



VĀRĀM

Who We Are

Everyone has the dream to own a house filled with peace and happiness. Big money must not be the important criteria to own a place of living. We at Sriharsham have the dream to offer affordable villas to anyone who loves to have their own living space with bright sunlight and fresh air.

With our two decades of experience we know where to spend and where to save while building your villas. With all modern amenities that a home could afford, we plan and schedule your place of living. We also take care to build villas that are eco-friendly and energy efficient to make your home look cozy and convenient.

Our Mission

Plan and schedule every project diligently to ensure happiness and satisfaction at all levels and to raise your hopes and happiness with our scheduled, timely-fulfilled projects.

Our Values

Integrity

Strongly built on integrity, we schedule and work on our villa projects adopting the highest standards in the construction industry. Being ethical, we strive to be honest and transparent with our sub-contractors, clients, public, and other personnel who work with us.

Innovation

Meeting to the day-to-day standards of life, we constantly work on our building plans and other procedures and fulfill the changing needs of the modern customers.

Sustainability

Adhering to environmental friendly plans and processes, we adopt efficient, sustainable practices that will provide a healthy living place with warmth and fresh air.

Our Vision

Offering an affordable villa in alignment with the nature and fill your home with happiness, peace and beauty.



POIYAMOZI

Managing Director

With more than two decades of experience in the construction industry, his sincere efforts have finally evolved into fulfilling the dreams of an average man by offering affordable villas within their planned budget. Understanding the common needs of a comfortable home, he has successfully built homes filled with peace and prosperity.



SANDHYA

Joint Managing Director

With more than a decade of experience, she has been constantly in touch with the latest developments in the construction industry. With her input, she has helped to evolve homes that reflected peace and happiness in every nook and corner of affordable villas.

Our Team

With our dedicated team that comprises architects, engineers, and other professionals who strive to bring out the best in constructing villas that bring both comfort and peace, we believe we could achieve the best.

Our architects always visualize from scratch how your villa will be, interior designers will help your living space turn into an exceptional one and other functional experts will put in their full efforts to transform the model into a real one.

VARAM

100% Fully Customisable

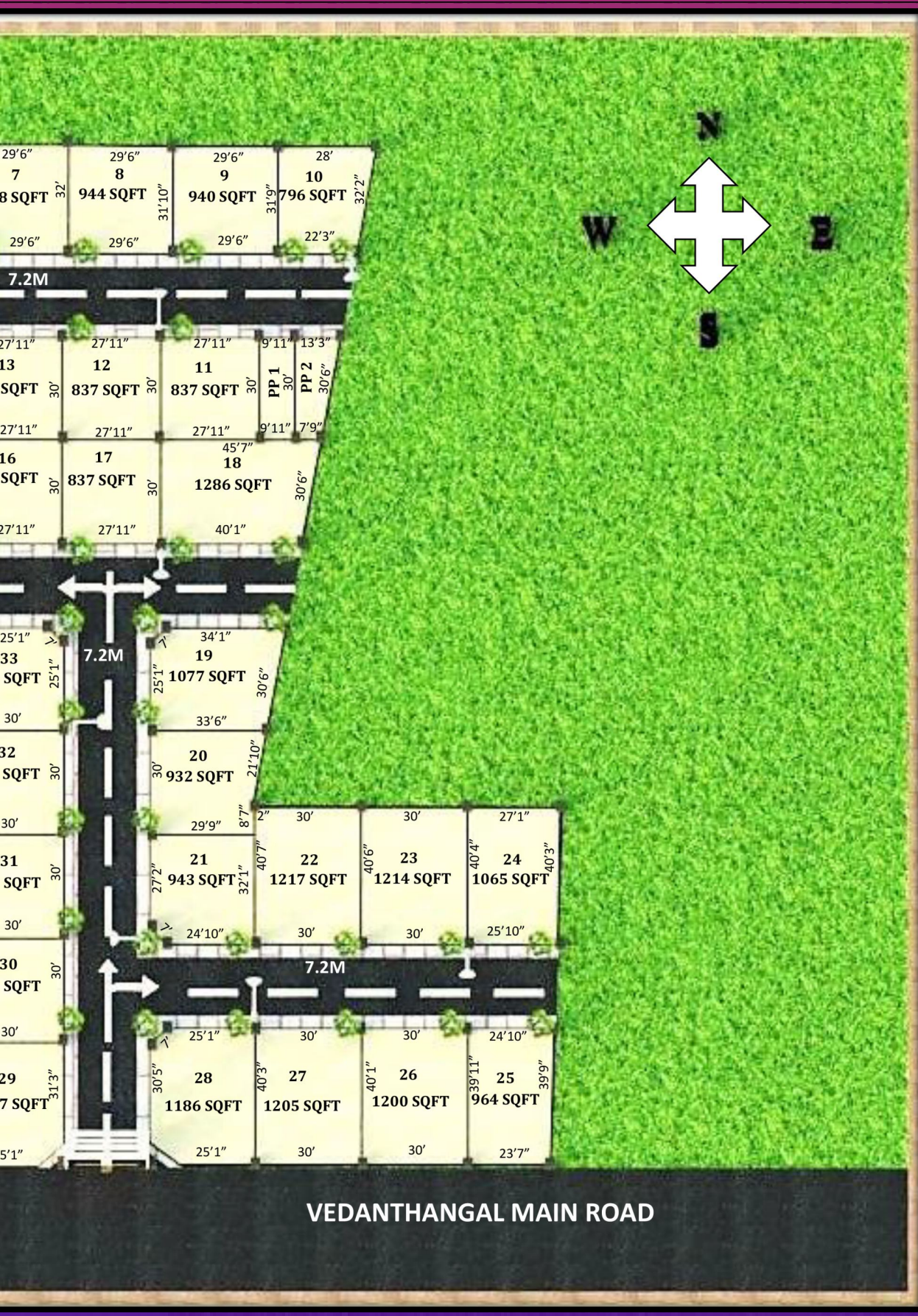


CMDA approved: # 22/2023
TNRERA No. TN/01/Layout/1105/2023



Site Master Plan









Ground Floor



First Floor





Vivus Villa No
02





Varun Villa No
03

Varun Villa No
03

Ground Floor



First Floor



Amenities



Club House

Amenities

Swimming Pool



Roof-top Football

Indoor Games



Chess



Carrom



Table Tennis



Billiards

Gym



Yoga Hall



Multipurpose Hall

24X7 Security



Security Room



24X7 Coverage



Video Door

Emergency Backup Power



Street Lights



Skating



Black top road with Avenue trees



Walking Paths

Water Treatment Plant - Hydro Pnuematic System



Sewage Treatment Plant

Construction Specifications

Structure

- Isolated Footing Foundation
- RCC framed Structure
- Concrete bricks and plastering

Flooring

- KAJARIA vitrified tiles living, dining @ bed room
- KAJARIA vitrified tiles kitchen and bathroom
- Vitrified tiles in kitchen
- Combination of stone/ceramic tiles in toilets

Wall tiles/Dado

- Combination of stone/ceramic tiles in toilets upto 2.1 metres in height

Joineries

- Teak wood frame for the main door with solid shutter
- Wooden frame with solid shutter for bedrooms and toilets
- UPVC with clear / tinted / frosted glass for windows

Painting

- All internal walls with two coats of royal/premium emulsion paint over a layer of putty
- External walls with weather-proof paint.

Sanitary ware and CP fittings

- Sanitary ware of JAGUAR or equivalent make
- CP fittings of JAGUAR or equivalent make

Electrical

- Three phase power supply with fully concealed wiring
- Switches of LEGRAND or equivalent make
- Cables and wires of POLY CAB/ RR CABLE/ ORBIT/ KUNDAN or equivalent make.
- 100% Power back up

TV & Telephone points

- TV Points in living and all bedrooms
- Data and telephone points in living and all bedrooms

Recreational facilities/amenities

- Gym • Access Controlled Lobby
- CCTV Surveillance

Air conditioning

- Air conditioning provision in living area, and all bedrooms

Security

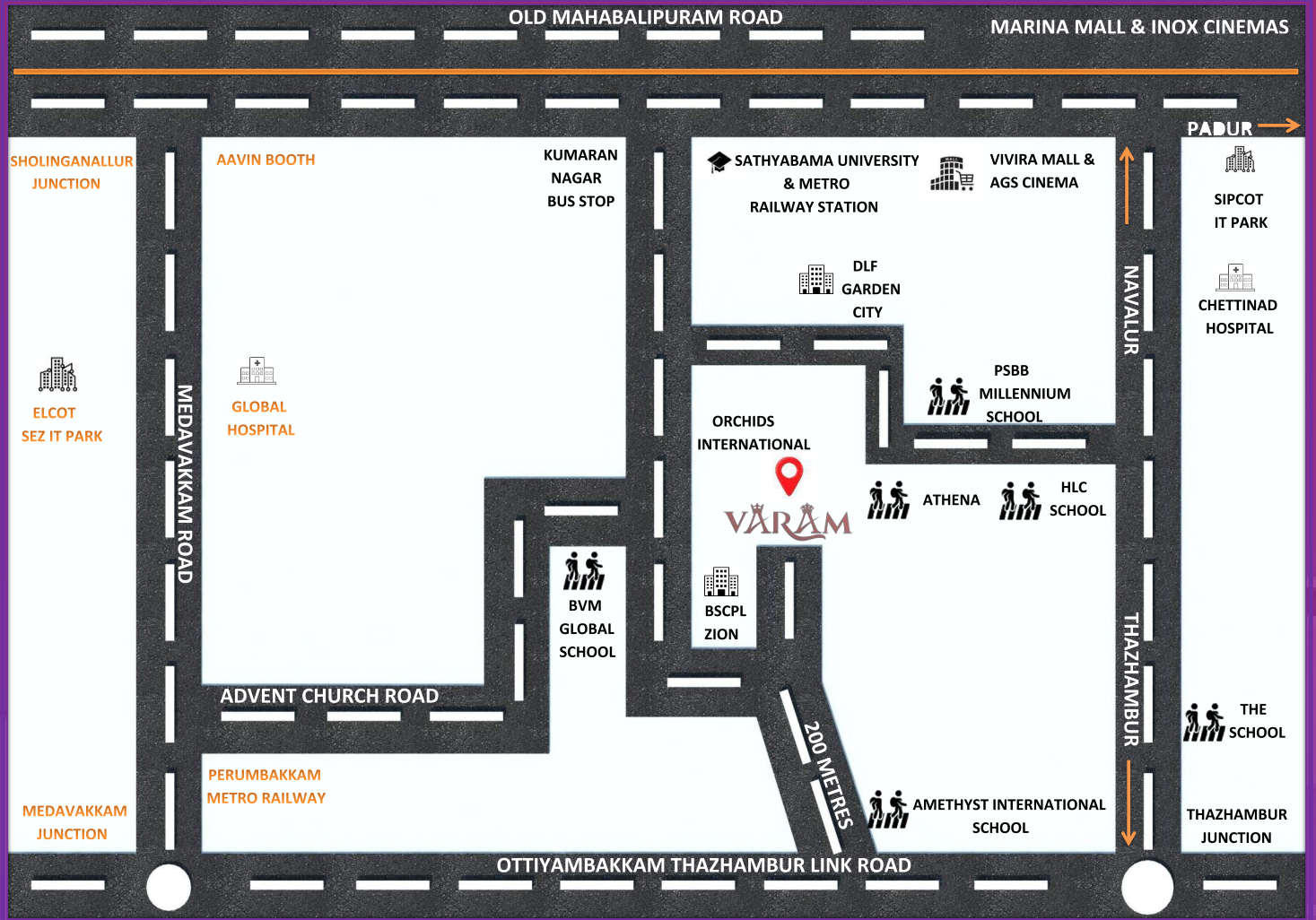
- Three - tiered security platform with relevant systems in place

Payment Schedule

SI No	VILLA PAYMENT BREAK UP	Percentage
1	Booking Advance	
2	At the Allotment (Less Booking Advance)	10%
3	At the time of Sale & Construction Agreement	10%
4	At the time of Registration	40%
5	At the time of Completion of the Basement	15%
6	At the time of Completion of the Ground & 1st Floor Slab	10%
7	At the time of Completion of the Ground & Second Floor Slab	5%
8	Completion of the Brick Work & Entire Plastering	5%
9	At the time of Completion of the Flooring and all the works	5%
		100%

SI No	PLOT PAYMENT BREAK UP	Percentage
1	Booking Advance	2,00,000
2	At the time of Sale & Development Agreement	20%
3	At the time of Registration	80%

Location



Address:

Survey No. 106/1a, Vedanthangal Nagar, Arasankazhani, Tambaram
Taluk, Chennai - 600 126

Proximity

Omr - 3 Kms | Vivira Mall - 5 Kms | Jeppiar University - 3.8 Kms
Ottiyambakkam Main Road - 200 Mts | Thazhambur - 3kms
The Orchids International School - 200 Mts | Perumbakkam - 2 Kms
Medavakkam - 3 Kms | Bvm Global School - 500 Mts | Marina Mall - 6 Kms
Global Hospital - 3 Kms | Chettinad Health City - 9 Kms
Psb Millenium School - 700 Mts | Hlc, Athena, Amethyst Schools.
Sathyabama University - 3.5 Kms | St' Joseph Engg - 3.8 Kms



Scan here for directions

Near By



250 BED SUPER SPECIALITY
HOSPITAL LOCATION MAP
A WELL ACCEPTED LOCATION



30 MINS FROM
CHENNAI AIRPORT



4 SCREEN
MULTIPLEX



HYPERMARKET



MANY REPUTED SCHOOLS,
HOSPITALS, COLLEGES AND
CONVENIENCES NEARBY.



JUST 5 MINS FROM
SHOLLINGANALLUR
& MEDAVAKKAM.



UPCOMING 2 DIFFERENT
METRO PHASE II LINES
JUST 2.5 KMS AWAY.



EASY ACCESS TO
ALL IT PARKS & SOCIAL



Address:

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Phone: +(91) 9555 567 567

Mail: info@sriharsham.in

Website: www.sriharsham.in



Scan here for directions