



SREEROSH KARUNA

Gill Nagar, Chennai

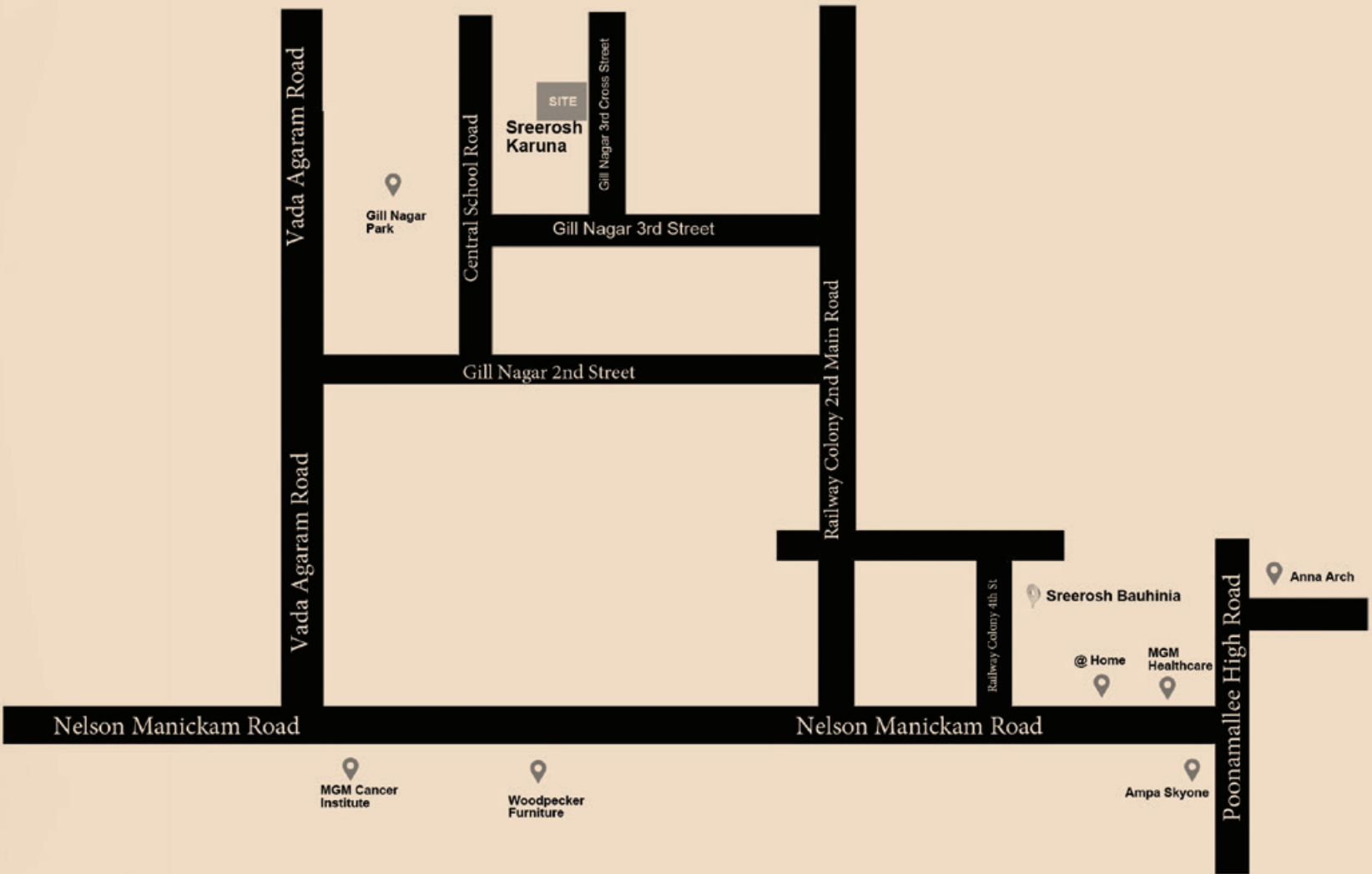
RESIDENCES CRAFTED
FOR CHENNAI'S DISTINCTIVE
WAY OF LIFE



LOCATION MAP

NOT TO SCALE

No.7, 3rd Cross Street
Gill Nagar, Chennai - 600 094



SREEROSH KARUNA

Gill Nagar, Chennai

Live right in the heart of the city with all the space, style, and comfort you expect and demand.

Discover life-enhancing amenities, and conveniences crafted to make a meaningful difference.

Celebrate smart architecture, quality construction, and facilities that support urban living and well-being.

Explore genuine connections to the surrounding community and live within a short distance of everything the City has to offer.

Come home to Sreerosh Karuna-amenity-rich, accessible, no-convenience-spared residential apartments located right where Chennai happens!

Sreerosh Karuna- Effortless Urban Living

Contemporary apartments that perfectly combine space and sophistication, Sreerosh Karuna throbs to the energetic pulse of the city outside and the warmth of all things home inside.

You can't miss the clean, elegant apartment aesthetic that seamlessly blends style and comfort here. Thoughtful details are the hallmarks of the two- and three-bedroom apartments offering the best design that is impeccably executed.

If the bright, spacious interiors are warm, inviting, and uplifting, the condominium-grade fixtures and finishes complete the simple and beautiful heart of these homes.

WELCOME TO
SREEROSH KARUNA
- CHENNAI'S BEST
LOCAL ADDRESS



WHICH ONE IS YOURS?

Sreerosh Karuna offers a blend of affordable luxury, purpose, and unparalleled living. Choose your very own Karuna Residence - a home you would love to call your own.

Total land area - 6630 sq. ft.

Total Number of Apartments - 15

No. of Floors - Stilt + 5 Floors

Three Bedrooms - 1350 & 1400 sq. ft.

Two Bedrooms - 910 sq. ft.

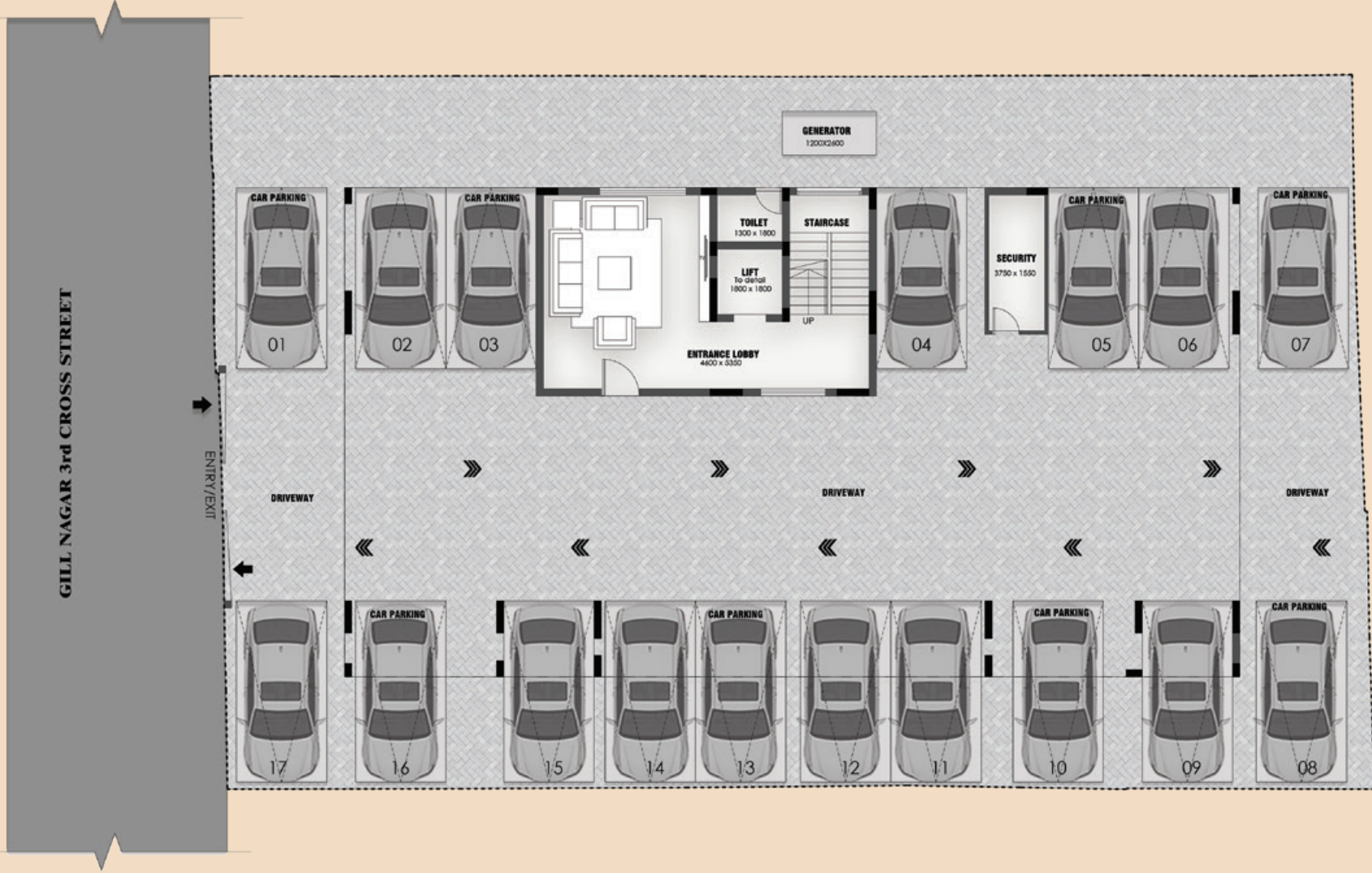
AMENITIES & FACILITIES - DISCOVER A WORLD WITHIN

Each space is crafted to suit your moods and needs, all under one roof. Call it the Karuna lifestyle.

- Landscaped Exteriors
- Covered car parking.
- Video Door Phones for all apartments.
- Elevators to all floors with Automatic Rescue Devices.
- Three-phase connections for all the apartments.
- Potable Water Supply and Rain Water Harvesting.
- Solar Power Plant for the Common Electricity Board Main Box.
- Generator backup for common facilities -Elevators, common lighting, and pump room - 2KW for Each Flat.
- CCTV cameras in the corridors and common areas.
- 24 x7 security.
- Security Room.
- Termite and Pest-Control Measures across the premises.
- Washrooms for Drivers and Domestic -Help.



STILT FLOOR PLAN



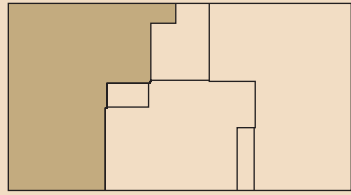
- The Furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract.
- The dimensions shown for walls and openings may vary slightly and a tolerance level of 10% is to be expected in wall thickness under actual conditions.



TYPICAL FLOOR PLAN



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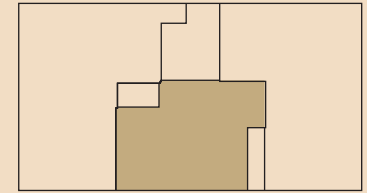
KEY PLAN



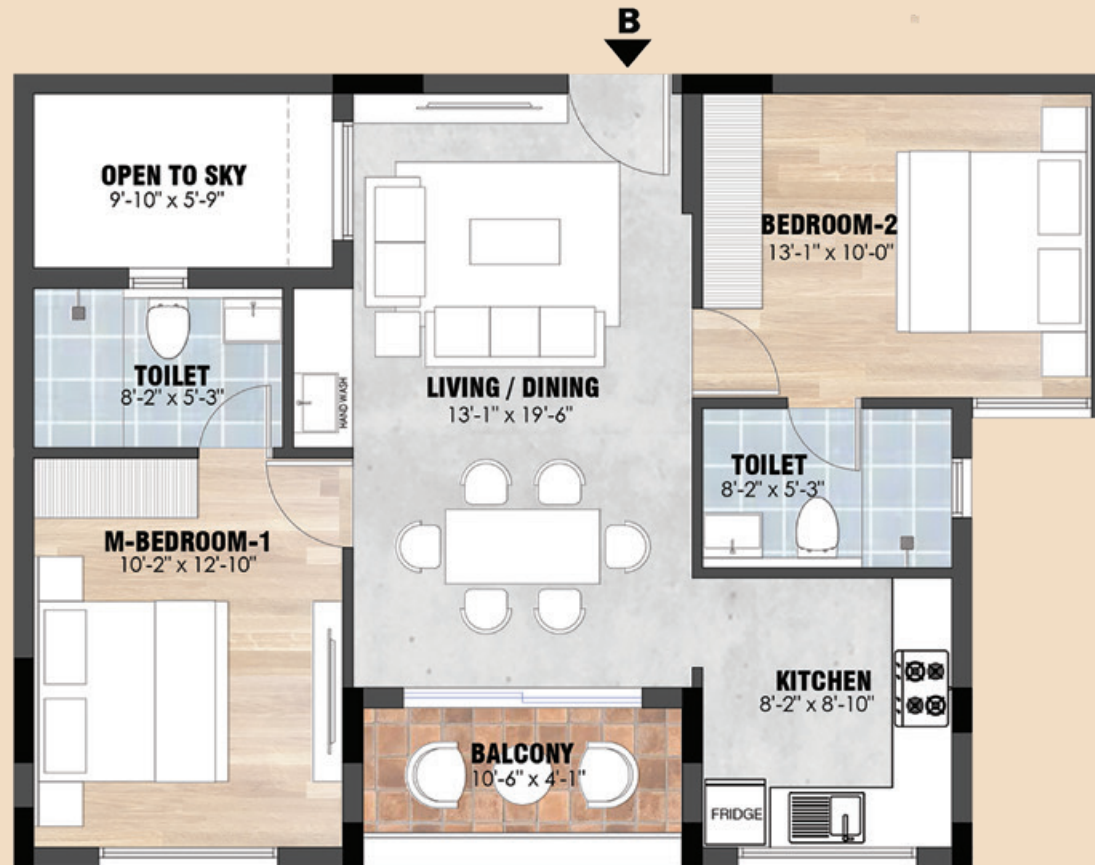
FLAT - A
SALEABLE AREA : 1400 SQFT
RERA CARPET AREA : 1095 SQFT



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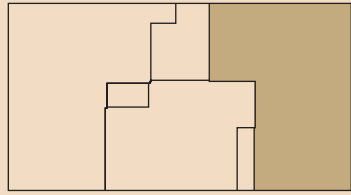
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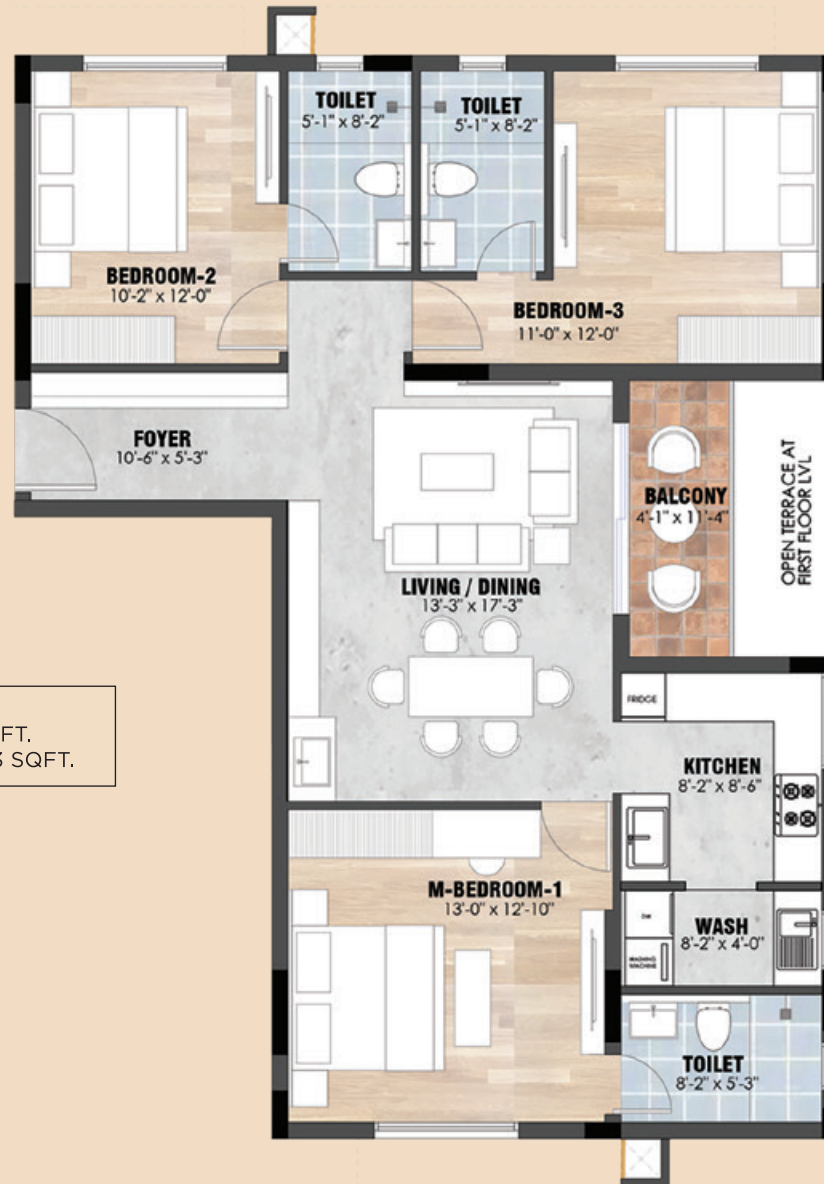
FLAT - B
SALEABLE AREA : 910 SQFT.
RERA CARPET AREA : 710 SQFT.



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KEY PLAN



FLAT - C
SALEABLE AREA : 1350 SQFT.
RERA CARPET AREA : 1063 SQFT.



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SREEROSH KARUNA - DISTINCT BY DESIGN

Architecture

The disciplines of architecture, interior, and urban design come together at Sreerosh Karuna. Contemporary, inviting, and evocative, they have been designed by the renowned Architectural Firm **Ms.NVA Architects**, Chennai.

Specifications

Exterior

- Landscaped Exteriors.
- Designer yard pavers.
- Covered car parking areas.

Interior

Structure

- Reinforced Concrete Framed Structure on Pile Foundation.
- Fly Ash Bricks / Red Bricks/Concrete Blocks masonry for external and internal walls.
- Earthquake- Resistant Design (Zone 3).
- Smooth, plastered, and painted walls.

Finishing/Fixtures/Fitting

Flooring

- Vitrified tiles for living and dining areas/ bedrooms/ kitchen areas.
- Stairway at the entrance area- Granite Slab/ Vitrified.
- Granite/tiles for staircases.
- Granite Countertop in the Kitchens.
- Window-Sills with Granite top for all rooms.
- Heat-resistant tiles for terrace floors.
- Ceramic tiles for toilets and balconies.

Walls

- Concrete Solid Blocks/Bricks.
- Smooth, plaster painted, and finished with acrylic emulsion.

Ceiling

RCC Slab with smooth finish, acrylic emulsion paint.

Main Door

Premium quality wooden frame with factory-made veneered shutters.

Other Doors

- Premium quality wooden frame and veneered / laminated flush doors.
- Laminated Flush Doors for washrooms.

Joinery /Windows

- Premium UPVC/Aluminum Windows with MS Grills.
- French Doors UPVC/Aluminum without grills for balconies.

Kitchen

- Adequate power sockets for home appliances.
- Polished granite slab for the kitchen counter.
- Vitrified tiles above the counter to a height of 60 cm.
- Cera/Nirali/Prince/premium brands for stainless steel sinks with drain boards.
- Table-top washbasins in white for the dining area.
- Hot & cold water options for washbasins.
- Electrical and plumbing facilities for water purifier and washing machine/dishwasher.

Bath & Washrooms

- Premium quality vitrified floor tiles and coloured glazed tiles.

- Wall tiles up to 7ft. high.
- Kohler/Jaquar/American Standard / premium brands for all the white sanitary fittings.
- Grohe/ Jaguar/ reputed brands for CP fittings.
- Single lever diverter with shower heads in all the bathrooms.
- Wall-mounted sanitary fixtures with a concealed cistern in all washrooms.
- Washrooms with table-top/wall hung washbasins in white with basin mixers.

Painting

External walls

Asian Paints Apex Ultima Exterior Emulsion/ premium brands - 2 coats over 1 coat of Primer.

Internal walls and ceiling

Asian Paints Premium Emulsion/premium brands- 2 coats of premium emulsion over 2 coats of putty and 1 coat Primer.

Grills and Handrails

Two coats of Epoxy Enamel over one coat of Epoxy Primer.

Main/Internal Door Frames

Melamine Polishing.

Electrical

- RR Kabel/Finolex/Havells/ premium brands for Fire Retardant (FR) Low Smoke Wiring Cables.
- Concealed conduit wiring with copper conductor.
- Adequate lighting /fan points/ provision for night lamps in all bedrooms.
- Provision for Split AC in the living/bedroom areas.

- Modular Switches in White (DB/MCBs of Havells/Schneider/Other premium brands).
- Geyser and exhaust fan points in all the toilets and kitchen.
- PVC conduits with cable for TV.
- TV Sockets and Telephone/ Internet Provision in the Living Room and Bedrooms.
- 6/16amps socket 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 1500 Watts.

Plumbing and Sanitation

- CPVC /PVC water lines.
- PVC waste-water and soil lines.
- Common water sump and open well/bore, overhead tanks.
- Booster pumps to ensure adequate water pressure.
- Hot & Cold water options for wash basins.

Elevators to all floors

One Passenger Elevator - fully automated with an Automatic Rescue Device.

Standby Generator

- Generator backup for common facilities - Elevators, common lighting, and pump room.
- Generator backup for lights/fan in all rooms, Lighting at the entrance area, Calling Bell, Fridge, Washing Machine, TV Points, except AC, Microwave & Oven - 2 KW for Each Flat

AN UNRIVALED LOCATION

Neighbourhood

Live in the centre of it all at Choolaimedu, and gain unprecedented access to all that Chennai has to offer. Perfectly located for work, shopping, dining, and entertainment venues, Sreerosh Karuna offers proximity to the scenes, services, and vibrant spaces that create a fulfilling way of living.

A thriving, transit-friendly neighbourhood with the world at your doorstep - that's Sreerosh Karuna for you!



MOVING AROUND

Chennai Airport 13.5km.

Transit

The area is serviced by public transport, suburban and Metro transit services.

Railway Stations

Puratchi Thalaivar Dr.MG Ramachandran Central Railway Station 7.1km.

Nearest Suburban Railway Station Nungambakkam 1.5km.

Nearest Metro Station(s) - Anna Nagar (East) Anna Nagar Tower, Pachaiyappa College and Shenoy Nagar Stations - Within 3.5km radius.

Road Network

Choolaimedu is well-connected to the bus terminals at Anna Nagar (West) and Anna Nagar (East) and to other major bus terminals and key locations throughout Chennai via a robust road network.

Places of Worship

Gangai Amman Temple 1.1kms
Ekambareshwar Temple 1.3kms
Maranatha Church 650 meters
Christ Church 6.8kms
C.S.I. Church 6.7kms
Ascension Church 750 meters
Choolaimedu Islamic Centre 1.4kms
Choolaimedu Mosque 950 meters

Healthcare

Amma Hospital 1.3kms
MGM Healthcare 1.2kms
Chennai Fertility Centre 1.5kms
CFC Multi-Specialty Hospital 1.4kms
Hande Hospital 3kms
Billroth Hospital 2.9kms

Educational Institutions

Jaigopal Garodia Government Girls Higher Sec School 1.1km
TTA Matric HSC 750 meters
DAV Matriculation HSC 550 meters
Lalchand Milapchand Dadha Senior Secondary School 900 meters
Kendriya Vidyalaya 300 meters
Ponnammal Vidyalaya 750 meters
Valliammal Matric Higher Secondary School 3.9kms
Loyola College 2.6kms
DG Vaishnav College 2.5kms
Valliammal College for Women 3.6kms
Kandaswami Naidu College for Men 3.3kms

Entertainment

PVR Cinemas 3.5kms
Ampa Skyone Mall 1.7kms

Parks

Gill Nagar Park 150 meters

Markets

Anna Nedum Pathai (also called Anna High Road) Fruit and Vegetable Market Aminjikkarai Market 400 meters
Aminjikarai Market 3kms

ONGOING PROJECTS - CHENNAI & KERALA



SREEROSH PETUNIA

Taylors Road, Kilpauk, Chennai.



SREEROSH KIMBERLY GREENS

Harrington Road, Chennai.



SREEROSH ORCHARD

KANNUR, KERALA



SREEROSH LAURELS

KANNUR, KERALA



SREEROSH CITADEL

KANNUR, KERALA



SREEROSH SYMPHONY

PAYYANUR, KERALA

FEW COMPLETED PROJECTS - CHENNAI



Sreerosh Pournami
Anna Nagar East, Chennai



Sreerosh Plumeria
Anna Nagar West, Chennai



Sreerosh Cynthia
Kilpauk Garden Colony, Chennai



Sreerosh Cassia
Kilpauk, Chennai



Sreerosh Gardenia
Kilpauk, Chennai



Sreerosh Alicia
Kilpauk Garden Colony, Chennai



Sreerosh Laurentia
Kilpauk, Chennai



Sreerosh Zinia
Anna Nagar East, Chennai



Sreerosh Vatsalya
Adyar, Chennai



Sreerosh Anthea
Nolambur, Mogappair West, Chennai



Sreerosh Silverstone
Kilpauk, Chennai



Sreerosh Freedom Square
Coimbatore

FEW COMPLETED PROJECTS - KERALA



Sreerosh Iris
Kannur, Kerala



Sreerosh Sea Breeze
Thalassery, Kerala



Sreerosh Orbit
Kannur, Kerala



Sreerosh Springdale
Kannur, Kerala



Sreerosh Bharath
Kozhikode



Sreerosh Brown Stone
Calicut



Sreerosh Harmony
35 villas in 3 Acres, Kannur, Kerala



Sreerosh Green Acres
76 villas in 12 acres, Kannur, Kerala



Sreerosh Belvedere
Calicut



Sreerosh Sea Scope
Thalassery, Kerala



Sreerosh Bay Heights
Kannur, Kerala



Sreerosh Emerald Heights
Kannur, Kerala



COMPANY OVERVIEW

Sreerosh Properties was founded in 1999 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 3 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.

To know more about our projects please visit : www.sreerosh.com





Sreerosh Properties (P) Ltd

Built to last. Bond for a lifetime.

 facebook.com/sreeroshproperties

 instagram.com/sreerosh_properties

sreerosh.com

 [Linkedin/sreeroshproperties](https://linkedin/sreeroshproperties)

CHENNAI

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Email : chennai@sreerosh.com

KANNUR

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

Phone : +91 497 2764355, 2764366
Fax : +91 497 2970224
Mobile : +91 93883 59600, +91 96058 59600
Email : kannur@sreerosh.com

Architects : M/s NVA Architects, Chennai.

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Member of 