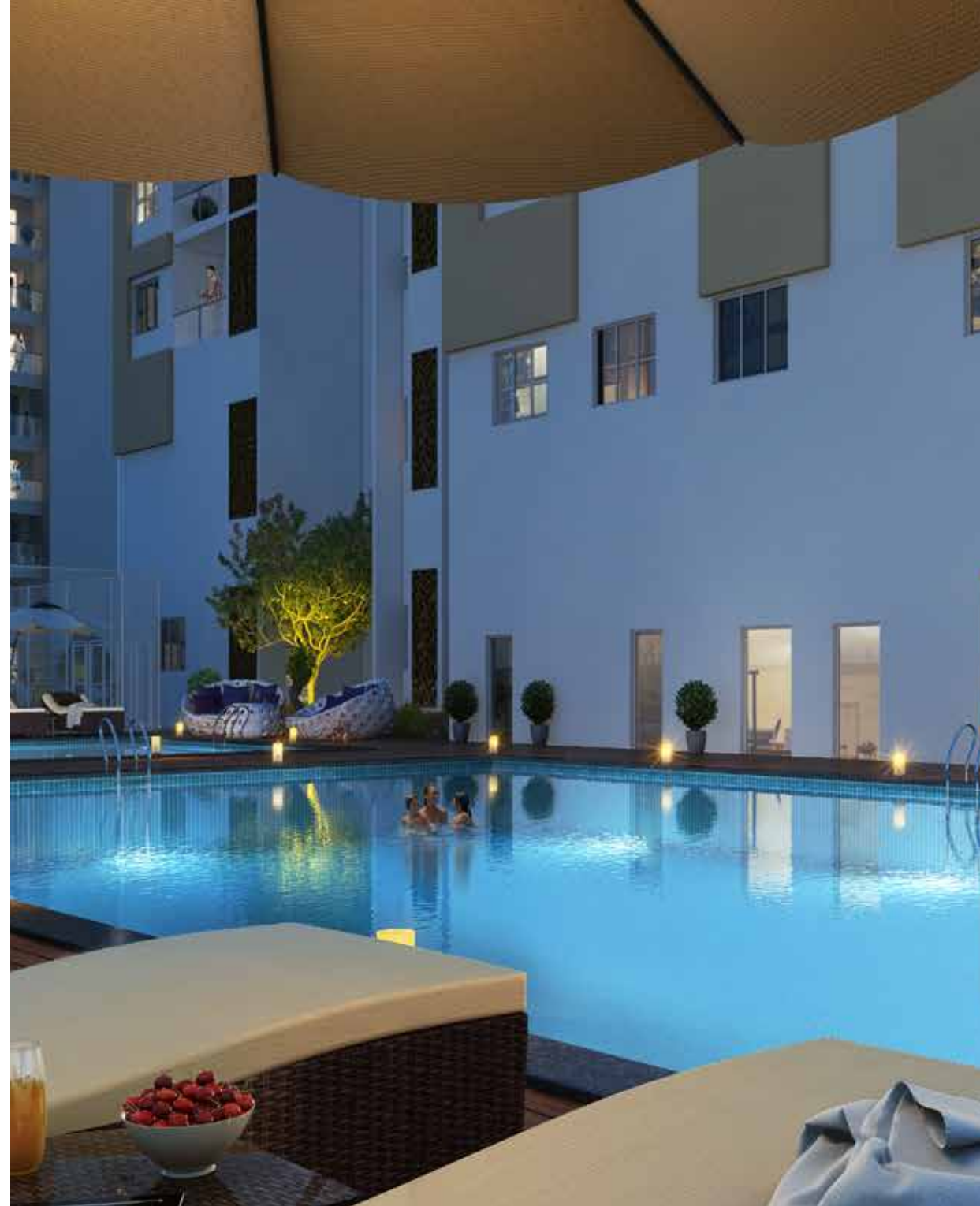
Reflexology park



Multipurpose hall



Gym



GIVE YOUR FAMILY THE LIFE THEY ALWAYS DESERVED!

FLAUNT YOUR **SUPERSTAR LIFE.** YOU HAVE ARRIVED!

**Thoughtfully designed homes, to give you the style
and the space you need!**

Super smart homes that have been thoughtfully designed in distinct sizes
to suit needs of all families.



1 BHK SMART
HOMES
595 - 695 sq.ft.



3 BHK OPTIMA
HOMES
1375 - 1455 sq.ft.



3 BHK ULTIMA
HOMES
1770 - 1890 sq.ft.

Thoughtfully created living spaces:



SPACIOUS
UNITS

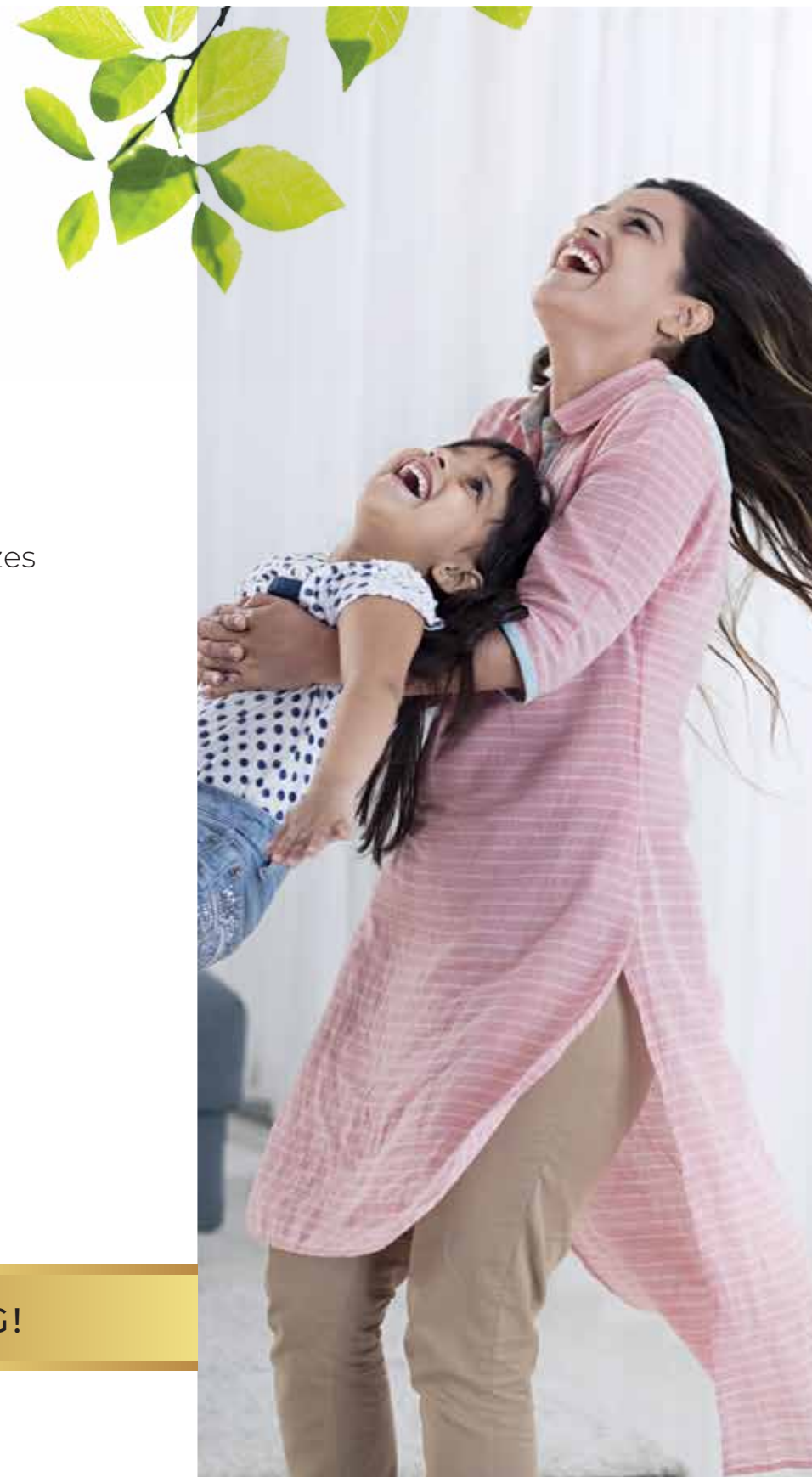


EXCELLENT LIGHTING
& VENTILATION



VASTU
COMPLIANT

EXPERIENCE A NEW DIMENSION OF QUALITY LIVING!



VASTU COMPLIANT APARTMENTS



**BED HEAD FACING
EAST / WEST / SOUTH**



**MOST OF THE UNITS
HAVE THE
MAIN DOOR FACING
NORTH / EAST**



**MASTER BED ROOM
LOCATED AT
SOUTH WEST**

**KITCHEN LOCATED ON
SOUTH EAST
/ NORTH WEST**



**DIRECTION OF
KITCHEN PLATFORM
EAST / WEST**

MASTER PLAN

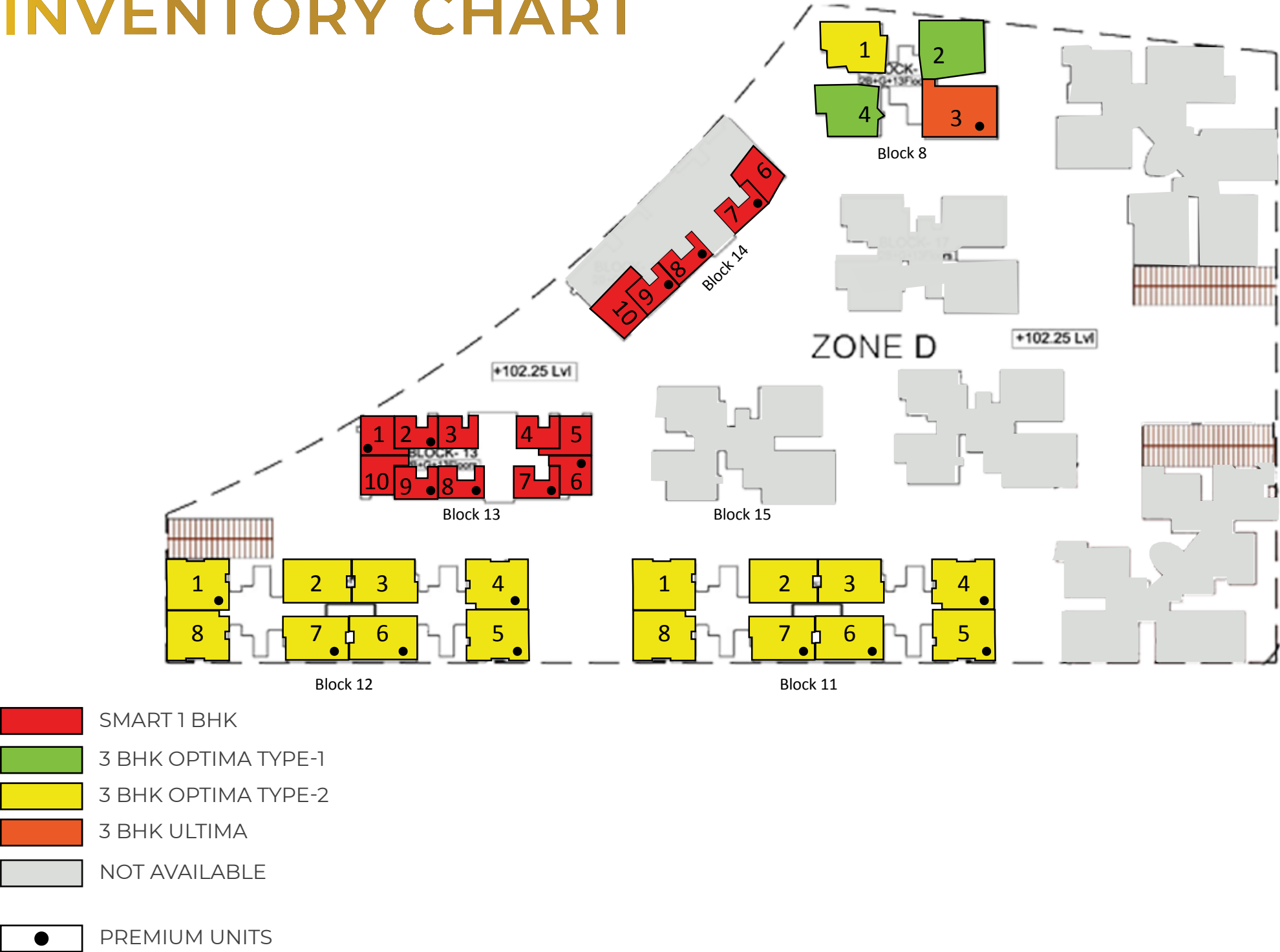


LEGENDS :

1. ENTRY
2. MULTIPURPOSE LAWN
3. STEPPED SEATING
4. BADMINTON COURT
5. VOLLEYBALL COURT
6. CRICKET PITCH
7. MULTIPURPOSE PLAY COURT
8. TENNIS COURT
9. OUTDOOR GYM
10. SKATING RINK
11. KID'S PLAY AREA
12. OPEN AIR THEATRE
13. MAZE GARDEN
14. WATER FEATURE
15. PET PARK
16. YOGA PAVILLION
17. READING GARDEN
18. REFLEXOLOGY PARK
19. SENIOR CITIZENS PARK
20. FAMILY GARDEN
21. PERGOLA SEATING
22. GIANT GAMES
23. SWIMMING POOL
24. POOL DECK
25. KIDS POOL
26. PERUNGULATTUR RAILWAY STATION

12 ACRES RESIDENTIAL | 2 OSR'S SPREAD ACROSS 5.16 ACRES
SUPERSTAR CLUBHOUSE | BEST-IN-CLASS AMENITIES

INVENTORY CHART

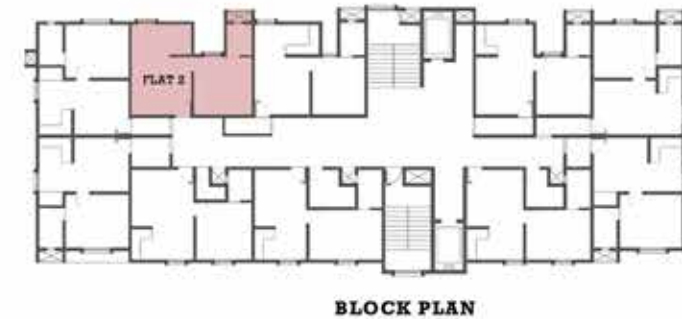
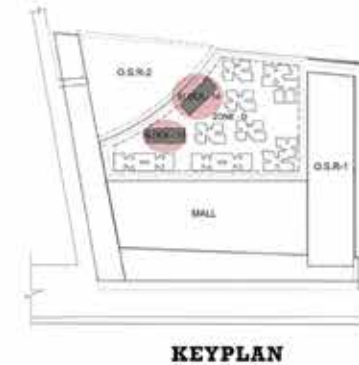
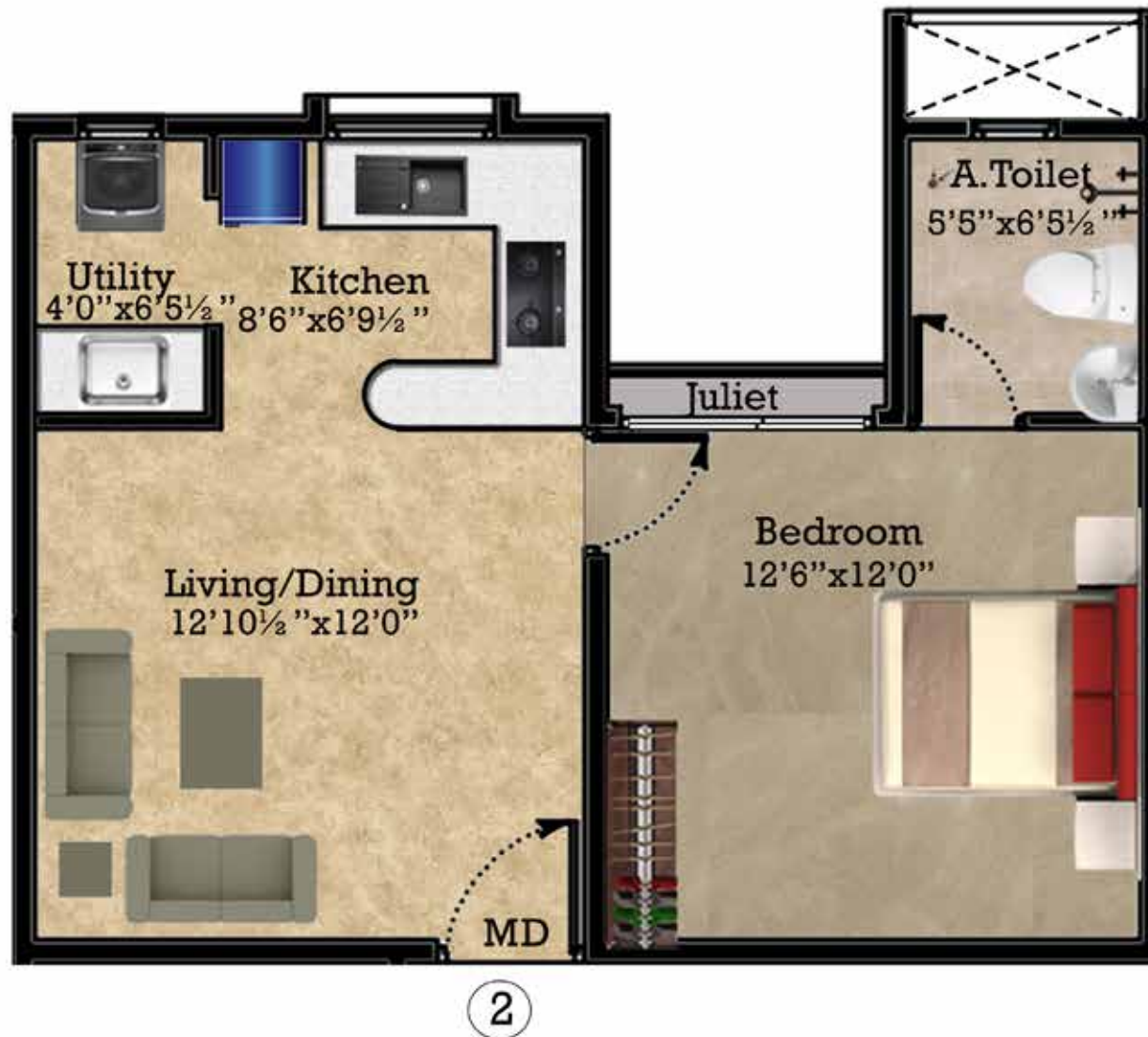


UNIT PLANS



TYPICAL SMART 1 BHK

SBA: 625 sq.ft.



PHASE	1A
BLOCK	13
FLAT	2
TYPE	1BHK
CARPET AREA (SQ FT):	436.91
SALEABLE AREA (SQ FT):	625



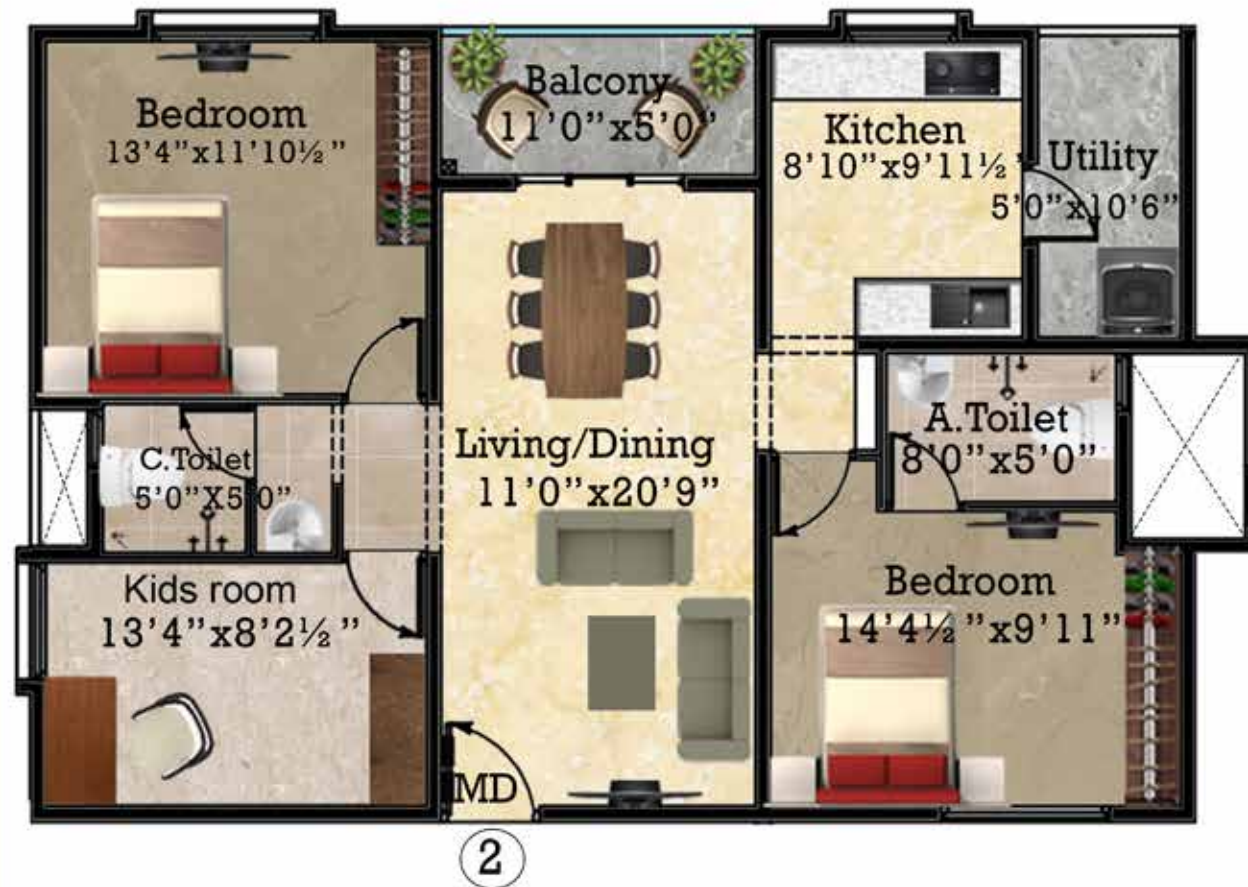
BLOCK 13 ,FLAT -2

Efficiently planned areas with large living and bedroom spaces.
Smart and compact with no wasted areas in the unit.
Option with foyer also available for the essence of privacy

This is a typical floor plan of the unit type.
For actual unit and area refer the tower plan*

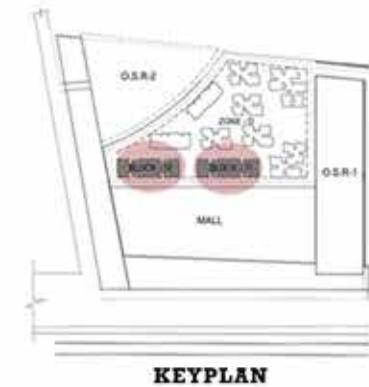
TYPICAL 2.5 BHK

SBA: 1375 sq.ft.



BLOCK 11&12 ,FLAT -2

Efficiently planned spaces, with large living and dining area.
Bedroom spaces are well planned for accomodating furniture.
Option of attached foyer for the essence of privacy, and single or double balcony apart from utility.



BLOCK PLAN

PHASE	1A
BLOCK	11&12
FLAT	2
TYPE	3BHK
CARPET AREA (SQ FT):	932.69
BALCONY AREA (SQ FT) :	55.11
SALEABLE AREA (SQ FT):	1375

This is a typical floor plan of the unit type.
For actual unit and area refer the tower plan*

TYPICAL 3 BHK

SBA: 1770 sq.ft.



BLOCK 15 ,FLAT -3

Efficiently planned spaces, with large living and separate dining for privacy.
Large bedrooms to accommodate double beds and wardrobes.
2 bedrooms with attached toilet for convenience and comfort.
Foyer provision at the entrance to keep your privacy.



KEYPLAN



BLOCK PLAN

PHASE	1A
BLOCK	15
FLAT	3
TYPE	3BHK
CARPET AREA (SQ FT):	1168.74
BALCONY AREA (SQ FT) :	99.57
SALEABLE AREA (SQ FT):	1770

This is a typical floor plan of the unit type.
For actual unit and area refer the tower plan*

TOWER PLANS



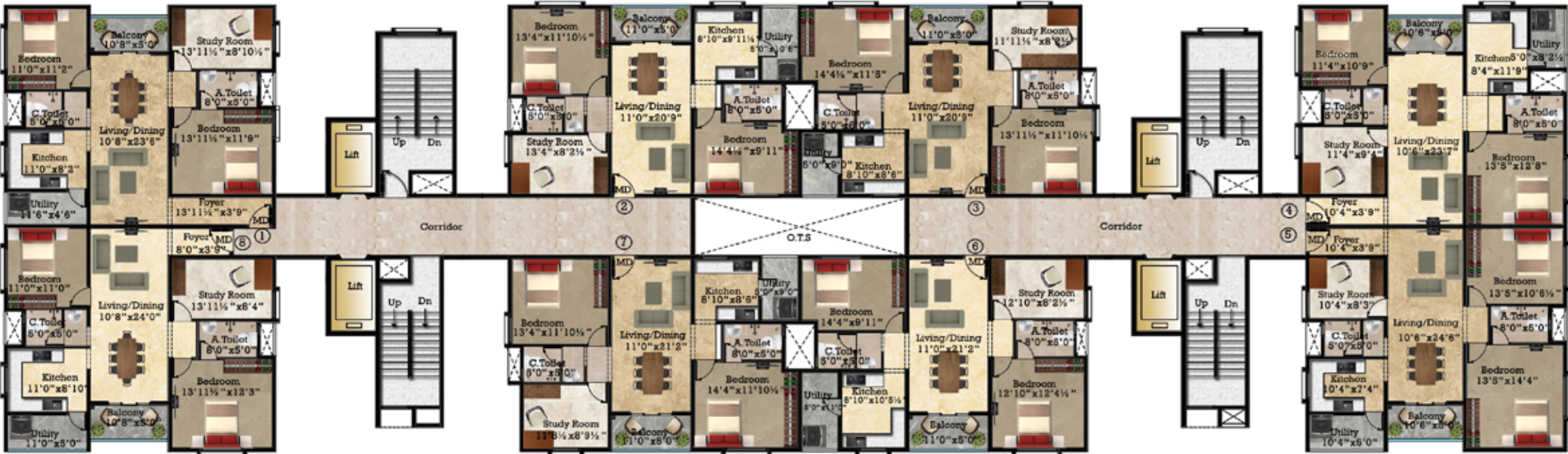
BLOCK 11 & 12

3 BHK OPTIMA TYPE 2
WEST FACING
AREA 1465 SQ.FT.

3 BHK OPTIMA TYPE 2
WEST FACING
AREA 1375 SQ.FT.

3 BHK OPTIMA TYPE 2
WEST FACING
AREA 1375 SQ.FT.

3 BHK OPTIMA TYPE 2
NORTH FACING
AREA 1435 SQ.FT.



3 BHK OPTIMA TYPE 2
SOUTH FACING
AREA 1455 SQ.FT.

3 BHK OPTIMA TYPE 2
EAST FACING
AREA 1385 SQ.FT.

3 BHK OPTIMA TYPE 2
EAST FACING
AREA 1385 SQ.FT.

3 BHK OPTIMA TYPE 2
NORTH FACING
AREA 1425 SQ.FT.



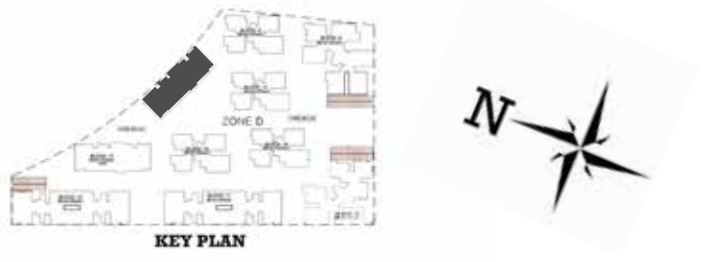
TOWER	FLAT NO.	TYPE	AREA (SQ.FT)			SALEABLE AREA SQFT
			CARPET	BALCONY	TOTAL	
TOWER 11 & 12	1	3 BHK	997.60	53.71	1051.31	1465
	2	3 BHK	932.69	55.11	987.80	1375
	3	3 BHK	932.26	55.11	987.37	1375
	4	3 BHK	979.73	52.31	1032.04	1435
	5	3 BHK	974.24	52.31	1026.55	1425
	6	3 BHK	941.84	55.11	996.95	1385
	7	3 BHK	940.01	55.11	995.12	1385
	8	3 BHK	992.75	53.71	1046.47	1455

BLOCK 13



Tower	FLAT NO.	TYPE	RERA AREA (SQ.FT)			SALEABLE AREA
			CARPET	BALCONY	TOTAL	
Tower 13	1	1 BHK	474.04	0.00	474.04	665
	2	1 BHK	436.91	0.00	436.91	625
	3	1 BHK	417.96	0.00	417.96	595
	4	1 BHK	416.02	0.00	416.02	595
	5	1 BHK	482.12	0.00	482.12	680
	6	1 BHK	473.93	0.00	473.93	665
	7	1 BHK	423.13	0.00	423.13	610
	8	1 BHK	421.84	0.00	421.84	610
	9	1 BHK	433.57	0.00	433.57	625
	10	1 BHK	496.75	0.00	496.75	695

BLOCK 14



Tower	FLAT NO.	TYPE	RERA AREA (SQ.FT)			SALEABLE AREA
			CARPET	BALCONY	TOTAL	
Tower 14	1	1 BHK	474.04	0.00	474.04	665
	2	1 BHK	436.91	0.00	436.91	625
	3	1 BHK	417.96	0.00	417.96	595
	4	1 BHK	416.02	0.00	416.02	595
	5	1 BHK	482.12	0.00	482.12	680
	6	1 BHK	473.93	0.00	473.93	665
	7	1 BHK	423.13	0.00	423.13	610
	8	1 BHK	421.84	0.00	421.84	610
	9	1 BHK	433.57	0.00	433.57	625
	10	1 BHK	496.75	0.00	496.75	695

BLOCK 8

3 BHK OPTIMA TYPE 2
WEST FACING
AREA 1415 SQ.FT.



3 BHK OPTIMA TYPE 1
NORTH FACING
AREA 1455 SQ.FT.



3 BHK OPTIMA TYPE 1
EAST FACING
AREA 1390 SQ.FT.



3 BHK ULTIMA
NORTH FACING
AREA 1770 SQ.FT.

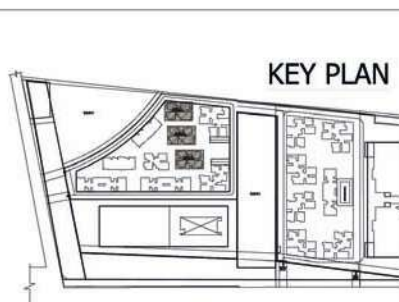


TOWER	FLAT NO.	TYPE	AREA (SQ.FT)			SALEABLE AREA SQFT
			CARPET	BALCONY	TOTAL	
Tower 8	1	3 BHK	899.75	107.96	1007.72	1415
	2	3 BHK	986.08	52.74	1038.82	1455
	3	3 BHK	1168.74	99.57	1268.31	1770
	4	3 BHK	894.91	93.86	988.77	1390

TOWER PLAN: 8,16,17



TYPICAL FLOOR PLAN (1,3,5,7,9,11 & 13 FLOORS)



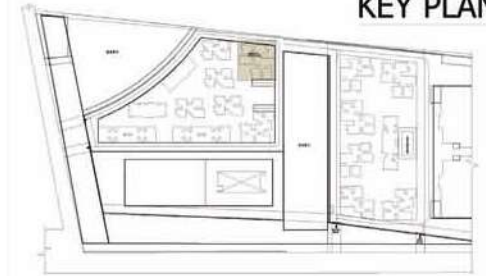
AREA DETAIL-TYPICAL FLOOR PLAN				
FLAT NO	TYPE	RERA AREA (IN SQ.FT)		SALEABLE AREA (IN SQ.FT)
		CARPET AREA	BALCONY	
01	2 ^{1/2} BHK	899.75	107.64	1410
02	2 ^{1/2} BHK	985.22	52.74	1455
03	3 BHK	1168.42	99.57	1770
04	2 ^{1/2} BHK	894.91	93.86	1390



TOWER PLAN: 9



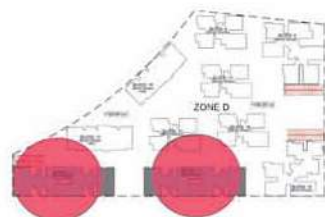
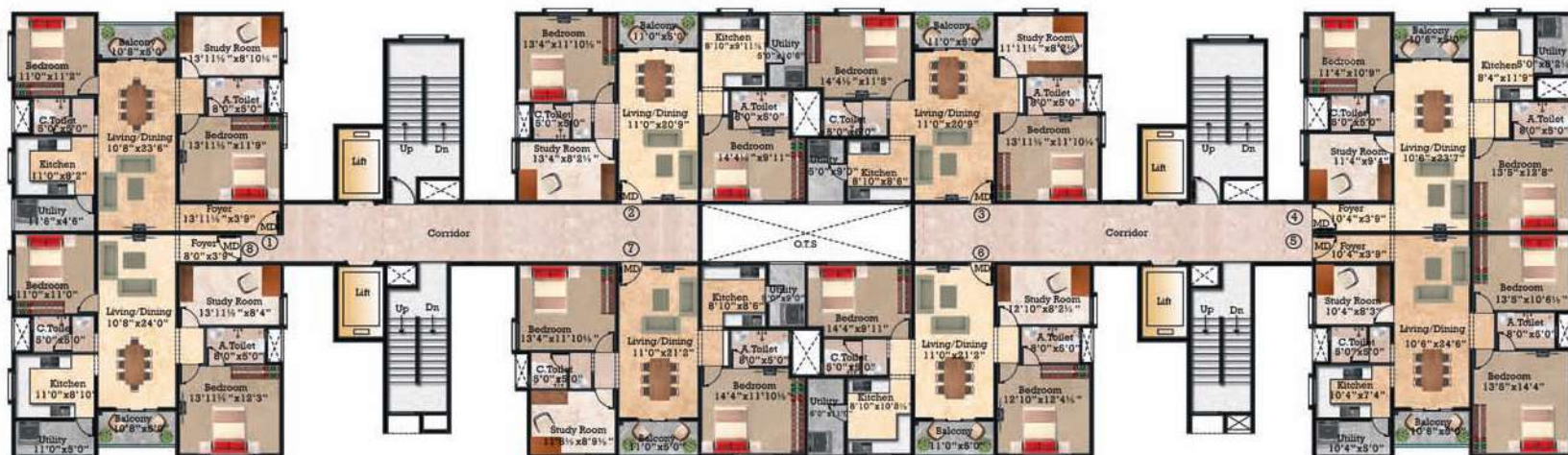
KEY PLAN



AREA DETAIL-TYPICAL FLOOR PLAN

FLAT NO	TYPE	RERA AREA (IN SQ.FT)		SALEABLE AREA (IN SQ.FT)
		CARPET AREA	BALCONY	
01	2½ BHK	1402.54	110.22	2095
02	2½ BHK	1138.39	103.33	1730
03	2 BHK	1255.39	100.86	1890
04	3½ BHK	1193.72	108.72	1825
05	3 BHK	1177.14	114.96	1800
06	3 BHK	1198.34	107.85	1815

TOWER PLAN: 11, 12

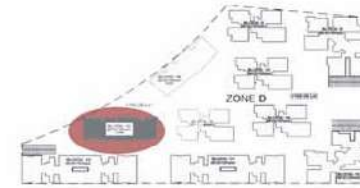


KEY PLAN



AREA DETAIL-TYPICAL FLOOR PLAN				
FLAT NO	TYPE	RERA AREA (IN SQ.FT)		SALEABLE AREA (IN SQ.FT)
		CARPET AREA	BALCONY	
01	2 ^{1/2} BHK	997.60	53.71	1485
02	2 ^{1/2} BHK	932.69	56.11	1375
03	2 ^{1/2} BHK	932.26	55.11	1375
04	2 ^{1/2} BHK	979.73	52.31	1435
05	2 ^{1/2} BHK	974.24	52.31	1425
06	2 ^{1/2} BHK	941.84	55.11	1385
07	2 ^{1/2} BHK	940.01	55.11	1385
08	2 ^{1/2} BHK	992.75	53.71	1450

TOWER PLAN: 13

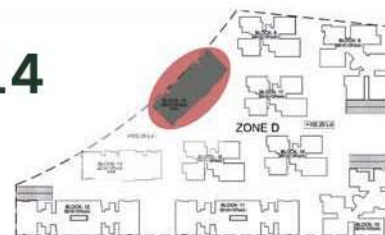


AREA DETAIL-TYPICAL FLOOR PLAN

FLAT NO	TYPE	RERA AREA (IN SQ.FT) CARPET AREA	SALEABLE AREA (IN SQ.FT)
01	1 BHK	474.04	665
02	1 BHK	436.91	625
03	1 BHK	417.96	595
04	1 BHK	416.02	595
05	1BHK	458.65	680
06	1 BHK	473.93	665
07	1BHK	423.13	610
08	1BHK	421.84	610
09	1 BHK	433.57	625
10	1 BHK	496.75	695

BLOCK 14

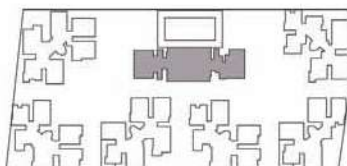
TOWER PLAN: 14



AREA DETAIL-TYPICAL FLOOR PLAN

FLAT NO.	TYPE	RERA AREA (IN SQ.FT) CARPET AREA	SALEABLE AREA (IN SQ.FT)
01	1 BHK	474.04	665
02	1 BHK	436.91	625
03	1 BHK	417.96	595
04	1 BHK	416.02	595
05	1 BHK	458.65	680
06	1 BHK	473.93	665
07	1 BHK	423.13	610
08	1 BHK	421.84	610
09	1 BHK	433.57	625
10	1 BHK	496.75	695

TOWER PLAN: 20



KEY PLAN

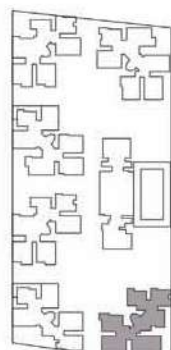
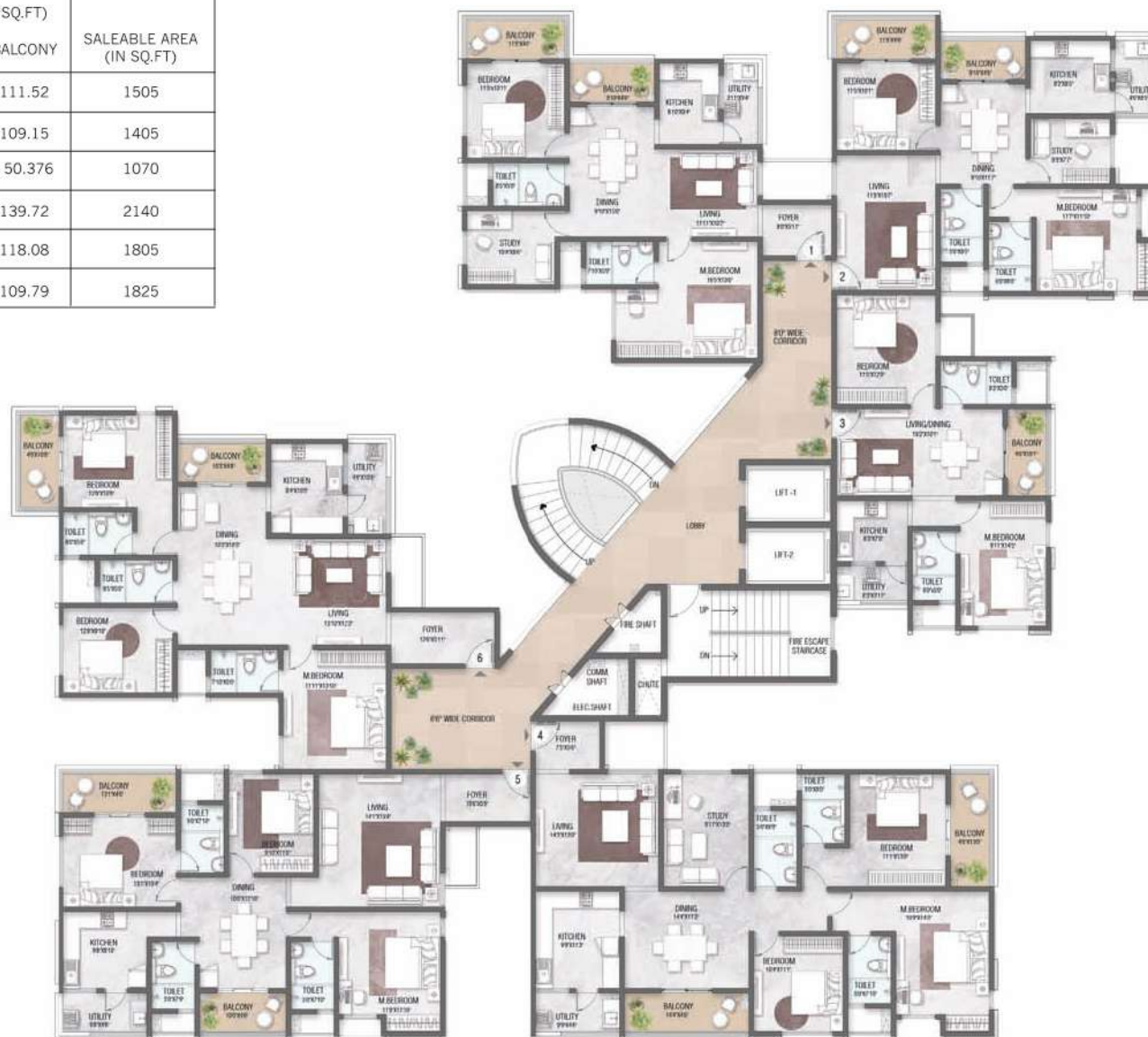
AREA DETAIL-TYPICAL FLOOR PLAN

FLAT NO	TYPE	RERA AREA (IN SQ.FT)		SALEABLE AREA (IN SQ.FT)
		CARPET AREA	BALCONY	
01	2 BHK	743.79	51.77	1125
02	2½ BHK	975.65	56.83	1440
03	2½ BHK	975.65	57.05	1445
04	2 BHK	753.26	51.77	1135
05	2 BHK	745.84	51.77	1130
06	2½ BHK	981.35	57.05	1450
07	2½ BHK	981.68	56.83	1455
08	2 BHK	743.68	51.77	1125

TOWER PLAN: 21



AREA DETAIL-TYPICAL FLOOR PLAN				
FLAT NO	TYPE	RERA AREA (IN SQ.FT)		SALEABLE AREA (IN SQ.FT)
		CARPET AREA	BALCONY	
01	2 1/2 BHK	914.51	111.52	1505
02	2 1/2 BHK	854.88	109.15	1405
03	2 BHK	671.35	50.376	1070
04	3 1/2 BHK	1353.14	139.72	2140
05	3 BHK	1123.65	118.08	1805
06	3 BHK	1135.39	109.79	1825



KEY PLAN

TOP QUALITY SPECIFICATIONS

COMMON AREAS

At Shriram The Gateway residencies, even before you enter your apartment, your experience classy lobbies and common areas

- Elegant Entrance lobbies to all towers with granite flooring.
- Upper Floor common lobbies flooring in vitrified tiles & granite band around lift jambs.
- 100% DG back up for lights in common areas, Lifts, water supply systems, fire fighting systems, and other essential utilities, so you are never worried about a powercut
- Upto 1 KW power backup at Unit level
- Power point provision for AC in all the bedrooms apart from Living/Dining Area.
- Reputed brand high speed lifts provided with 100% DG Power back up

UNITS

- Shriram The Gateway has been carefully planned with excellent specifications
- MIVAN construction ensures great finish, good structural performance and timely construction completion
- The main door is a special one. It has a durable Teak wood frame with Factory made BST shutter for a premium look
- Windows and sliding doors to balcony are of UPVC. UPVC windows have excellent durability and are easy to maintain. They also provide better thermal insulation compared to traditional wooden-frame windows, as well as better sound insulation
- Designed to set-up your dream kitchen, with 30mm polished granite counter, SS sink, water purifier provision and high-quality vitrified tile dado for easy maintenance. Additional SS Sink in the Utility
- Vitrified tile flooring in the Living, Dining, kitchen, Foyer & bed rooms 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 to ensure safety and prevent accidents
- Toilets are fitted with reputed brands of sanitary fittings, with KOHLER or equivalent sanitary ware and CP fittings



THE SHRIRAM LEGACY

A household name with an unmatched heritage.



Brand trusted for over
40 years



Part of the
Shriram Group



22,000+
happy families
in 20 years



Presence across
5 cities



PE investment

by Tata Capital, TPG Walton Street,
Starwood Capital and
Mistubhi Corporation



Delivered
12.9 million sq. ft.

AN ASSURANCE FOR A SUPERSTAR LIFE!



044 4001 4411 | www.park63.in

Site address: Shriram The Gateway

No. 16, Grand Southern Trunk Road, Chennai, Tamil Nadu 600063

Office address: Shriram Properties Private Limited

Lakshmi Neela Rite Choice Chamber, 1st floor, #9 Bazullah Road, T Nagar, Chennai, Tamil Nadu 600017

RERA registration number : TN/01/Building/0072/2018 | TN/01/Building/0138/2018 | TN/01/Building/0112/2019

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