



AVIRMATHI

ENCLAVE

• SRI •

K I R T H I K A

BUILDERS

SEELANAICKENPATTI

AVIRMATHI ENCLAVE

Discover Contemporary Living in the Heart of Salem

Step into a world where elegance meets functionality. Our meticulously crafted apartments offer expansive interiors, top-tier finishes, and adaptable layouts designed to complement your unique lifestyle. Situated in the vibrant center of Salem, you'll find yourself just moments away from bustling shopping districts, diverse entertainment options, and efficient public transportation links.



KIRTHIKA

100, 120, 150, 180, 210, 240

TYPICAL FLOOR PLAN



UNIT (sq.ft)	A	B
Saleable area	1333	1327
Plinth area	1145	1138
Common area	188	188
UDS		492.8

01 Staircase	11'10"	x	7'10"
02 Lift	5'11"	x	4'11"

Note :
The furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract.
The dimensions shown for walls and openings may vary slightly and a tolerance level of 10% is to be expect in wall thickness under actual conditions.



Main Lobby

*ONLY FOR CONCEPTUAL PURPOSE



Living and Dining

*ONLY FOR CONCEPTUAL PURPOSE

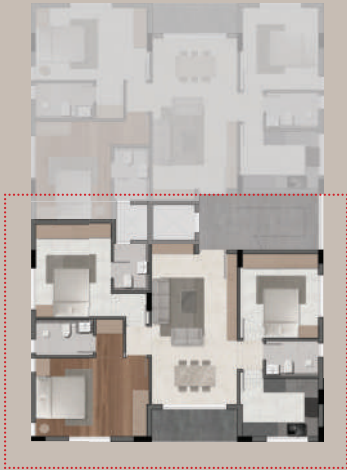


UNIT A (3BHK)

North Facing

Saleable Area : 1333sqft | Plinth Area : 1144.6sqft | UDS : 492.8sqft

01	Living & Dining	21'8"	x	12'0"
02	Balcony	12'0"	x	4'5"
03	Kitchen	11'0"	x	8'0"
04	Master Bedroom	15'10"	x	11'0"
05	Toilet	8'0"	x	5'0"
06	Bedroom 2	13'0"	x	10'6"
07	Toilet	6'8"	x	5'0"
08	Bedroom 3	11'9"	x	11'0"
09	Toilet	7'5"	x	5'0"



KEY PLAN

UNIT (sq.ft)	A	B
Saleable area	1333	1327
Plinth area	1145	1138
Common area	188	188
UDS		492.8



Note :

The furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract. The dimensions shown for walls and openings may vary slightly and a tolerance level of 10% is to be expected in wall thickness under actual conditions.



Living and Dining

*ONLY FOR CONCEPTUAL PURPOSE

UNIT B (3BHK)

South Facing

Saleable Area : 1326sqft | Plinth Area : 1138.6sqft | UDS : 492.8sqft

01	Living & Dining	21'0" x 12'0"
02	Balcony	12'0" x 4'3"
03	Kitchen	11'0" x 8'0"
04	Master Bedroom	13'8" x 10'6"
05	Toilet	7'4" x 5'0"
06	Bedroom 2	15'6" x 10'2"
07	Toilet	8'0" x 5'0"
08	Bedroom 3	11'7" x 10'8"
09	Toilet	7'5" x 5'0"



KEY PLAN

UNIT (sq.ft)	A	B
Saleable area	1333	1327
Plinth area	1145	1138
Common area	188	188
UDS		492.8



Note :
The furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract.
The dimensions shown for walls and openings may vary slightly and a tolerance level of 10% is to be expect in wall thickness under actual conditions.



Bedroom

*ONLY FOR CONCEPTUAL PURPOSE



FEATURES & SPECIFICATION

FLOORING

LIVING/ DINING

600 x 600 verified nano ceramic tiles

BEDROOMS

600 x 600 verified nano rooms 1200mm x 600mm double charged vitrified nano finish tiles – Kajaria / simpolo/ Equivalent.

KITCHEN

600 x 600 verified nano nano finish tiles – Kajaria / simpolo/ Equivalent.

TOILET

Anit – skid 600mm x 600mm Tiles - Kajaria / simpolo/ Equivalent.

UTILITY

Anit – skid 600mm x 600mm Tiles - Kajaria / simpolo/ Equivalent.

BALCONY

Wooden finish plank tiles Kajaria/ simpolo/ Equivalent.

TOILET WASH BASIN COUNTER

Wall mounted wash basin Parryware or Equivalent.

PAINTING

INTERNAL WALL

Punning and Premium Emulsion Paint (2 Coats putty, 1 Coat Primer and 2coats stain resist paint)

CEILING

Premium Emulsion Paint, 2 Coats Putty , 1 coat Primer + 1 coat stain resist Paint

EXTERNAL

Weather–proof Apex Ultima or equivalent

DOORS

MAIN DOOR

Solid teak wood frame with veneer wood doors with Godrej locks

BEDROOM & BATHROOM DOOR

Country wood / Engineered wood frame with skin doors with key and door stopper of Godrej Mortise lock or equivalent

WINDOWS

WINDOWS / VENTILATOR

UPVC /Powder coated aluminium with see – through plain and glass MS grills on inner side wherever applicable

WALL TILE

TOILET WALL ALL BATHROOMS

Glazed ceramic tiles 600 x 300 up to ceiling height - Kajaria / simpolo/ Equivalent.

KITCHEN DADO

Glazed Self designed tile – 2' height - Kajaria / simpolo/ Equivalent.

UTILITY DADO

Glazed Ceramic tile – 3' height 2x1 - Kajaria / simpolo/ Equivalent.

CP & SANITARY FITTINGS

EW

Wall mounted closet Parryware or equivalent

SHOWER FITTING

Single lever 4- way Diverter Tap – Parryware or equivalent

WASH BASIN

Wall mounted wash basin Parryware or equivalent

WASH BASIN FITTING

Tap - Parryware or equivalent

COUNTER SLAB

KITCHEN

Galaxy black or equivalent.Granite top

ELECTRICAL WIRING

CONCEALED WIRING

3 Phase supply with Polycab or equivalent

CIRCUIT BREAKERS

Legrand or equivalent

SWITCHES

Legrand /Schneider or equivalent

DTH TELEVISION POINTS

DTH system with cabling in living

COMMON AREA

STAIRCASE FLOOR

Premium Granite – Steel grey or equivalent

CAR PARKING

Paver block

SETBACK / DRIVE WAY

Paver block

SUMP

As per DTCP Standards

LIFT

8 Passenger Lift SS Car finish – Johnson / Schindler/ Equivalent

LOBBY FLOOR

Italian Marble Flooring as Architect design

LIFT CLADDING

Italian Marble Cladding as Architect design

LANDSCAPING

Adequate

SECURITY SYSTEM

CCTV in set back areas

AC

Provision Only

STAND BY GENERATOR

100% power backup for essential points



FEATURES & SPECIFICATION



CCTV surveillance



Wooden Floored Master Bedroom



SS Body Automatic Lift



Landscape Garden



Grand Lobby with Italian Marbles



Grand Living & Dining



Exquisitely Designed Bathroom
with Premium Fittings



Digital Lock for Main door

ONGOING PROJECTS

Antares



Karapakkam, OMR, Chennai

Polestar



Perungudi, OMR, Chennai

VRP Prime Heights



Fairlands, Salem.

Florence



Perungudi, OMR, Chennai

The bliss



Perungudi, OMR, Chennai

Vaanavil



Thoraipakkam, OMR, Chennai

Aavas



Nanganallur, Chennai

Pavillion



Thoraipakkam, OMR, Chenna

Mulberry Court



Velachery, Chennai

Royal Residency



Adambakkam, Chennai

Temple View



Seelannaickenpatti, Salem

Elite Enclave



Angammal Colony, Salem

Baala Enclave



Subramaniya Nagar, Salem

Bheema Residency



Shankar Nagar, Salem

Sunshine Apartment



Shivaya Nagar, Salem

Purple Nest



Maravaneri, Salem

Tamil Enclave



Shankar Nagar, Salem

Royal Enclave

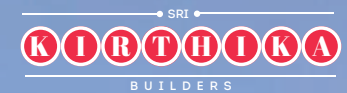


Maravaneri, Salem

COMPLETED PROJECTS

AVIRMATHI

ENCLAVE



Site Address :
Seelanaickenpatti, Salem

Landmark:

Head Office:
Sri Kirthika Builders Private Limited
#74 Chittu koil street, Salem - 636001

mail:
crm@kirthika.in

website:
kirthikabuilders.com

For more details contact :
+91 9894605244