



When you reach the top,
the world reveals itself.
In all its glory.

The stars tantalize.
The moon beckons, and is
not a distant heavenly
body anymore.

Cloud nine seem within
reach.

When you get to the top,
there is a serene feeling of
happiness.

You have reached Cerus!"



Address

134, Arcot Road, Chennai 600 093.

Number of blocks

3

Number of floors in each block

Double Basement + Stilt + 17 floors

Property type

Apartments : 147

Duplex : 14

Penthouse : 5

Area

1709 sq.ft. to 3212 sq.ft.

Car parking

Lower Basement

Upper Basement

Stilt

Status of property

Under construction

Flooring

Living + Dining + Bedroom + Kitchen	:	3 x 3 vitrified tiles
Duplex Master bedroom	:	Wooden flooring
Other bedrooms	:	3 x 3 vitrified tiles
Penthouse 2 Bedrooms	:	Wooden flooring
Other bedrooms	:	3 x 3 vitrified tiles
Balcony + Bathroom	:	Anti-skid tiles
Main entrance lobbies & upper floor lobbies	:	Vitrified tiles / Granite

Wall finishes

Exteriors	:	Weather proof paint
Interiors	:	Quality Emulsion

Sanitary ware

Hindware or equivalent
Shower cubicle in master bed bathroom

Kitchen

Semi-finished

Bathroom

Tiles up to false-ceiling height

Windows

UPVC (7-feet height)

Doors

Hardcore flush doors

Electricity

3-phase electricity with individual electronic meters
MK or equivalent switches

Features

Provision for AC outdoor units / exclusive clothesline for each apartment

Lifts

Hitachi lifts with ARD & V-3F : 3 nos (8-passenger)
3 nos (13-passenger)
1 no (8-passenger) - Club House

Common Features

Club House :

*Swimming pool, kids' centre, gymnasium, yoga deck,
indoor games, squash court, party hall, home theatre*

Reticulated gas

Water softening plant

Fire alarm

Wet riser system

Security cabins

RWH

1000 watts standby power for each flat

100% back-up power for common areas, lifts and pumps

Toilets for drivers / domestic helps

Landscaped garden with water bodies

Video security phones and intercom

DTH provision

Architect

Kurian George

Structural Consultant

Somadev Nagesh

Electrical Consultant

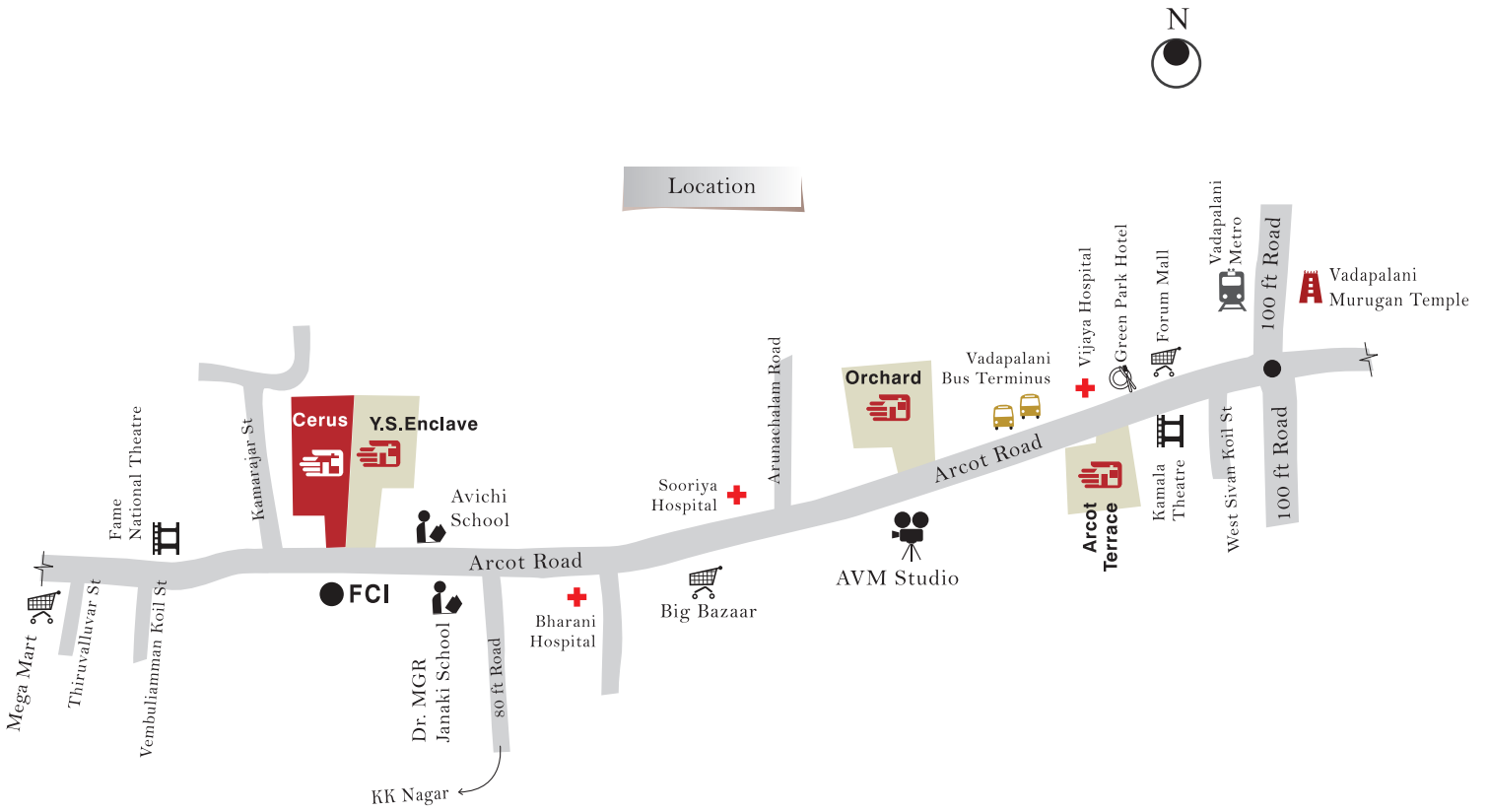
Tirumala Associates

Plumbing Consultant

Prism Consultancy

Landscape

Master Plan



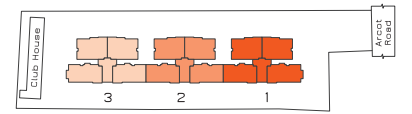
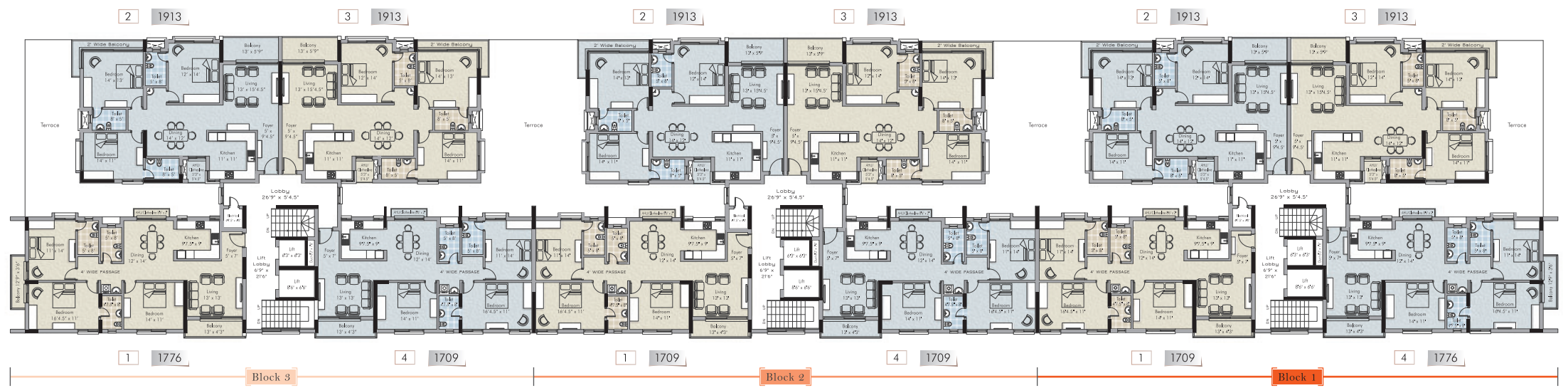
Cerus is a green building complying to the standards of Indian Green Building Council (IGBC).



SPRINGS - OUR OTHER 'GREEN' PROJECT

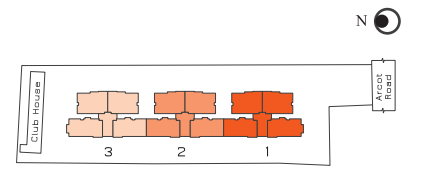
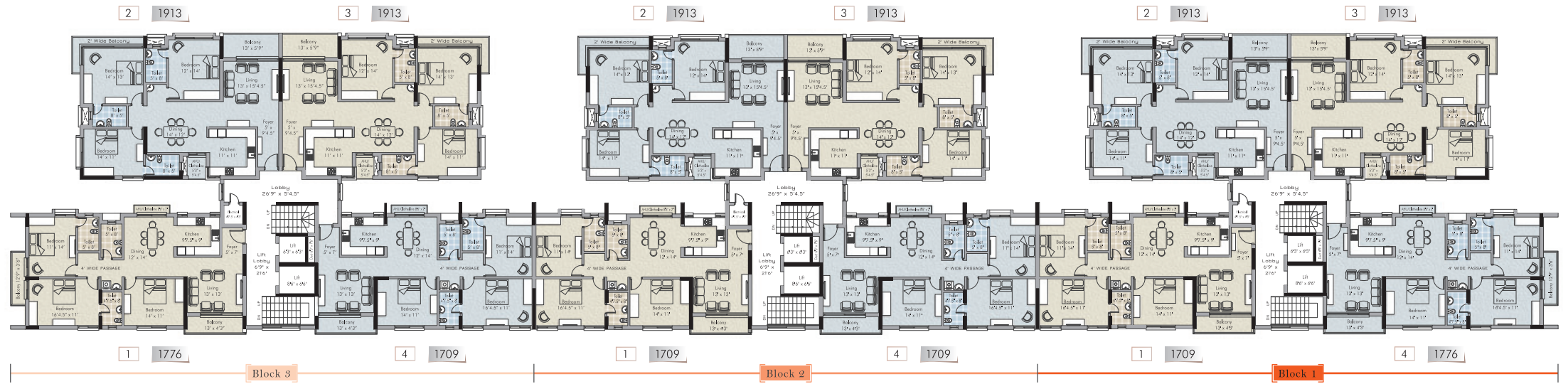


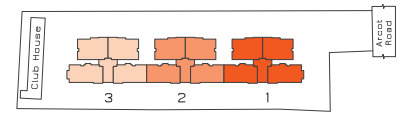
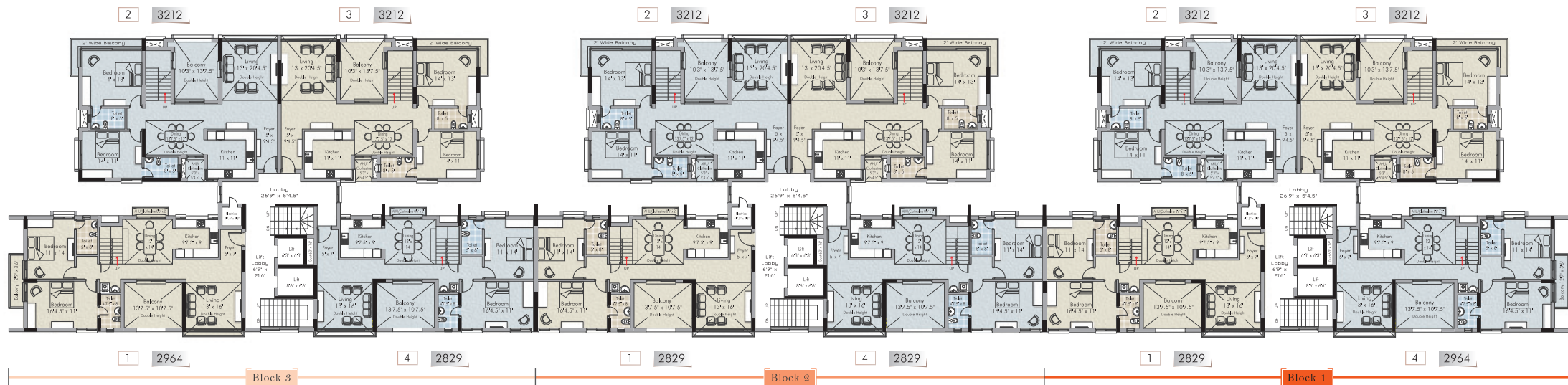
1st Floor

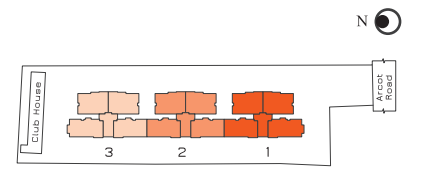
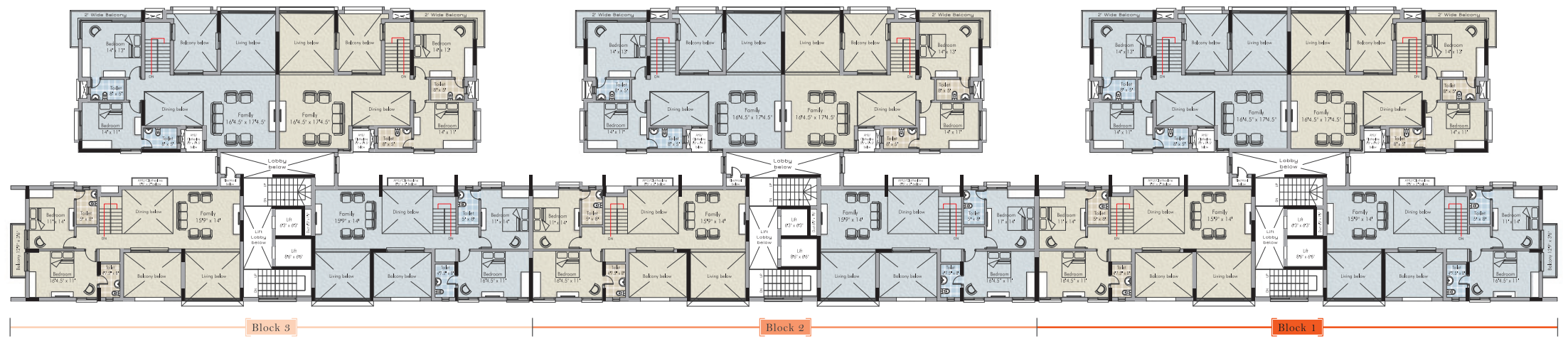


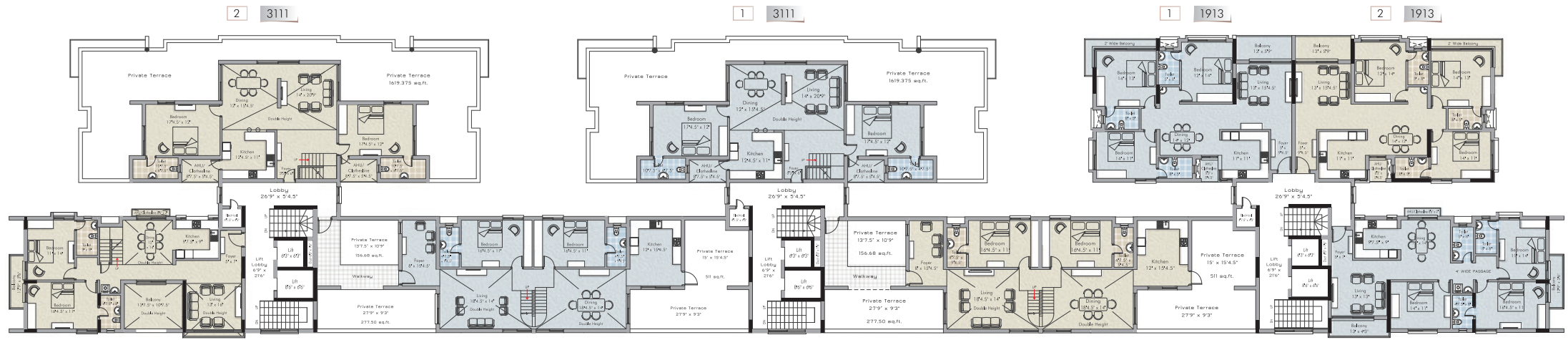


Floors 2 to 6
and 9 to 14









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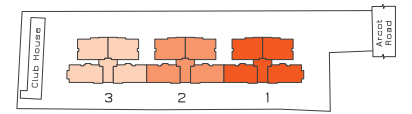
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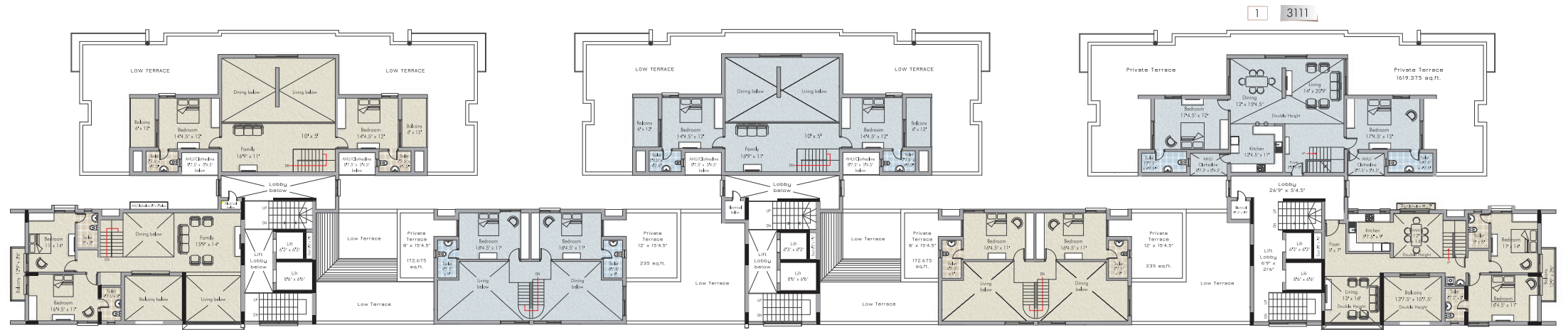
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Block 3

Block 2

Block 1





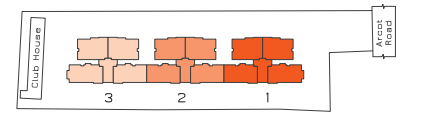
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2 2964

Block 3

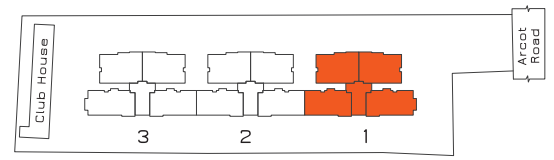
Block 2

Block 1





Block 1
1st Floor



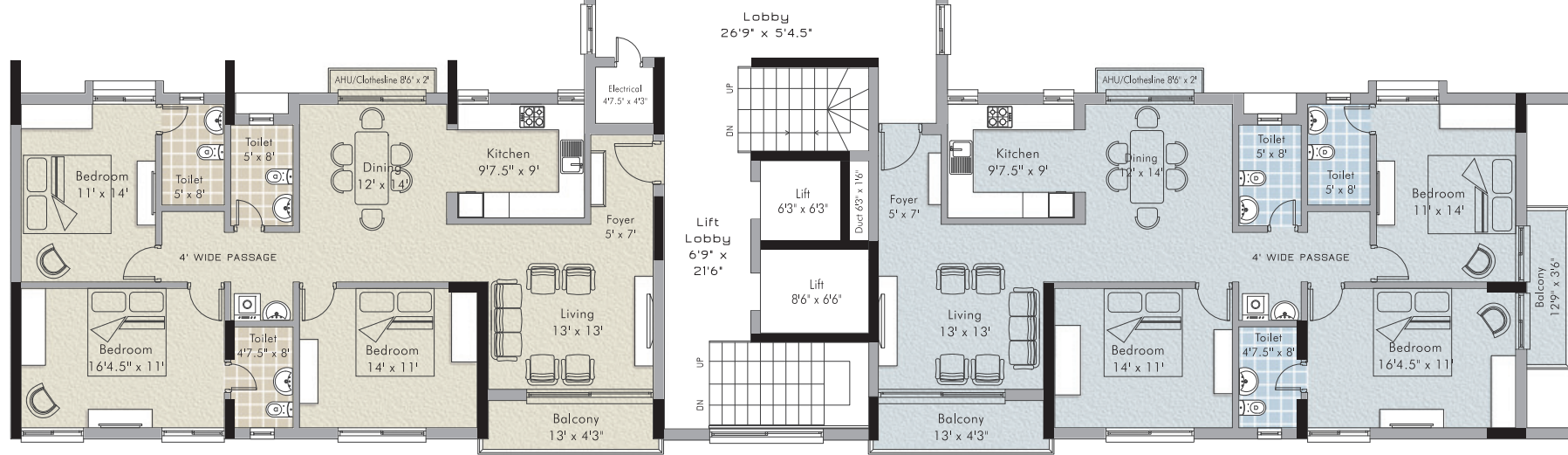
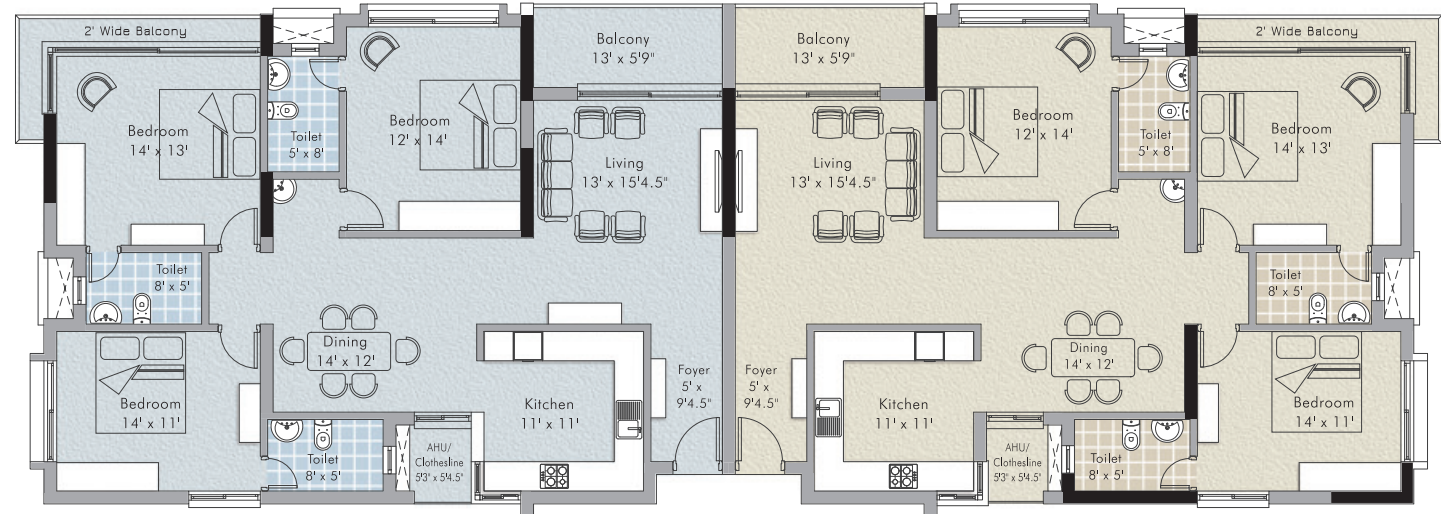
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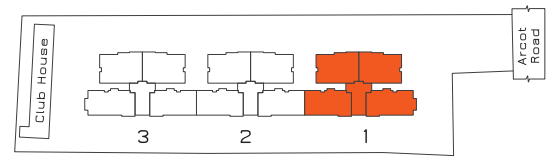
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Floors 2 to 6
and 9 to 14



1 1709

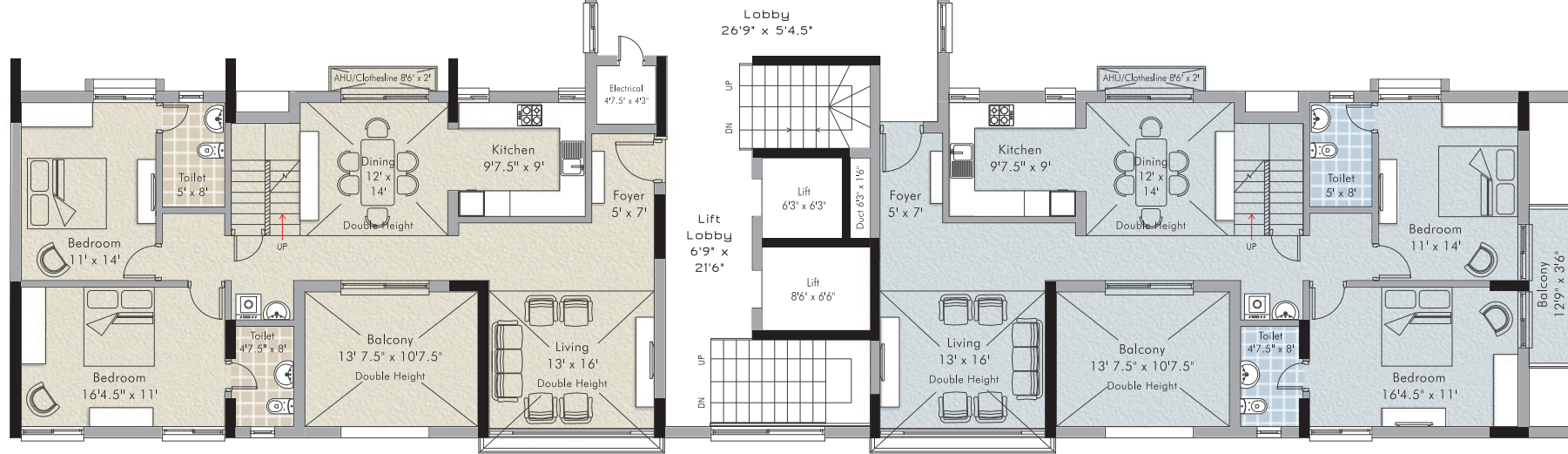
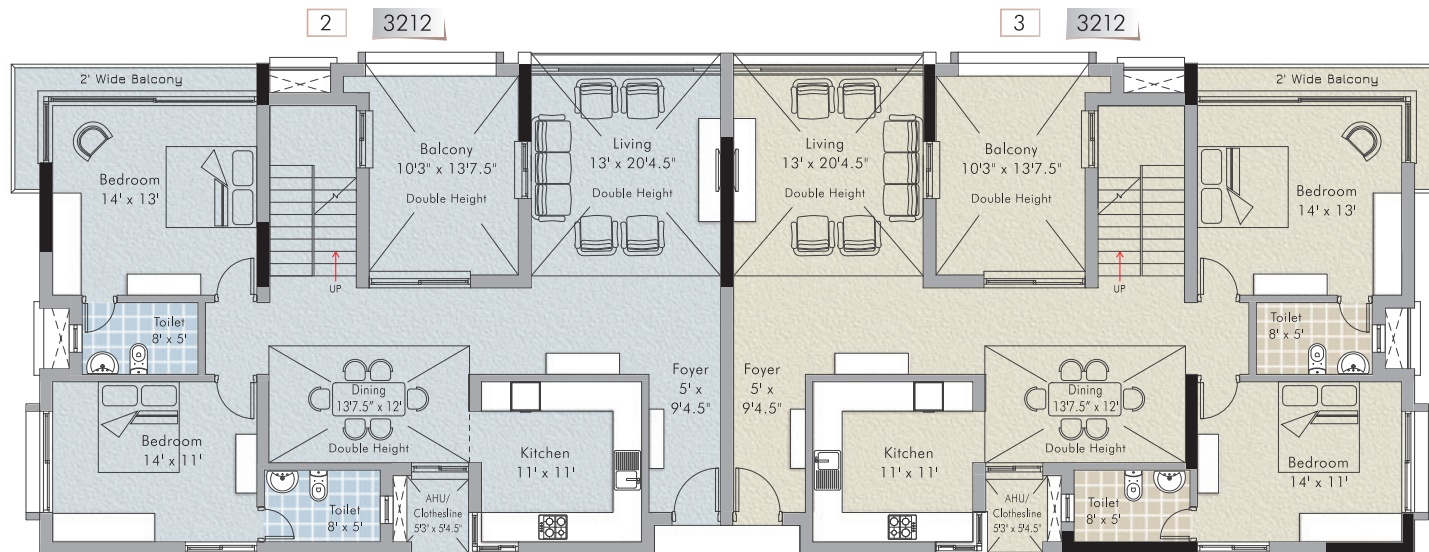
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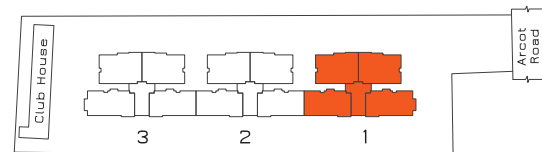
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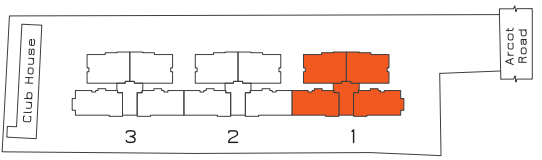
7th Floor



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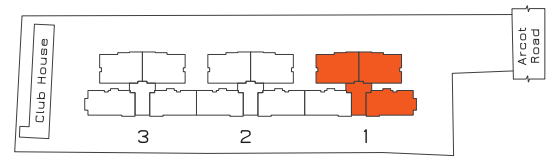
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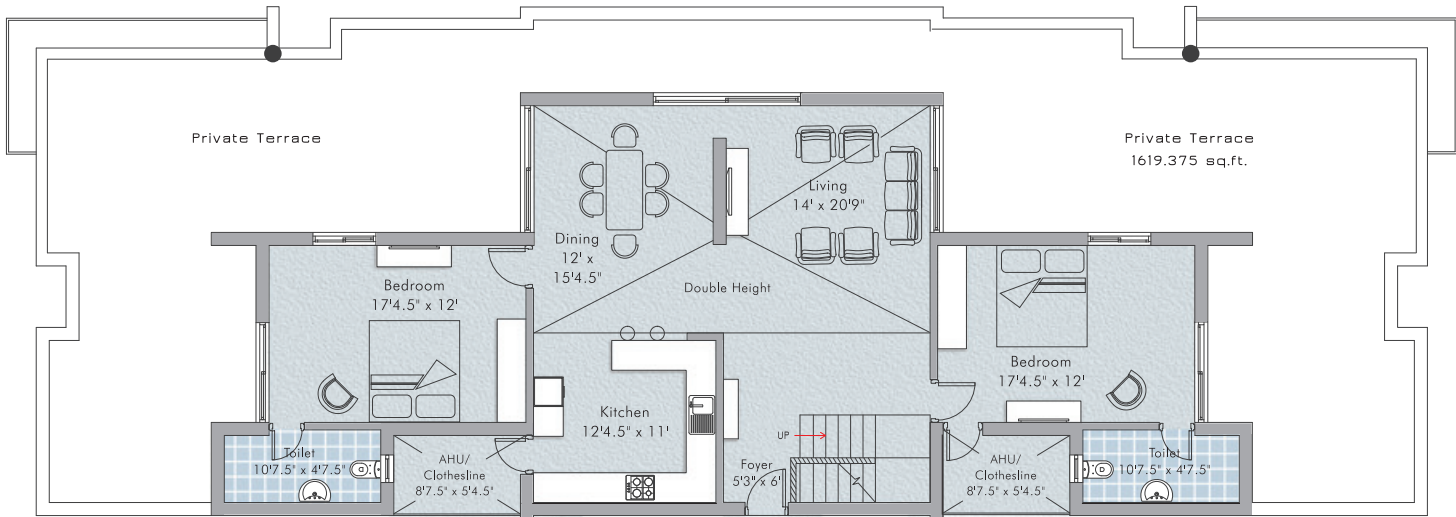




Block 1
15th Floor

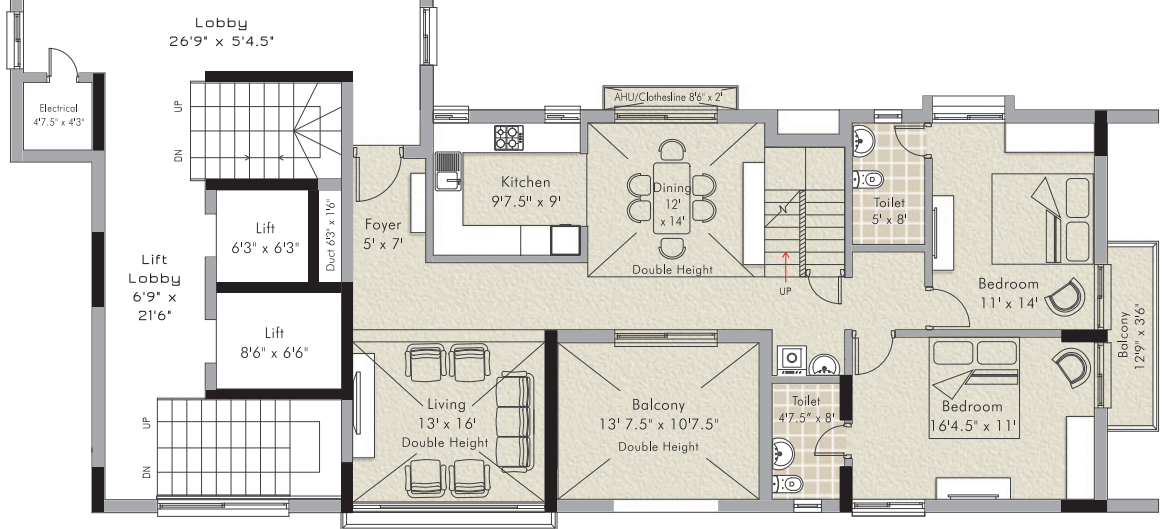


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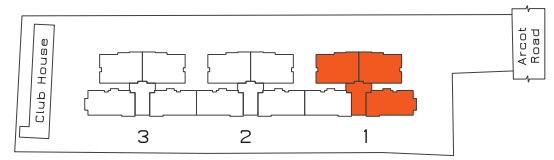


Block 1

16th Floor



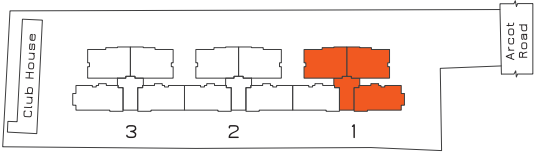
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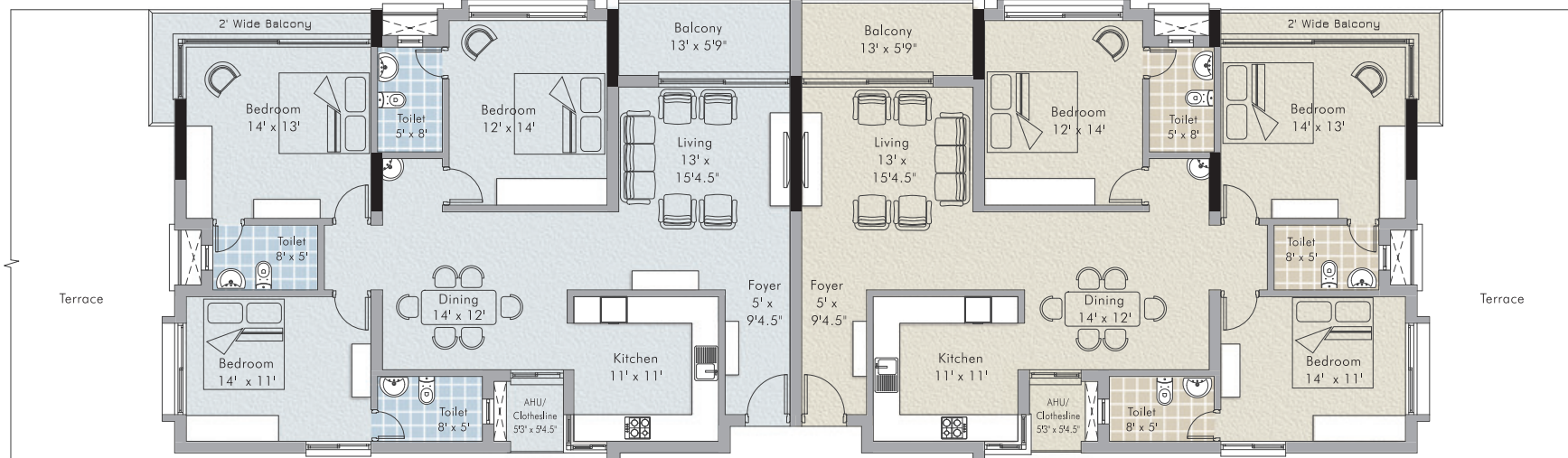
Block 1

17th Floor



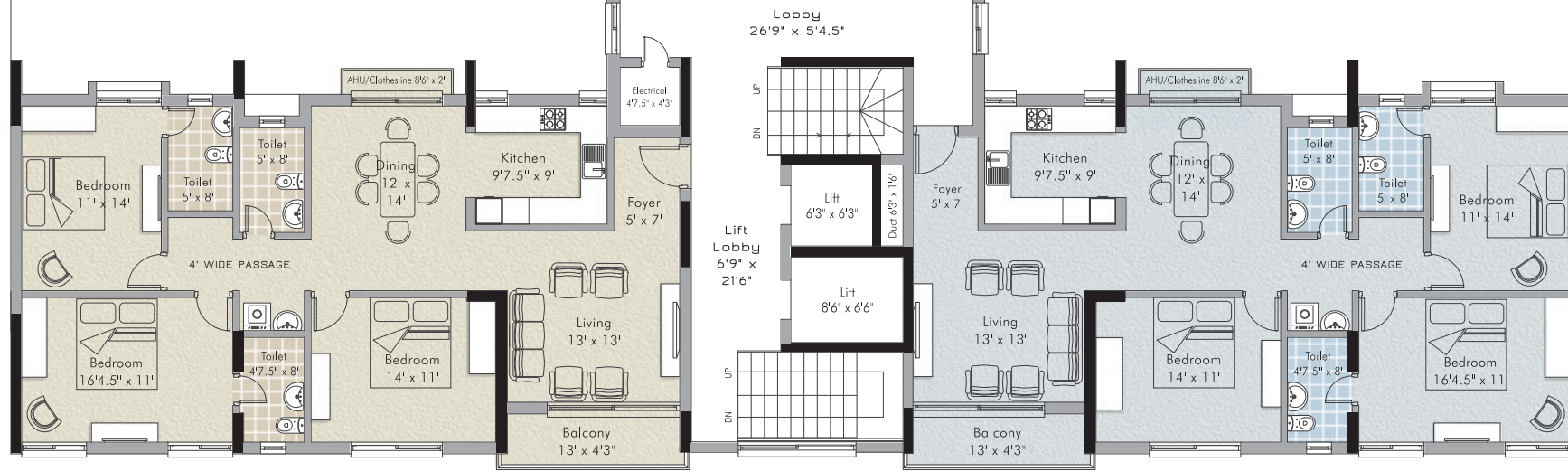
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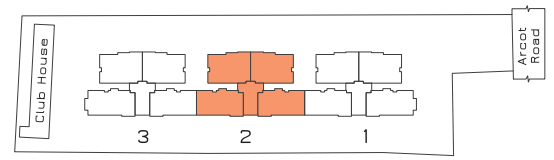
Block 2

1st Floor



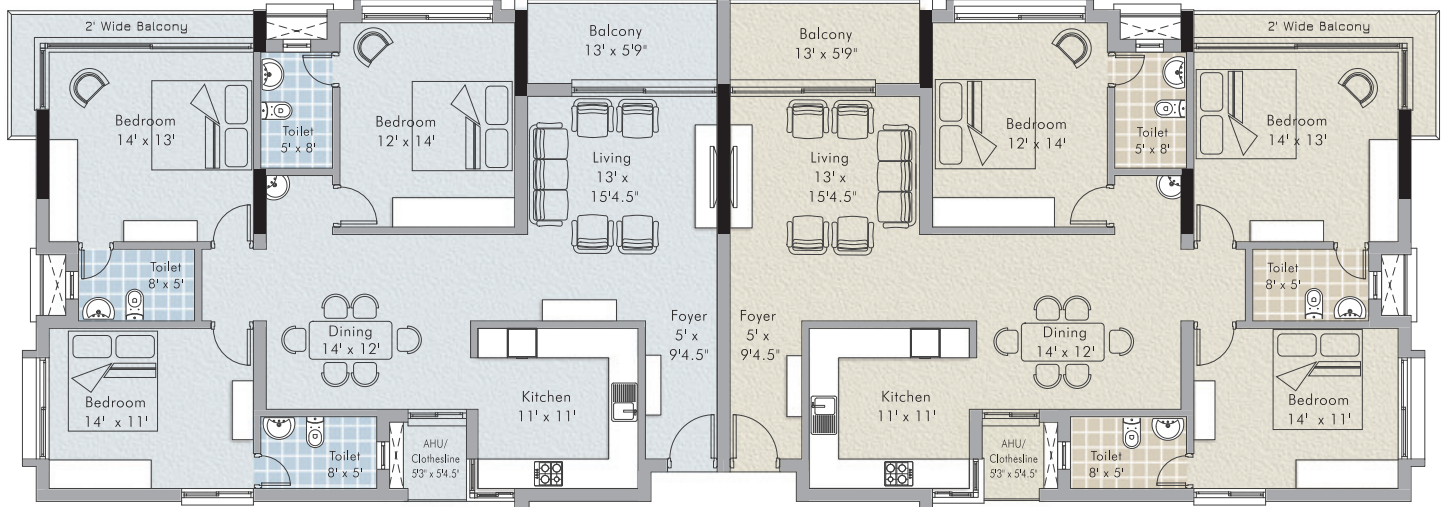
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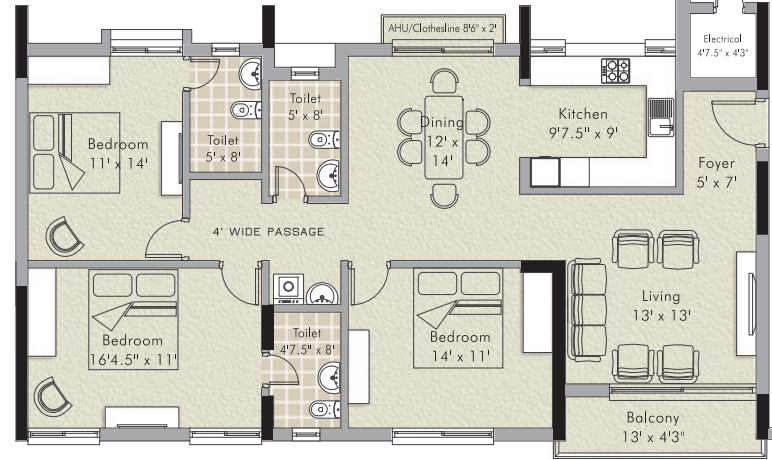
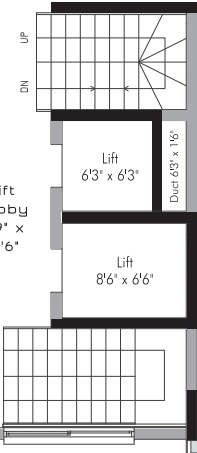
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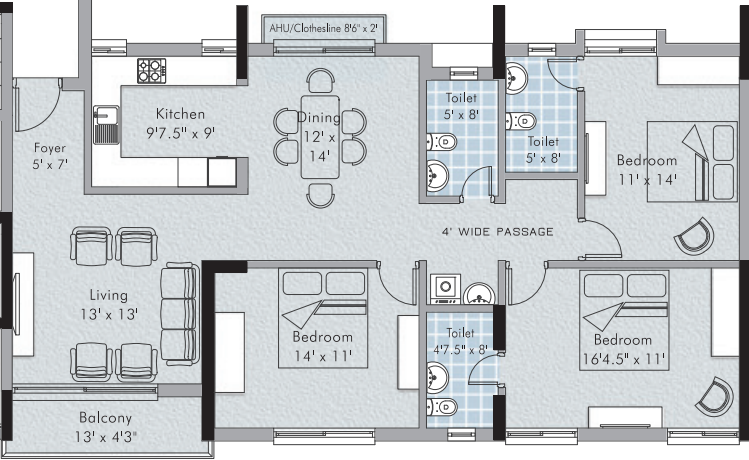
Block 2

Floors 2 to 6 and 9 to 14

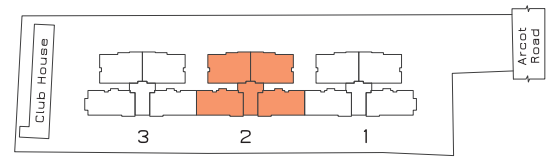
Lobby 26'9" x 5'4.5"



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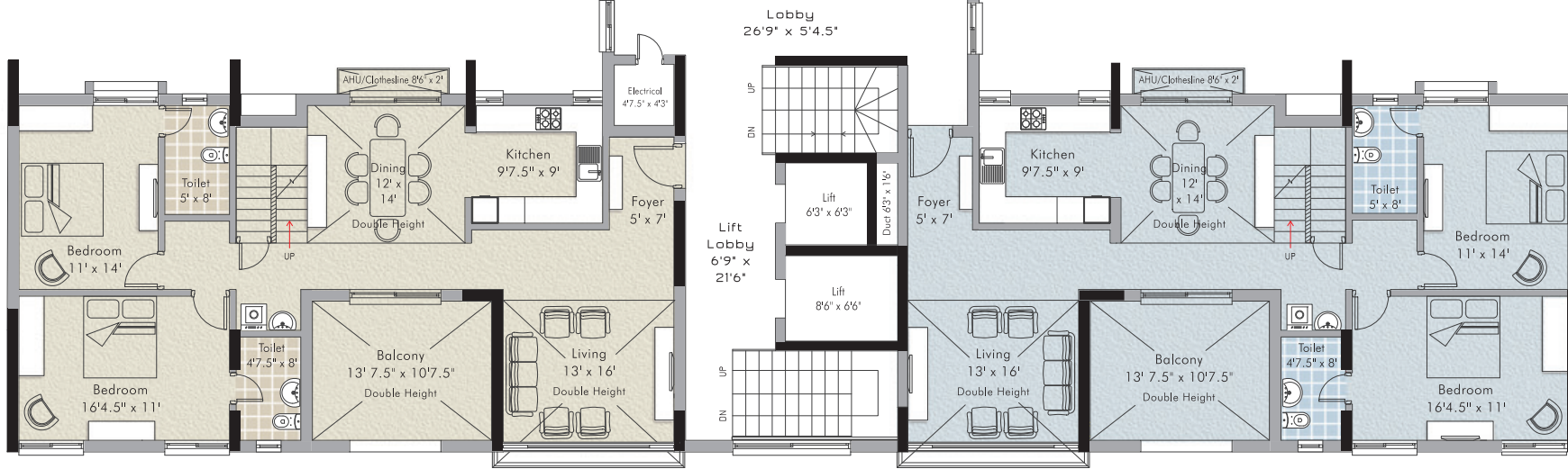
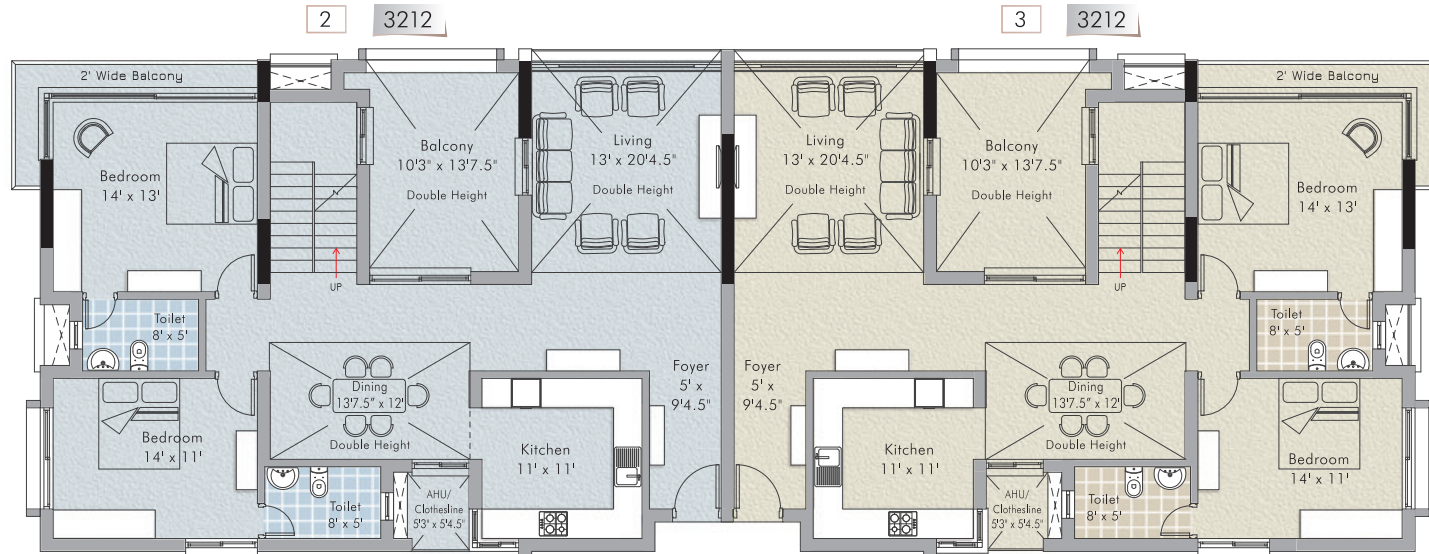
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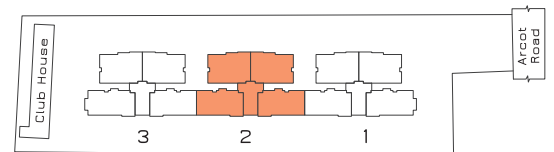
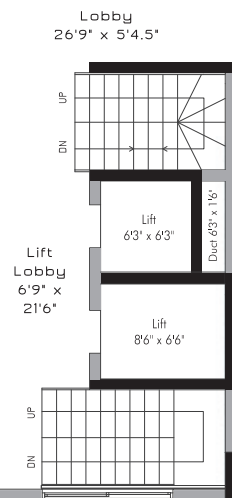
Block 2

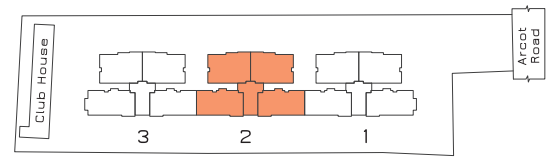
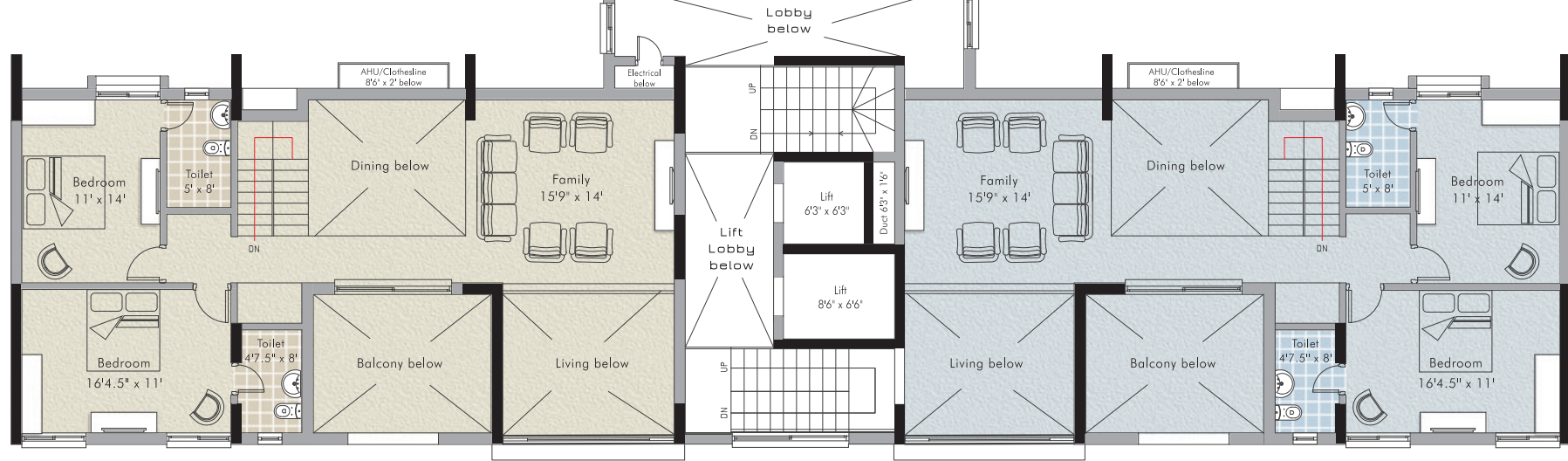
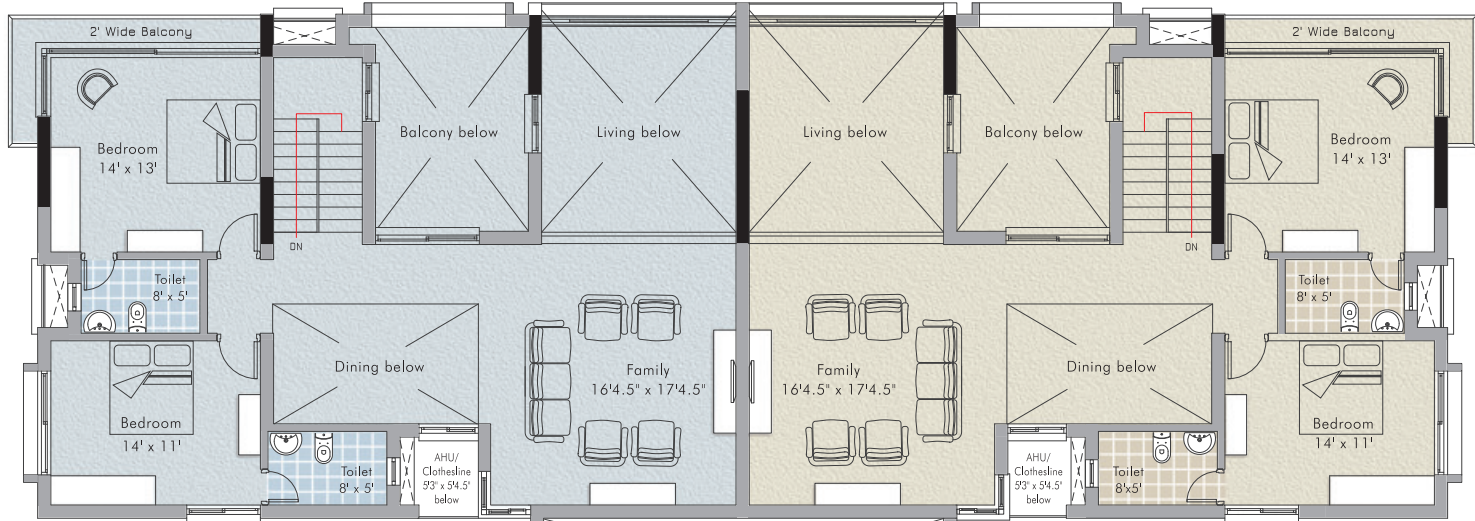
7th Floor



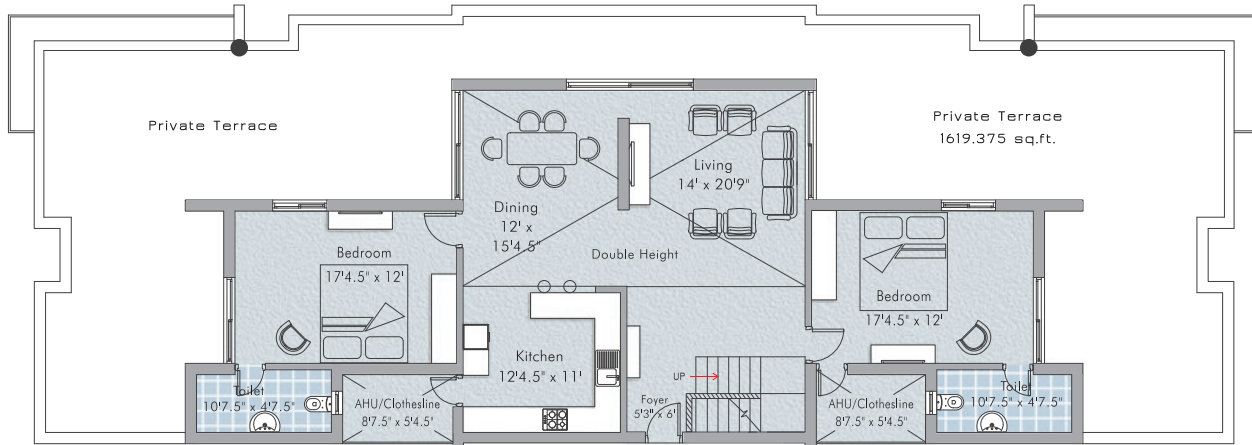
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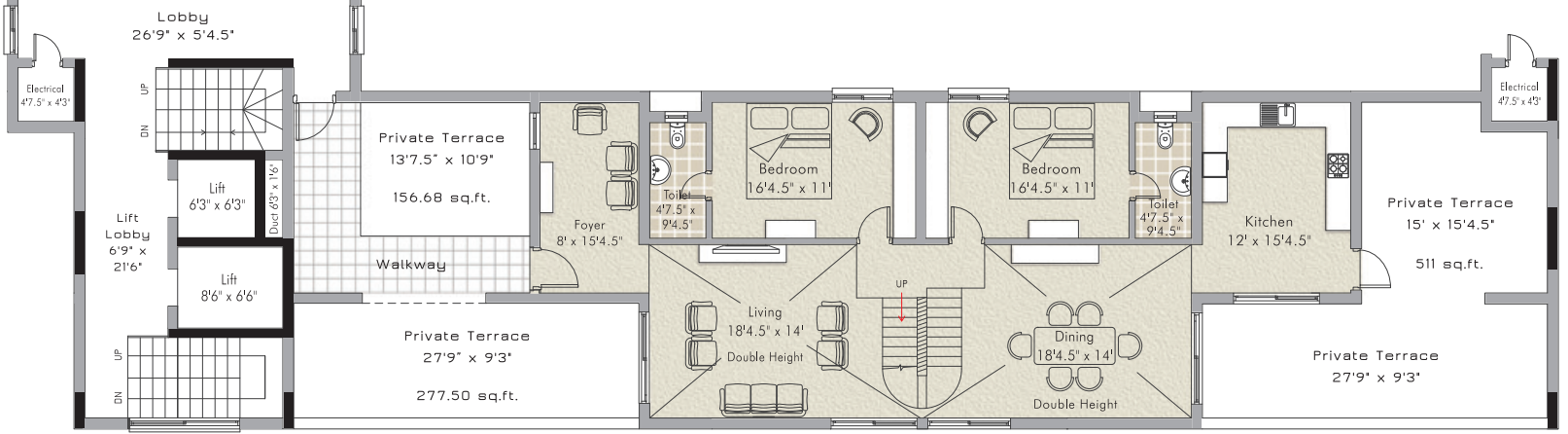


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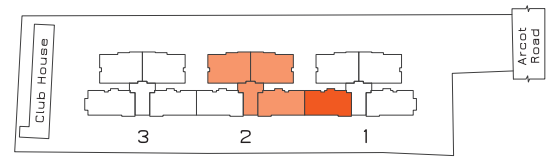


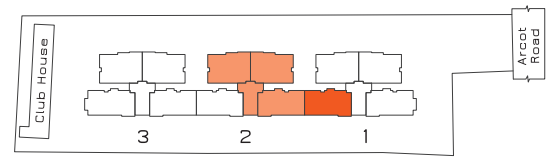
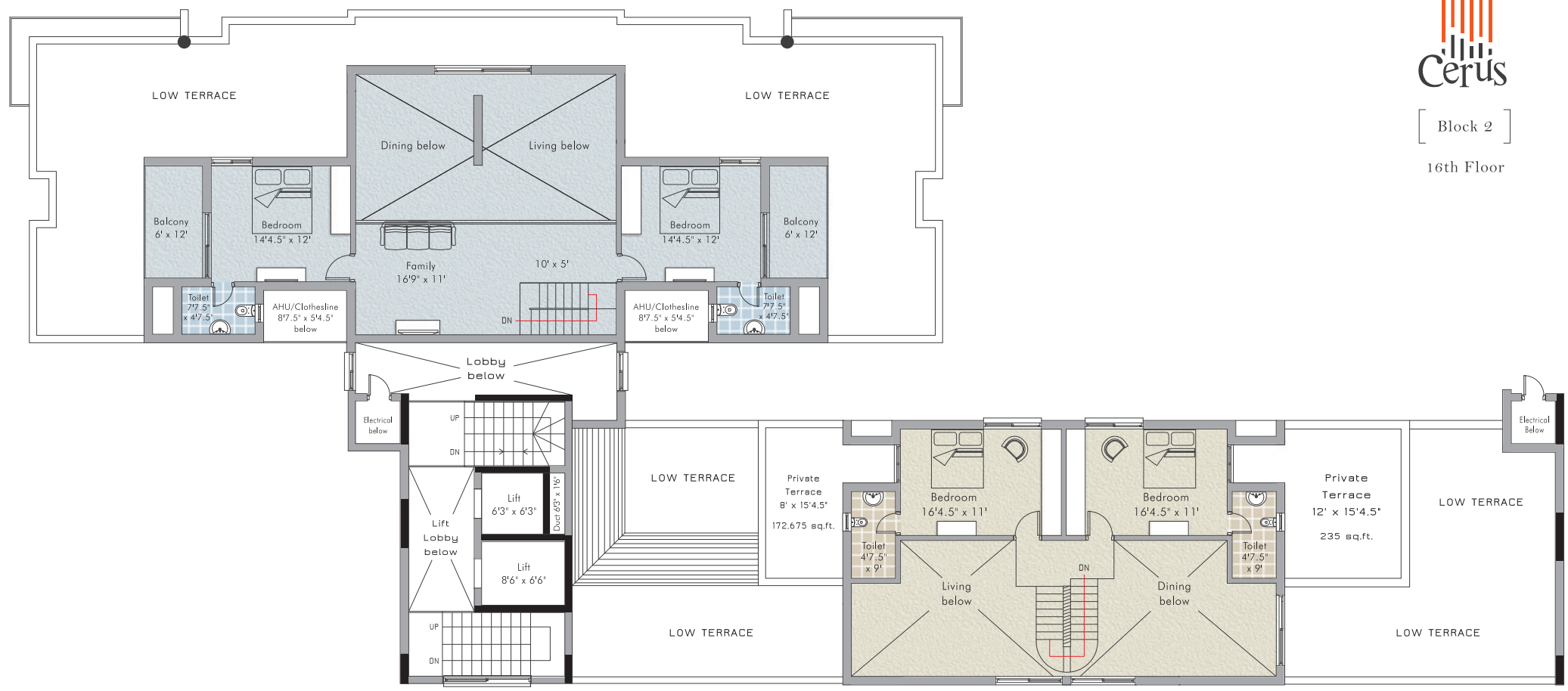
Block 2

15th Floor



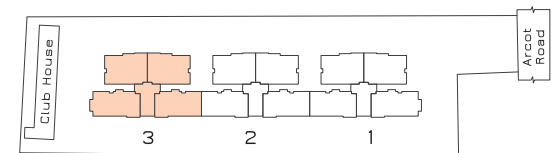
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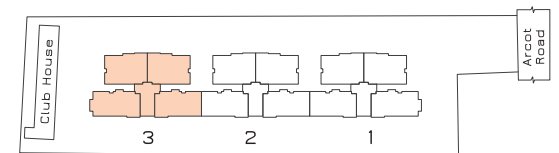
Block 3
1st Floor





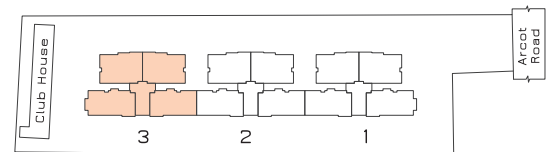
Block 3

Floors 2 to 6
and 9 to 14





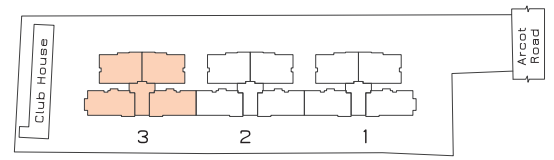
Block 3
7th Floor





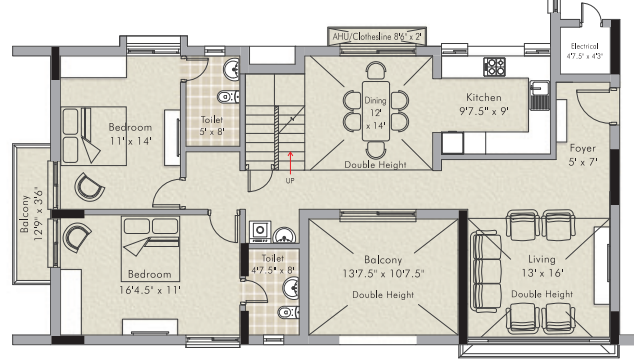
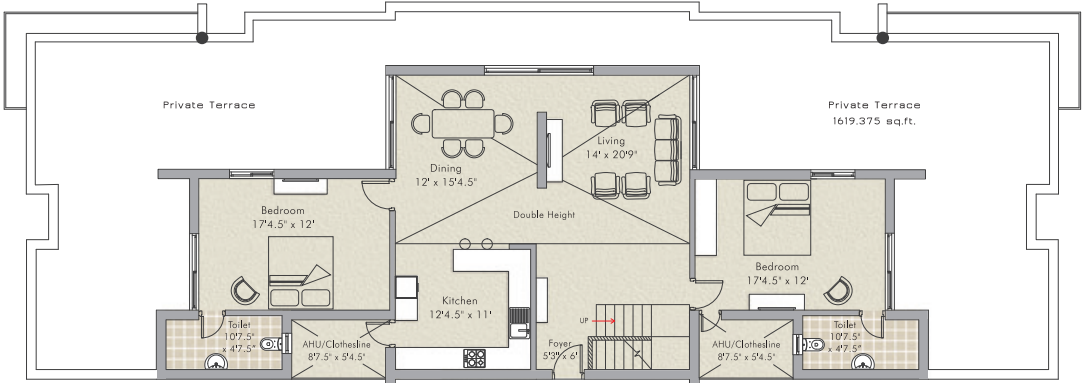
Block 3

8th Floor

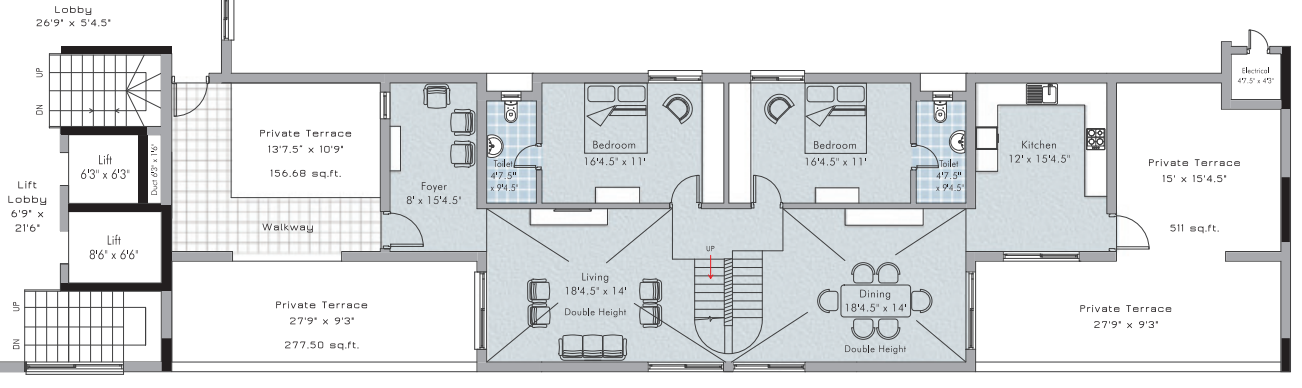




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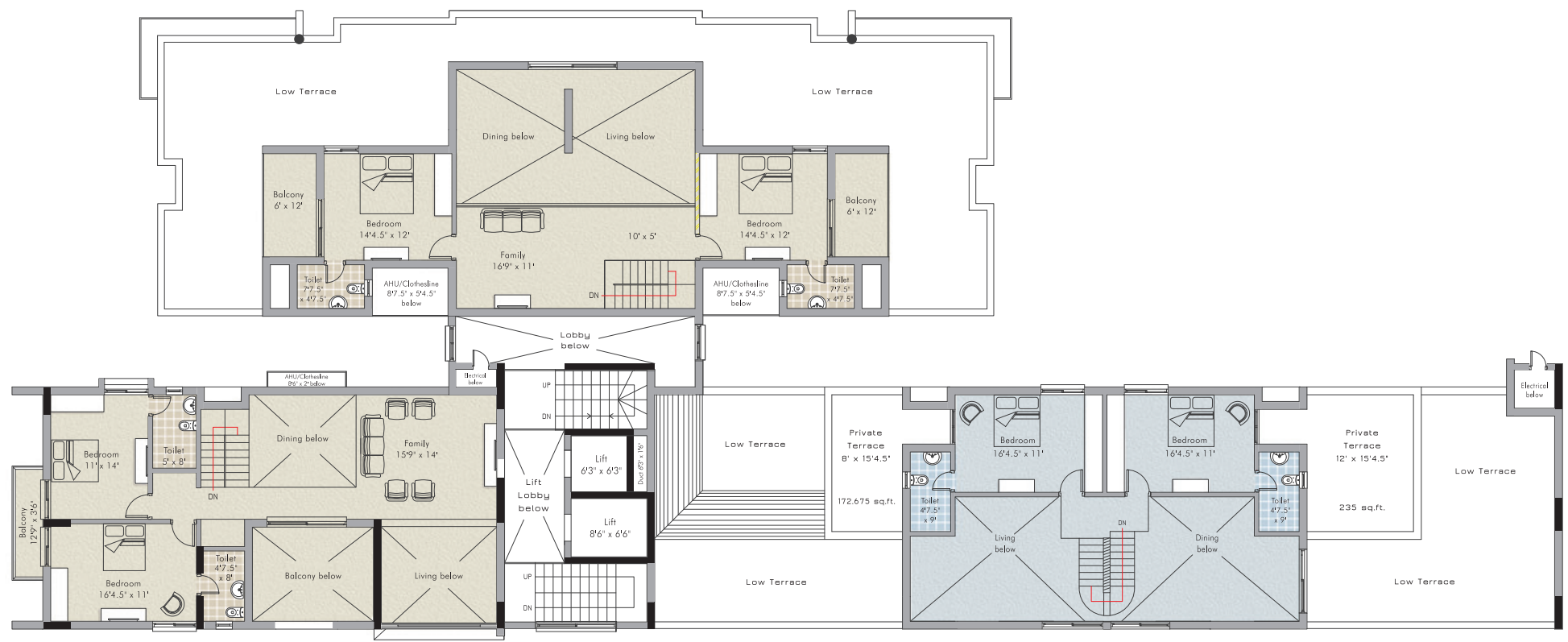


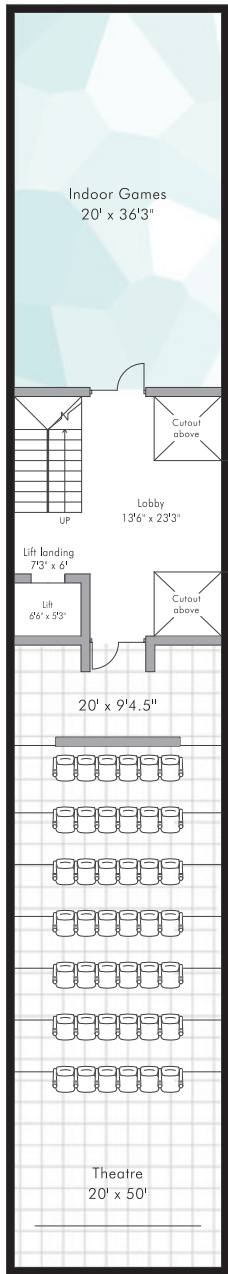
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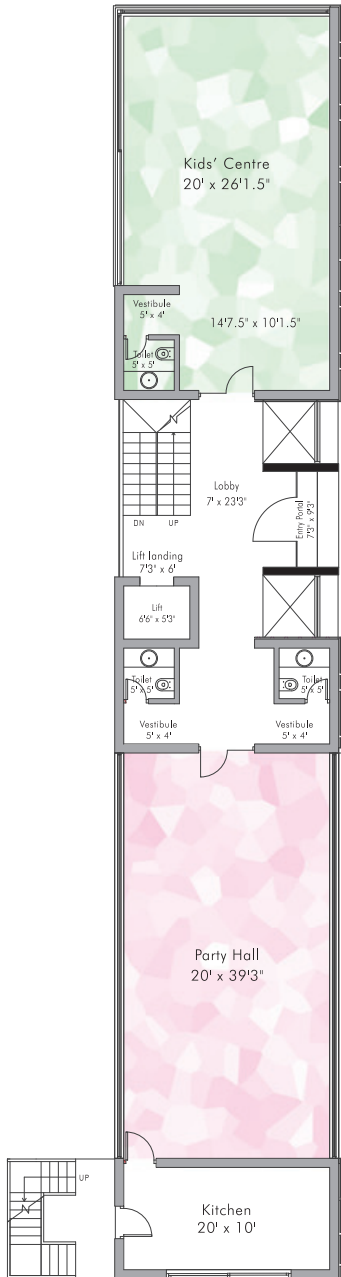
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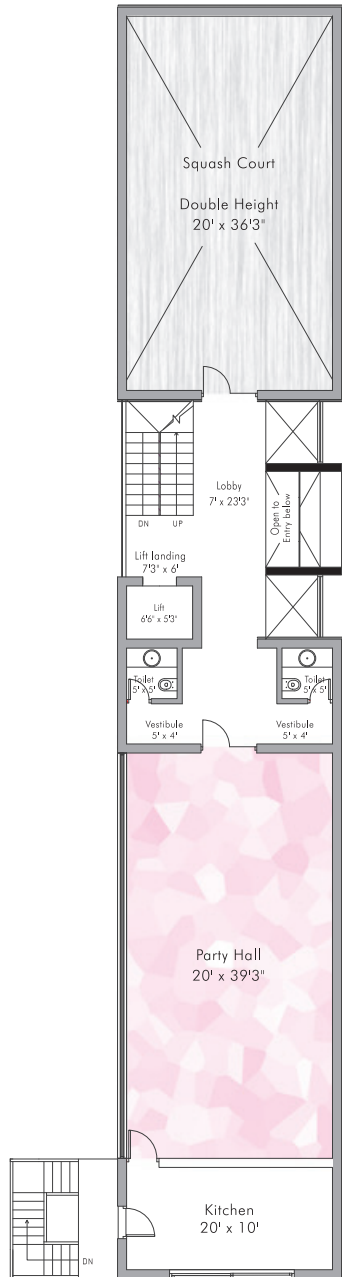




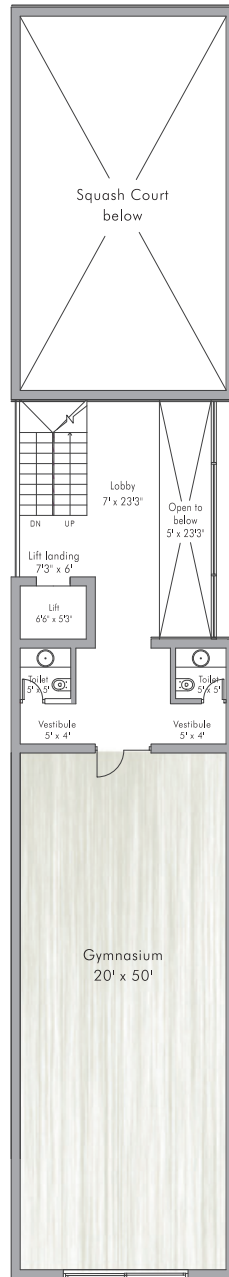
Basement Floor



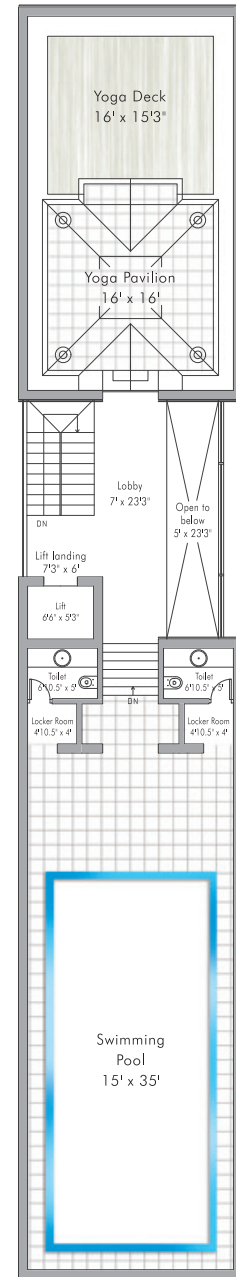
Ground Floor



First Floor



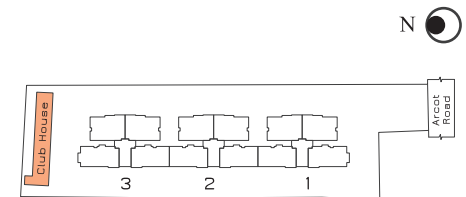
Second Floor

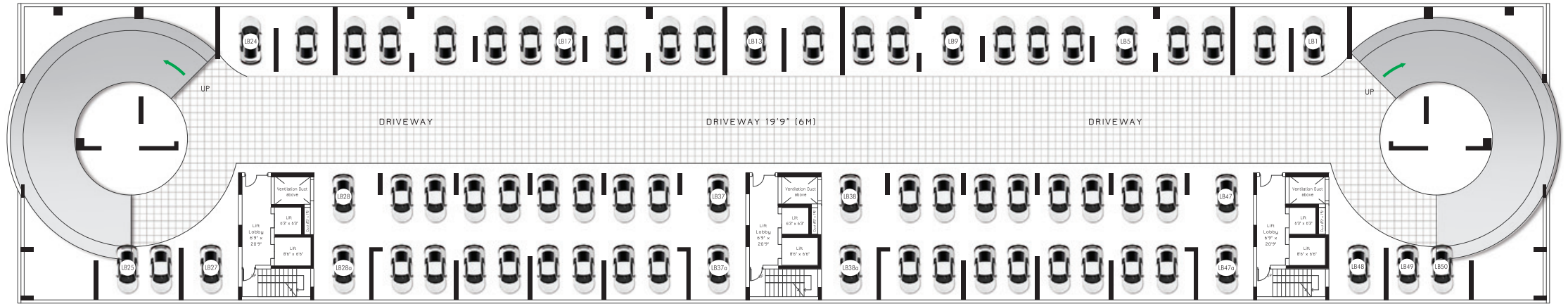


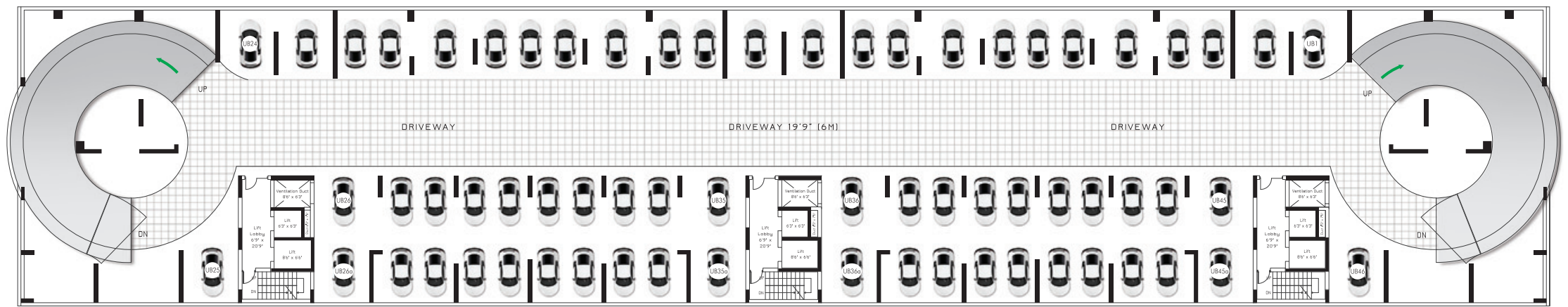
Terrace Floor

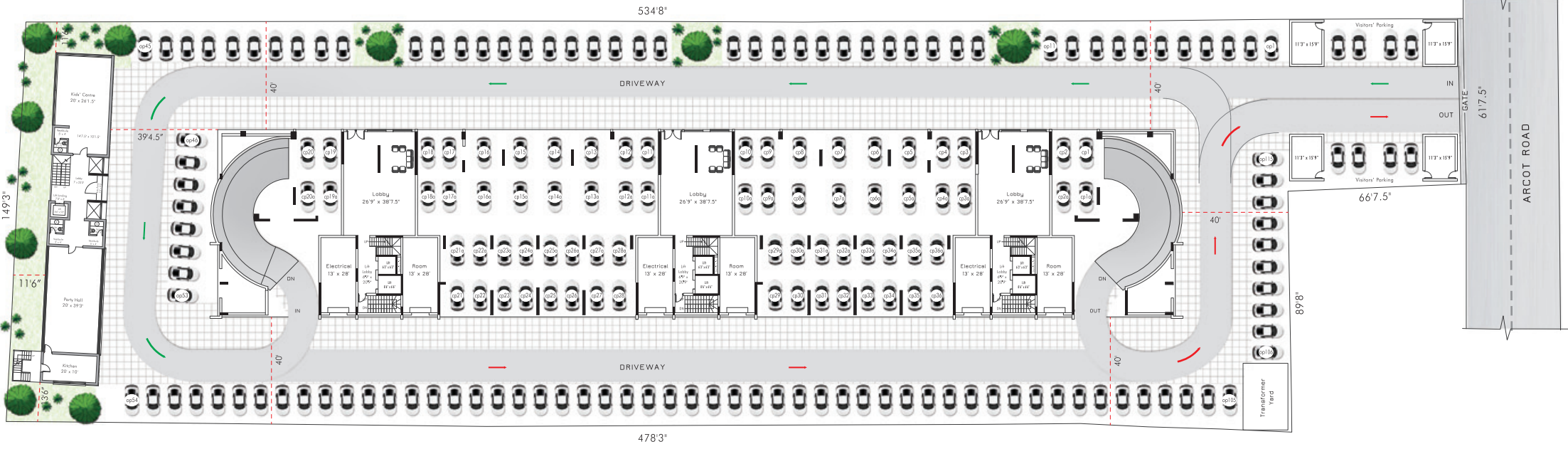


[Club House]











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