




SREEROSH
ORCHARD
KANNUR

AN URBAN
OASIS





THE ART OF LIVING PERFECTED

P R E S E N T I N G



A brand new vibrant community of standalone villa homes and your invitation to an exceptional lifestyle of work, wellness, and everyday luxury.

With every square inch and every detail thought out, the villas at Sreerosh Orchard are more than a brick-and-mortar structure. Reflecting exquisite craftsmanship, impeccable design, and zero compromise on livability, they are truly homes you would love to call your own.

Located at the intersection of everything, and everywhere, these villas pair chic style with unparalleled amenities in a highly desirable location, to meet all your urban living needs.

Ready for the Villa Lifestyle? Move in today!



A photograph of three people practicing yoga in a wooden studio. In the foreground, a woman with dark hair tied back, wearing a red tank top and black leggings, sits in a lotus position on a pink mat with her hands in a prayer position. Behind her, a woman in a grey tank top and orange leggings also sits in a lotus position on a grey mat. In the background, a man in a light blue tank top and dark shorts sits in a lotus position on a wooden floor. The studio has large windows showing greenery outside.

FLOURISH AT SREEROSH ORCHARD

Inspired modern living meets first-class resort-inspired amenities, and facilities to provide an unmatched lifestyle that's curated to meet your everyday needs.

The community spaces are an extension of your living room, a place for you to congregate and entertain and much more. The airy living areas awash the entire living space with natural light and are a pleasure to unwind in, the kitchens are sleek and convenient, and the bedrooms are warm and welcoming. A jog, a walk, a quick run on the treadmill, or partying in the Club House, every detail at Sreerosh Orchard is crafted for simple pleasures and hassle-free living.

ENTERTAINMENT

Meeting Hall
Party Hall



FACILITIES AND SERVICES

Association Room
Maid / Driver Dormitory
Maid / Driver Toilets



FITNESS AND HEALTH

Gym
Yoga & Aerobics Corner
Steam / Sauna

AMENITIES AND FACILITIES



POOL AMENITIES

Swimming pool

INDOOR GAMES

Board Games Corner
Pool Table
Table Tennis



LEARNING AND DEVELOPMENT

Library

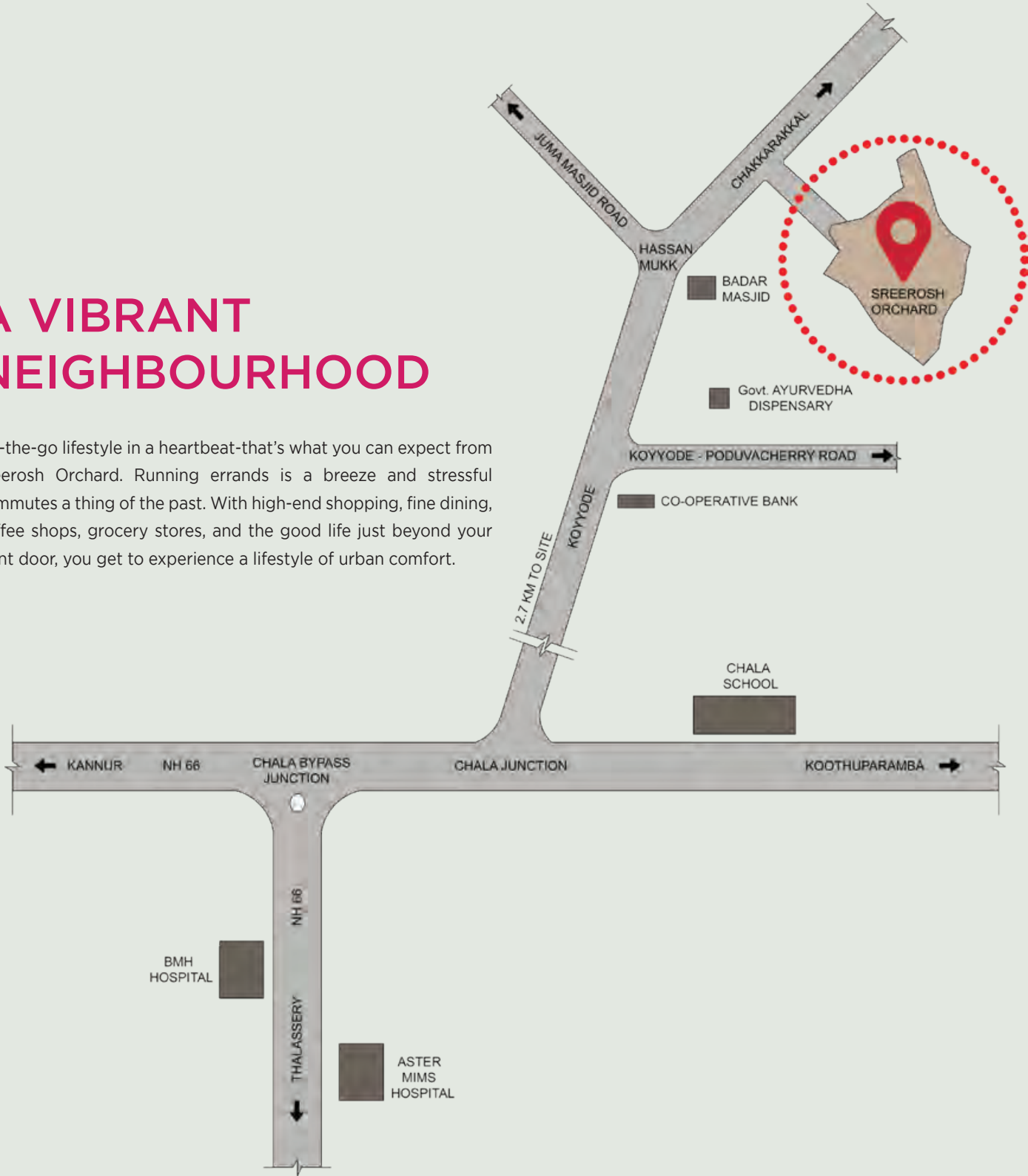


SPORTS AND OUTDOOR ACTIVITIES

Kids Play Area
Senior Citizen Seating
Basketball Hoop
Yoga & meditation zone
Multipurpose Artificial Turf

A VIBRANT NEIGHBOURHOOD

On-the-go lifestyle in a heartbeat-that's what you can expect from Sreerosh Orchard. Running errands is a breeze and stressful commutes a thing of the past. With high-end shopping, fine dining, coffee shops, grocery stores, and the good life just beyond your front door, you get to experience a lifestyle of urban comfort.



Airport		
Kannur International Airport		17 Kms.
Railway Station		
Kannur Railway Station		11 Kms.
Road Network		
National Highway (NH) 66		3 Kms.
New Bus Terminal- Kannur		10 Kms.
Places of Worship		
Sree Peralassery Temple		8.5 Kms.
Thalavil Sree Mahavishnu Temple		1.5 Kms.
Thannada Juma Masjid		3.5 Kms.
Healthcare		
Aster MIMS		3.5 Kms.
Baby Memorial Hospital		3.5 Kms.
AKG Memorial Hospital		10 Kms.
Sreechand Speciality Hospital		11 Kms.
District Hospital Kannur		11 Kms.
Educational Institutions		
Chembilode Higher Secondary School		1 Km.
Chala High School		2.7 Kms.
Chinmaya Vidyalaya		3.9 Kms.
Kadambur Higher Secondary School		9 Kms.
S.N. College		6.5 Kms.
Brennen College		15 Kms.
Shopping Malls/ Recreation/ Entertainment		
Secura Centre		5 Kms.
Capitol Mall		9 Kms.
Savitha Film City		12 Kms.
Sadhoo Merry Kingdom Amusement park		3 Kms.
Kannur Central Mall		10 Kms.
Beach		
Muzhapilangad Driving Beach		7 Kms.
Payyambalam Beach		12 Kms.

SREEROSH ORCHARD – DISTINCT BY DESIGN

Architecture

The disciplines of architecture, interior, and urban design come together at Sreerosh Orchard. Contemporary, inviting, and evocative, they have been designed by the renowned Architectural Firm - **Livin Architects**, Kannur.

SPECIFICATIONS

Exterior

- Landscaped exteriors.
- Designer yard pavers.
- Car parking areas.

Interior

Structure :

- Wall bearing Structure on laterite Foundation.

Finishing and Fixtures

Wall Finishes

- Internal wall & ceiling - Finished with 2 coat premium emulsion paint over one coat primer and 2 coats of putty over smooth plastered surface.
- External wall - Finished with 10 years of water proofing and 10 years of performance guaranteed paint to be used as per manufacture specification over plastered surface.

Doors

- 1st quality teakwood polished door frame with architraves and solid panel shutters.
- Polymer-coated flush doors for washrooms

Windows & Ventilators

- Premium UPVC / Aluminium Windows with toughened glass.

Plumbing and Sanitation

- Internal Plumbing: Concealed waterline for Toilets and Kitchen using CPVC pipes and Concealed waste line in floor using PVC pipes.

- External Plumbing: pipeline to Toilets/ Kitchen through ducts using UPVC pipes.
- Yard Plumbing: Underground plumbing pipelines using PVC and Inspection chambers will be provided in necessary areas to the required depth.
- Pressure pump of adequate capacity from CRI / Equivalent brand will be provided to ensure evened pressure in all tap and shower points in toilets.
- Wall hung EWC (European water closet) with soft closing seat cover, and Health faucet from Kohler / American Standard / Jaguar / Equivalent brand.
- Wall hung / Counter top wash basin based on the allocated space will be provided along with Single lever Basin mixer (Hot & Cold), CP Bottle trap, both of Kohler / Grohe / Jaguar / Equivalent brand.
- Overhead Rain shower will be provided using arm from ceiling, shall be operated using Single lever Hot & Cold bath mixer / Diverter, both from Kohler / Grohe / Jaguar / Equivalent brand.
- Waterline provision for Geyser
- Single bowl Stainless steel sink with Drain board from Nirali / Equivalent brand.
- Single lever sink mixer (Hot & Cold) from Kohler / Jaguar / Grohe / Equivalent brand.
- Washing machine provision (waterline and drain line) & a bib tap at Service area.

Flooring & wall tiles

- Vitrified/ Ceramic tiles.
- Granite flooring for staircases.
- Granite Countertop in the Kitchens.

Electrical

- Concealed wiring in PVC medium conduits from premium brand laid inside ceiling and walls.
- Each Villa will have separate Distribution boards.

- Each Villa will have one energy meter located on the main board at common area along with one common energy meter for common facilities.

Handrails for Stair & balcony

Wood / SS handrail with clear toughened glass.

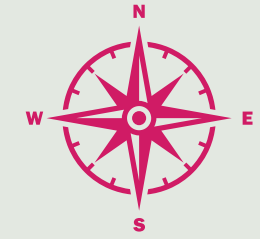
Water Supply

Underground sump of required liters capacity will be built with 8 inch thick RCC wall, for storage of Open well/ Bore well / Tube well, KWA water which will be pumped using pressure pumps to villas.





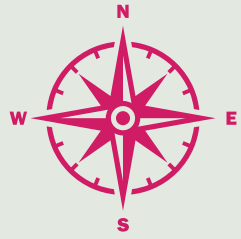
SREEROSH ORCHARD - CLUB HOUSE



CLUB HOUSE PLAN GROUND FLOOR



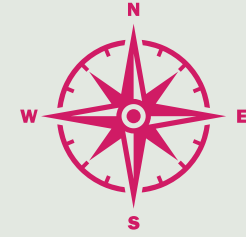
- The Furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract.
- The dimensions shown for walls and openings may vary slightly and a tolerance level of 2% is to be expected in wall thickness under actual conditions.



CLUB HOUSE PLAN LEVEL ONE

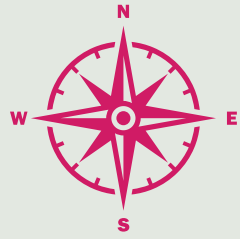


- The Furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract.
- The dimensions shown for walls and openings may vary slightly and a tolerance level of 2% is to be expected in wall thickness under actual conditions.



CLUB HOUSE PLAN
LEVEL TWO

- The Furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract.
- The dimensions shown for walls and openings may vary slightly and a tolerance level of 2% is to be expected in wall thickness under actual conditions.

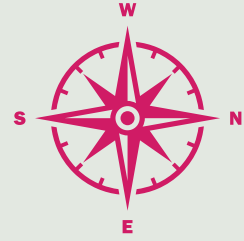


SITE PLAN

NOTE : THIS IS AN ARTIST'S IMPRESSION.
IMAGE NOT TO SCALE.

VILLA NOS	TOTAL SQFT	GROUND FLOOR	FIRST FLOOR	CARPET AREA
1 TO 5	2800	1803	997	2638
6 TO 11	3125	2018	1107	2889
12	3080	2000	1080	2817
13	3015	1920	1095	2780
15	2950	1875	1075	2763
14 TO 20	3060	1955	1105	2822
21 TO 24	2900	1875	1025	2691
25 TO 31	3235	2093	1142	3004
32 TO 36	2820	1846	974	2628
37 & 38	2910	1843	1067	2697

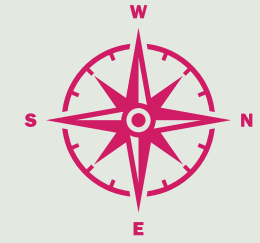




VILLA 1 to 5
GROUND FLOOR PLAN
TOTAL 2800 SQFT
(GF 1803 + FF 997)



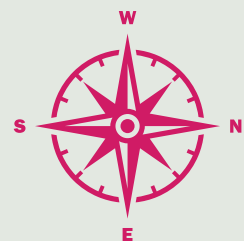
- The Furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract.
- The dimensions shown for walls and openings may vary slightly and a tolerance level of 2% is to be expected in wall thickness under actual conditions.



VILLA 1 to 5
FIRST FLOOR PLAN
TOTAL 2800 SQFT
(GF 1803 + FF 997)



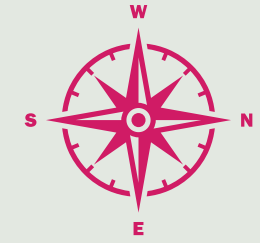
- The Furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract.
- The dimensions shown for walls and openings may vary slightly and a tolerance level of 2% is to be expected in wall thickness under actual conditions.



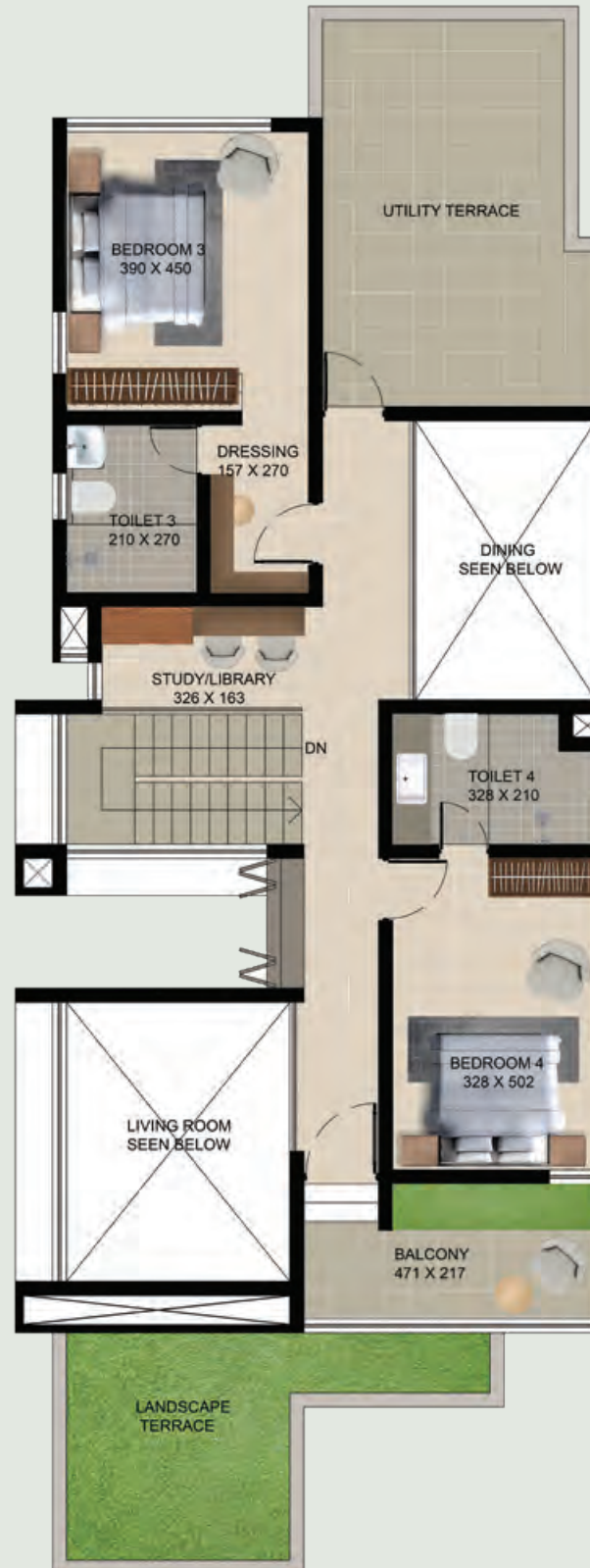
VILLA 6 to 11
GROUND FLOOR PLAN
TOTAL 3125 SQFT
(GF 2018 + FF 1107)



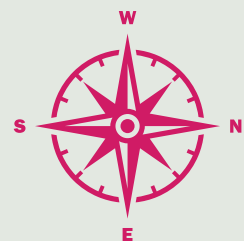
- The Furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract.
- The dimensions shown for walls and openings may vary slightly and a tolerance level of 2% is to be expected in wall thickness under actual conditions.



VILLA 6 to 11
FIRST FLOOR PLAN
TOTAL 3125 SQFT
(GF 2018 + FF 1107)



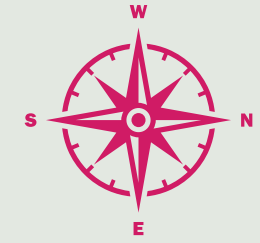
- The Furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract.
- The dimensions shown for walls and openings may vary slightly and a tolerance level of 2% is to be expected in wall thickness under actual conditions.



VILLA 12
GROUND FLOOR PLAN
TOTAL 3080 SQFT
(GF 2000 + FF 1080)



- The Furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract.
- The dimensions shown for walls and openings may vary slightly and a tolerance level of 2% is to be expected in wall thickness under actual conditions.



VILLA 12
FIRST FLOOR PLAN
TOTAL 3080 SQFT
(GF 2000 + FF 1080)



- The Furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract.
- The dimensions shown for walls and openings may vary slightly and a tolerance level of 2% is to be expected in wall thickness under actual conditions.



SCAN THIS QR CODE
FOR LOCATION MAP



EXPLORE SREEROSH ORCHARD

Total land area : 1,79,630 SQFT
Total built-up area : 1,22,522 SQFT
For Villa : 1,14,320 SQFT
For Club house : 8,202 SQFT
Total Number of Villas : 38

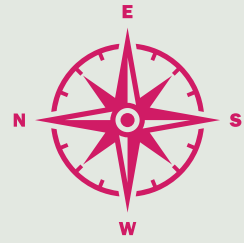
4 BHK, GROUND + FIRST FLOOR

TYPES, SIZE AND NUMBER OF VILLAS

VILLAS	SIZE (SQFT)	NO. OF VILLAS
1 to 5	2800	5
6 to 11	3125	6
12	3080	1
13	3015	1
14, 16, 17, 18, 19, 20	3060	6
15	2950	1
21 to 24	2900	4
25 to 31	3235	7
32 to 36	2820	5
37, 38	2910	2


SREEROSH
ORCHARD
KANNUR

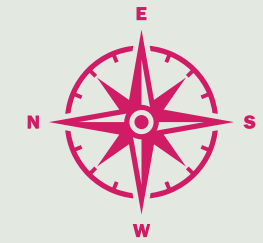
NOTE: THIS IS AN ARTIST'S IMPRESSION. IMAGE NOT TO SCALE.



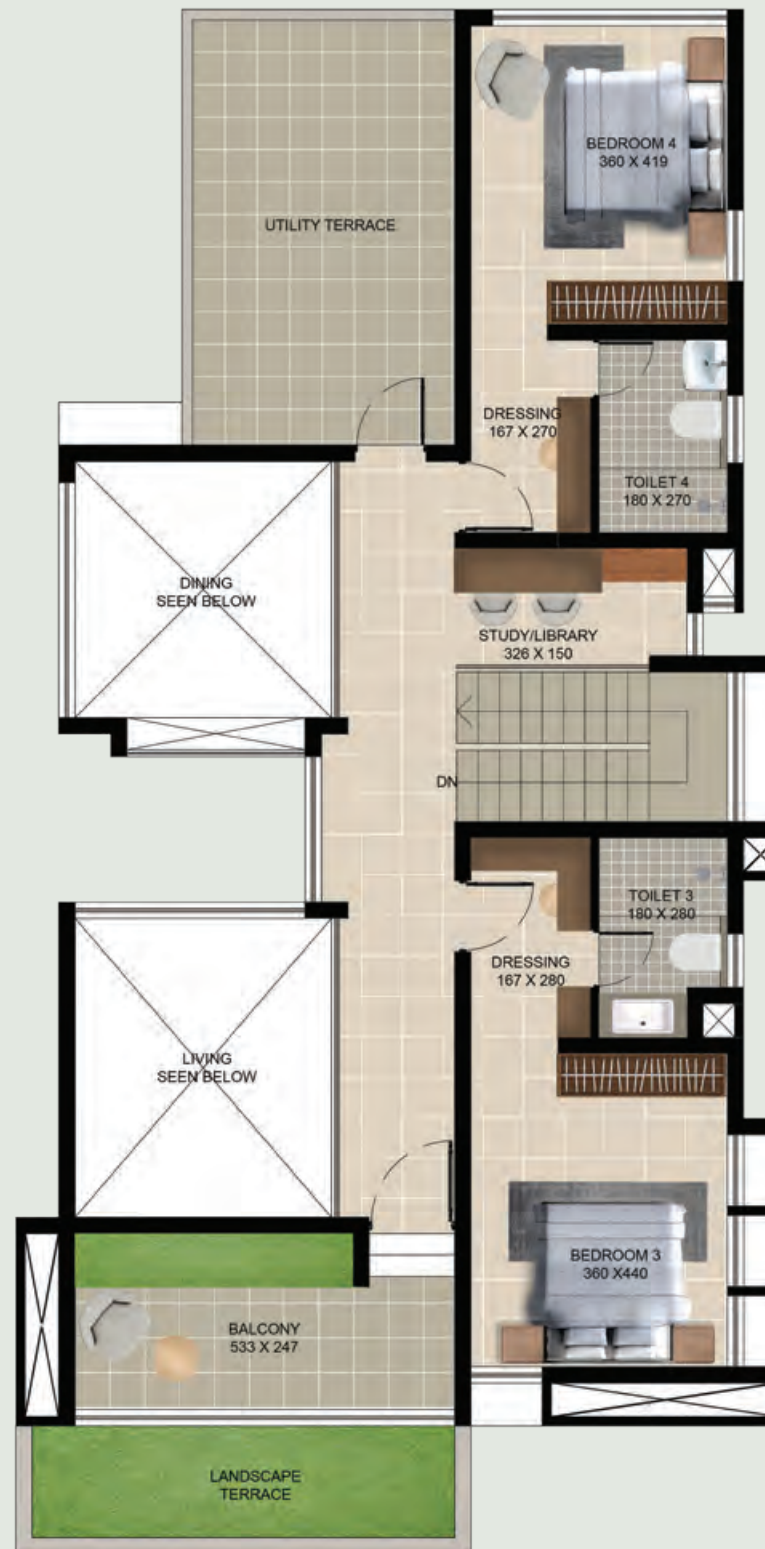
VILLA 13
GROUND FLOOR PLAN
TOTAL 3015 SQFT
(GF 1920 + FF 1095)



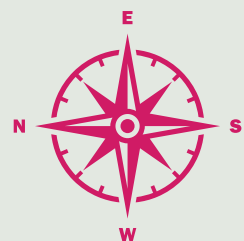
- The Furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract.
- The dimensions shown for walls and openings may vary slightly and a tolerance level of 2% is to be expected in wall thickness under actual conditions.



VILLA 13
FIRST FLOOR PLAN
TOTAL 3015 SQFT
(GF 1920 + FF 1095)



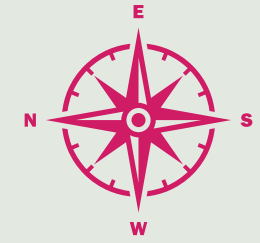
- The Furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract.
- The dimensions shown for walls and openings may vary slightly and a tolerance level of 2% is to be expected in wall thickness under actual conditions.



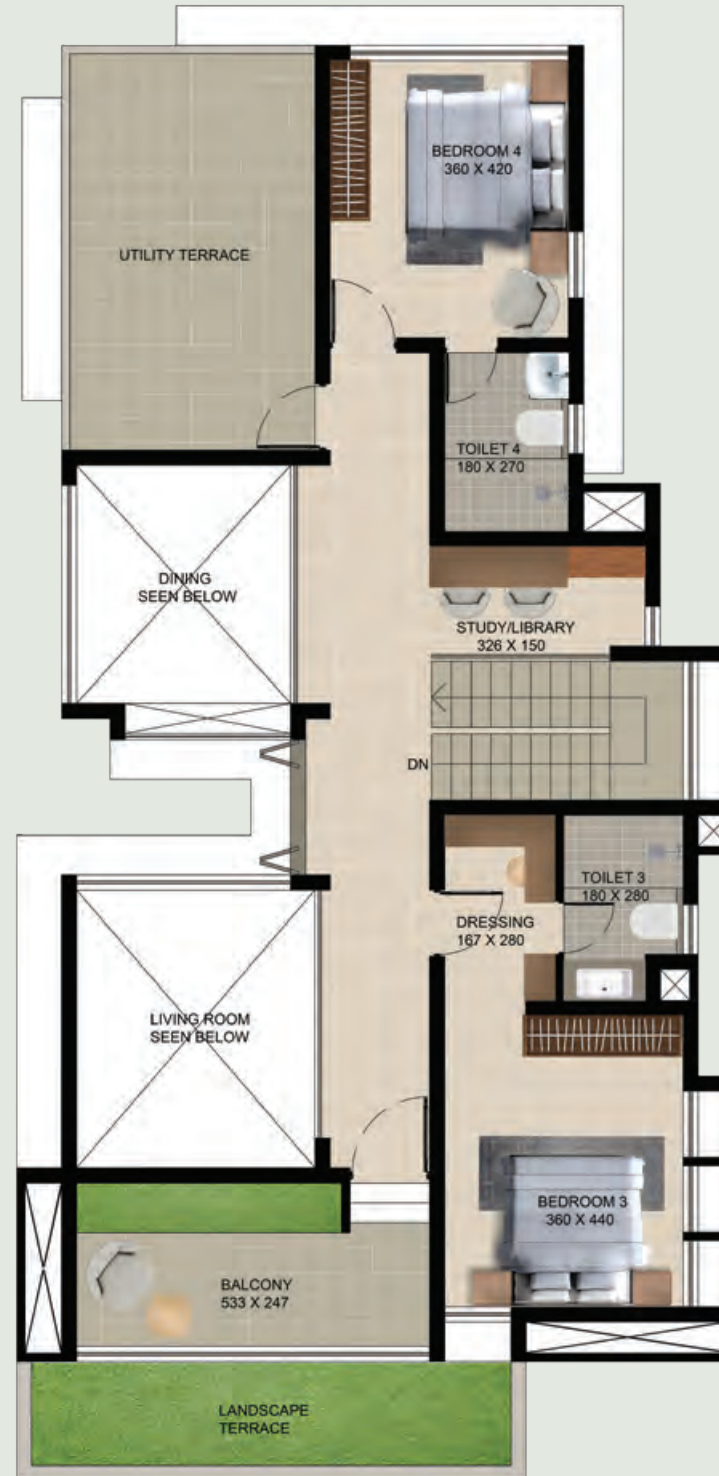
VILLA
14, 16, 17, 18, 19, 20
GROUND FLOOR PLAN
TOTAL 3060 SQFT
(GF 1955 + FF 1105)



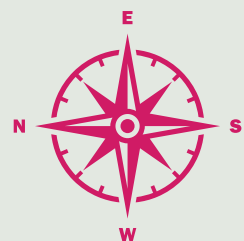
- The Furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract.
- The dimensions shown for walls and openings may vary slightly and a tolerance level of 2% is to be expected in wall thickness under actual conditions.



VILLA
14, 16, 17, 18, 19, 20
FIRST FLOOR PLAN
TOTAL 3060 SQFT
(GF 1955 + FF 1105)



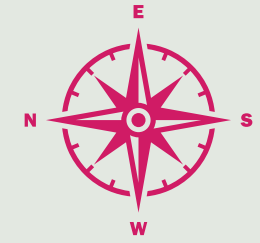
- The Furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract.
- The dimensions shown for walls and openings may vary slightly and a tolerance level of 2% is to be expected in wall thickness under actual conditions.



VILLA 15
GROUND FLOOR PLAN
TOTAL 2950 SQFT
(GF 1875 + FF 1075)



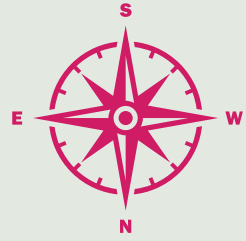
- The Furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract.
- The dimensions shown for walls and openings may vary slightly and a tolerance level of 2% is to be expected in wall thickness under actual conditions.



VILLA 15
FIRST FLOOR PLAN
TOTAL 2950 SQFT
(GF 1875 + FF 1075)



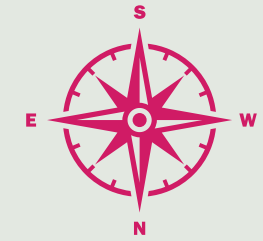
- The Furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract.
- The dimensions shown for walls and openings may vary slightly and a tolerance level of 2% is to be expected in wall thickness under actual conditions.



VILLA 21 to 24
GROUND FLOOR PLAN
TOTAL 2900 SQFT
(GF 1875 + FF 1025)



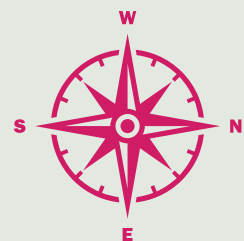
- The Furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract.
- The dimensions shown for walls and openings may vary slightly and a tolerance level of 2% is to be expected in wall thickness under actual conditions.



VILLA 21 to 24
FIRST FLOOR PLAN
TOTAL 2900 SQFT
(GF 1875 + FF 1025)



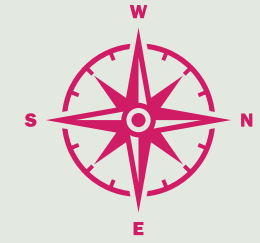
- The Furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract.
- The dimensions shown for walls and openings may vary slightly and a tolerance level of 2% is to be expected in wall thickness under actual conditions.



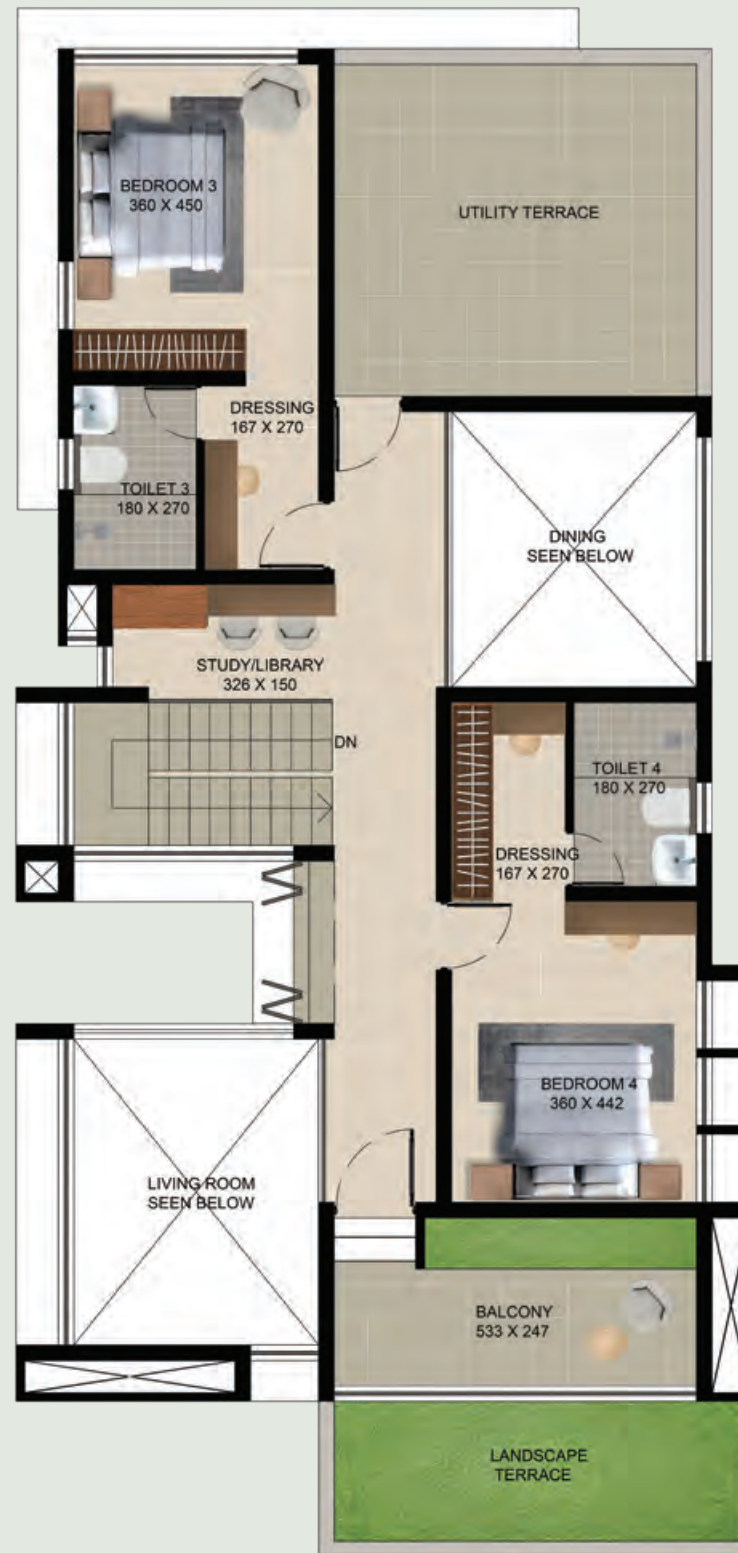
VILLA 25 to 31
GROUND FLOOR PLAN
TOTAL 3235 SQFT
(GF 2093 + FF 1142)



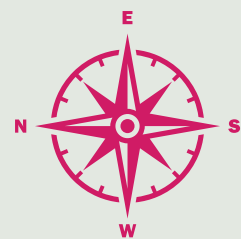
- The Furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract.
- The dimensions shown for walls and openings may vary slightly and a tolerance level of 2% is to be expected in wall thickness under actual conditions.



VILLA 25 to 31
FIRST FLOOR PLAN
TOTAL 3235 SQFT
(GF 2093 + FF 1142)



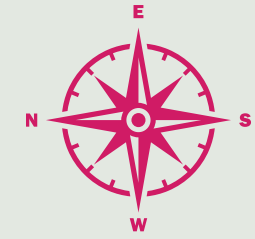
- The Furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract.
- The dimensions shown for walls and openings may vary slightly and a tolerance level of 2% is to be expected in wall thickness under actual conditions.



VILLA 32 to 36
GROUND FLOOR PLAN
TOTAL 2820 SQFT
(GF 1846 + FF 974)



- The Furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract.
- The dimensions shown for walls and openings may vary slightly and a tolerance level of 2% is to be expected in wall thickness under actual conditions.



VILLA 32 to 36
FIRST FLOOR PLAN
TOTAL 2820 SQFT
(GF 1846 + FF 974)



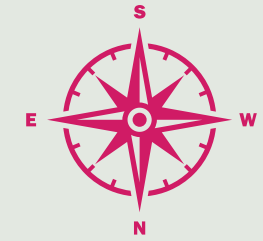
- The Furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract.
- The dimensions shown for walls and openings may vary slightly and a tolerance level of 2% is to be expected in wall thickness under actual conditions.



VILLA 37, 38
GROUND FLOOR PLAN
TOTAL 2910 SQFT
(GF 1843 + FF 1067)



- The Furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract.
- The dimensions shown for walls and openings may vary slightly and a tolerance level of 2% is to be expected in wall thickness under actual conditions.



VILLA 37, 38
FIRST FLOOR PLAN
TOTAL 2910 SQFT
(GF 1843 + FF 1067)



- The Furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract.
- The dimensions shown for walls and openings may vary slightly and a tolerance level of 2% is to be expected in wall thickness under actual conditions.

ONGOING PROJECTS – KERALA AND CHENNAI



SREEROSH LAURELS
KANNUR, KERALA



SREEROSH CITADEL
KANNUR, KERALA



SREEROSH SYMPHONY
PAYYANUR, KERALA



SREEROSH PLUMERIA
ANNA NAGAR WEST, CHENNAI



SREEROSH POURNNAMI
ANNA NAGAR EAST, CHENNAI



SREEROSH BAUHINIA
AMINJIKARAI, CHENNAI

FEATURED COMPLETED PROJECTS – KERALA AND CHENNAI



Sreerosh Sea Breeze
Thalassery, Kerala



Sreerosh Iris
Kannur, Kerala



Sreerosh Orbit
Kannur, Kerala



Sreerosh Springdale
Kannur, Kerala



Sreerosh Green Acres
76 villas in 12 acres, Kannur, Kerala



Sreerosh Harmony
35 villas in 3 Acres, Kannur, Kerala



Sreerosh Centre
Kannur, Kerala



Sreerosh Bay Heights
Kannur, Kerala



Sreerosh Astrea
Kilpauk, Chennai



Sreerosh Zinia
Anna Nagar, Chennai



Sreerosh Vatsalya
Adyar, Chennai



Sreerosh Cynthia
Kilpauk Garden Colony, Chennai

SREEROSH DEVELOPERS (P) LTD.

Sreerosh was founded in 1994 by **Sreedharan Payani**, a reputed Real Estate Developer and a native of North Kerala.

Established with a vision to create lasting value in realty, his projects reflected an optimal combination of land use, entitlement, and construction expertise. His approach to real estate was based on his deep understanding of the urban landscape and the need for residential, commercial, and mixed-use environments. With no competing interests, he made building homes his singular focus, delivering nothing but the best to the home buyer.

Today, Sreerosh is recognized as an award-winning company with a proven track record of high performance and success, translating to a combined development portfolio of more than **3 million square feet** - residential and commercial projects across Chennai, Coimbatore, Kozhikode, and Kannur with new projects in the execution phase.

An honest builder at heart and deeply anchored to creating value, Sreedharan's unwavering commitment to quality and integrity continues to define Sreerosh.

Sreedharan Payani holds a Master's Degree in Civil Engineering from the Indian Institute of Technology, Madras.

Sreerosh Orchard is a project by **Sreerosh Developers (P) Limited** - A company that caters exclusively to the realty market in Kerala and its unique sensibilities. Dedicated to the core value of excellence, integrity, and value creation - a Sreerosh legacy, Sreerosh Developers (P) Limited is co-managed by **Reji A P**, Civil Engineer and Real Estate Specialist with an extensive experience in Kerala's realty segment. Associated with the parent company, Sreerosh Properties, since 2006 in multiple leadership capabilities, he brings his expertise and commitment to Sreerosh Developers (P) Limited as Director.

Architects : M/s Livin Architects


The information contained herein is subject to change as may be required by the authorities and the architects and cannot form part of the offer of contract. While every reasonable care has been taken in providing this information, the owner, or the developer cannot be held responsible for any inaccuracies.



SREEROSH DEVELOPERS (P) LTD.

 twitter.com/sreeroshindia

 facebook.com/sreeroshdevelopers

 instagram.com/sreeroshdevelopers

SREEROSH.COM

Member of **CREDAI**

KANNUR

3rd Floor, Sreerosh Centre
Near Ashoka Hospital
South Bazaar
Kannur - 670 002

Phone :
+91 497 2764355, 2764366

Mobile :
+91 96058 59600
+91 93883 59600

Email :
kannur@sreerosh.com

CHENNAI

2nd Floor, Sreerosh Centre
97 New Avadi Road, Kilpauk
Chennai - 600 010
Tamil Nadu, INDIA

Phone :
+91 44 2644 0644 / 45 / 46

Mobile :
+91 98412 88846
+91 98412 88842

Email :
chennai@sreerosh.com