SVA
HERITAGE



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



About Promoter



We belong to the traditional Nattukottai Nagarathar Chettiar Community, Devakottai. Having a good experience in Banking, Investment, Real Estate, Property Development, etc, Our founder Late Sri O.RM.M.SP.SV.A. Annamalai Chettiar is noted for plety, charity, philanthropy, Social consciousness and boundless Magnanimity. His priority were Service to Mankind, Religion, Education & Health. He's a receptionist of Bharath Udyog Award for Socio Economic Contribution in 1993. Founded Sri Sevugan Annamalai college for Arts & Science, Devakottai in 1972 which operates till date on a social service motive without collecting capitation fee from students. 10% of our profits are in regular spent on Education & Medical Trust which operates for downtrodden people of nearby villages. With utmost care for Quality our sister concern M/S A. Sivagami & Co (Dealers in Plumbing, Tiles & Sanitaryware) serves for the past 40 years in Thanjavur.

We now have diversified into construction and done a couple of successful residential flats and commercial complex in Thanjavur. Apart from these our properties & construction activities are established in Chennai, Madurai, Tuticorin, Karaikudi, Devakottai & Malaysia.

Thanjavur - Popular Destination

- Upcoming locality for leading university, Engineering / Arts colleges & Day Boarding / Resedential International standards Schools.
- Thanjavur Air Force will turn into full operation shortly.
- Vicinity to tourist / pilgrimage destinations like Big Temple, Kumbakonam, etc.
- Four Lane NH road & southern railways passes through Thanjavur connecting Kumbakonam.
- Manarkudi, Pattukottai, Thiruvarur, Mayiladuthurai, etc from Trichy.

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Completed Projects :

Heritage Homes @ Raja Nagar, Opp : New Bus Stand, Thanjavur.



Heritage Towers @ Lakshmi Nagar, Pudukottai Main Road, Thanjavur.



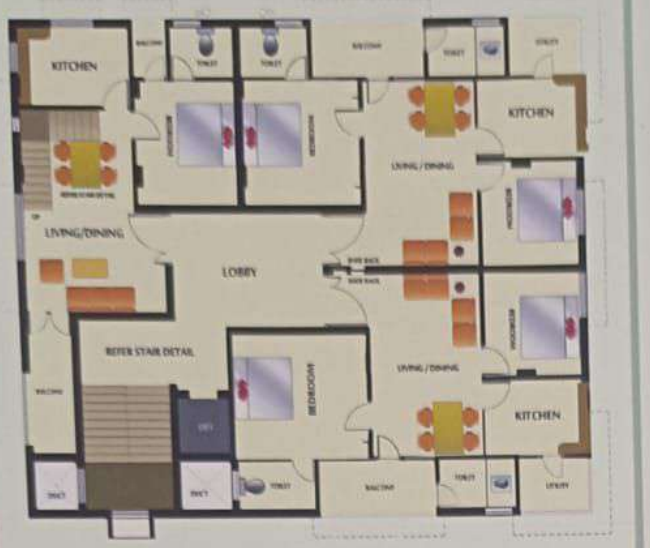
6 Flats (2BHK -4nos & 1BHK -02nos)

Features(Heritage Towers) :

- Ground + 3 Floors.
- Ground Floor Carpert Area-1700 Sqft, First / Second / Third Floors - 2100Sqft each.
- 6 persons lift
- Corner Plot with 80Ft road frontage & 30Ft &
- 10Ft side Roads
- Ample Car / Two Wheeler Parking.
- Implemented for The First time in Thanjavur, (PT Post Tension) Roof Slabs which reduces BEAMS (gives clear roof space) & reduces Interior / False Ceiling costs for Tenants
- Strong Room facility for BANKS.
- Suitable for Banks, Financial Institution, Insurance company, Super Markets, Fast Food Restaurants, Bakery, Beauty Sallons, Furniture, Tiles & Retail showrooms, Travel Agents, Computer Centers, etc.,
- Good cross ventilation and natural lighting.
- Panchayat Approved Plan.
- Pure drinking Bore water & provision for SUMP for panchayat water.
- 6 person lift.
- 2BHK - 1Apartment and 1BHK- 1Apartment in 3rd floor.
- Good provisions for window display space in every Floor for Retail Showrooms.

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Typical First & Third Floor Plan



AREA STATEMENT

Duplex (3BHK) Flat A1,C1:

Plinth Area	: 1340sqft
Common Area	: 381sqft
Total Area	: 1721sqft

2BHK Flat A2,C2 :

Plinth Area	: 848sqft
Common Area	: 241sqft
Total Area	: 1089sqft

F2BHK Flat A3,C3:

Plinth Area	: 812sqft
Common Area	: 231sqft
Total Area	: 1043sqft

Typical Second & Fourth Floor Plan



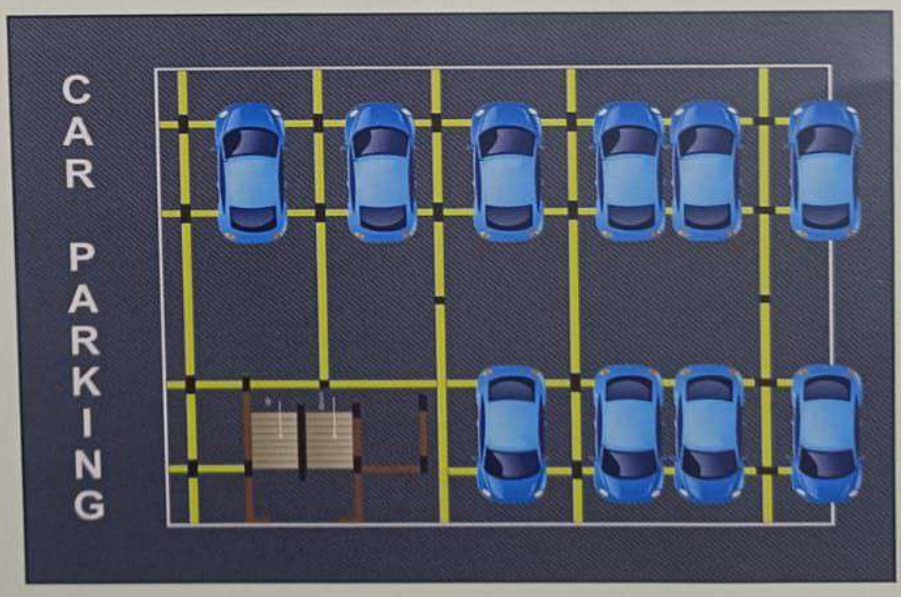
AREA STATEMENT

2BHK Flat B1,D1 :

Plinth Area	: 848sqft
Common Area	: 241sqft
Total Area	: 1089sqft

2BHK Flat B2,D2 :

Plinth Area	: 812sqft
Common Area	: 231sqft
Total Area	: 1043sqft





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www.svaheritage.com

Construction Advantage :

Duplex homes (Inbuilt staircase & look below in Living Hall) in Apartments – First Time In Thanjavur

- Crystal Clear Documents.
- DTCP Approved Plan. License No. 149/2011.
- Anti Termite / Pest Control / Water Proofing treatment given.
- 6 passenger Lift with V3F technology .
- Auto Control on / off for OHT motor & sump motor.
- Invertor line provided for every Flat.
- Intercom Facility to communicate to other flats.
- Burglar alarm system.
- Gated compound with secured environment.
- Covered Two wheeler / four wheeler parking with vehicle wash area.
- Rain water harvesting.
- Common Coin Box Phone / Toilet / Bathroom provided at car park area.
- Safe earthing for uninterrupted power fluctuations.
- Separate 3 phase power connection for every flat.

Individual home features :

- ✓ Designed As Per Vasthu
- ✓ Master Bed Room toilet provided with Shower enclosure / Partitions for Duplex homes, Kitchen provided with sufficient shelves, separate Grinder Mixie RCC Slab & SS Sink.
- ✓ Spacious Lofts / shelves / Shoe Rack provision, etc
- ✓ Fire Retardant Low Smoke (FRLS) copper wire with Modular switches
- ✓ Provided sufficient number of Fans, Lights, Exhaust Fans, Night Lamps, etc
- ✓ 5 amps / 15 amps Power socket provision for AC/Fridge/Oven/Mixie/Grinder/Water Heater/Washing Machine, etc
- ✓ Health Faucet & Handrail(for aged persons) in Bath / Toilet
- ✓ Inside / Outside cloth Hanger, provision for Oonjal & hooks in Bed room, hall & balcony
- ✓ Balcony / utility covered with MS grills for extra safety
- ✓ Chemical treatment given for every bath / toilet floor to arrest water leakage/ soaking in below roof, etc.,
- ✓ Provision for washing utensils.
- ✓ Rain water harvesting.

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Specifications :

Structure :

RCC framed structure with 9" & 41/2" walls , Flyash / brick masonary and Vizag steel.

Doors & Windows :

- Main door: Polished teak wood frame with Flush shutters
- Inner doors and windows: Frame made of African Teak First quality with painted flush shutters
- Hardware: Powder coated aluminium hardware for all doors
- African Teak First Quality wood frames for windows with MS Grills, pin head glass & mosquito nets

Flooring :

- 2' x 2' Premium quality, Vitrified tiles for living, dinning, bedroom & kitchen areas
- Glazed tiling up to 7' in bathrooms with anti skid floor tilling

Plumbing :

- All water lines are of CPVC and rain water lines in PVC
- Pressure tested plumbing lines
- MARC or Equivalant CP Fittings & accessories in all bathrooms

Sanitary wares :

- Western Style water closets / Indian Style Closet, 20"x16" wash basin - Hindware Star white or Equivalant in all bathrooms (Star White)

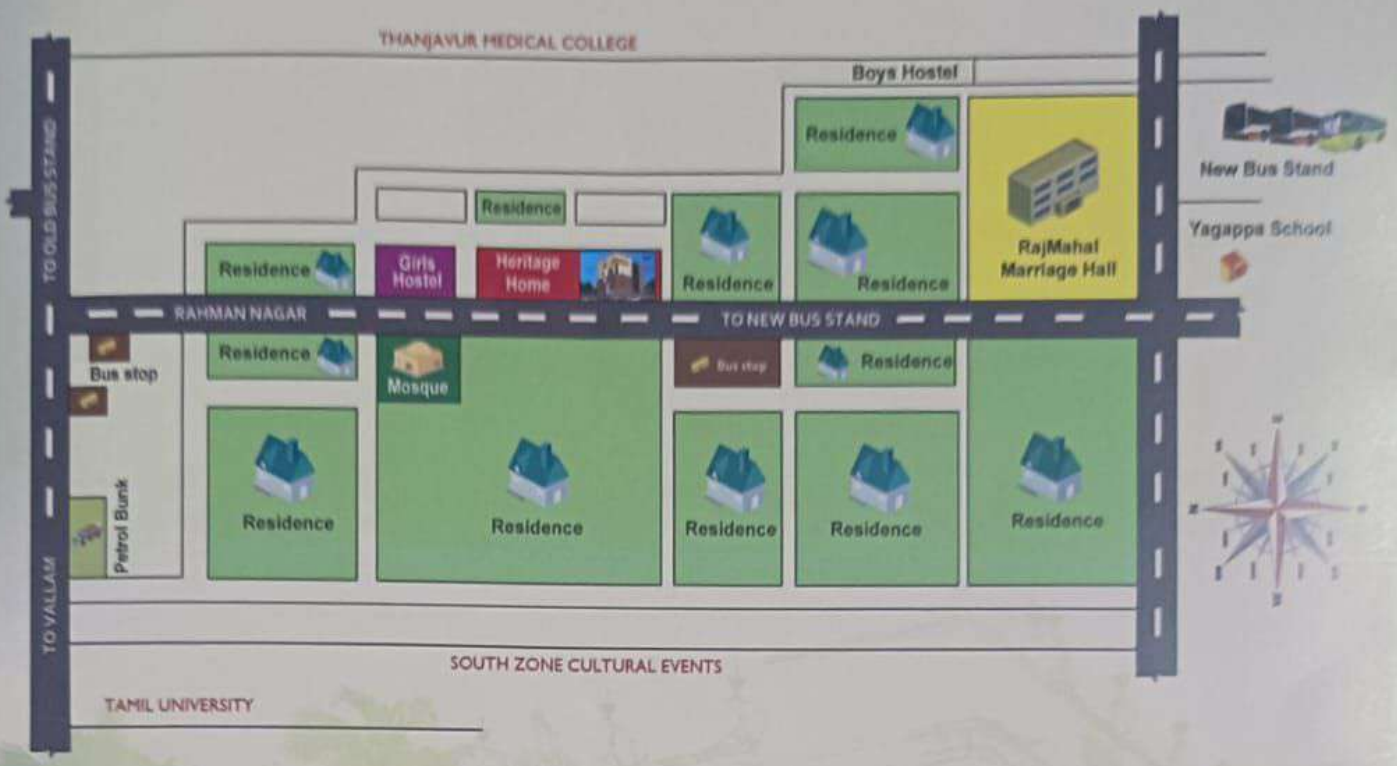
Electricity :

- All wiring through concealed PVC Conduit pipes
- Earth: Copper wire earthing using ASHLOCK loops system
- Modular box with quality switches

Painting :

- Emulsion interiors and Ace paint for exteriors

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Location Advantage

- Heritage Homes is located very closer to New Bus Stand, Medical College Road, Tamil University, Leading Colleges, Schools & Air force.
- 24 hours Transport connectivity available with sufficient Government Buses & Mini Buses.
- 5 minutes drive to Ring road, Vallam, etc
- 24 hours security.
- Plumber & Electrician available on call.
- Social Interaction & sense of belonging.
- Disturbance Free environment.
- Centralized pool for post boxes at security custody.

Payment Terms :

20% while booking

30% on registration

30% on completion of structure of respective unit

15% on completion of civil works of respective unit

5% on handing over

Handing Over Date : July 2012

Housing Loan Approved by ; State Bank of India *With you - all the way* | Indian Bank

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Associates involved in making of Heritage Homes :

Architect: M. Dhanasekaran, ADG Associates, Thanjavur
Civil Engineer: Er M. Manickam, Royal constructions, Thanajvur
Structural Engineer: Er P. Rajamohan, Trichy & Thanjavur
Electrical Consultant: Er K. Prem Kumar, Coimbatore

Promoted By :

L. Sevugan Annamalai
SV.A Heritage Constructions Pvt Ltd,
19, South Street, Ganapthy Nagar, Thanjavur -613 007

Contact nos :

Civil Engineer: 9360 132049,
Promoter: 94433 60680, 94433 30181 & 94875 80680
Construction Office: 04362 – 236472 & 230851

Disclaimer: The Visual depictions in this brochure are for indicative purpose only. The plans and areas as mentioned in the brochure are subject to changes. The depictions in this brochure are not legally binding on the developer its agents. The final agreement between the customer and the developer is the only legally binding document.