



# CHENNAI

GETS ITS OPPORTUNITY OF A LIFETIME!

CITY'S FIRST INTEGRATED TOWNSHIP  
RESIDENCES | OFFICES | MALL

PROJECT CODE

**SUPERSTAR**

# RESIDENTIAL DISTRICT AT SHRIRAM THE GATEWAY

## LEGENDS :

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



12 ACRES RESIDENTIAL | 2 OSR'S SPREAD ACROSS 5.16 ACRES  
SUPERSTAR CLUBHOUSE | BEST-IN-CLASS AMENITIES



THERE ARE TWO PUBLIC PARKS SPREAD OVER **5.16 ACRES** WITH RECREATION AREAS, SPORTS ZONES, PERFORMANCE SPACES AMIDST LUSH GREEN LAWN.



Large Amphitheatre



Kids play area



Huge multipurpose Lawn



Volleyball



Badminton



Basketball



Tennis



Skating rink



Cricket nets



# SUPERSTAR AMENITIES

- |   |   |
|---|---|
|  Community hall                     |  Library / Magazine lounge |
|  Children's play area               |  Skating and activity area |
|  Co-working space / Business centre |  ATM provision             |
|  Multipurpose court / Yoga platform |  Learning garden           |
|  Cycling track                      |  Gazebos                   |
|  Senior citizen seating areas       |  Maze garden               |
|   |  Reflexology park          |



GIVE YOUR FAMILY THE LIFE THEY ALWAYS DESERVED!

FLAUNT YOUR  
**SUPERSTAR LIFE.**  
CHOOSE FROM THE VARIOUS OPTIONS AVAILABLE



1 BED

SINGLE PEOPLE / YOUNG COUPLES

CHILDREN WHO WANT TO BUY AN INDEPENDENT HOME FOR AGING PARENTS

GREAT INVESTMENT PRODUCT



2.5 BED

YOUNG COUPLES LOOKING FOR LONG TERM LIVEABILITY

COUPLES WITH GROWING KIDS



3 BED

PERFECT FOR A FAMILY WITH CHILDREN



3.5 BED

FAMILY LOOKING FOR LUXURY LIFESTYLE

FAMILY LIVING WITH PARENTS

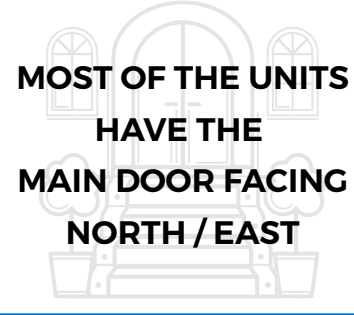


EXPERIENCE A NEW DIMENSION OF QUALITY LIVING!

# VASTU COMPLIANT APARTMENTS



**BED HEAD FACING  
EAST / WEST / SOUTH**



**MOST OF THE UNITS  
HAVE THE  
MAIN DOOR FACING  
NORTH / EAST**

**MASTER BED ROOM  
LOCATED AT  
SOUTH WEST**



**KITCHEN LOCATED ON  
SOUTH EAST  
/ NORTH WEST**

**DIRECTION OF  
KITCHEN PLATFORM  
EAST / WEST**



# INVENTORY CHART



- 1 BHK
- 2 BHK
- 2.5 BHK TYPE-1
- 2.5 BHK TYPE-2
- 3 BHK
- 3.5 BHK
- PREMIUM UNITS

# UNIT PLANS



# 1 BHK TYPICAL



Efficiently planned areas with large living and bedroom spaces.  
Smart and compact with no wasted areas in the unit.  
Option with foyer also available for the essence of privacy

Description	1 BHK typical	1 BHK with Foyer
Saleable Area in SQ.FT.	595, 610, 625	665, 680, 695
Refer Block Number	13	13

This is a typical floor plan of the unit type.  
For actual unit and area refer the tower plan\*

# 2 BHK TYPICAL



Description	2 BHK typical
Saleable Area in SQ.FT.	1070
Refer Block Number	10

This is a typical floor plan of the unit type.  
For actual unit and area refer the tower plan\*

# 2.5 BHK TYPE 1



Efficiently planned spaces with no dead areas.

Separate dining area for privacy.

Bedroom spaces are well planned for accommodating furniture.

Option of attached foyer for the essence of privacy, and single or double balcony apart from utility.

Description	2.5 BHK typical with 2 balconies	2.5 BHK with foyer & 2 balconies	2.5 BHK with foyer & 1 balcony
Saleable Area in SQ.FT.	1390, 1405	1505	1455
Refer Block Number	10 & 15	10	15

This is a typical floor plan of the unit type. For actual unit and area refer the tower plan\*

# 2.5 BHK TYPE 2



Efficiently planned spaces, with large living and dining area.  
 Bedroom spaces are well planned for accommodating furniture.  
 Option of attached foyer for the essence of privacy, and single or double balcony apart from utility.

Description	2.5 BHK typical with 2 balconies	2.5 BHK without foyer with 1 balcony	2.5 BHK with foyer & 1 balcony
Saleable Area in SQ.FT.	1415	1375, 1385	1425, 1435, 1455, 1465
Refer Block Number	15	11 & 12	11 & 12

This is a typical floor plan of the unit type. For actual unit and area refer the tower plan\*



# 3 BHK TYPICAL



Efficiently planned spaces, with large living and separate dining for privacy.  
 Large bedrooms to accommodate double beds and wardrobes.  
 2 bedrooms with attached toilet for convenience and comfort.  
 Foyer provision at the entrance to keep your privacy.

Description	3 BHK typical
Saleable Area in SQ.FT.	1770, 1805, 1825
Refer Block Number	10 & 15

This is a typical floor plan of the unit type.  
 For actual unit and area refer the tower plan\*

# 3.5 BHK TYPICAL



Efficiently planned space.

Large living with separate dining for privacy.

Large bedrooms to accommodate double beds and wardrobes including one for your guest.

Attached toilets for 2 bedrooms for your convenience and comfort.

Foyer provision at the entrance to keep your privacy.

Description	3.5 BHK typical
Saleable Area in SQ.FT.	2140
Refer Block Number	10

This is a typical floor plan of the unit type.  
For actual unit and area refer the tower plan\*

# TOWER PLANS

# BLOCK 10

2.5 BHK TYPE 1  
WEST FACING  
AREA 1505 SQ.FT.

2.5 BHK TYPE 1  
NORTH FACING  
AREA 1405 SQ.FT.



2 BHK TYPICAL  
NORTH FACING  
AREA 1070 SQ.FT.

3.5 BHK TYPICAL  
NORTH FACING  
AREA 2140 SQ.FT.

3 BHK TYPICAL  
WEST FACING  
AREA 1825 SQ.FT.

3 BHK TYPICAL  
EAST FACING  
AREA 1805 SQ.FT.

TOWER	FLAT NO.	TYPE	RERA AREA (SQ.FT)		SALEABLE AREA SQFT
			CARPET	BALCONY TOTAL	
TOWER 10	1	2.5 BHK	958.96	111.62	1070.58
	2	2.5 BHK	898.89	109.15	1008.04
	3	2 BHK	712.35	50.38	762.73
	4	3.5 BHK	1403.72	139.82	1543.54
	5	3 BHK	1176.92	118.08	1295.00
	6	3 BHK	1195.87	109.79	1305.66



# BLOCK 11 & 12

2.5 BHK TYPE 2  
WEST FACING  
AREA 1465 SQ.FT.



2.5 BHK TYPE 2  
WEST FACING  
AREA 1375 SQ.FT.



2.5 BHK TYPE 2  
WEST FACING  
AREA 1375 SQ.FT.



2.5 BHK TYPE 2  
NORTH FACING  
AREA 1435 SQ.FT.

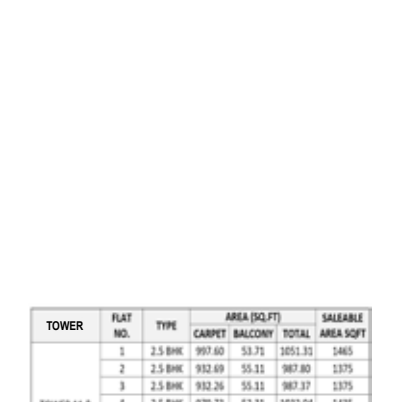
2.5 BHK TYPE 2  
SOUTH FACING  
AREA 1455 SQ.FT.



2.5 BHK TYPE 2  
EAST FACING  
AREA 1385 SQ.FT.



2.5 BHK TYPE 2  
EAST FACING  
AREA 1385 SQ.FT.



2.5 BHK TYPE 2  
NORTH FACING  
AREA 1425 SQ.FT.



TOWER	FLAT NO.	TYPE	AREA (SQ.FT)		SALEABLE AREA SQFT
			CARPET	BALCONY	
TOWER 11 & 12	1	2.5 BHK	997.60	53.71	1051.31
	2	2.5 BHK	932.69	55.11	987.80
	3	2.5 BHK	932.26	55.11	987.37
	4	2.5 BHK	979.73	52.31	1032.04
	5	2.5 BHK	974.24	52.31	1026.55
	6	2.5 BHK	941.84	55.11	996.95
	7	2.5 BHK	940.01	55.11	995.12
	8	2.5 BHK	992.75	53.71	1046.47

# BLOCK 13



Tower	FLAT NO.	TYPE	NET AREA (SQ.FT.)			SALE PRICE
			CARPET	NO. COVY	TOTAL	
Tower 13	1	1 BHK	474.04	0.00	474.04	665
	2	1 BHK	436.93	0.00	436.93	625
	3	1 BHK	437.96	0.00	437.96	595
	4	1 BHK	438.00	0.00	438.00	595
	5	1 BHK	482.13	0.00	482.13	680
	6	1 BHK	475.95	0.00	475.95	665
	7	1 BHK	425.13	0.00	425.13	610
	8	1 BHK	421.84	0.00	421.84	610
	9	1 BHK	433.57	0.00	433.57	625
	10	1 BHK	496.75	0.00	496.75	695

# BLOCK 15



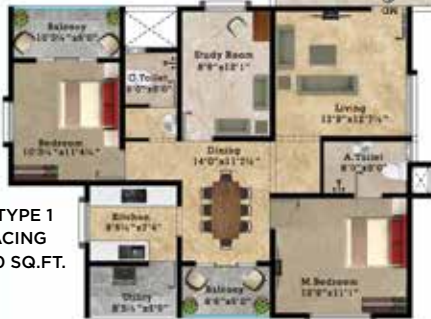
2.5 BHK TYPE 2  
WEST FACING  
AREA 1415 SQ.FT.



2.5 BHK TYPE 1  
NORTH FACING  
AREA 1455 SQ.FT.



2.5 BHK TYPE 1  
EAST FACING  
AREA 1390 SQ.FT.



3 BHK TYPICAL  
NORTH FACING  
AREA 1770 SQ.FT.



FLOOR/TOWER	*TAT NO.	TYPE	AREA (SQ.FT)			SALEABLE AREA SQFT
			CARPET	BALCONY	TOTAL	
TOWER 15	1	2.5 BHK	899.75	107.96	1007.72	1415
	2	2.5 BHK	986.08	52.74	1038.82	1455
	3	3 BHK	1168.74	99.57	1268.31	1770
	4	2.5 BHK	894.91	93.86	988.77	1390

# TOP QUALITY SPECIFICATIONS

## COMMON AREAS

At Shriram The Gateway residencies, even before you enter your apartment, your experience classy lobbies and common areas

- Elegant Entrance lobbies to all towers with granite flooring.
- Upper Floor common lobbies flooring in vitrified tiles & granite band around lift jambs.
- 100% DG back up for lights in common areas, Lifts, water supply systems, fire fighting systems, and other essential utilities, so you are never worried about a powercut
- Upto 1 KW power backup at Unit level
- Power point provision for AC in all the bedrooms apart from Living/Dining Area.
- Reputed brand high speed lifts provided with 100% DG Power back up

## UNITS

- Shriram The Gateway has been carefully planned with excellent specifications
- MIVAN construction ensures great finish, good structural performance and timely construction completion
- The main door is a special one. It has a durable Teak wood frame with Factory made BST shutter for a premium look
- Windows and sliding doors to balcony are of UPVC. UPVC windows have excellent durability and are easy to maintain. They also provide better thermal insulation compared to traditional wooden-frame windows, as well as better sound insulation
- Designed to set-up your dream kitchen, with 30mm polished granite counter, SS sink, water purifier provision and high-quality vitrified tile dado for easy maintenance. Additional SS Sink in the Utility
- Vitrified tile flooring in the Living, Dining, kitchen, Foyer & bed rooms 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 to ensure safety and prevent accidents
- Toilets are fitted with reputed brands of sanitary fittings, with KOHLER or equivalent sanitary ware and CP fittings



# INAUGURAL UPGRADE OFFER

UPGRADE TO A SPACIOUS 2.5 BHK WITH THE SAME INVESTMENT AS THAT OF A 2 BHK

Avail the **ZERO PRE-EMI** offer :

Invest the same amount over 3 years & own a larger apartment

Prepare for your growing family needs by buying a larger home at today's prices

AREA (SQ. FT.)	2BHK (CLP)	2.5BHK (Zero PRE-EMI offer)
APPROX CONSIDERATION VALUE	50 lacs	63 lacs
BOOKING AMOUNT	5 lacs	6.3 lacs
NEXT SELF-PAYMENT	5 lacs	0
TOTAL PRE-EMI FOR 30 MONTHS	5 lacs	0
PRE-POSSESSION SELF-PAYMENT	0	6.3 lacs
TOTAL SELF-FUNDING	15 lacs	12.6 lacs

\*Sample calculations only. Contact your sales manager for exact details.

# FIRST TIME HOME BUYER ?

Save upto ₹**2.67** Lacs on interest  
Get 3%-6.5% interest subsidy under the PMAY

Save upto ₹**3.2** Lacs on taxes  
Pay 8% GST instead of 12% if you are eligible for the PMAY

## PMAY – Scheme

S No	Particulars	EWS / LIG		Credit Linked Subsidy Scheme	
		EWS	LIG	MIG 1	MIG 2
1	House hold income (in Rs.)	Up to 3 Lacs	3 lacs to 6 lacs	6 lacs to 12 lacs	12 lacs to 18 lacs
2	Eligible Loan amount for Interest Subsidy (in Rs.)	upto Rs. 3 lacs	upto 6 lacs	9 lacs	12 lacs
3	Interest Subsidy	6.50%	6.50%	4%	3%
4	Carpet Area (in Sq.ft)	322	645	1291	1614
5	Max Loan Tenure (in Yrs)	15		20	
6	Subsidy amount (in Rs.)	2.67 lacs		2.35 lacs	2.30 lacs
7	GST %	8% ( Instead of 12% )			

- All configurations of Project Code: Superstar are eligible for PMAY subject to the customer's income & eligibility.
- **Women ownership** is a must for the houses constructed under PMAY for (EWS/LIG) group.
- First time buyers to **pay 8% GST**, through the Credit Linked Subsidy Scheme (CLSS).

Source: "<http://pmaymis.gov.in/>"



**044 4001 4444 | [www.codesuperstar.com](http://www.codesuperstar.com)**

**Site address: Shriram The Gateway**

**No. 16, Grand Southern Trunk Road, Chennai, Tamil Nadu 600063**

**Office address: Shriram Properties Private Limited**

**Lakshmi Neela Rite Choice Chamber, 1st floor, #9 Bazullah Road, T Nagar, Chennai, Tamil Nadu 600017**

**RERA registration number : TN/01/Building/0072/2018**

\*Terms and conditions apply. The information here shall not be deemed to constitute any advertisement, invitation, offer or sale of real estate. It is purely an exercise in measuring customer sentiment for testing a product & price concept.