



KIRUBA  
**CIRRUS**  
VALASARAVAKKAM

Sales Office:  
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Site Address:  
**Kiruba Cirrus**  
No. 7, Arcot Road,  
Alwarthiru Nagar, Valasaravakkam, Chennai - 600 087.

Disclaimer: The views shown are artist impressions only. The architectural features, colour schemes of buildings and landscape features are subject to change. Views and amenities are preliminary and subject to change.



Presenting

**The Finest Executive Residences in Town.**

Kiruba Cirrus on Arcot Road.

65 spacious and well appointed apartments

that are an extension of your personality.

Contemporary, sophisticated, world-class

and environmentally conscious,

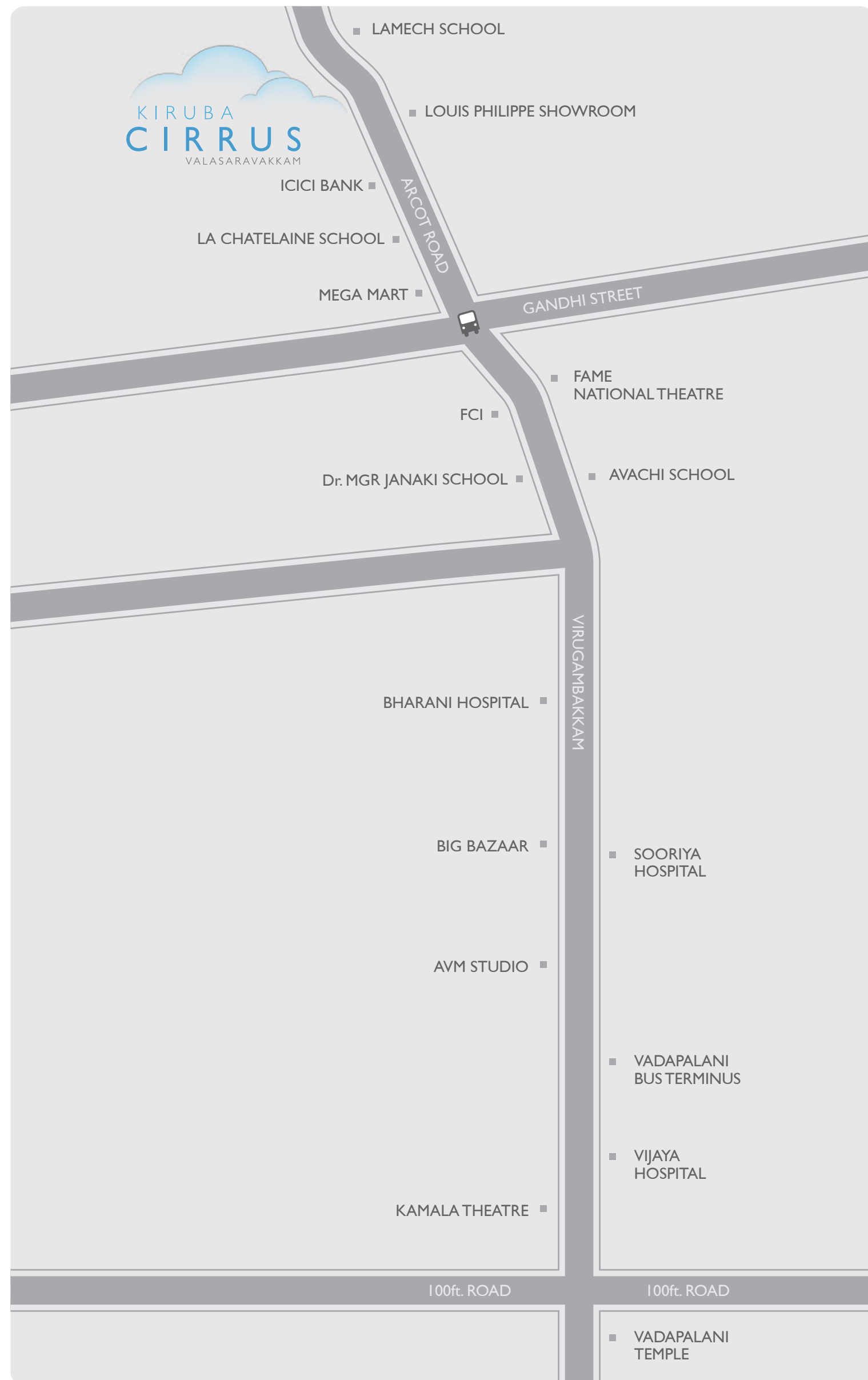
Cirrus makes only one statement.

**'SUCCESS HAS A NEW ADDRESS'**

Move in.



## LOCATION MAP



Distances From	in Kms
Airport	13
Kathipara Junction	10
AVM Studio	3.5
Ashok Pillar	4.5
Porur Junction	3
Vadapalani Murugan Temple	4
Mega Mart	0.5

Closest Institutions	in Kms
La Chatelaine School	0.1
PSBB School	3
Meenakshi College	5.5
Vijaya Hospital	3.5
Big Bazaar	3
Fame National Multiplex	1

## CENTRAL LOCATION

Located on the arterial Arcot Road  
at Valasaravakkam,

Cirrus is at the heart of all the vibrant action  
that is Chennai.

It is conveniently situated within walking distance  
of everything you can imagine.

From schools and hospitals to malls,  
multiplexes and restaurants.

It is also well connected to all other parts of the city  
thanks to its central location.







## CIRRUS LIFESTYLE

No one understands better than you,  
that it is the tiny details that differentiate  
the extraordinary from the mediocre.

It is this understanding that  
drives Cirrus' inspired design to  
deliver a world-class lifestyle to its residents.

The well appointed and air-conditioned  
apartments come with full-length glass window-walls

and breathtaking views of the vibrance  
that is Valasaravakkam. The spa-standard  
swimming pool joining the two towers,

its spacious wooden deck and a host of  
other amenities make living at

Cirrus a pure pleasure.









## AMENITIES



### GYMNASIUM

The fully equipped gym ensures that your health never takes a backseat again. Wake up to a healthy new lifestyle and feel recharged to take on the world once again every morning.



### SWIMMING POOL

The next time you want an impromptu break, slip into your backyard. The aesthetically designed swimming pool surrounded by a wooden deck gives you a chance to recharge yourself after a long day at work.







## AMENITIES



### LOBBY & LOUNGE

The tastefully appointed Lobby and the spacious Lounge at the Cirrus offer interaction spaces suited to casual chats, serious conversations and more.



### GAMES ROOM

Give the corporate games a break. A skillful game of billiards or a blitzkrieg table tennis session is a perfect way to hang around with friends amidst a busy daily schedule







## AMENITIES



### AIRCONDITIONING

Cirrus' thoughtful and inspired design ensures that it remains cool and well ventilated right through the year. But for additional comfort, air conditioning has been provided for in all the main living areas of the apartment such as the living, dining and all bedrooms.



### COMMON INFRASTRUCTURE & MAINTENANCE

Cirrus comes with host of facilities such as a Water Treatment and RO Plant, A Sewage Treatment Plant and a Generator that provides 100% power back-up. Cirrus will be maintained by Lancor Maintenance, a subsidiary of Lancor Holdings Ltd. The services will include security, housekeeping, maintenance of equipment like Lifts, Generators, Electrical & Sanitary Systems, RO Plant and all other community infrastructure.







APARTMENT PLANS,  
SELECTION GUIDE  
&  
SPECIFICATIONS



# TOWER A



## TOWER A FIRST FLOOR



Note: • Furniture shown are indicative only and do not form part of the contract • Dimensions are wall to wall exclusive of finishes.



TOWER A

TYPICAL  
(2<sup>nd</sup> to 12<sup>th</sup> Floor)



Note: • Furniture shown are indicative only and do not form part of the contract • Dimensions are wall to wall exclusive of finishes.

TOWER A  
PENTHOUSE



Note: • Furniture shown are indicative only and do not form part of the contract • Dimensions are wall to wall exclusive of finishes.



**TOWER A**  
FIRST FLOOR  
APT 1



KEY PLAN

Carpet Area - 1431 Sq.ft.  
Plinth Area - 1591 Sq.ft.  
Saleable Area - 1988 Sq.ft.



Note: • Furniture shown are indicative only and do not form part of the contract • Dimensions are wall to wall exclusive of finishes.

**TOWER A**  
FIRST FLOOR  
APT 2



KEY PLAN



Carpet Area - 1622 Sq.ft.  
Plinth Area - 1795 Sq.ft.  
Saleable Area - 2243 Sq.ft.

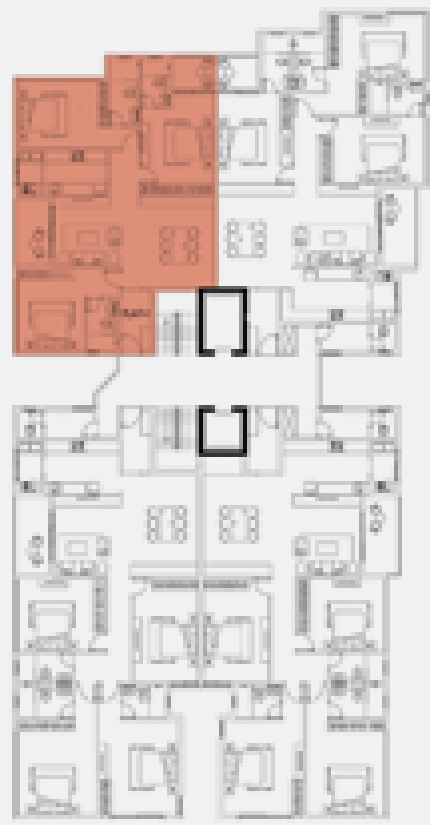


Note: • Furniture shown are indicative only and do not form part of the contract • Dimensions are wall to wall exclusive of finishes.



**TOWER A**

TYPICAL  
(2<sup>nd</sup> to 12<sup>th</sup> Floor)  
APT 1



KEY PLAN

Carpet Area - 1431 Sq.ft.  
Plinth Area - 1591 Sq.ft.  
Saleable Area - 1988 Sq.ft.



Note: • Furniture shown are indicative only and do not form part of the contract • Dimensions are wall to wall exclusive of finishes.

**TOWER A**

TYPICAL  
(2<sup>nd</sup> to 12<sup>th</sup> Floor)  
APT 2



KEY PLAN



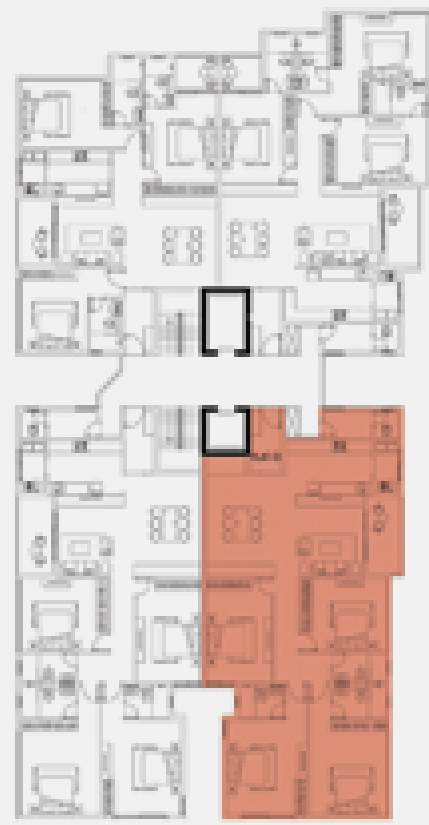
Carpet Area - 1682 Sq.ft.  
Plinth Area - 1866 Sq.ft.  
Saleable Area - 2332 Sq.ft.



Note: • Furniture shown are indicative only and do not form part of the contract • Dimensions are wall to wall exclusive of finishes.

TOWER A

TYPICAL  
(2<sup>nd</sup> to 12<sup>th</sup> Floor)  
APT 3



KEY PLAN

Carpet Area - 1923 Sq.ft.  
Plinth Area - 2137 Sq.ft.  
Saleable Area - 2670 Sq.ft.



Note: • Furniture shown are indicative only and do not form part of the contract • Dimensions are wall to wall exclusive of finishes.

TOWER A

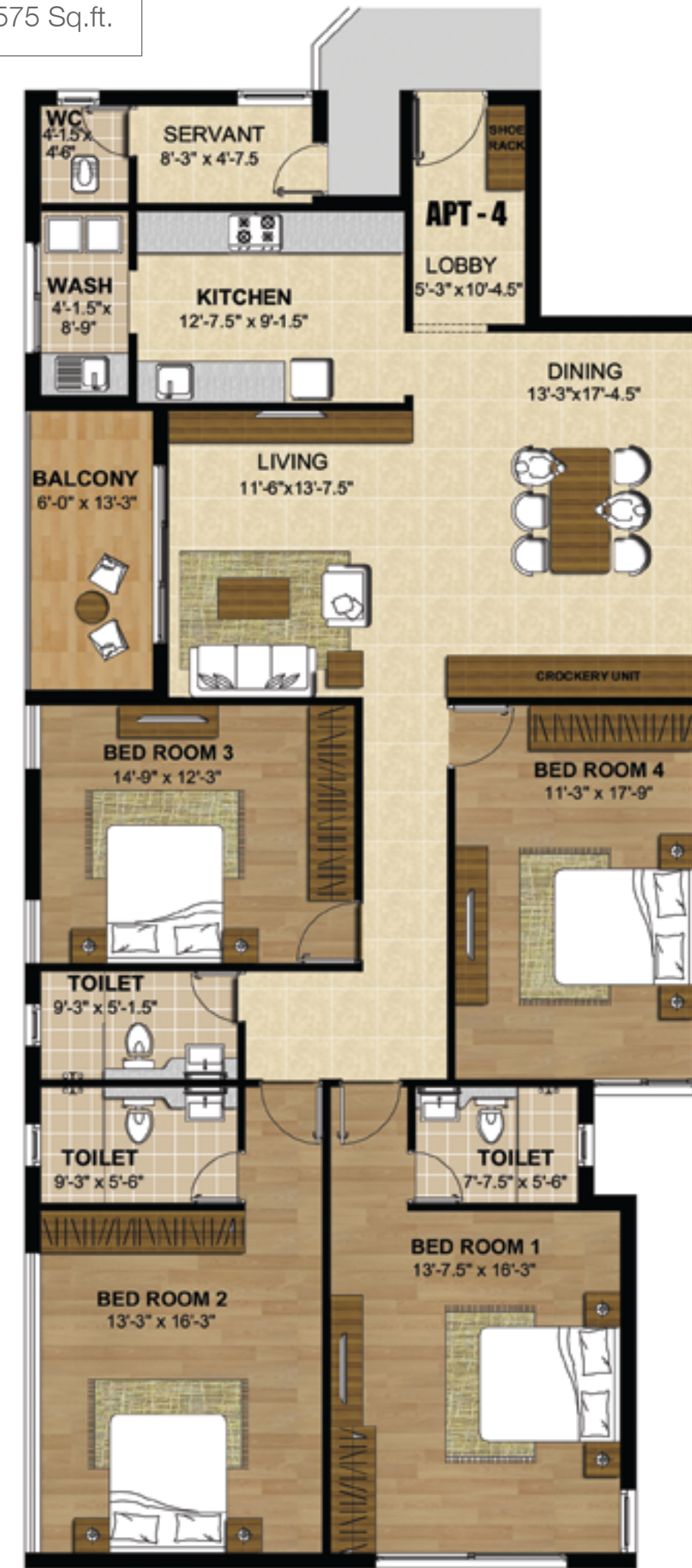
TYPICAL  
(2<sup>nd</sup> to 12<sup>th</sup> Floor)  
APT 4



KEY PLAN



Carpet Area - 1853 Sq.ft.  
Plinth Area - 2061 Sq.ft.  
Saleable Area - 2575 Sq.ft.



Note: • Furniture shown are indicative only and do not form part of the contract • Dimensions are wall to wall exclusive of finishes.



TOWER A  
PENTHOUSE  
APT 1



KEY PLAN

Carpet Area - 2757 Sq.ft.  
Plinth Area - 3094 Sq.ft.  
Saleable Area - 3866 Sq.ft.  
Terrace Area - 392 Sq.ft.



Note: • Furniture shown are indicative only and do not form part of the contract • Dimensions are wall to wall exclusive of finishes.

TOWER A  
PENTHOUSE  
APT 2



KEY PLAN



Carpet Area - 2758 Sq.ft.  
Plinth Area - 3170 Sq.ft.  
Saleable Area - 3961 Sq.ft.  
Terrace Area - 1220 Sq.ft.



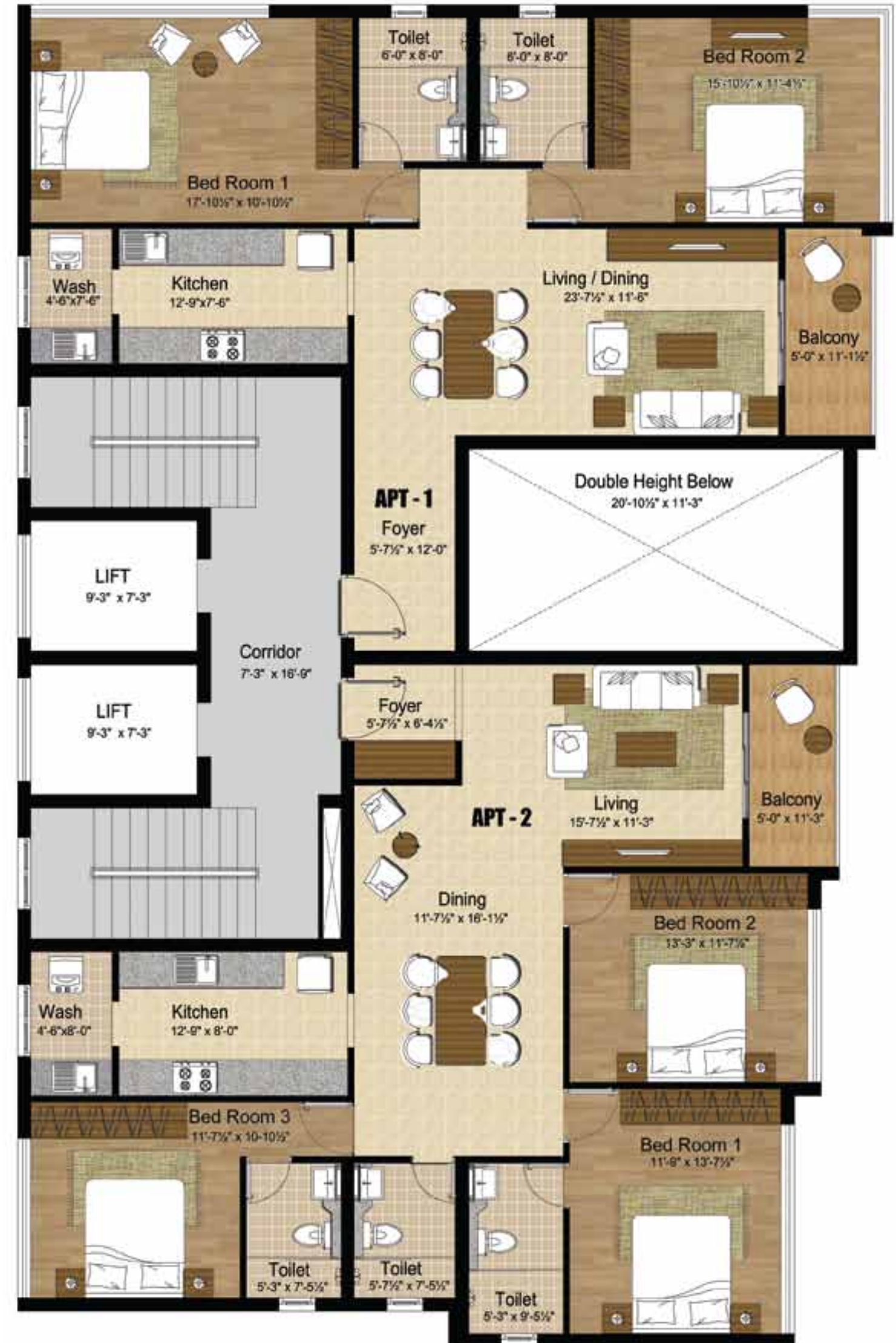
Note: • Furniture shown are indicative only and do not form part of the contract • Dimensions are wall to wall exclusive of finishes.



TOWER B



TOWER B  
FIRST FLOOR



Note: • Furniture shown are indicative only and do not form part of the contract • Dimensions are wall to wall exclusive of finishes.



TOWER B

TYPICAL  
(2<sup>nd</sup> to 8<sup>th</sup> Floor)



Note: • Furniture shown are indicative only and do not form part of the contract • Dimensions are wall to wall exclusive of finishes.

TOWER B  
PENTHOUSE



Note: • Furniture shown are indicative only and do not form part of the contract • Dimensions are wall to wall exclusive of finishes.



TOWER B  
FIRST FLOOR  
APT 1



KEY PLAN

Carpet Area - 1058 Sq.ft.  
Plinth Area - 1206 Sq.ft.  
Saleable Area - 1506 Sq.ft.



Note: • Furniture shown are indicative only and do not form part of the contract • Dimensions are wall to wall exclusive of finishes.

TOWER B  
FIRST FLOOR  
APT 2



KEY PLAN



Carpet Area - 1227 Sq.ft.  
Plinth Area - 1387 Sq.ft.  
Saleable Area - 1733 Sq.ft.



Note: • Furniture shown are indicative only and do not form part of the contract • Dimensions are wall to wall exclusive of finishes.



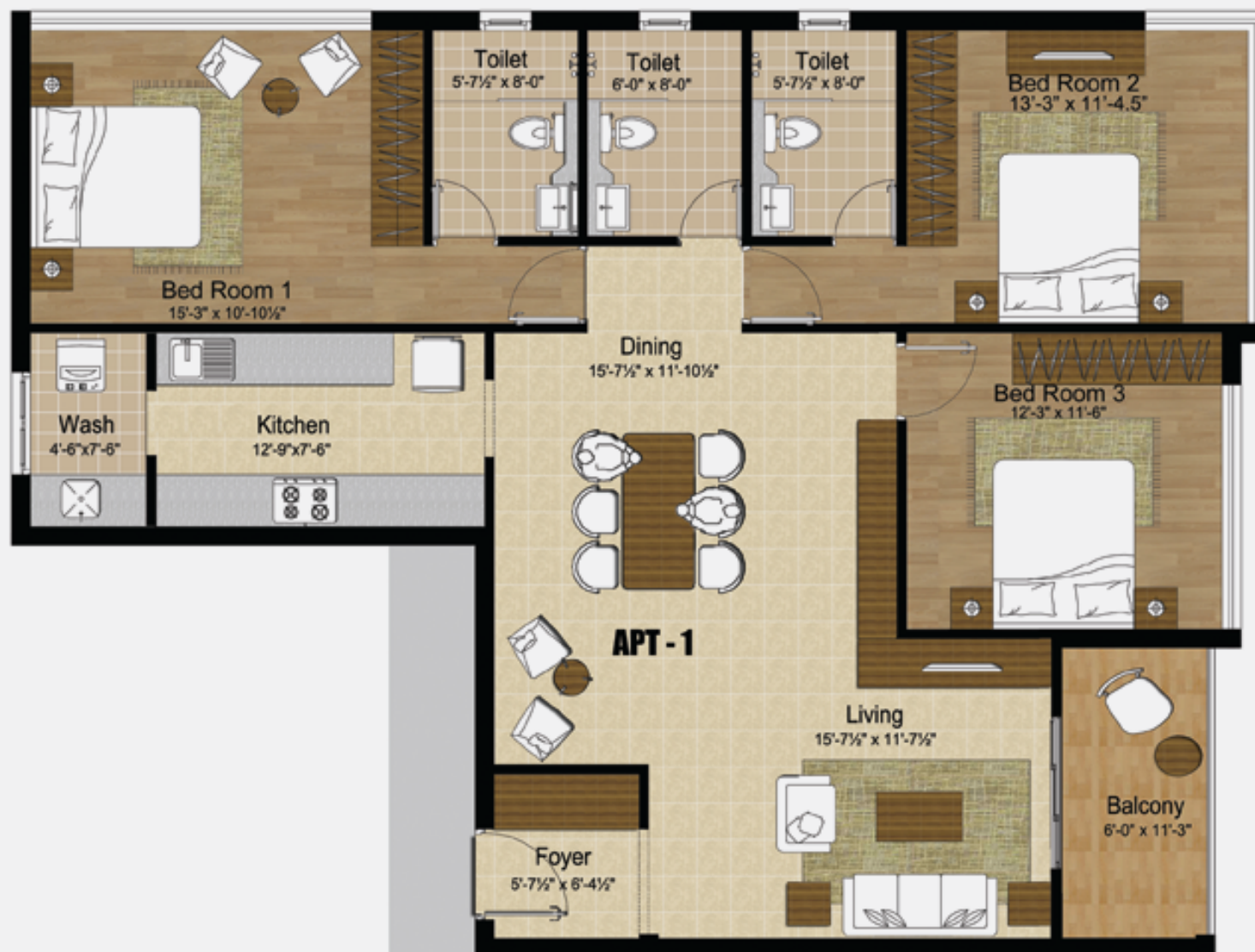
TOWER B

TYPICAL  
(2<sup>nd</sup> to 8<sup>th</sup> Floor)  
APT 1



KEY PLAN

Carpet Area - 1305 Sq.ft.  
Plinth Area - 1457 Sq.ft.  
Saleable Area - 1821 Sq.ft.



Note: • Furniture shown are indicative only and do not form part of the contract • Dimensions are wall to wall exclusive of finishes.

TOWER B

TYPICAL  
(2<sup>nd</sup> to 8<sup>th</sup> Floor)  
APT 2



KEY PLAN



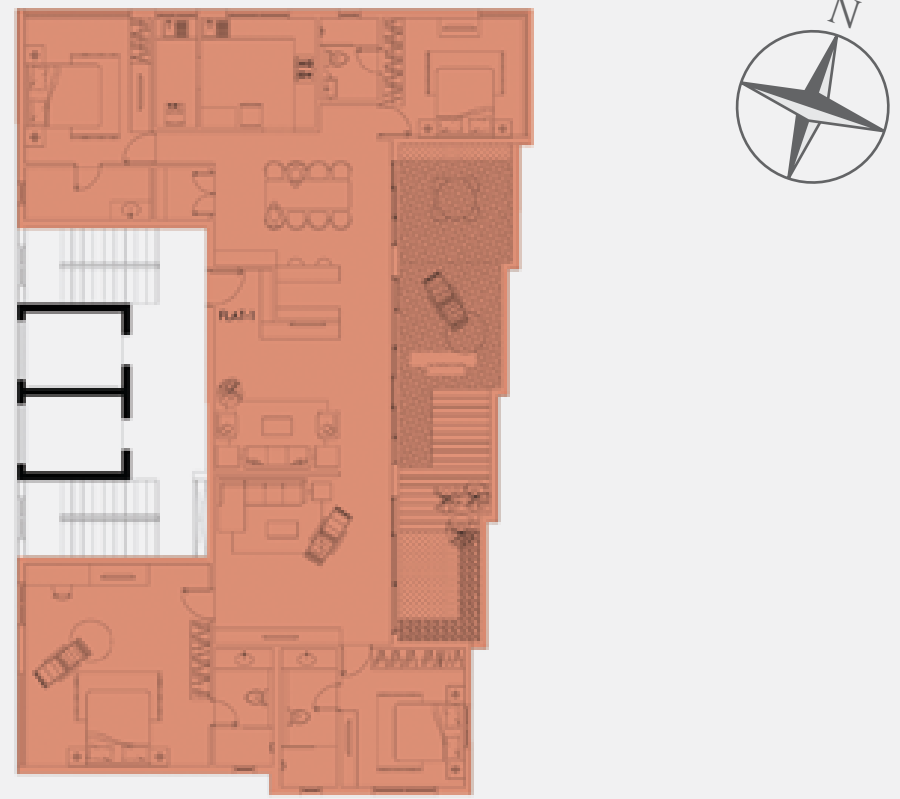
Carpet Area - 1227 Sq.ft.  
Plinth Area - 1379 Sq.ft.  
Saleable Area - 1724 Sq.ft.



Note: • Furniture shown are indicative only and do not form part of the contract • Dimensions are wall to wall exclusive of finishes.



TOWER B  
PENTHOUSE  
APT 1



KEY PLAN

- Carpet Area - 2322 Sq.ft.
- Plinth Area - 2606 Sq.ft.
- Saleable Area - 3256 Sq.ft.
- Terrace Area - 231 Sq.ft.



Note: • Furniture shown are indicative only and do not form part of the contract • Dimensions are wall to wall exclusive of finishes.



GET READY TO ENJOY  
THE CIRRUS LIFESTYLE









APARTMENT  
SELECTION  
GUIDE

APT NO.	FLOOR	CARPET (in sq.ft.)	PLINTH (in sq.ft.)	SBA (in sq.ft.)
<b>TOWER - A</b>				
101	First	1,431	1,591	1,988
102	First	1,622	1,795	2,243
201	Second	1,431	1,591	1,988
202	Second	1,682	1,866	2,332
203	Second	1,923	2,137	2,670
204	Second	1,853	2,061	2,575
301	Third	1,431	1,591	1,988
302	Third	1,682	1,866	2,332
303	Third	1,923	2,137	2,670
304	Third	1,853	2,061	2,575
401	Fourth	1,431	1,591	1,988
402	Fourth	1,682	1,866	2,332
403	Fourth	1,923	2,137	2,670
404	Fourth	1,853	2,061	2,575
501	Fifth	1,431	1,591	1,988
502	Fifth	1,682	1,866	2,332
503	Fifth	1,923	2,137	2,670
504	Fifth	1,853	2,061	2,575
601	Sixth	1,431	1,591	1,988
602	Sixth	1,682	1,866	2,332
603	Sixth	1,923	2,137	2,670
604	Sixth	1,853	2,061	2,575
701	Seventh	1,431	1,591	1,988
702	Seventh	1,682	1,866	2,332
703	Seventh	1,923	2,137	2,670
704	Seventh	1,853	2,061	2,575
801	Eighth	1,431	1,591	1,988
802	Eighth	1,682	1,866	2,332
803	Eighth	1,923	2,137	2,670
804	Eighth	1,853	2,061	2,575

For example in Apt. No. 201, 2 - indicates the Floor, 01 - indicates Apartment No.

APT NO.	FLOOR	CARPET (in sq.ft.)	PLINTH (in sq.ft.)	SBA (in sq.ft.)
901	Ninth	1,431	1,591	1,988
902	Ninth	1,682	1,866	2,332
903	Ninth	1,923	2,137	2,670
904	Ninth	1,853	2,061	2,575
1001	Tenth	1,431	1,591	1,988
1002	Tenth	1,682	1,866	2,332
1003	Tenth	1,923	2,137	2,670
1004	Tenth	1,853	2,061	2,575
1101	Eleventh	1,431	1,591	1,988
1102	Eleventh	1,682	1,866	2,332
1103	Eleventh	1,923	2,137	2,670
1104	Eleventh	1,853	2,061	2,575
1201	Twelfth	1,431	1,591	1,988
1202	Twelfth	1,682	1,866	2,332
1203	Twelfth	1,923	2,137	2,670
1204	Twelfth	1,853	2,061	2,575
1301	Penthouse	2,757	3,094	3,866 + 392 Terrace
1302	Penthouse	2,758	3,170	3,961 + 1220 Terrace
<b>TOWER - B</b>				
101	First	1,058	1,206	1,506
102	First	1,227	1,387	1,733
201	Second	1,305	1,457	1,821
202	Second	1,227	1,379	1,724
301	Third	1,305	1,457	1,821
302	Third	1,227	1,379	1,724
401	Fourth	1,305	1,457	1,821
402	Fourth	1,227	1,379	1,724
501	Fifth	1,305	1,457	1,821
502	Fifth	1,227	1,379	1,724
601	Sixth	1,305	1,457	1,821
602	Sixth	1,227	1,379	1,724
701	Seventh	1,305	1,457	1,821
702	Seventh	1,227	1,379	1,724
801	Eighth	1,305	1,457	1,821
802	Eighth	1,227	1,379	1,724
901	Penthouse	2,322	2,606	3,256 + 231 Terrace



## SPECIFICATIONS

### STRUCTURE

- RCC framed structure with RC foundations conforming to BIS.
- Pre - constructional anti-termite treatment will be provided under foundation and the external perimeter of the building, as per BIS for the entire structure.
- 9" thick brick work (Flyash / Earthen) for the outer wall 4 ½" thick brickwork (Flyash / Earthen) wall for the internal partition wall.
- All brick work edges are protected with GI strips (as recommended by the architect) and plastered.
- Ceiling height will be maintained at 9'-4" clear from FFL

### WALL FINISHES

- Internal walls will be finished with Cement Plaster and Wall Putty (JK or equivalent) with tractor emulsion or equivalent.
- The toilet walls will be finished with imported Ceramic Tiles from Spain of colour and size as recommended by the Architect up to the ceiling height.
- Trims and profiles in PVC will be used to protect the edges of the Ceramic Tile.
- Common areas will be finished with Cement Plaster and Cement Paint.
- Wash area will be finished with Ceramic Tiles up to ceiling height.
- Dado of 2' above the Kitchen platform will be finished with Ceramic Tiles of colours and suitable size imported from Spain as specified by the architect.
- Exterior faces of the building including the balconies will be finished with Cement Plaster and Emulsion Paint - Asian Paints (APEX) or equivalent.
- Textured finish will be given in certain areas as suggested by the architect.

### CEILING

- Ceiling areas of Living, Dining, Bedrooms & Kitchen will be finished with Cement Plaster & Wall Putty (JK or equivalent) and painted with Tractor Emulsion.
- Ceiling areas of Toilets & other areas will be finished with Cement Plaster and Cement Paint.

### FLOOR FINISHES

- Living, Dining & Bedrooms will be finished with imported Vitrified Tiles from Spain as prescribed by the Architect.
- Kitchen, Utility, Balcony & Toilets will be finished with imported Ceramic Tiles from Spain of suitable size as recommended by the Architect.
- 4" high skirting matching the floor tile will be provided wherever required.

### COMMON AREA FINISHES

- Staircase & Lobbies will be finished with polished Granite / Marble slabs. Staircase walls will be finished with suitable Ceramic Tiles, as recommended by the Architect.
- Trims and profiles in PVC will be used to protect the edges of the Ceramic Tile.
- Car parks and Driveways will be finished with Granolithic flooring.

### DOORS & WINDOWS

- MAIN DOOR SHUTTER: (2100 x 1050mm) 45mm thick solid flex bound core, with teak veneer on both sides and solid teak wood edge lipping on all sides of the shutter and hinged to West African teak wood frame (100 x 45mm) with bottom threshold and with necessary architrave - finished with Polyurethane Lacquer Paint. Godrej ultra lock or equivalent make will be provided.
- BEDROOM DOOR SHUTTER: (2100 x 900mm) 32mm thick with pre-calibrated engineered high density moulded Masonite Skin on both sides with lipping on all sides of the shutter; hinged to Seasoned Solid beach wood frame (100 x 45mm) along with necessary architrave - finished with Polyurethane Lacquer Paint. Godrej cylindrical locks or equivalent make will be provided.
- TOILET DOOR SHUTTER: (2100 x 750mm) 32mm thick with pre-calibrated high density moulded Masonite skin on one side and, plain suede finish HPL laminate on the other side with lipping on all sides of the shutter and hinged to Seasoned Solid beach wood frame (100 x 45mm) along with necessary architrave - finished with Polyurethane Lacquer Paint. Godrej Cylindrical locks or equivalent will be provided.
- WINDOWS: Aluminium / UPVC sliding windows will be provided in all rooms.
- FRENCH WINDOWS: Aluminium / UPVC Sliding Type French windows will be provided.

### KITCHEN

- Counter top Platform (dry fixing) will be finished with 18mm thick granite slabs 2' wide at a height of 2' 9" from the floor level and provided with Carysil / Stainless Steel one and a Half Bowl sink. Sink Mixer will be provided.
- Wash area will have Single Bowl Carysil / Stainless Steel sink and provision for fixing washing machine.
- Provision for fixing an Exhaust fan, Ceiling fan, Microwave, Fridge, Mixer, Grinder and Aqua guard will be made.

### TOILETS

- All sanitaryware will be of Roca or equivalent make - 'White' Color.
- Victoria wall hung closets Roca or equivalent will be provided in all toilets.
- All toilets will have the new range of Roca under counter wash basin with Granite as decided by Architect.

- All CP fittings will be of Roca/ Parryware or equivalent make.
- Shower partitions using "Dorma" fittings or equivalent will be provided in Master and Children's Toilet.
- Overhead shower with diverter and spout will be provided in all toilets.
- All Toilets will have provision for connecting a Geysers and Exhaust fan.

### ELECTRICAL

- Concealed insulated copper multi-strand wires in all apartments. Each apartment will have to be provided with distribution board having MCBs. All switches and sockets are of MK (Ivory) or equivalent make.
- 2 Pair telephone line points will be provided in Living and all Bedrooms.  
Empty conduits for TV points will be provided in Living and all Bedrooms.

	Light Points Nos.	Fan Point Nos.	5 amps Point Nos.	15/20 amps point nos.
Living	3 (Incl. Chandelier Pt.)	1	4	1 A/C (Split)
Dining	3	1	2	
Each Balcony	1	1	1	Nil
Bedrooms	2	1	4	1 A/C (Split)
Master Bedroom	2	1	4	1 A/C (Split)
Each Toilet	2	1	2	1
(including exhaust fan)				
Kitchen	2	2 (incl. Exhaust Fan)	4	1
Wash	1	Nil	1	1

### AIR CONDITIONING

Samsung, LG or equivalent brand of Split Air Conditioners will be provided for Living and all Bedrooms.

### LIFT

Each Tower will be served by 2 Nos of KONE or equivalent Lifts of six passenger capacity with automatic openable doors.

### POWER SUPPLY & GENERATOR

3 phase power supply with 100 % Generator back up will be provided.

### COMPOUND WALL

5' high compound wall will be provided as specified by the Architect.

### LANDSCAPING

The entire project will be magnificently landscaped.

### WATER

- Adequate Bore wells will be provided.
- Under ground RCC sump of adequate capacity for Bore well / Drinking / Treated Water.
- Overhead tank with a partition wall for Drinking / Bore well water will be provided.
- Reverse Osmosis Plant will be provided to meet the Drinking water requirement.

### SPORTS & RECREATION

Sports and Recreation facility consisting of Gymnasium, Indoor Games and Swimming Pool will be provided.

### BUILDING MANAGEMENT SYSTEM

This project will be monitored and maintained under modern Building Management System.

## CREDITS

#### Architect:

Nataraj & Venkat Architects  
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Email: baskar@nva.in

#### Structural Engineer:

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Email: vsanga@gmail.com

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North Crescent Road, T. Nagar,  
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Email: rajelectromech@gmail.com

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#### Preferred Financier:

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## ABOUT US

Lancor Holdings Limited, a Public Limited Company listed on the Bombay Stock Exchange, has been creating landmarks in Chennai for over 25 years. Among its more well known projects include The Central Park Projects, Abode Valley, The Atrium, Westminster and Menon Eternity. Lancor has constantly sought to establish new benchmarks in property development, by offering its customers world-class facilities and finishes.

Its reputation has been built on the cornerstones of trust and transparency.



Highest Customer Protection Award  
- CNBC AWAAZ CRISIL  
- CREDAI Real Estate Awards 2010



LEED Green Building  
Certification- Platinum from  
United States Green Building Council



Highest Transparency Award  
- CNBC AWAAZ CRISIL  
- CREDAI Real Estate Awards 2009

## OTHER ONGOING PROJECTS

