

NEW FAIRLANDS, SALEM

Chola Maitreya

A boutique residence of just five homes. One or two families per floor, so the building stays quiet and private.

2, 3 & 4 BHK

Stilt + 4 floors

5 homes only

Ready to move

ARTIST'S IMPRESSION

At a glance

CHOLA MAITREYA

PROJECT FACTS

Location **New Fairlands, Salem 636 016**

Configuration **2, 3 & 4 BHK apartments**

Structure **Stilt + 4 floors**

Total homes **5 apartments**

Home sizes **From 1,522 sq.ft saleable**

Car parking **8 covered car parks**

Possession **Ready to move**

Availability **One home left**

AMENITIES

- ☐ Lift serving every floor
- ☐ 100% power backup for common areas
- ☐ CCTV surveillance
- ☐ Security cabin
- ☐ 8 covered car parks
- ☐ Pooja room in every home
- ☐ Vastu-compliant layouts
- ☐ Utility and balconies in every home

The one home still available

The second floor is a single 4 BHK of 3,194 sq.ft saleable. A living room of 27'3" x 15'9", a separate home theatre, a roof garden off the master bedroom, four bedrooms, a pooja room, a store and a utility. It is ready to move into. Every other home at Chola Maitreya is sold.

5 min

Hasthampatty

5 min

New bus stand

Nearby

Devi Hospital

Nearby

Salem Central Co-operative Bank Ltd

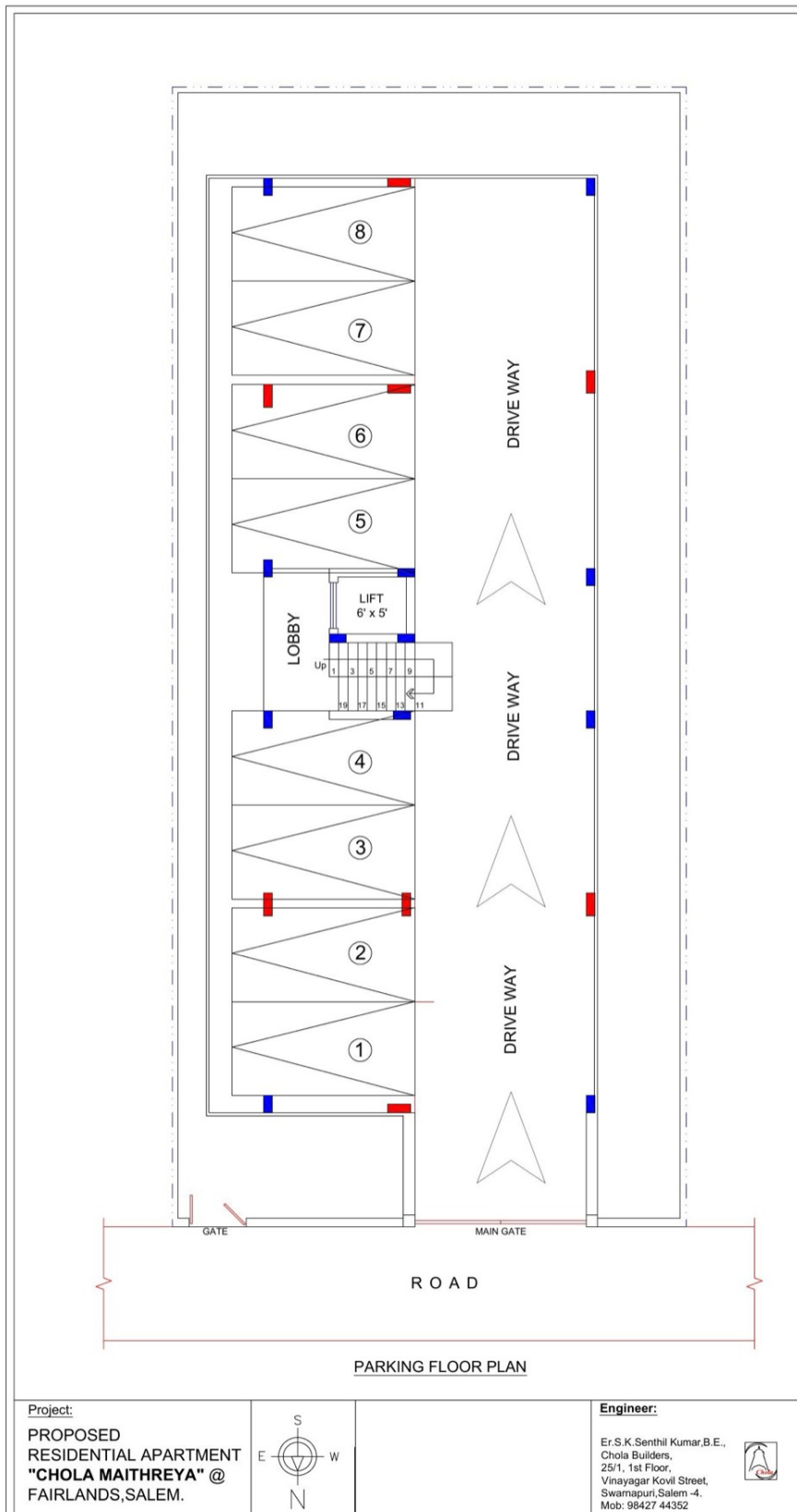
Areas shown are saleable areas as per the approved drawings. Plans and dimensions are indicative and subject to site conditions. Contact our office for the current price and payment schedule.

Parking floor

Eight covered car parks off a wide driveway, with the lift lobby and staircase in the middle of the block.

What is here

- 8 covered car parks
- Wide internal driveway
- Lift and staircase lobby
- Main gate and side gate



Two 2 BHK homes

SOLD

Two homes share this floor, each with its own pooja room, utility and balconies.

Unit A1 · 2 BHK

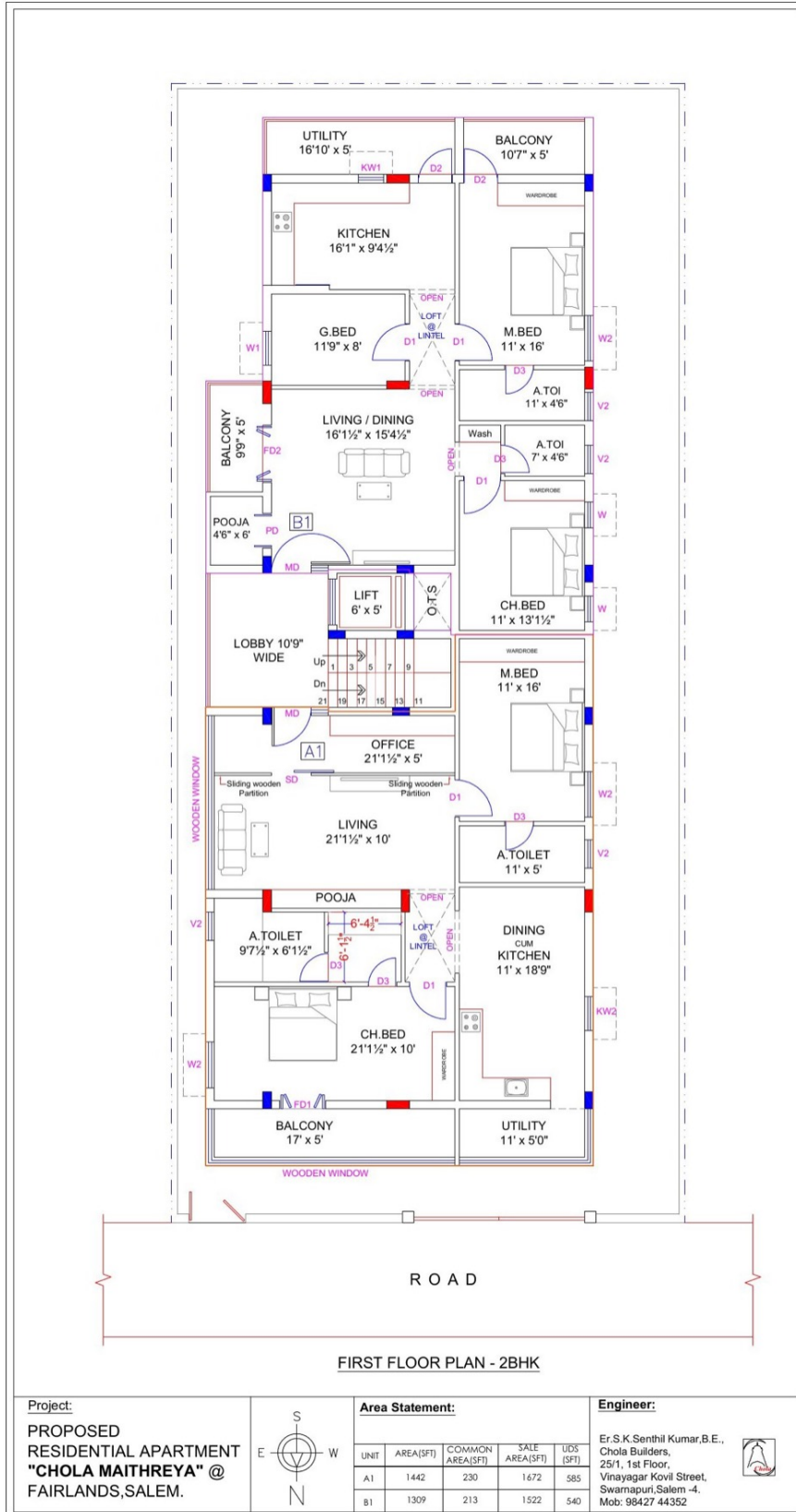
- Saleable 1,672 sq.ft
- Plinth 1,442 + common 230
- UDS 585 sq.ft

Unit B1 · 2 BHK

- Saleable 1,522 sq.ft
- Plinth 1,309 + common 213
- UDS 540 sq.ft

Rooms include

- Living 21'1½" x 10'
- Dining cum kitchen 11' x 18'9"
- Master bedroom 11' x 16'
- Pooja room, utility, balconies



4 BHK, the whole floor

AVAILABLE

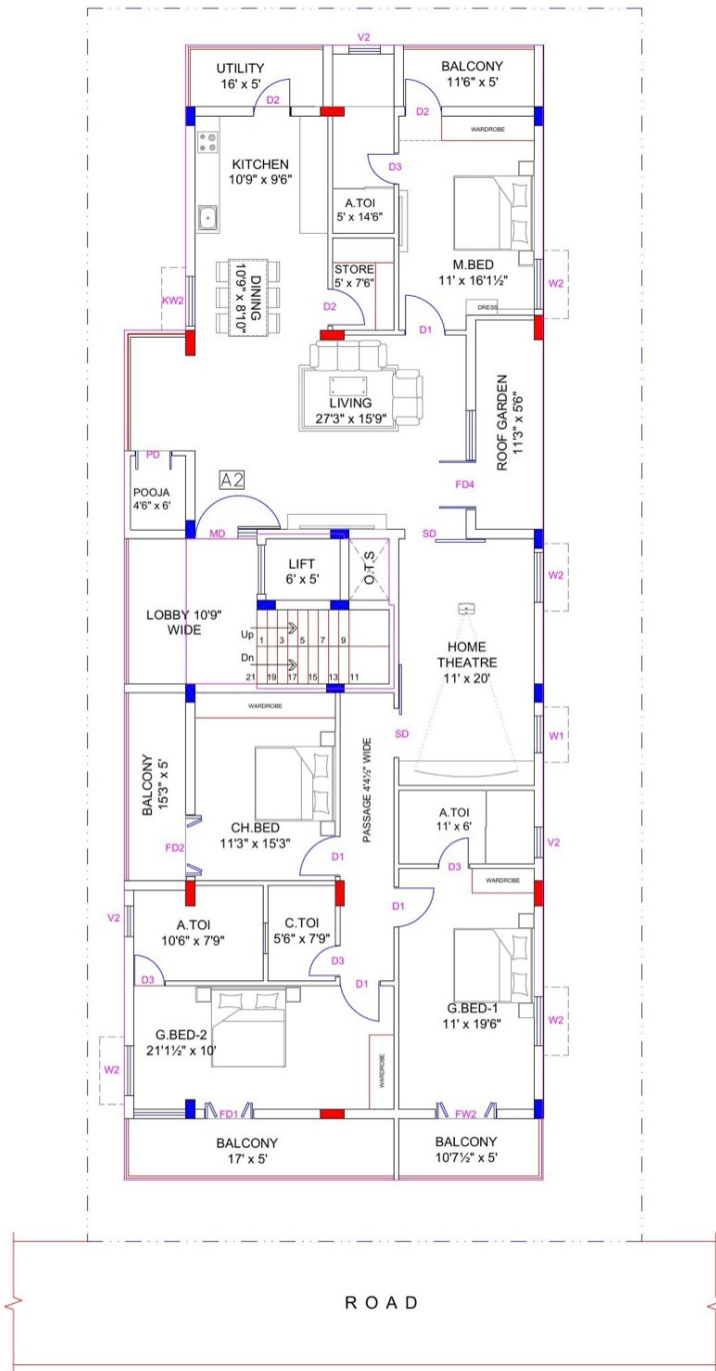
One home takes the entire second floor. This is the last home available at Chola Maitreya.

Unit A2 · 4 BHK

- Saleable 3,194 sq.ft
- Plinth 2,751 + common 443
- UDS 1,125 sq.ft

Rooms include

- Living 27'3" x 15'9"
- Home theatre 11' x 20'
- Roof garden 11'3" x 5'6"
- Master bedroom 11' x 16'1½" with dress
- Guest bedroom 11' x 19'6"
- Kitchen, store, pooja, utility
- Three balconies



SECOND FLOOR PLAN - 4BHK

Project:

PROPOSED
RESIDENTIAL APARTMENT
"CHOLA MAITHREYA" @
FAIRLANDS, SALEM.



Area Statement:

Flat - A2 Plinth area: 2751.00 Sqft.
Common area : 443.00 Sqft.
Saleable Area : 3194.00 Sqft.
UDS Area : 1125.00 Sqft.

Engineer:

Er.S.K.Senthil Kumar,B.E.,
Chola Builders,
25/1, 1st Floor,
Vinayagar Kovil Street,
Swamapuram, Salem -4.
Mob: 98427 44352



3 BHK duplex, lower level

SOLD

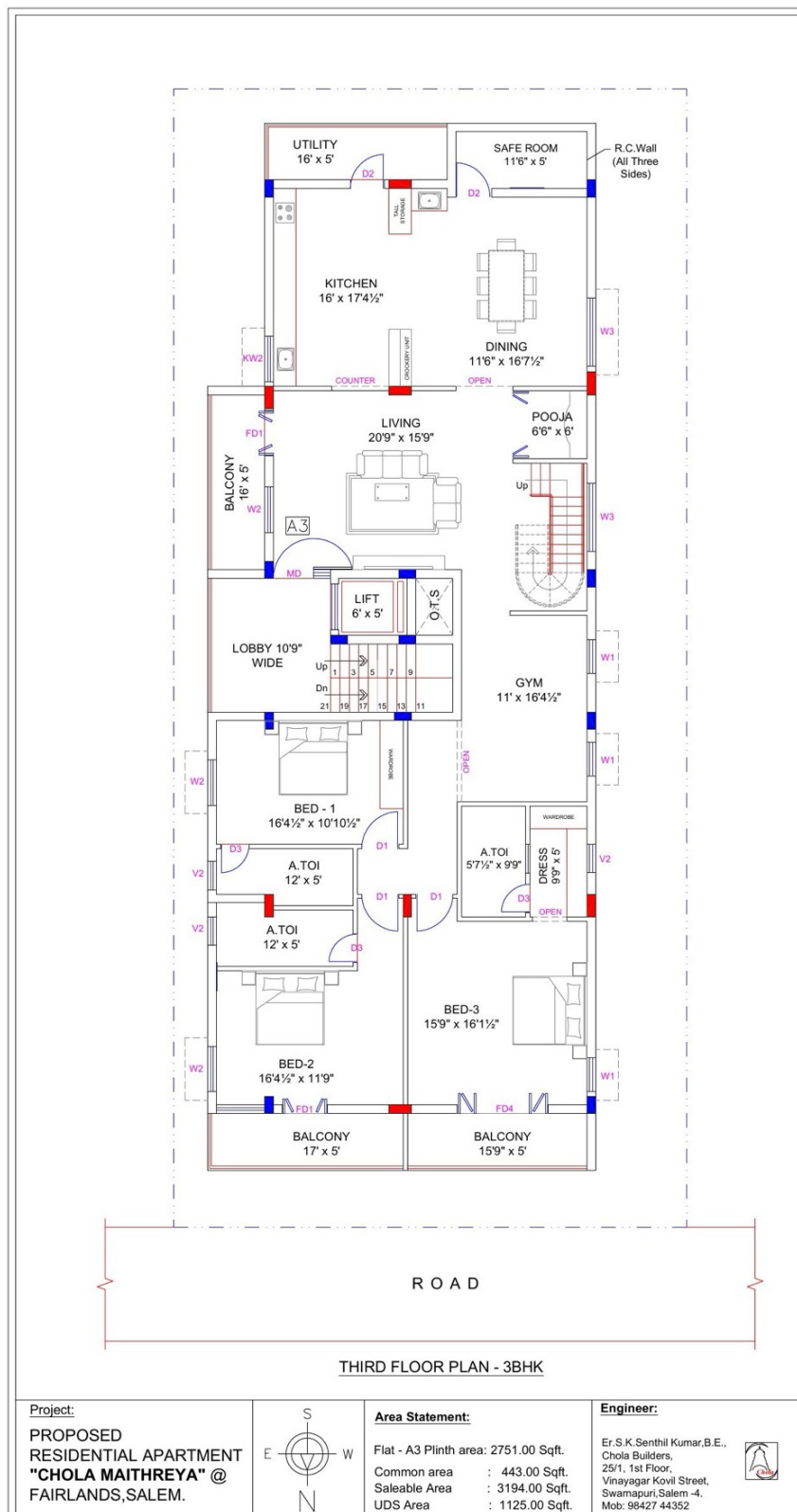
The duplex lives across two floors, with a private spiral staircase from this level up to the bedrooms above.

Unit A3 · 3 BHK duplex

- Lower level of the duplex
- Bedrooms on the floor above
- Total duplex area on request

Rooms include

- Living 20'9" x 15'9"
- Kitchen 16' x 17'4½"
- Dining 11'6" x 16'7½"
- Three bedrooms
- Gym 11' x 16'4½"
- Safe room 11'6" x 5'
- Pooja room, utility, balconies



2 BHK, and the duplex above

SOLD

One 2 BHK home shares this floor with the upper level of the third floor duplex.

Unit A4 · 2 BHK

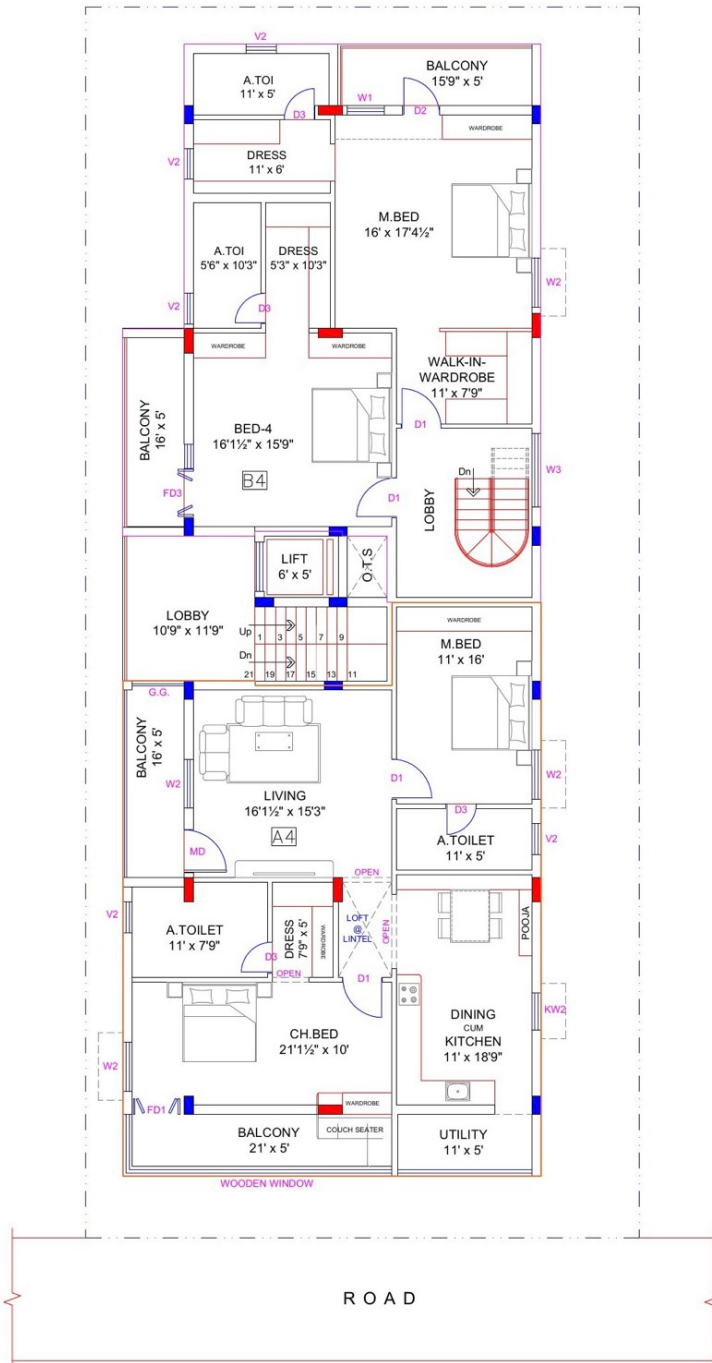
- Saleable 1,672 sq.ft
- Plinth 1,442 + common 230
- UDS 585 sq.ft

Rooms include

- Living 16'1½" x 15'3"
- Dining cum kitchen 11' x 18'9"
- Master bedroom 11' x 16'
- Children's bedroom 21'1½" x 10'
- Pooja room, utility, balcony 21' x 5'

Duplex upper level

- Master bedroom 16' x 17'4½"
- Bedroom 16'1½" x 15'9"
- Walk-in wardrobe 11' x 7'9"
- Two dress rooms, three balconies



FOURTH FLOOR PLAN - 2BHK

Project:

PROPOSED
RESIDENTIAL APARTMENT
"CHOLA MAITHREYA" @
FAIRLANDS, SALEM.



Area Statement:

UNIT	AREA(SFT)	COMMON AREA(SFT)	SALE AREA(SFT)	UDS (SFT)
A4	1442	230	1672	585
B4	1309	213	1522	540

Engineer:

Er.S.K.Senthil Kumar,B.E.,
Chola Builders,
25/1, 1st Floor,
Vinayagar Kovil Street,
Swamapuram, Salem -4.
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About Chola Builders

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

Founded in Salem

1000+

Homes delivered

22

Projects handed over



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.



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



Come and see it

30+ years. 1000+ homes. Built in Salem since 1994.

96598 44352 · 98427 44352

www.cholabuilders.co.in

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