



ORAGADAM

VILLAS | VILLA PLOTS



The Most Promising Real Estate Investment Destination

PLAN SHOWING THE APPROVED LAYOUT OF HOUSE SITE, COMPRISED IN S.NOs. 6/3A2; 7/1; 13/2A AND 13/2B OF CHINNAMADURAPAKKAM VILLAGE, WALAJABAD TALUK, KANCHEEPURAM DISTRICT.

DTCP APPROVED NO. 19/2023

RERA - LAYOUT APPROVED NO. TN/1/LAYOUT/3092/2024

REFERENCE:

TOTAL EXTENT.....2.43 acres (or) 9833.77 Sqm.

Scale: 1: 800



AREA DETAILS.

Plot No.	Area in Sqm.	Sqft.
1	118.60	1277
2	77.03	829
3	78.12	841
4	79.20	853
5	80.29	864
6	81.37	876
7	82.46	888
8	83.54	899
9	124.66	1342
10	97.69	1052
11	98.82	1064
12	108.56	1169
13	107.86	1161
14	64.53	695
15	90.37	973
16	49.71	535
17	27.45	295
18	79.30	854
19	79.30	854
20	79.30	854
21	79.30	854
22	79.30	854
23	79.30	854
24	79.30	854
25	134.53	1448
26	134.53	1448
27	79.30	854
28	79.30	854
29	79.30	854
30	79.30	854
31	79.30	854
32	79.30	854
33	79.30	854
34	50.63	545
35	0.00	0
36	72.14	777
37	132.61	1427
38	131.56	1416
39	116.83	1258
40	137.16	1476
41	107.73	1160
42	203.89	2195
43	155.83	1677
44	162.00	1744
45	243.45	2620

AREA DETAILS.

Plot No.	Area in Sqm.	Sqft.
46	280.27	3017
47	82.59	889
48	80.85	870
49	98.14	1056
50	98.14	1056
51	80.85	870
52	109.65	1180
53	121.48	1308
54	97.24	1047
55	107.28	1155
56	90.22	971
57	90.00	969
58	69.87	752
59	78.37	844
O.Use	133.83	1441

The Best in Class Construction Procedure

- One Stop Solution for all your housing needs & related Govt approvals.
- Framed structure as per Structural Design., an earth-quake resistance.
- Vaasthu Compliance housing plans and fully customized Independent Villas.
- Branded 2 x 2 vitrified Stain-free tiles flooring for Bedrooms and Living room.
- Anti-skid Ceramic tiles flooring in Toilets, Balcony, and Car parking.
- Black Granite Kitchen Platform with Stainless steel Sink.
- Main Door Teak wood and Countrywood doors for Bedrooms.
- Toilet PVC doors with waterproof coating.
- Staircase railings SS/MS steel and with Anti-skid Ultra tiles.
- Modern UPVC/wooden heat-resistant windows with MS safety grills.
- Provisions for AC, Inverter, Home theatre, RO, and Geyser.
- Provision for All Household Appliances, as per client needs.
- Concealed Wiring with branded (Orbit fireproof/ Equivalent).
- Concealed Plumbing (CPVC / Equivalent).
- High-Quality Bathroom fittings Jaquar / Parryware (or) Equivalent.
- High-Quality Sanitary fittings Parryware (or) Equivalent.
- Separate Bore, 1hp motor, septic tank, sintex water tank for every villa.
- Separate 3-phase EB connection, Building Approval will be provided.
- Waterproofing will be done for the open terrace with Dr.Fixit Chemicals.
- Villa Handing over within 5-9 months, from the date of Registration.
- Housing loans will be arranged for eligible customers with leading banks.



3D TOP VIEW VILLA



FULLY CUSTOMIZED VILLAS, VILLA ELEVATION MAY CHANGE DEPEND ON CLIENTS APPROVAL

PROJECT HIGHLIGHTS



FULLY COMPOUND WALL



READY FOR CONSTRUCTION



SORROUNDED BY HOUSES & SHOPS



33 FEET BLACK THAR ROAD



AVENUE TREES



CCTV & SECURITY GUARDS



BUS STOPS & TERMINUS



RAILWAY STATION & METRO



STREET LIGHTS



VAASTHU COMPLAINT



GRAND ENTRANCE



SWEET WATER

Housing Loan can be arranged Upto **80% or 90%**



LOCATION ADVANTAGES

SCHOOL - COLLEGES

APN VIDHYAMANDIR SCHOOL 500 METERS - 3MIN
TRIVENI ACADEMY CBSE SCHOOL 10MIN - 7 KMS
TIPS - THE INDIAN PUBLIC SCHOOL 10MIN - 7 KMS
PSP MEDICAL COLLEGE AND HOSPITAL 5MIN
RRASE COLLEGE OF ENGG 15MIN - 10KM
DHANNISH AHMED ENGG. COLLEGE 10MIN - 8KM
DHANALAKSHMI COLLEGE 10MIN - 8KM
SRI KRISHNA ENGG COLLEGE 10MIN - 8KM
P.S. TEMPLE GREEN VIDHYASHRAM CBSE 10MIN - 12KM
ALWIN INTERNATIONAL PUBLIC SCHOOL 20MIN - 15KM
VELAMMAL VIDHYASHRAM - CBSE 15MIN - 13KM

HOSPITALS

PSP HOSPITAL AND MEDICAL COLLEGE 5MIN - 5KM
SAYEE SPECIALITY HOSPITAL 12KM - 15MIN
SRM HOSPITAL 15MIN 13KM - 15MIN
APOLLO HOSPITAL, TAMBARAM 25KM - 30MIN
GOVT HOSPITAL. PAARURHI - 5MIN

KEY LOCATIONS

VALLAKOTAI MURUGAN TEMPLE 12KM - 16MIN
SRIPERUMBUDUR 22KM - 28MIN
TEMPLE CITY - KANCHIPURAM 22KM - 30MIN
WALAJABAD RAILWAY STATION 9KM - 10MIN
PADAPPAL 15KM - 20MIN
MUDICHUR 20KM - 30MIN
PERUNGALATHUR RAILWAY STATION 22KM
KILAMBAKKAM BUS TERMINUS 22KM - 30MIN
SINGAPERUMAL KOVI. RAILWAY STATION 21KM - 25MIN
PROPOSED INTERNATIONAL AIRPORT, PARANTHUR, 30KM
PERIPHERAL RING ROAD 5KM - 5MIN
GST ROAD 20KM - 15MIN
OUTER RING ROAD 15KM - 12MIN
AYADI - ORAGADAM - KILAMBAKKAM RAILWAY STATION
SIPCOTS OF ORAGADAM,
SRIPERUMBUDUR, PILLAIPAKKAM

CONNECTIVITY

CHENNAI-BANGALORE EXPRESSWAY
CHENNAI-TIRUPATHI HIGHWAY
CHENNAI-THIRUVALLUR HIGHWAY
CHENNAI-REDHILLS HIGHWAY

CPRR ROAD
ORR ROAD
GST, OMR
ECR ROAD

CHENNAI AIRPORT
PARANDUR AIRPORT
BUS TERMINUSES
LIKE KILAMBAKKAM, KOYAMBEDU



Relaxing With Nature



INVESTING IN ORAGADAM :

CHENNAI'S LARGEST AND THE MOST DEVELOPED INDUSTRIAL BELT.

KNOWN AS THE DETROIT OF SOUTH ASIA, WITH OVER 22 OF FORTUNE 500 COMPANIES

THE TOWN IS KNOWN FOR ITS VARIOUS INDUSTRIES AND WORKSHOPS PERTAINING TO

THE AUTOMOBILE SECTOR. SEVERAL MANUFACTURING GIANTS HAVE SET UP THEIR UNITS

IN THIS INDUSTRIAL BELT STRETCHING FROM SRIPERUMBUDUR TO ORAGADAM., INCLUDES

APOLLO TYRES, ASIAN PAINTS, BOSCH INDIA, DAIMLER INDIA COMMERCIAL VEHICLES, DELPHI-TVS

DIESEL SYSTEMS, NISSAN, NOKIA SEZ, JCBL LTD, ESSAR STEEL, BPCL, RENAULT NISSAN AUTOMOTIVE INDIA,

ROYAL ENFIELD, KOMATSU, SANDHAR TECHNOLOGIES LTD, STANFOSS, TVS ELECTRONICS, GE BAYER,

FLEXTRONICS, SILICONS (INDIA) PVT, INDIA YAMAHA MOTOR, MOTOROLA, MINDARIKA PRIVATE LIMITED,

NOKIA SIEMENS NETWORKS AND MANY.

ORAGADAM WILL SOON BECOME ONE OF THE LARGEST AUTOMOBILE HUBS IN THE WORLD.

THE SRIPERUMBUDUR-ORAGADAM BELT HAS SEEN TREMENDOUS INDUSTRIAL GROWTH AND IS

WELL-CONNECTED VIA ROAD AND RAIL. IT WILL ALSO PROVIDE ADDITIONAL CONNECTIVITY BETWEEN

GRAND SOUTHERN TRUNK ROAD (GST ROAD NH-45) AND GRAND WESTERN TRUNK ROAD (NH-4).

THE TAMIL NADU GOVERNMENT IS ALSO BUILDING THE RS.300 CRORES ORAGADAM INDUSTRIAL

CORRIDOR ROAD TO FURTHER CATER MANY NEW UPCOMING INDUSTRIAL UNITS OF AUTOMOBILE SECTOR,

MEDICAL DEVICES PARK, AEROSPACE AND DEFENCE PARK, HIRANANDANI LOGISTICS PARK. THEREBY

CREATING THOUSANDS OF NEW EMPLOYMENT OPPORTUNITIES FOR PROFESSIONALS FROM ALL OVER INDIA

AND EVEN MANY EXISTING MNC' S ARE IN RECRUITING SPREE ROUND THE YEAR. AND THESE PROFESSIONALS

KEEP LOOKING FOR RESIDENTIAL PROJECTS TO SAFELY RELOCATE THEIR FAMILIES IN NEARBY LOCALITIES.

SO, THERE HAS BEEN A HUGE DEMAND FOR AFFORDABLE HOUSING UNITS IN AND AROUND ORAGADAM .

NOW, ORAGADAM HAS BECOME THE TOP HOTSPOT FOR REAL ESTATE INVESTMENT.

1

Medical Devices Park

A new park with ~₹3,500 crore investment, creating ~10,000 jobs.

2

Aerospace & Defence Park

A mega park (250-700 acres) near Sriperumbudur/Oragadam, enhancing R&D.

3

Logistics Park by Hiranandani

₹800 crore investment for a 100-acre park, adding ~2 million sq ft.



OUR RECENT PROJECTS



OMR, PADAPPAL, ORAGADAM, THIRUVALLUR AND ARAKKONAM



BUDGET HOUSING AND PROPERTIES HAS NOW BECOME A VERY PROMINENT NAME IN AFFORDABLE HOUSING SEGMENT. WE, HAVE COMPLETED MANY AFFORDABLE HOUSING PROJECTS IN OMR, THIRUVALLUR, ORAGADAM, PADAPPAL, CHENGLEPET AND ARAKKONAM, HAVE FULFILLED HOUSING DREAMS FOR THOUSANDS OF FAMILIES.

ABOUT THE BUILDERS

Budget Housing and Properties, a Leading Real Estate Builders & Developers Firm. A consistent leading player in Affordable Housing segment. We believe and deliver "High Quality Residential Projects" with all necessary amenities, thus creating high standard of lifestyle for our Villa Buyers is such a reality. Our Motto "Housing For All". We adhere to Clear Legal Titles, Clear approach to Site, DTCP and RERA approvals. the best in-class construction procedures for our Housing projects.

Recently awarded by leading newspaper & medias. "TRAILBLAZERS 2025 & TRENDSETTERS OF 2023" from Times of India and "MALAR MAGUDAM" award by Dinamalar and recognised as "Chennaiyin Selvangaal" The Chennai City Entrepreneurship Awards by Radio City.

Budget Housing and Properties launched its very first Housing Project at Thiruvallur in 2012 and since it has successfully completed numerous Housing projects across Chennai, Kancheepuram, Chenglepet, Thiruvallur and Arakkonam-Ranipet districts. We have developed over 21 Lakhs sq.ft. of Residential projects and has fulfilled Housing Dreams of over 2200+ families. Our Valuable clients cherish that they have witnessed great appreciation for their Properties. We are Very Proud of our Achievements, By the Support of our clients, vendors, staff and Blessings of the Almighty.

We provide end-to-end support to our villa buyers for their Hassle-free journey right from Property Bookings, Financing, Registration, EB, Building approval upto Villa Handing-over Grahapravesam Function.



**SAI AADAYA
GARDENS**

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BUDGET HOUSING AND PROPERTIES

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CONSTRUCTION & LAYOUTS

MOST AWARDED COMPANY



SCAN FOR SITE LOCATION