

Dream
Home
Comes True



Remarkable value...
Unbeatable location...
Near Town Railway Station, Salem




SRI VISWA

3BHK & 2BHK APARTMENTS



About us...



CHOLA BUILDERS is a leading Construction & Property developers in Salem. CHOLA BUILDERS was established in 1994, is headed by Er.S.K.Senthil kumar as its chief executive engineer with 26 years of experience.

Our Company Comprises experienced Engineers, Construction equipments, potential labour force etc., is to wholly concentrate on turnkey Promotions & Construction Projects, all around Tamilnadu.

OUR PROJECT:

Chola has executed and associated many prestigious and valuable Residential projects at Salem – 20 projects consisting around 500 flats. Also we have developed projects at Chennai, Combatore & Erode.

CHOLA SRI VISWA:

Located in the heart of Salem town very near to Salem town railway station, Eswaran temple & Salem Bazaar, "**Chola Sri Viswa**" is well designed to suit the Elite peoples requirements. Consisting 12 Flats (9 – 3BHK & 3 – 2BHK) of premium Specifications & Living Space with Latest amenities, we have taken care of Modern Life style & vasthu. Feel of Individual house will be an unique experience of the Flat Owner (purchaser).

Our Prestigious track Record:



CHOLA LAKE VIEW
(36 Deluxe flats)
Hasthampatti, kannankurichi,
Salem



CHOLA RAJARAJANN
(16 Deluxe flats)
Vaishnavi Garden, Chinnathirupathi
Salem



CHOLA VAIBHAV
(48 Deluxe flats)
Annadhanapatti
Salem



IYYANGARAN APARTMENTS
(40 Deluxe flats)
Brindavan Road, Fairlands,
Salem



UNIT A

North Facing



Flat	Type	Plinth Area in Sq.ft	Common Area in Sq.ft	Total Solable Area in Sq.ft
A	3BHK	1369	212	1581

UNIT-A PLAN



UNIT B
South Facing



Flat	Type	Plinth Area in Sq.ft	Common Area in Sq.ft	Total Salable Area in Sq.ft
B	3BHK	1345	209	1554

UNIT-B PLAN



UNIT C

South Facing

PERSPECTIVE VIEW



UNIT-C PLAN



Flat	Type	Plinth Area in Sq.ft	Common Area in Sq.ft	Total Salable Area in Sq.ft
C	2BHK	948	147	1095





UNIT D North Facing



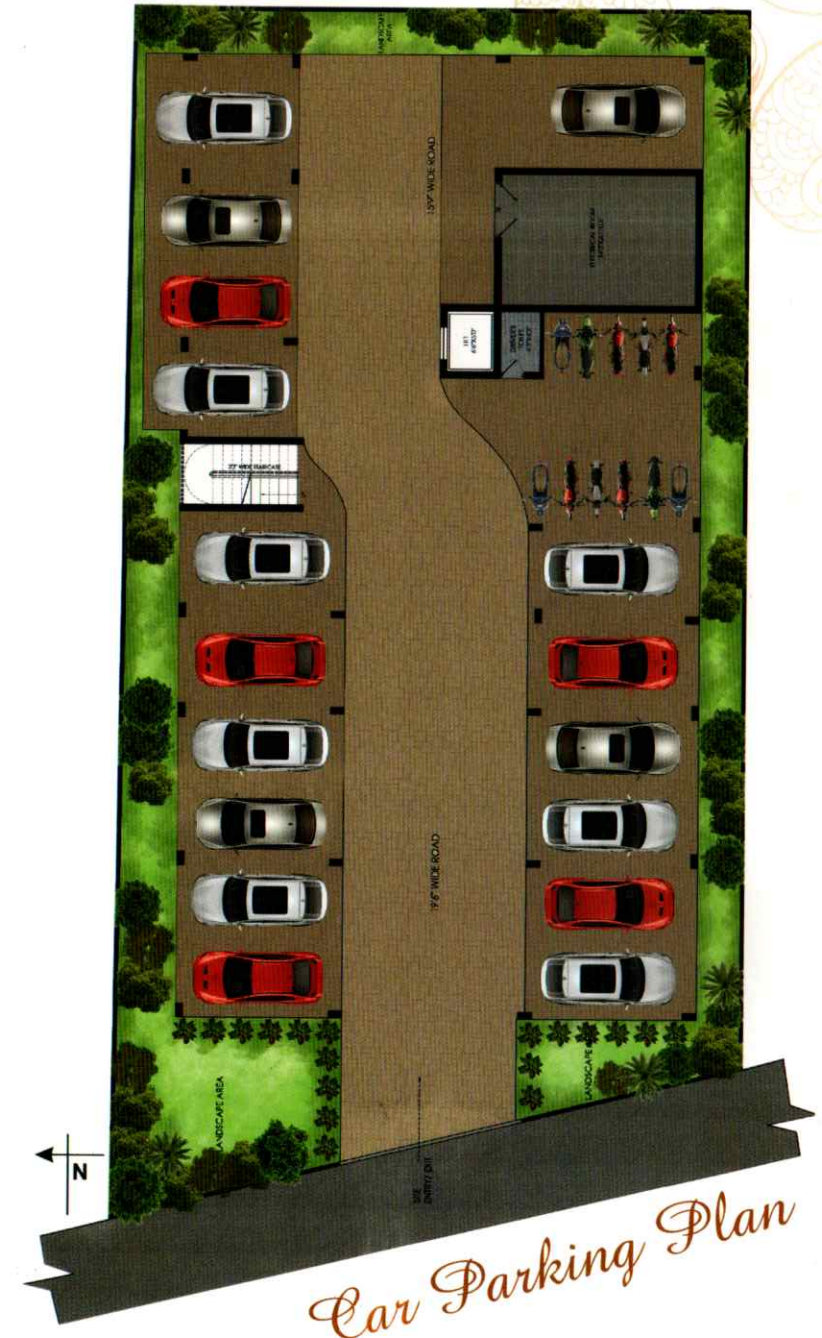
Flat	Type	Plinth Area in Sq.ft	Common Area in Sq.ft	Total Salable Area in Sq.ft
D	3BHK	1336	206	1542

UNIT-D PLAN



Amenities

- Plan Approval, TN RERA - TN/07/Building /0124/2021
- Lift Approval & NOC.
- Loan Facilities from reputed Banks.
- 24 x 7 Water & Power supply. Reserved Car Parking
- Lift 1 No (6 passengers).
- Generator 1 No. With acoustics box - Common Areas
- EB Main Panel board.
- Over Head Tank – OHT.
- BSNL line & cable line (CAD – 6).
- R.C.C.Sump & Septic tank.
- Rain water harvesting & Lightning Arrester.
- Post Box for Each Flat.
- Compound wall & Gate as per site condition
- Fire Safety Provision for each Floor.
- All Living Areas based on Vasthu for peacefull life



Specification

Structure	Reinforced cement concrete framed structure M-20 mix, steel Tor 50 Fe 500 steel. Columns & beams designed as per IS 456 – 2000 for parking ground & three Floors. The height of each floor will be of 10' from the floor finishing level. (Excluding parking). Exterior walls 9" thick and interior walls as per architectural specifications.
Doors & Windows	The Main door & Pooja door will be of teak frame, with brass fitting and cylindrical locks. (One with grill and other of complete teak wood panel). Other doorframes will be of Ghana Teak and FRP designer doors with polish finish. UPVC windows with MS grills and 4mm thick-pinned glass will be provided. Aluminium louvered ventilators with MS grills will be provided for bath rooms. Lever locks for all other doors.
Brick Work & Plastering	First quality chamber bricks (or) Fly ash of cm. 1: 6 mix. Ceiling plastering will be of cm. 1: 3 mix. (Wherever necessary). Inner and outer wall area will be plastered with cm. 1: 5 mix.
Plumbing	Complete concealed wiring with ISI copper wires. (Finolex, RR, Polycab or equivalent). Modular switches will be provided. (Legrand & Equivalent brands basic model). TV and Telephone points at hall and in all bed rooms.
Electrification	Suitable switches will be provided wherever necessary. Intercom for all flats connected to security with inter conference facility. A/C. point provision in all Bed rooms & Hall. Ample 15 Amps & 5 amps power plug provision in Kitchen.
Plumbing	Complete concealed pipelines inside the building and open pipelines in outer areas. Foam flow CP pipe fittings will be provided. (Grohe / Jaguar – High end fittings). Parry ware or Hind ware or equivalent closets and Counter top washbasins will be provided in light colours. Drinking water line for Kitchen only.
Flooring & Tiles	Vitrified tiles for Hall and other area. Kitchen platform with granite top with glazed tiles upto 4'0" ht (7'0" Level ht) above cooking platform. Dadoing of glazed tiles up to 8'6" ht in toilets. Flooring in toilets will be of anti skid ceramic tile finish. Grand flooring for parking area.
Painting	Inner wall areas will be finished with putty and two coats of colored water primer. Exterior walls will be finished with exterior paint as per architect's colour scheme. Main door melamine polished and all other doors & grill will be painted with two coat of Enamel paint over one coat of primer and putty.
Weathering Course	Red tiles over brick jelly & lime mortar mix for required slope. Parapet wall will be constructed to a ht of 3'6".

ROUTE MAP



SCAN THE QR
CODE AND
GET THE EXACT
LOCATION

FOR BOOKING :

"பாரதி" Er. S.K. Senthilkumar, B.E., F.I.V.,

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119-V, Greenways Road, Fairlands, Salem-636 016.

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PROMOTERS & ENGINEERS



* This Brouchre is purely conceptual and not a legal offering. The promoter reserve the right to alter / delete /add any specifications mentioned.*