



NEWRY SHANMITA
2, 3C & 3 BHK homes, Pallikaranai
RERA.Regd No: TN/Building/0001/2017

SITE ADDRESS:
Newry Shanmita, No. 21, Bharathiyar Salai, Jalladampettai, Pallikaranai,
Chennai – 600 100. (Near Asan College, Jeyachandran Textiles)

Pillars of strength

Architect	M/s. Kharche & Associates
Structural Consultant	M/s. Jays Civil Tec Design Pvt. Ltd.
Civil Contractor	M/s. Ocean Life Spaces Pvt. Ltd.

Project approved by leading banks.



NEWRY

NEWRY PROPERTIES PRIVATE LIMITED

Office Address: 'NEWRY GRANDEUR' No. 19 (Old No. 11), B Block, 2nd Avenue, Annanagar East, Chennai - 600 102
 4343 9494 | 75500 84343 | email: mktg@newry.co.in | www.newry.co.in

The information provided in this Brochure is a representation of the proposed development. This is neither a legal offer nor an invitation to offer. Any alterations of plans & elevations, specification & amenities will be at the sole discretion of the Developer and are subject to change without prior notice.

One sq.ft. = 0.0929 sq.m. | One ft. = 0.3048 m.

MEMBER:



CREDAI



*Why spend 432 hours a year travelling to work.
 When you can get the best of everything
 within a 15 minute radius!*



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*Spend less time commuting...
Enjoy more TIME living...*

No more complaints that you don't have time. Book a home at Shanmita and give yourself all the time in the world.

With Newry Shanmita, located strategically very close to the IT corridor and shopping avenues, the advantage is all yours. The location is just 15 minutes from Velachery, the most happening place in Chennai. It has easy access to IT companies, entertainment avenues and restaurants - giving you the advantage of 'time'. You get to save so much time on travel and enjoy the finer things in life like spending time with your family, starting that new hobby you have been planning for ages or simply unwind.

- 136 exclusive apartments
- 1005 - 1404 sq.ft.
- Stilt + 4

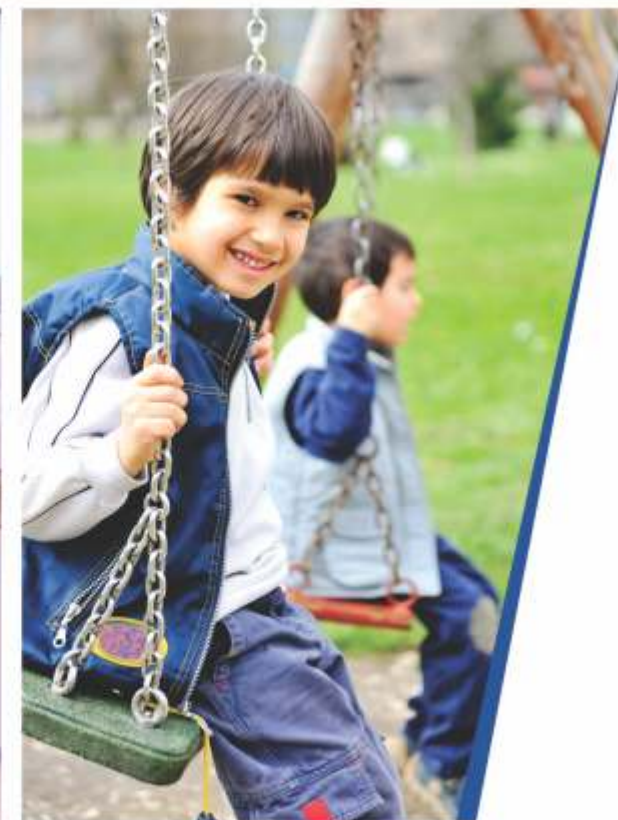


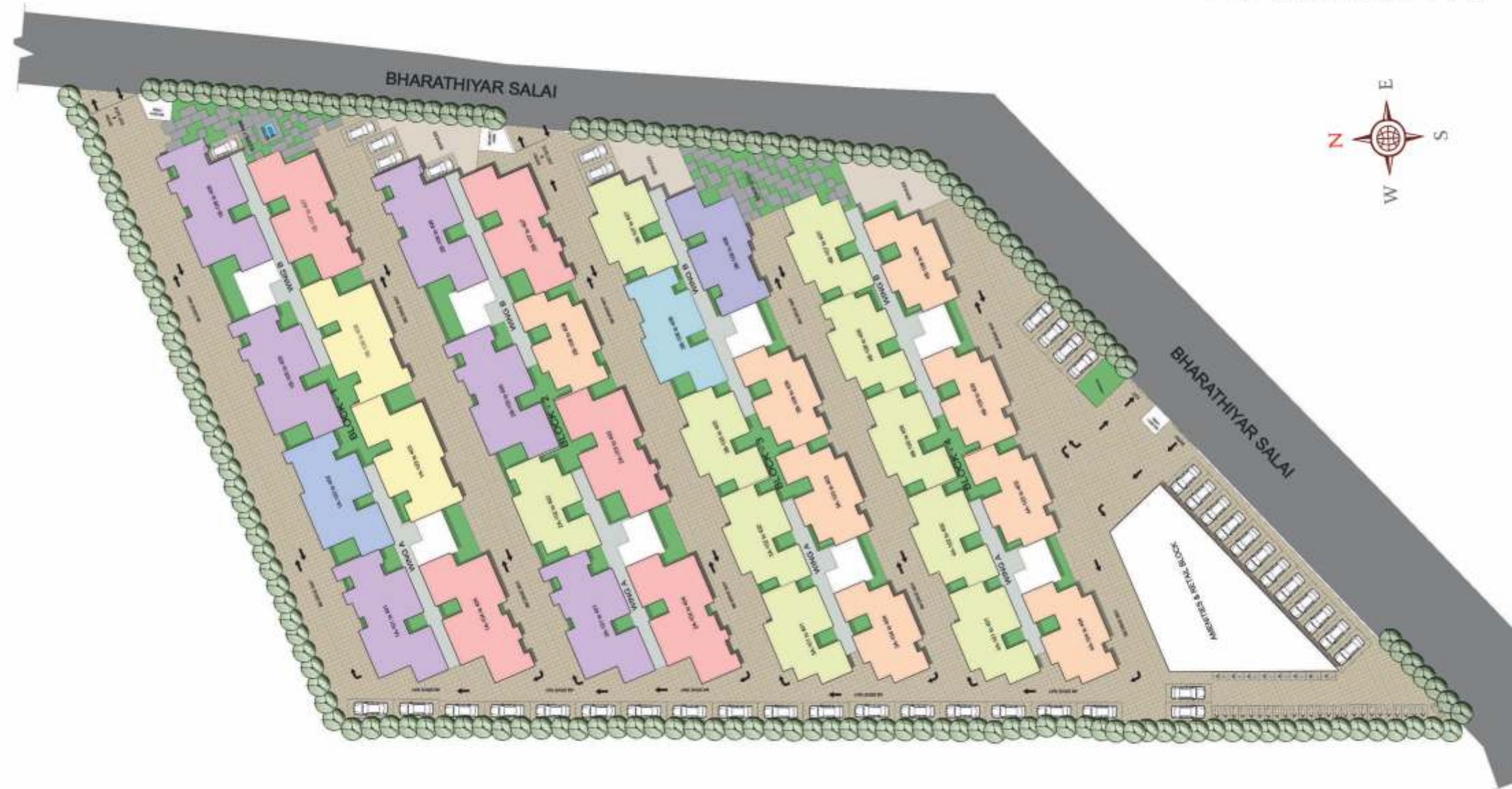
Unwind – outdoors and indoors

At Newry Shanmita you have all the space you need, both indoors and outdoors, to relax after a hard day's work. Our amenities ensure that you relax and de-stress.

Amenities

- Gym
- Indoor Badminton Court / Multipurpose Hall
- Children's Play Area
- Sr. Citizen's Sit Out
- Power Backup





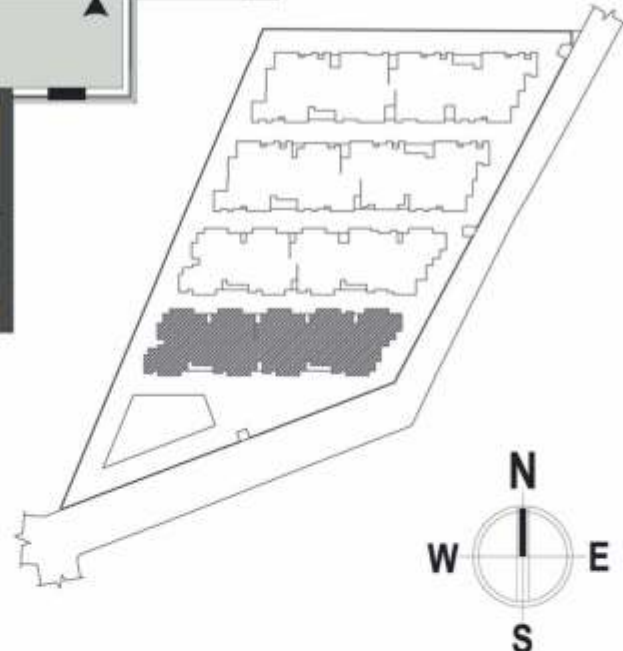
WE CARE...
WE PROMISE...
WE DELIVER...

- A division of the renowned Hong Kong based Newry Group
- ISO 9001:2008 certified, process driven company
- Integrity, reliability and transparency built into every step of business
- Business expertise for more than 2 decades
- Completed over 2.5 million sq.ft.
- More than 1500 happy families
- Strong land bank
- Our assurance: Customer satisfaction, On-time delivery & Highest quality



BLOCK 1 - Typical Floor plan

Note :
SBA - Super Buildup Area
PA - Plinth Area
CA - Carpet Area as per RERA



BLOCK 4 - Typical Floor plan

Note :
SBA - Super Buildup Area
PA - Plinth Area
CA - Carpet Area as per RERA

Specifications

STRUCTURE

- RCC framed structure with RC foundation conforming to BIS compliance to seismic zone requirements
- Anti-termite treatment as per BIS for the complete building
- 8" thick AAC (Autoclaved Aerated Concrete) Block outer wall and 4" thick AAC block internal partition wall with cement plastering

WALL FINISHES

- Cement plaster and Altech putty finish with Emulsion Paint for all internal walls
- The toilet walls will be finished with double glazed ceramic tiles up to 7' height
- Toilets, Kitchen, Balconies and other areas will be finished with cement plaster and Emulsion
- Wash area will be finished with Ceramic Tiles up to 3' height
- 2' above the kitchen platform will be finished with double glazed ceramic tiles
- Exterior faces of the building will be finished with cement plaster and Exterior Emulsion

CEILING

- All ceiling areas will be finished with cement /Gypsum plaster with emulsion Paint

FLOOR FINISHES

- Living, Dining & Bedrooms will be finished with 2' x 2' Vitrified tiles with matching skirting
- Kitchen, Balconies, & Toilets will be finished with Non slippery Ceramic Tiles
- Wash/service will be finished with Non Slippery Ceramic tiles
- Ground floor lobbies and corridor will be finished with granite / Marble
- Other floor corridors will be finished with tiles and granite border

- Staircase will be finished with concrete tiles
- Car park areas will be finished with cement concrete granolith flooring
- Driveway will be finished with interlocking Blocks

DOORS & WINDOW

Entrance Doors

- Solid Colombian Teakwood frame with teak veneered shutter
- Yale or Godrej locks or equivalent will be provided

Bedroom Doors

- Solid Finger joined rubber wood/Steam Beech wood frame and moulded skin paneled /laminated doors with Yale or Godrej locks or equivalent will be provided

Toilet Doors

- Solid Finger Joined Rubber Wood/ Steam Beech Wood Frame Molded skin Paneled / Laminated Doors

Windows

- UPVC windows with MS Grills as per the Design of the Architect

French Windows

- UPVC French doors (without grills) as per the design of the Architect

KITCHEN

- 2' wide granite slab and a Stainless Steel single bowl with drain board sink would be provided (Not Fixed)
- Provision for chimney and Aqua Guard will be made

TOILETS

- White European Water Closets of Kohler/Jaquar or equivalent will be provided in all toilets
- All toilets will have provision for connecting a Geyser
- Health Faucets, wall mixer with an overhead shower will be provided in all toilets
- All CP fittings will be of Jaquar /Parryware or equivalent continental range

ELECTRICAL

- Concealed Insulated Copper Multi-strand Finolex/Q-Flex Fire Resistant wires in all Apartments
- Each Apartment will be provided with a distribution board having MCB's
- All switches & sockets of Anchor/Legrand or equivalent
- TV and Telephone Points will be provided in Living and Master bedroom, provision for the same in other bedrooms

INTERNET

- Provision given for Internet Connection in Living and Master bedroom

LIFT

- The building will be served by an Eight passenger lift of Johnson or Schindler, or equivalent 2 No's in each Block

POWER SUPPLY & GENERATOR

- 3 Phase Power Supply with Generator Back-Up For common lighting, lifts, pumps and for few lights, fan loads and fridge inside the apartment
- A Portion of the common lights shall be powered by solar energy

SECURITY

- Intercom connection to the security will be provided
- CCTV Cameras will be installed in still lift lobbies, entry and exit gates

COMMON FACILITIES

- Common Toilet for drivers and domestic help would be provided in the still floor
- Sewage Treatment Plant

COMPOUND WALL

- 5 feet high compound wall on all sides of the plot

LANDSCAPING

- Suitable landscaping shall be done

SUMP

- Underground sump of adequate capacity would be provided

BOREWELL

- Bore well of required depth would be provided

RAIN WATER HARVESTING

- Will be provided as per CMWSSB Norms

OTHER AMENITIES

- Gymnasium
- Children's Play Area
- Association Room
- Indoor Badminton Hall / Multipurpose Hall
- Party area on the Terrace of amenities block
- Senior citizen's sit-out

EXTRA WORK

- If any additional work is required to be carried out or extra fittings are to be provided, the same will be executed at extra cost after the allottee approves the estimate for extras and pays the extra cost in advance

