



# SBR KEERTHI

H O M E I S W H E R E T H E M A L L I S



**TRINITY IS THE KEY**  
**DESIGN PRINCIPLE OF THIS PROJECT.**

It implies the symbiosis of three main components – Retail, Multiplex and Residential, creating a powerful urban synergy of these separate entities. Although these buildings can be operated individually, they can also function together. The contemporary building form signifies its status as a clear landmark on Old Madras Road. Its modern and geometrical expression is in total harmony with all the flats. Each and every flat is very well ventilated with three sided open space. The apartments around the commercial development are completely Vaastu compliant.





## HOMES THAT LOVE LIFE.

These exclusive homes have Vaastu compliant design and are oriented for maximum light and air. Every home is open on three sides making it spacious and roomy, and at the same time there is absolute privacy. The internal finish is well designed and is simply luxurious.





### MULTIPLEX ATTACHED.

Step out of your home and step into the mall. Watch the latest blockbusters, in any of the ten screens backed by state-of-the-art technology and cinematic experience. In the gorgeous mall, there's ample scope to do just window shopping or shop till you drop. Delight your senses at the food court and surprise your taste buds again and again with a wide choice of various cuisines. And all this without having to wade through traffic.





## INFINITE PLEASURE AT THE INFINITY POOL.

An infinity pool easily romances the heart. Indulge yourself here. What's more, at the rooftop clubhouse, there's a fully-equipped gym, a yoga room, a party hall and more.





SBR KEERTHI

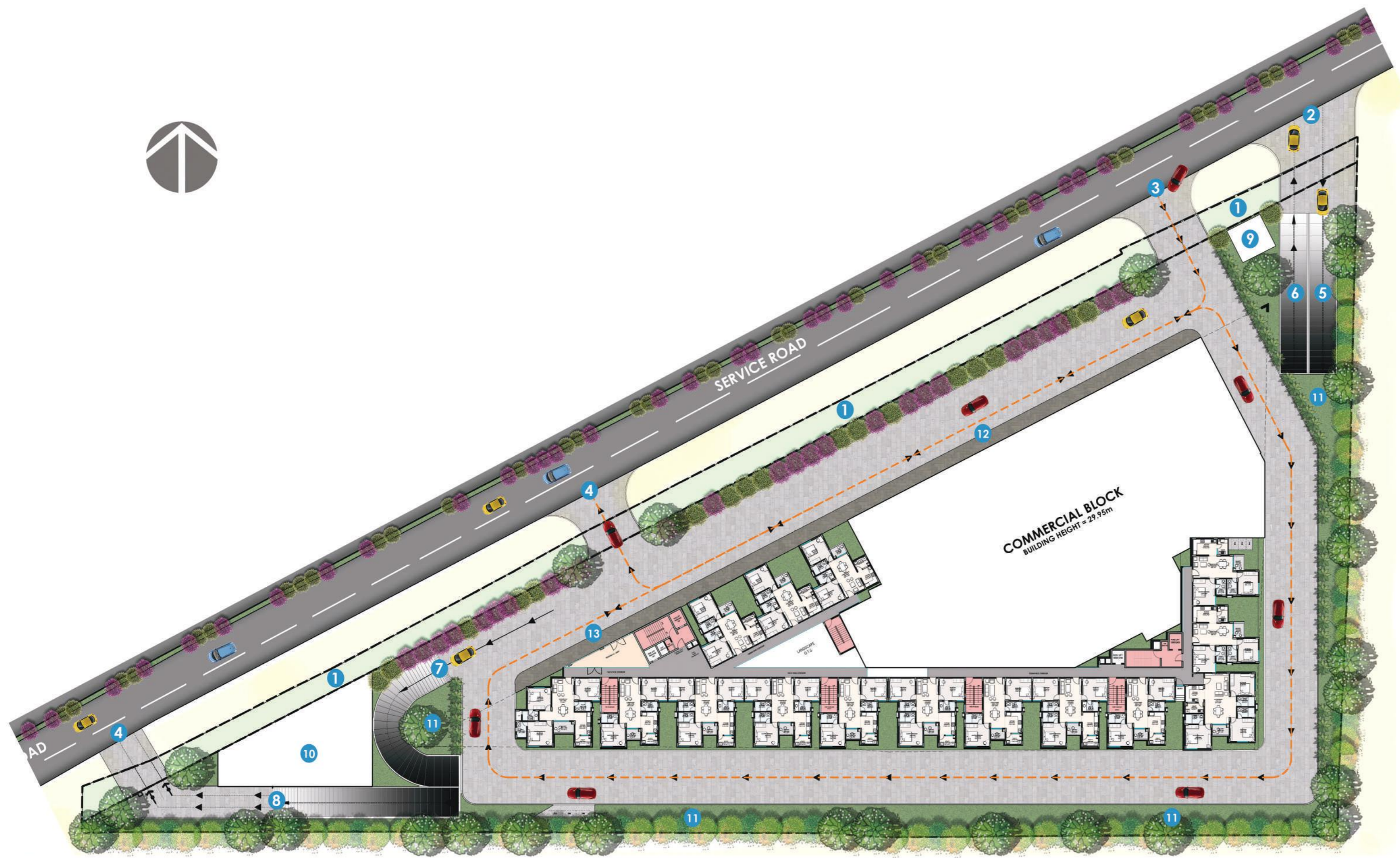
PVR  
CINEMAS

RIUMPH

Sunday Times

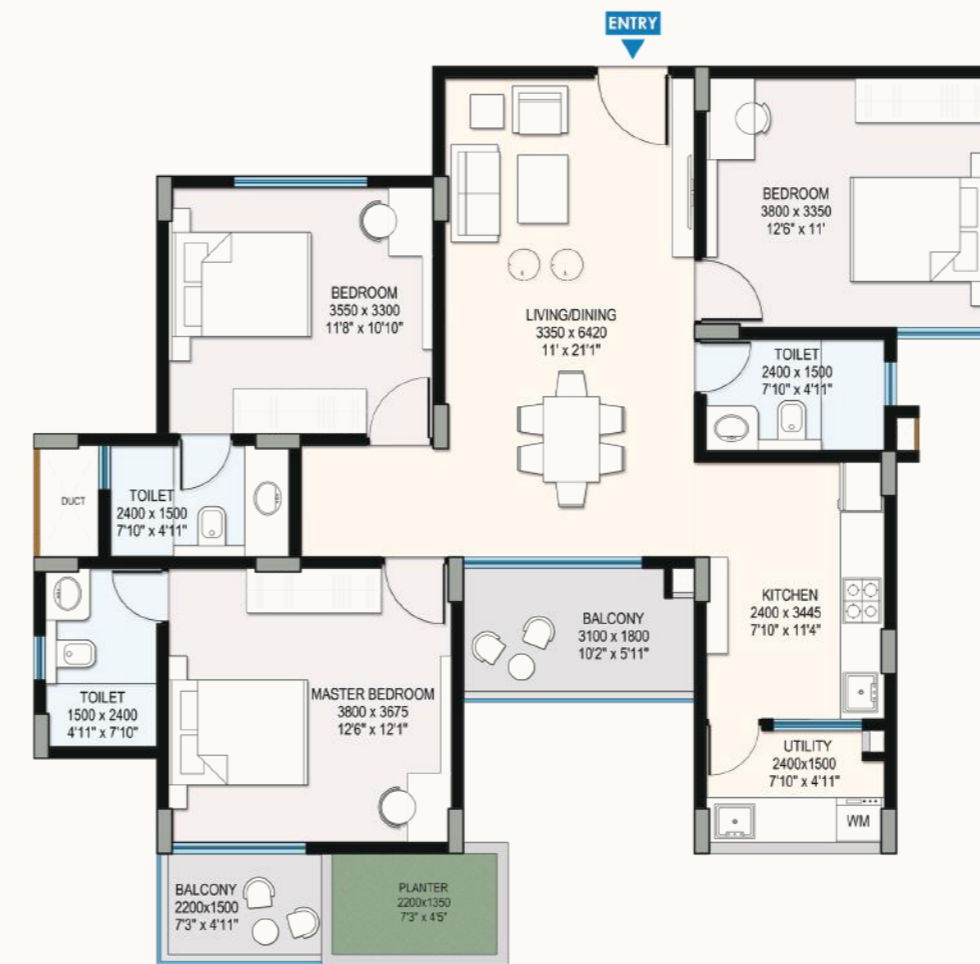
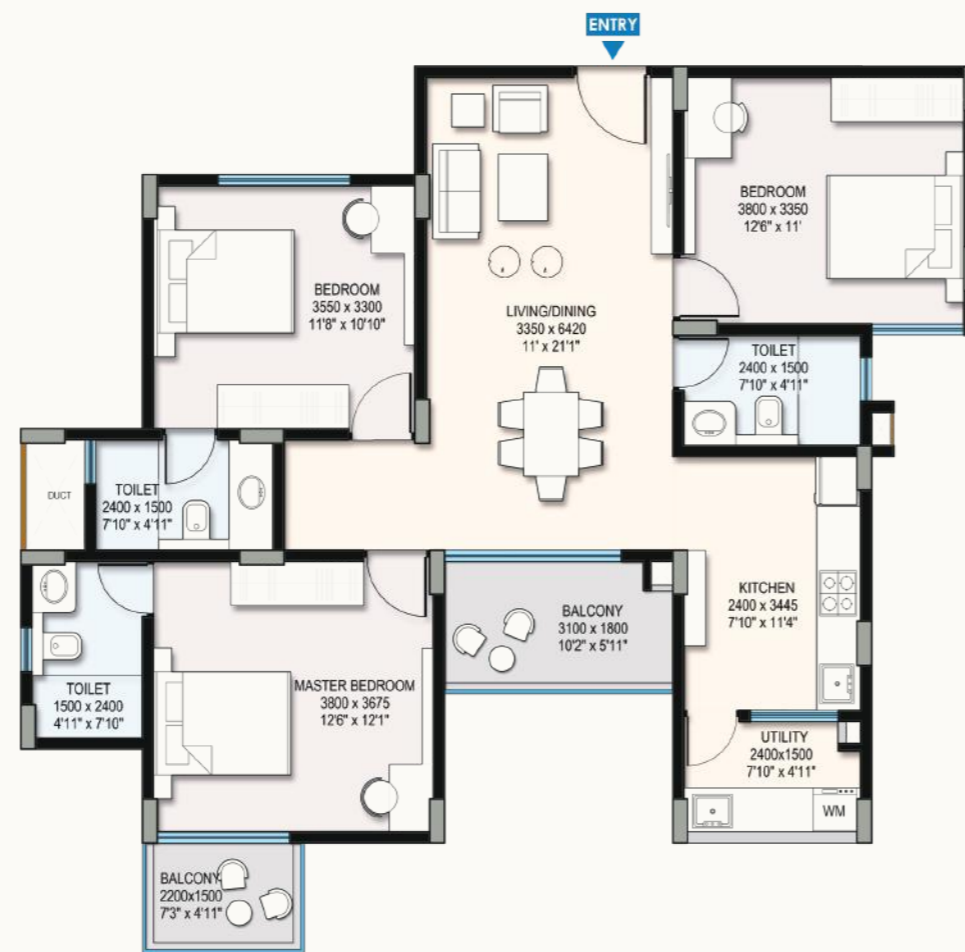
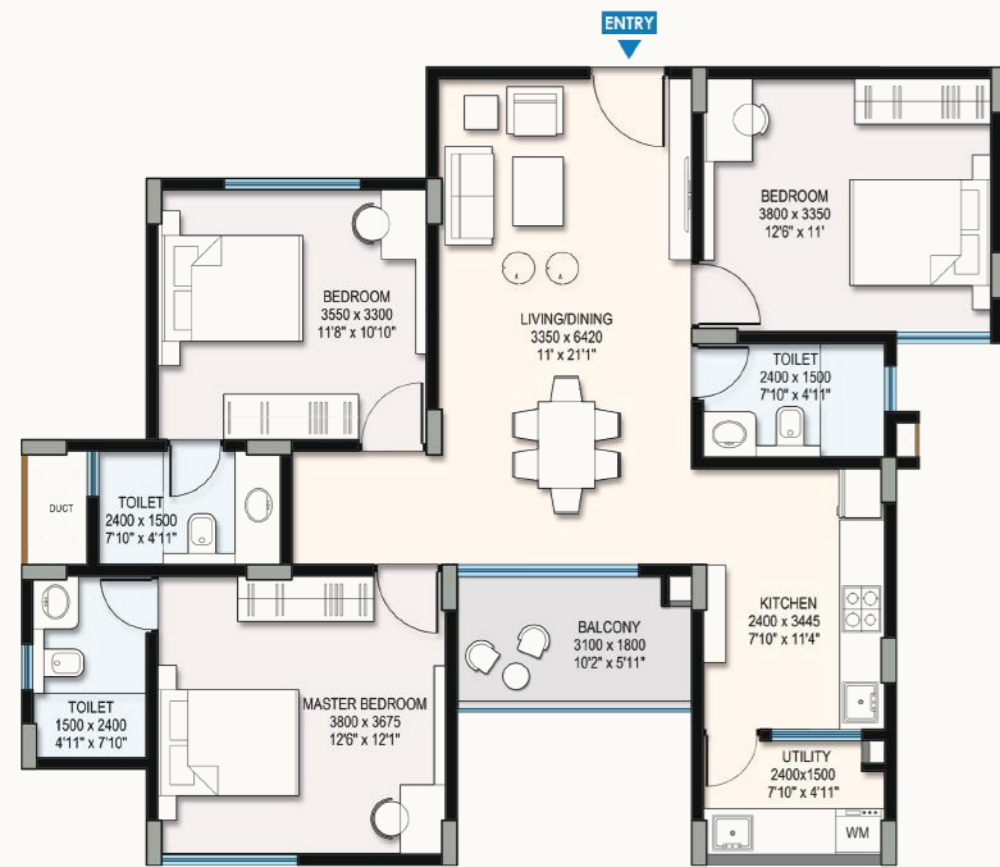
RIUMPH

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### LEGEND

- 1 Space for highway expansion
- 2 Residential entry/exit
- 3 Commercial entry
- 4 Commercial exit
- 5 Residential entry ramp
- 6 Residential exit ramp
- 7 Commercial basement entry ramp
- 8 Commercial basement exit ramp
- 9 Security cabin
- 10 DG & Transformer yard
- 11 Landscape
- 12 Commercial entrance porch
- 13 Residential tower entrance



UNIT TYPE	TYPE 1
DESCRIPTION	3 BHK

A	LIVING AND DINING AREA	: 11'0" X 21'1"	(3.35 X 6.42)
B	KITCHEN	: 7'10 X 11'4"	(2.40 X 3.44)
C	UTILITY AREA	: 7'10 X 4'11"	(2.40 X 1.50)
D	MASTER BEDROOM	: 12'6 X 12'1"	(3.80 X 3.67)
E	TOILET 1	: 4'11 X 7'10"	(1.50 X 2.40)
F	BEDROOM	: 11'8 X 10'10"	(3.55 X 3.30)
G	TOILET 2	: 7'10 X 4'11"	(2.40 X 1.50)
H	BEDROOM	: 12'6 X 11'0"	(3.80 X 3.35)
I	TOILET 3	: 7'10 X 4'11"	(2.40 X 1.50)
J	BALCONY	: 10'2 X 5'11"	(3.10 X 1.80)

TOWER	BHK	APT NO	FACING
TOWER A	3 BHK	A001	NORTH

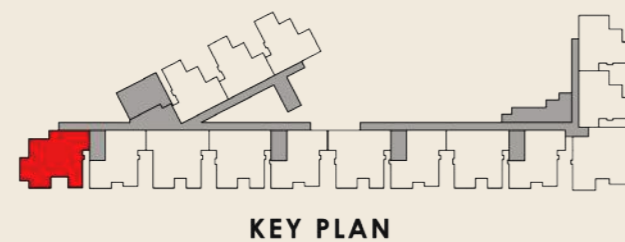
<b>CARPET AREA</b> AS PER RERA	965 SQFT.
<b>SALEABLE AREA</b>	1517 SQFT.
<b>BALCONY AREA</b>	60 SQFT.

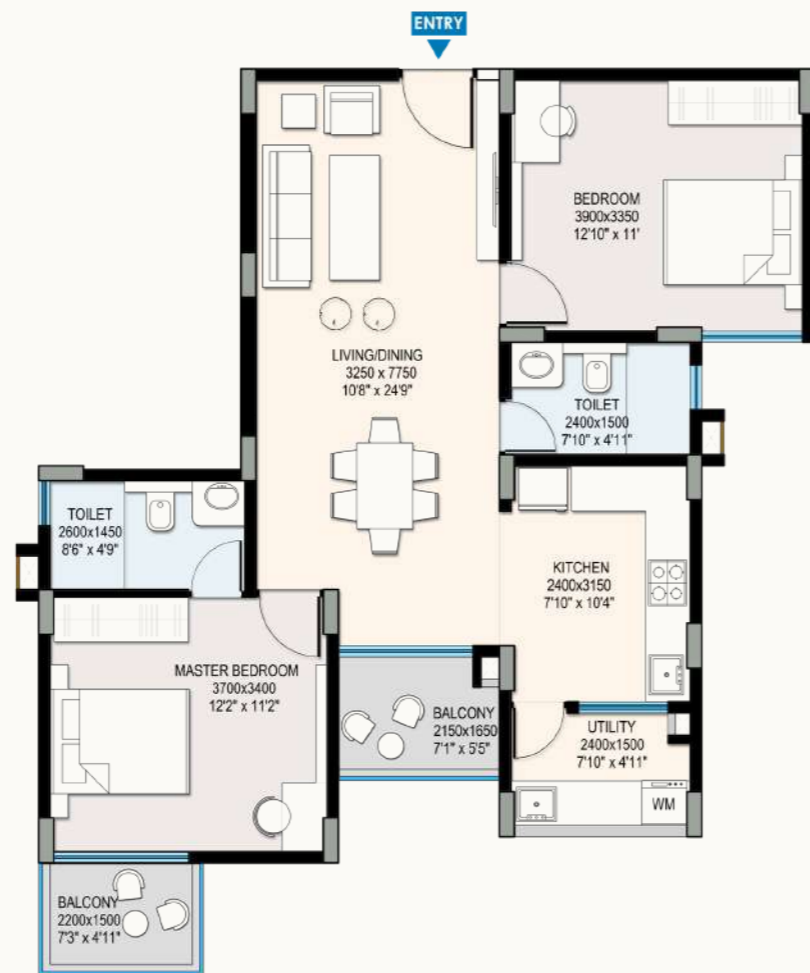
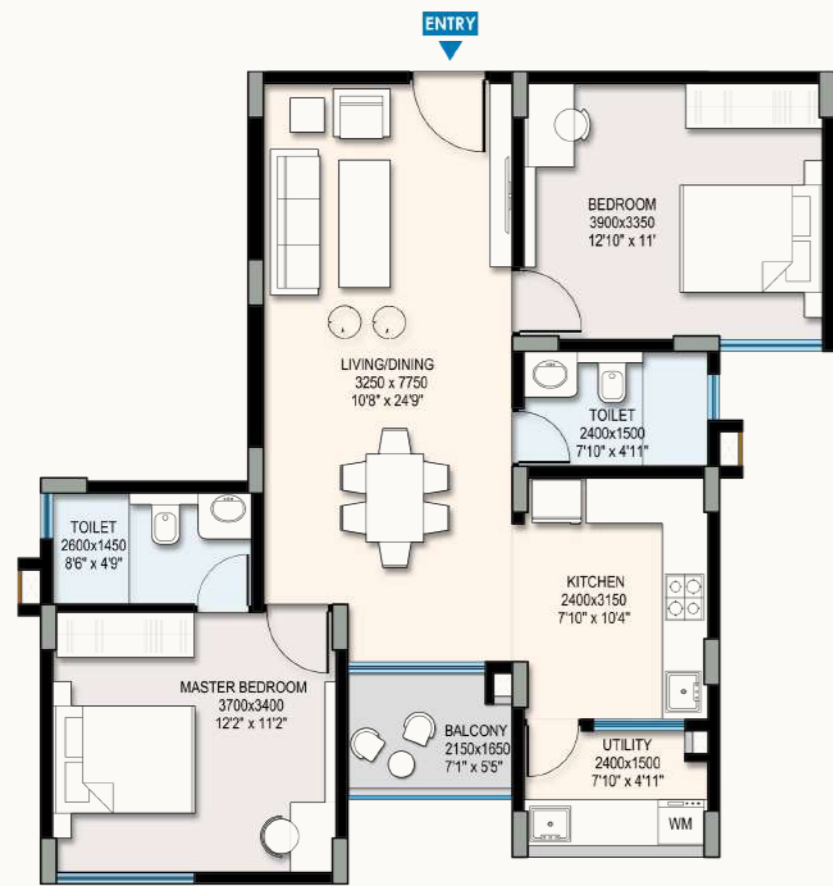
TOWER	BHK	APT NO	FACING
TOWER A	3 BHK	A201	NORTH
	3 BHK	A401	NORTH
	3 BHK	A601	NORTH
	3 BHK	A801	NORTH
	3 BHK	A1001	NORTH
	3 BHK	A1201	NORTH
	3 BHK	A1401	NORTH

<b>CARPET AREA</b> AS PER RERA	965 SQFT.
<b>SALEABLE AREA</b>	1576 SQFT.
<b>BALCONY AREA</b>	97 SQFT.

TOWER	BHK	APT NO	FACING
TOWER A	3 BHK	A301	NORTH
	3 BHK	A501	NORTH
	3 BHK	A701	NORTH
	3 BHK	A901	NORTH
	3 BHK	A1101	NORTH
	3 BHK	A1301	NORTH

<b>CARPET AREA</b> AS PER RERA	965 SQFT.
<b>SALEABLE AREA</b>	1595 SQFT.
<b>BALCONY AREA</b>	138 SQFT.





UNIT TYPE	TYPE 2
DESCRIPTION	2 BHK

A	LIVING AND DINING AREA	: 10'8" X 24'9"	(3.25 X 7.75)
B	KITCHEN	: 7'10" X 10'4"	(2.40 X 3.15)
C	UTILITY AREA	: 7'10" X 4'11"	(2.40 X 1.50)
D	MASTER BEDROOM	: 12'2" X 11'2"	(3.70 X 3.40)
E	TOILET 1	: 8'6" X 4'9"	(2.60 X 1.46)
F	BEDROOM	: 12'10" X 11'0"	(3.90 X 3.35)
G	TOILET 2	: 7'10" X 4'11"	(2.40 X 1.50)
H	BALCONY	: 7'1" X 5'5"	(2.15 X 1.65)

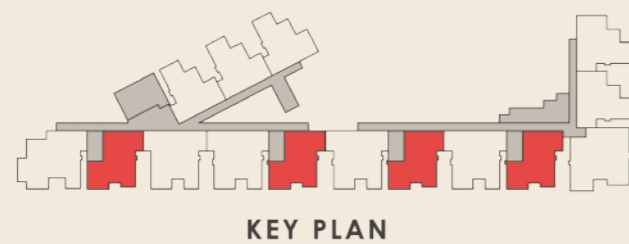
TOWER	BHK	APT NO	FACING	CARPET AREA AS PER RERA
TOWER A	2 BHK	A002,005	NORTH	758 SQFT.
TOWER B	2 BHK	B002,004	NORTH	758 SQFT.
				<b>SALEABLE AREA</b> 1199 SQFT.
				<b>BALCONY AREA</b> 37 SQFT.

TOWER	BHK	APT NO	FACING	CARPET AREA AS PER RERA
TOWER A	2 BHK	A202,205	NORTH	758 SQFT.
	2 BHK	A402,405	NORTH	758 SQFT.
	2 BHK	A602,605	NORTH	758 SQFT.
	2 BHK	A802,805	NORTH	758 SQFT.
	2 BHK	A1002,1005	NORTH	758 SQFT.
	2 BHK	A1202,1205	NORTH	758 SQFT.
	2 BHK	A1402	NORTH	758 SQFT.
TOWER B	2 BHK	B202,204	NORTH	758 SQFT.
	2 BHK	B402,404	NORTH	758 SQFT.
	2 BHK	B602,604	NORTH	758 SQFT.
	2 BHK	B802,804	NORTH	758 SQFT.
	2 BHK	B1002,1004	NORTH	758 SQFT.
	2 BHK	B1202,1204	NORTH	758 SQFT.
				<b>SALEABLE AREA</b> 1237 SQFT.
				<b>BALCONY AREA</b> 75 SQFT.

TOWER	BHK	APT NO	FACING	CARPET AREA AS PER RERA
TOWER A	2 BHK	A302,305	NORTH	758 SQFT.
	2 BHK	A502,505	NORTH	758 SQFT.
	2 BHK	A702,705	NORTH	758 SQFT.
	2 BHK	A902,905	NORTH	758 SQFT.
	2 BHK	A1102,1105	NORTH	758 SQFT.
	2 BHK	A1302,1305	NORTH	758 SQFT.
TOWER B	2 BHK	B302,304	NORTH	758 SQFT.
	2 BHK	B502,504	NORTH	758 SQFT.
	2 BHK	B702,704	NORTH	758 SQFT.
	2 BHK	B902,904	NORTH	758 SQFT.
	2 BHK	B1102,1104	NORTH	758 SQFT.
	2 BHK	B1302,1304	NORTH	758 SQFT.
				<b>SALEABLE AREA</b> 1288 SQFT.
				<b>BALCONY AREA</b> 115 SQFT.

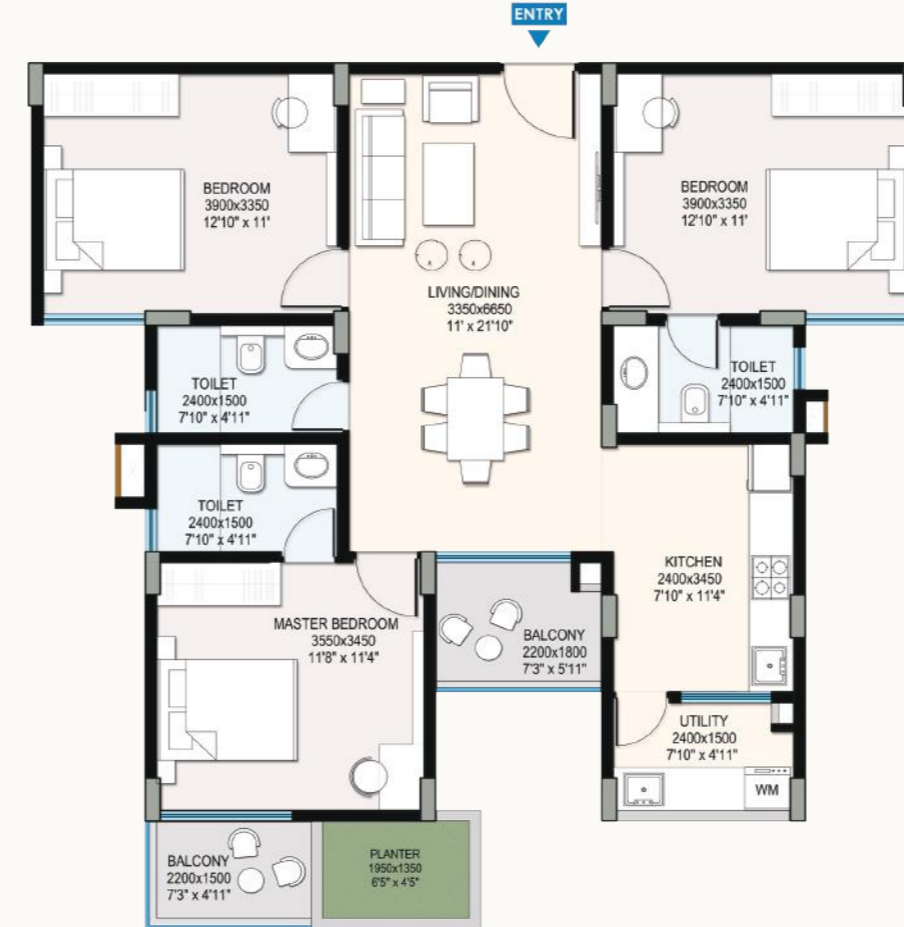
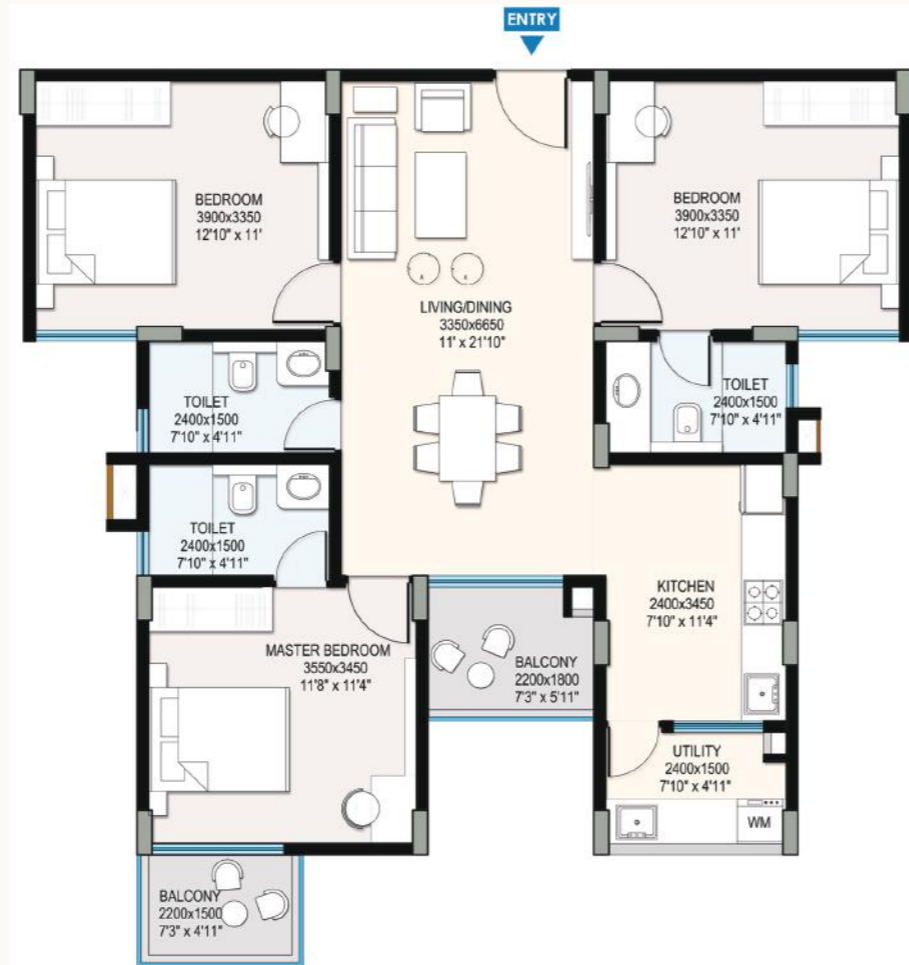
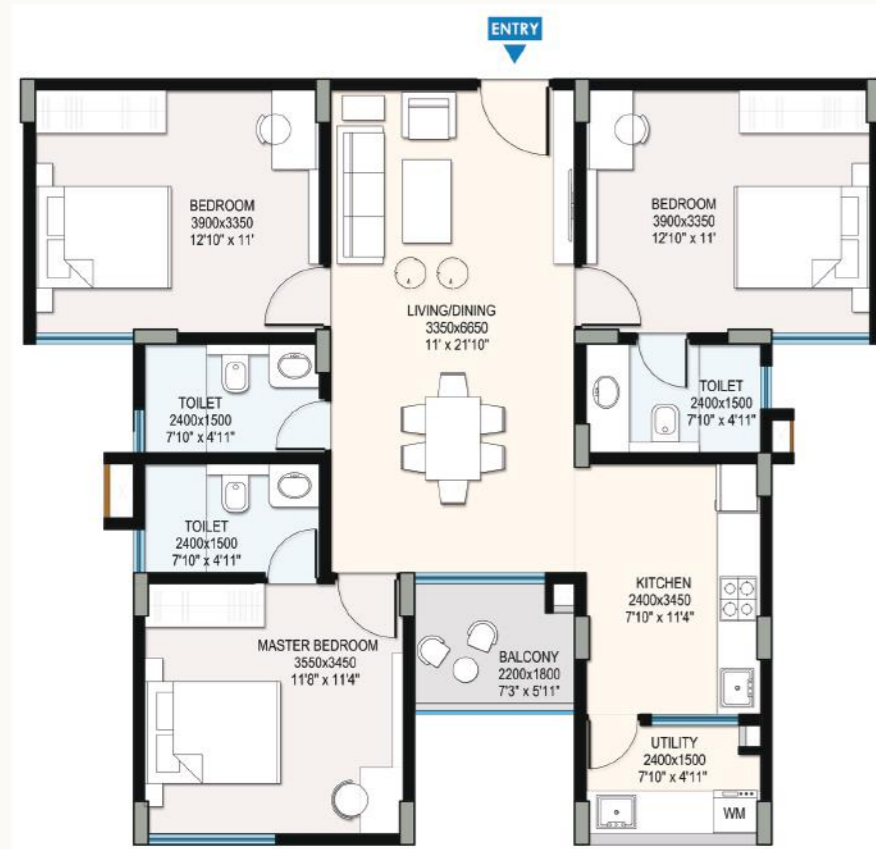


**2A**  
UNIT TYPE  
GROUND FLOOR



**2B**  
UNIT TYPE  
2ND,4TH,6TH,8TH,10TH,12TH,14TH FLOOR PLAN

**2C**  
UNIT TYPE  
3RD,5TH,7TH,9TH,11TH,13TH FLOOR



UNIT TYPE	TYPE 3
DESCRIPTION	3 BHK

A	LIVING AND DINING AREA	: 11'0" X 21'10"	(3.35 X 6.65)
B	KITCHEN	: 7'10 X 11'4"	(2.40 X 3.45)
C	UTILITY AREA	: 7'10 X 4'11"	(2.40 X 1.50)
D	MASTER BEDROOM	: 11'8 X 11'4"	(3.55 X 3.45)
E	TOILET 1	: 7'10" X 4'11"	(2.40 X 1.50)
F	BEDROOM	: 12'10" X 11'0"	(3.90 X 3.35)
G	TOILET 2	: 7'10 X 4'11"	(2.40 X 1.50)
H	BEDROOM	: 12'10" X 11'0"	(3.90 X 3.35)
I	TOILET 3	: 7'10 X 4'11"	(2.40 X 1.50)
J	BALCONY	: 7'3" X 5'11"	(2.20 X 1.80)

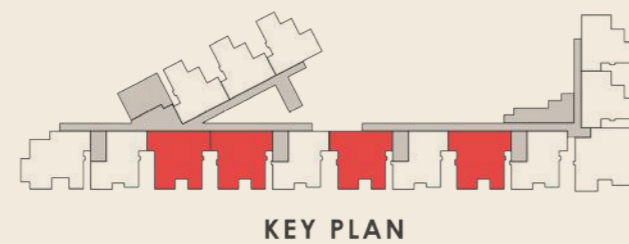
TOWER	BHK	APT NO	FACING	CARPET AREA AS PER RERA
TOWER A	3 BHK	A003,004	NORTH	939 SQFT.
TOWER B	3 BHK	B001,003	NORTH	939 SQFT.
				<b>SALEABLE AREA</b> 1453 SQFT.
				<b>BALCONY AREA</b> 43 SQFT.

TOWER	BHK	APT NO	FACING	CARPET AREA AS PER RERA
TOWER A	3 BHK	A203,204	NORTH	939 SQFT.
	3 BHK	A403,404	NORTH	939 SQFT.
	3 BHK	A603,604	NORTH	939 SQFT.
	3 BHK	A803,804	NORTH	939 SQFT.
	3 BHK	A1003,1004	NORTH	939 SQFT.
	3 BHK	A1203,1204	NORTH	939 SQFT.
	3 BHK	A1403,1404	NORTH	939 SQFT.
				<b>SALEABLE AREA</b> 1506 SQFT.
				<b>BALCONY AREA</b> 75 SQFT.

TOWER	BHK	APT NO	FACING	CARPET AREA AS PER RERA
TOWER A	3 BHK	A303,304	NORTH	939 SQFT.
	3 BHK	A503,504	NORTH	939 SQFT.
	3 BHK	A703,704	NORTH	939 SQFT.
	3 BHK	A903,904	NORTH	939 SQFT.
	3 BHK	A1103,1104	NORTH	939 SQFT.
	3 BHK	A1303,1304	NORTH	939 SQFT.
				<b>SALEABLE AREA</b> 1551 SQFT.
				<b>BALCONY AREA</b> 112 SQFT.



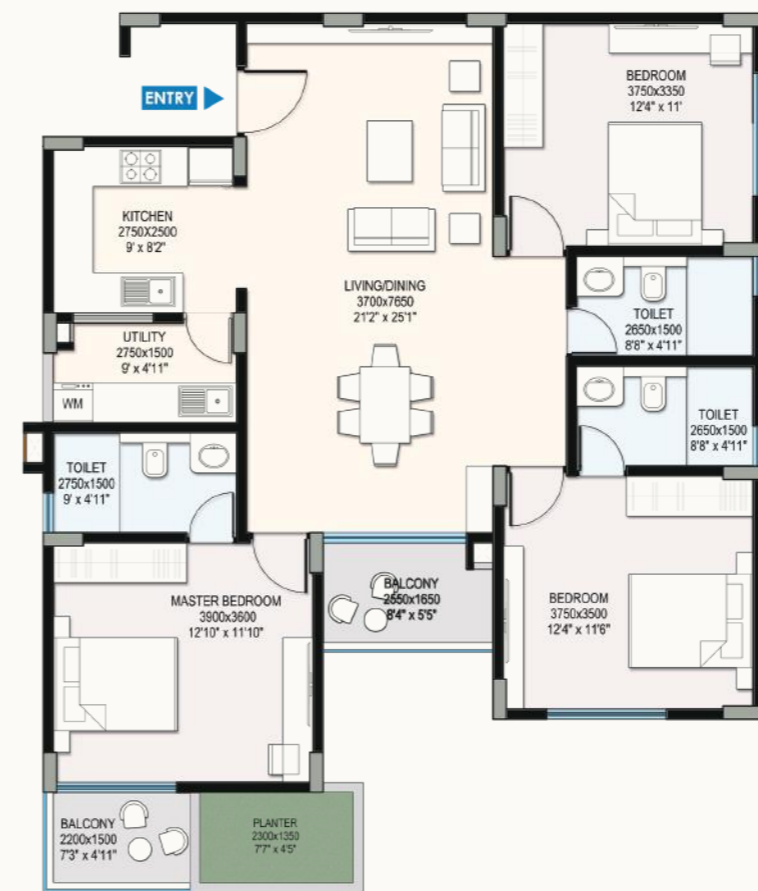
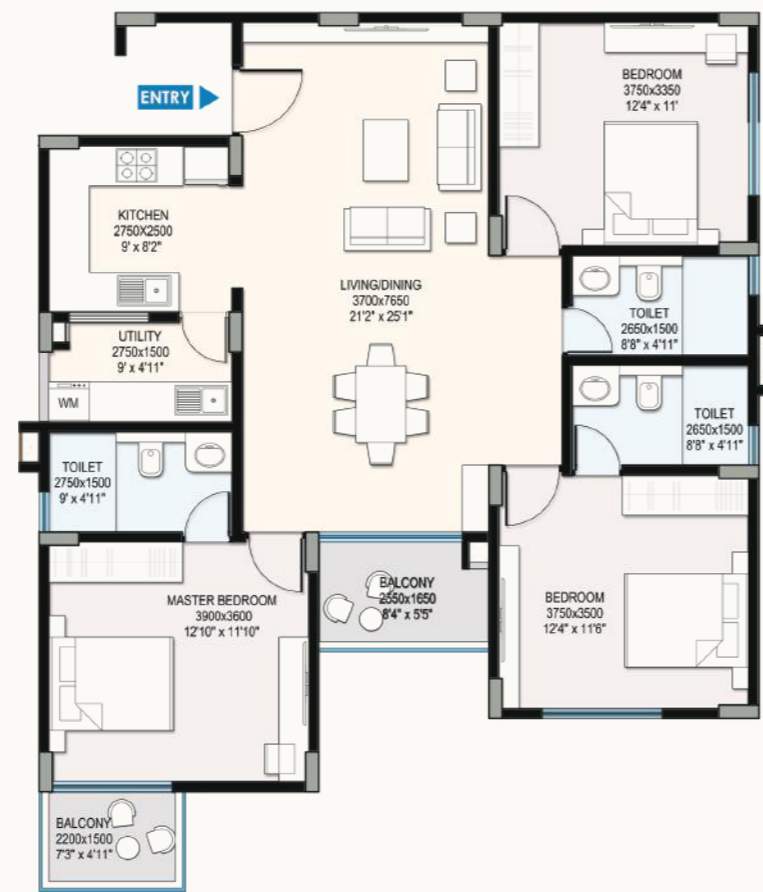
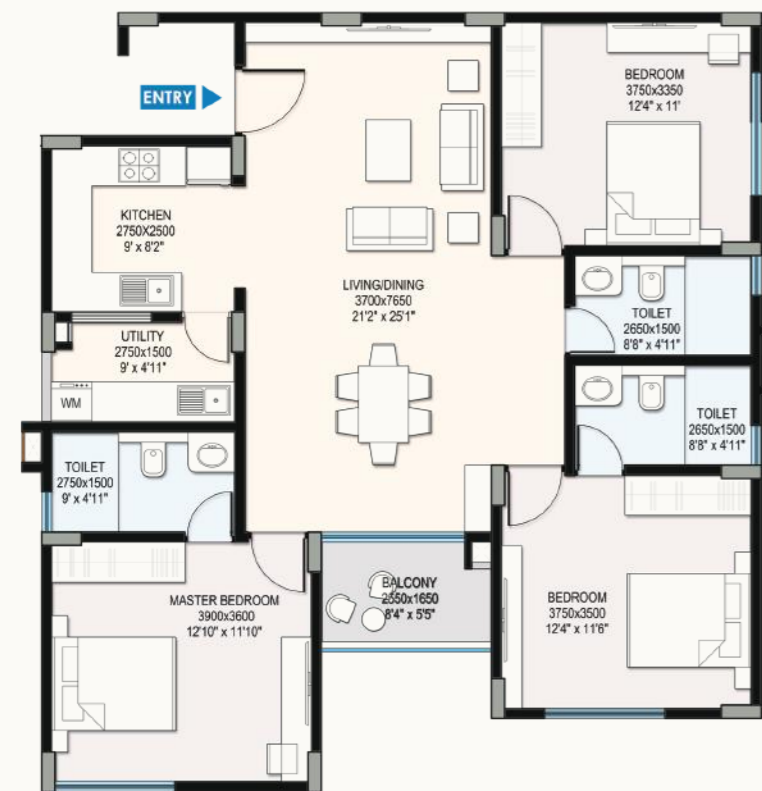
**3A**  
UNIT TYPE  
**GROUND FLOOR**



KEY PLAN

**3B**  
UNIT TYPE  
**2ND,4TH,6TH,8TH,10TH,12TH,14TH FLOOR**

**3C**  
UNIT TYPE  
**3RD,5TH,7TH,9TH,11TH,13TH FLOOR**



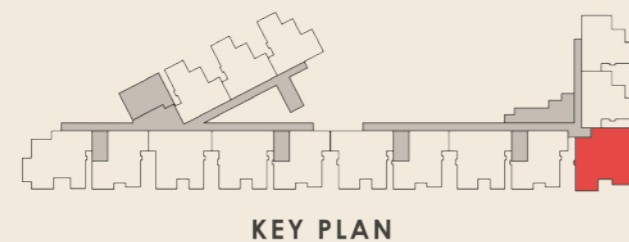
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DESCRIPTION	3 BHK

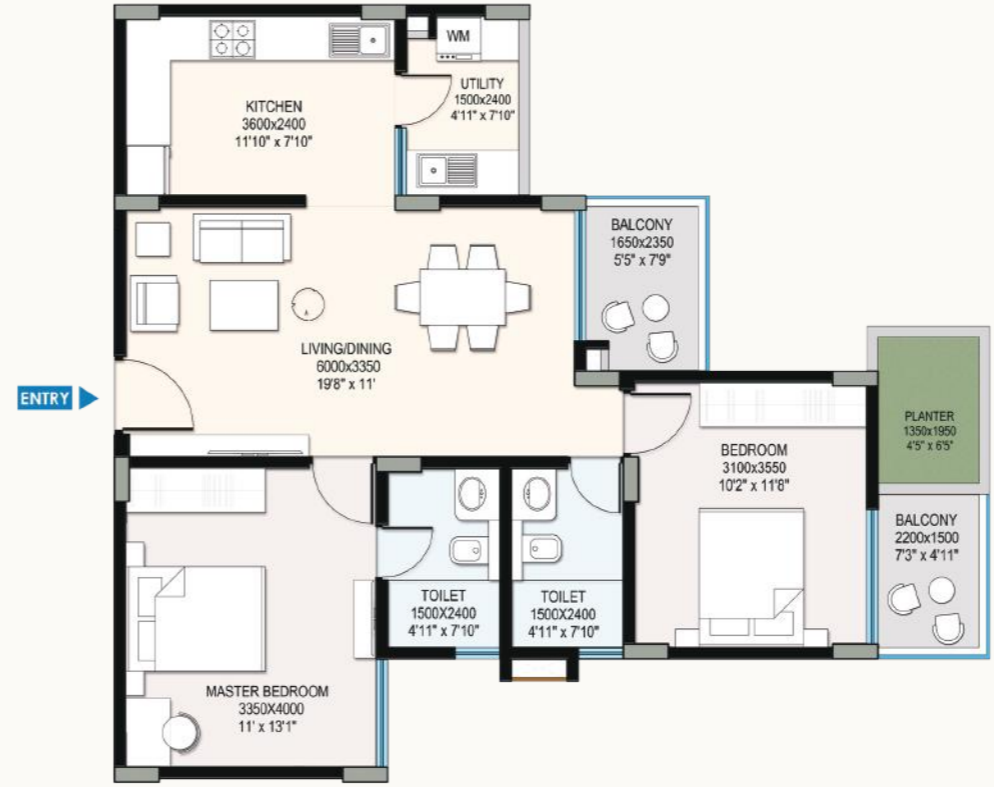
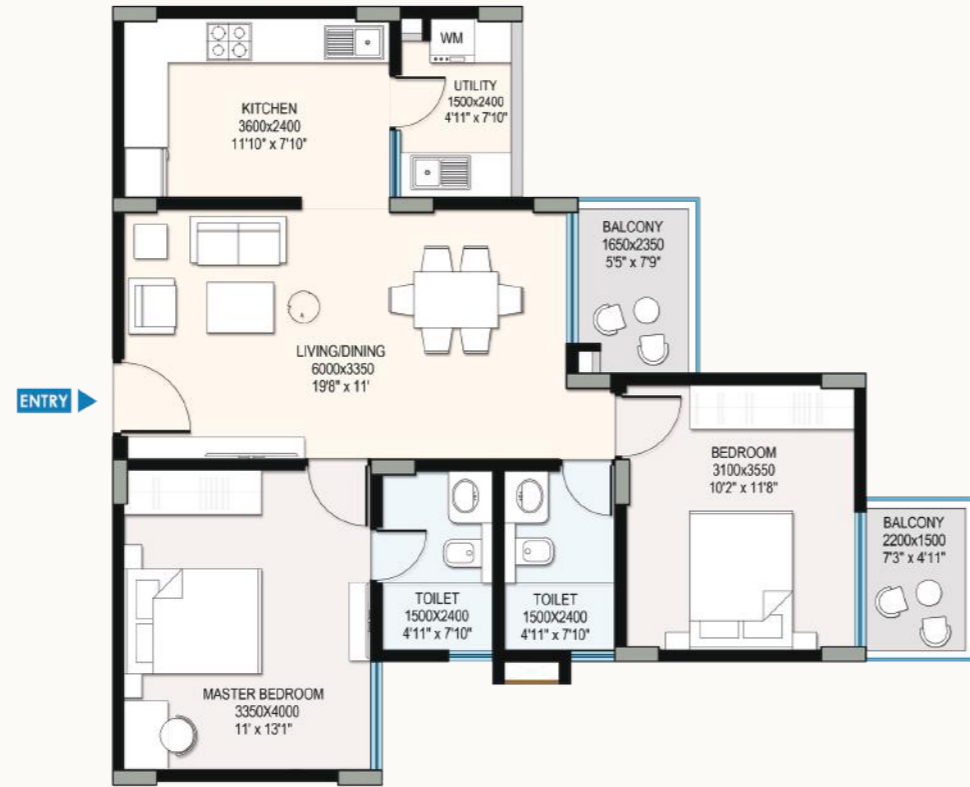
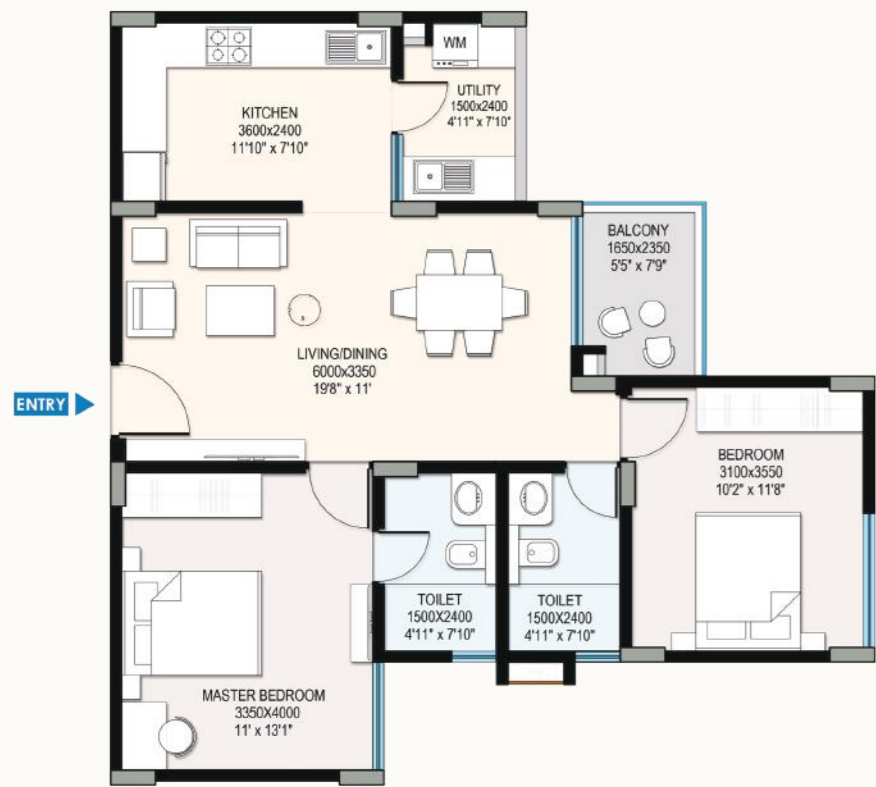
A	LIVING AND DINING AREA	: 12'2" X 25'1"	(3.70 X 7.65)
B	KITCHEN	: 9'0" X 8'2"	(2.75 X 2.50)
C	UTILITY AREA	: 9'0" X 4'11"	(2.75 X 1.50)
D	MASTER BEDROOM	: 12'10" X 11'10"	(3.90 X 3.60)
E	TOILET 1	: 9'0" X 4'11"	(2.75 X 1.50)
F	BEDROOM	: 12'4" X 11'6"	(3.75 X 3.50)
G	TOILET 2	: 8'8" X 4'11"	(2.65 X 1.50)
H	BEDROOM	: 12'4" X 11'0"	(3.75 X 3.35)
I	TOILET 3	: 8'8" X 4'11"	(2.65 X 1.50)
J	BALCONY	: 8'4" X 5'5"	(2.55 X 1.65)

TOWER	BHK	APT NO	FACING	CARPET AREA AS PER RERA
TOWER B	3 BHK	B005	WEST	1068 SQFT.
				<b>SALEABLE AREA</b> 1625 SQFT.
				<b>BALCONY AREA</b> 43 SQFT.

TOWER	BHK	APT NO	FACING	CARPET AREA AS PER RERA
TOWER B	3 BHK	B205	WEST	1068 SQFT.
	3 BHK	B405	WEST	<b>SALEABLE AREA</b> 1679 SQFT.
	3 BHK	B605	WEST	<b>BALCONY AREA</b> 75 SQFT.
	3 BHK	B805	WEST	
	3 BHK	B1005	WEST	
	3 BHK	B1205	WEST	

TOWER	BHK	APT NO	FACING	CARPET AREA AS PER RERA
TOWER B	3 BHK	B305	WEST	1068 SQFT.
	3 BHK	B505	WEST	<b>SALEABLE AREA</b> 1741 SQFT.
	3 BHK	B705	WEST	<b>BALCONY AREA</b> 118 SQFT.
	3 BHK	B905	WEST	
	3 BHK	B1105	WEST	
	3 BHK	B1305	WEST	





UNIT TYPE	TYPE 5
DESCRIPTION	2 BHK

A	LIVING AND DINING AREA	: 19'8" X 11'0"	(6.00 X 3.35)
B	KITCHEN	: 11'10" X 7'10"	(3.60 X 2.40)
C	UTILITY AREA	: 4'11" X 7'10"	(1.50 X 2.40)
D	MASTER BEDROOM	: 11'0" X 13'1"	(3.35 X 4.00)
E	TOILET 1	: 4'11" X 7'10"	(1.50 X 2.40)
F	BEDROOM	: 10'2" X 11'8"	(3.10 X 3.55)
G	TOILET 2	: 4'11" X 7'10"	(1.50 X 2.40)
H	BALCONY	: 5'5" X 7'9"	(1.65 X 2.35)

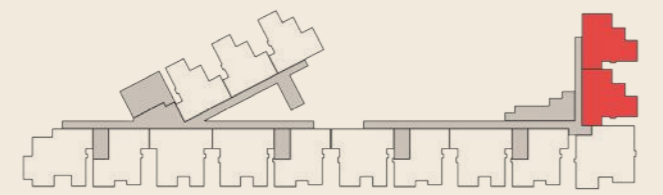
TOWER	BHK	APT NO	FACING	CARPET AREA AS PER RERA
TOWER B	2 BHK	B006,007	WEST	729 SQFT.
				<b>SALEABLE AREA</b> 1141 SQFT.
				<b>BALCONY AREA</b> 43 SQFT.

TOWER	BHK	APT NO	FACING	CARPET AREA AS PER RERA
TOWER B	2 BHK	B206,207	WEST	729 SQFT.
	2 BHK	B406,407	WEST	
	2 BHK	B606,607	WEST	
	2 BHK	B806,807	WEST	
	2 BHK	B1006,1007	WEST	
	2 BHK	B1206,1207	WEST	
				<b>SALEABLE AREA</b> 1197 SQFT.
				<b>BALCONY AREA</b> 75 SQFT.

TOWER	BHK	APT NO	FACING	CARPET AREA AS PER RERA
TOWER B	2 BHK	B306,307	WEST	729 SQFT.
	2 BHK	B506,507	WEST	
	2 BHK	B706,707	WEST	
	2 BHK	B906,907	WEST	
	2 BHK	B1106,1107	WEST	
	2 BHK	B1306,1307	WEST	
				<b>SALEABLE AREA</b> 1244 SQFT.
				<b>BALCONY AREA</b> 112 SQFT.



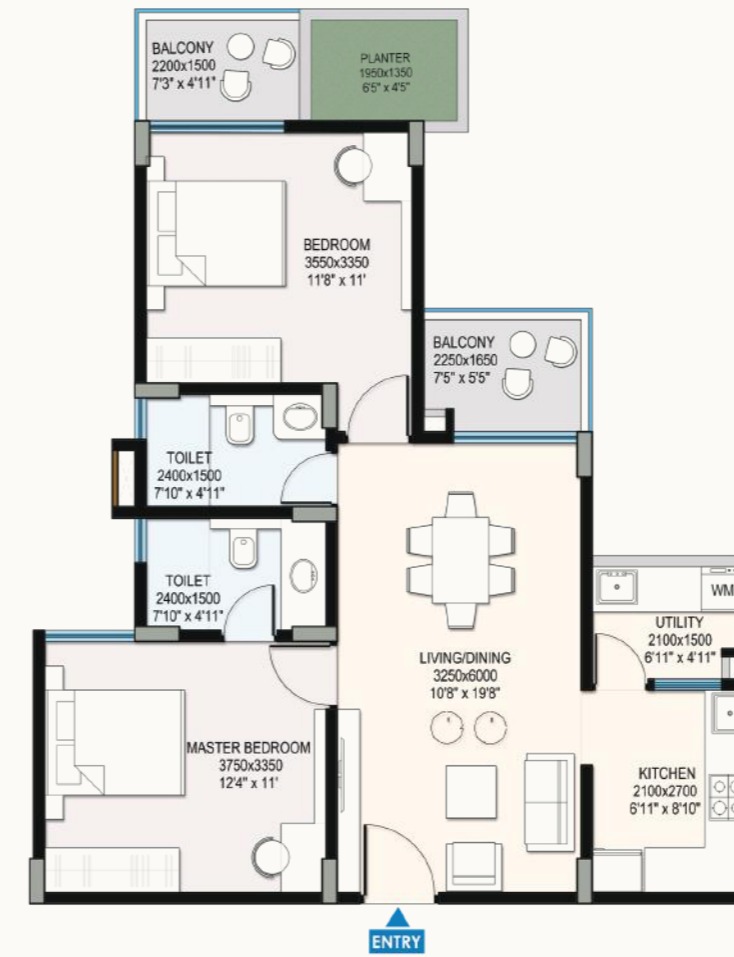
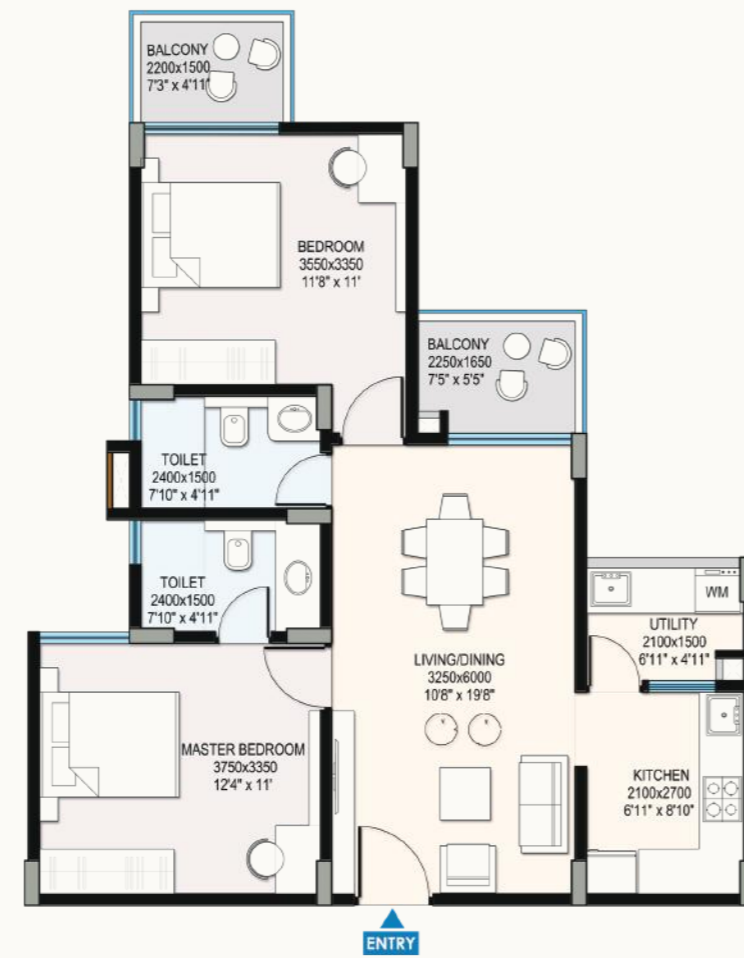
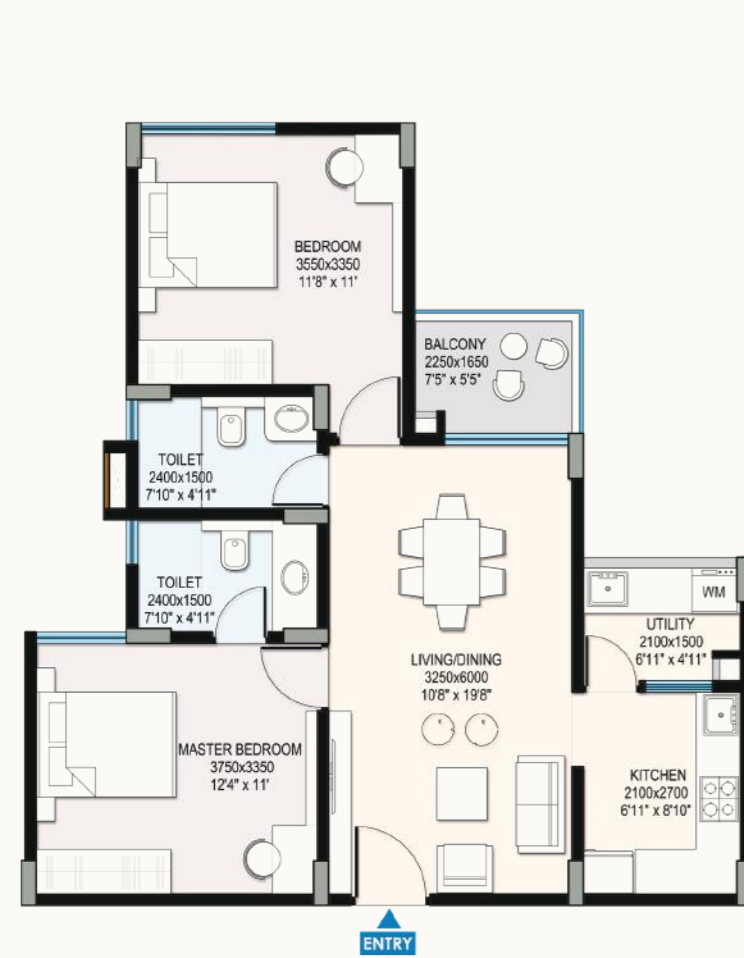
**5A**  
UNIT TYPE  
GROUND FLOOR



KEY PLAN

**5B**  
UNIT TYPE  
2ND, 4TH, 6TH, 8TH, 10TH, 12TH FLOOR

**5C**  
UNIT TYPE  
3RD, 5TH, 7TH, 9TH, 11TH, 13TH FLOOR



UNIT TYPE	TYPE 6
DESCRIPTION	2 BHK

A	LIVING AND DINING AREA	: 10'8" X 19'8"	(3.25 X 6.00)
B	KITCHEN	: 6'11" X 8'10"	(2.10 X 2.70)
C	UTILITY AREA	: 6'11" X 4'11"	(2.10 X 1.50)
D	MASTER BEDROOM	: 12'4" X 11'0"	(3.75 X 3.35)
E	TOILET 1	: 7'10" X 4'11"	(2.40 X 1.50)
F	BEDROOM	: 11'8" X 11'0"	(3.55 X 3.35)
G	TOILET 2	: 7'10" X 4'11"	(2.40 X 1.50)
H	BALCONY	: 7'5" X 5'5"	(2.25 X 1.65)

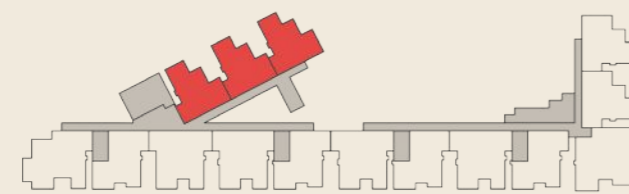


TOWER	BHK	APT NO	FACING	CARPET AREA AS PER RERA	TOWER	BHK	APT NO	FACING	CARPET AREA AS PER RERA
TOWER A	2 BHK	A006,007,008	EAST SOUTH	686 SQFT.	TOWER A	2 BHK	A206,207,208	EAST SOUTH	686 SQFT.
				<b>SALEABLE AREA</b> 1076 SQFT.		2 BHK	A406,407,408	EAST SOUTH	<b>SALEABLE AREA</b> 1132 SQFT.
				<b>BALCONY AREA</b> 43 SQFT.		2 BHK	A606,607,608	EAST SOUTH	<b>BALCONY AREA</b> 75 SQFT.
						2 BHK	A806,807,808	EAST SOUTH	
						2 BHK	A1006,1007,1008	EAST SOUTH	
						2 BHK	A1206,1207,1208	EAST SOUTH	
						2 BHK	A1406,1407,1408	EAST SOUTH	

TOWER	BHK	APT NO	FACING	CARPET AREA AS PER RERA
TOWER A	2 BHK	A306,307,308	EAST SOUTH	686 SQFT.
	2 BHK	A506,507,508	EAST SOUTH	<b>SALEABLE AREA</b> 1171 SQFT.
	2 BHK	A706,707,708	EAST SOUTH	<b>BALCONY AREA</b> 112 SQFT.
	2 BHK	A906,907,908	EAST SOUTH	
	2 BHK	A1106,1107,1108	EAST SOUTH	
	2 BHK	A1306,1307,1308	EAST SOUTH	



**6A**  
UNIT TYPE  
GROUND FLOOR



KEY PLAN

**6B**

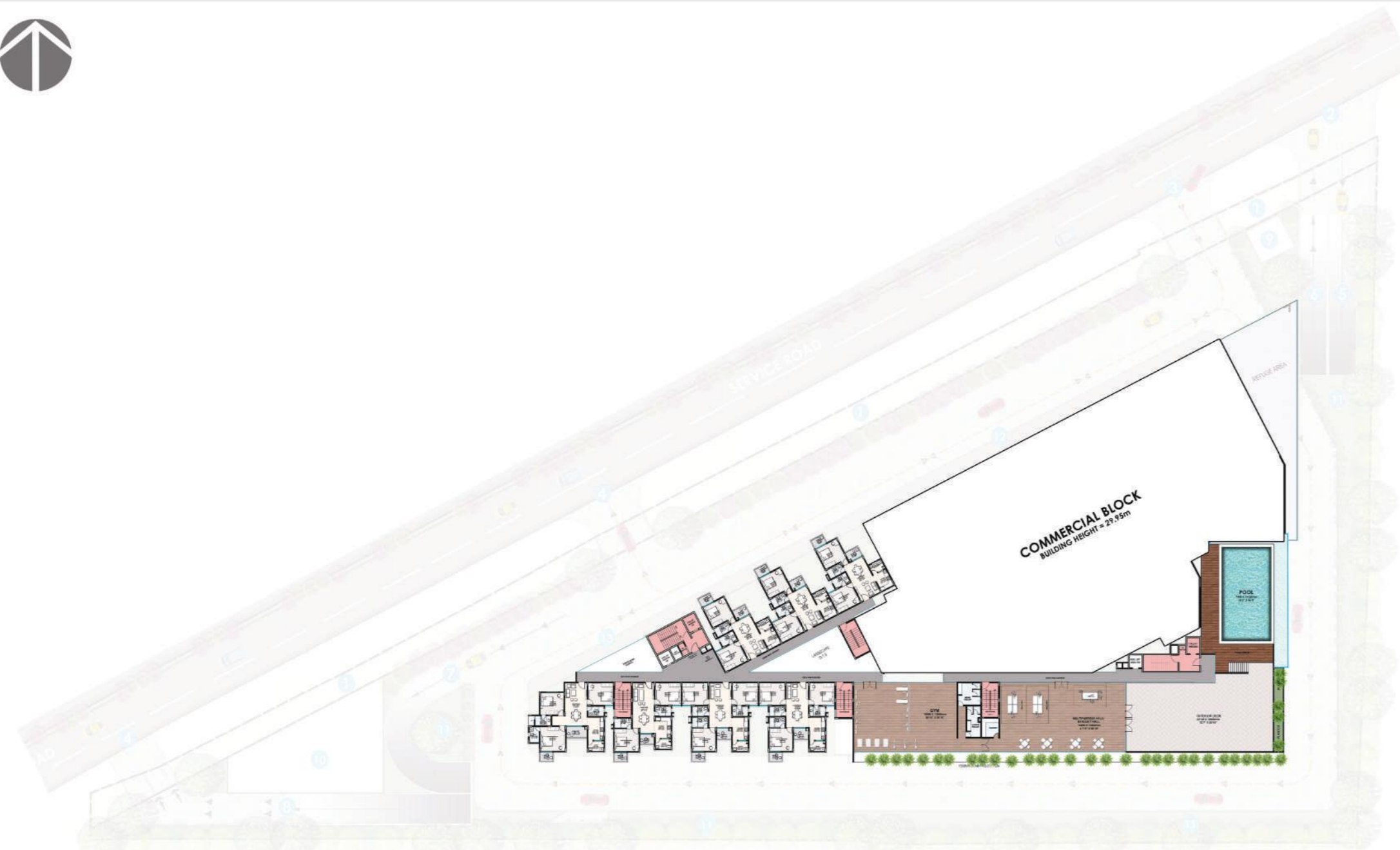
UNIT TYPE  
2ND,4TH,6TH,8TH,10TH,12TH,14TH FLOOR



**6C**

UNIT TYPE  
3RD,5TH,7TH,9TH,11TH,13TH FLOOR





## 14<sup>TH</sup> FLOOR PLAN – CLUB HOUSE

### SPECIFICATIONS

#### Structure :

All elements of structure are designed for earthquake resistant compliance to SEISMIC ZONE - II

Sub structure : RCC framed structure

Super structure : RCC framed structure with masonry walls and openings

#### Masonry walls :

Exterior walls : 6" (150MM) Solid concrete block masonry.

Internal walls : 6" (150MM) & 4" (100MM) Solid concrete block masonry.

#### Plastering/Rendering :

Internal walls : Gypsum plaster/cement mortar plastering, finished with OBD/emulsion paint.

External walls : Cement plastered surface finished with combination of exterior emulsion paint.

#### Doors :

Main door : Hard wood frames with hollow core shutter veneered on both sides with SS fixtures.

Other doors : Hard wood frames with hollow core shutter laminated on both sides with SS Fixtures.

Toilet doors : Hardwood door frames with skin door shutter with Plastic laminate on internal side. Brushed SS hardware for all doors.

#### Windows :

UPVC sliding windows with clear glass with provision for mosquito mesh.

#### Flooring :

Living / Dining / Kitchen : 600mm x 600mm high quality vitrified tiles flooring

Master bedroom : Laminated Wooden Flooring

Bedrooms : 600mm x 600mm high quality vitrified tiles

Balcony / Utilities : 600mm x 600mm high quality textured vitrified tiles.

Common areas : Combination of granite flooring & high quality vitrified tiles

#### Kitchen :

19mm black granite counter top with one large S.S. sink with drain board.

Ceramic tiles dado for 2 feet height above counter. Provision for water purifier connection.

#### Toilet :

Premium branded CP fittings & fixtures.

Premium branded wash basin & water closet.

Premium branded glazed/ ceramic tiles for flooring & up to the false ceiling height.

CPVC pipes for hot & cold water line. Suspended pipes in the toilet above false ceiling. Provision for geyser above false ceiling in every bathroom.

#### Painting :

Plastic emulsion for internal walls & ceilings.

Exterior emulsion for external walls.

Enamel painting for metal & wood surfaces.

#### Water Supply :

Water treatment & softening plant for the entire water supply system.

STP/Water recycling plant & treated water used for flushing & landscaping.

Rain water harvesting techniques to be used to supplement & recharge bore wells.

#### Electrical :

ISI Mark Copper wires.

Premium Modular switches.

Sufficient points in all rooms.

Provision for electrical point for split AC in master bedrooms.

5KW & 3KW BESCOM power for each 3 bedroom & 2 bedroom units respectively.

TV & Telephone points in all bedrooms & living room.

ELCB for each unit.

CCTV system for security surveillance.

#### Captive power/ DG :

100% back up for all common areas and facilities & 1.5KW for 3 bedroom units & 1KW for 2 bedroom units.

#### Fire Safety Services :

External fire yard hydrant system piping, single headed hydrants stand post. Fire pumps (Hydrant, Diesel & Jockey) valves and other necessary accessories.

#### Elevators :

2+2 SS premium brand elevators for easy access to all floors.

#### Common facilities :

Children's play area at ground level.

Rooftop infinity pool with pool side facilities.

Party Hall/Banquet Hall.

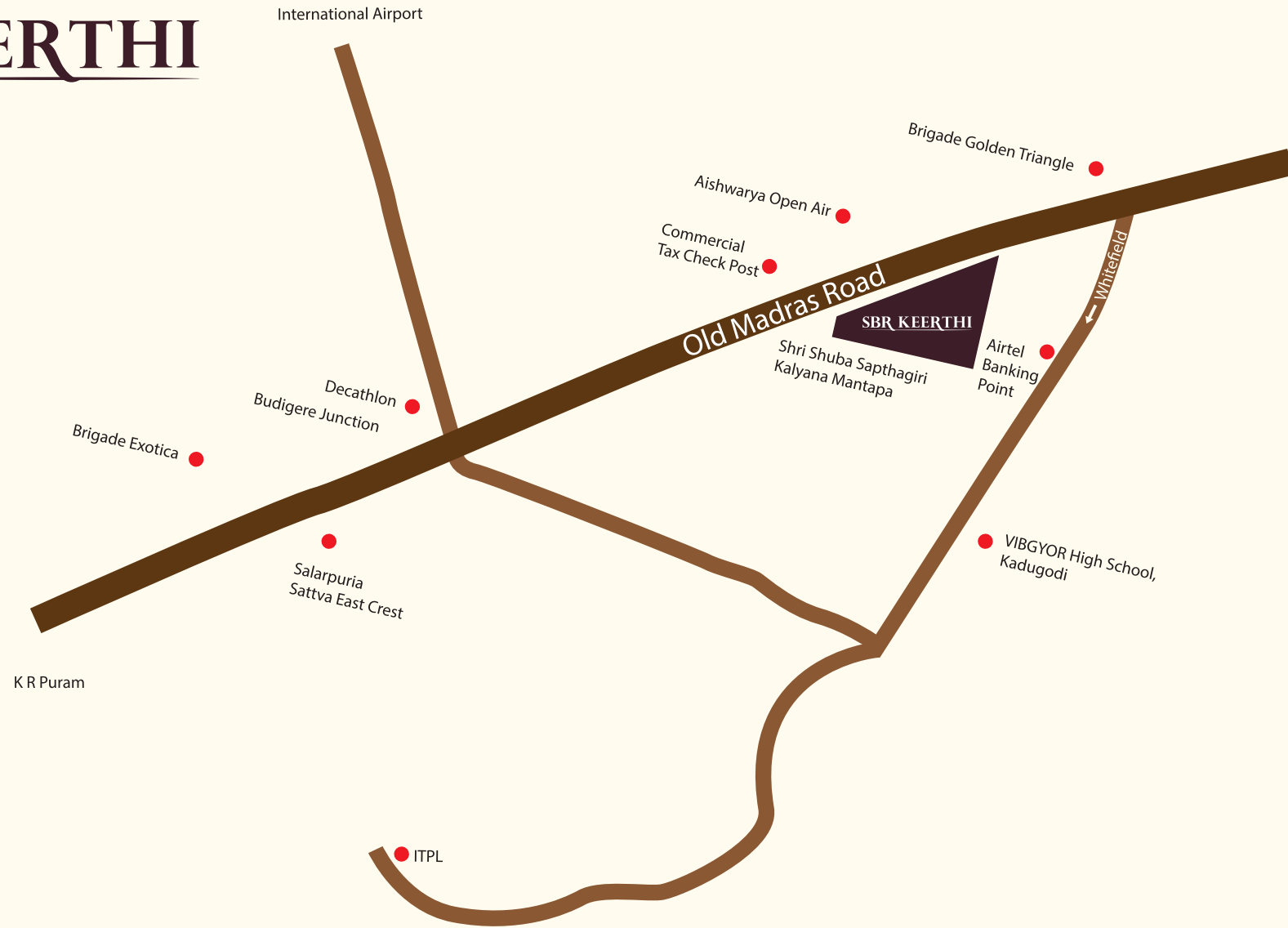
Fully-equipped gymnasium.

Indoor games & activities including table tennis and billiards/pool.

#### Landscape :

Well landscaped area with adequate space for jogging & open area seating at ground level.

# SBR KEERTHI



## SBR PROJECTS



The Nest



Horizon



SBR Tejas



SBR Keerthi



At Huskur



At Katamnallur

## FUTURE PROJECTS

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