



LOCATION AMENITIES

- » **Transport:**
Perambur (Railway station 1.2km)
(Bus depot 750m) (Metro* 1.2km)
Major Railway stations
(Chennai central 6km) (Chennai egmore 6.6km)
- » **Hospitals:**
Stanley hospital 5km, General hospital 6.1km,
KMC hospital 6km, Srinivas priya hospital 750m,
Aiswarya hospital 1.1km
- » **Schools:**
KRM School 550m,
SKNS PMC 500m and 10+ schools around
- » **Esstentials:**
Perambur market 0.5km,
Revathy home needs 1km
- » **Entertainments:**
PVR S2 2km, Sangam 4km, Skyone mall 4.8km,
Sathyam 6.2km

GET IN TOUCH

Address

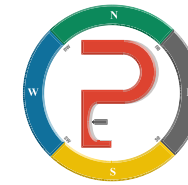
No: 145/51, Patel road, perambur.
(near perambur railway station)

Phone & Mail

+91 9841384276
hello@pureengineers.in



RUVA
PROMOTERS



PURE ENGINEERS
WE MAKE SENSE IN EVERY SQFT



SHIVOHAM
RESIDENCY
@ PERAMBUR



WELCOME SHIVOHAM RESIDENCY

Discover Your Dream Home At Shivoham Residency:

Welcome to Shivoham Residency, where modern luxury meets serene living. Nestled in a prime location, our beautifully designed flats offer more than just a place to live—they provide a lifestyle to cherish and enjoying top-tier amenities right near by you.

Key Features :

Elegant Interiors:

Our spacious flats feature contemporary designs, high-quality finishes, and open to sky that maximize indoor light.

Elegant Interiors:

Our spacious flats feature contemporary designs, high-quality finishes, and open to sky that maximize indoor light.

Ideal Location:

Located close to major transportation hubs, shopping centers, and top schools, Lunar Crest offers the convenience of city living with the peace of a retreat.Elegant Interiors

Secure and Smart Living:

Experience peace of mind with 24/7 security and smart home features that enhance your everyday living experience.

WHY SHIVOHAM RESIDENCY?

At Lunar Crest, every detail is crafted to provide a comfortable and luxurious lifestyle. Whether you're a young professional, a growing family, or someone looking for a stylish retreat, our flats are designed to meet your unique needs and desires.



PROJECT SPECIFICATIONS

Structure:

- RCC framed structure with RC foundation confirming to BIS compliance as per seismic zone requirement
- Anti-termite treatment as per BIS for the complete building
- 4" AAC block for outer wall and 4" AAC block for internal partition wall with cement plastering

Wall Finishes:

- Cement plaster finish with two coats of wall putty & emulsion paint for all internal walls
- Toilet walls will be finished with double glazed vitrified tiles up to 7' height
- 2' above the kitchen platform will be finished with double glazed vitrified tiles
- Exterior faces of the building will be finished with cement plaster and exterior emulsion paint
- CEILING:
- All ceiling areas will be finished with cement plaster with tractor emulsion paint

Floor Finishes:

- Living, dining & bedrooms will be finished with 2' x 2' vitrified tiles with matching skirting
- Kitchen, balconies, toilets & wash/service area floors will be finished with non-slippery vitrified tiles
- All lobbies and corridor will be finished with granite
- Staircase will be finished with granite
- Car parking areas will be finished with cement granolithic flooring

Doors & Windows:

- ENTRANCE: Teak wood frame and teak veneered shutter plus melamine polish on both sides with locks
- BEDROOM & TOILET: African teak wood frame with both side laminated flush doors
- WINDOWS: UPVC windows with MS grills as per the design of the architect
- FRENCH DOORS: UPVC sliding French doors as per the design of the architect whereby grills at the balcony will be provided at an additional cost

Toilets:

- White European water closets of Jaquar or equivalent will be provided
- Health faucets, diverter with an overhead shower will be provided
- All toilets will have provision for connecting a geyser
- All CP fittings will be of Jaquar or equivalent

Electrical:

- Concealed insulated copper multi-stranded Orbit/Q flex fire-resistant wires in all apartment will be provided
- Each apartment will be provided with a distribution board having MCBS
- All switches & sockets of Legrand or equivalent
- TV & Telephone points will be provided in living and master bedroom
- AC provision in master bedroom only, other bedroom conduit provision will be given



SPECIFICATIONS

Kitchen:

- 2 wide granite slab and stainless steel single bowl sink
- Chimney and Aquaguard provision will be provided

Internet:

- Provision given for internet connection in living area

Elevator:

- Building will be served by Schindler/Kone or equivalent make

Compound Wall:

- 5' high compound wall on all sides of the plot will be provided

UG Sump:

- Underground sump of adequate capacity will be provided

Rainwater Harvesting:

- It will be provided

Power Backup:

- Generator backup will be provided for the common areas

Extra Work:

- Any extra work/fittings required by the client will be executed at extra cost after the client approves the estimate and pays in advance

PROJECT AMENITIES

Perambur is an established residential neighbourhood dominated by gated communities, independent houses and well-constructed establishments. Helios is an exclusive symbol of luxury living with an eye for the utmost convenience and safety for the occupants. The spacious homes are exemplary of high-quality infrastructure and its strategic location makes Helios one of the most sought-after properties in Chennai.

- 100% Vasthu Compliant
- CCTV & Power Backups
- Video Door Phone
- Sheltered Car Parking
- Metro Water Supply
- Drainage Facility



This brochure is purely conceptual and does not constitute a legal document. Visual representations are not to be taken as representations of fact, and do not form part of an offer or contract. The management of Shree Harshitha Dhatri Constructions reserve the right to add, delete or alter any specifications mentioned here

FLOOR PLAN

3BHK SIGNATURE @ 2ND FLOOR FRONT SIDE



LIVING
AREA: 12'-10" X 28'



DINNING
AREA: 12'-10" X 28'



KITCHEN
AREA: 8' X 14'-6.5"



BEDROOM -1
AREA: 10'-9" X 16'



BEDROOM -2
AREA: 10' X 14'



BEDROOM -3
AREA: 10'-6" X 13'

3BHK SIGNATURE @ 2ND FLOOR FRONT SIDE

AREA STATEMENT:

SALEABLE AREA	PLINTH AREA	CARPET AREA
1860 SQ.FT	1488 SQ.FT	1266 SQ.FT

*UDS - 770 SFT



ATTACHED BATHROOM -1
AREA: 4'-3" x 8'-3"



ATTACHED BATHROOM -2
AREA: 6'-8" x 4'-6"



COMMON BATHROOM
AREA: 6'-8" x 4'



SERVICE AREA
AREA: 8' x 4'-1.5"

FLOOR PLAN

2BHK DELUX @ 3RD FLOOR FRONT SIDE



HALL / LIVING

AREA: 13' X 13'



DINNING

AREA: 14'2" X 6'8"



KITCHEN

AREA: 8' X 8'8"



BEDROOM -1

AREA: 10'9" X 12'



BEDROOM -2

AREA: 9'2" X 11'



ATTACHED BATHROOM -1

AREA: 4'3" X 7'2"

2BHK DELUX @ 3RD FLOOR FRONT SIDE

AREA STATEMENT:

SALEABLE
AREA

1169 SQ.FT

PLINTH
AREA

945 SQ.FT

CARPET
AREA

766 SQ.FT

*UDS - 475 SFT



COMMON BATHROOM

AREA: 8' X 4'



SERVICE AREA

AREA: 8' X 3'

FLOOR PLAN

2BHK DELUX @ 1ST FLOOR REAR SIDE



HALL CUM DINNING

AREA: 13'-4" X 16'



KITCHEN

AREA: 8'-4" X 7'-10.5"



BEDROOM -1

AREA: 10' X 12'-10"



BEDROOM -2

AREA: 10'-4" X 12'-1"



ATTACHED BATHROOM -1

AREA: 6'-5" X 4'



COMMON BATHROOM

AREA: 4'-4" X 7'

2BHK DELUX @ 1ST FLOOR REAR SIDE

AREA STATEMENT:

SALEABLE AREA	PLINTH AREA	CARPET AREA
1025 SQ.FT	820 SQ.FT	672 SQ.FT

*UDS - 435 SFT



SERVICE AREA

AREA: 8'-4" x 3'



OPEN TERRACE