



CHERA | CHOLA | PANDIYA

2 , 3 ,4 BHK per sq.ft

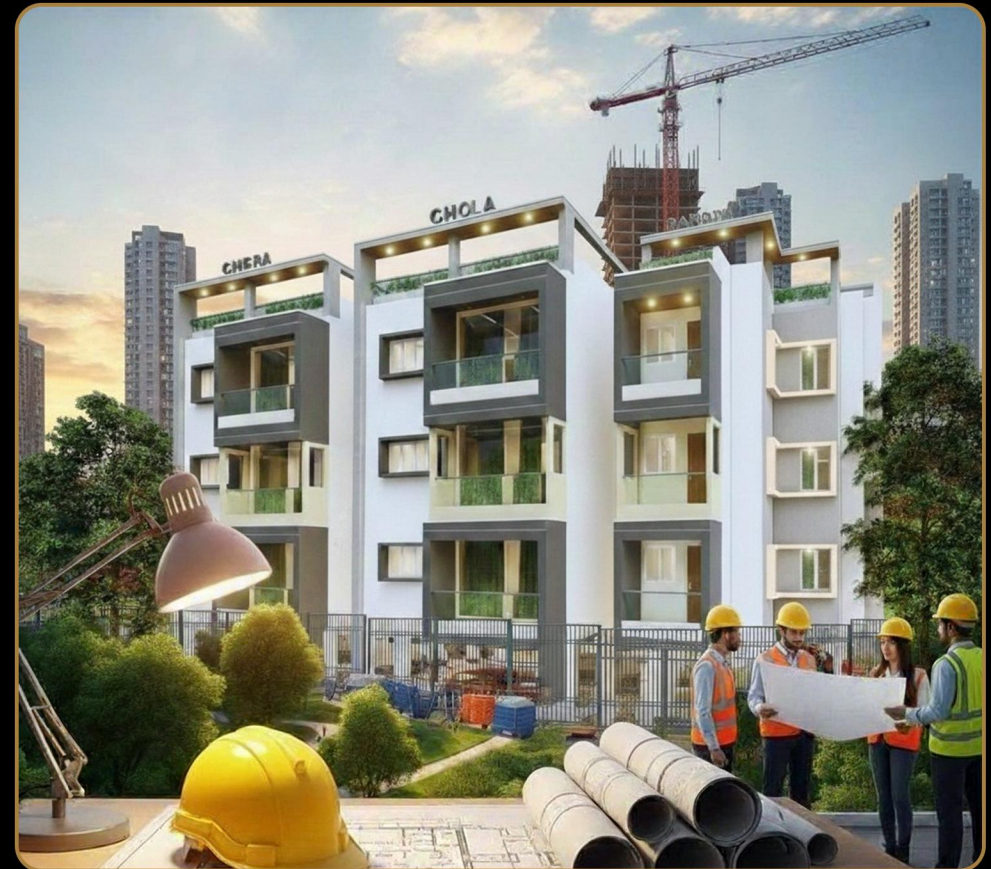
712 to 1434 sq.ft at PORUR




THE ART OF PREMIUM LIVING

We have constructed apartment complex stands tall as a tribute to the rich legacy of South India's iconic dynasties Chera, Chola, and Pandiya each block thoughtfully named to reflect a distinct historical lineage and timeless character.

Each blocks stands tall with its own identity, yet all are united by a striking elevation, 90% sunrise orientation, and facade lighting that transforms the space into a radiant landmark.





CRAFTED WITH CARE. ROOTED IN RESPECT. STRONG IN LEGACY

Every square foot has been shaped with care, respect, and purpose. Built on the timeless principles of Vastu Shastra, each apartment is aligned for positivity, peace, and prosperity, ensuring not just a home but a balanced and harmonious way of life.

This is more than construction, it is a legacy in the making, where ancient wisdom meets modern living



EXPERIENCE THE COMFORT OF SPACE AND LUXURY OF PRIVACY

Your privacy is our priority. Thoughtfully designed layouts ensure you enjoy the peace and seclusion you deserve! Step out onto your spacious balcony and soak in the fresh air or unwind that bring a sense of freedom and relaxation to everyday living.

For vehicle owners, the convenience of ample parking space offers one less thing to worry about a welcome relief in today's urban lifestyle.





SMART LIVING. ELEVATED COMFORT.

Enjoy a zero-wastage floor plan that maximizes every square foot, a lush rooftop garden that offers a peaceful retreat above the city, and smooth lift access that brings everyday ease to your doorstep. Here, comfort, convenience, and thoughtful design come together — all under one roof.



**GRAND ENTRANCE WITH
SECURITY CABIN**



GREEN ROOFTOP GARDEN



**THREE SIDE VENTILATION &
BAY WINDOWS**



**ZERO WASTAGE FLOOR
PLANS**



**NO OPPOSITE DOORS TO ENSURE
PRIVACY**



VAASTU COMPLIANT



**LIVE WELL. FEEL
BALANCED. STAY
REFRESHED.**

We believe a healthy lifestyle begins at home. That's why we've included a modern gym to keep you fit, a serene outdoor yoga deck to help you unwind under the open sky, and a 24/7 water supply to ensure your daily life flows without interruption. Every amenity is designed to support your wellness, comfort, and peace of mind - all in one thoughtfully crafted community.



**LARGE LIFT ELEVATORS
WITH WIDE STAIRCASE**



**SUN BATH & YOGA
OUTDOOR DECK**



**24 X 7 TREATED WATER
SUPPLY**



**GYMNASIUM SPACE FOR HEALTHY
LIFE**



SENIOR CITIZEN PARK

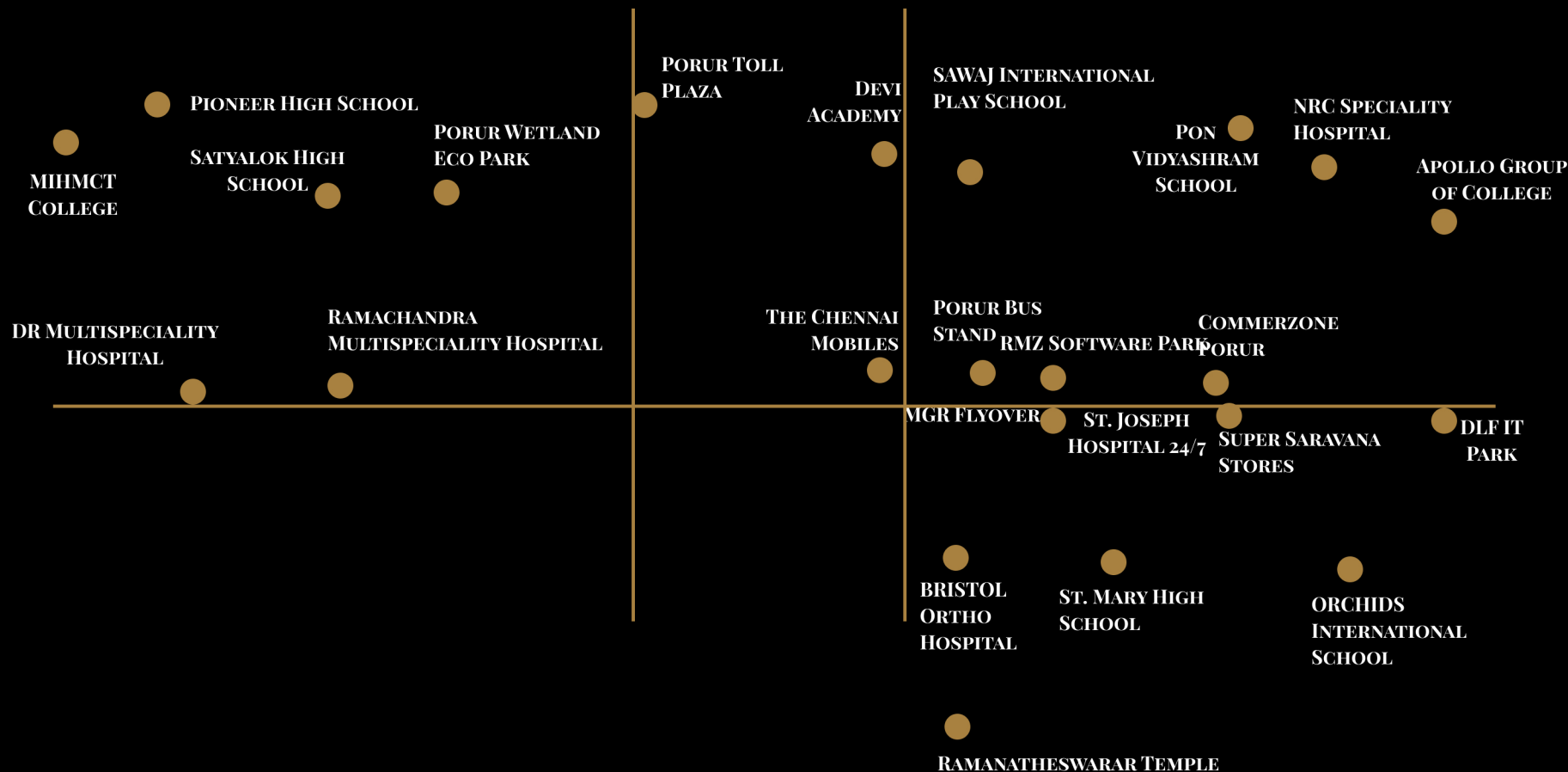


BIO- SEPTIC TANK FACILITY



INVEST IN THE RIGHT PLACE – WHERE CONVENIENCE MEETS CONNECTIVITY

We believe a healthy lifestyle begins at home. That's why we've included a modern gym to keep you fit, a serene outdoor yoga deck to help you unwind under the open sky, and a 24/7 water supply to ensure your daily life flows without interruption. Every amenity is designed to support your wellness, comfort, and peace of mind - all in one thoughtfully crafted community.



SMARTLY DESIGNED SPACIOUS LIVING & DINING

Experience the perfect fusion of spaciousness and premium craftsmanship in our intelligently designed living and dining area. This thoughtfully planned open layout offers ample room to relax, entertain, and connect, all wrapped in elegant finishes and modern aesthetics.

Large windows flood the space with natural light, enhancing the airy atmosphere and highlighting the meticulous attention to detail. Every corner reflects smart construction principles—maximizing comfort and style for a truly elevated living experience.



SPACIOUS KITCHEN CRAFTED FOR SEAMLESS LIVING

Your kitchen designed with generous space and sophisticated style. Featuring expansive countertops and ample storage, it offers an ideal environment for cooking, entertaining, and creating lasting memories.

Flooded with natural light from large windows, this bright and airy space is enhanced by premium finishes and a thoughtfully planned layout—making your kitchen the true heart of your home.



YOUR BEDROOM: A SANCTUARY OF COMFORT AND CALM

Your bedroom is thoughtfully designed to be a peaceful retreat where comfort meets style. With spacious dimensions and large windows that invite natural light, it creates an airy and serene atmosphere perfect for relaxation.

Finished with premium materials and soothing colors, this space offers the ideal balance of warmth and elegance – your personal haven to rest, recharge, and dream.





SPECIFICATIONS

STRUCTURE

100-Pile foundation for strong earthquake resistance and safety.

JOINERIES

- **MAIN DOOR:** Teak wood frame or equivalent with veneer shutter of 35 mm thickness or equivalent. Brass hinges, handles and Godrej locks or equivalent
- **OTHER DOORS:** Country wood frames or equivalent and solid core skin molded shutter of 30 mm thickness, or equivalent. Round lock and SS hinges original quality (without coating), Godrej locks or equivalent
- **TOILET DOORS:** Country wood frames one side water-proofing resistance coated flush shutter 30mm thick
- **WINDOWS:** UPVC or Aluminum with powder coating (Jindal or equivalent) as per Architect's drawing with minimum 4mm thick clear or pin headed glass with sliding shutters with MS Grill.
- **VENTILATOR:** Toilet ventilator UPVC or Aluminum, frames with 4mm pin headed glass louvers in all floors

PAINTING

- **CEILING PAINTING:** 1 coat primer and 2 coats OBD
- **INTERNAL WALLS:** 2 coats of putty, 1 coat of primer and 2 coats of Acrylic Emulsion on all floors
- **EXTERNAL WALS:** 1 coat of White Cement, 1 Coat of Primer and 2 coats of Exterior Emulsion
- **MAIN DOOR:** Melamine finish if applicable
- **OTHER DOORS:** Enamel painting if applicable
- **VENTILATORS:** 1 coat of primer and 2 coats of synthetic enamel paint if applicable
- **WINDOWS:** Not applicable (UPVC/Aluminum with powder coating)



FLOORING

- Vitrified flooring tiles of minimum size 2'0" X 2'0" for living, dining and bedroom with 4" skirting of vitrified tiles
- Anti-skid ceramic flooring tiles of minimum size 16" X 16", in kitchen with 4" skirting of ceramic tiles
- Anti-skid ceramic flooring tiles of minimum size 12"x 12" or 16" X 16", in utility and balcony (balcony can also be 1/2"x4' wooden finish or equivalent) with 4" skirting.
- Toilet flooring will be anti-skid ceramic tiles of size 1'0" X 1'0" Dadoing upto a height of 7'0" in toilet and bath area
- Kitchen counter top will be provided with 20mm thick granite slab half nosing set in cement mortar and glazed ceramic tiles size of 8"X12" or larger size, dado 2' above kitchen platform

WASH BASIN IN DINING

- Wash Basin above 2'X2' area using ceramic glazed tiles of Size 12"X8"

PLUMBING AND SANITARY

TOILET'S

- Kohler/Parryware Jaguar or equivalent basic model EWC white colour with flushing tank-1 No.
- Kohler/Parryware Jaguar or equivalent basic model Wash basin white colour with 1 tap point and bottle trap-1 No
- Angle cock (if applicable)-3 Nos.

CP FITTINGS

- 2-in-1 wall mixer-1 No.
- 2-in-1 bib cock with health faucet-1 No
- CP shower rose with shower arm-1 No.
- Stop cock (Concealed)-1 No.

DINING

- Wash basin white colour with 1 tap point and bottle trap-1 No.

KITCHEN

- Stainless steel sink with single drain board-1 No.
- Long body C.P. Tap (Swan Neck Tap)-1 No.
- Tap point provision for RO point-1 No

UTILITY/BALCONY

- Tap point with waste line arrangement for washing machine (providing tap will be apt.) -1 No.

COMMON AREA

- Ceramic tiles size of 16"X16 or larger sizes with 4 skirting for lobby
- Staircase Area: Shahabath stone or equivalent

ELECTRICAL

- 3 phase power supply and modular switch with DB Box



LIVING

- Light Points-2 Nos
- Fan Points-1 No
- TV Socket 6A Socket-1 No
- Calling Bell Point-1 No. 6A Board Plug-1 No
- Chandelier-1 No

DINING

- Light points-1 No.
- Fan point-1 No.
- 16A point (for fridge, if applicable)-1 No.
- 6A Board Plug-1 No.

KITCHEN

- Light points in Wall-1 No.
- Light points in Ceiling-1 No.
- 6A point (including one Aquaguard point)-2 Nos. Exhaust Fan point-1 No.
- 16A point (Microwave Oven/Mixie/Grinder) -1 No.

UTILITY/BALCONY

- Light point (Wall) -1 No.
- 16A point (for washing machine) - 1 No.



BEDROOMS

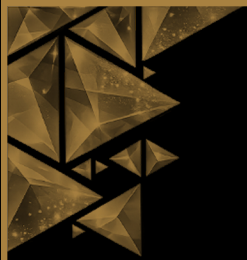
- Light point-2 Nos Fan point-1 No.
- 6A point board plug-1 No.
- Two Way control switch for light point and fan point -1 No.
- Provision for Split AC point with conduit only-1 No..

POINTS IN ANY ONE BEDROOM

- Split AC point-1 No.
 - TV point-1 No.
- 6A plug-1 No. 6A plug-1 No.
- 6A Board Plug-1 No..

ATTACHED TOILET

- Light point-1 No. Geyser point-1 No.
- Exhaust fan point -1 No.
- Mirror light point -1 No.
- 6A point-1 No.



COMMON TOILET

- Light point-1 No.
- Geyser point (conduit provision only) -1 No.
- Exhaust fan point-1 No.
- Mirror light point -1 No.
- 6A point-1 No.

LOBBY AND COMMON AREA

- Light Point -2 way above Main Door Entry-1 No.
 - Light points at Corridor.

COMMON AREA AND LIFT

- Power back up only in common area and lift.
- All LED lights as per consultant drawing for common areas
Open areas will have water proof fittings



GENERAL

- Rainwater harvesting and roof waterproofing as per CMDA instructed method
- Compound Wall as per drawing
- Weathering course cooling tiles
- UG sump capacity and septic tank (or STP if applicable) as per NBC norms
- OHT and all sunken portion - Waterproofing

STILT PLAN



SITE CUM STILT FLOOR PLAN

TYPICAL FIRST & SECOND FLOOR PLAN

A101 & A201

B101 & B201

C101 & C201



B103 & B203

B102 & B202

C102 & C202

THIRD FLOOR PLAN

A301



B301

B302

C301

C302

A101 | A201 | A301

FACING : NORTH

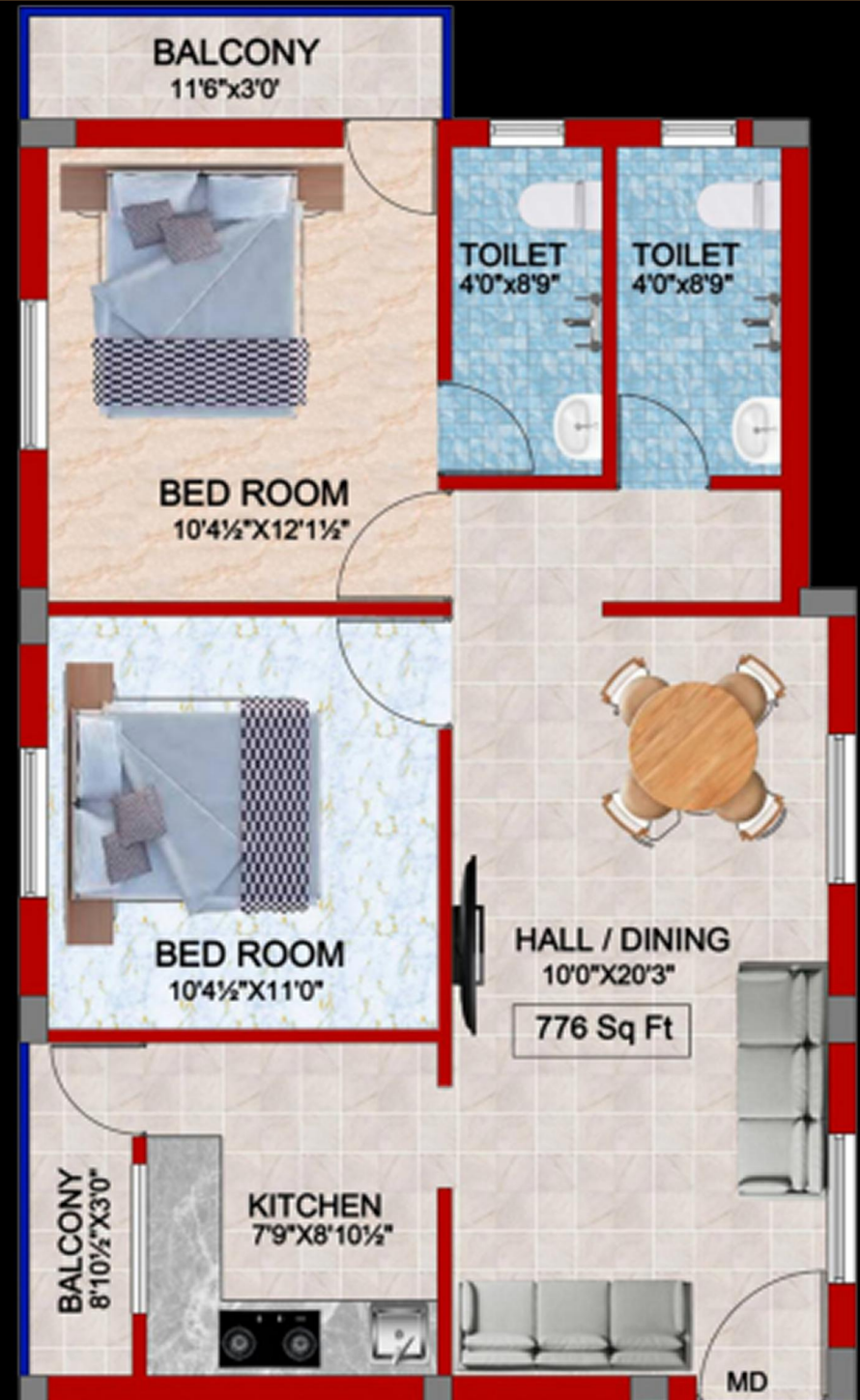
TYPE : 2BHK + 2T

CARPET AREA : 746 SQ.FT

COMMON AREA : 233 SQ.FT

SALABLE AREA : 1009 SQ.FT

UDS : 434 SQ.FT



A102 | A202 | A302

FACING : **NORTH**

TYPE : **2BHK + 2T**

CARPET AREA : **746 SQ.FT**

COMMON AREA : **233 SQ.FT**

SALABLE AREA : **1009 SQ.FT**

UDS : **434 SQ.FT**



B101 | B201 & C101 | C201

FACING : **NORTH**

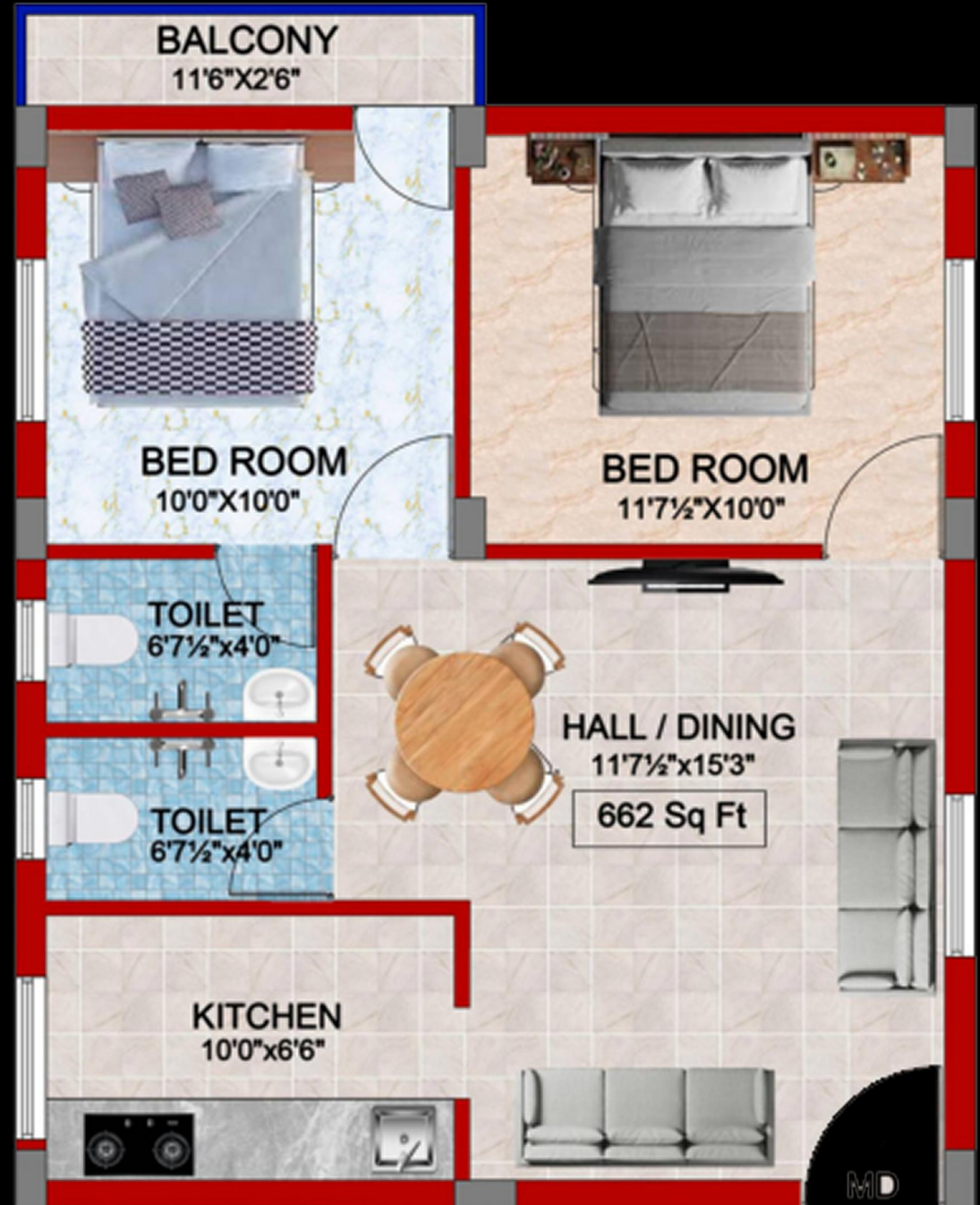
TYPE : **2BHK + 2T**

CARPET AREA : **632 SQ.F**

COMMON AREA : **199 SQ.FT**

SALABLE AREA : **861 SQ.F**

UDS : **300 SQ.FT**



B102 | B202 & C102 | C202

FACING : NORTH

TYPE : 2BHK + 2T

CARPET AREA : 524 SQ.FT

COMMON AREA : 164 SQ.FT

SALABLE AREA : 712 SQ.FT

UDS : 248 SQ.FT



B103 | B203 & C103 | C203

FACING : **EAST**

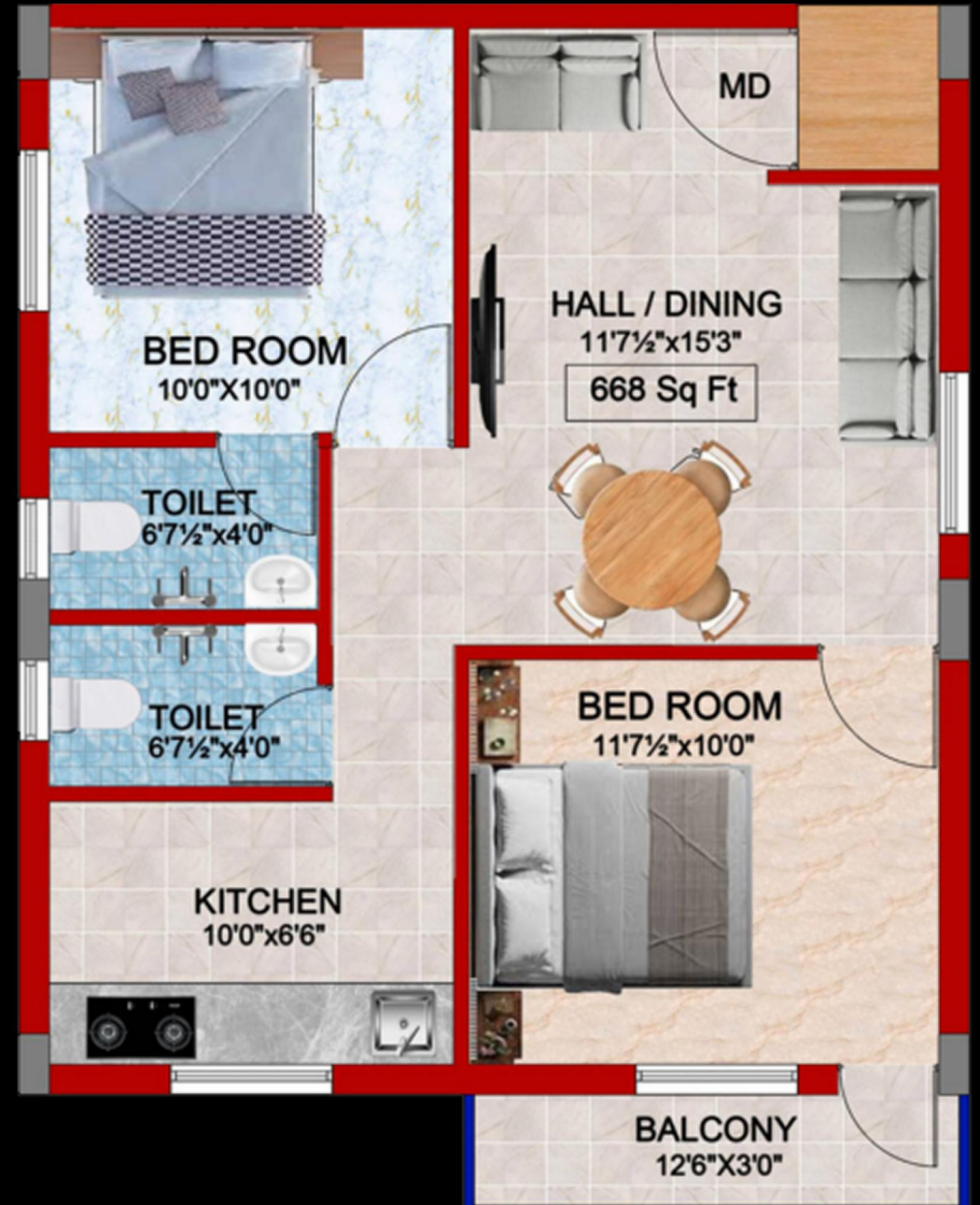
TYPE : **2BHK + 2T**

CARPET AREA : **640 SQ.FT**

COMMON AREA : **200 SQ.FT**

SALABLE AREA : **868 SQ.FT**

UDS : **302 SQ.FT**



B301 | C301

FACING : **NORTH**

TYPE : **3BHK + 2T**

CARPET AREA : **785 SQ.F**

COMMON AREA : **244 SQ.FT**

SALABLE AREA : **1059 SQ.FT**

UDS : **369 SQ.FT**



B302 | C302

FACING : **NORTH**

TYPE : **3BHK + 2T**

CARPET AREA : **1070 SQ.FT**

COMMON AREA **331 SQ.FT**

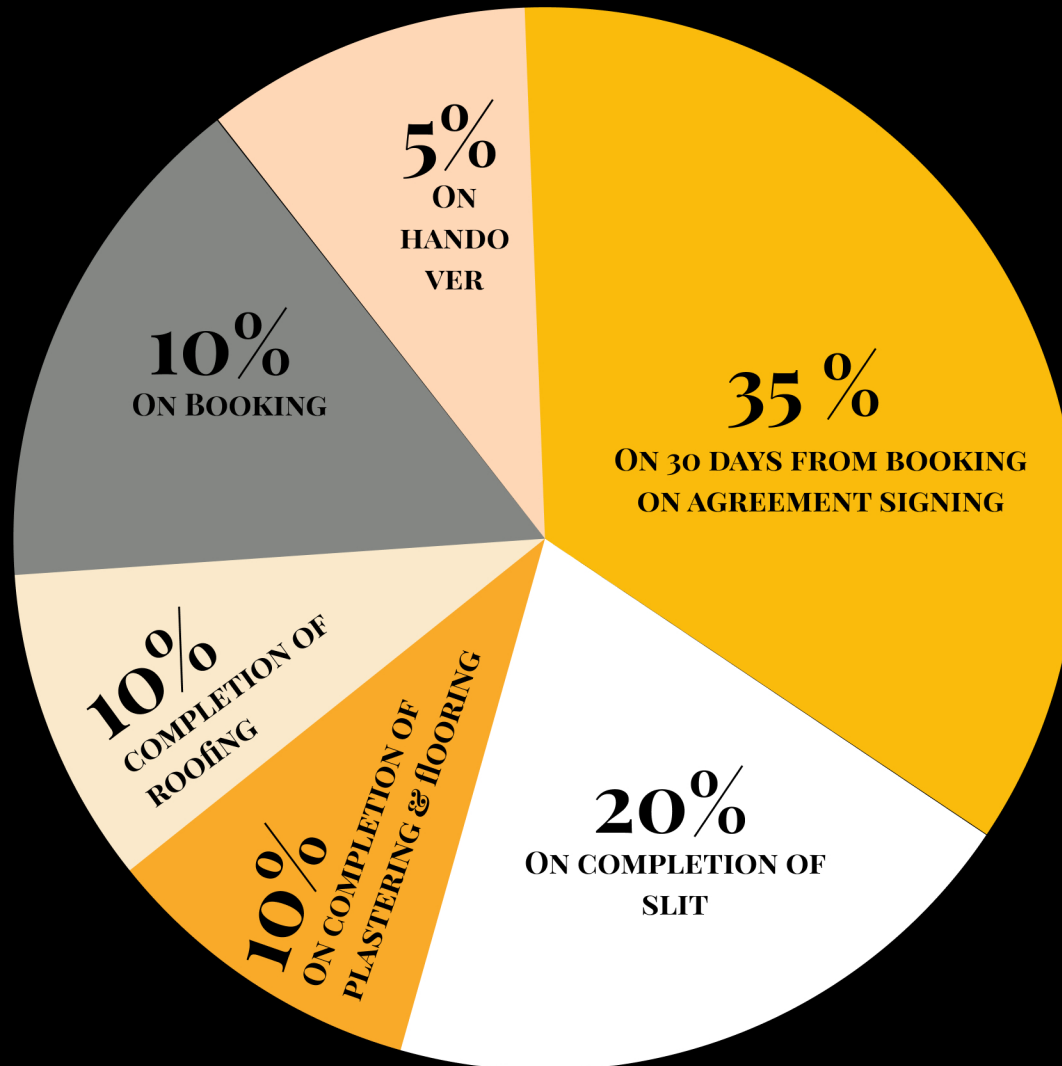
SALABLE AREA : **1434 SQ.FT**

UDS : **500 SQ.FT**



PAYMENT TERMS

Payment should be made by Cheque or Demand Draft payable to **"M/S. PSTL ENERGY PVT LTD**





ABOUT NEWSHALOM BUILDERS

We have over 16 years of experience in the real estate industry Our core values have helped us build a trustworthy and dependable company

CORE VALUES

- Creating value for money
- Personal commitment & integrity
 - Quality at all costs
- Fairness to all stakeholders Transparent dealings.

Having acquired land parcels across Chennai over a period of time we are able to provide the best price and best quality to our customers. Some of our successful projects include

COMPLETED PROJECTS

**EDEN
APARTMENT**

6 Units

2013- Caimbatore, Rainagini

SUB

Renewal

St Johns, Mandhaveli

QUA CAFE

1 unit

Besant Nagar

**MOONMAN
RESTAURENT**

1 Unit

Besant Nagar

FLAT AREA DETAILS

| FLAT NOS | FLOOR | PLINTH AREA Sq.Ft | COMMON AREA Sq.ft | CARPET AREA Sq.ft | TOTAL BUILT/SALABLE AREA Sq.ft | UDS Sq.ft |
|--------------|-------|-------------------|-------------------|-------------------|--------------------------------|-------------|
| F-1 (2BHK) | F F | 662 | 199 | 632 | 861 | 300 |
| F-2 (2BHK) | F F | 548 | 164 | 524 | 712 | 248 |
| F-3 (2BHK) | F F | 668 | 200 | 640 | 868 | 302 |
| S-1 (2BHK) | S F | 662 | 199 | 632 | 861 | 300 |
| S-2 (2BHK) | S F | 548 | 164 | 524 | 712 | 248 |
| S-3 (2BHK) | S F | 668 | 200 | 640 | 868 | 302 |
| T-3 (2BHK) | S F | 668 | 200 | 640 | 868 | 309 |
| T-1 (3BHK) | T F | 1103 | 331 | 1070 | 1434 | 500 |
| TOTAL | | 5674 | 1701 | 5447 | 7375 | 2569 |

FLAT AREA DETAILS

| FLAT NOS | FLOOR | PLINTH AREA Sq.Ft | COMMON AREA Sq.ft | CARPET AREA Sq.ft | TOTAL BUILT/SALABLE AREA Sq.ft | UDS Sq.ft |
|--------------|-------|-------------------|-------------------|-------------------|--------------------------------|-------------|
| F-1 (2BHK) | F F | 776 | 233 | 746 | 1009 | 434 |
| F-2 (2BHK) | F F | 776 | 233 | 746 | 1009 | 434 |
| S-1 (2BHK) | S F | 776 | 233 | 746 | 1009 | 434 |
| S-2 (2BHK) | S F | 776 | 233 | 746 | 1009 | 434 |
| T-2 (2BHK) | T F | 776 | 233 | 746 | 1009 | 434 |
| T-3 (2BHK) | T F | 776 | 233 | 746 | 1009 | 434 |
| T-1 (3BHK) | T F | 776 | 233 | 746 | 1009 | 434 |
| T-1 (3BHK) | T F | 776 | 233 | 746 | 1009 | 434 |
| TOTAL | | 4656 | 1398 | 4476 | 6054 | 2604 |



ENERGY PVT LTD

PRESENTING

NS

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Project Approved By



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