



S&S

CENTRIS

PERFECTLY CENTERED

A HOME AT THE CENTRE OF EVERYTHING THAT MATTERS

In a city that never slows down, finding balance is rare. S&S Centris offers exactly that, a home perfectly positioned between ambition and comfort.

Located on OMR, Chennai's thriving IT corridor, S&S Centris gives you unmatched connectivity while preserving the privacy of boutique living. With just 59 carefully designed residences spread across one acre, the project creates an intimate community where space, light, and ventilation are prioritised.

Each apartment is built with a focus on structural strength, independent walls, and thoughtful layouts that encourage airflow and natural brightness. Spacious balconies, premium specifications, and curated landscaping elevate everyday living into an experience of understated luxury.

Here, everything is close, yet your home feels worlds apart.





DESIGNED FOR THE MODERN ACHIEVER



59 EXCLUSIVE
RESIDENCES

Low-density living across one acre.



BALCONY IN EVERY
LIVING ROOM

Natural light. Cross ventilation.
Openness.



NO SHARED
WALLS

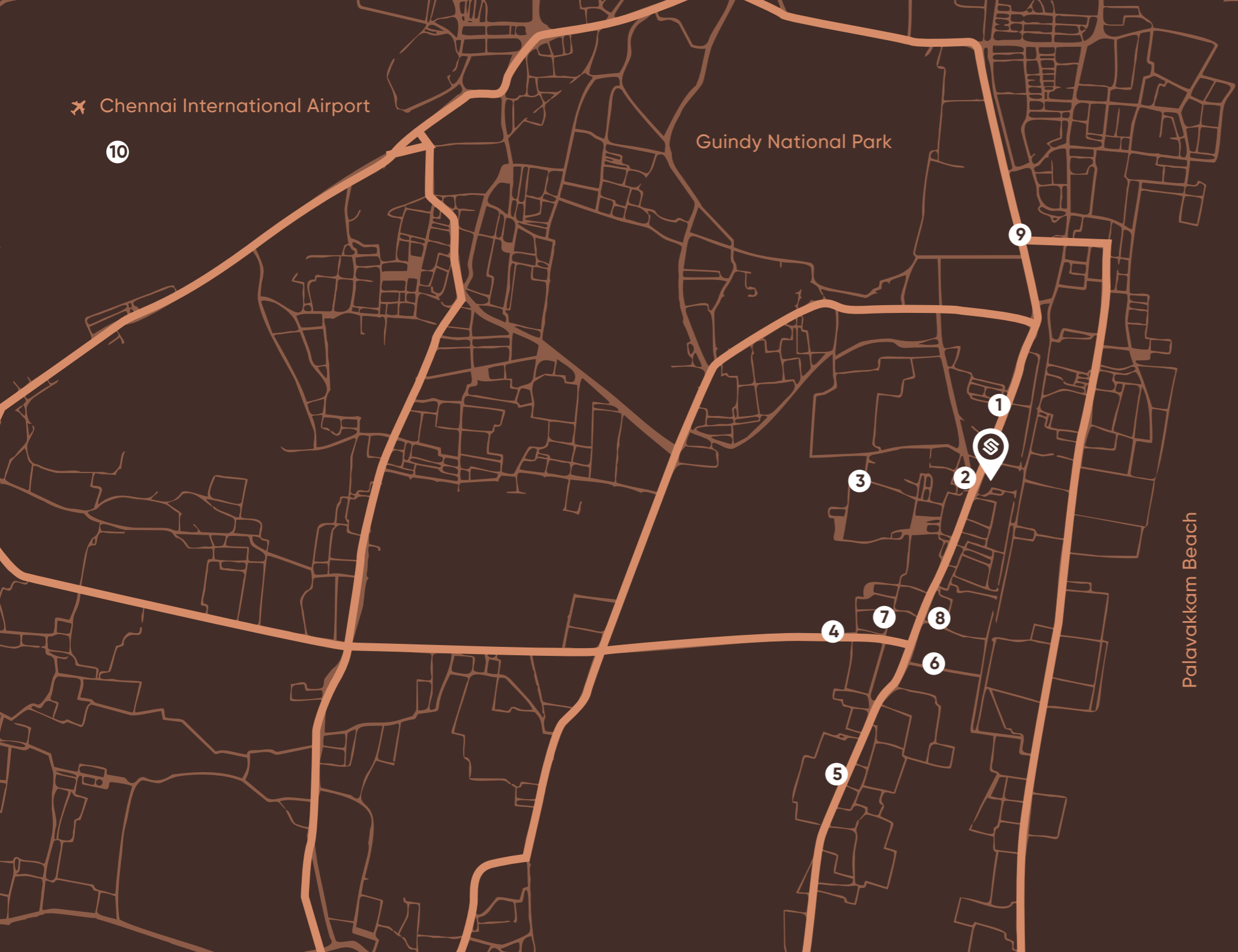
Complete privacy and
superior sound insulation.



100% VAASTU-COMPLIANT
LAYOUTS

Harmony built into every plan.





CONNECTIVITY & CONVENIENCES

- 1 Apollo Hospital 100 m
- 2 World Trade Center 100 m
- 3 Sri Chaitanya Techno School 1 km
- 4 Chennai One IT Park 1 km
- 5 Cognizant 1 km
- 6 D.B. Jain College 2 km

Travel Time

- 7 Thoraipakkam Junction 5 mins
- 8 BSR Mall 5 mins
- 9 TIDEL Park 15 mins
- 10 Airport 20 mins

SPACES THAT REFLECT YOUR PACE



WAITING LOUNGE



WELL-EQUIPPED GYM



ASSOCIATION ROOM



MULTIPURPOSE HALL



LANDSCAPED GARDEN
AT GROUND LEVEL



ADEQUATE EV
CHARGING POINT
PROVISION

EVENINGS.
UNRUSHED.

MASTERFULLY PLANNED LIVING

SPACIOUS 2BHK, 2BHSK & 3BHK RESIDENCES

1149 - 1716 SQ. FT.

STILT + 5 FLOORS | 59 UNITS

Spread across one acre with only 59 residences,
the layout ensures low-density living,
enhanced privacy, and efficient circulation
throughout the community.



BUILT TO ENDURE



STRUCTURAL SYSTEM

RCC framed structure designed for seismic compliance.



MASONRY

Solid block masonry wall.



PEST CONTROL

Anti-termite treatments wherever applicable during the construction stage.



ELEVATORS

Johnson / Kone or equivalent.



POWER BACKUP

1000 watts for 3BHK, 750 watts for 2BHSK, and 500 watts for 2BHK through Automatic Changeover Current & Limiter (ACCL).
100% power backup for all common areas.



DESIGNED FOR CONTEMPORARY LIVING



FLOORING

- Vitrified tiles in Foyer, Living, Dining, Bedrooms, and Kitchen.
- Anti-skid tiles for toilets with vitrified wall tiles up to the false ceiling.
- Indian Granite or Matt finish vitrified tiles for common areas and staircases
- Matt finish tiles for Utility / Balcony.

DOORS

- Main Door: Teak wood frame with a 40mm thick flush shutter, finished with teak veneer on both sides and equipped with Smart Biometric Locks. Ironmongeries like tower bolts, door viewer, magnetic catcher in SS finish.
- Bedroom Doors: Pre-engineered laminate finish flush door with architrave, ironmongery like door lock, tower bolt, magnetic catcher will be provided.
- Bathroom / Utility Doors: Pre-engineered laminate finish flush door with architrave, ironmongery like door lock, tower bolt, magnetic catcher will be provided.

WINDOWS

- UPVC Coloured sliding windows and necessary hardware will be provided.
- French Door in UPVC Coloured frame and sliding door with see through glass.
- UPVC Coloured frame with glass louvered ventilation will be provided.

SANITARY & CP FITTINGS

- Kohler / Jaquar or equivalent with single lever with rain shower head and hand shower.
- Wall mounted European Water Closet (EWC) of Kohler / Jaquar or equivalent.

PAINTING

- Two coats of putty, one coat primer and two coats of emulsion paint on internal walls & ceiling.

ELECTRICAL & CONNECTIVITY

- 3-Phase supply with MCB and RCCB.
- Concealed wiring with modular switches.
- LED light fixtures for common areas.
- Telephone and Data-point provisions in both the Living area and Master Bedroom.

SAFETY & SECURITY

- Video door phones
- CCTV in common areas
- Smart biometric access

OTHER FEATURES

- STP
- WTP
- Rainwater harvesting
- Centralised piped gas & DTH
- Toilets for drivers and domestic help

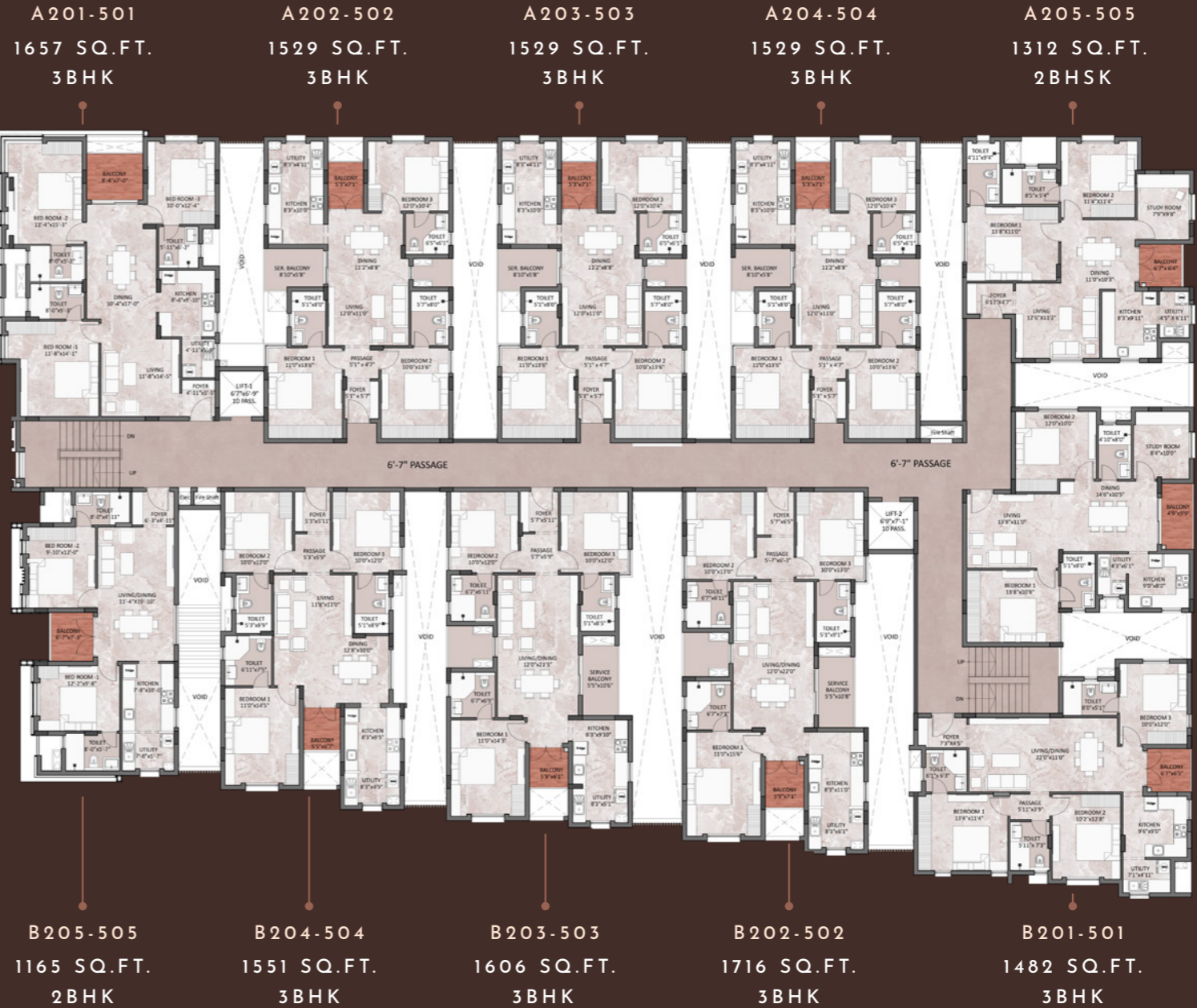
SITE PLAN

- CLEAR VEHICULAR CIRCULATION
- DEDICATED STILT-LEVEL PARKING
- LANDSCAPED BUFFER ZONES
- EFFICIENT VERTICAL MOVEMENT



FIRST FLOOR PLAN (BLOCK-I)





TYPICAL FLOOR PLAN (BLOCK-I)

A206-506
1306 SQ. FT.
2BHKS



FLOOR PLAN (BLOCK-II)

C101-201
1322 SQ.FT.
2BHSK

C102-202
1339 SQ.FT.
2BHSK





OWN YOUR SPACE AT THE CENTRE OF IT ALL

FOR ENQUIRIES, CONTACT

+91 99404 86333 | 98409 99149

OMR Road (Opp. World Trade Center, Perungudi)

TNRERA/29/BLG/0033/2026 dated 03.02.2026. <https://rera.tn.gov.in>



SCAN FOR
SITE LOCATION



S&S FOUNDATIONS PVT. LTD.

45, Giriappa Rd, Drivers Colony, T. Nagar, Chennai 600 017

www.ssfoundations.com

TNRERA/29/BLG/0033/2026 dated 03.02.2026. <https://rera.tn.gov.in>

SITE LOCATION

537, Rajiv Gandhi Salai, Thiruvalluvar Nagar,
Perungudi, Chennai 600 096