

GRB
ESTATES
A Wise Choice

Creating Dreams

Since 1993



SRI AISHWARYAM
Elite

GRB
ESTATES
A Wise Choice



A JOURNEY THAT WAS

Over Two decades ago Sri Vedhaa Creation set its firm Foothold in construction arena in Pondicherry. Started as a land promoter which included Infrastructure facilities. Sri Vedhaa Creation aimed to provide projects that would not only provide economical home for the needy but also the gated community they would live in. Sri Vedha creation had envisioned that infrastructure and amenities must be a part of living.

The Integrity of their endeavor proved off. Sri Vedhaa Creation gain a reputation for being trustworthy and reliable. Thus became a company that delivers what they promise. By the year 2003 they had already done 500 +acres of land plotting and had build residential apartment at 10 different sites that would include 600+ flats. Further to the never ending growth in 2014 they add a feat in luxury housing with Villas and Row Houses. Giving them a reason to diversify their business and develop properties like hotels and commercial places. In 2017 GRB Estates was established to manage this diversified business under one roof. GRB Estates aim to thrive in different endeavors by keeping their Integrity in what they believe for years to come.



PONDICHERRY

THE LEGACY TOWN

Peaceful Puducherry is less than 20km². It still has a healthy population of 3 lakh people or more. Puducherry is a tourist city. The long beaches and French heritage lure tourists from all over the world. Being a multi-dimensional city, it has a preserved history of colonial charm. Sandy beaches, clean promenades, temples, monuments, heritage villas, quaint old-world town planning, spiritual mystique and a lingering French ambience define its unique character.

Many visit here for holidays and others to take a break from their daily busy life and would like to live in a peaceful quiet village of Auroville. The nature and the habitat here attracts them.

This tourist inflow is a boon for local business and the society is growing. It has also led to development of numerous properties all across the city. Many visitors intend to invest in properties here in Puducherry and many others love to move here. A strong case for investment.

- Growing yearly tourist inflows: Domestic – 11,00,000: Overseas- 75,000
- Reliable connectivity – state of the art communications networks
- French past and heritage – a very good marketing platform
- Aurobindo ashram and Auroville-unique spiritual centres that draw thousands of visitors every year from round the world
- Delightful beaches, backwaters and engaging landscapes unique to the area. Stable socio-political environment
- Stable socio-political environment
- High socio-economic indicators
- Skilled manpower available easily
- Eco-friendly and pollution free
- Reliable power and good roads

*It is definitely a place
to unwind or just be.*

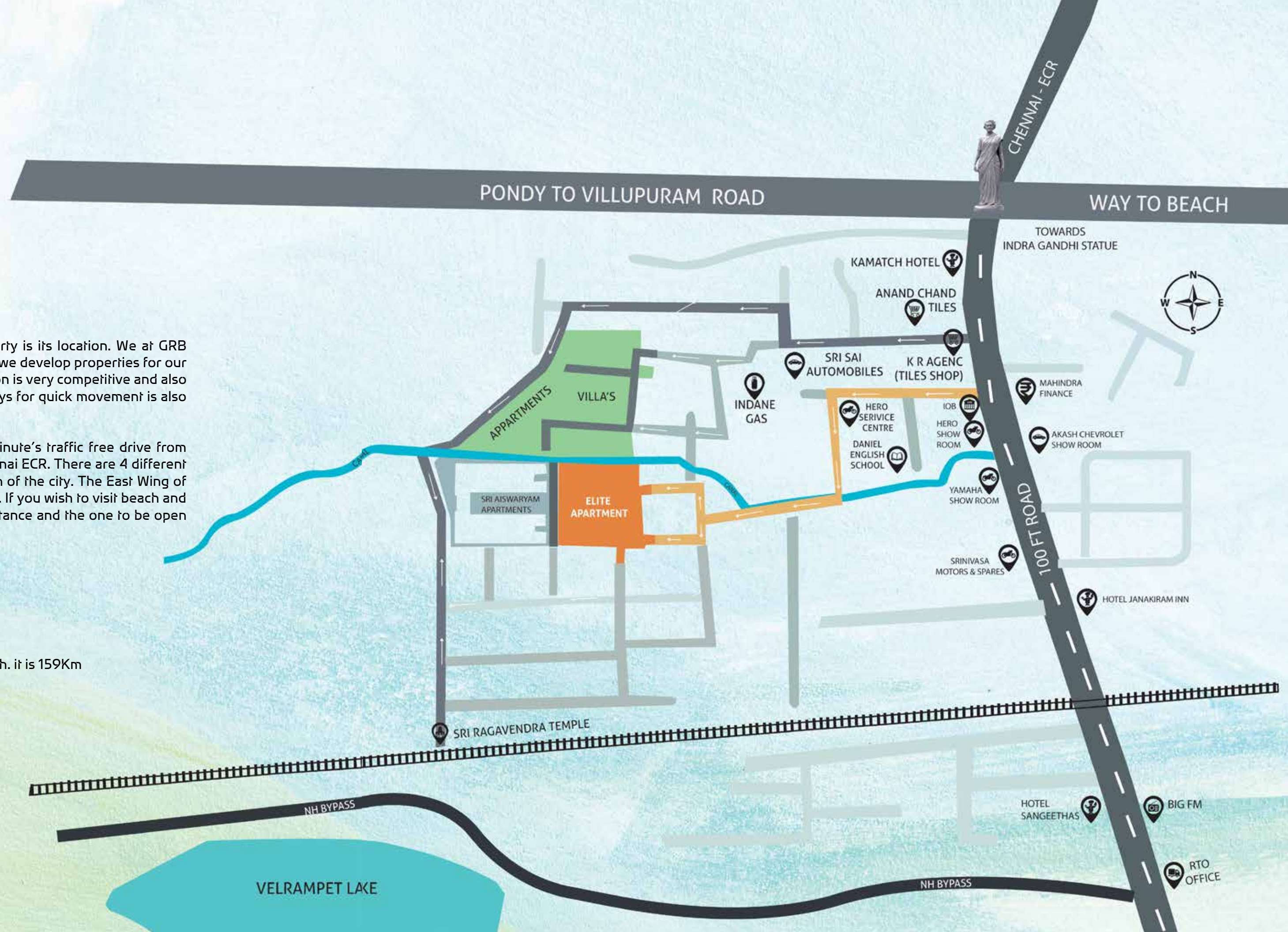


LOCATION WHERE WE ARE

The most important factor for you to decide on your investment for property is its location. We at GRB Estates understand this and always keep this attribute in top of our list when we develop properties for our esteemed clients. We know in order to get a property that is in a prime location is very competitive and also its proximity to railway station, bus stand and airport. Connectivity to highways for quick movement is also challenging.

Our Aishwaryam elite project is in 3.2-acre campus and is located just 5 minute's traffic free drive from 100 feet road (Indira Gandhi Statue). This road directly connects to the Chennai ECR. There are 4 different entrance to the society from all 4 sides. Connecting the to different direction of the city. The East Wing of the property is only 2 minute's traffic free drive from the Villapuram highway. If you wish to visit beach and white town, it is just 10 minute's drive. Grocery shops are within walking distance and the one to be open soon within the premises.

- Railway station: 10 minutes drive from our site, just 3KM away.
- Bus Stand: 5 minutes drive, 1.5 km.
- Airport: 20 minutes drive.
- Chennai: 100 Feet road directly connect ECR highway in straight stretch. it is 159Km connected with 2 different highway and 4 lane express way





SRI AISHWARYAM



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PRESTINE PROPERTIES

At GRB Estates we build properties by perceiving client requirements and encompass their needs in a very inclusive way. These distinctive attributes add to their classy living that gives them quality property at very vying price. With Sri Aishwaryam Elite project we have taken care of these small and imperative features which would make ease of living among the society of good Samaritans.

Sri Aishwaryam Elite is a 4 floor, 2-3bedroom apartment distributed in two blocks. Our apartments have sizable space compared to what our competitors offer. They are not just spacious but are build with quality material that are best in the industry. We provide complete RERA approval to give complete peace of mind and give 42.6% UDS as per Govt. These undivided share do add value to your property and provide you amenities that you and your family can use for a life time.



WHY INVEST WITH US

Real estate investment is the purchase of a future income stream from property and can offer several advantages over other types of investments, including potentially higher returns, stability, inflation hedging, and diversification. At GRB Estates we develop properties keeping this at high priority list. Below are the key reasons to consider investing in GRB Estates.

QUALITY PREMIUM INGREDIENTS: Material used to build our properties are of premium grade. For example: the steel used for reinforcement of the building is of FE500 grade most suitable for buildings built near sea to fight corrosion. The concrete we use is of M20 grade & Bricks are of strong ACC blocks. Main advantages of these blocks are their high strength, low weight and superior ecological green features.

MORE UDS: Our properties come with 42.6% USD. Give you more space outside your home. This adds to your property resale value.

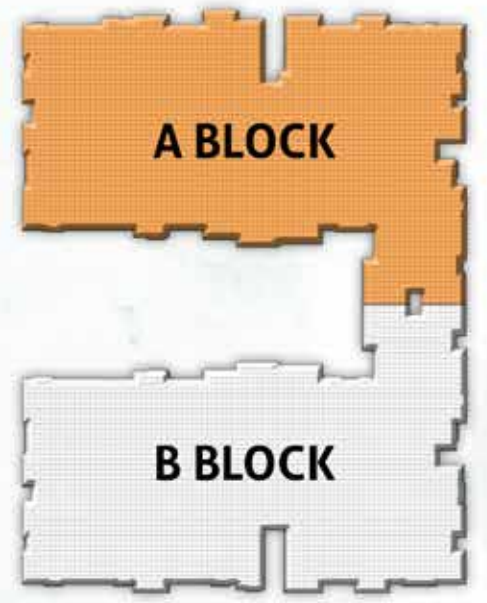
NO DEVIATION: We provide properties as per the blue print and per PPA (Pondicherry planning authority) with no deviation in the plan.

OCCUPANCY CERTIFICATE: We assure that you receive your copy of occupancy certificate from PPA.

- 1 SRI AISHWARYAM
- 2 SRI AISHWARYAM - ELITE
- 3 VILLAS



A BLOCK



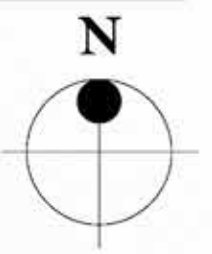
KEY PLAN

TYPICAL FLOOR PLAN OF FIRST, SECOND AND THIRD

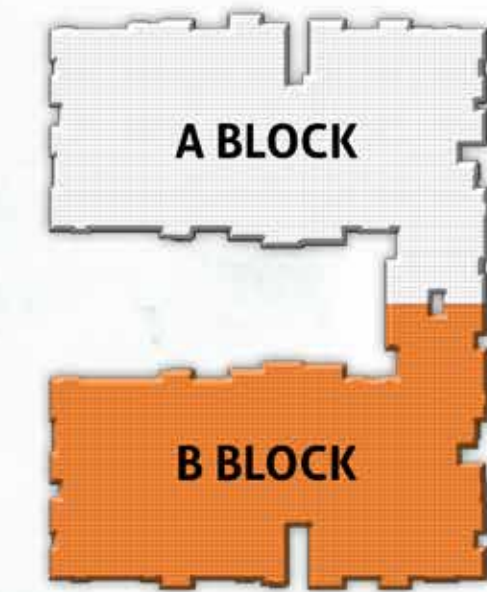
RERA CARPET AREA

2BHK	
A 101 - 770.48 sq.ft	A 107 - 780.81 sq.ft
A 106 - 805.78 sq.ft	A 108 - 791.03 sq.ft
3BHK	
A 102 - 1170.25 sq.ft	A 104 - 1031.61 sq.ft
A 103 - 1322.97 sq.ft	A 105 - 1072.19 sq.ft

Note : RERA Carpet Area does not include balcony, utility and wall area



B BLOCK



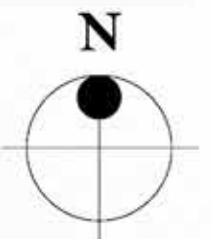
KEY PLAN

TYPICAL FLOOR PLAN OF FIRST, SECOND, THIRD AND FOURTH

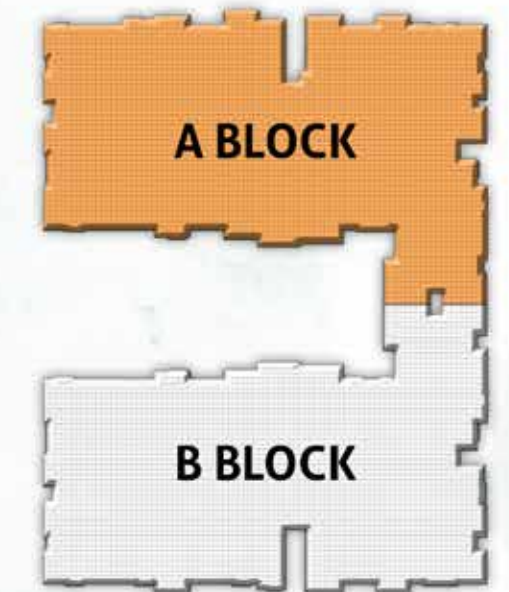
RERA CARPET AREA

2BHK	
B 102 - 836.14 sq.ft	B 104 - 761.33 sq.ft
B 103 - 764.77 sq.ft	B 105 - 785.87 sq.ft
3BHK	
B 101 - 1174.88 sq.ft	B 107 - 1031.61 sq.ft
B 106 - 1078.11 sq.ft	B 108 - 1278.96 sq.ft

Note : RERA Carpet Area does not include balcony, utility and wall area



A BLOCK



KEY PLAN

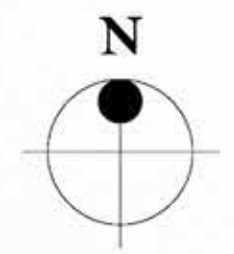
FOURTH FLOOR PLAN

RERA CARPET AREA

3BHK

A 402 - 1170.25 sq.ft	A 404 - 1031.61 sq.ft
A 403 - 1322.77 sq.ft	A 405 - 1072.19 sq.ft

Note : RERA Carpet Area does not include balcony, utility and wall area





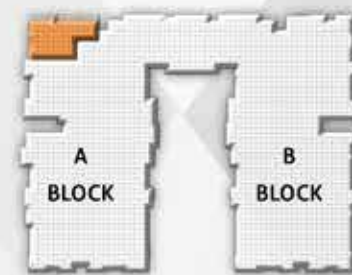
A 101 - 1221 sq.ft

2BHK

PLINTH	- 999.644 sq.ft	BALCONY	- 86.21 sq.ft
UTILITY	- 46.17 sq.ft	RERA CARPET AREA	- 770.48 sq.ft

RERA NO :

Note : RERA Carpet Area does not include balcony, utility and wall area



KEY PLAN



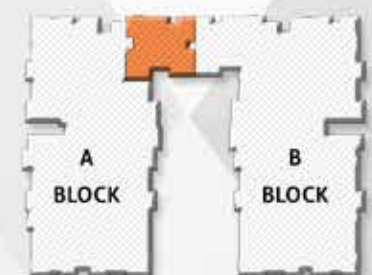
A 102 - 1848 sq.ft

3BHK

PLINTH	- 1512.75 sq.ft	BALCONY	- 161.45 sq.ft
UTILITY	- 39.18 sq.ft	RERA CARPET AREA	- 1170.25 sq.ft

RERA NO :

Note : RERA Carpet Area does not include balcony, utility and wall area



KEY PLAN





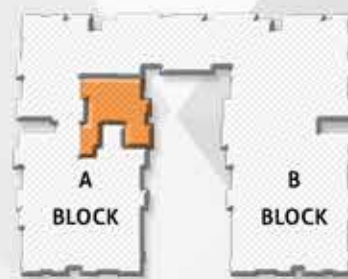
A 103- 1943 sq.ft

3BHK

PLINTH - 1590.47 sq.ft	BALCONY - 114.31 sq.ft
UTILITY - 38.8 sq.ft	RERA CARPET AREA - 1322.77 sq.ft

RERA NO :

Note : RERA Carpet Area does not include balcony, utility and wall area



KEY PLAN



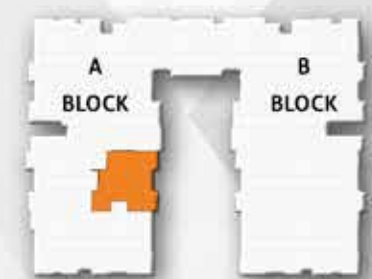
A 104- 1555 sq.ft

3BHK

PLINTH - 1272.83 sq.ft	BALCONY - 67.27 sq.ft
UTILITY - 41.67 sq.ft	RERA CARPET AREA - 1031.61 sq.ft

RERA NO :

Note : RERA Carpet Area does not include balcony, utility and wall area



KEY PLAN





A 105- 1754 sq.ft

A 106- 1303 sq.ft

3BHK

2BHK

PLINTH - 1435.36 sq.ft	BALCONY - 170.39 sq.ft
UTILITY - 57.90 sq.ft	RERA CARPET AREA - 1072.19 sq.ft

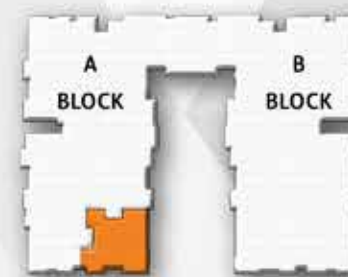
PLINTH - 1067.75 sq.ft	BALCONY - 111.40 sq.ft
UTILITY - 42.94 sq.ft	RERA CARPET AREA - 805.78 sq.ft

RERA NO :

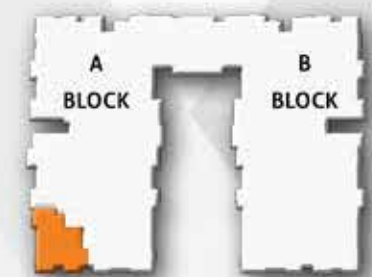
Note : RERA Carpet Area does not include balcony, utility and wall area

RERA NO :

Note : RERA Carpet Area does not include balcony, utility and wall area



KEY PLAN



KEY PLAN





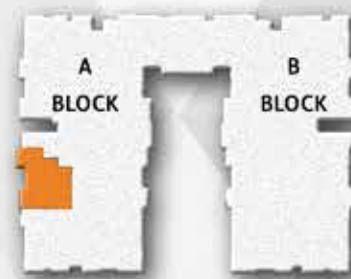
A 107- 1257 sq.ft

2BHK

PLINTH	- 1029.46 sq.ft	BALCONY	- 115.06 sq.ft
UTILITY	- 42.62 sq.ft	RERA CARPET AREA	- 780.81 sq.ft

RERA NO :

Note : RERA Carpet Area does not include balcony, utility and wall area



KEY PLAN



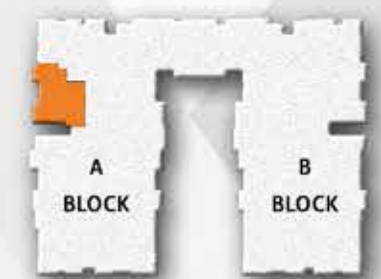
A 108- 1274 sq.ft

2BHK

PLINTH	- 1043.88 sq.ft	BALCONY	- 110.76 sq.ft
UTILITY	- 46.93 sq.ft	RERA CARPET AREA	- 791.03 sq.ft

RERA NO :

Note : RERA Carpet Area does not include balcony, utility and wall area



KEY PLAN





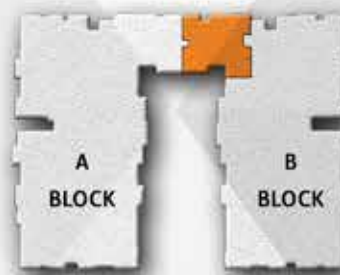
B 101- 1847 sq.ft

3BHK

PLINTH	- 1511.79 sq.ft	BALCONY	- 159.19 sq.ft
UTILITY	- 40.90 sq.ft	RERA CARPET AREA	- 1174.88 sq.ft

RERA NO :

Note : RERA Carpet Area does not include balcony, utility and wall area



KEY PLAN



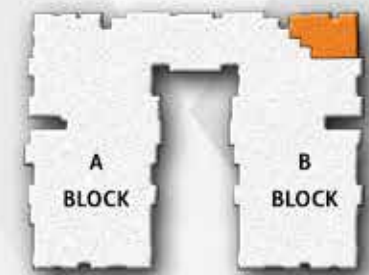
B 102- 1259 sq.ft

2BHK

PLINTH	- 1030.53 sq.ft	BALCONY	- 43.48 sq.ft
UTILITY	- 42.84 sq.ft	RERA CARPET AREA	- 836.14 sq.ft

RERA NO :

Note : RERA Carpet Area does not include balcony, utility and wall area



KEY PLAN





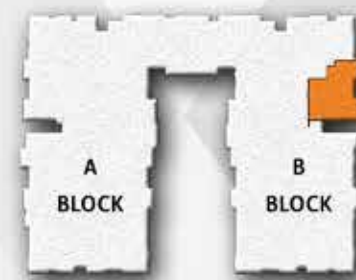
B 103- 1240.62 sq.ft

2 BHK

PLINTH	- 1015.68 sq.ft	BALCONY	- 161.45 sq.ft
UTILITY		RERA CARPET AREA	- 764.77 sq.ft

RERA NO :

Note : RERA Carpet Area does not include balcony, utility and wall area



KEY PLAN



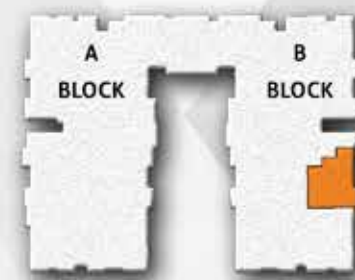
B 104 - 1179 sq.ft

2 BHK

PLINTH	- 964.87 sq.ft	BALCONY	- 115.17 sq.ft
UTILITY		RERA CARPET AREA	- 761.33 sq.ft

RERA NO :

Note : RERA Carpet Area does not include balcony, utility and wall area



KEY PLAN





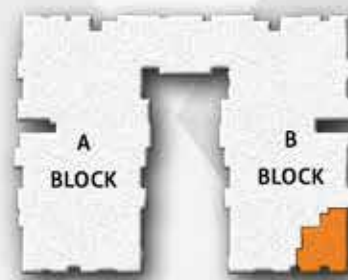
B 105 - 1281 sq.ft

2 BHK

PLINTH	- 1048.62 sq.ft	BALCONY	- 113.88 sq.ft
UTILITY	- 45.96 sq.ft	RERA CARPET AREA	- 785.87 sq.ft

RERA NO :

Note : RERA Carpet Area does not include balcony, utility and wall area



KEY PLAN



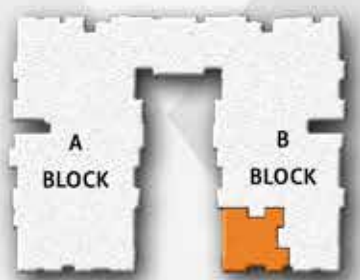
B 106 - 1755 sq.ft

3 BHK

PLINTH	- 1438.65 sq.ft	BALCONY	- 231.96 sq.ft
UTILITY	-	RERA CARPET AREA	- 1078.11 sq.ft

RERA NO :

Note : RERA Carpet Area does not include balcony, utility and wall area



KEY PLAN





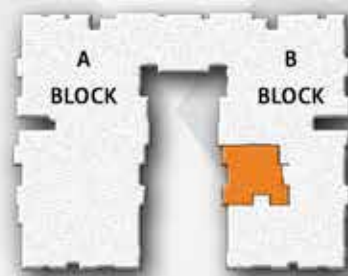
B 107 - 1598 sq.ft

3 BHK

PLINTH	- 1307.81 sq.ft	BALCONY	- 112.59 sq.ft
UTILITY	- 58.34 sq.ft	RERA CARPET AREA	- 1008.25 sq.ft

RERA NO :

Note : RERA Carpet Area does not include balcony, utility and wall area



KEY PLAN



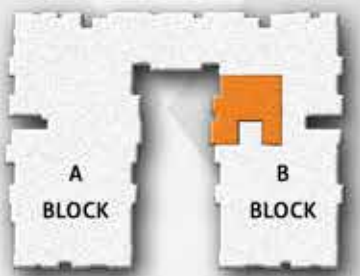
B 108 - 1930 sq.ft

3 BHK

PLINTH	- 1580.24 sq.ft	BALCONY	- 115.38 sq.ft
UTILITY	- 46.82 sq.ft	RERA CARPET AREA	- 1278.96 sq.ft

RERA NO :

Note : RERA Carpet Area does not include balcony, utility and wall area



KEY PLAN



A DISTINCTIVE ATTRIBUTE

Having a good house or an apartment with modern amenities doesn't make it a home. It is the people living there and their neighbors makes it a home. Aishwaryam Elite is a premium apartment project by GRB Estates. It is a posh locality with good Samaritans around you. You will have a serene and amiable atmosphere at all times. Well This is one of the feature that make us stand out among our competitors.

STRUCTURE: Strip Footing, Framed Structure. It has Stilt 4 floors.

WALLS: Strong AAC Blocks.

STEEL: FE 500, CEMENT: M25 Grade Concrete.

TOILETS: C.P Fitting - make GROHE (German brand). Closets -make KEROVIT. Concealed

GEBRIT tanks for flush & CPVC Piping. Wall Tiles are up-to ceiling & anti slip floor tiles. Health Faucet, Shower head from wall & Shower mixer.

ELECTRICALS: Cabling-KUNDAN, Switches-Legrand's-Myrius box. Internal circuits in PVC tubes are of ISI standard. A/C power points in all bedrooms & Living room, power point for heaters, washing machine, kitchen appliances. Electrical meters with 3 phase connection.

KITCHEN: Black granite counter with stainless steel sink(304 Grade). Wall tiles along counter up-to 2'0" height. Electrical points for all home appliances.

TV/PHONE: Provision in living & Master Bedroom.

FLOORING: Glazed verified tiles 4x2.

COMMON ATTRIBUTES

With the distinctive features of our elite projects there are various common amenities that comes with the packages along with various options to choose from.

CCTV: 24 hrs CCTV covering each stair, Lift and parking area.

PRE-TREATED WATER: Three stage pretreatment for water supply. It reduces the hardness of water which is good for our skin and keeps our bathroom fittings lime scale free.

STP: We have our Sewage treatment plant for waste water treatment.

BIG PARKING SPACE: Big parking space to fit Large SUV's.

EXTRA CAR PARK: You can Purchase extra car park if you have more than one vehicle.

LANDSCAPE/CHILD PLAY AREA: Ample landscape with garden and kids play area with soft turf as well indoor soft play area .

LIFT: Johnson Lift to carry 6 passenger.

FIRE SAFETY: Fire safety provision in every floor.

SERVICE & MAINTENANCE APP: Maintenance app call and other service booking for club services.

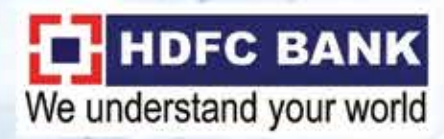




Our designing partner



Projects Loan Approud by





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Township



Apartments



Villas