Chola Builders
PROMOTERS & ENGINEERS

READY TO MOVE



FAIRLANDS, SALEM

Chola Iyyngaran

Spacious 3 BHK homes on Brindavan Road, in the heart of Fairlands. A completed building with a swimming pool and two lifts, ready to move into now.

- 2, 3 & 4 BHK
- Stilt + 4 floors
- 40 homes
- Ready to move

ARTIST'S IMPRESSION

96598 44352 · 98427 44352

www.cholabuilders.co.in

THE PROJECT

At a glance

CHOLA IYYNGARAN

PROJECT FACTS

Location	**Fairlands, Salem 636 016**
Configuration	**2, 3 & 4 BHK apartments**
Structure	**Stilt + 4 floors**
Total homes	**40 apartments**
Homes per floor	**Ten, Flats A to J**
Possession	**Ready to move**
RERA	**TN/07/Building/0282/2018**

AMENITIES

- Swimming pool
- Children's play area
- Multi-purpose hall
- Garden areas
- Two lifts
- 100% power backup
- CCTV surveillance and security cabin
- Covered stilt parking

Why Fairlands

Fairlands is Salem's most established residential address. Lotus Eye Hospital is on Brindavan Road itself, SKS and Shanmuga hospitals are minutes away, and Holy Angels' Public School and Sri Sarada College for Women are in the same neighbourhood. The new bus stand is 3 minutes from the gate.

3 min	7 min	Nearby	Nearby
New bus stand	Old bus stand	Lotus Eye Hospital, Brindavan Road	SKS Hospital, Alagapuram

Areas are from the approved area statement. Plans and dimensions are indicative. Contact our office for the current price and a viewing.

THE ADDRESS

Location and connectivity

Chola Iyyngaran sits on Brindavan Road 3rd Cross, in Fairlands, a planned residential colony and one of the most sought-after addresses in Salem. Hospitals, schools, banks and temples are all within the neighbourhood, so daily life rarely needs a long drive.

GETTING AROUND

New bus stand	3 min
Old bus stand	7 min

SCHOOLS

Sri Sarada College for Women	1.6 km
Holy Angels' Public School	

HOSPITALS

- Lotus Eye Hospital, Brindavan Road
- SKS Hospital, Alagapuram
- Shanmuga Hospital, Sarada College Road

ALSO CLOSE BY

- Sri Venkatachalapathy Temple
- HDFC Bank

THE SITE

Chola Iyyngaran
Fairlands, Salem 636 016

OUR OFFICE

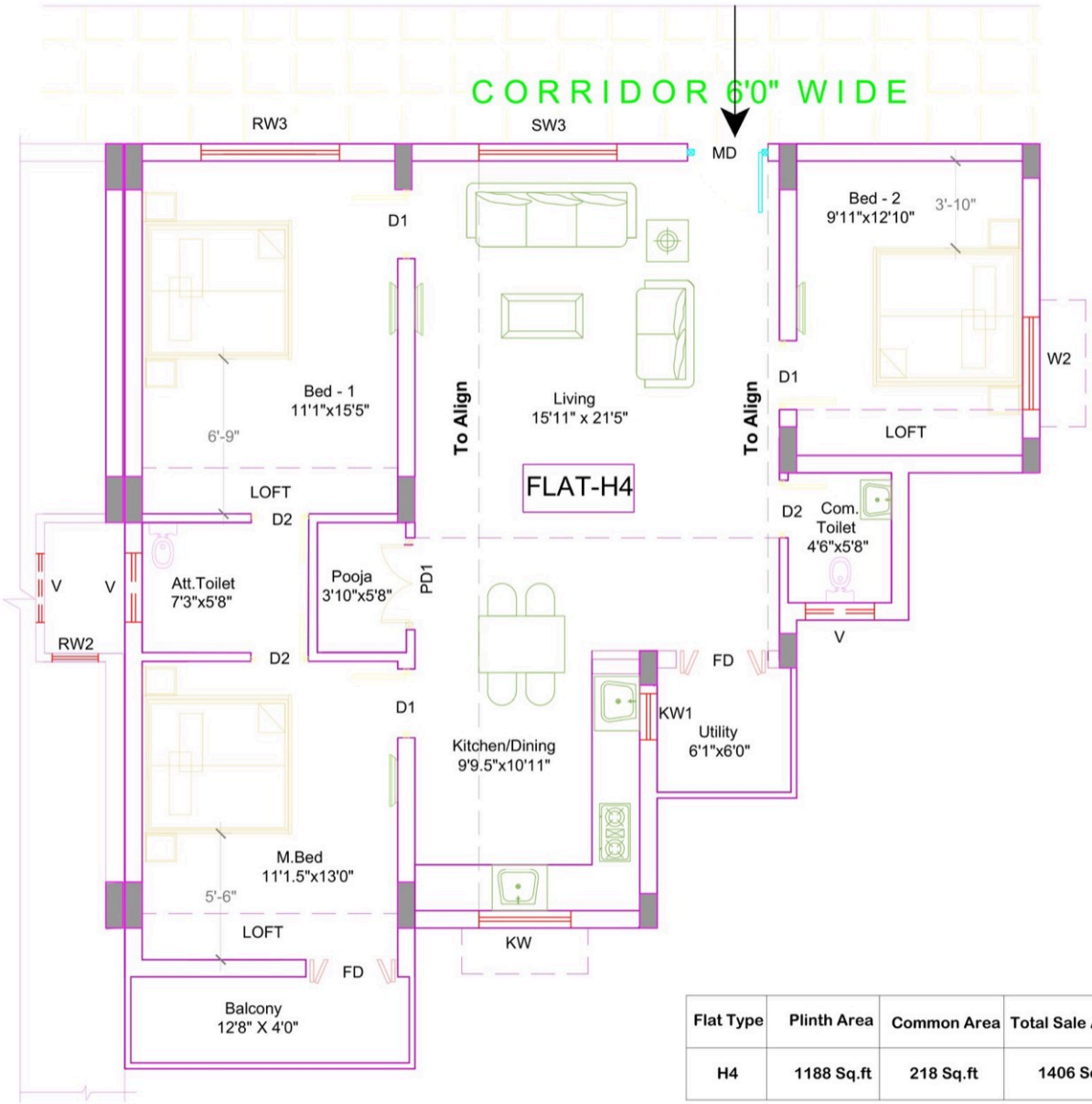
No. 25/1, First Floor, Vinayagar Kovil Street,
Swarnapuri, Salem 636 004, Tamil Nadu
Mon to Sat, 9:30 AM to 7:00 PM

FLAT H4

Flat H4

AVAILABLE

A 21 foot living room at the heart of the home, with a pooja room, an attached toilet and a balcony off the master bedroom.



Flat Type	Plinth Area	Common Area	Total Sale Area	UDS
H4	1188 Sq.ft	218 Sq.ft	1406 Sq.ft	529 Sq.ft

Flat H4 · 3 BHK

- Sale area 1,406 sq.ft
- Plinth 1,188 sq.ft
- Common area 218 sq.ft
- UDS 529 sq.ft

Living spaces

- Living 15'11" x 21'5"
- Kitchen / dining 9'9½" x 10'11"
- Utility 6'1" x 6'0"
- Pooja 3'10" x 5'8"
- Balcony 12'8" x 4'0"

Bedrooms and baths

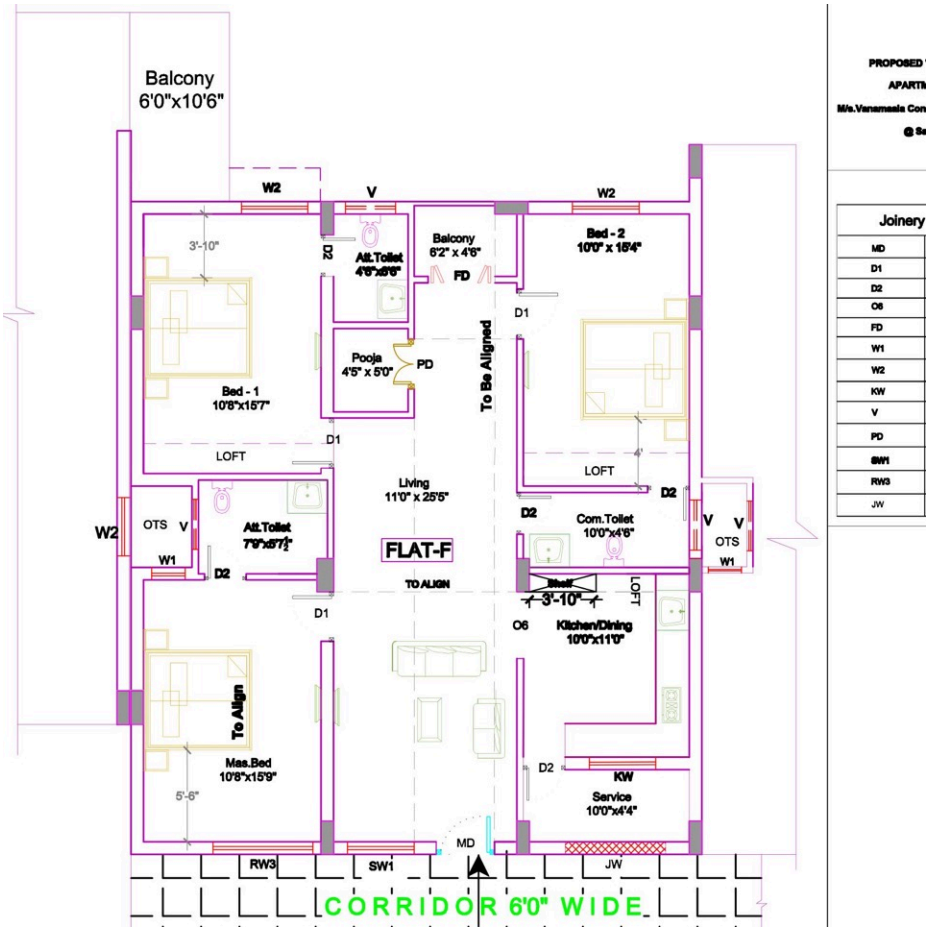
- Master bedroom 11'1½" x 13'0"
- Bedroom 11'1" x 15'5"
- Bedroom 9'11" x 12'10"
- Attached toilet 7'3" x 5'8"
- Common toilet 4'6" x 5'8"

FLAT F3

Flat F3

AVAILABLE

Three large bedrooms, each over 15 feet long, around a 25 foot living room, with two balconies and a separate service area.



Flat F3 · 3 BHK

- Sale area 1,537 sq.ft
- Plinth 1,299 sq.ft
- Common area 238 sq.ft
- UDS 581.5 sq.ft

Living spaces

- Living 11'0" x 25'5"
- Kitchen / dining 10'0" x 11'0"
- Service 10'0" x 4'4"
- Pooja 4'5" x 5'0"
- Balcony 6'0" x 10'6"
- Balcony 6'2" x 4'6"

Bedrooms and baths

- Master bedroom 10'8" x 15'9"
- Bedroom 10'8" x 15'7"
- Bedroom 10'0" x 15'4"
- Two attached toilets
- Common toilet 10'0" x 4'6"

TYPICAL FLOOR

Flats A to J

CHOLA IYYNGARAN

Ten homes on each floor, around two lift cores and 6 foot corridors.



On every floor

- Ten flats, A to J
- 2, 3 and 4 BHK layouts
- Two lifts
- Corridors 6'0" wide

THE COMPANY

About Chola Builders

CHOLA IYYNGARAN

Chola Builders started in 1994, when Senthil Kumar, a young civil engineer from Salem, set out with one idea: build homes the right way, and stand behind them long after the keys change hands.

Three decades on, that idea hasn't changed. What's grown is the team around him, the technology in our sites, and the trust 1,000+ families have placed in our work.

1994	1000+	100+
Founded in Salem	Homes delivered	Projects delivered



S.K. Senthil Kumar

B.E Civil · Fellow, Institution of Valuers (India)

Founder & Managing Director

"At Chola, every project is handled as if it's our own."

WHAT WE BUILD

Apartments · **Villas** · **Commercial spaces** · **Senior retirement homes** · **Real estate plots**

Quality

We use only trusted materials.

Transparency

You'll always know what's happening.

Timely delivery

We respect your time and your budget.

Customer first

Your satisfaction sets our standard.

TRACK RECORD

Projects we have delivered

A selection of homes Chola Builders has promoted and handed over across Tamil Nadu. Many more are not listed here.

PROJECT	HOMES	LOCATION	BUILT-UP
Chola Iyyngaran	40 flats	Brindavan Road, Salem	90,000 sq.ft
Chola Vaibhav	48 flats	Annathanapatti, Salem	68,100 sq.ft
Chola Lake View	36 flats	Kannankurichi, Salem	60,000 sq.ft
Chola Rishi Maharaj	27 flats	Near 5 Roads, Salem	40,000 sq.ft
Chola Sri Chakras	12 flats, 28 shops	Arunachala Aasari Street, Salem	31,000 sq.ft
Chola Chendhur	16 flats	Azhagar Nagar, Salem	26,000 sq.ft
Chola Rajarajan	16 flats	Vaishnavi Garden, Salem	25,000 sq.ft
Chola Sri Viswa	12 flats	Near Town Railway Station, Salem	23,000 sq.ft
Chola Sai Krishna	12 flats	Brindavan Road, Salem	22,500 sq.ft
Chola Chaitanya	12 flats	Brindavan Road, Salem	22,000 sq.ft
Sri Padmam	12 flats	Old Suramangalam, Salem	17,500 sq.ft
Kamban Kudil	10 flats	Thoppukadu, Salem	15,000 sq.ft
Vasavi Enclave	6 flats	Maravaneri II Cross, Salem	13,850 sq.ft
Renuka Residency	9 flats	Near Saradha College, Salem	10,000 sq.ft
Chola Raj Castle	8 flats	Near Town Railway Station, Salem	9,750 sq.ft
Chola Enclave	9 plots	Gorimedu, Salem	33,500 sq.ft
CRT Anugraha	26 shops	Saradha College Road, Salem	25,000 sq.ft
CRT Elite	16 flats	Periyar Nagar, Erode	21,600 sq.ft
Dwaraka Mayi	16 flats	Saibaba Colony, Coimbatore	30,000 sq.ft
Saranga & Krishna Homes	16 flats	Camp Road Junction, Chennai	18,000 sq.ft
Chola Mathura Homes	14 flats	Medavakkam, Chennai	11,640 sq.ft
Padmaa Sundaram	9 flats	Vadapalani, Chennai	9,700 sq.ft

Built as engineers and contractors

- More than 100 independent houses and bungalows in and around Salem, Erode and Dharmapuri
- Industrial buildings: silos, flour mills, cold storage and multi-storey warehouses across Tamil Nadu
- Commercial buildings: shopping plazas and jewellery showrooms in Salem, Erode and Tanjore
- Community buildings: kalyana mandapams and an exhibition hall in Salem and Attur

FOR BOOKINGS AND SITE VISITS
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Do come and visit us

A Chola Builders residence in Fairlands, Salem.

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Swarnapuri, Salem 636 004, Tamil Nadu
Mon to Sat, 9:30 AM to 7:00 PM

Chola Iyyngaran, Fairlands, Salem 636 016. RERA TN/07/Building/0282/2018. This brochure is for information only and does not form part of any offer or contract. Drawings are indicative and not to scale. Please verify all details with our office before booking.