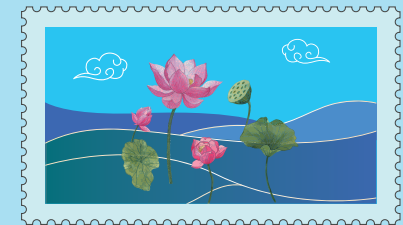




**LIFE SO GOOD...
KANNAI MOODITU
VAANGALAAM!**



**LAKESIDE
RESIDENCES**

@SHRIRAM SHANKARI

TN/01/BUILDING/0418/2021; www.rera.tn.gov.in
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[a wholly owned subsidiary of M/s. Shriram Properties Ltd.]

WELCOME TO A LIFE BY THE LAKESIDE

Welcome to Lakeside
Residences, a classy gated
community with lake-facing
homes offering a
picture-perfect lifestyle.
Imagine waking up to a sunlit
sky with chirpy birds flying
over tranquil waters.
The essence of living.

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AWESOMELY LOCATED AMAZINGLY CONNECTED

Nestled in the residential heart of Guduvanchery, Lakeside Residences is also fabulously connected. Being minutes away from GST Road and the upcoming 4 lane Nellikupam Road, that will soon be a bustling hub. Close to your workplace. Close to unspoilt nature. It's the closest you'll get to a dream lifestyle.

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Just 10 mins. from
Guduvanchery Railway Station &
20 mins. from upcoming Metro station



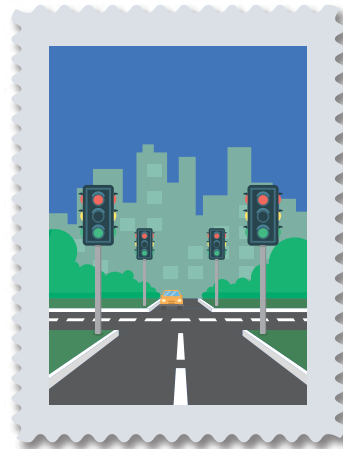
20 mins. from
Kilambakkam Bus Terminus



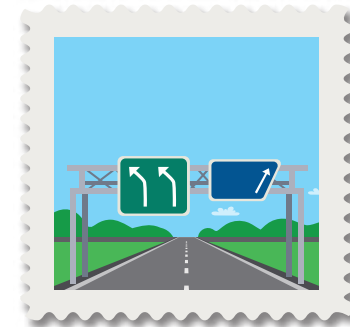
Easy access to major IT hubs
like The Gateway, MEPZ
and ZOHO among others



Just 40 mins. from Chennai
International Airport



Easy access to OMR via
upcoming 4 lane
Nellikupam Road



Just 20 mins.
to Outer Ring Road

EVERYTHING DEAR SO VERY NEAR

Imagine a home that's near the best schools, hospitals, offices and stores, yet cradled in serenity. That's exactly where you'll be.

Near popular food joints like Dominos, Anjappar, Marry Brown and more | 20 mins. from the upcoming half a million sq.ft. mall at The Gateway.

EDUCATIONAL INSTITUTIONS

- SRM University – 20 mins
- SRM Medical College – 24 mins
- VIT – 30 mins
- Madras Christian College – 35 mins
- SRM Public School – 10 mins
- Velammal Vidhyashram – 8 mins

CHENNAI INTERNATIONAL AIRPORT- 40 mins

MAJOR ROADS

- Nellikupam Road -5 mins
- GST road -15 mins
- Outer Ring Road – 20 mins
- Old Mahabalipuram Road -30 mins

HOSPITALS

- Deepam Hospital – 15 mins
- SRM Hospital -25 mins
- Hindu Mission Hospital – 30 mins

OFFICE SPACES

- Estancia IT Park -20 mins
- The Gateway -25 mins
- MEPZ – 40 mins
- Mahindra World City -40 mins

PUBLIC TRANSPORT

- Kilambakam Bus Stand – 20 mins
- Metro Rail – 20 mins
- Guduvanchery Railway Station – 15 mins





CLOSE TO WORKPLACES



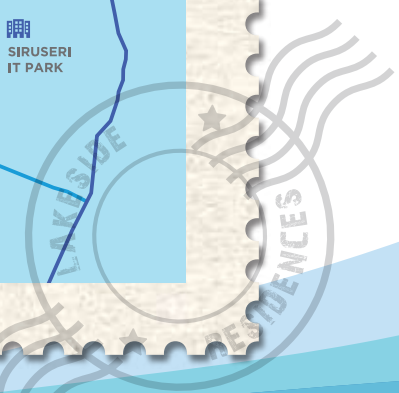
CLOSE TO THE BEST EDUCATIONAL INSTITUTIONS



CLOSE TO THE BEST HEALTHCARE



KEY CONVENIENCES





Artist's impression

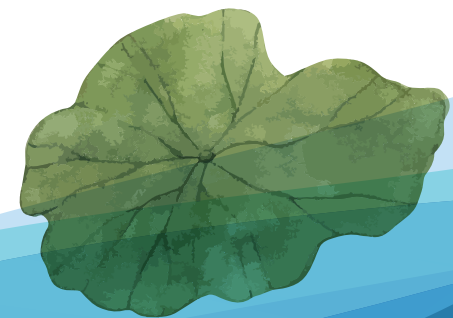


Shot at the site

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CLASSY APARTMENTS PREMIUM LIFESTYLE

Built for seekers of a finer lifestyle, our residences are a beautiful blend of aesthetics, thoughtful embellishments and comforts that make the daily life truly delightful.





LIVELY COMMUNITY LOVELY NEIGHBOURS

Lakeside Residences is part
of a 36-acre gated
community, already home to
1000 well-settled families.
Here you will belong to a
secure, vibrant circle of
like-minded people who have
something in common –
shared desire for
the good life.
Don't be surprised if you
catch yourself smiling
more often.

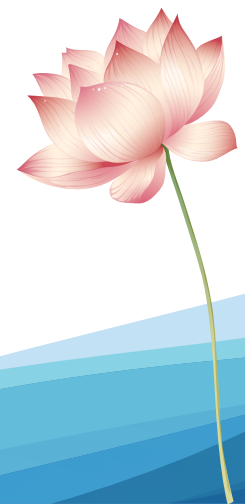




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SPACIOUS EXTERIORS ROOMY INTERIORS

Vastness is one sensation you'll experience everywhere at Lakeside Residences. And the story is the same inside. Your home here will exude space, thanks to the thoughtful design and more efficient floor planning.



WHERE LIFE FEELS LIKE A WALK IN THE PARK

Aroma Garden | Zodiac Garden | Butterfly Garden
Lily Pond Garden | Function Lawns

At Lakeside Residences,
we have 70% open space.
Everywhere you turn, there's
abundant greenery to grace
your senses, along with mini
parks and gardens. And
of course, the picturesque
lake right next door.





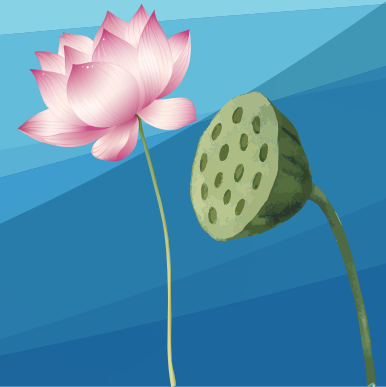


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TWO READY CLUBHOUSES SPANNING 21,000 SQ. FT. FOR TWICE THE FUN.

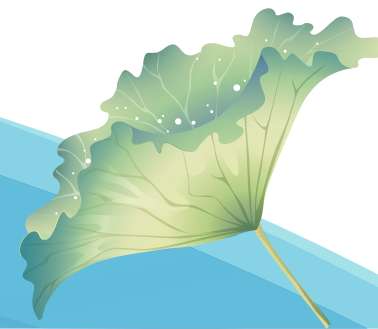
Lakeside Residences is part of a sprawling, 36-acre gated community, like no other. We have not one... but two ready-to-use clubhouses for the benefit of our privileged residents. Now that's called double delight.





SO RICH WITH AMENITIES LIFE FEELS LUXURIOUS

There are scores of reasons for settling down in Lakeside Residences. We can name at least fifty. That is, the 50+ amenities provided to sweep you off your feet. Every one of which has been handpicked to make your life one notch more comfortable.





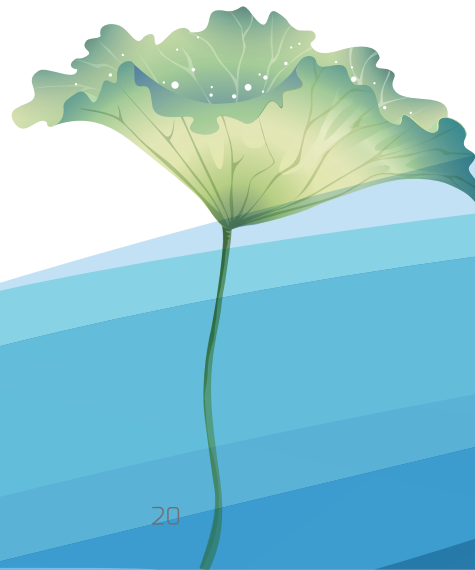


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FABULOUS SPACES FOR FAMILY TIME

**Outdoor Party Area | Multi-Purpose Hall | Clubhouse
Cafe | Picnic Points**

Want to throw an outdoor party to celebrate an occasion? Lakeside Residences has the perfect setting for you. Wish to have a family gathering? We have a multi-purpose hall. Feel like having a private chat outside your home? There's the Clubhouse cafe. Thinking of a family picnic? Our gardens are open 24/7 for you.





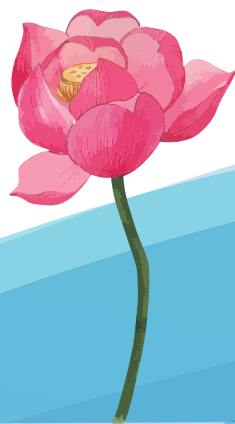
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WHERE FUN FOR KIDS IS CHILD'S PLAY

Sand Pit | Kid's Play Area | Toddler's Play Area | Giant Board Games

Multiple Play Areas Amidst Greens

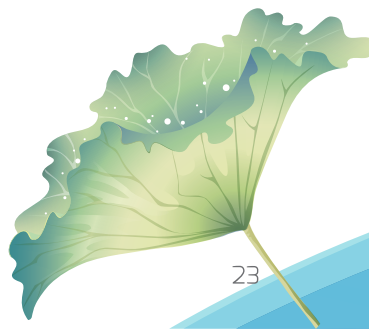
Lakeside Residences is not just family-friendly, but the perfect environment for growing up. There are so many play zones where kids can be, unabashedly, kids.



CONVENIENCES TO PAMPER YOURSELF

Salon | Creche | Grocery Store | ATM | Shuttle Bus | Clinic

Discover irresistible
conveniences to pamper you
at Lakeside Residences.
From helping you with a cool
hairstyle to taking care of
your child while you're at
work, we offer everything.





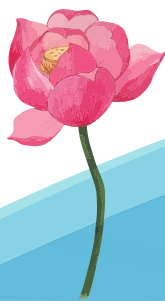


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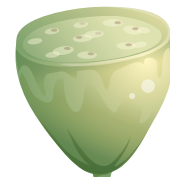
FITNESS ZONES FIT FOR A KING

Gym | Swimming Pool | Jogging Tracks | Skating Rink
Basketball Court | Cricket Practice Nets
Badminton Courts | Table Tennis | Billiards

Work out at our fully equipped gym or catch up with cricket at the nets. Go for a swim or sweat it out with basketball. We have a variety of fitness zones for your activity of choice.



A BLESSING FOR THE DEVOUT



Lakeside Residences also has a temple well within the community – the Sri Raja Ganapathy Temple. What that means is the air is suffused with divine vibes and chimes of the temple bells.



Only for representation purpose

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36 ACRES OF ACTIVE COMMUNITY



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Artist's impression



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PLANNED WITH HEART DESIGNED WITH SOUL



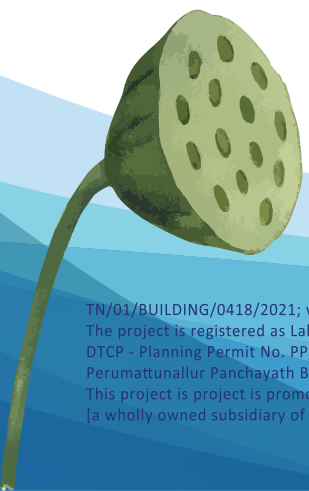
2 BHK (1035-1100 sq. ft.)
Small family with
young children



3 BHK (1390-1420 sq. ft.)
Large family with
older children / grandparents

All Shriram apartments have been architected to deliver maximum lifestyle per square foot. Because they've been built by homeowners, for homeowners. Lakeside Residences have been embellished with even more delight that you can feel in every corner.

TYPICAL FLOOR PLANS



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2 BHK : 1035 – 1100sqft



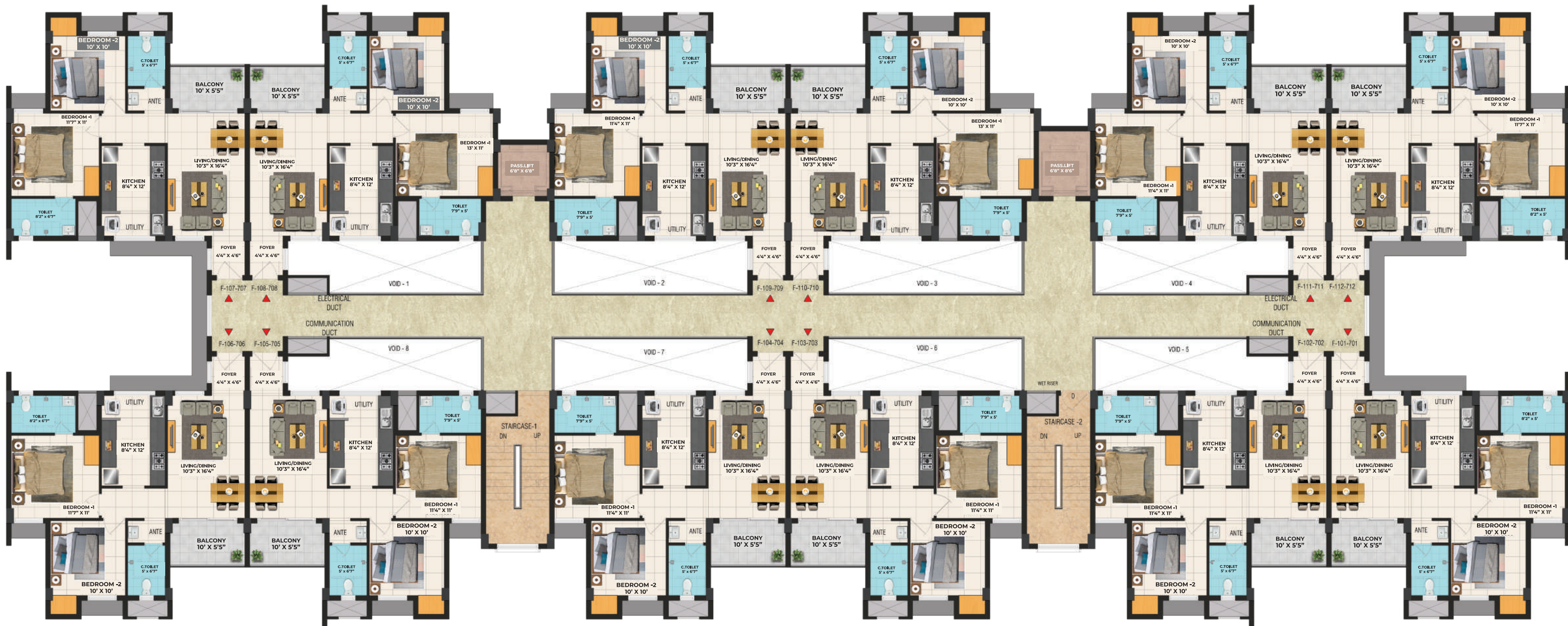
TAKEAWAYS

- Well ventilated apartment
- Efficient floor plan with zero space wastage
- Foyer area for your privacy
- Large kitchen with sufficient storage space
- Full length windows in master bedroom for excellent lighting and ventilation

*These are indicative floor plans and may be subject to minor changes

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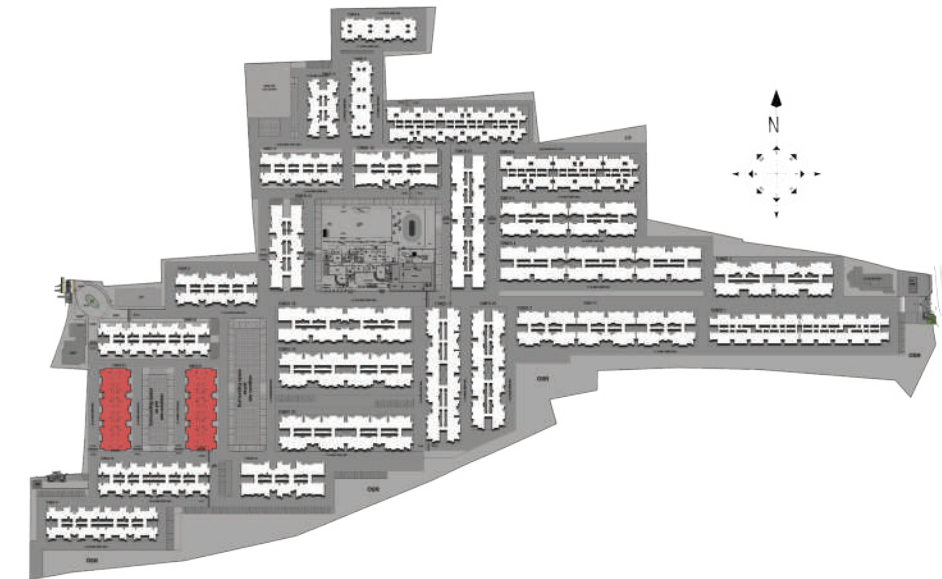
TOWER-23 & 24 FIRST FLOOR PLAN



NOTES:

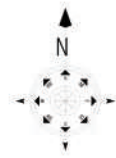
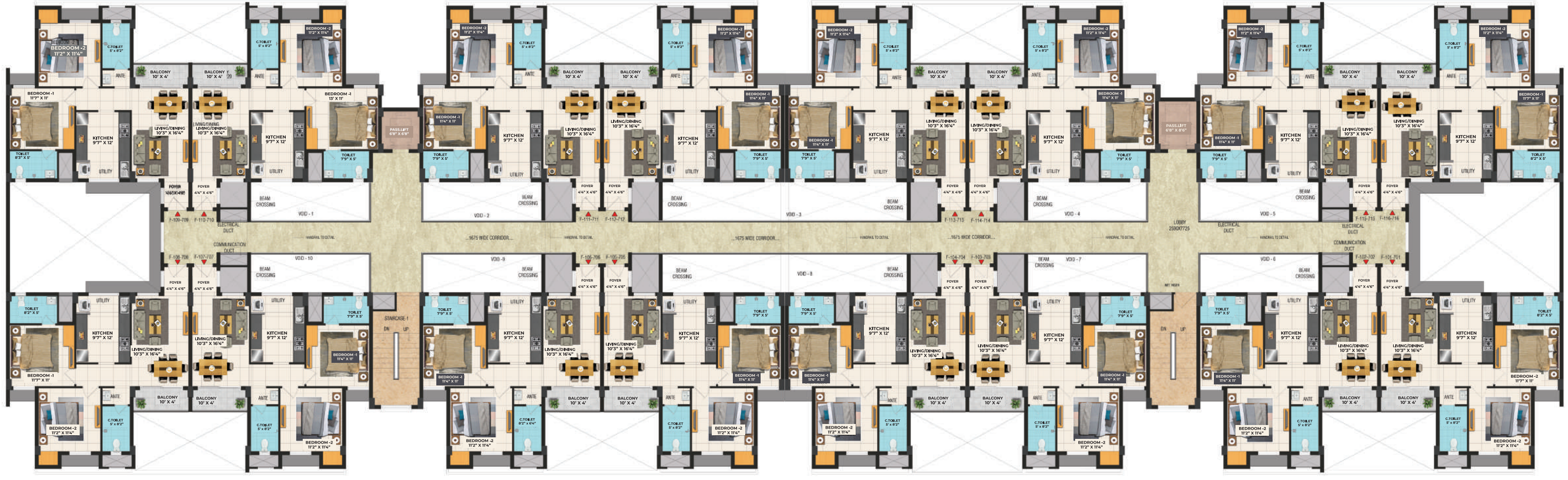
- THESE DRAWINGS ARE FOR MARKETING PURPOSE ONLY. ALL DIMENSIONS MENTIONED ARE CLEAR BETWEEN MASONRY WALLS EXCLUDING PLASTER & FINISHES.
- FURNITURE ARRANGEMENT IS TENTATIVE TO INDICATE LOCATION OF ELECTRICAL POINTS.
- FURNITURE IS NOT PART OF STANDARD APARTMENT.
- COLUMN SIZES, SHAFTS, DOORS & WINDOW SIZES ARE SUBJECT TO CHANGE BASED ON DRAWING DEVELOPMENT AND STATUTORY APPROVALS.
- POLICY OF CONTINUAL ATTENTION TO DETAIL & CONSTRUCTION REQUIRES THAT SOME REVISIONS MAY BE MADE BY ARCHITECT OR DEVELOPER DURING THE PROCESS OF DEVELOPEMNT. ALL DIMENSIONS ARE APPROXIMATE.
- WINDOW SIZES & LOCATION MAY VARY WITH EXTERIOR DESIGN & SPECIFICATION DIMENSIONS.

PROPOSED " SHRIRAM SHANKARI" FOR
M/S.SHRIPROP STRUCTURES PVT.LTD.
AT PERUMATTUNALLUR - CHENNAI.



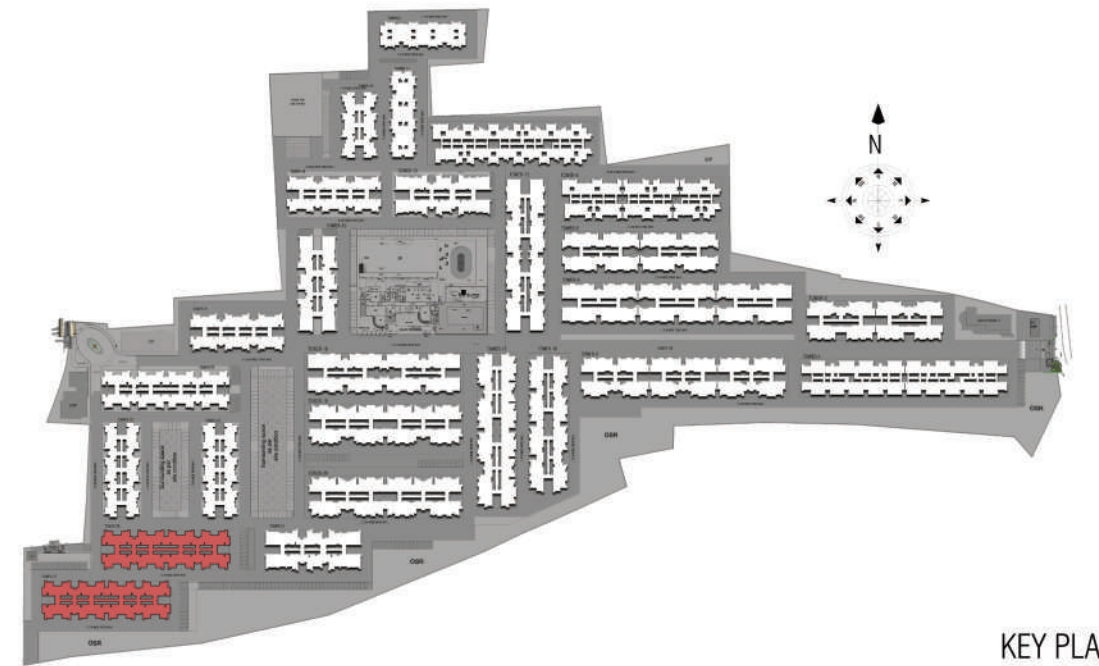
KEY PLAN

TOWER- 26 & 27 FIRST FLOOR PLAN



NOTES:

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KEY PLAN

PROPOSED " SHRIRAM SHANKARI" FOR
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Specifications

Flooring

Living, Dining, Bedroom and Kitchen: 600 X 600 mm Vitrified Tiles
Balcony, Utility: 300 X 300 Anti-skid Ceramic Tiles
Toilets: 300 X 300 Anti-skid Ceramic Tiles
Lift Lobby, Corridors: 600 X 600 mm Vitrified Tiles with Matt Finish
Staircases: Anti-skid Ceramic Tiles
Lift Cladding: Combination of Textured Paint and Granite (Texture on entire Front Face of the Lift and Granite on Side Walls only)

Kitchen

Polished 30 mm Granite Counter with Wall Support
Provision for Water Heater with Electricity and Water Points
Provision for Water Filter with Water Point
Provision for Exhaust Fan in Utility
Provision for Washing Machine in Utility with Water and Electricity Points (2 BHK / 3 BHK)

Dado

Utility: Glazed Ceramic Tiles up to Sill level
Toilets: Glazed Ceramic Tiles up to about 7 feet
Kitchen Dado: Glazed Tiles up to 2 feet above counter level

Joineries

Main Door: Teak Wood Frame with Both Sides Teak Veneer Shutter including Locking arrangements with Polish Finish
Internal Doors: Engineered Wooden Laminated Doors including Locking arrangements
Toilet Doors: Engineered Wooden Laminated Doors including Locking arrangements
Windows: French Windows – UPVC Sliding Windows
Ventilators: UPVC with Louvers
Balconies: M.S. Railings

Painting

Interior Walls and Ceiling: OBD
Exterior Walls: Exterior Emulsion Paint
Stilts: Cement Paint
Wood, Iron Surfaces: Enamel Paint
Main Door: Polish

Electrical

Switches: Modular Switches of ISI make
Wires: Concealed Copper Wiring of ISI make
Geyser Point
Solar Water Points in Common Toilets
TV Points in Master Bedroom and Living area
Telephone and Internet Point in living area
AC points in Master Bedroom and Living area

Sanitary and CP Fittings

EWC: Floor Mounted White Hindware / Jaquar / Cera / Parryware / Equivalent
Wash Basin: Wall Hung White Hindware / Jaquar / Cera / Parryware / Equivalent
Stainless Steel Sink with Drain Board in Kitchen (36" X 18")
CP Fittings: Jaquar Continental / Parryware / Equivalent

General

DG Backup: 120/260/360 Watts for 1, 2 and 3 BHK
Water Supply System: through Underground Sump and Overhead Water Tank of sufficient capacity



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Perumattur, Tiruppur, Tamil Nadu; Building Permit No. 36/2019-2020 Dt: 07.02.2020
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Artist's impression

BUILT WITH LOVE BY A BUILDER OF REPUTE

Lakeside Residences is a shimmering jewel from Shriram Properties, the name synonymous with trust, value and delight.



Part of the prominent
Shriram Group



29 completed
projects,
16.76 million sq. ft.



Over 22,000
happy families



Among the top 5 in
Bengaluru, Chennai and
South India



Legacy of
20+ years



35 projects coming up
over 47 million sq. ft.

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GOOD FOR LIVING GREAT FOR INVESTMENT

There's a reason why Lakeside Residences is generating so much buzz today. That's because it's a delightful buy not just for own use, but also from the standpoint of investment. Being just off GST Road, 20 minutes from the upcoming Kilambakkam Bus Stand and with proximity to major IT hubs like The Gateway, MEPZ and Zoho lends it exponential growth potential. Having a lake-view only enhances it further. Which is why you simply must own a home here, at Lakeside Residences.

PROPERTY SO GOOD... KANNAI MOODITU VAANGALAAM!



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Super-spacious 2 / 3 BHK

Each apartment here is a reflection of efficient floor planning



Experience 50+ Amenities

Superb amenities with ready-to-use clubhouse



Excellent Social Infrastructure

Leading educational institutions (schools and colleges) nearby



Good Health & Well-being

Functional clinic within and excellent hospitals just 15 mins away



Secure & Affordable Township

1000 happy families already living in peace and harmony, in a well-established residential neighbourhood



Homes that live in you

Site address: 14, Thangappapuram, Perumadunallur, Nellikuppam Main Road, Guduvanchery, Tamil Nadu 603 202

Office address: Shriram Properties Private Limited

Lakshmi Neela Rite Choice Chamber, No.9 1st floor, Bazullah Road, T.Nagar, Chennai-600 017

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