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[instagram.com/sreeroshdevelopers](https://www.instagram.com/sreeroshdevelopers)

[linkedin.com/sreeroshdevelopers](https://www.linkedin.com/sreeroshdevelopers)

#### KANNUR

3rd Floor, Sreerosh Centre  
Near Ashoka Hospital  
South Bazaar  
Kannur - 670 002

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+91.96058 59600

Email:  
kannur@sreerosh.com

#### CALICUT

11/532 - A, II Floor  
P.K.Commercial Complex  
Cherooty Road  
Kozhikode - 673032

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+91.93499 69600

Email:  
calicut@sreerosh.in

#### CHENNAI

2nd Floor, Sreerosh Centre  
97 New Avadi Road, Kilpauk  
Chennai - 600 010  
Tamil Nadu, INDIA

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Email:  
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HOMES OF  
DISTINCTION

Architects : M/s STAPATI ARCHITECTS, CALICUT.

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 **CREDAI**



K-RERA/PRJ/KNR/068/2023  
www.rera.kerala.gov.in



WELCOME TO LAURELS.

Welcome to uniquely designed, open and adaptable spaces that give room to create homes which are completely and truly you!

Discover Sreerosh Laurels - apartments that balance contemporary architecture with exceptional design and adapt effortlessly to different needs and lifestyles.

Conceived as organic living spaces these apartments blend natural and man-made materials in a seamless balance to make the heart of your home, not only beautiful but also beautifully efficient. With every surface and feature crafted in great detail, integrated storage to tactile finishes and more - they offer exceptional quality and complete comfort from the minute you step in.

If a home is where the heart is, then it has to be a Sreerosh Laurels home. Offering the best of city and family life, it's truly a space you would love to call your own.

SWAGATHAM!





RS NO: 349/2-3, Ward 1, Block 7  
 Near Jawahar Library and Hall  
 Yogasala Road, Kannur, Kerala 670 001



Scan for location

#### MOVING AROUND

Old bus stand	300 m
Kannur Railway Station	900 m
Kannur Private Bus Stand	2 km
Kannur KSRTC Bus Stand	1 km
Kannur Jawahar Stadium	400 m
Kannur Corporation Office	350 m
Skyrise College of Aviation and Management Studies	98 m
Edumart	850 m
Sreerosh Springdale	1.3 km
Sreerosh Sreepadmam	700 m
Chinmaya Balabhavan	300 m
Payyambalam Beach	2.6 km
AKG Hospital	1.5 km
Muneeshwaran Kovil	800 m
Citadel Sreerosh	1.4 km
SN Park	1.2 km
SBI	1.6 km
Olachery Kavu	300 m
Juma Masjid	200 m
Liberty Complex	500 m
District Veterinary Centre	300 m
GVHSS Kannur	700 m
G-Mall	1.5 km
South Bazar	1 km
Capitol Mall	2 km
Sreechand Specialty Hospital	1.5 km

SREEROSH LAURELS.  
DESIGNED WITH YOU IN MIND.

## Find your perfect fit. Choose your floor.

Total land Area : 50 cents

Total Area : 79,110 sq.ft.

Number of Residences : 50

Number of floors : Basement + Ground Floor + 13 floors

<b>TYPE A</b>	3 BHK	13	1910 sq. ft. 1328 sq. ft. (Carpet area as per RERA)
<b>TYPE B</b>	3 BHK	13	1840 sq. ft. 1266 sq. ft. (Carpet area as per RERA)
<b>TYPE C</b>	2 BHK	12	1250 sq. ft. 852 sq. ft. (Carpet area as per RERA)
<b>TYPE D</b>	2 BHK	12	1280 sq. ft. 890 sq. ft. (Carpet area as per RERA)

### NEIGHBOURHOOD

Located in a thriving residential neighbourhood, Sreerosh Laurels provides a seamless transition between your work and family life. Below the balconies, beats the heart of the town, close enough to touch.

The area offers the best in city and family conveniences and is close to shopping, recreation, and dining areas.

#### Places of Worship

Olachery Kavu - 300 m  
Muneeshwaran Kovil - 800 m  
Juma Masjid - 200 m

#### Healthcare

Sreechand Speciality Hospital - 1.5 Km  
Kottakkal Arya Vaidya Sala - 1.2 Km  
Kannur District Government Hospital - 2.7 Km

#### Educational Institutions

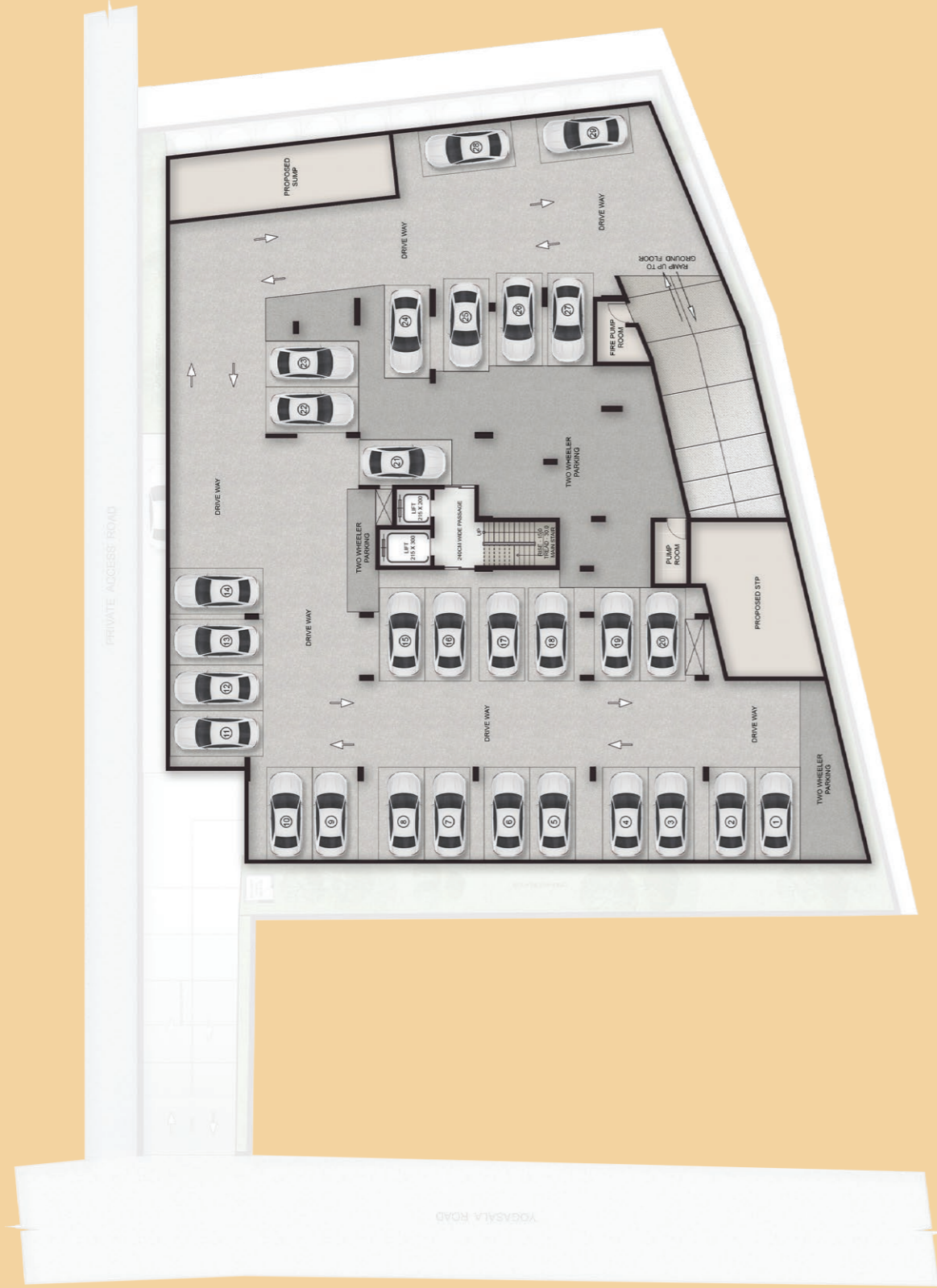
Chinmaya Balabhavan - 300 m  
Government Town HSS - 1.7 Km  
St. Michael's Anglo-Indian Higher Secondary School - 1.8 Km  
Kendriya Vidyalaya - 2 Km

#### Shopping & Entertainment

Kannur Mall - 1.2 Km  
City Centre - 1.3 Km  
G Mall - 1.5 Km  
Capitol Mall - 2 Km



### BASEMENT FLOOR PLAN



### GROUND FLOOR PLAN





# FIRST FLOOR PLAN



- The Furniture and fittings shown in the plan are indicative only and for better understanding of the plan and does not form part of the actual contract.  
- The dimensions shown for walls and openings may vary slightly and a tolerance level of 10% is to be expected in wall thickness in actual conditions.



# SECOND FLOOR PLAN

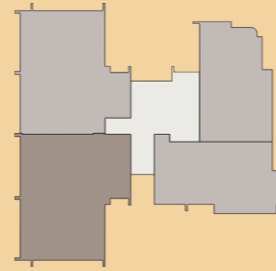


- The Furniture and fittings shown in the plan are indicative only and for better understanding of the plan and does not form part of the actual contract.  
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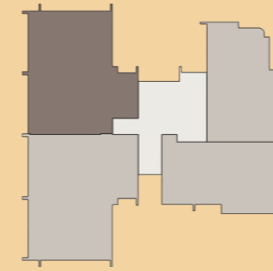
# TYPICAL FLOOR PLAN



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KEY PLAN - FLAT A



KEY PLAN - FLAT B



**FLAT A - 3 Bedroom Apartment**  
**Super built-up area = 1910 sq.ft**  
**Carpet Area as per RERA = 1328 sq.ft**

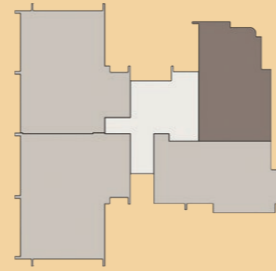
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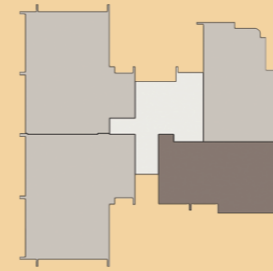
**FLAT B - 3 Bedroom Apartment**  
**Super built-up area = 1840 sq.ft**  
**Carpet Area as per RERA = 1266 sq.ft**

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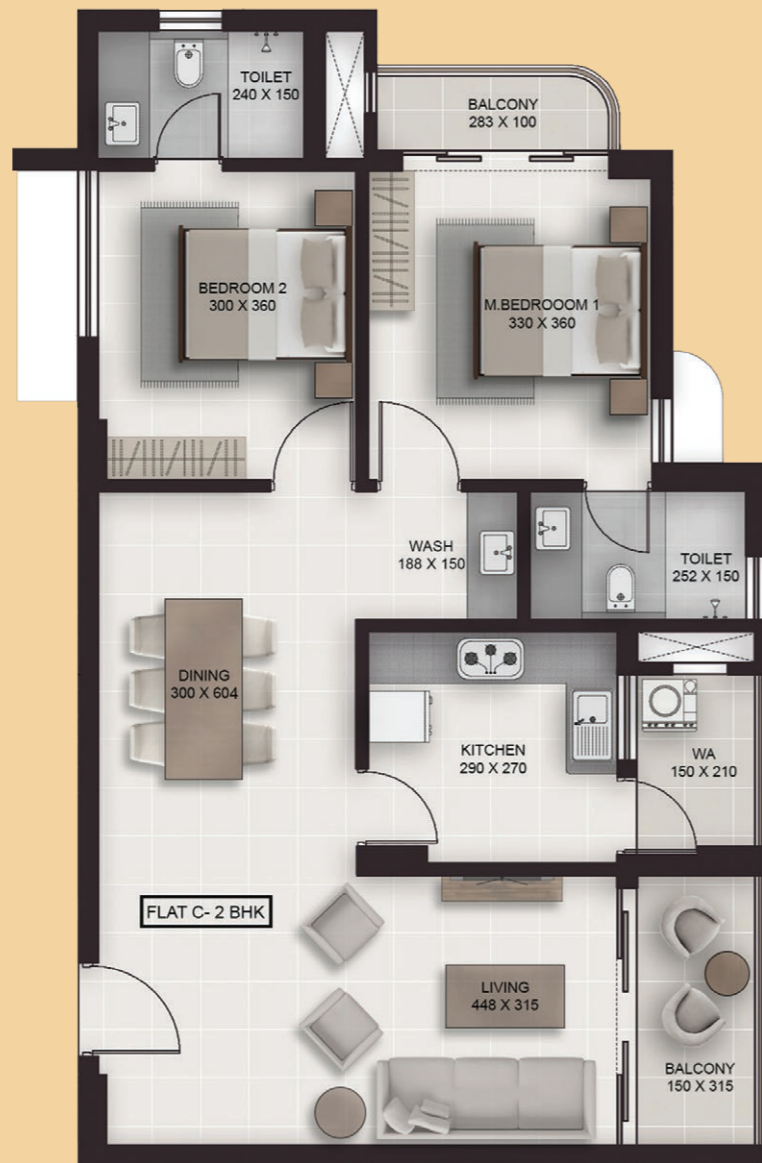




KEY PLAN - FLAT C



KEY PLAN - FLAT D



**FLAT C - 2 Bedroom Apartment**  
**Super built-up area = 1250 sq.ft**  
**Carpet Area as per RERA = 852 sq.ft**

- The Furniture and fittings shown in the plan are indicative only and for better understanding of the plan and does not form part of the actual contract.  
 - The dimensions shown for walls and openings may vary slightly and a tolerance level of 10% is to be expected in wall thickness in actual conditions.



**FLAT D - 2 Bedroom Apartment**  
**Super built-up area = 1280 sq.ft**  
**Carpet Area as per RERA = 890 sq.ft**

- The Furniture and fittings shown in the plan are indicative only and for better understanding of the plan and does not form part of the actual contract.  
 - The dimensions shown for walls and openings may vary slightly and a tolerance level of 10% is to be expected in wall thickness in actual conditions.



## SREEROSH LAURELS. WHERE DESIGN MEETS DETAIL.

### ARCHITECTURE

The disciplines of architecture, interior, and urban design come together at Sreerosh Laurels. Modern and contemporary it has been designed by the renowned Architectural Firm **STAPATI ARCHITECTS, CALICUT.**

### AMENITIES AND FACILITIES

- 24 x7 security.
- Boom Barrier.
- Children's play area.
- Air-conditioned Reception Lounge.
- Access- controlled stairway and elevator area.
- Swimming Pool.
- Open Party Area on the Terrace.
- Fitness Centre.
- Indoor Games Room.
- Elevators to all floors with Automatic Rescue Devices.
- Sewage treatment plant, bio-bin, incinerator.
- Landscaped Exteriors.
- Covered car parking areas.
- Generator and Renewable Solar Energy backup for common facilities -Elevators, common lighting, and pump room.
- Three-phase connections for all the apartments.
- Centralized pipeline for LPG connections.

- Fire Fighting system as per fire and rescue norms.
- Potable Water supply and Rain Water Harvesting.
- Caretaker and Association Rooms.
- CCTV Camera in the elevator/lounge area, corridors, and other common areas.

### STRUCTURE

- Pile/Raft Foundation.
- Laterite/cement blocks masonry for external and internal walls.
- RCC frame structure designed for earthquake resistance (Zone III).
- Smooth plastered and painted walls.

### FINISHING AND FIXTURES

#### ENTRANCE LOUNGE

- Beautifully appointed and fully furnished reception area.

#### Flooring

- Granite/Marble/Vitrified.

#### Walls

- Acrylic emulsion with texture paint and wall cladding.

#### Ceiling

- Gypboard false ceiling with acrylic emulsion paint

### Electrical

- Premium light fittings. Optimal balance of natural and artificial lighting.

### Entrance Door

- Toughened glass.

### Fixtures/Fitting

- Premium furniture and furnishing.

### STAIRWAY AT THE ENTRANCE AREA

- Granite Slab/Vitrified

### APARTMENTS

#### Flooring

- Vitrified tiles for living and dining area/ bedrooms/kitchen areas.
- Ceramic tiles for toilets and balconies.

#### Joinery

- Factory made designer doors veneered / polished main door and veneered laminated internal doors. UPVC/Aluminium windows with MS grills.

### KITCHEN

- Adequate power sockets for home appliances.
- Polished granite slab for the kitchen counter.
- Ceramic tiles above counter to a height of 60 cms.
- Premium brand stainless steel sink with drain board.
- Electrical and plumbing facilities for water purifier and washing machine/dish washer.

### BATH & TOILETS

- Premium quality ceramic floor tiles and wall tiles up to ceiling. Premium quality bath fittings.
- Single lever divertor with shower heads in all the bath rooms.
- Master bedroom washroom fitted with single lever basin mixer wash basins.
- Wall mounted sanitary fixtures with concealed cistern in all toilets.

### PAINTING

#### External walls

- Premium emulsion 2 coats.

#### Internal walls and ceiling

- 2 coats premium emulsion over two coats putty finish.

### ELECTRICAL

- Concealed conduit wiring with copper conductor.
- Adequate lighting/fan points.
- 6/16 amps socket points controlled by ELCB

and MCBs with independent KSEB meter.

- Geysers and exhaust fans points in all the toilets and kitchen.
- Premium quality Fire Retardant (FR) wiring.
- PVC conduits for TV/antenna/ telephone.

### PLUMBING AND SANITATION

- CPVC /PVC water lines.
- PVC waste water and soil lines.
- Common water sump and open well/bore, overhead tanks.

### LIFTS TO ALL FLOORS

- One Passenger Elevator and One Bed Elevator lift fully automated with Automatic Rescue Device.

### TELEPHONE POINTS/TV POINTS AND AC POINTS

- Telephone/Television points in living area/ master bedroom.
- Air-Conditioner points in all bedrooms/ living area.

### 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, TV Points.
- 6A point near the telephone point in the living area.
- 6A point for water purifier in the kitchen.
- 16A for the refrigerator point with a load of 500 W.
- Total generator backup limited to 750 W for each apartment.

### WATER

- Well, Borewell and KWA connection.
- Ground water supply from open wells or bore wells depending on availability.
- KWA water supply subject to rules and regulations.
- Water meter for domestic water consumption for each apartment.

### SAFETY FEATURES

- Intercom facility.
- Auto-rescue device in the elevators.
- CCTV Camera in the elevator/lounge area and corridors.

**ONGOING  
PROJECTS  
- KERALA**



**SREEROSH SYMPHONY**  
Payyanur, Kannur



**SREEROSH CITADEL**  
Onden Road, Kannur



**SREEROSH CASSIA**  
Kilpauk, Chennai



**SREEROSH CYNTHIA**  
Kilpauk Garden Colony, Chennai



**SREEROSH PLUMERIA**  
Anna Nagar West, Chennai

**FEW COMPLETED PROJECTS - KERALA**



**Sreerosh Sea Breeze**  
Thalassery



**Sreerosh Iris**  
Kannur



**Sreerosh Orbit**  
Kannur



**Sreerosh Springdale**  
Kannur



**Sreerosh Centre**  
Kannur



**Sreerosh Seascape**  
Thalassery



**Sreerosh Willow Heights**  
Kannur



**Sreerosh Bay Heights**  
Kannur



**Sreerosh Emerald Heights**  
Kannur



**Sreerosh Sreepadmam**  
Kannur



**Sreerosh Midtown**  
Kannur



**Sreerosh Harmony**  
Kannur



**Sreerosh Green Acres**  
Kannur



**Sreerosh Belvedere**  
Calicut



**Sreerosh Bharath**  
Mankavu, Kozhikode

## 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



Sreerosh Freedom Square  
Coimbatore



Sreerosh Beach Villa  
ECR



Sreerosh Meadows  
Anakaputhur



## SREEROSH DEVELOPERS (P) LTD.

### 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,

**Sreerosh Laurels** is a project by **Sreerosh Developers (P) Limited** - A Company that caters exclusively to the realty market in Kerala and its unique sensibilities. Dedicated to the core values of excellence, integrity, and value creation - a Sreerosh legacy, **Sreerosh Developers (P) Limited** is co-managed by **Reji AP** and **Shobhiraj CS**, Civil Engineers and Real Estate Specialists with collective and extensive experience in Kerala's realty segment. Associated with the Parent Company, **Sreerosh Properties**, since 2006 in multiple leadership capacities, they bring their expertise and commitment to **Sreerosh Developers (P) Limited** as Directors.