

Completed · July 2012

HERITAGE HOMES & TOWERS

*Late Sri O.R.M.M.SP.SV.A. Annamalai Chettiar
& Late Smt A. Sivagami Achi*

A life given to the town.

Banking, investment, real estate and property development — and a habit of giving the work away.

1972

DEVAKOTTAI

Founded Sri Sevugan Annamalai College for Arts & Science. It still runs without a capitation fee.

1993

BHARATH UDYOG AWARD

Recognition for socio-economic contribution. Ten percent of profits goes to an education and medical trust for nearby villages.

Late Sri O.RM.M.SP.SV.A. Annamalai Chettiar is remembered for piety, charity, philanthropy and social consciousness. His priorities were service to mankind, religion, education and health. M/S A. Sivagami & Co — plumbing, tiles and sanitaryware — has traded in Thanjavur for forty years. The family then turned to building: residential flats and a commercial complex in Thanjavur, with work also in Chennai, Madurai, Tuticorin, Karaikudi, Devakottai and Malaysia.

On the road to the temple.

01

A coming quarter for a university, engineering and arts colleges, and day and residential schools.

03

The Big Temple and Kumbakonam sit in the same pilgrimage circuit.

02

The Air Force station at Thanjavur was set to move into full operation.

04

A four-lane national highway and the southern railway both pass through, toward Kumbakonam.

Mannargudi, Pattukottai, Thiruvarur and Mayiladuthurai are reached from Trichy along this same line.

04 — RAJA NAGAR

HERITAGE HOMES

Opposite the New Bus Stand, Thanjavur.

6

FLATS

05 — LAKSHMI NAGAR

HERITAGE TOWERS

Pudukottai Main Road. A corner plot: 80 ft of frontage, with 30 ft and 10 ft side roads.

G+3

Built for a bank or a showroom.

1,700

SQ.FT CAR PORCH

- Ground plus three floors.
- Post-tension slabs — the first in Thanjavur — so beams drop away, the ceiling stays clear, and tenants spend less on a false ceiling.
- A strong room for banks.
- Car and two-wheeler parking.
- Panchayat-approved plan. Bore water, and a sump for panchayat supply.

2,160

SQ.FT UPPER FLOORS

80 ft

ROAD FRONTAGE

- Meant for banks, insurers, supermarkets, restaurants, bakeries, salons, furniture and tile showrooms, travel desks and computer centres.
- Cross-ventilated, with daylight.
- Display windows on every floor.
- Third floor: one 2BHK and one 1BHK.

6

PERSON LIFT

First & third.

FLAT	PLINTH	COMMON	TOTAL
Duplex 2BHK · A, C1	1,245	301	1,546 sq.ft
2BHK · A2, C2	845	241	1,086 sq.ft
2BHK · A3, C3	912	277	1,189 sq.ft

Second & fourth.

FLAT	PLINTH	COMMON	TOTAL
2BHK · B1, D1	845	241	1,086 sq.ft
2BHK · B2, D2	912	277	1,189 sq.ft

HANDING OVER

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Housing loan approved by State Bank of India.

PAYMENT

- 20% while booking
- 30% on registration
- 15% when that unit's structure is done
- 5% on handing over

A duplex, inside an apartment.

An inbuilt stair, and a view down from the living hall. DTCP licence 149/2011.

THE BUILDING

- Clear documents. Anti-termite, pest control, waterproofing.
- Six-passenger lift, V3F drive. Motors for the overhead tank and the sump switch themselves.
- Intercom and a burglar alarm. A gate on the compound.
- Covered parking for cars and two-wheelers, with a wash.
- Rainwater held on site. Separate three-phase power and safe earthing for every flat.

STRUCTURE & SHELL

RCC frame. Nine-inch and four-and-a-half-inch walls. Fly-ash brick. Vizag steel. Teak main door. Vitrified 2' x 2' floors. Glazed bath walls to seven feet.

THE HOME

- Set out to Vaastu. Master bath with a shower. Duplex partitions. Kitchen shelves, a girder-mix slab and a steel sink.
- Lofts, shoe racks, fans, lights, modular switches.
- Points for air-conditioning, a refrigerator, an oven, a mixer, a water heater and a washing machine.
- A rail in the bath for older residents. Balcony closed with an MS grill.

SERVICES & FINISH

CPVC water, PVC rain lines, pressure-tested. Marc fittings. Hindware Star White ware. Concealed conduits. Emulsion inside, Ace outside.

Five minutes from the ring road.

New Bus Stand, Medical College Road, Tamil University, the colleges, the schools, the Air Force station.

PROMOTER

94433 60580
94433 30181
94875 80680

SITE

9360 132049

Construction office
04362 236472 · 230851

PROMOTED BY

L. Sevugan Annamalai
SVA Heritage Constructions Pvt. Ltd.
19, South Street, Ganapathy Nagar
Thanjavur 613 007

WITH

- M. Dhanasekaran — ADG Associates, architect
- Er M. Manickam — Royal Constructions
- Er P. Rajamohan — structure
- Er K. Prem Kumar — electrical

Drawings in the original brochure are a guide. Plans and areas can change, and those drawings do not bind the developer. The agreement signed with the buyer is the document that binds.