



PSTL ENERGY PVT LTD PRESENTING

CHERA | GHOLA | PANDIYA

NEWSHALOM BUILDERS

2, 3 & 4 BHK Apartments
ranging from **712 to 1500 sq.ft.** at
PORUR



NS



PSTL ENERGY PVT LTD PRESENTING

CHERA | CHOLA | PANDIYA

NEWSHALOM BUILDERS

2, 3 & 4 BHK Apartments
ranging from 560 to 1200 sq.ft. at
PORUR



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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.



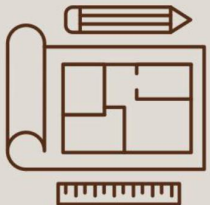
GRAND ENTRANCE WITH
SECURITY CABIN



GREEN ROOFTOP
GARDEN



THREE SIDE VENTILATION
& BAY WINDOWS



ZERO WASTAGE
FLOOR PLANS



VAASTU
COMPLIANT



NO OPPOSITE DOORS TO
ENSURE PRIVACY



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.



LARGE LIFT ELEVATORS
WITH WIDE STAIRCASE



24 X 7 TREATED
WATER SUPPLY



SENIOR CITIZEN
PARK



SUN BATH & YOGA
OUTDOOR DECK



GYMNASIUM SPACE FOR
HEALTHY LIFE



BIO- SEPTIC TANK
FACILITY



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.

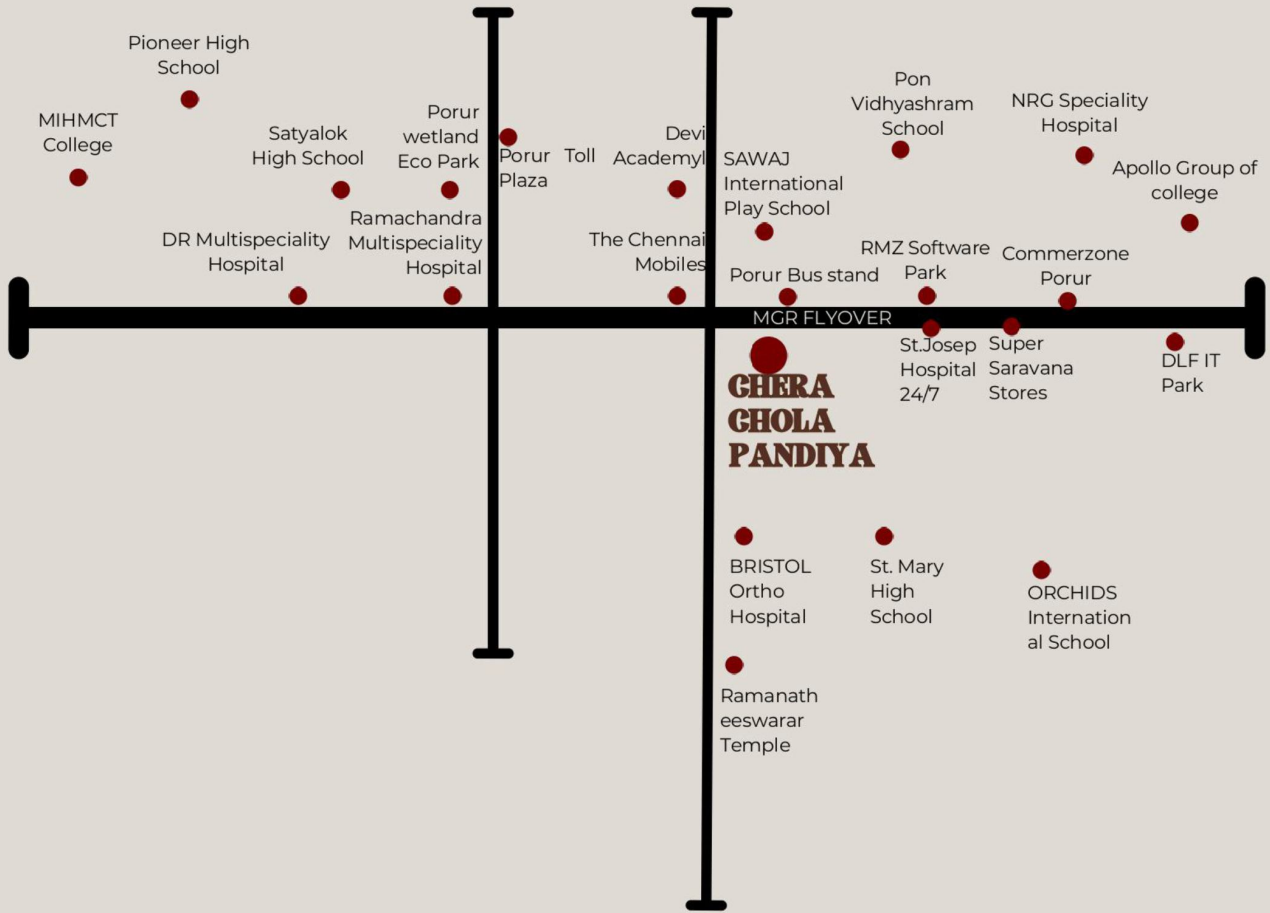
Every amenity is designed to support your wellness, comfort, and peace of mind — all in one thoughtfully crafted community.

INVEST IN THE RIGHT PLACE – WHERE CONVENIENCE MEETS CONNECTIVITY



Located in the vibrant heart of **Porur**, Just 50 meters from the **bus stand** and 100 meters from the **Metro station**, commuting is effortless and quick. The project is in close proximity to Sri Ramachandra **Multispeciality Hospital & College**, **DLF IT Park**, and **RMZ Software Park**, placing education, healthcare, and major IT hubs within easy reach.

Whether you're a working professional, a parent, or an investor, this is a location that truly puts you at the center of it all — a smart move for your future.





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.

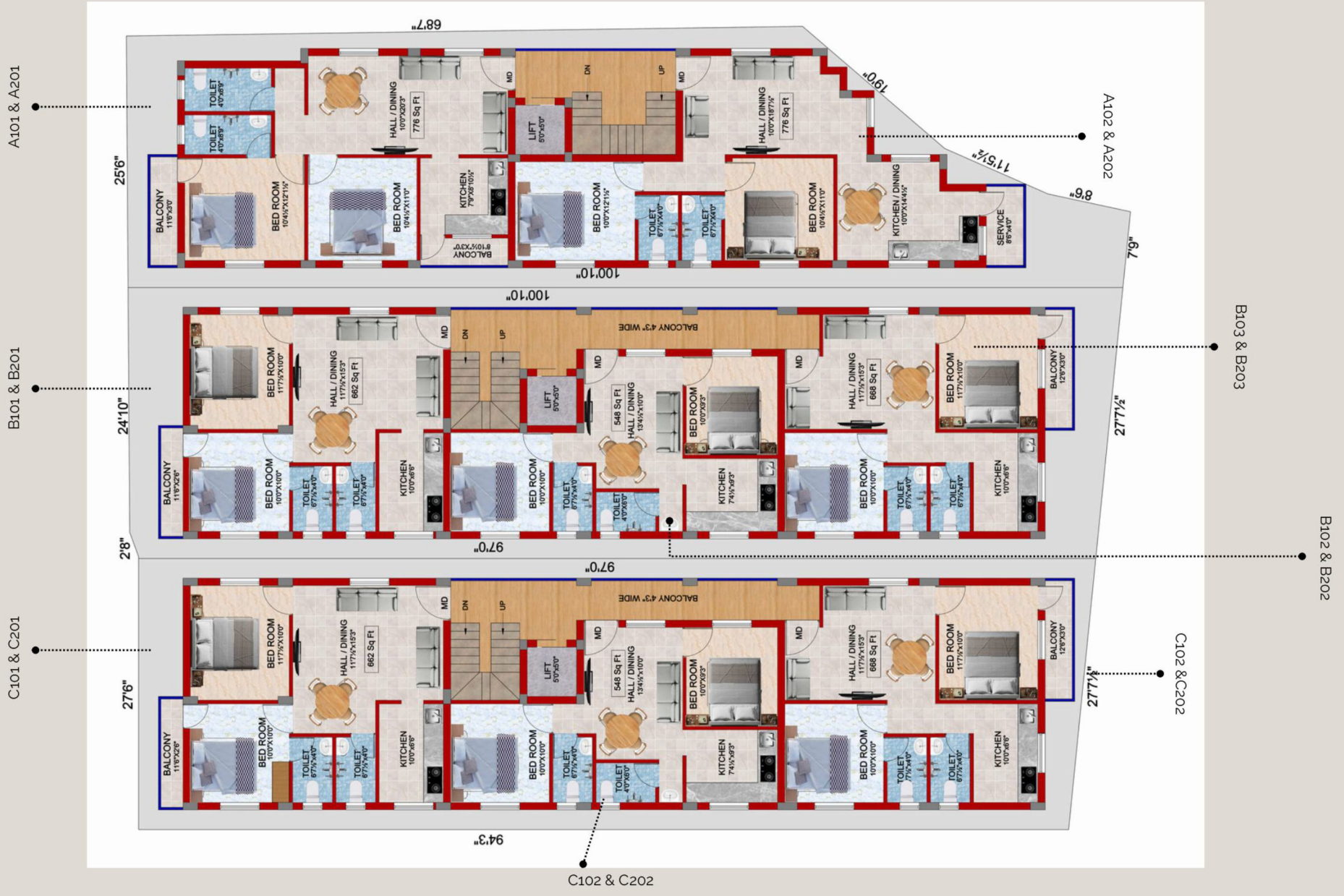


YOUR BEDROOM: A SANCTUARY OF COMFORT AND CALM

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.

TYPICAL FIRST & SECOND FLOOR PLAN



THIRD FLOOR PLAN



ROOFTOP



PANDIYA

CHOLA

CHERA



THIRD FLOOR PLAN



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.ft
COMMON AREA	199 sq.ft
SALABLE AREA	861 sq.ft
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.ft
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

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 moulded 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

PAYMENT TERMS

10%

On Booking

35%

On 30 days from booking on agreement signing

20%

On completion of slit

10%

On completion of roofing

10%

On completion of brick work

10%

On completion of plastering & flooring

5%

On handover

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- Coimbatore, Ratnagiri
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-2 (2BHK)	S F	668	200	640	868	302
S-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

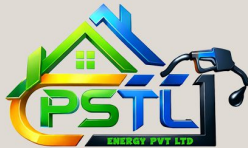
Flat Area Details

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



NEWSHALOM BUILDERS

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PSTL ENERGY PVT LTD PRESENTING

Project Approved by



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