

**PREETHA FOUNDATION
JANANI CONSTRUCTIONS**

“CONFLUENCE”



Happy Homes to you..



Located in the serene neighborhood Sithalapakkam, Confluence is a thoughtfully designed Stilt + 3 Floors apartment that offers the perfect balance of modern living and natural charm.

Each floor houses 4 units – 3 compact BHKs and 1 spacious 3BHK, designed to maximize space, natural ventilation and ample daylight for a refreshing living experience.

With Preetha Foundation's trusted quality and attention to detail, Confluence is where style meets functionality, ensuring every home feels open, airy, and inviting.



TYPICAL FLOOR PLAN



STILT FLOOR PLAN



FOUNDATION AND SUPER STRUCTURE

- Earthquake resistant RCC framed structure, designed for seismic zone 3 compliance.
- Brick work for external and internal walls using first quality red bricks.
- Only RO water shall be used for all concrete works to ensure high quality and durability.

PAINTING

- Interior : Two coats of birla putty, one coat of primer & two coats of asian paints premium emulsion.
- Exterior : Weather coat emulsion paint.

GENERAL FLOORING

- Living, Dining, Bedroom - Vitrified tiles (2 ft x 4 ft).

KITCHEN

- Floor - Vitrified tiles (2 ft x 4 ft)
- Wall tiles - 2 ft height above the kitchen platform (2 ft x 4 ft).

TOILET

- Wall tiles - upto 7 ft ht (2 ft x 4 ft)
- Floor tiles - 1 ft x 1 ft.

WASH AREA

- Wall tiles of 3 ft ht (1 ft x 1.5 ft)
- Floor tiles - 1 ft x 1 ft.

KITCHEN

- Dado of 2' above kitchen platform
- Provision for RO
- Provision for washing machine in service area.

DOORS AND FRAMES

- Main doors: Teak
- Bedroom : Skin doors
- All door frames: Teak wood
- Toilets: Waterproof WPC doors.

WINDOWS

- Balcony: UPVC french doors of sliding profile
- Windows: UPVC sliding windows with MS grills as per architect's design.

PLUMBING

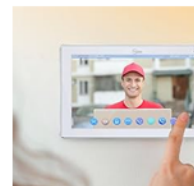
- Floor mounted EWC - Parryware, Jaquar or equivalent
- Wall Mixer - Parryware, Jaquar or equivalent
- Individual shut valve for all the toilets
- Stainless steel sink with sink mixer in the kitchen
- Provision for geyser and exhaust fans.

ELECTRICAL

- Three phase power supply with independent E.B meters for each apartment
- ISI brand wires with earth leak circuit breaker (ELCB) of L&T or equivalent make
- Legrand or equivalent brand modular switches will be provided
- Television cable points in living room and bedrooms
- AC points in all bedrooms.



SECURITY ROOM & C.TOILET IN STILT



VIDEO DOOR PHONE SECURITY SYSTEM



CCTV SURVEILLANCE



BRANDED AUTOMATIC LIFT



RAINWATER HARVESTING



HOSPITALS

Gleneagles Global Health City	-7 km
Chettinad Hospital	-9 km
Kauvery Hosiptal Radial road	-7 km

COLLEGES

Sathyabama University	-5 km
St Joseph's College	-6 km
Bharath Institute	-8 km

IT HUBS

Elcot SEZ	-7 km
TCS Siruseri	-11 km
Chennai One IT SEZ	-11 km

SCHOOLS

BVM Global School	-2 km
M S Dhoni Global School	-2 km
Orchids The International School	-3 km

SPIRITUAL PLACES

Shivan Temple	-750 m
Shankarapuram Vinayakar Temple	-3 km
St. Antony's church	-4 km

RECREATION

Kaleesuware Mall	-7 km
Sekaran Mall	-5 km
M's Food street	-5 km

We believe that exceptional design transforms spaces and enriches lives. With a long legacy in the construction industry, we have consistently delivered architectural excellence, shaping environments that inspire, innovate, and endure. From concept to completion, our team of talented architects and engineers work consistently to deliver apartment complexes, commercial developments, industrial buildings and more. With a focus on functionality, aesthetics and sustainability, We deliver construction solutions that exceed expectations. We have successfully completed projects all around Chennai, namely, R.A. Puram, Mylapore, Abhiramapuram, Perambur, Kolathur, Ambattur, Velachery, Adambakkam, Madipakkam, Medavakkam, Perumbakkam, Santhoshapuram, Vengaivasal, Kovilambakkam, S.Kolathur, Sithalapakkam etc.



Vetrivel Nagar, 22 A & B,
Sankarapuram, Sithalapakkam,
Chennai, Tamil Nadu 600131



95 51 65 66 55
72 99 99 50 90



enquiry@preethafoundation.com



www.preethafoundation.com

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**CONFLUENCE
SITHALAPAKKAM**

PROJECTS ACROSS CHENNAI



R. A. PURAM



GREENWAYS ROAD



WARREN ROAD



MYLAPORE



VELACHERY



IRUMBULIYUR - 1



IRUMBULIYUR - 2

COMMERCIAL SPACES FOR RENT



PREETHA HEADQUARTERS



PREETHA JANANI ARCADE