



VISHRAM INFRASTRUCTURE PVT LTD.

Luz Golden Enclave

Office No. 14, No.180 Luz Church Road  
Mylapore, Chennai – 600004.

+91 44 24662283 /93 info@vishraminfra.in

www.vishraminfra.in

“ On-time delivery is not a quality.  
It's a commitment for us. ”



25  
YEARS OF  
BUILDING  
TRUST

OWN  
THE  
TRUST





## VISHRAM'S NEST

Living a blissful life begins with finding a home that strikes the proper chord between peace and pace, fast and slow. Easier said than done, living in a bustling metro usually means compromising and cutting corners, right? Well, not anymore. Presenting Vishram's Nest - a premium apartment complex rightly placed on the main road of OMR.

Offering a peaceful lifestyle that strikes the perfect balance between fast and slow, the project is well connected to major landmarks and places of importance, Vishram's Nest is the serene, peaceful lifestyle.



## VISHRAM INFRASTRUCTURE PVT LTD.

Vishram Infrastructure Pvt Ltd has been building dreams since 1995. Ever since its inception, the company has consistently set soaring standards for others to follow. A highly proficient team with several manyears of technology and management experience fuels the success of the corporate and each project of Vishram infrastructure represents years of experience and an in-depth portfolio of successful assignments.

Spearheaded by enterprising and dynamic directors, furthermore endorsed by an experienced team of self-motivated and proficient architects, construction specialists, supervisors and project managers, the corporate isn't only dedicated to varying skylines but also to reinforce lifestyles of individuals.

Over 25 projects dot Chennai's skyline and they stand testimony to a passion called Vishram Infra. A long journey that intertwines a cherished dream – 'To be the most trusted builder of choice' - we remain as committed to our passion today as we did 25 years ago.





TN/01/Building/0191/2019



## VISHRAM'S NEST

Vishram's Nest is located on the OMR Main road just adjacent to SSN Engineering College. A sprawling 3.49 acre project of 2 & 3 BHK apartments, Vishram's Nest is nestled in a gorgeous verdant surrounding that comprises lush open spaces incomparable to any other area in Chennai.

A place of peace and solace for you and your loved ones, the project's biggest USP is the UDS (Undivided Share of Land) allocation. With more than 60% UDS not only do homeowners get better resale value in the future but also lots of free space to move around with fewer crowds jostling about. Moreover, the higher UDS means there is less scope for the spread of communicable diseases because of the low density of people. Medical or Fire services, in case of unforeseen eventualities, can easily access even the top floors quickly with almost negligible time lapse.

A Stilt+4 Structure, the overall mood at Vishram's Nest is a friendly and hospitable community living experience where even neighbours know each other!

## AMENITIES

- 100% Vaastu Compliant ● Gymnasium / Multipurpose Room ● Mini Pool
- Commercial Shopping Place ● Power Backup ● Lifts ● Landscaping
- 24/7 Security ● Intercom Facility ● Car Wash Area



## SPECIFICATIONS:



**BLOCKS:** Stilt & 4 Floors (2BHK & 3BHK).

**FLOORING:** 2' x 4' vitrified tiles flooring for living areas, and 2' x 2' vitrified tiles for bedrooms, kitchen and balconies, with matching skirting of 4"ht.

**KITCHEN:** Black granite counter top and stainless steel sink with drain board. Dado tiles of 12" x 18" size above the kitchen counter up to a height of 2'.

**BATHROOMS:** Ceramic tiles flooring of 12" x12" size tiles and ceramic dado with 12" x18" tiles upto 7' ht.

**TOILET FITTINGS:** All the taps and other fixtures are Jaquar CP range. All sanitary fittings such as EWC, washbasin are parryware or equivalent.

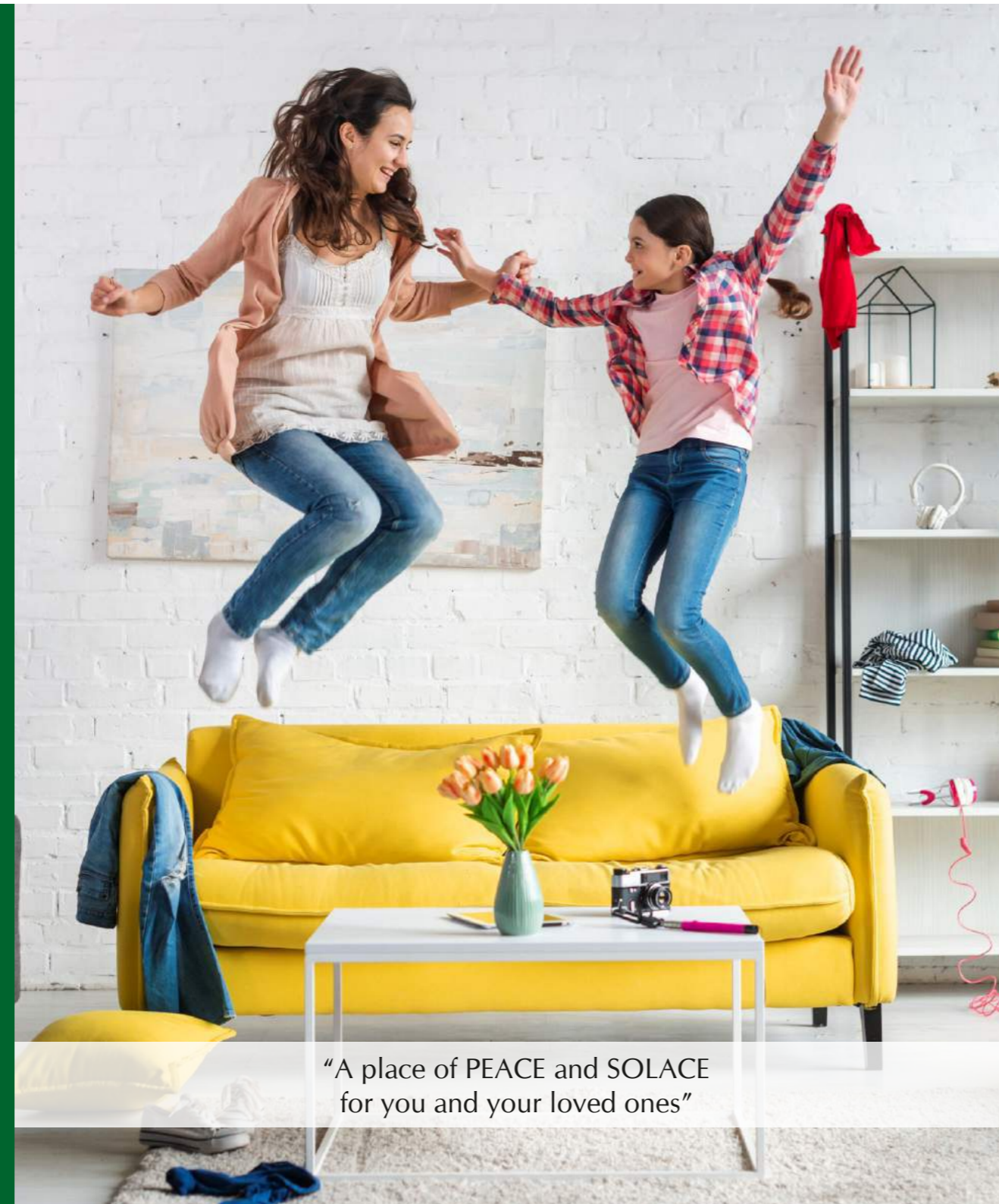
**DOORS:MAINDOOR:** Wooden frame with laminated shutter.

**FRENCH DOORS:** Glass panels painted finish.

**TOILET DOORS:** Flush door painted on one side, plastic coated on toilet sides.

**OTHER DOORS:** Hardwood frames with Flush doors, painted finish.

**WINDOWS:**UPVC sliding windows.



"A place of PEACE and SOLACE  
for you and your loved ones"

## SPECIFICATIONS:

### ELECTRICALWIRING:

Concealed copper wiring for lights and fan points, 5 amps and 15 amps points with switch boards and modular switches complete

### ELECTRIC SUPPLY:

3 Phase electrical supply with independent meters. Mini circuit breakers will be provided in each.

### GENERATOR:

Backup generator for common services like, common lighting, lift, pumps etc.

### PAINTING:

Patti plaster or gypsum coat and two coats interiors emulsion paint for interiors and exterior emulsion paint for exterior.

### GRILLS:

MS Grills of 10mm square bars, with 2 coats of enamel paint.

### PLUMBING:

All the plumbing lines will be of medium guage cpvc pipe (internally) & PVC pipes (externally).

### LIFT:

Each block will be provided with 6 passenger lift or its equivalent.

### STAIRCASE:

Staircase & corridor will be provided as per the architect design.

### COMMON AREAS:

Finished with interlocking concrete paver blocks or driveways tors.



### KEY ADVANTAGES:

#### SCHOOLS



JAGANNATH VIDYALAYA,  
VELAMMAL VIDHYASHRAM,  
GATEWAY INTERNATIONAL SCHOOL.

#### HOSPITALS



CHETTINAD HEALTH CITY.

#### COLLEGES



SSN ENGINEERING COLLEGE, PSB  
POLYTECHNIC, FOMRA INSTITUTE OF  
TECHNOLOGY, JEPPIAR SSR ENGINEERING  
COLLEGE CHETTINAD DENTAL, HINDUSTAN  
UNIVERSITY.

#### WORK



SIRUSERI SIPCOT,  
ETA TECHNO PARK,  
PACIFICA TECH.



# FLOOR PLAN

All our apartments are planned in such a way that no space is underutilized and you derive 'full value' for every square inch of your apartment.



FLAT-A1 996 Sq.ft



FLAT-A2 991 Sq.ft



FLAT-A3 991 Sq.ft



FLAT-A4 991 Sq.ft



FLAT-A5 985 Sq.ft

# BLOCK 1

# FLOOR PLAN

All our apartments are planned in such a way that no space is underutilized and you derive 'full value' for every square inch of your apartment.



FLAT-A1 1067 Sq.ft



FLAT-A2 1067 Sq.ft



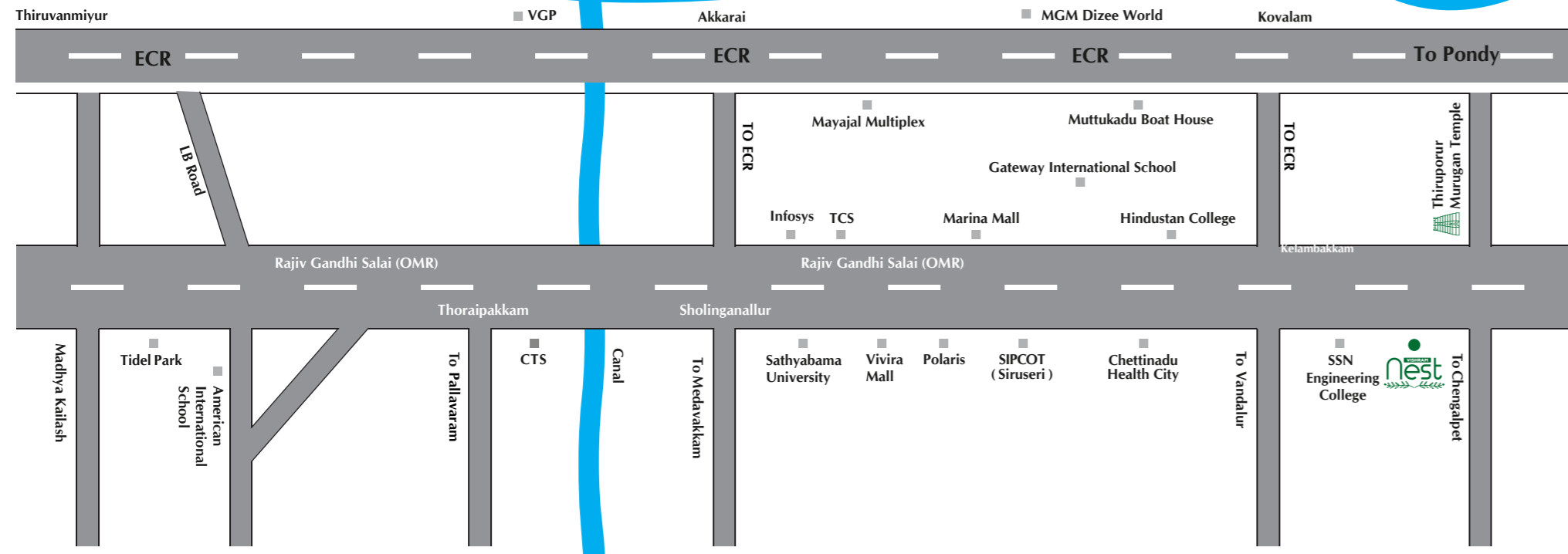
FLAT-A3 1067 Sq.ft



FLAT-A4 928 Sq.ft

# BLOCK 2

# LOCATION MAP



Commuting to work is a breeze and there's more time to spend with the family and do the things you actually enjoy at home. Vishram's Nest makes all of this possible for you as it is located bang on the OMR road, just 15 minutes away from Siruseri IT Park and surrounded by a host of reputed Schools, Colleges & Hospitals.



Member of  
**CREDAI**

## COMPLETED PROJECTS

Highlights of few Vishram Infrastructure's Successfully Completed Projects.



CENATOPH ROAD



KILPAUK



RA PURAM HOUSE



SASTRI NAGAR



VELACHERY



RA PURAM



BESANT NAGAR



T NAGAR



T NAGAR



SAI RAM FLATS, ARCOT ROAD



NAVALUR, OMR