

CHOLA RANK TOWERS

Produly Presents

ANUGRAHA



[INFORMATION MEMORANDUM]

This document captures details on CHOLA RANK TOWERS Commercial Space offering at Saradha college road, Salem. The sole purpose of this document is to provide details with respect to the product offering, technical specification, commercial and general terms & conditions.

About US

The vision of **M/s.CHOLA RANK TOWERS** is to create valuable and quality investment in both residential and commercial sectors and satisfy the expectations of the current modern trends.

Er.P.Ashok & Er.S.K.Senthil Kumar, with their 25 years of experience in the field of construction, have invested their knowledge, expertise and dedicated service in the firm.

About the Project

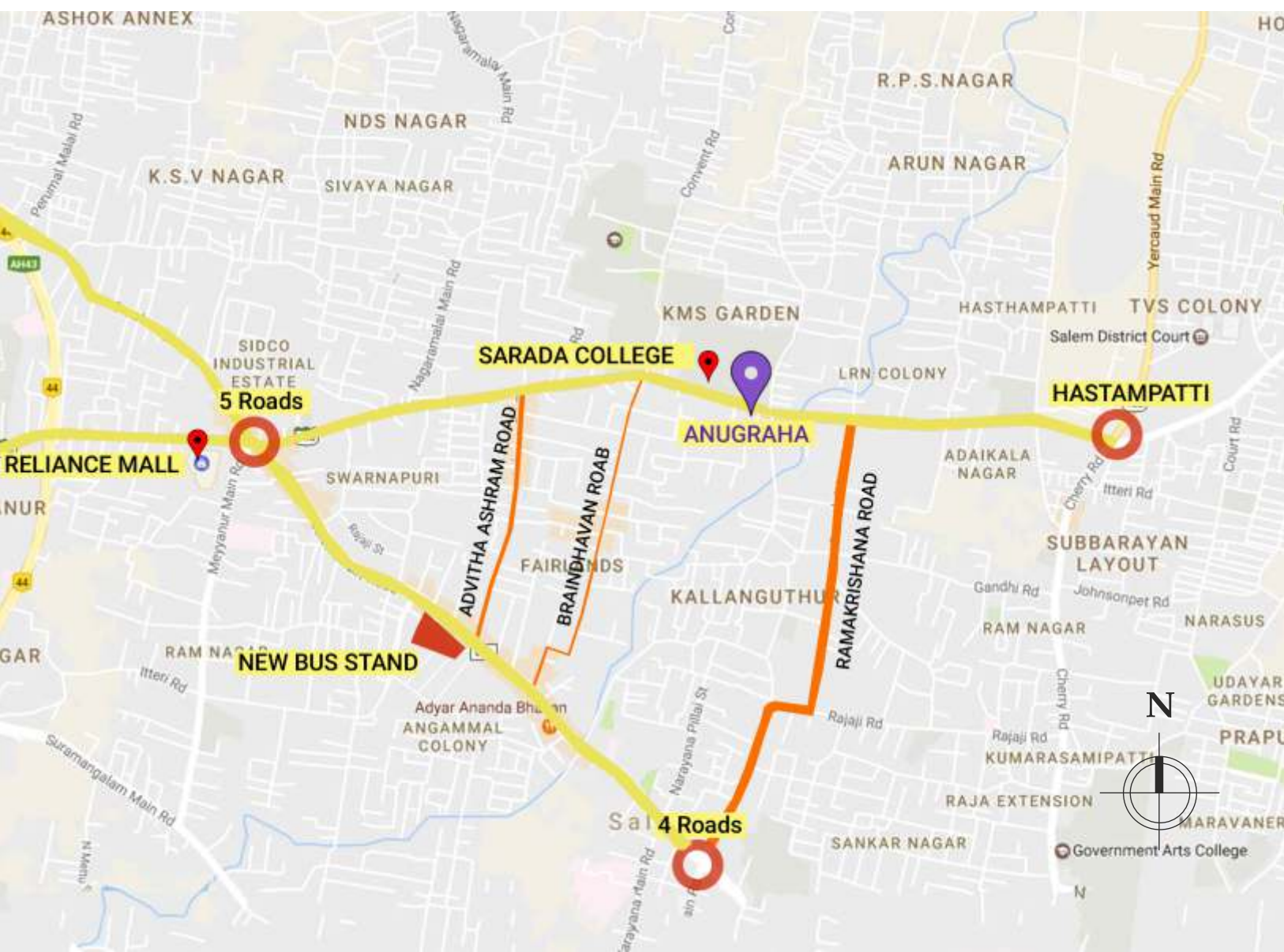
ANUGRAHA is uniquely designed commercial space by Professional Architects & Structural Engineers and will be executed by a team of experienced, efficient and dedicated team of highly qualified engineers, to full fill the demands of present life style at Salem.

ANUGRAHA is a joint venture with the family members of Late **Mr.R.Deenadayalu**, a well known and reputed lawyer of Salem and **M/s.CHOLA RANK TOWERS**.

Location

ANUGRAHA is located on Sarada College Road, which is a prime commercial corridor of Salem city.

Location on Map



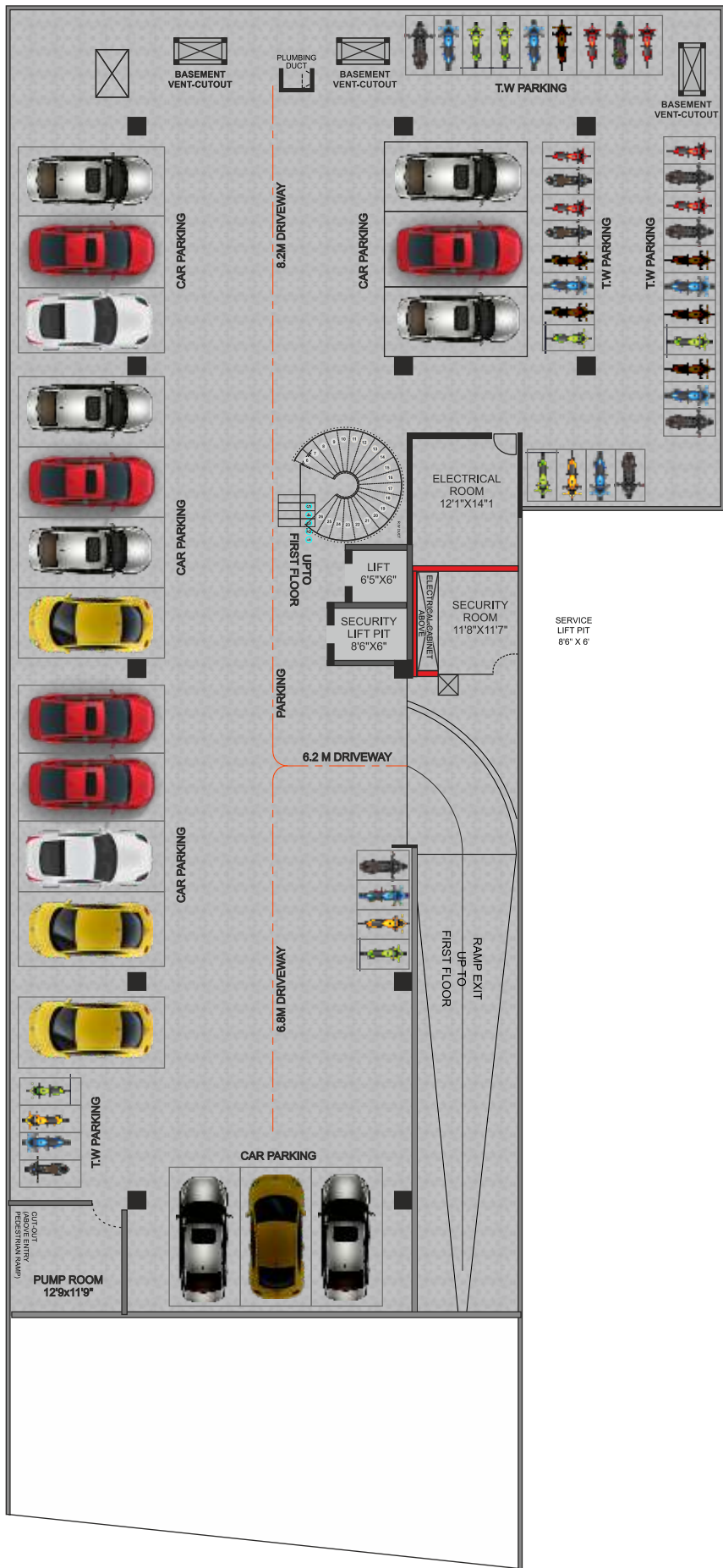
Distance to Key Locations

The project is easily accessible to and from various destinations in the city.

Locations	Distance (in Kms)
New bus stand	00.75
Railway station	03.00
Five roads	01.00
Collector's Office	01.50
Old bus stand & Salem Town	02.00
Airport	15.00
Tidal park	04.00

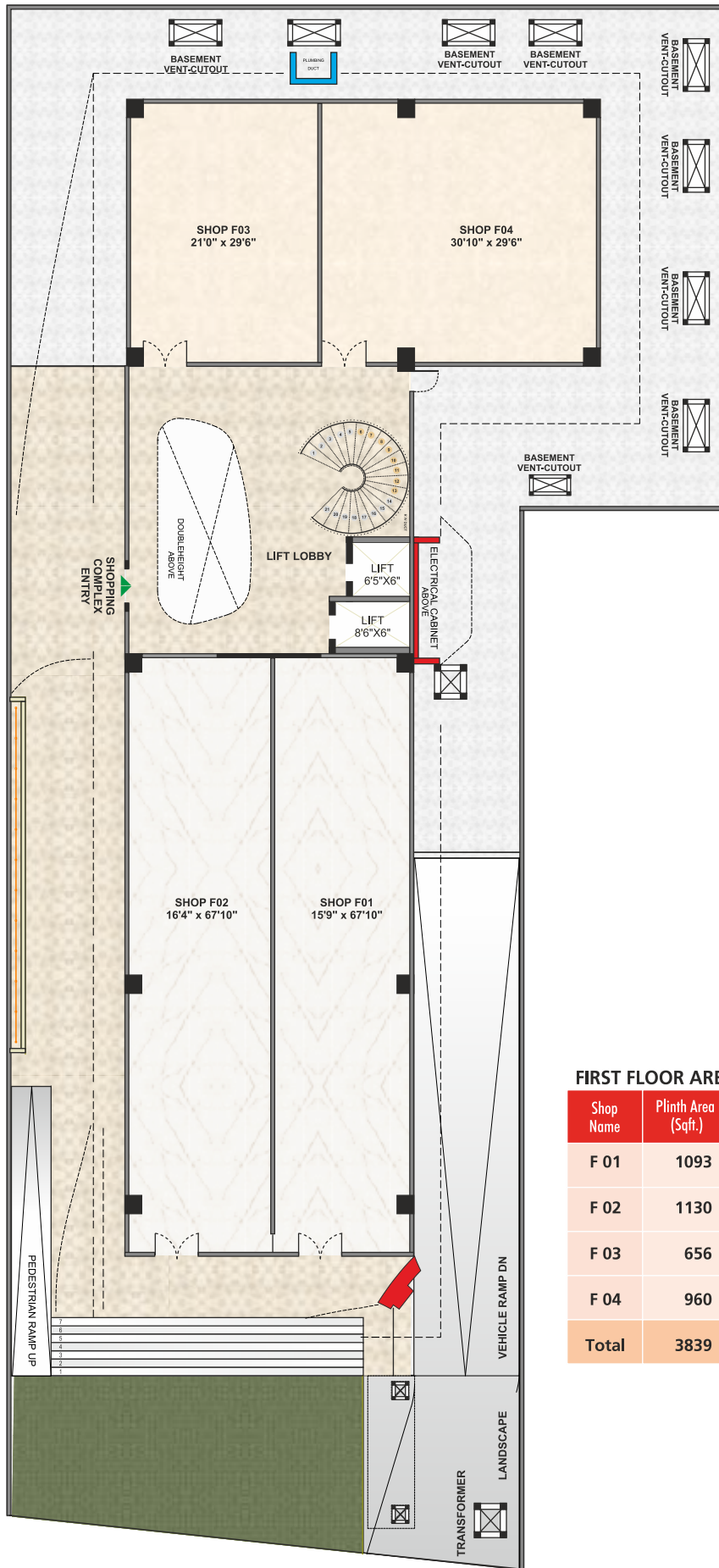
State of the Art - Amenities

1. Ample car parking space with two level hydraulic parking slots.
2. Parametric elevation with decorative glazed exhibits.
3. Main entrance lobby with contemporary interior with Marble/Granite finish
4. Gazed façade for sound reduction and energy efficiency.
5. Adequate reception space at every floor.
6. Spacious lobby & wide corridor to manage high foot fall during peak hours.
7. Two branded lifts with stylized cabin and touch screen.
8. Dedicated power room, pantry and modern toilets at every floor level.
9. 50% power back up.
10. Latest Cameras, Wifi, Intercoms and public addressing systems.
11. Provisions for fire safety as per rules.
12. Provision for food court/café on the terrace.



BASEMENT FLOOR



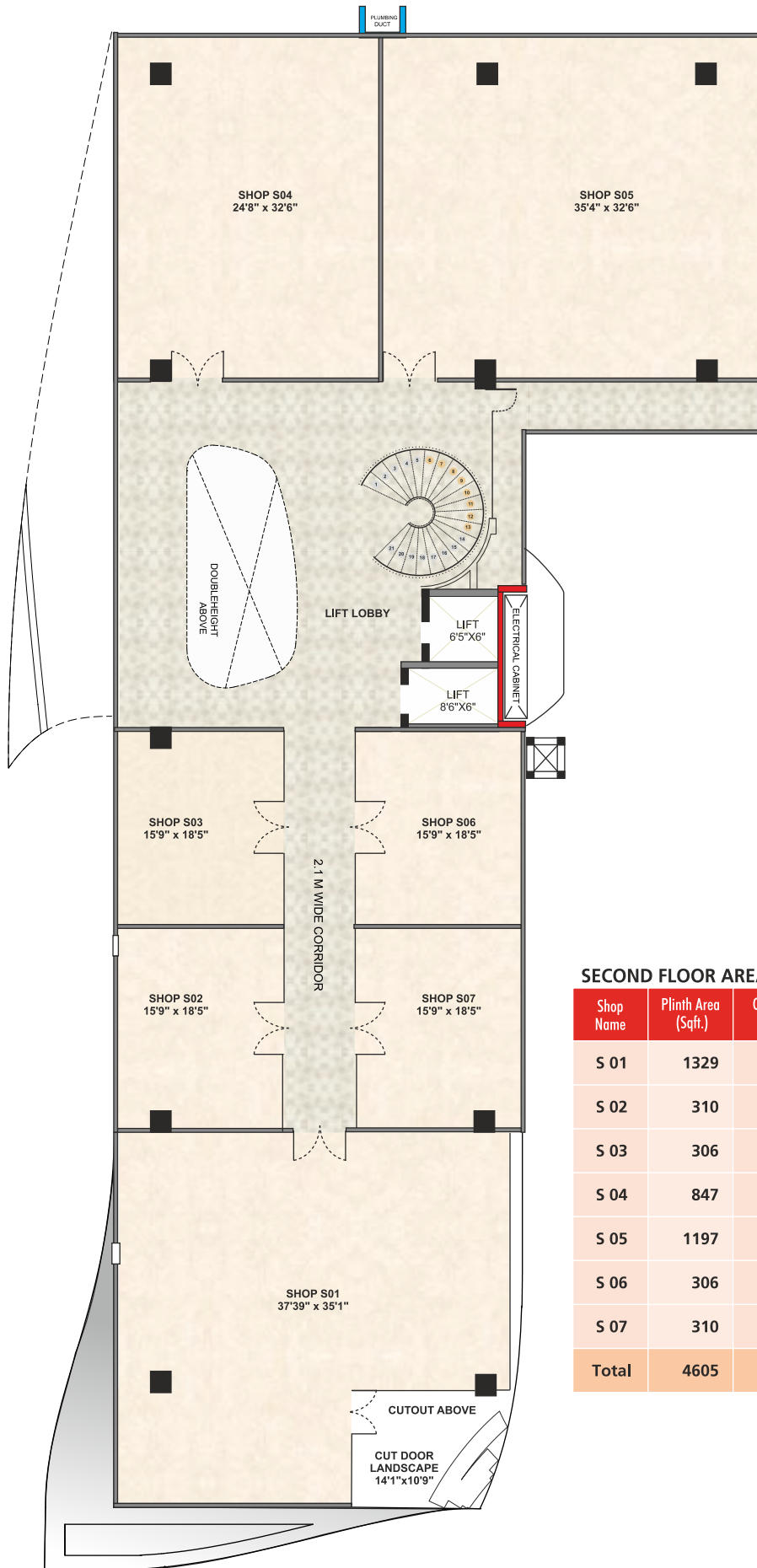


FIRST FLOOR AREA:

Shop Name	Plinth Area (Sqft.)	Common Area (Sqft.)	Saleable Area (Sqft.)
F 01	1093	423	1518
F 02	1130	440	1570
F 03	656	256	912
F 04	960	373	1333
Total	3839	1492	5331

FIRST FLOOR



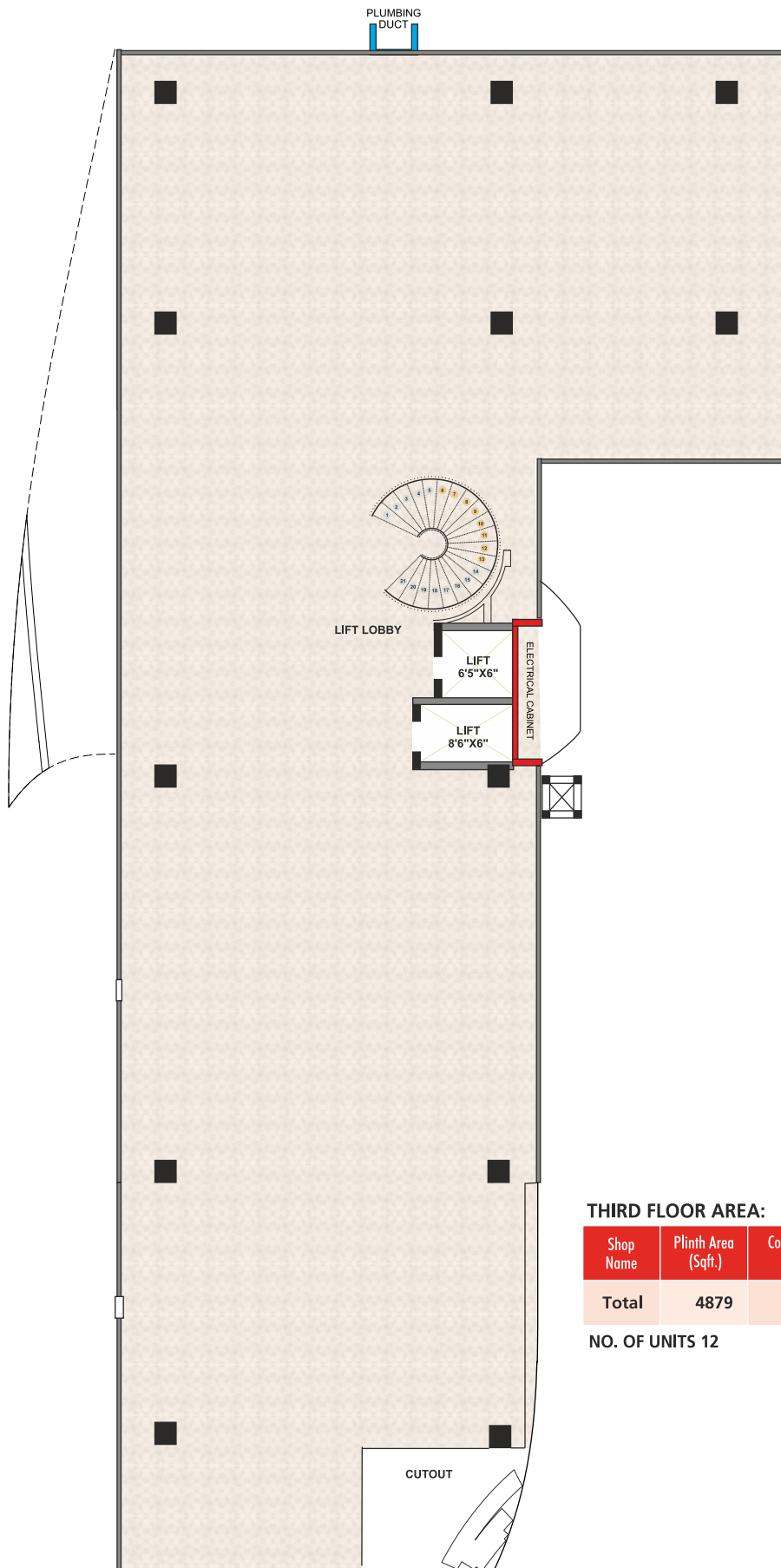


SECOND FLOOR AREA:

Shop Name	Plinth Area (Sqft.)	Common Area (Sqft.)	Saleable Area (Sqft.)
S 01	1329	517	1846
S 02	310	120	430
S 03	306	119	425
S 04	847	329	1176
S 05	1197	466	1663
S 06	306	119	425
S 07	310	120	430
Total	4605	1790	6395

SECOND FLOOR





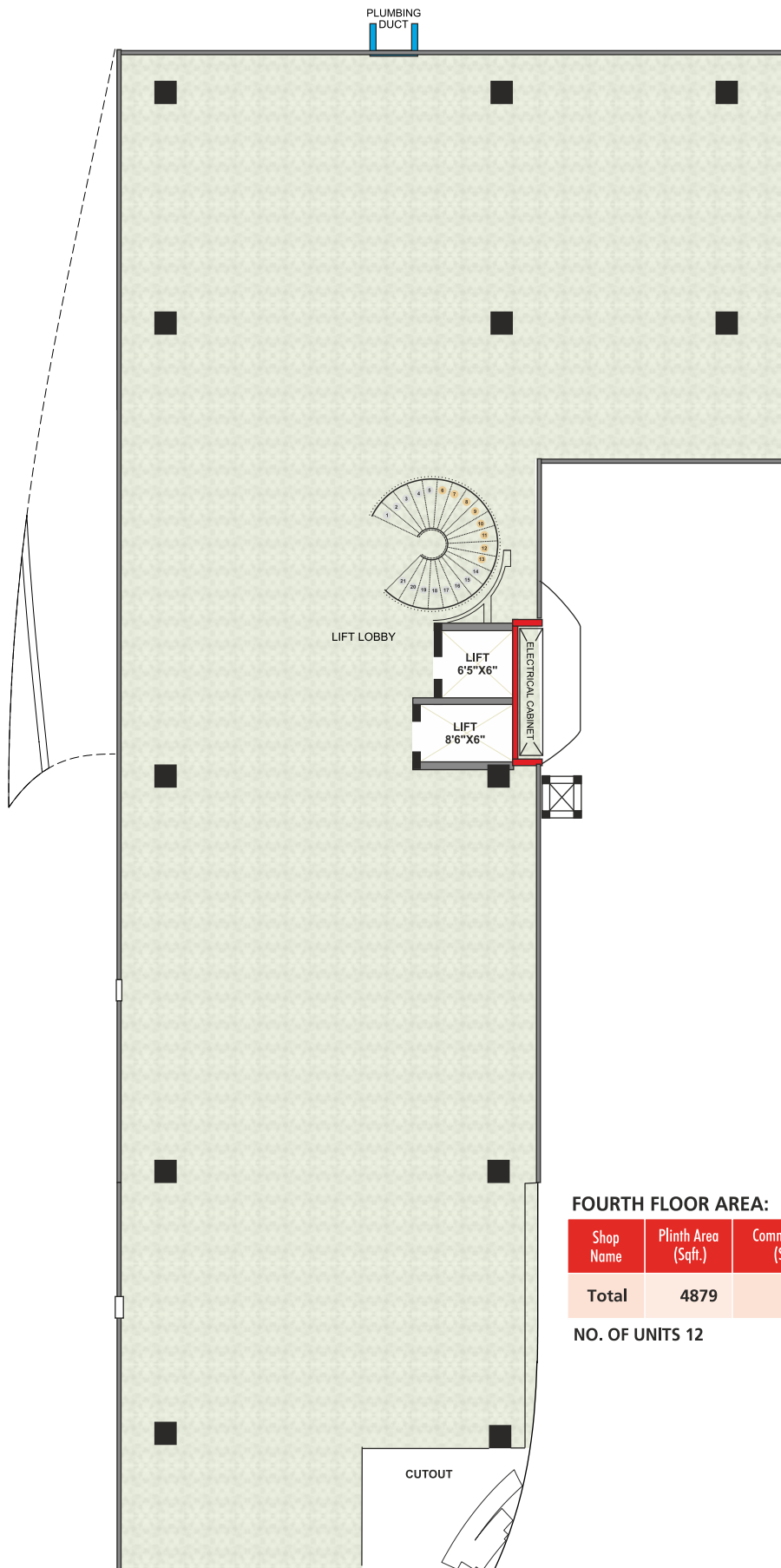
THIRD FLOOR AREA:

Shop Name	Plinth Area (Sqft.)	Common Area (Sqft.)	Saleable Area (Sqft.)
Total	4879	1899	6778

NO. OF UNITS 12

THIRD FLOOR





FOURTH FLOOR AREA:

Shop Name	Plinth Area (Sqft.)	Common Area (Sqft.)	Saleable Area (Sqft.)
Total	4879	1899	6778

NO. OF UNITS 12

FOURTH FLOOR







DETAILED SPECIFICATIONS & AMENITIES

Structure - RCC framed structure. The Commercial complex are spread over from the First floor to Three upper floors. Staircase and lifts connect from basement to all levels. Finishes Flooring. Ground Floor Main Entrance Lobby. Granite / Marble flooring Main Staircase Basement floor to all floors. Granite flooring.

Walls - All Interior wall faces - Plastered and smoothly finished. Exterior Fascia of the building. Glazed Structural floor to floor glazing with alucobond or similar cladding panels at floor edge and ceiling void / feature granite cladding as per elevations & textured surfaces in selective places, as per design to give an elegant look. Staircase hand railings. S.S Railings to Architect design.

Fittings & Other Services - Toilets facility for gents & ladies - Counter washbasins with cold water [good quality vitreous pastel colored ceramic ware] with bottle trap, good quality vitreous pastel colored wall mounted EWC (includes seat cover, flush valve [button type] and heath faucet) & vitreous pastel colored urinals.

Pantry - Fully tiled pantry with waste outlet and water supply points for sink with water outlet provision for water purifier above drain board location.

Electrical - Best quality cables / wiring through PVC conduits concealed in walls and ceilings for service parking and common areas only. Wiring for tenants space shall be as per tenants requirements and in their scope of works. Electrical floor panel for individual tenants is located in electrical room in that particular floor. Circuiting and looping would be terminated in the electrical room. Beyond that work would be in tenant's scope.

Elevators - 2 nos of Hi-speed Automatic passenger lifts with stainless steel mirror finish, good interiors with Intercom facility connected to security cabin.

Ventilation System - Basement floors are provided with the combination of natural & forced ventilation system. Toilets shall be mechanically ventilated by means of exhaust fans located in each toilet.

Water Supply - Bore wells - adequate capacity of underground sumps & overhead tanks.

Building Management System - Car parking entry to the complex through automatic boom barrier. To detect mal-functioning of lifts and location of lift stuck in the block and floor. To monitoring all overhead and underground tank water levels. To monitor the chillers performance. To monitor the power and water consumption. Integrated security system for the complex. Vigilance on peripherals, basements, lift lobbies and stair lobbies through CCTV/cameras.

Fire Fighting System - As per fire norms fire detection and alarm, full sprinklers & public address system will be provided.



A Project envisioned by



CHOLA RANK TOWERS

Engineers & Builders

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This Brouchre is purely conceptual and not a legal offering. The developers reserve the right to alter/delete/add any specifications mentioned