



UBER LUXURY REDEFINED



**57 ACRE  
TOWNSHIP**

**OVERLOOKING  
1500 ACRE VANDALUR  
FOREST RESERVE**

**40+  
STATE-OF-THE-ART  
AMENITIES**

**ADJOINING  
6L SQ. FT.  
PROPOSED MALL**



A vibrant 57 acres, self-sustainable, master-planned, integrated township known for its statuesque high-rise towers, stunning modern architecture and a townships replete with amenities, We now add to the repertoire by presenting Phase 2B: the last and uber luxurious phase of PARK63.

Living in PARK63 means living in the neighborhood of a green cover of over 1500+ acres or beginning your day with a choice of over 40+ state of the art amenities.

YOU CALL IT  
**1500 ACRE WONDER**  
WE CALL IT  
**PARK 63**

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Have perfect filter coffee with a view of 1500 acre  
of oxygen factory.

Next to Vandalur natural forest reserve





You call it  
**BIG SPACES,**  
we call it  
**PARK 63**

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Super spacious bedrooms, living rooms, balcony and more. We have 3BHK ELITE & 3BHK LUXE which start from 1385 sq.ft. and go upto 1875 sq.ft.

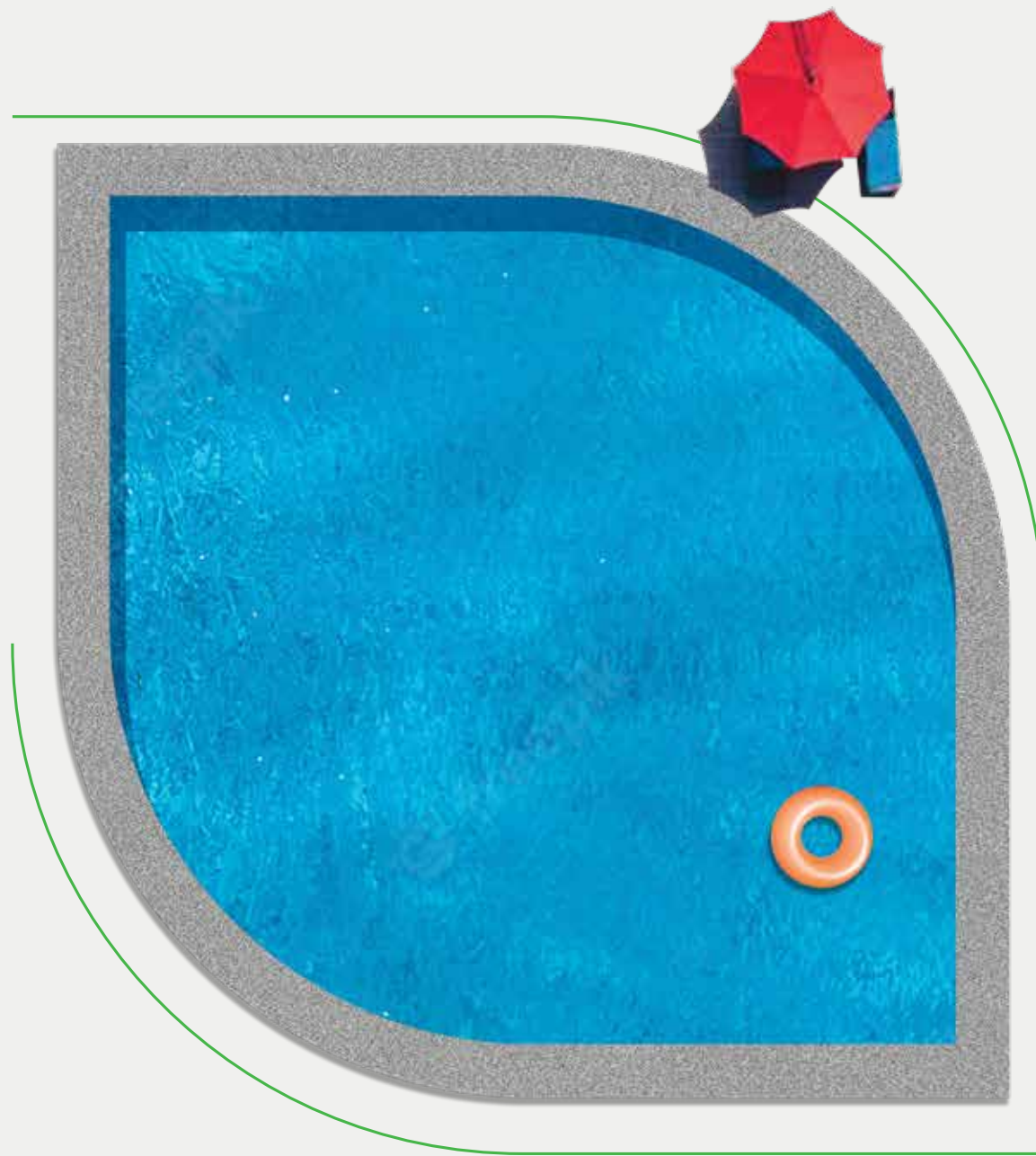


You call it  
**UBER LUXURY,**  
we call it  
**PARK 63**

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Majestic 20,000 sq.ft. Clubhouse,  
40+ state-of-the-art amenities, 70% open space  
6Lakh sq.ft. proposed Mall with Multiplex.





You call it

# CHENNAI'S CROWN JEWEL

we call it

# PARK 63

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This is the last and uber luxurious phase of PARK63 which is part of a 57 acre township. Overlooking 1500 acre of Vandalur forest reserve, PARK63 is located in a strategic location near to everything you need.



# A LOCATION THAT MAKES CONNECTIVITY A WALK IN THE PARK



10 mins away from  
Tambaram railway  
station



30 mins from the  
International Airport



Right opposite to the project  
is the Perungalathur Local  
Railway station, which  
connects to Central part of  
Chennai



Proposed 88 acre,  
319 crore Mofussil  
Bus Terminus at  
Kilambakkam which is  
4 kms away from  
PARK63



Chennai Bypass 8 mins  
and Outer Ring Road in  
5 mins



Nestled between  
Gandhi Road (40 ft) & GST (150 ft)  
Well connected to Chennai

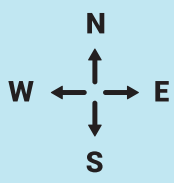


Has great connectivity  
to OMR through  
Vandalur –  
Kelambakkam Road

# Location Map



BAY OF BENGAL



SRIPERUMBUDUR

ORAGADAM

PERUNGALATHUR

MARAIMALAI NAGAR

MAHINDRA WORLD CITY

park 63

Vandalur National Park (1,500 acre)

ZOHO CORPORATION PVT. LTD.

Vidyamandir school

Hindu Mission Hospital

Apollo Hospital

MEPZ-SEZ

ssm sundaravalli school

TAMBARAM

Madras Christian College

Perungalathur Railway Station

Gandhi Road

Velammal Vidyashram

Proposed Kilambakkam bus Terminus

Chennai International Airport

MIT College

KATHIPARA

200 Feet Road

Tambaram-Sholingallur Road

IT-Siruseri

KELAMBAKKAM

OMR

Vandalur-Kelambakkam Road

Outer Ring Road

Bypass Road





# A NEIGHBOUR THAT IS LITERALLY A BREATH OF FRESH AIR FOR A LIFETIME

1500 acres Vandalur  
Natural Reserve Forest

Wake up to breath-taking views  
of a green expanse

Breathe fresh & clean air  
within the city







## **AN ARRANGEMENT THAT STRIKES THE RIGHT WORK LIFE BALANCE**

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Walk to work, spend more  
time with your family

The Gateway IT Campus has companies  
like Accenture, CSS, Sutherland,  
Navitas LLP and more

Currently employing approx.  
25,000 people with a proposed expansion  
of up to approx. 50,000 employees soon

# PUBLIC PARKS AMENITIES

AROMA  
GARDEN

KIDS  
PLAY AREA

REFLEXOLOGY  
PARK

PETS  
PARK

FAMILY  
GARDEN

BUTTERFLY  
PARK

YOGA  
GARDEN

OUTDOOR  
BBQ PIT

READING  
GARDEN

JUNIOR  
TENNIS COURT

ADVENTURE  
ZONE

TODDLER  
PLAY AREA

THEMED  
GARDEN

SENIOR  
CITIZEN PARK

OUTDOOR  
EXCERCISE AREA





# A COMMUNITY THAT LOOKS AFTER YOUR EVERY NEEDS

## OUTDOOR AMENITIES

GIANT BOARD  
GAMES

GAZEBOS

TENNIS  
COURT

PARTY  
LAWN

SWIMMING  
POOL

KIDS  
PLAY AREA

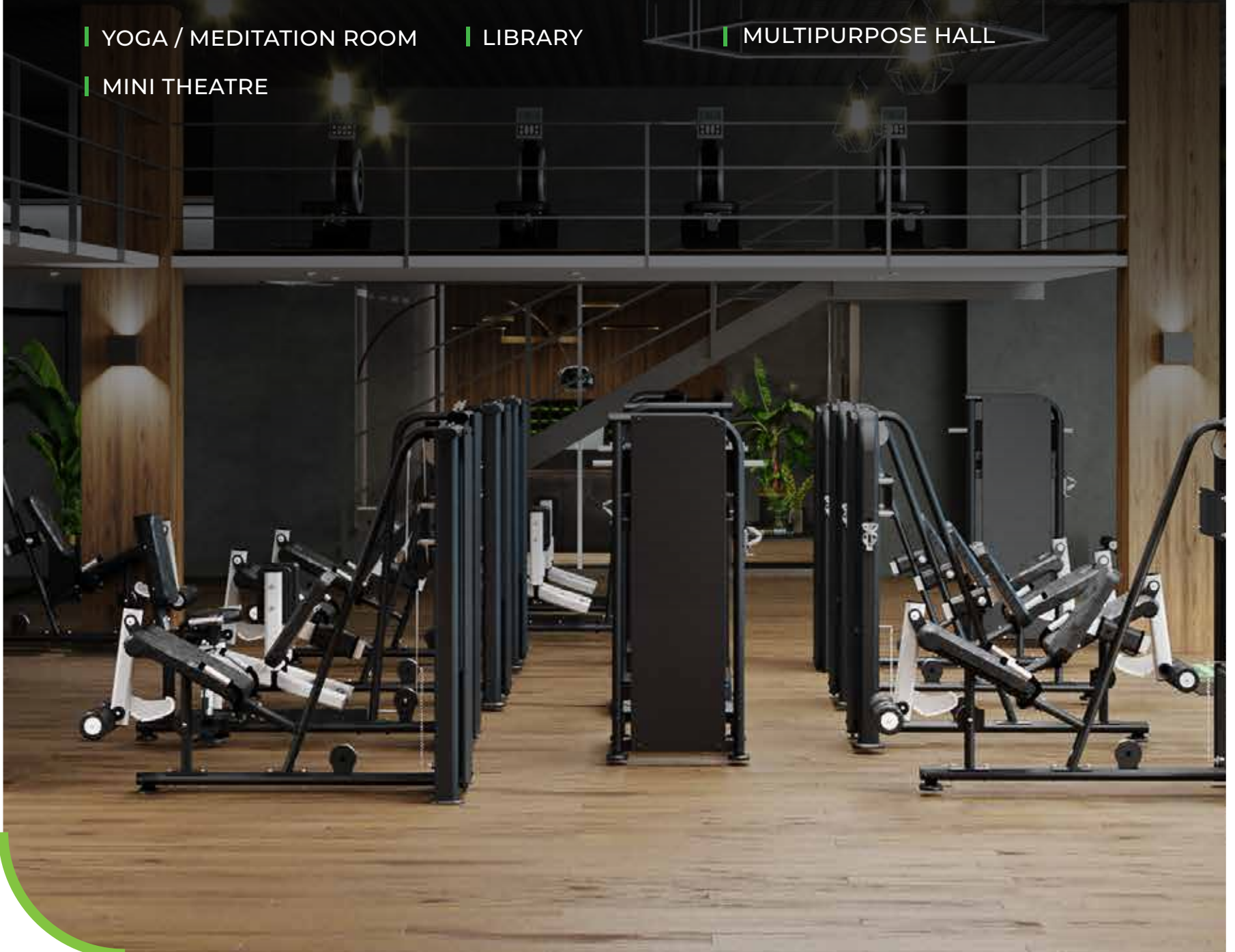




# A TOWNSHIP THAT TAKES YOUR PASTIME SERIOUSLY

## INDOOR AMENITIES

- | GYM
- | YOGA / MEDITATION ROOM
- | MINI THEATRE
- | GAMES ROOM
- | LIBRARY
- | CONVENIENCE STORE
- | MULTIPURPOSE HALL







ARTISTIC IMPRESSION



**1500 ACRES  
VANDALUR NATIONAL  
RESERVE**

**PROPOSED  
MALL+MULTIPLEX**

**RESIDENTIAL  
DISTRICT  
PHASE-1**

**PUBLIC  
PARK**







**RESIDENTIAL  
DISTRICT  
PHASE-2**

**COMMERCIAL  
DISTRICT**

**PUBLIC  
PARK**

**PERUNGALATHUR  
RAILWAY STATION**



# MASTER PLAN

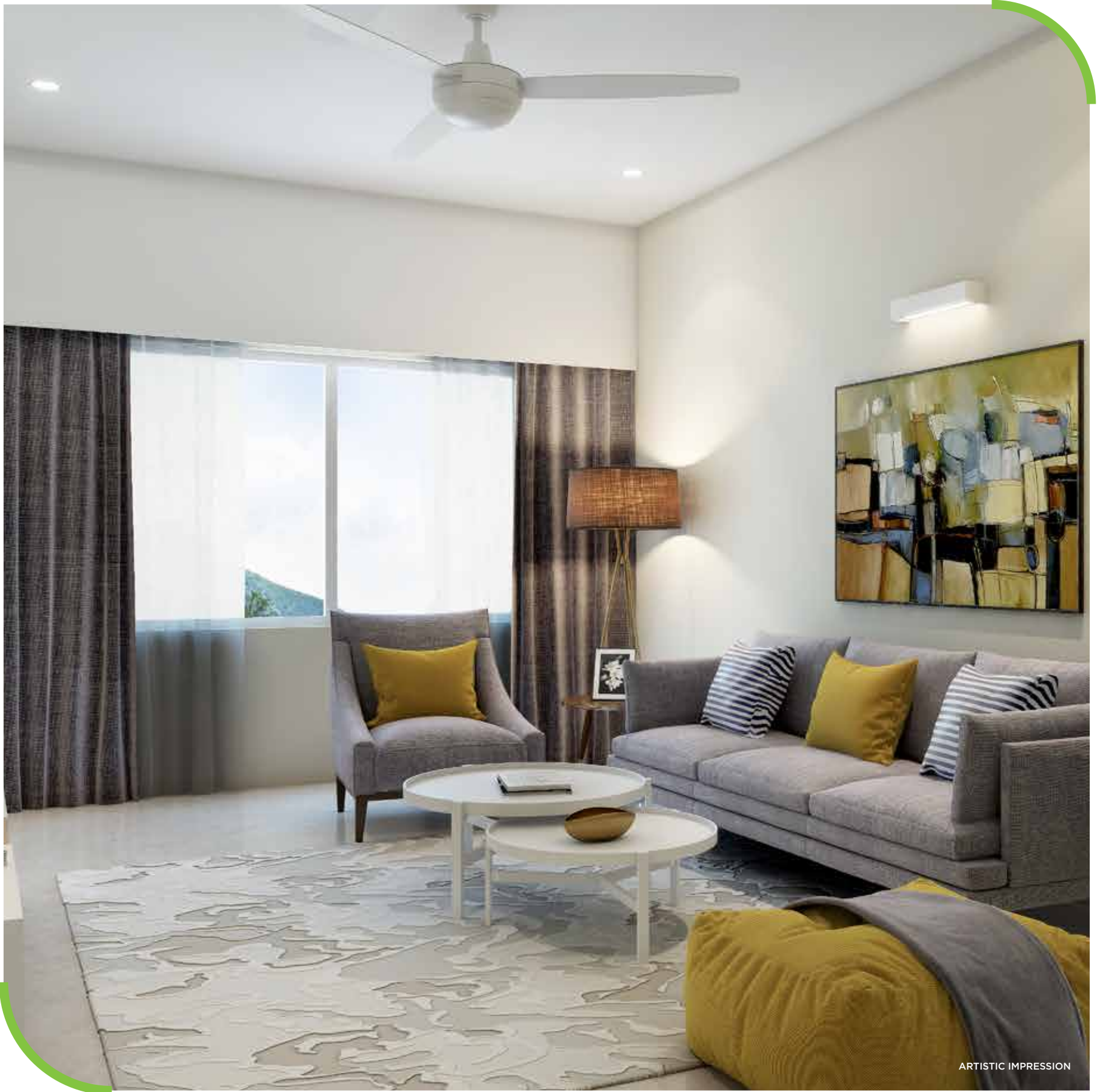


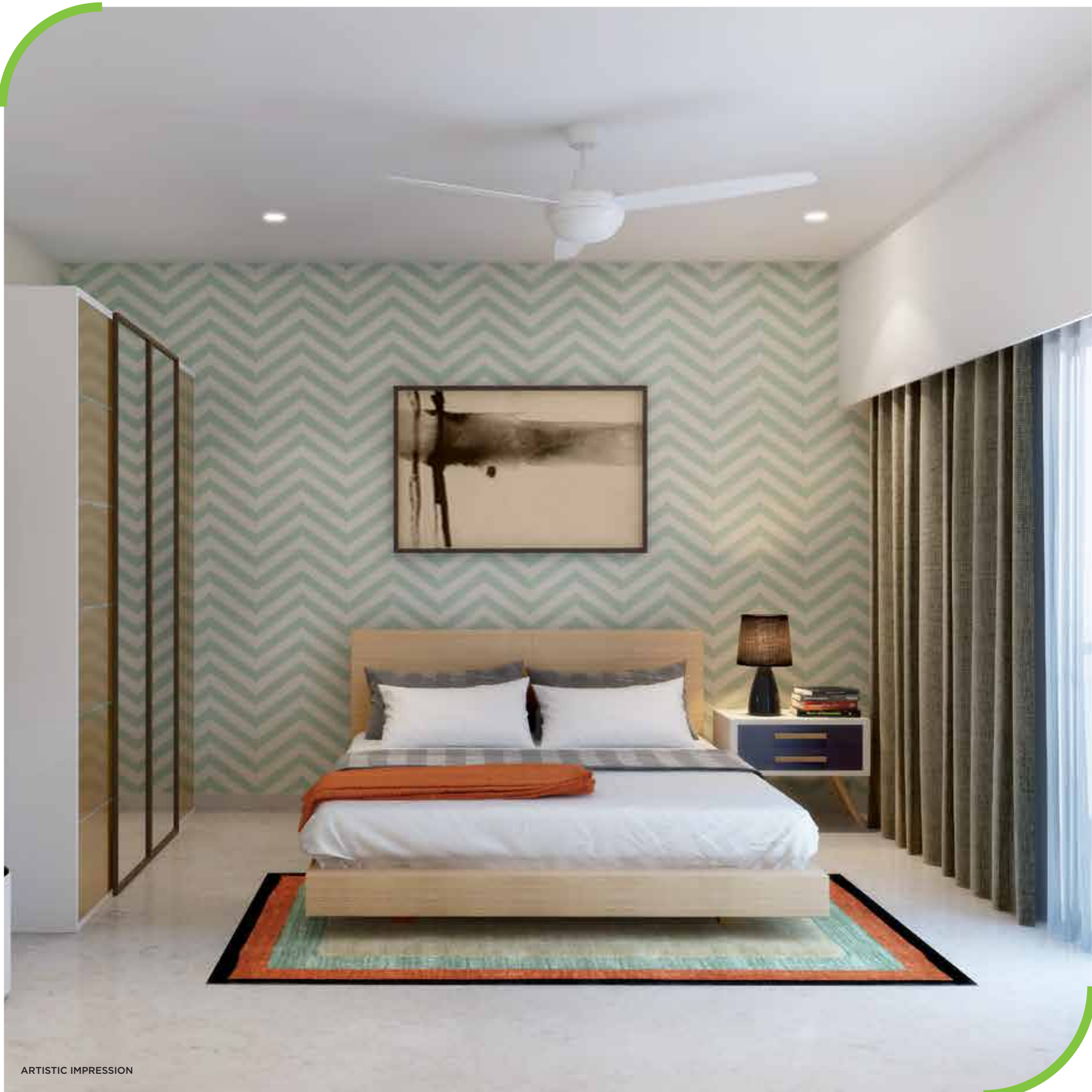


- 1 ENTRY
- 2 MULTIPURPOSE LAWN
- 3 STEPPED SEATING
- 4 BADMINTON COURT
- 5 VOLLYBALL COURT
- 6 CRICKET PITCH
- 7 MULTIPURPOSE PLAY COURT
- 8 TENNIS COURT
- 9 OUTDOOR GYM
- 10 SKATING RINK
- 11 KIDS PLAY AREA
- 12 OPEN AIR THEATER
- 13 MAZE GARDEN
- 14 WATER FEATURE
- 15 PET PARK
- 16 YOGA PAVILION
- 17 READING GARDEN
- 18 REFLEXOLOGY PARK
- 19 SENIOR CITIZEN'S PARK
- 20 FAMILY GARDEN
- 21 PERGOLA SEATING
- 22 GIANT GAMES
- 23 SWIMMING POOL
- 24 POOL DECK
- 25 KIDS POOL
- 26 PERUNGULATTUR RAILWAY STATION









ARTISTIC IMPRESSION

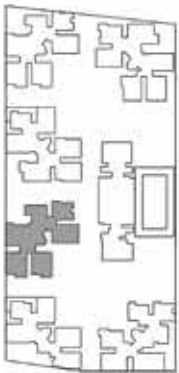






# Typical Tower Plan

G+13 Floors - BLOCK 23



KEY PLAN

# Unit-2 Floor Plan

G+13 Floors - BLOCK 23

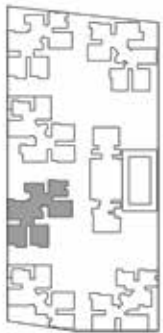


<b>Unit Series No.</b>	<b>: 02</b>
Actual area value	: 1385 sq.ft (128.67 sq.m)
RERA carpet area	: 841 sq.ft (78 sq.m)
RERA balcony	: 104 sq.ft (10 sq.m)



# Unit-3 Floor Plan

G+13 Floors - BLOCK 23



KEY PLAN

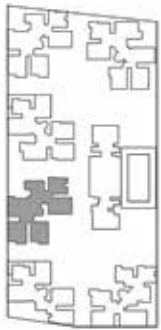


BLOCK-23

<b>Unit Series No.</b>	<b>: 03</b>
Actual area value	: 1840 sq.ft (170.94 sq.m)
RERA carpet area	: 1155 sq.ft (107 sq.m)
RERA balcony	: 120 sq.ft (11 sq.m)

# Unit-4 Floor Plan

G+13 Floors - BLOCK 23



**KEY PLAN**

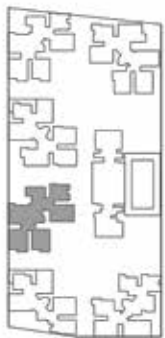


**BLOCK-23**

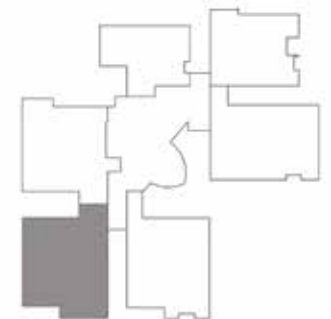
<b>Unit Series No.</b>	<b>: 04</b>
Actual area value	: 1815 sq.ft (168.62 sq.m)
RERA carpet area	: 1143 sq.ft (106 sq.m)
RERA balcony	: 107 sq.ft (10 sq.m)

# Unit-5 Floor Plan

G+13 Floors - BLOCK 23



KEY PLAN



BLOCK-23

<b>Unit Series No.</b>	<b>: 05</b>
Actual area value	: 1825 sq.ft (169.55 sq.m)
RERA carpet area	: 1157 sq.ft (107 sq.m)
RERA balcony	: 102 sq.ft (9 sq.m)

# Unit-6 Floor Plan

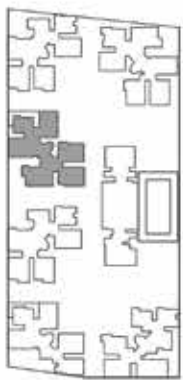
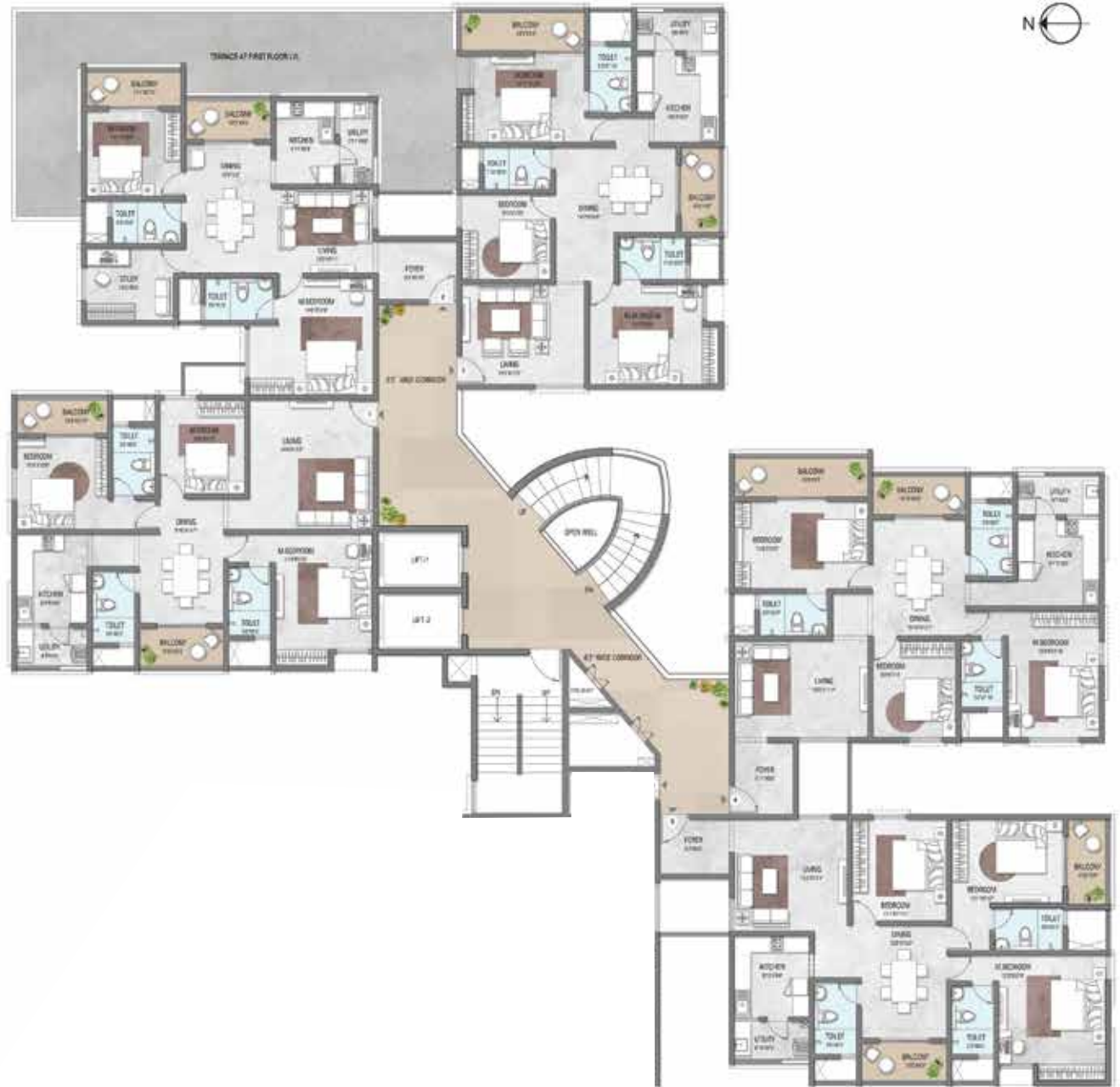
G+13 Floors - BLOCK 23



<b>Unit Series No.</b>	<b>: 06</b>
Actual area value	: 1765 sq.ft (163.97 sq.m)
RERA carpet area	: 1090 sq.ft (101 sq.m)
RERA balcony	: 119 sq.ft (11 sq.m)

# Typical Tower Plan

G+13 Floors - BLOCK 24



KEY PLAN



# Unit-1 Floor Plan

G+13 Floors - BLOCK 24



KEY PLAN



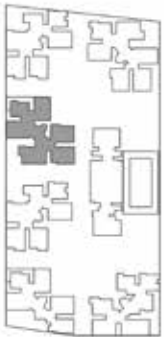
BLOCK 24

<b>Unit Series No.</b>	<b>: 01</b>	
Actual area value	: 1724.99 sq.ft	(160.26 sq.m)
RERA carpet area	: 1098 sq.ft	(102 sq.m)
RERA balcony	: 98 sq.ft	(9 sq.m)



# Unit-2 Floor Plan

G+13 Floors - BLOCK 24



KEY PLAN



BLOCK 24

<b>Unit Series No.</b>	<b>: 02</b>
Actual area value	: 1484.99 sq.ft (137.96) sq.m
RERA carpet area	: 908 sq.ft (84 sq.m)
RERA balcony	: 100 sq.ft (9 sq.m)

# Unit-3 Floor Plan

G+13 Floors - BLOCK 24



KEY PLAN



BLOCK 24

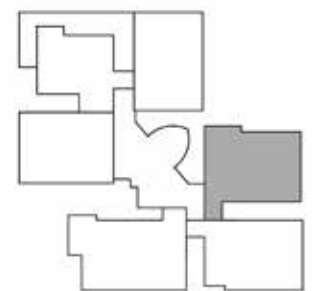
<b>Unit Series No.</b>	<b>: 03</b>
Actual area value	: 1719.99 sq.ft (159.79 sq.m)
RERA carpet area	: 1062 sq.ft (99 sq.m)
RERA balcony	: 125 sq.ft (12 sq.m)

# Unit-4 Floor Plan

G+13 Floors - BLOCK 24



KEY PLAN

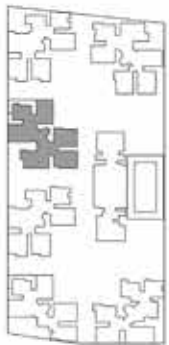


BLOCK 24

<b>Unit Series No.</b>	<b>: 04</b>
Actual area value	: 1874.98 sq.ft (174.19 sq.m)
RERA carpet area	: 1162 sq.ft (108 sq.m)
RERA balcony	: 133 sq.ft (12 sq.m)

# Unit-5 Floor Plan

G+13 Floors - BLOCK 24



KEY PLAN



BLOCK 24

<b>Unit Series No.</b>	<b>: 05</b>	
Actual area value	: 1799.99 sq.ft	(167.22 sq.m)
RERA carpet area	: 1146 sq.ft	(107 sq.m)
RERA balcony	: 101 sq.ft	(9 sq.m)



# SPECS AND INFRA

## COMMON AREAS

- In the project, even before you enter your apartment, you experience classy lobbies and common areas:
- Elegant Lift and Grand Entrance lobbies to all towers with granite flooring.
- 100% DG back up for lights in common areas, water supply systems, STP, and other essential utilities, so you are never worried about the power cuts.
- Lifts of a reputed brand (Kone or equivalent) provided with 100% DG power back up.
- CCTV's area provided in the common areas & GF lobbies for security monitoring along with the security personnel for safety.
- Windows will have 3 track with Bug mesh to enjoy cool breeze keeping your window open.
- Kitchen, with 30mm polished granite counter with SS sink and drain board, and provision for water purifier. Superior quality glazed tile dado for easy maintenance in kitchen up to 2'0" height & up to sill level in utility. Additional SS sink in the utility.
- Superior quality Vitrified tile flooring (Asian or equivalent) in the living, dining, kitchen, foyer & bed rooms to maximise visual appeal while being very easy to maintain.
- The flooring in wet areas like the utility, toilets and balcony are of anti-skid tiles (Asian or equivalent) to ensure safety and prevent accidents.

## UNIT SPECIFICATIONS

- MIVAN construction ensures great finish, good structural performance and timely construction completion.
- The special main door has a durable Teak wood frame with Factory made BST shutter for a premium look and feel.
- Main door comes with extra security through branded video door phone and non-biometric digital locks.
- Windows and sliding doors to balcony are of UPVC. UPVC windows have excellent durability and are easy to maintain.
- Modular type switches/sockets.
- AC point provision in all the bedrooms & Living / Dining area.
- TV and telephone points are provided in master bedroom & living area.
- Geysers are provided in all the toilets.
- Toilets are fitted with premium brands of sanitary fittings, with KOHLER or equivalent sanitary ware and CP fittings (KOHLER or JAGUAR equivalent).


# We promise, We deliver.

Phase 1A is completed ahead of the schedule.  
Handing over is going on with full swing.



10 MINUTES FROM TAMBARAM,  
BANG ON GST ROAD

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 **799 6000 474**  
[www.shriramproperties.com/park63](http://www.shriramproperties.com/park63)

Member  
**CREDAI**

This project is financed by RBL

TN/01/BUILDING/136/2022 [www.rera.tn.gov.in](http://www.rera.tn.gov.in)  
CMDA - Planning Permit No. 11190, File No.C3(S)/243/2017, C/PP/MSB/02 (S - 01 to S -36) Dated: 23.01.2018.  
Perungalathur Town Panchayat Building Permission No.027/2015-2016, Dt 24.05.2018  
This project is promoted by M/s. Shriprop Properties Pvt. Ltd. [a wholly owned subsidiary of M/s. Shriram Properties Ltd.] \*T&C Apply