

park  
63

UBER LUXURY REDEFINED





A vibrant 57 acres, self-sustainable, master-planned, integrated township known for its statuesque high-rise towers, stunning modern architecture and a township replete with amenities, the last and uber luxurious phase of PARK63.

Living in PARK63 means living in the neighborhood of a green cover of over 1500+ acres or beginning your day with a choice of over 40+ state of the art amenities.



**57 ACRE  
TOWNSHIP**



**OVERLOOKING  
1500 ACRE VANDALUR  
FOREST RESERVE**



**40+ STATE-OF-THE-ART  
AMENITIES**



**ADJOINING 6L SQ. FT.  
PROPOSED MALL**

# A LOCATION THAT MAKES CONNECTIVITY A WALK IN THE PARK



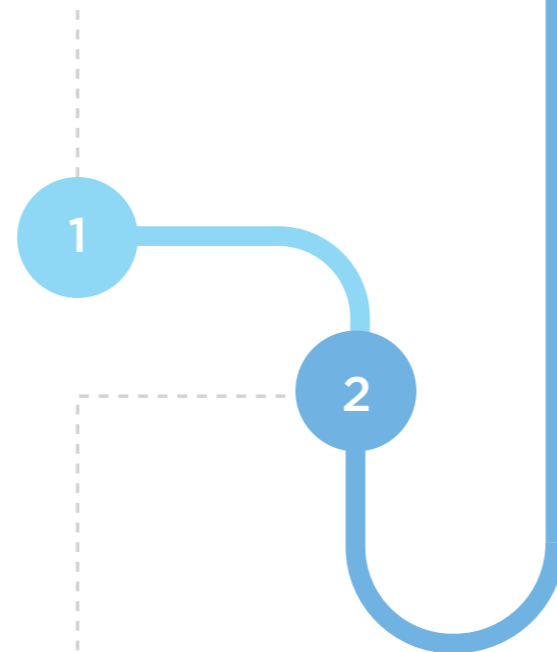
10 mins away from  
Tambaram railway  
station



Right opposite to the project  
is the Perungalathur Local  
Railway station, which  
connects to Central part of  
Chennai



Nestled between Gandhi  
Road (40 ft) & GST (150 ft)  
well connected to the central  
Chennai



30 mins from the  
International Airport



Proposed 88 acre, 319  
crore Mofussil Bus  
Terminus a  
Kilambakkam which is  
4 kms away from  
PARK63

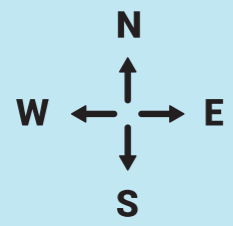
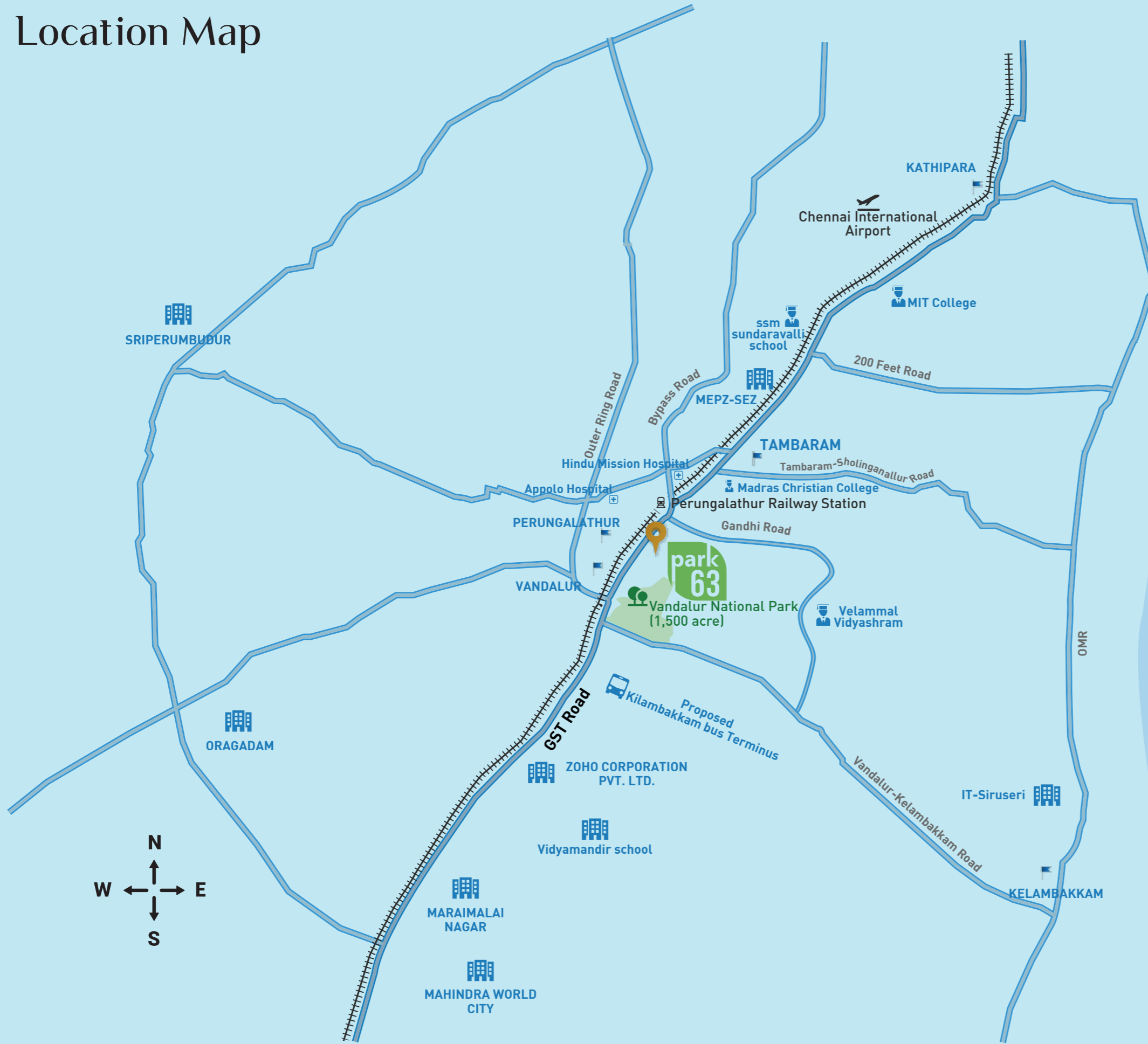


Chennai Bypass 8 mins  
and Outer Ring Road in  
5 mins



Has great connectivity  
to OMR through  
Vandalur –  
Kelambakkam Rd

# Location Map



BAY OF BENGAL



## **AN ARRANGEMENT THAT STRIKES THE RIGHT WORK LIFE BALANCE**

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Walk to work, spend more  
time with your family

The Gateway IT Campus has companies  
like Accenture, CSS, Sutherland,  
Navitas LLP and more which is  
spread across 4.5 million sq. ft.  
including future developments.

# WORK AND BUSINESS OPPORTUNITY

## SHRIRAM GATEWAY - IT SEZ PERUNGULATHUR

With 25k employees in 2Mn sq.ft. of office space is right next door to the project (with 2.5 Mn sq.ft. under construction)

## MEPZ - SEZ TAMBARAM

**5.6kms, 10mins**

20 mins drive to MEPZ, with almost 30k employees working in IT & Manufacturing

## ZOHO MARAIMALAI NAGAR

**12.3kms, 18mins**  
18 mins drive to ZOHO that attracts close to 6k employees

## ORAGADAM & SIRUSERI

- 22 mins – Oragadam
- 30 mins – Siruseri

## MAHINDRA WORLD CITY CHENGALPATTU

24kms, 30mins drive to Mahindra world city that attracts close to 40k employees

# SOCIAL INFRASTRUCTURE

A NEIGHBORHOOD WITH EXCELLENT SCHOOLS, COLLEGES AND HOSPITALS NEARBY

-  SCHOOLS
-  TOWNSHIP
-  COLLEGE / UNIVERSITY
-  HOSPITALS

- SSM School, Affiliated to CBSE, (5km)
- SRM Public School, Affiliated to CBSE (9.6 km)
- Vidya Mandir, Affiliated to CBSE (10 km)
- Velammal Guduvanchery, CBSE (11 km)

- Hindu Mission (6.3 km)
- Apollo Tambaram (7.5 km)
- SRM Medical College Hospital (11 km)
- Chettinadu hospital (10 km)
- Provision for Apollo Clinic within project\*

- BS Abdur Rahman University, Vandalur (3.8 km)
- VIT university Chennai, Mambakkam (8 km)
- Madras Christian College, Tambaram (7.8 km)
- SRM University, Kattankulathur (10 km)
- Tagore medical college, Rathinamangalam (7 km)

The missing piece of social infrastructure along the entire GST , from airport all the way to Maraimalainagar stretch is retail & entertainment. This will be addressed as part of the proposed mall at Park63 which includes a Mall & Multiplex.

A balcony with two wicker chairs and a table overlooking a vast green forest at sunset. The sky is a mix of blue and orange, with birds flying in the distance. The balcony has a dark railing and a potted plant on the left. The text is overlaid on the right side of the image.

## A NEIGHBOUR THAT IS LITERALLY A BREATH OF FRESH AIR FOR A LIFETIME

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1500 acres Vandalur  
Natural Reserve Forest

Wake up to breath-taking views  
of a green expanse

Breathe fresh & clean air  
within the city

# PUBLIC PARKS AMENITIES

AROMA  
GARDEN

KIDS  
PLAY AREA

REFLEXOLOGY  
PARK

PETS  
PARK

FAMILY  
GARDEN

BUTTERFLY  
PARK

YOGA  
GARDEN

OUTDOOR  
BBQ PIT

READING  
GARDEN

JUNIOR  
TENNIS COURT

ADVENTURE  
ZONE

TODDLER  
PLAY AREA

THEMED  
GARDEN

SENIOR  
CITIZEN PARK

OUTDOOR  
EXERCISE AREA



An aerial photograph of a woman in a swimming pool. She is wearing a large, wide-brimmed white sun hat and a dark swimsuit. Her arms are outstretched, and she is splashing water. The pool's blue tiles are visible at the bottom of the frame. The background is a deep blue, rippling pool of water.

# A COMMUNITY THAT LOOKS AFTER YOUR EVERY NEEDS

## OUTDOOR AMENITIES

GIANT BOARD  
GAMES

GAZEBOS

TENNIS  
COURT

PARTY  
LAWN

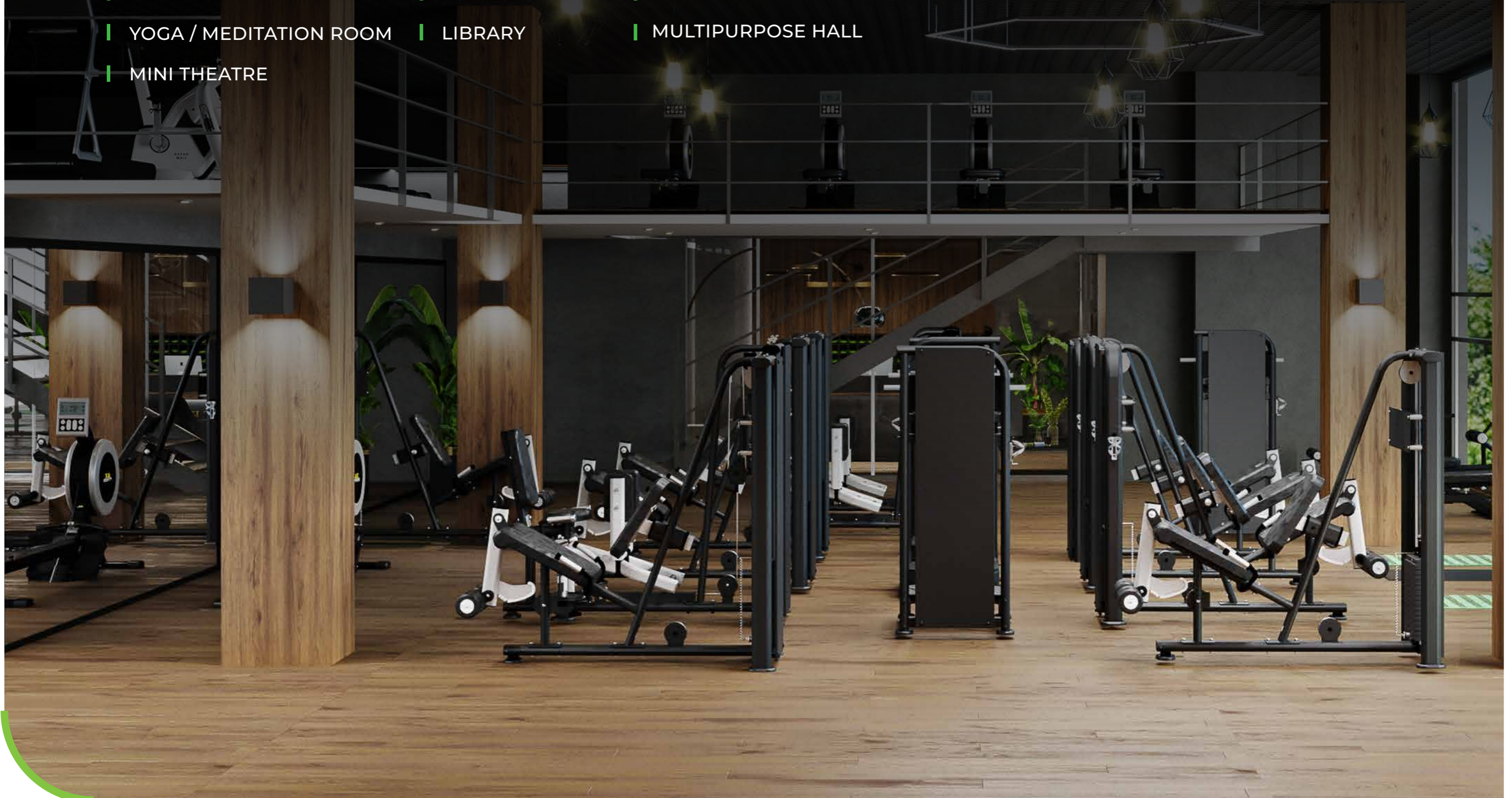
SWIMMING  
POOL

KIDS  
PLAY AREA

# A TOWNSHIP THAT TAKES YOUR PASTIME SERIOUSLY

## INDOOR AMENITIES

- | GYM
- | YOGA / MEDITATION ROOM
- | MINI THEATRE
- | GAMES ROOM
- | LIBRARY
- | CONVENIENCE STORE
- | MULTIPURPOSE HALL





1500 ACRES  
VANDALUR NATIONAL  
RESERVE

COMMERCIAL  
DISTRICT

RESIDENTIAL  
DISTRICT  
PHASE-2

PROPOSED  
MALL+MULTIPLEX

RESIDENTIAL  
DISTRICT  
PHASE-1

PUBLIC  
PARK

PUBLIC  
PARK

PERUNGALATHUR  
RAILWAY STATION



ARTISTIC IMPRESSION

# MASTER PLAN

park  
63

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

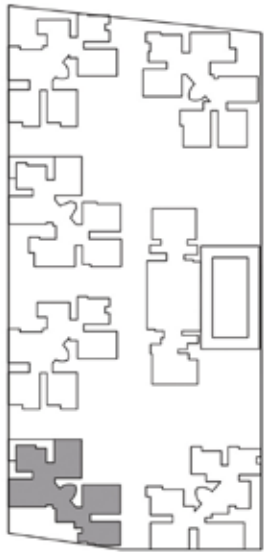




ARTISTIC IMPRESSION

# Typical Tower Plan

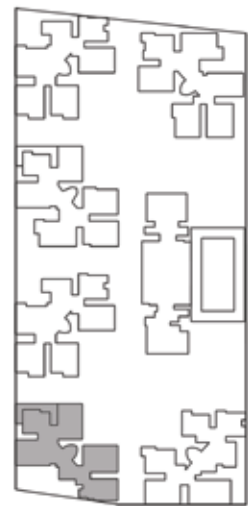
G+13 Floors - BLOCK 22



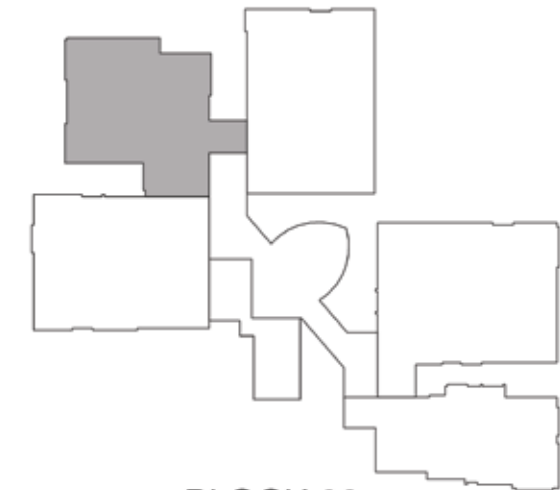
KEY PLAN

# Unit-2 Floor Plan

G+13 Floors - BLOCK 22



KEY PLAN

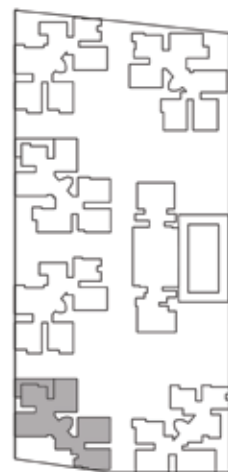
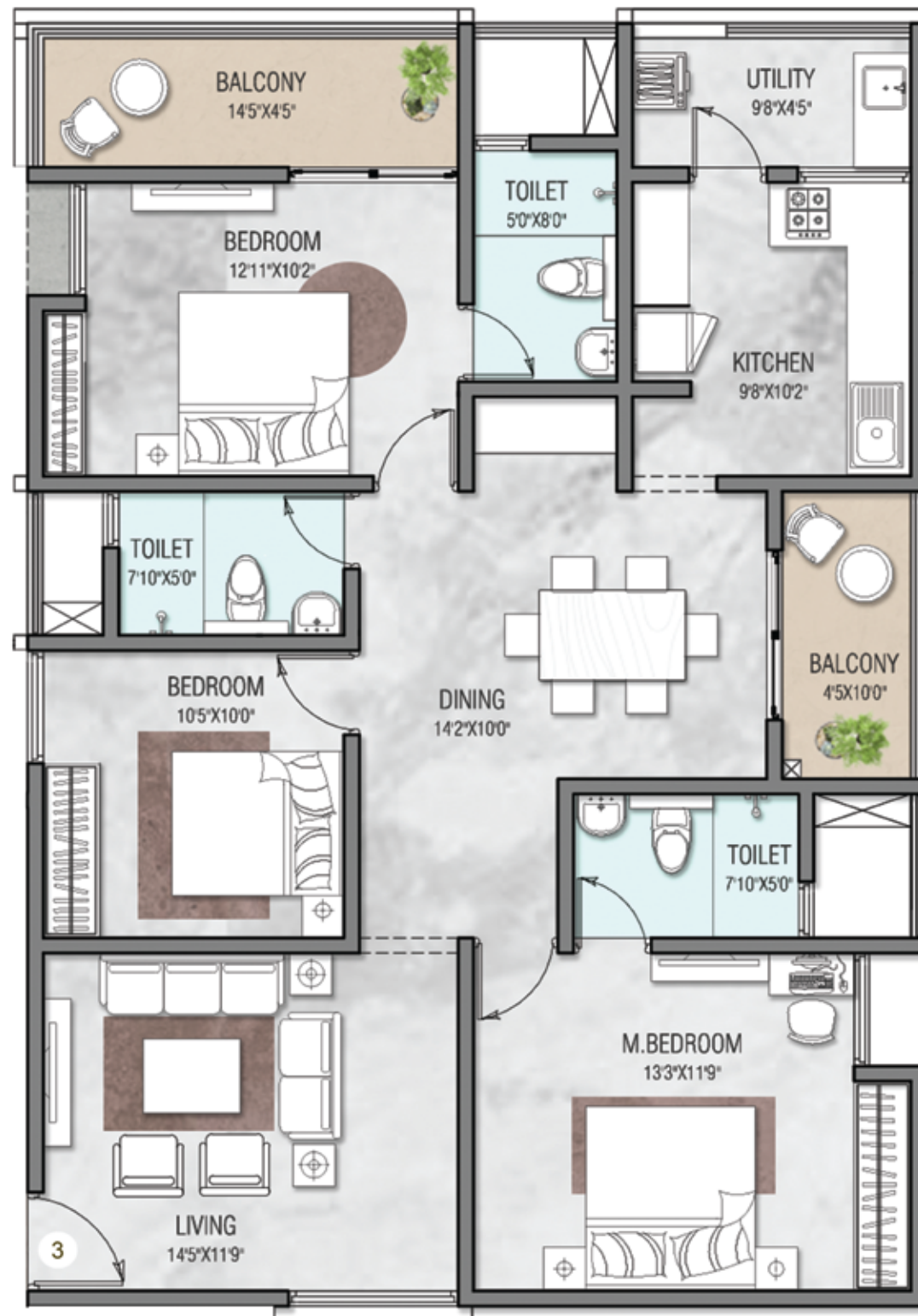


BLOCK-22

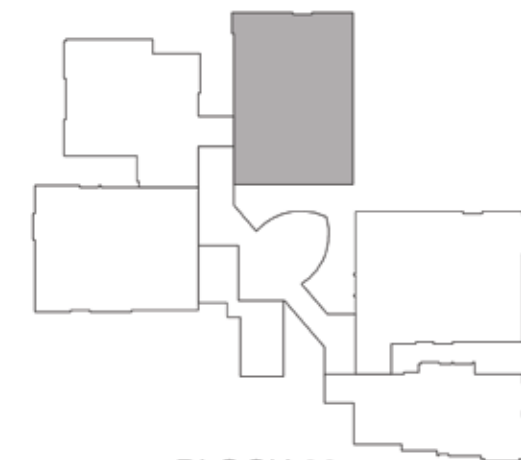
<b>Unit Series No.</b>	<b>: 02</b>	
Actual Area Value	: 1535 sq. ft	(142 sq. m)
RERA Carpet Area	: 945 sq. ft	(88 sq. m)
RERA Balcony	: 100 sq. ft	(9 sq. m)

# Unit-3 Floor Plan

G+13 Floors - BLOCK 22



KEY PLAN



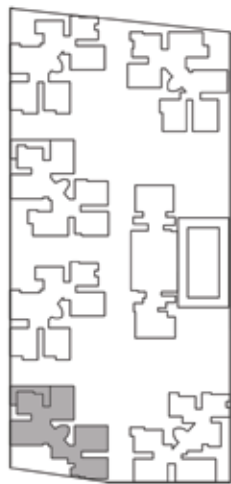
BLOCK-22



<b>Unit Series No.</b>	<b>: 3</b>	
Actual Area Value	: 1725 sq. ft	(160 sq. m)
RERA Carpet Area	: 1063 sq. ft	(99 sq. m)
RERA Balcony	: 125 sq. ft	(12 sq. m)

# Unit-4 Floor Plan

G+13 Floors - BLOCK 22



KEY PLAN

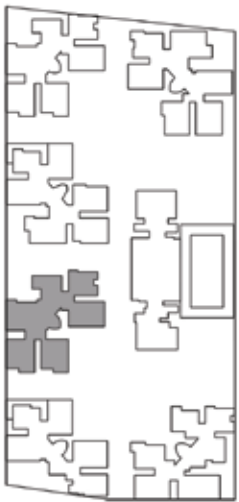


BLOCK-22

<b>Unit Series No.</b>	<b>: 4</b>	
Actual Area Value	: 1970 sq. ft	(183 sq. m)
RERA Carpet Area	: 1232 sq. ft	(114 sq. m)
RERA Balcony	: 133 sq. ft	(12 sq. m)

# Typical Tower Plan

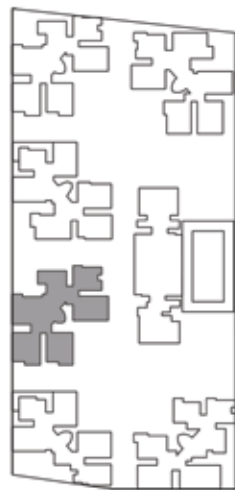
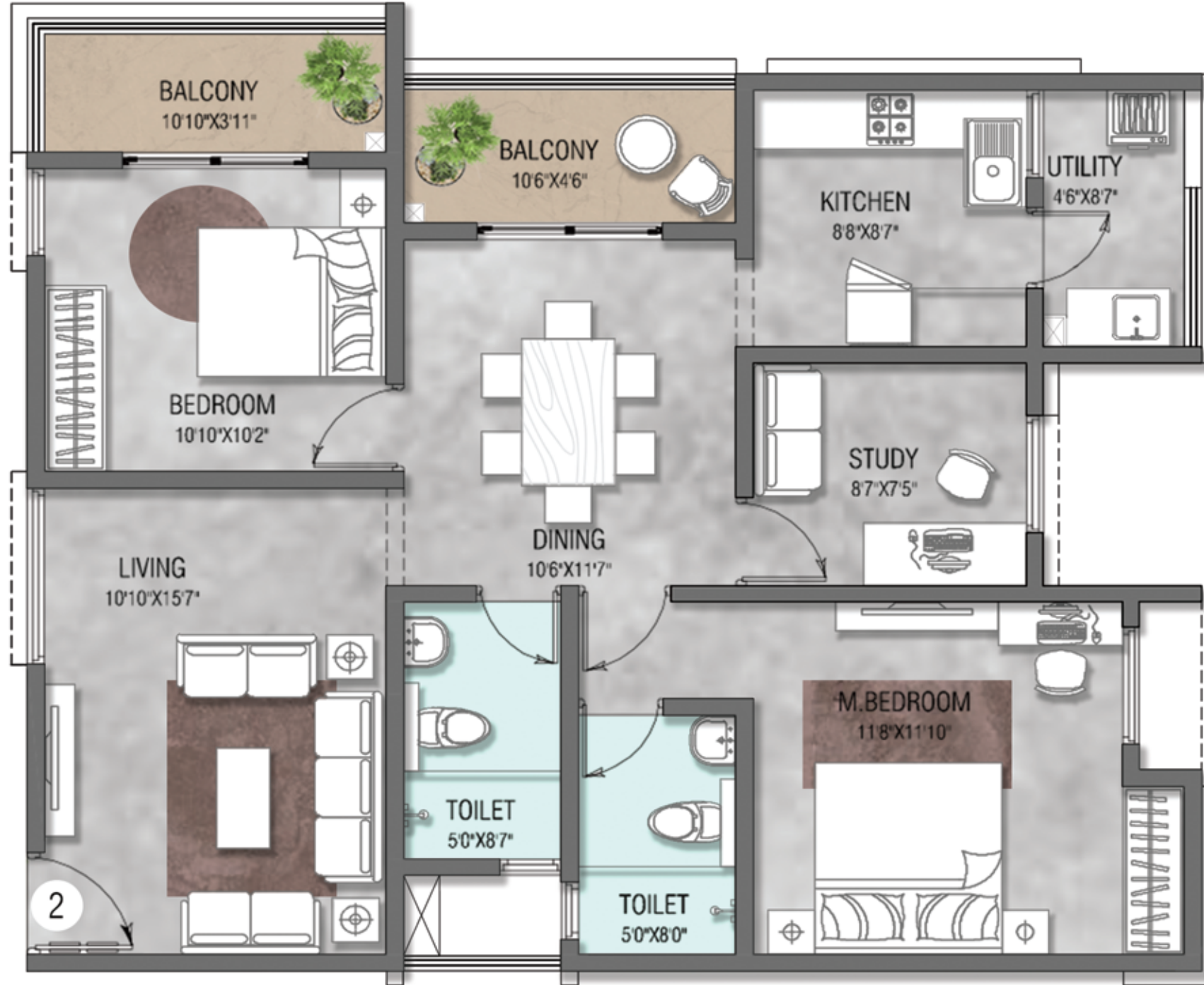
G+13 Floors - BLOCK 23



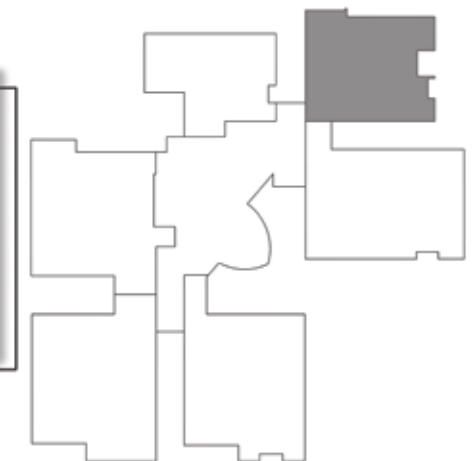
KEY PLAN

# Unit-2 Floor Plan

G+13 Floors - BLOCK 23



KEY PLAN

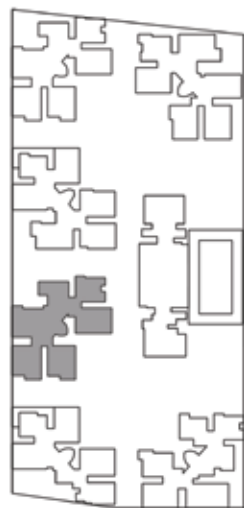


BLOCK-23

<b>Unit Series No.</b>	<b>: 02</b>	
Actual area value	: 1385 sq.ft	(128 sq.m)
RERA carpet area	: 841 sq.ft	(78 sq.m)
RERA balcony	: 104 sq.ft	(10 sq.m)

# Unit-3 Floor Plan

G+13 Floors - BLOCK 23



KEY PLAN



BLOCK-23

**Unit Series No. : 03**

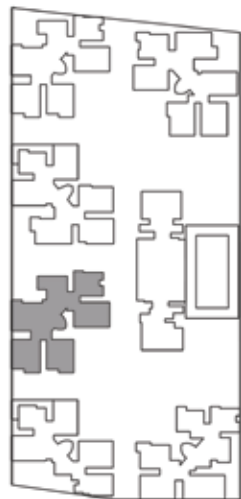
Actual area value : 1840 sq.ft (171 sq.m)

RERA carpet area : 1155 sq.ft (107 sq.m)

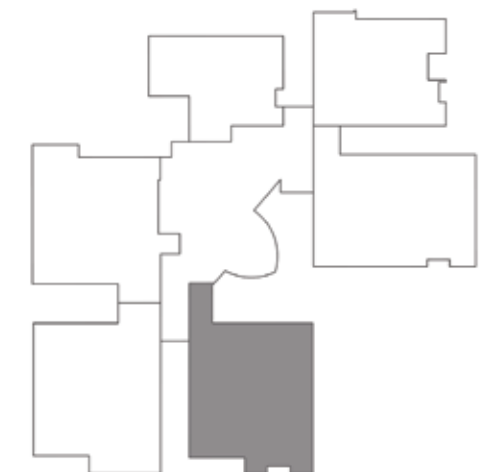
RERA balcony : 120 sq.ft (11 sq.m)

# Unit-4 Floor Plan

G+13 Floors - BLOCK 23



KEY PLAN

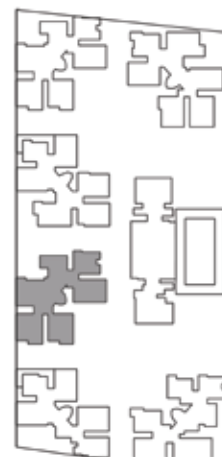


BLOCK-23

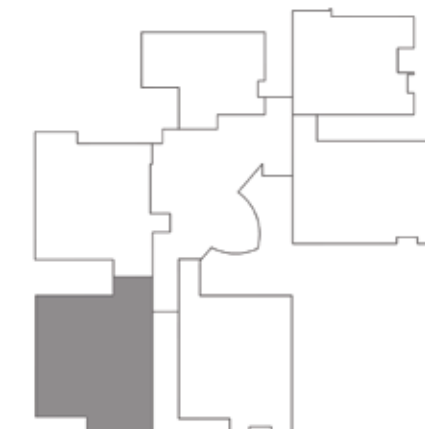
<b>Unit Series No.</b>	<b>: 04</b>	
Actual area value	: 1815 sq.ft	(168 sq.m)
RERA carpet area	: 1143 sq.ft	(106 sq.m)
RERA balcony	: 107 sq.ft	(10 sq.m)

# Unit-5 Floor Plan

G+13 Floors - BLOCK 23



KEY PLAN

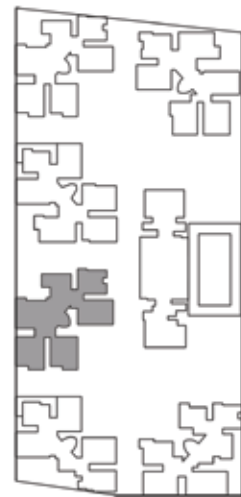
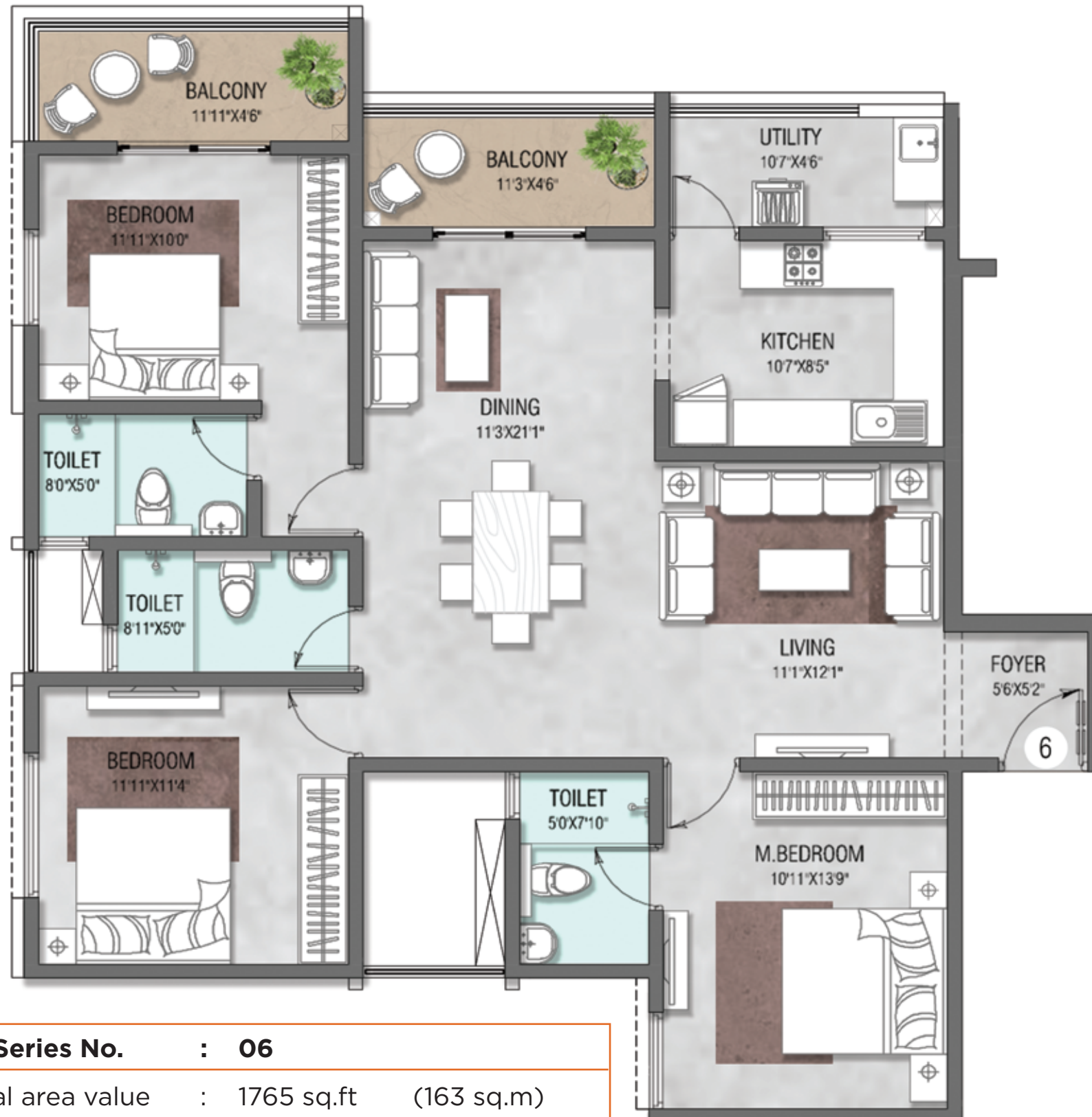


BLOCK-23

<b>Unit Series No.</b>	<b>: 05</b>	
Actual area value	: 1825 sq.ft	(169 sq.m)
RERA carpet area	: 1157 sq.ft	(107 sq.m)
RERA balcony	: 102 sq.ft	(9 sq.m)

# Unit-6 Floor Plan

G+13 Floors - BLOCK 23



KEY PLAN



BLOCK-23

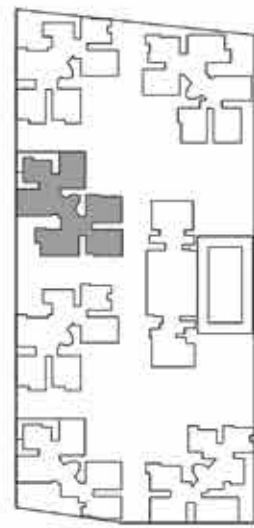
<b>Unit Series No.</b>	<b>: 06</b>	
Actual area value	: 1765 sq.ft	(163 sq.m)
RERA carpet area	: 1090 sq.ft	(101 sq.m)
RERA balcony	: 119 sq.ft	(11 sq.m)





# Typical Tower Plan

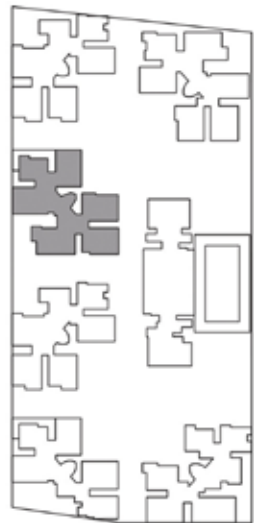
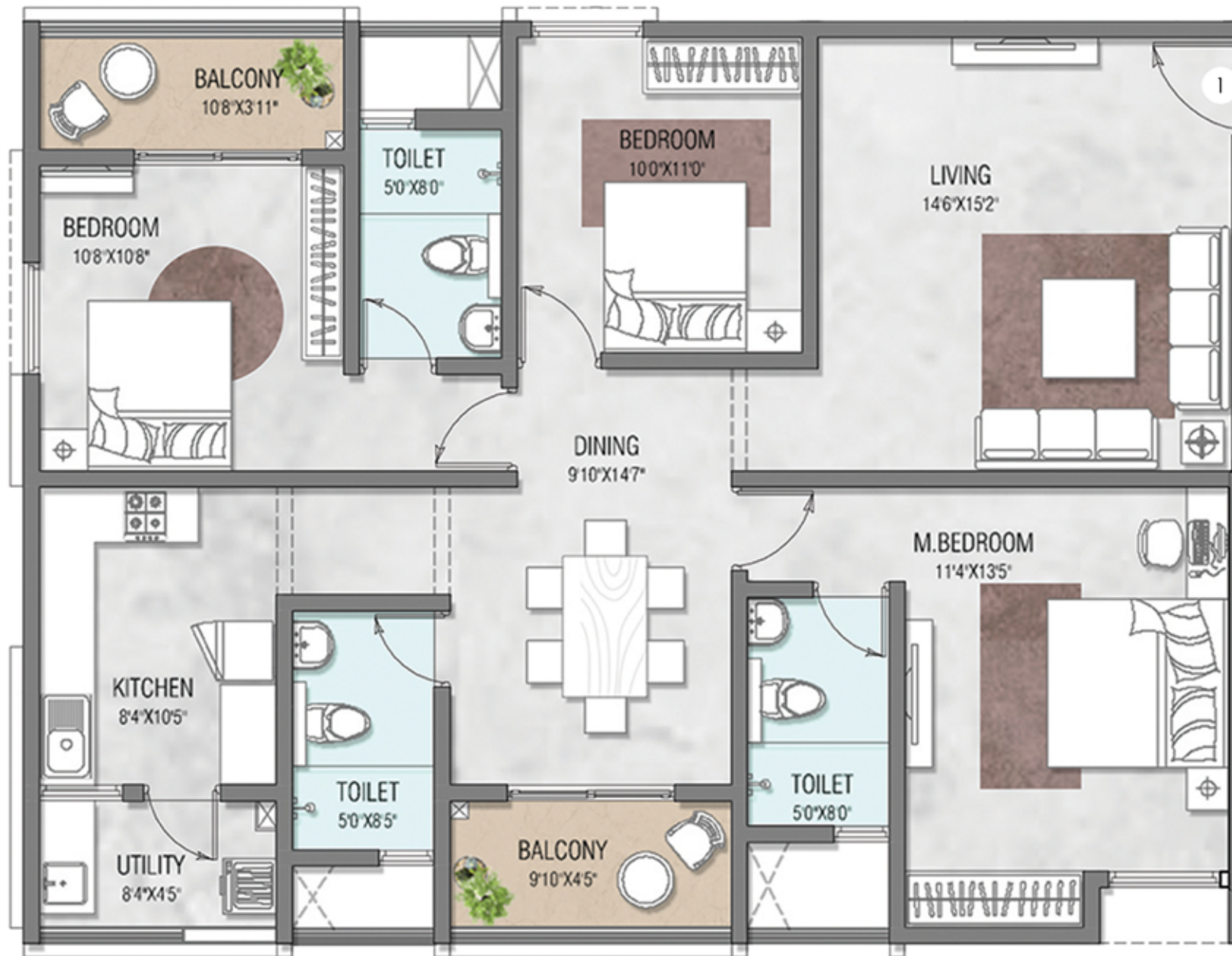
G+13 Floors - BLOCK 24



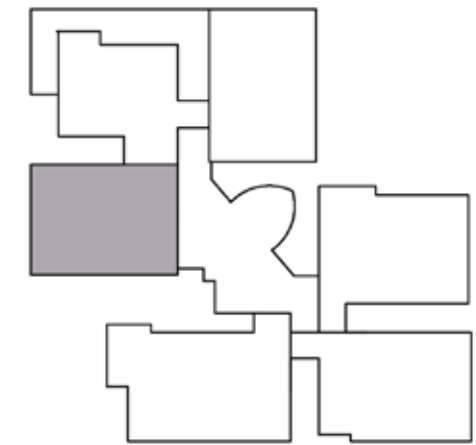
KEY PLAN

# Unit-1 Floor Plan

G+13 Floors - BLOCK 24



KEY PLAN



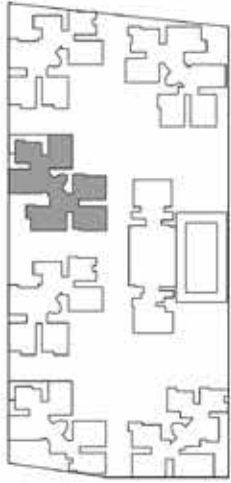
BLOCK 24

**Unit Series No. : 01**

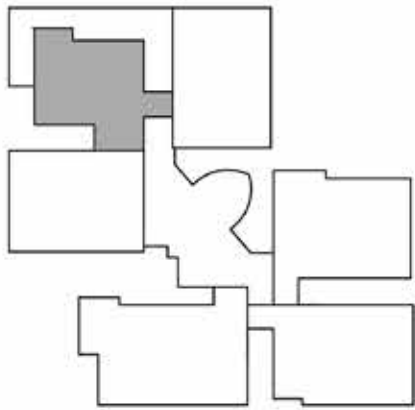
Actual area value	: 1724 sq.ft	(160 sq.m)
RERA carpet Area	: 1098 sq.ft	(102 sq.m)
RERA balcony	: 98 sq.ft	(9 sq.m)

# Unit-2 Floor Plan

G+13 Floors - BLOCK 24



KEY PLAN



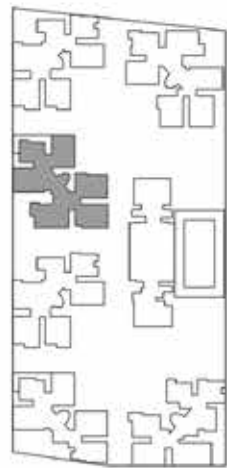
BLOCK 24



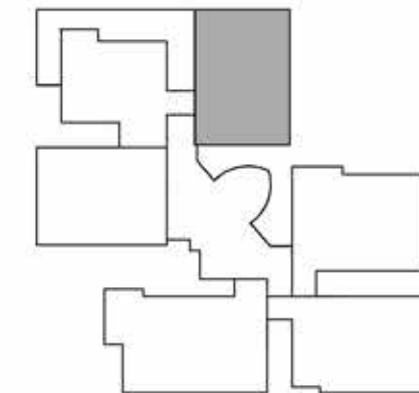
<b>Unit Series No.</b>	<b>: 02</b>	
Actual area value	: 1484 sq.ft	(137) sq.m
RERA carpet area	: 908 sq.ft	(84 sq.m)
RERA balcony	: 100 sq.ft	(9 sq.m)

# Unit-3 Floor Plan

G+13 Floors - BLOCK 24



KEY PLAN

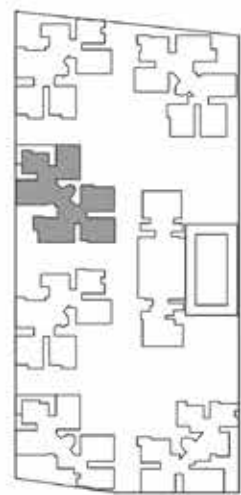


BLOCK 24

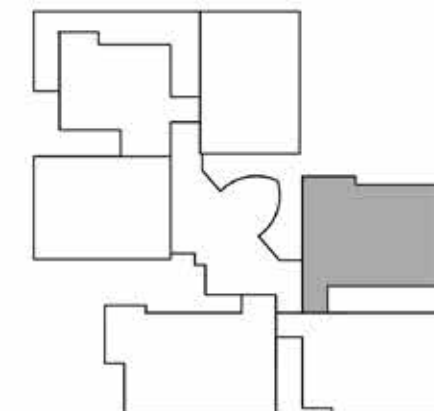
<b>Unit Series No.</b>	<b>: 03</b>	
Actual area value	: 1719 sq.ft	(159 sq.m)
RERA carpet area	: 1062 sq.ft	(99 sq.m)
RERA balcony	: 125 sq.ft	(12 sq.m)

# Unit-4 Floor Plan

G+13 Floors - BLOCK 24



KEY PLAN



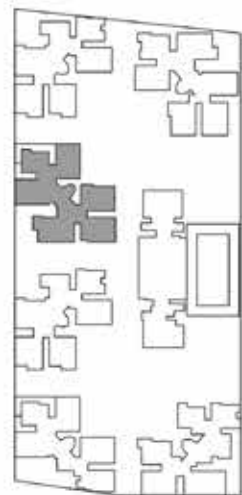
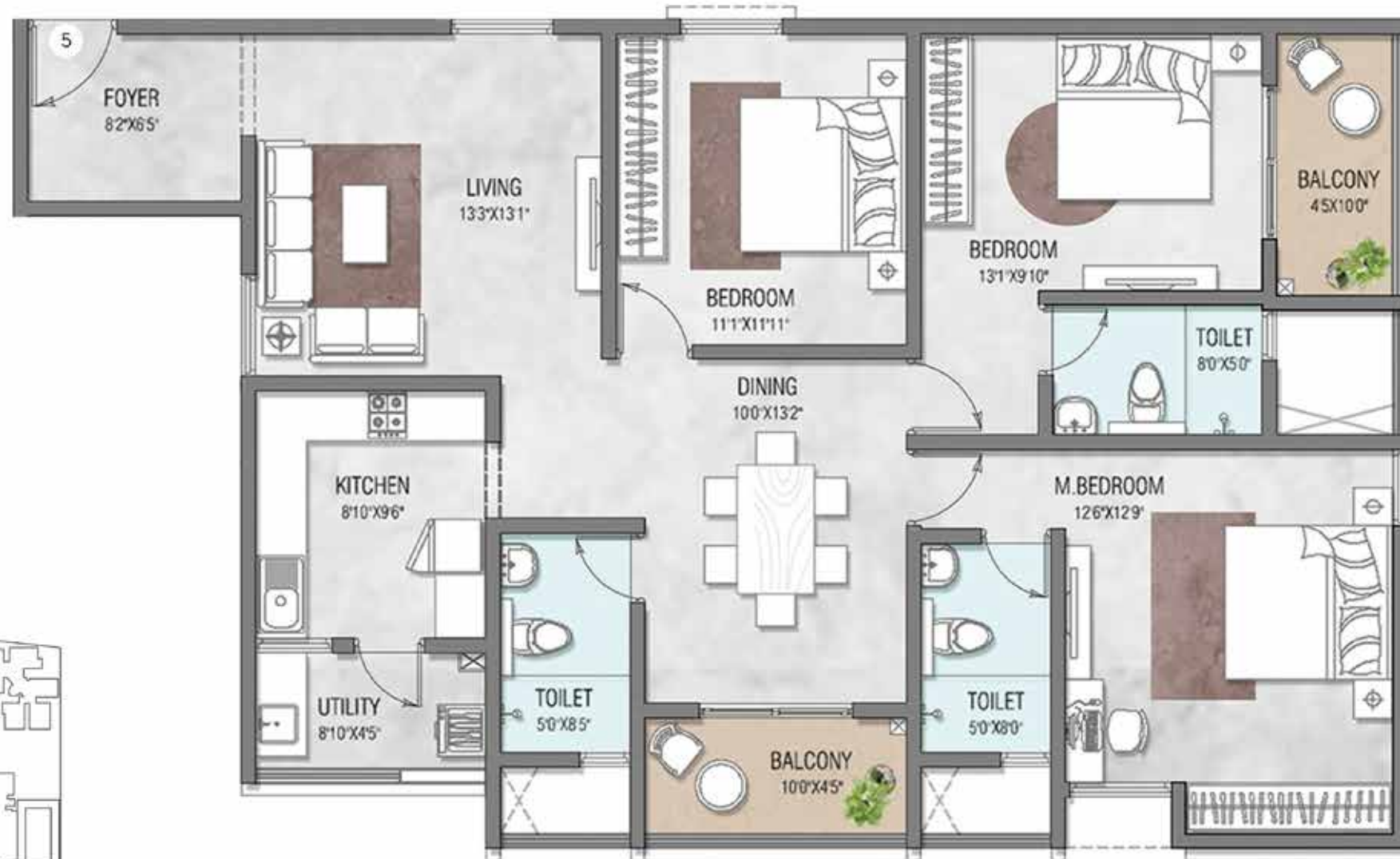
BLOCK 24

**Unit Series No. : 04**

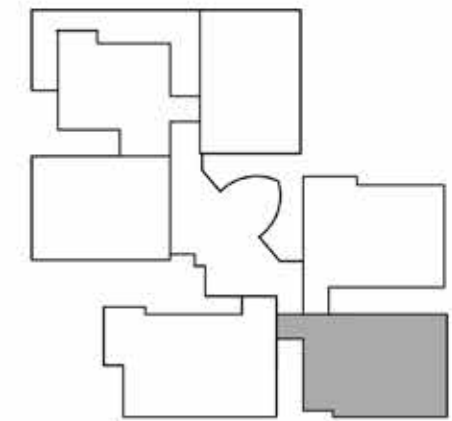
Actual area value	: 1874 sq.ft	(174 sq.m)
RERA carpet area	: 1162 sq.ft	(108 sq.m)
RERA balcony	: 133 sq.ft	(12 sq.m)

# Unit-5 Floor Plan

G+13 Floors - BLOCK 24



KEY PLAN



BLOCK 24

<b>Unit Series No.</b>	<b>: 05</b>	
Actual area value	: 1799 sq.ft	(167 sq.m)
RERA carpet area	: 1146 sq.ft	(107 sq.m)
RERA balcony	: 101 sq.ft	(9 sq.m)

# SPECS AND INFRA

## COMMON AREAS

- In the project, even before you enter your apartment, you experience classy lobbies and common areas:
- Elegant Lift and Grand Entrance lobbies to all towers with granite flooring.
- 100% DG back up for lights in common areas, water supply systems, STP, and other essential utilities, so you are never worried about the power cuts.
- Lifts of a reputed brand (Kone or equivalent) provided with 100% DG power back up.
- CCTV's area provided in the common areas & GF lobbies for security monitoring along with the security personnel for safety.

## Unit Specifications

- MIVAN construction ensures great finish, good structural performance and timely construction completion.
- The special main door has a durable Teak wood frame with Factory made BST shutter for a premium look and feel.
- Main door comes with extra security through branded video door phone and non-biometric digital locks.
- Windows and sliding doors to balcony are of UPVC. UPVC windows have excellent durability and are easy to maintain.

- Windows will have 3 track with Bug mesh to enjoy cool breeze keeping your window open.
- Kitchen, with 30mm polished granite counter with SS sink and drain board, and provision for water purifier. Superior quality glazed tile dado for easy maintenance in kitchen up to 2'0" height & up to sill level in utility. Additional SS sink in the utility.
- Superior quality Vitrified tile flooring (Asian or equivalent) in the living, dining, kitchen, foyer & bed rooms to 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 (Asian or equivalent) to ensure safety and prevent accidents.
- Modular type switches/sockets.
- AC point provision in all the bedrooms & Living / Dining area.
- TV and telephone points are provided in master bedroom & living area.
- Geyser point is provided in all the toilets.
- Toilets are fitted with premium brands of sanitary fittings, with KOHLER or equivalent sanitary ware and CP fittings (KOHLER or JAGUAR equivalent).

# We promise, We deliver.

Phase 1 is completed ahead of the schedule.  
Handing over is going on with full swing.

For More Information :

Karan Ashok :           98840 35958