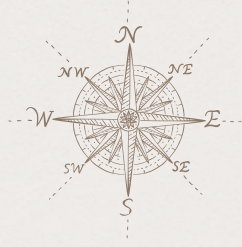


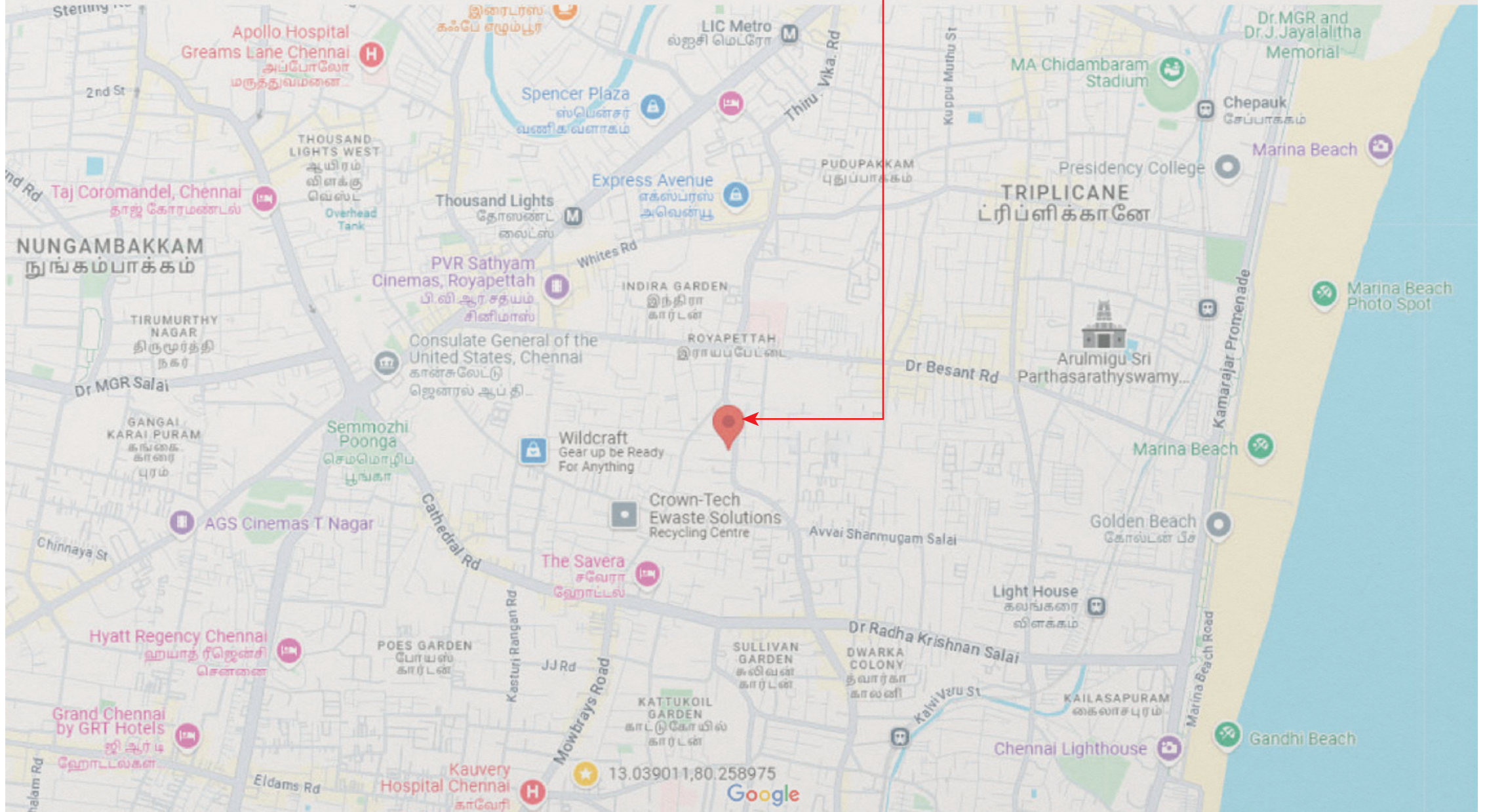
SREEROSH
AURELIA
Landmark Edition

STEEPED IN HISTORY
REIMAGINED IN STYLE.





SREEROSH
AURELIA
Landmark Edition



Ready for
a perfect blend of
style and story?



Most certainly, a property with a fascinating history, Pilot Grounds, Royapettah was once home to the first factory for Pilot Pens, a popular brand of ink pens, under license from Pilot Corporation of Japan!

But to people of a certain vintage, this property was always Pilot Theatre— India's second screening facility with Cinerama technology and a cinema hall that predominantly screened English movies in the early 1980s.

A sprawling property, and an iconic landmark in the city, it was also used extensively for film shoots and was a popular venue for film festivals.

S R E E R O S H
AURELIA
Fast-forward
to 2024



One part of the long-celebrated landmark is now ready for an epic transformation and is about to become one of the most coveted residential addresses in Royapettah.

Presenting Sreerosh Aurelia Residences – Your Home at Chennai's iconic landmark.

Luxury residences where your life takes the spotlight.

An extraordinary living experience that's real not reel.

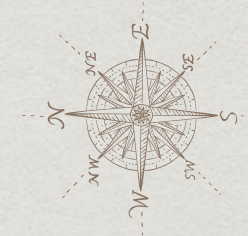
And the stage for a happily ever after in homes you would love to call your own.

Welcome to Sreerosh Aurelia – discover blockbuster living where you play the lead!

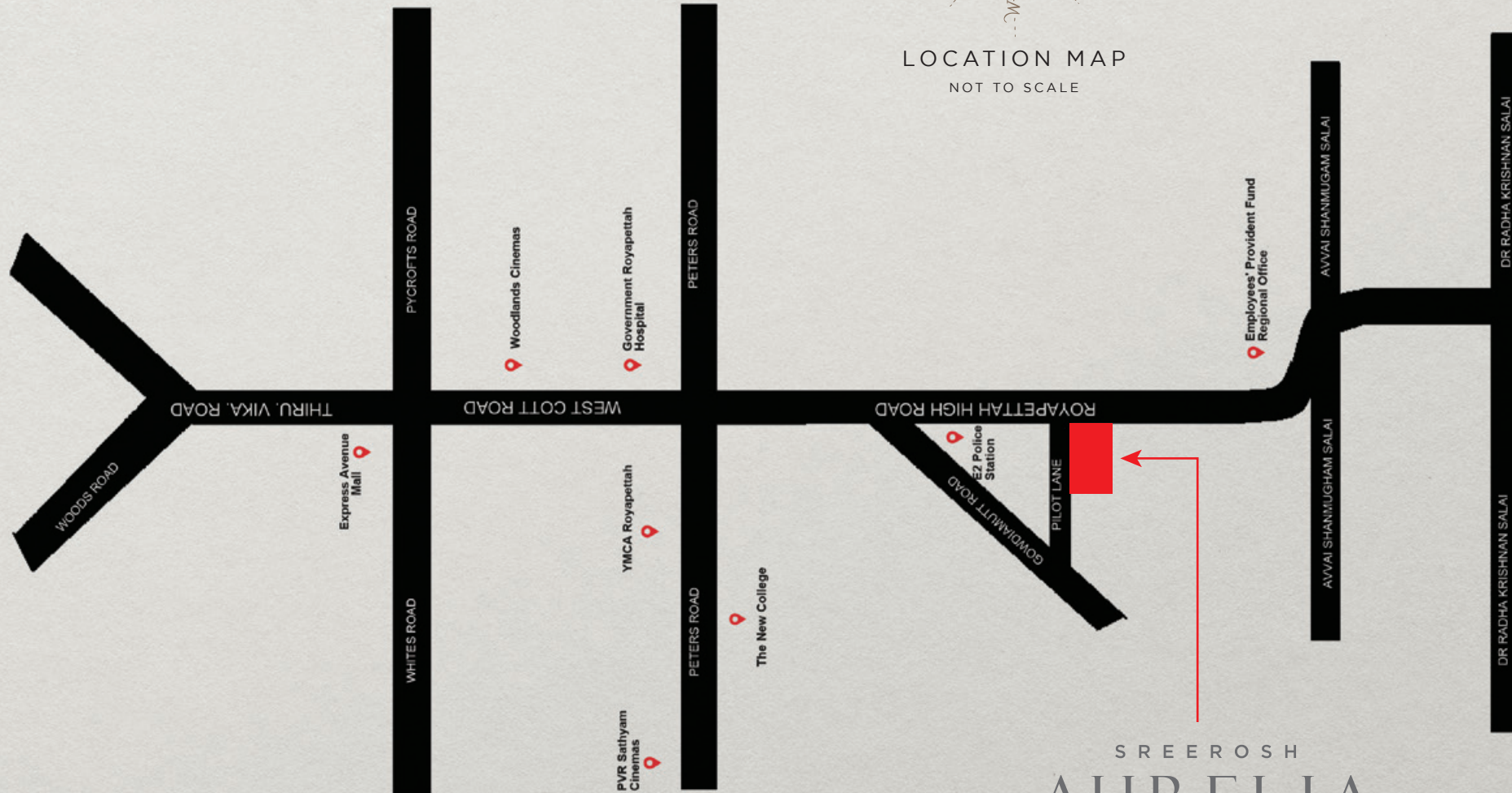
Ready for action?

Your time stands now.





LOCATION MAP
NOT TO SCALE



SREEROSH
AURELIA
Landmark Edition

64/270, Royapettah High Road
Royapettah, Chennai - 600 014

Live the Aurelia Lifestyle



Located in the heart of the city, Sreerosh Aurelia is the ideal blend of modern living and historic neighborhood charm. Just steps away from the energies of the city, these thoughtfully crafted luxury residences are everything you imagined and desired - beautiful, sophisticated, and perfect for urban living. Breathing life into the spaces, every square inch of the layout reflects meticulous attention to scale and proportion. From clean aesthetics to contemporary finishes, fixtures that accentuate, amenities, and facilities that maximize day-to-day life... Sreerosh Aurelia rolls out the red carpet to the lifestyle you demand, desire, and deserve.



Living and dining spaces that are bright, inside out

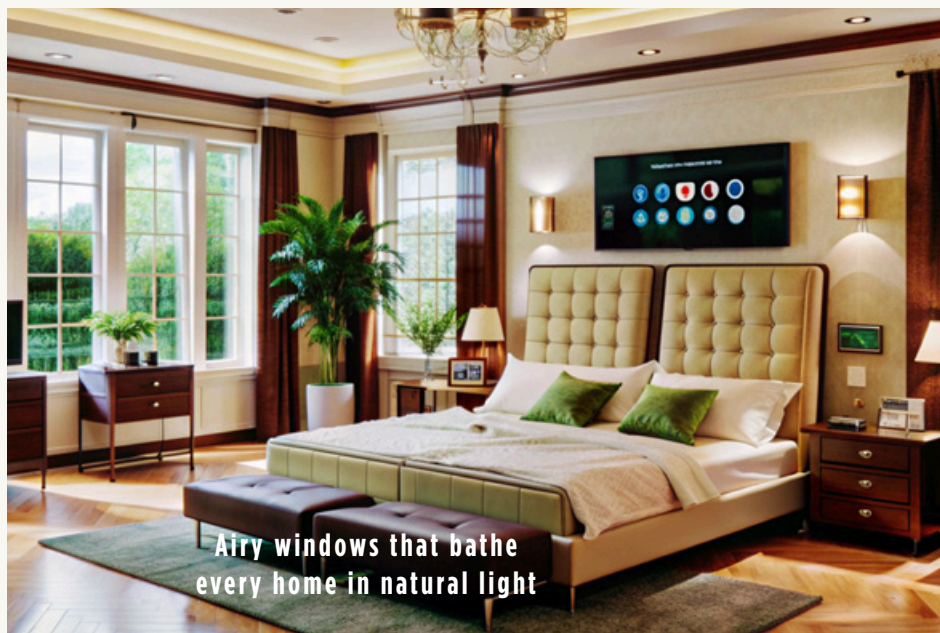


Flexible by design to adapt to changing needs and desires over time

Design, livability, and community intersect at Sreerosh Aurelia where everything is curated to balance the tempo of urban life and the privacy you deserve.



Thoughtfully designed floor plans that flow from chic interiors to breathtaking open spaces



Airy windows that bathe every home in natural light



Kitchens that balance functionality with warmth and convenience



Sreerosh Aurelia

Find what's
right for you

PROJECT DETAILS

Total Land Area	11 Grounds & 362 sq. ft.
Number of Blocks	2
Number of Floors in each Block	Stilt + 5
Total Number of Residences	53

RESIDENCE TYPE AND SIZES

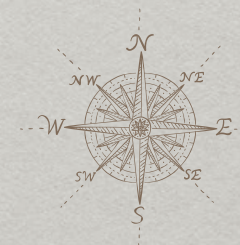
TWO BEDROOMS	975 sq. ft.
THREE BEDROOMS	1295/1300/1370/1380/1390/ 1400/1415/1475/1845 & 1920 sq. ft.

Rera No: TN/29/Building/0592/2024
(<https://rera.tn.gov.in>)



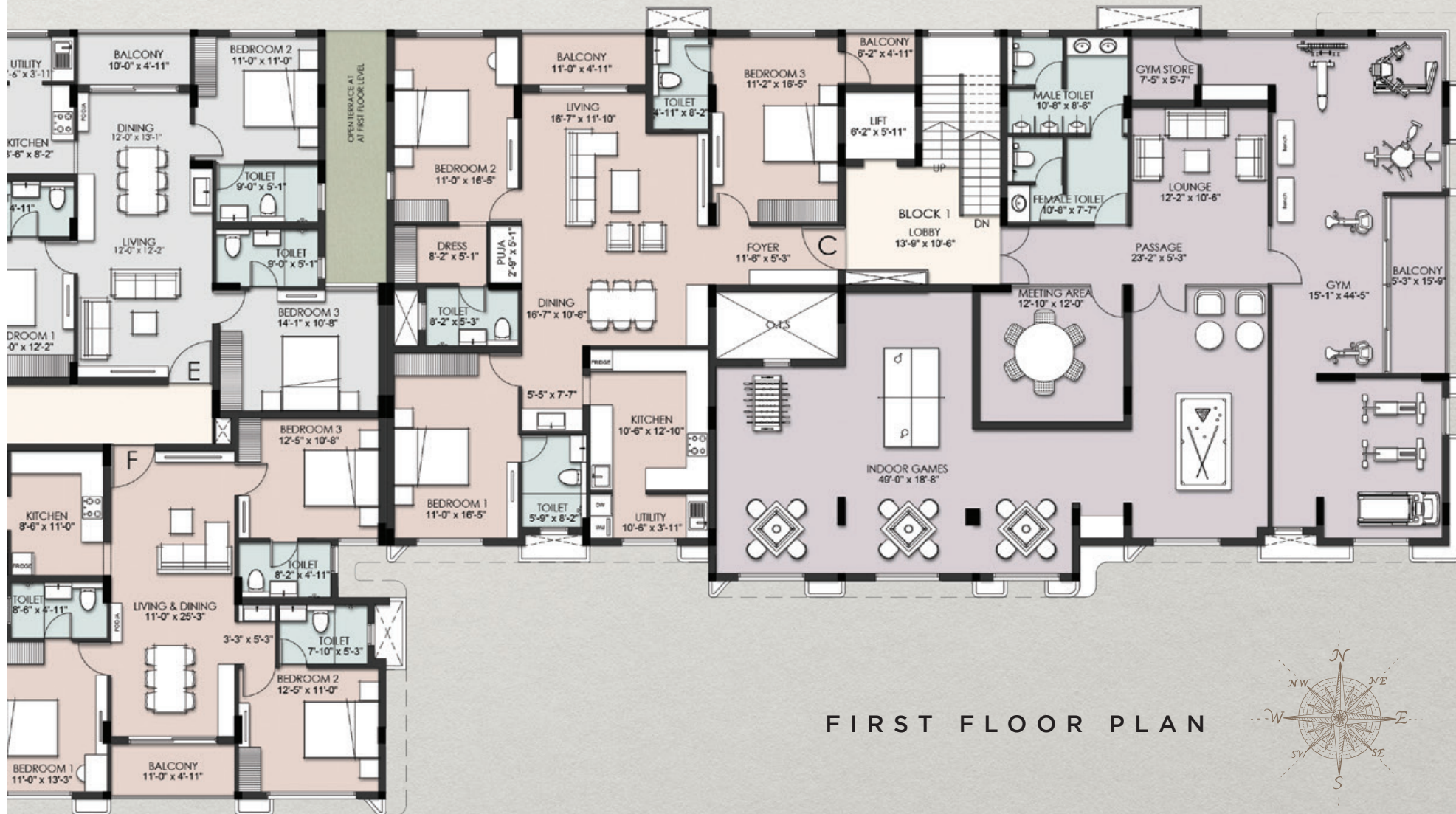


STILT FLOOR PLAN

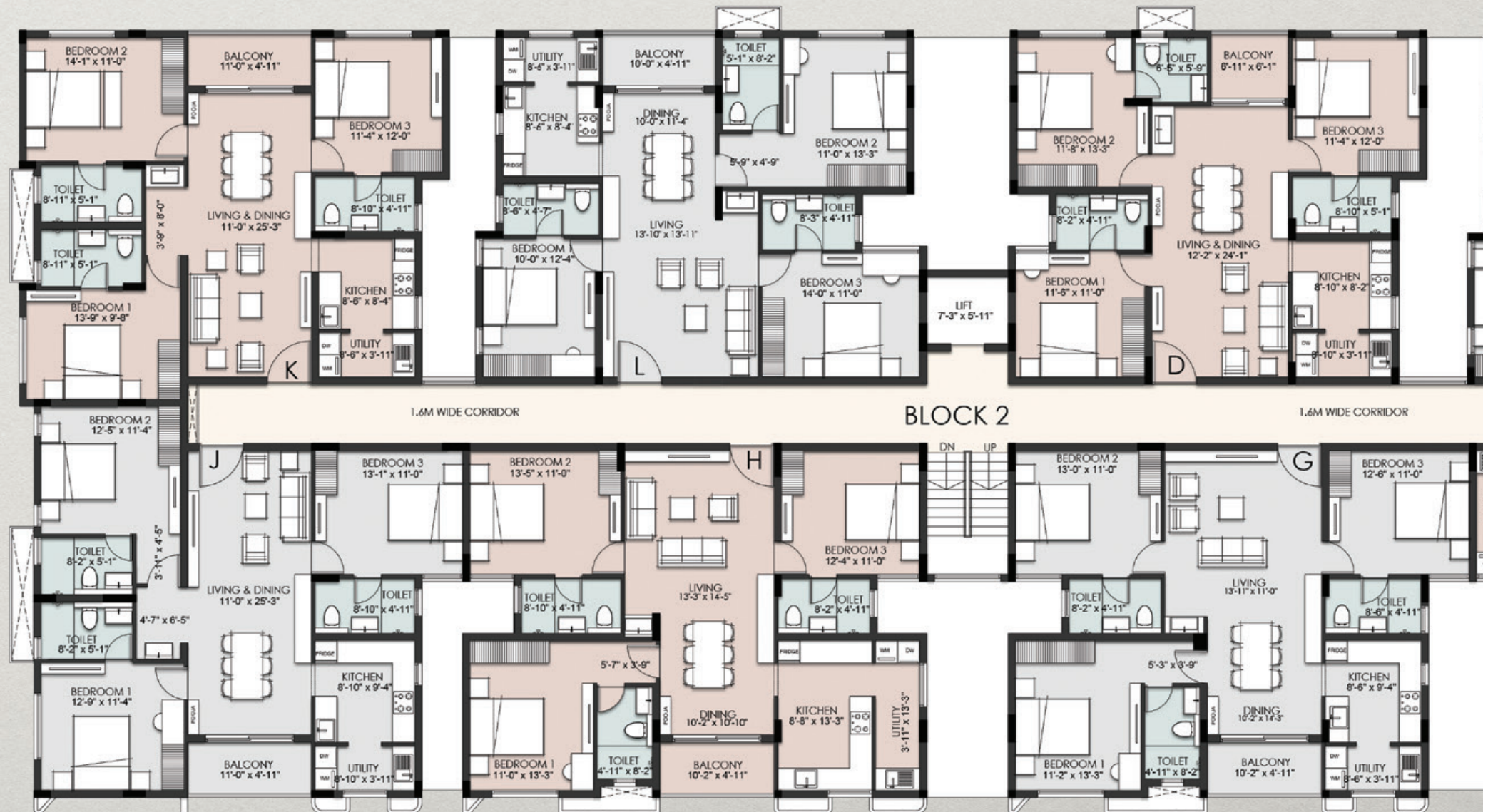




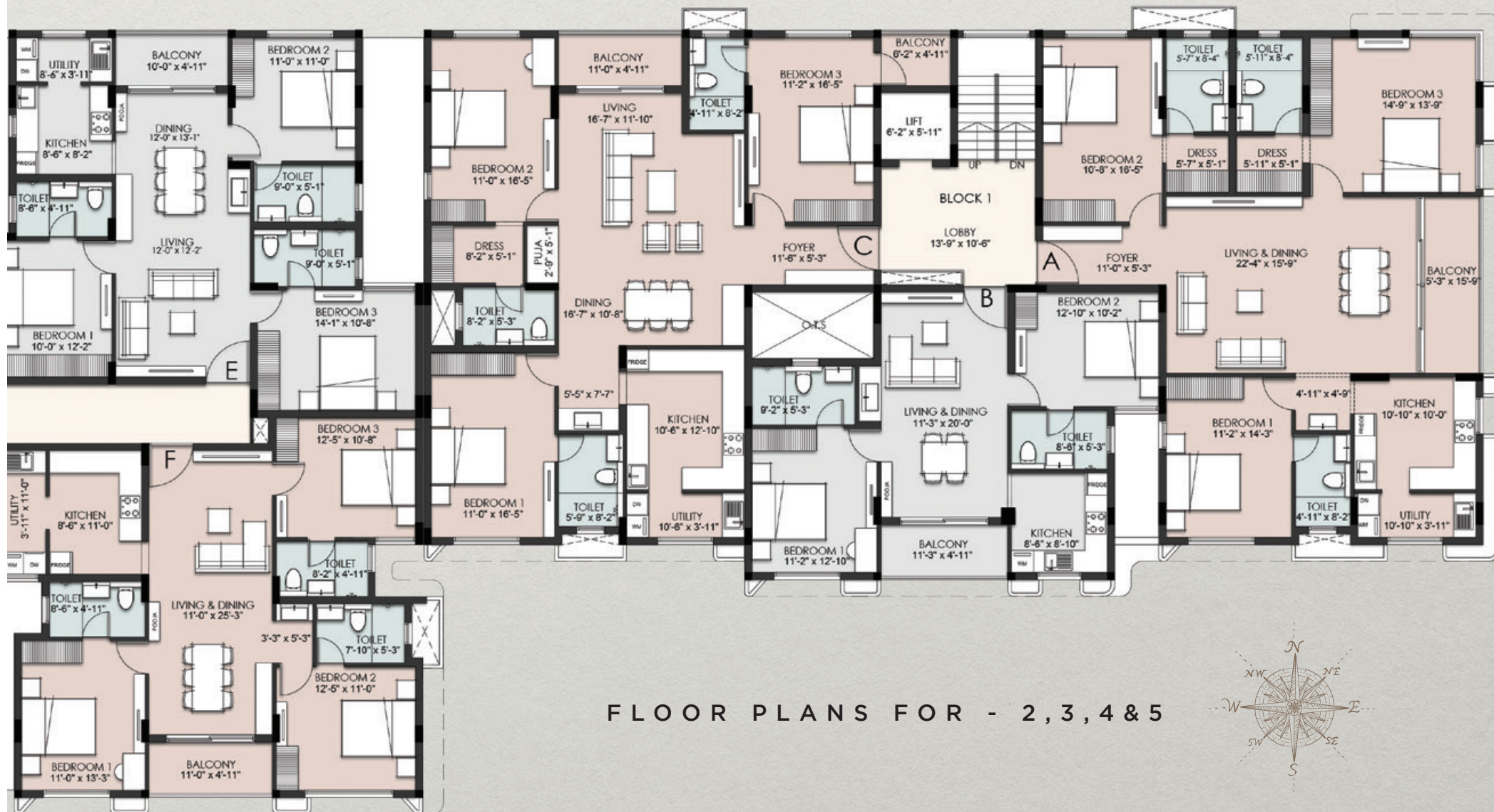
Note : The furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract. The dimensions shown for walls and openings may vary slightly and a tolerance level of 10% is to be expected in wall thickness under actual conditions.

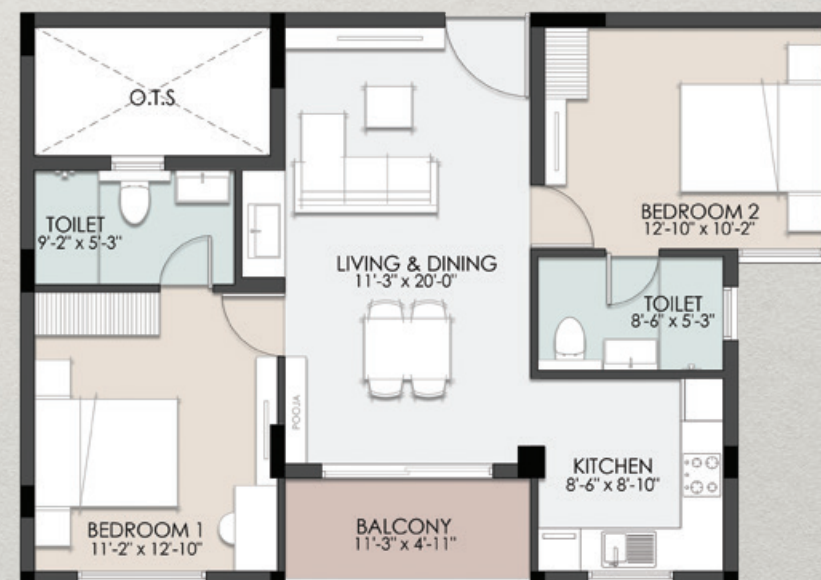
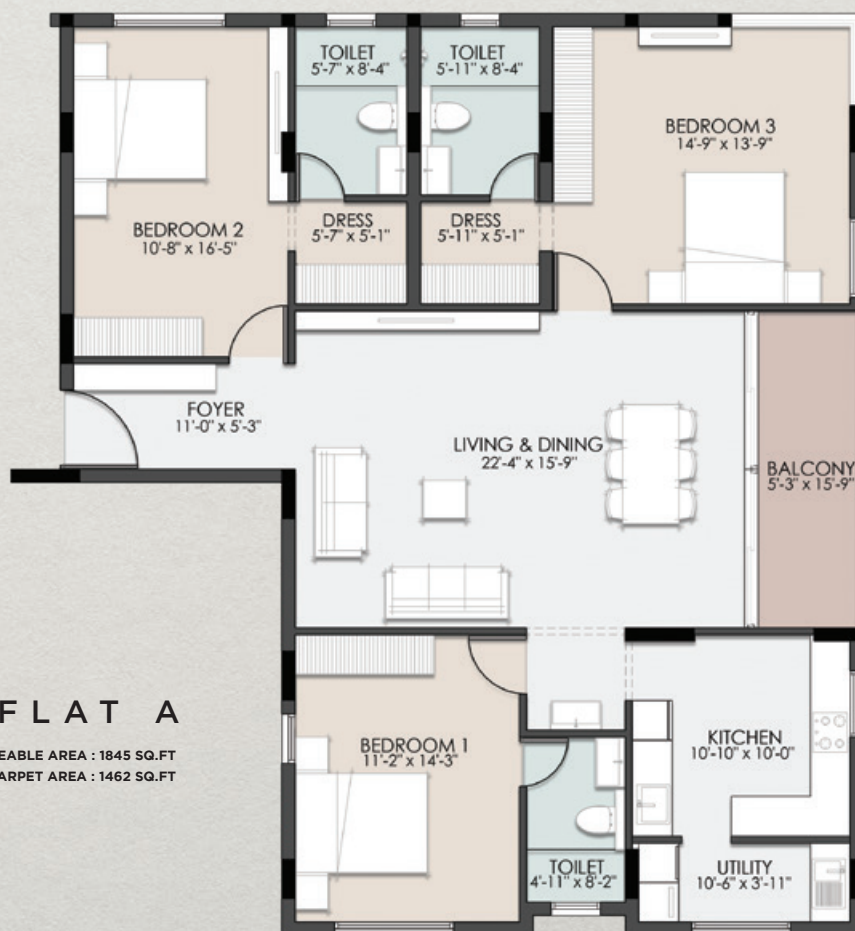
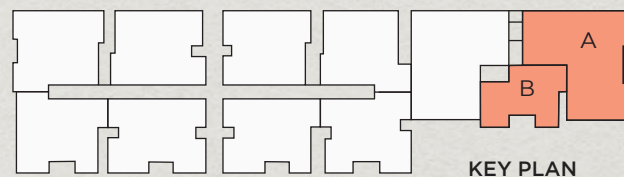
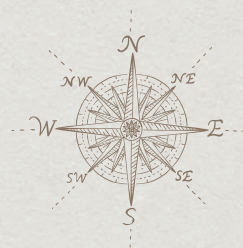


FIRST FLOOR PLAN

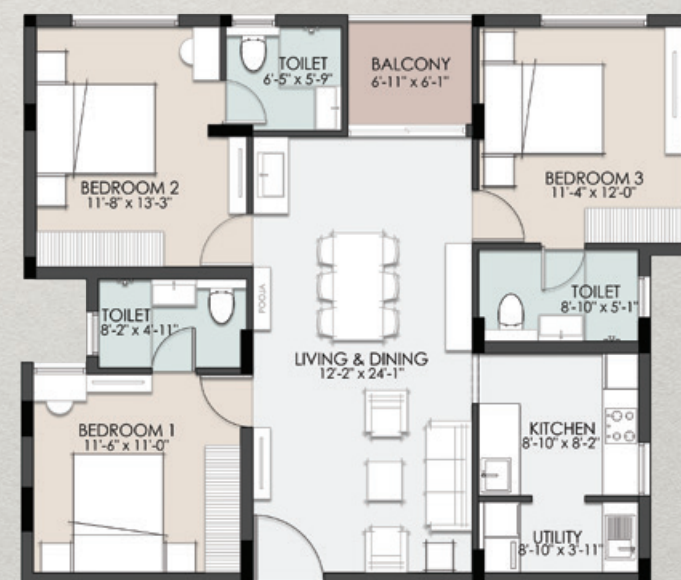
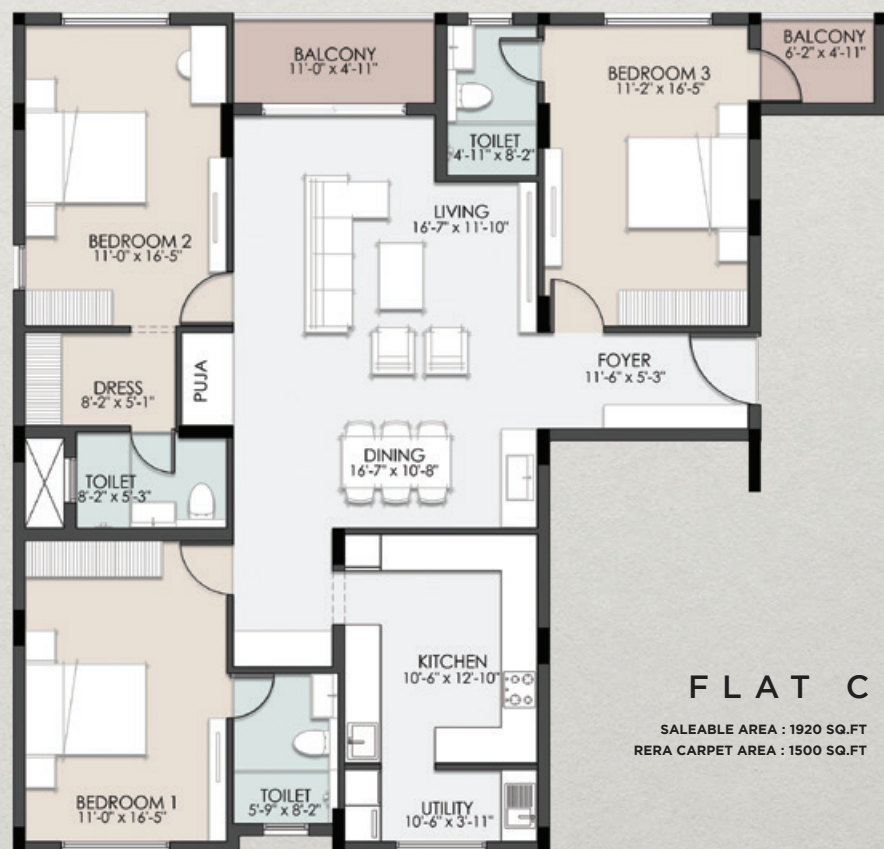
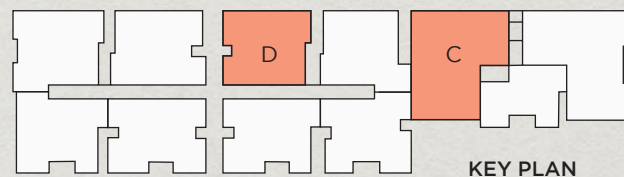
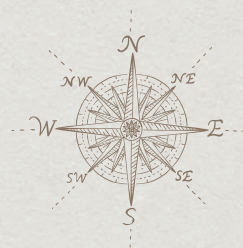


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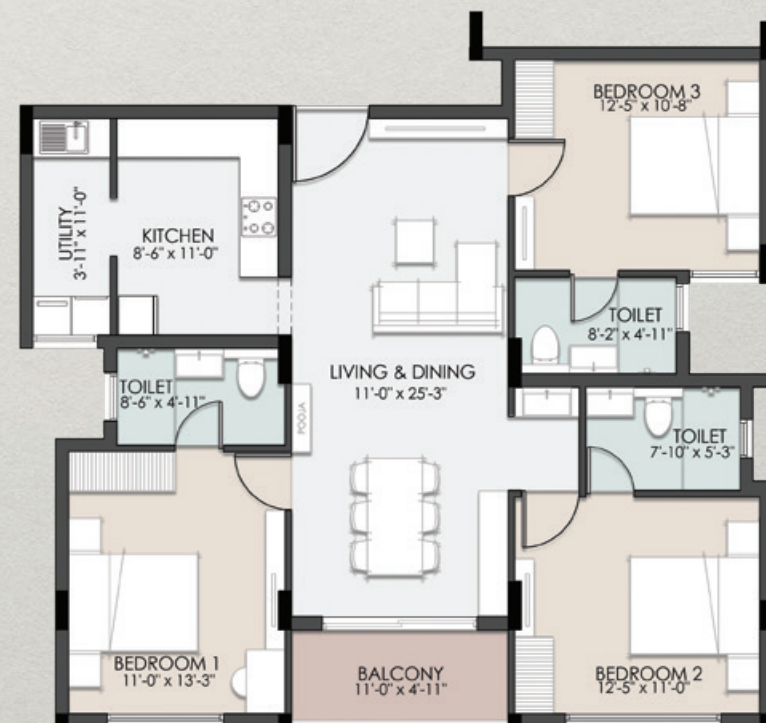
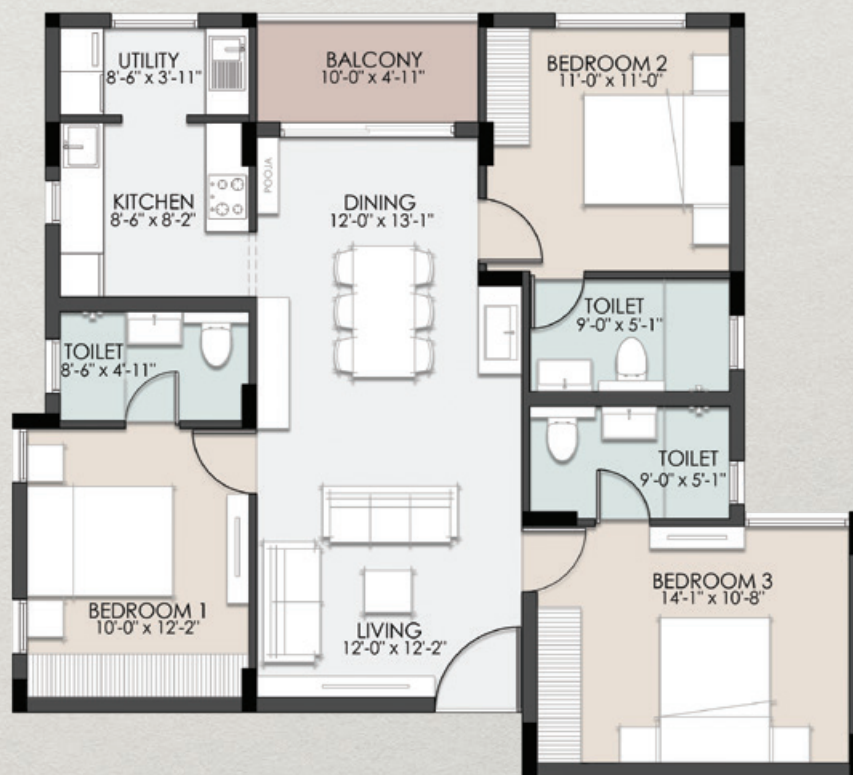
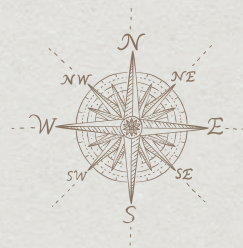




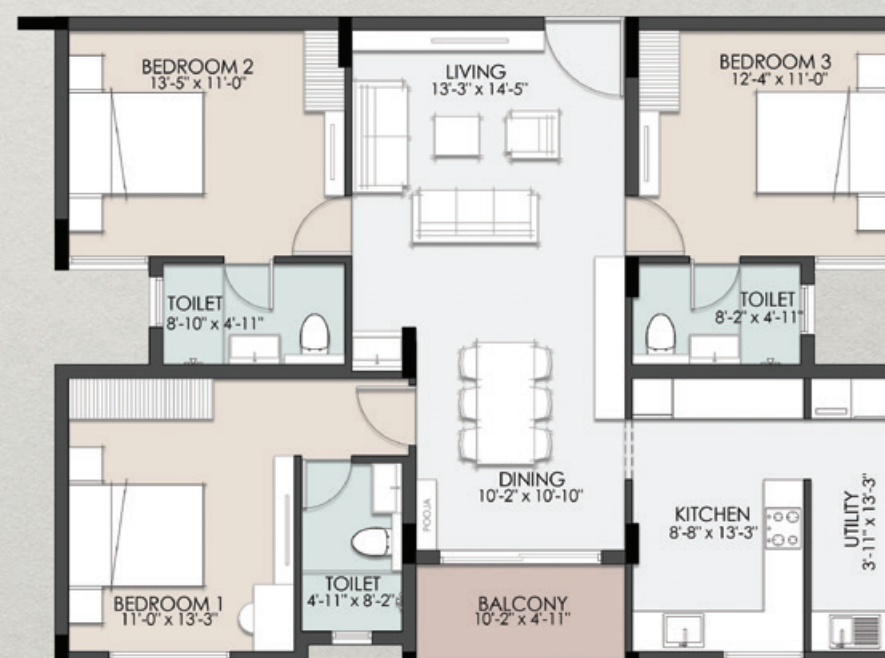
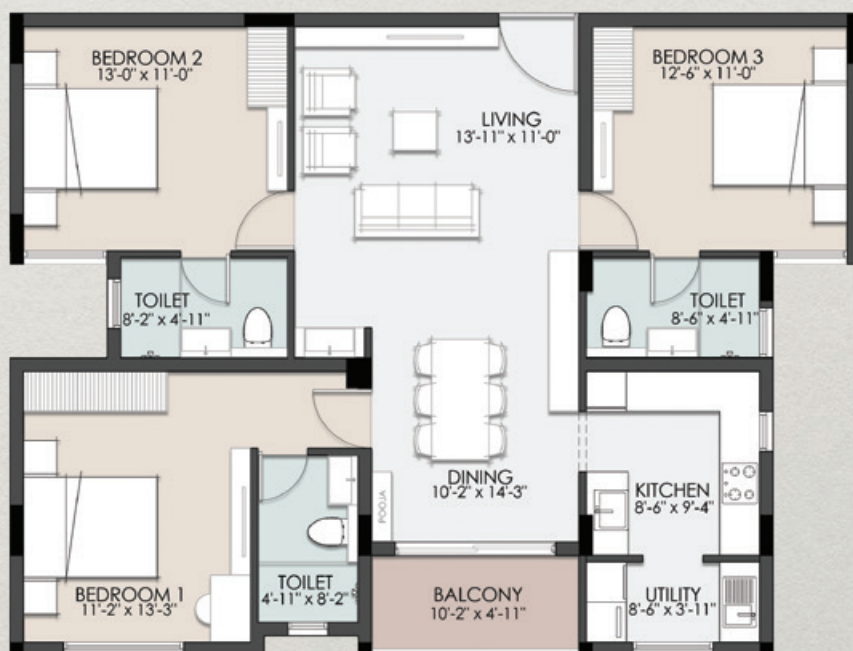
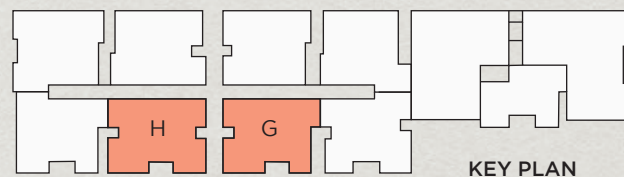
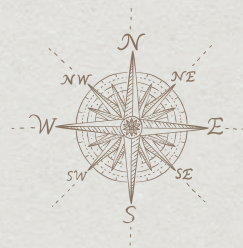
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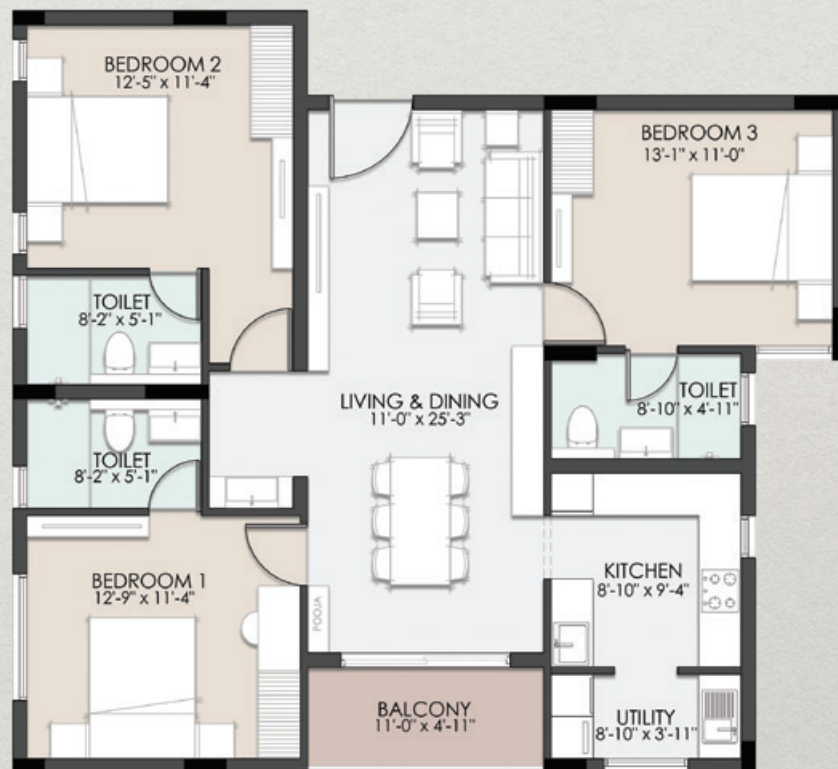
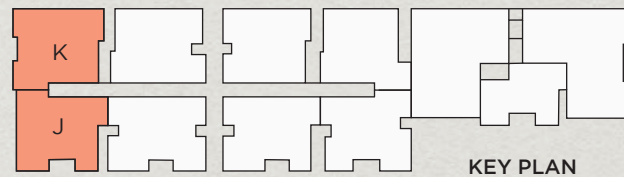
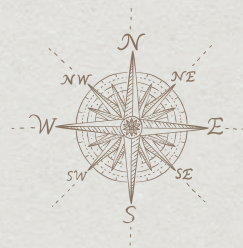
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FLAT J

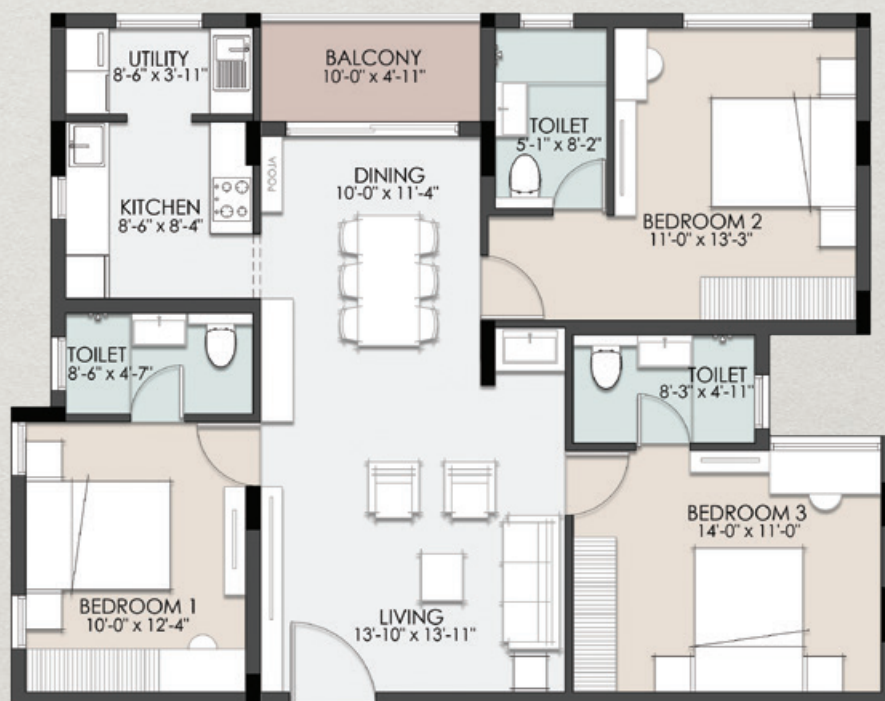
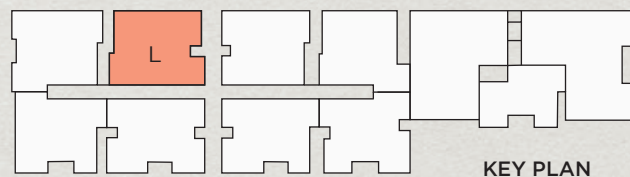
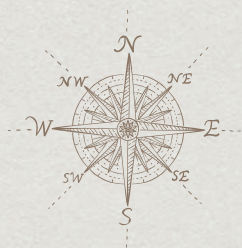
SALEABLE AREA : 1390 SQ.FT
RERA CARPET AREA : 1096 SQ.FT



FLAT K

SALEABLE AREA : 1380 SQ.FT
RERA CARPET AREA : 1081 SQ.FT

Note : The furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract. The dimensions shown for walls and openings may vary slightly and a tolerance level of 10% is to be expected in wall thickness under actual conditions.

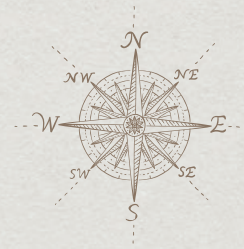


FLAT L

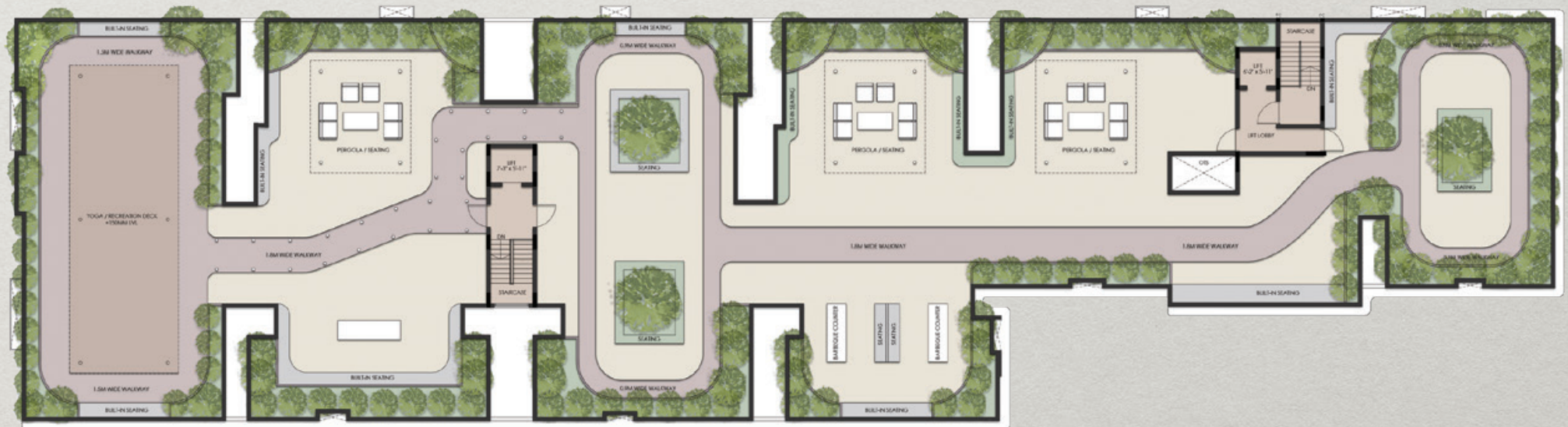
SALEABLE AREA : 1400 SQ.FT
RERA CARPET AREA : 1087 SQ.FT



Note : The furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract. The dimensions shown for walls and openings may vary slightly and a tolerance level of 10% is to be expected in wall thickness under actual conditions.



TERRACE LAYOUT



Note : The furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract. The dimensions shown for walls and openings may vary slightly and a tolerance level of 10% is to be expected in wall thickness under actual conditions.



Pergola Seating

Sreerosh Aurelia – A curated collection of spaces for wellness, relaxation, entertainment, and all things convenience.

Exceptional Amenities

- Landscaped Exteriors.
- Covered and Open Car Parking bays.
- Reception Lobby and Lounge.
- A well-equipped gymnasium with purpose-built spaces to support a wide range of wellness regimes and workout preferences.
- Activity Room with Pool Table, Table Tennis, Indoor and Board Games.
- Outdoor Recreation Room with a terrace garden, seating areas, and a barbeque grill to relax, unwind, and socialize with friends and family.
- Tot Spot and Play Area for children.
- Walking trails

**Facilities that spell ease and comfort**

- Video Door Phones for all apartments.
- Elevators to all floors with Automatic Rescue Devices.
- Three-phase connections for all the apartments.
- Potable Water Supply and Rain Water Harvesting.
- Solar Power Plant for the Common Electricity Board Main Box.
- Generator backup for common facilities
-Elevators, common lighting, and pump room - 1 KW for Each Flat.
- CCTV cameras in the corridors and common areas.
- 24 x7 security.
- EV Charging Point
- Caretaker and Association Rooms for on-site management.
- Termite and Pest-control procedures across the premises.
- Washrooms for Drivers and Domestic -Help.
- Dedicated Clothes Drying Area.

Sreerosh Aurelia – Distinct by Design

Architecture

The disciplines of architecture, interior, and urban design come together at Sreerosh Aurelia. Contemporary, inviting, and evocative, they have been designed by the renowned Architectural Firm **NVA** Chennai.

Specifications

Exterior

- Landscaped Exteriors.
- Designer yard pavers.

Interior

Structure

- Reinforced Concrete Framed Structure on Pile Foundation.
- Earthquake- Resistant Design (Zone 3)

Walls

- Bricks / Concrete Blocks masonry for external and internal walls.
- Smooth, plastered, and painted with Acrylic emulsion.

Finishing/Fixtures/Fitting

Flooring

- Vitrified tiles for living and dining areas/ bedrooms/ kitchen areas.
- Granite for staircases.
- Stairway at the entrance area- Granite Slab/ Vitrified.

- Granite Countertop in the Kitchens.
- Window-Sills with Granite Tops for all Rooms.
- Heat-resistant tiles for terrace floor.
- Ceramic tiles for toilets and balconies.

Ceiling

RCC Slab with smooth finish, acrylic emulsion paint.

Main Door

Premium quality wooden frame with factory-made veneered shutters.

Other Doors

- Premium quality wooden frame with veneered/laminated flush doors.
- Laminated Flush doors for washrooms.

Joinery /Windows

- Premium UPVC/Aluminum windows with MS grills.
- French window with UPVC/Aluminum without grills.

Kitchen

- Adequate power sockets for home appliances.
- Polished granite slab for the kitchen counter.
- Vitrified tiles above the counter to a height of 60 cm.

- Cera/Nirali/Prince/premium brands for stainless steel sinks with drainboards.
- Table-top wash basins in white for the dining area.
- Hot & cold water options for wash basins.
- Electrical and plumbing facilities for water purifier and washing machine/dishwasher.

Bathrooms & Washrooms

- Premium quality vitrified floor tiles and coloured glazed tiles.
- Wall tiles up to 7ft. high.
- Kohler/Jaquar/American Standard/premium brands for all the white sanitary fittings.
- Grohe/Jaquar/reputed brands for CP fittings.
- Single lever diverter with shower heads in all the bathrooms.
- Wall-mounted sanitary fixtures with a concealed cistern in all washrooms.
- Washrooms with table-top/wall hung washbasins in white with basin mixers.

Painting

External walls

Asian Paints Apex Ultima Exterior Emulsion/ premium brands - 2 coats over 1 coat of Primer.

Internal walls and ceiling

Asian Paints/premium brands - 2 coats of premium emulsion for walls and tractor emulsion for ceiling over 2 coats of putty and 1 coat of primer.

Grills and Handrails

Two coats of Epoxy Enamel over one coat of Epoxy Primer.

Main/Internal Door Frames

Melamine Polishing.

Electrical

- RR Kabel/Finolex/Havells/ premium brands for Fire Retardant (FR) Low Smoke Wiring Cables.
- Concealed conduit wiring with copper conductor.
- Adequate lighting /fan points/ provision for night lamps in all bedrooms.
- Provision for Split AC in the living/bedroom areas.
- Modular Switches in White (DB/MCBs of Havells/Schneider/ Other premium brands).
- Geyser and exhaust fan points in all the toilets.
- PVC conduits with cable for TV.
- TV Sockets and Telephone/ Internet Provision in the Living Room and Bedrooms.
- 6/16amps socket points.



- 6 A point near the telephone point in the living area.
- 6A point for water purifier in the kitchen.
- 16 A for the refrigerator point with a load of 1500 Watts.

Plumbing and Sanitation

- CPVC /PVC water lines.
- PVC waste-water and soil lines.
- Common water sump and open well/bore, overhead tanks.
- Booster pumps to ensure adequate water pressure.
- Hot & Cold water options for wash basins.

Elevators to all floors

One Passenger Elevator - fully automated with an Automatic Rescue Device.

Standby Generator

- Generator backup for common facilities
– Elevators, common lighting and pump room.
- And for lighting at the entrance area, calling bell, light and fan points in all rooms inside the apartment.
- Total Generator backup limited to 1KW for each apartment.

ROYAPETTAH - Chennai's vintage residential neighbourhood



Royapettah once belonged to the Nawabs of Arcot. It's believed that with the arrival of the British in the city in the early 17th century, a large Eurasian population started settling here and in the surrounding regions through the 17th and 18th centuries.

An area synonymous with royalty, eclectic architecture, and a confluence of cultures, one can't miss the rich and diverse history here. From colonial influences to garden houses that belonged to the close-knit Anglo-Indian community who stayed here, houses with influences from the Nawab of Arcot's time, churches, and Agraharam-style houses, the area is a beautiful mix of the past and the present.

A busy neighbourhood today, it is also the centre of trade and commercial activities, a tourist attraction, a favourite shopping, dining, and entertainment hub, and a preferred destination for furniture shopping.

GETTING AROUND

Chennai Airport - **16.3kms**

Railway /MRTS/Metro Station

Puratchi Thalaivar Dr.MG Ramachandran Central Railway Station - **4.2kms**

Egmore Railway Station - **4kms**

Nearest MRTS Station-Mylapore - **3.5kms**

Metro Stations

Royapettah Metro Station (Work-in-progress) - **500 meters**

RK Salai Metro Station (Work-in-progress) - **1km**

Road Transport

The area is well-serviced by public transport and has bus services to practically every area in Chennai.

Conveniences

Banks/ATMs/ Groceries, Essentials, Vegetables, and Fruit Markets.

Places of Worship

Ameerunisa Masjid - **750 meters**

CSI Synod Church - **1.6kms**

CSI Wesley Church - **900 meters**

Gaudiya Mutt - **1km**

IRGC Masjid - **850 meters**

New College Mosque - **1km**

Presentation Church - **1.2kms**

Sree Krishna Temple - **1.7kms**

Shree Geetha Bhavan Trust - **1.3kms**

St.George Cathedral - **2.1kms**

Thousand Lights Mosque - **1.8kms**

Venu Gopalaswamy Temple - **1.7kms**

Healthcare

Royapettah Government Hospital - **500 meters**

Orthomed Hospital - **1.1kms**

Apollo Hospitals - **3.5kms**

Isha- Life Health Solutions - **1.6kms**

Educational Institutions

Sacred Heart Matriculation HSS at Church Park - **1.5kms**

National Public School - **1.4kms**

DAV Group - **1.7kms**

St.Williams Higher Secondary School - **800 meters**

Monahan School - **1.3kms**

Government Hobart HSS - **2.2kms**

PN Dhawan Adarsh Vidyalaya - **1.2kms**

Gill Adarsh Matriculation - **1km**

New College - **950 meters**

Stella Maris - **2kms**

MEASI - **850 meters**

Entertainment

PVR Sathyam Cinemas - **2.4kms**

Escape Cinemas (EA Mall) - **1.3kms**

Woodlands Cinemas - **800 meters**

Sports

YMCA grounds - **5.8kms**

Hotels and Restaurants

Fortune Hotels - **1.6kms**

Maris Hotel - **1.5kms**

Deccan Plaza - **550 meters**

Copper Chimney - **1.7kms**

Sera Tapas Bar - **1.8kms**

Amethyst - **1.5kms**

Landmarks

Amir Mahal - **1.1kms**

Thousand Lights Mosque - **2.6kms**

Royapettah Clock Tower - **1.3kms**

Malls

Express Mall - **1.3kms**

Spencer Plaza - **2.4kms**

ONGOING PROJECTS - CHENNAI & KERALA



Sreerosh Petunia
Taylors Road, Kilpauk, Chennai.



Sreerosh Kimberly Greens
Harrington Road, Chennai.



Sreerosh Karuna
Gill Nagar, Chennai



Sreerosh Symphony
Payyanur, Kerala



Sreerosh Laurels
Kannur, Kerala



Sreerosh Citadel
Kannur, Kerala



Sreerosh Orchard
Kannur, Kerala

RECENTLY COMPLETED PROJECTS - CHENNAI & COIMBATORE



Sreerosh Pournnami
Anna Nagar East



Sreerosh Plumeria
Anna Nagar West



Sreerosh Cynthia
Kilpauk Garden Colony



Sreerosh Cassia
Kilpauk



Sreerosh Gardenia
Kilpauk



Sreerosh Alicia
Kilpauk Garden Colony



Sreerosh Laurentia
Kilpauk



Sreerosh Zinia
Anna Nagar East



Sreerosh Vatsalya
Adyar



Sreerosh Anthea
Nolambur, Mogappair West



Sreerosh Silverstone
Kilpauk



Sreerosh Freedom Square
Coimbatore

RECENTLY COMPLETED PROJECTS - KERALA



Sreerosh Iris
Kannur



Sreerosh Sea Breeze
Thalassery



Sreerosh Orbit
Kannur



Sreerosh Springdale
Kannur



Sreerosh Bharath
Kozhikode



Sreerosh Brown Stone
Calicut



Sreerosh Harmony
35 villas in 3 Acres, Kannur



Sreerosh Green Acres
76 villas in 12 acres, Kannur



Sreerosh Belvedere
Calicut



Sreerosh Sea Scape
Thalassery



Sreerosh Bay Heights
Kannur



Sreerosh Emerald Heights
Kannur



COMPANY OVERVIEW

Forging new neighbourhoods, or transforming properties and the environment, Sreedharan Payani has always been known for his deep understanding of the evolving real estate ecosystem, land use, and industry expertise.

He founded Sreerosh Properties in 1999 to deliver connected urban living spaces and maximum asset value for homeowners.

Today, Sreerosh Properties is an award-winning Company with a proven track record of high performance and success which has translated to a combined development portfolio of more than 3 million square feet - residential and commercial projects across Chennai, Coimbatore, Kozhikode, and Kannur with new Projects in the execution phase.

To know more about our projects please visit
www.sreerosh.com



Sreerosh Properties (P) Ltd

Built to last. Bond for a lifetime.



facebook.com/sreeroshproperties



instagram.com/sreerosh_properties



Linkedin/sreeroshproperties

sreerosh.com

CHENNAI

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Phone : +91 44 2644 0644 / 45 / 46

Mobile : +91 98412 88846, +91 73050 28846

Email : chennai@sreerosh.com

KANNUR

3rd Floor, Sreerosh Centre, Near Ashoka Hospital
South Bazaar, Kannur - 670 002

Phone : +91 497 2764355, 2764366

Fax : +91 497 2970224

Mobile : +91 93883 59600, +91 96058 59600

Email : kannur@sreerosh.com

The information contained herein is subject to change as may be required by the authorities and the architects and cannot form part of the offer of contract. While every reasonable care has been taken in providing this information, the owner or the developer cannot be held responsible for any inaccuracies.

Member of **CREDAI**

