

PREMIUM VILLA **43**
Lakhs
Onwards

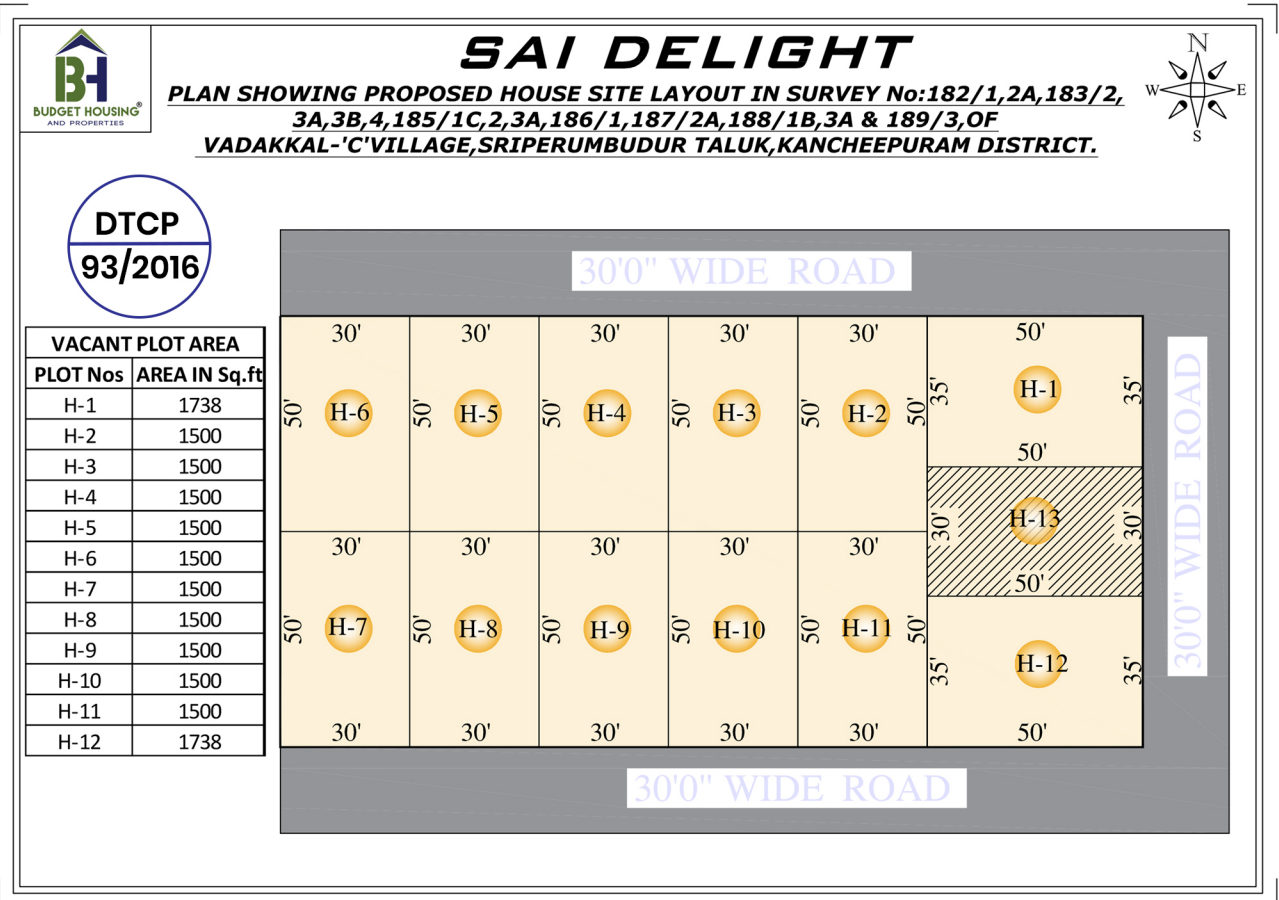
DTCP
APPROVED
LAYOUT



PREMIUM PLOTS
@ ORAGADAM









15 Lakhs onwards

Ready to Build



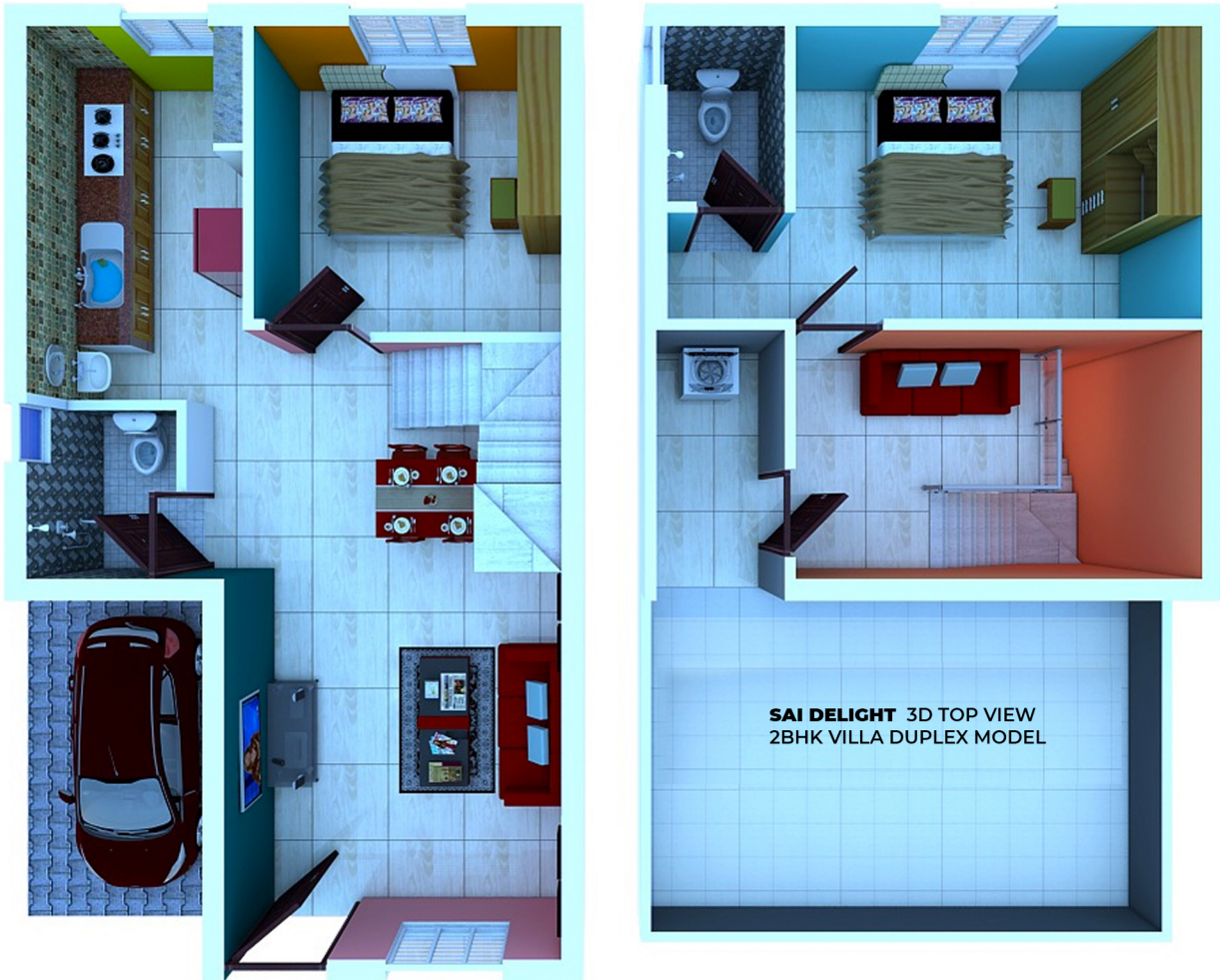
Key Highlights

PREMIUM VILLA COMES WITH PREMIUM AMENITIES

 Well developed layout, Gated Community	 Fully Surrounded Compound Wall	 Blacktop roads throughout the premises	 Street Lights, 3 phase EB, Water facility
 CCTV, 24*7 security services, Avenue trees	 SIPCOT, Bus stop, Supermarket nearby	 Schools, Colleges, Hospitals, Markets nearby	 Park & Play area

BEST CONNECTIVITY TO SIPCOT & UPCOMING GOVT PROJECTS

Easy Connectivity to Bangalore Highway, G S T road, SIPCOT, Thiruvallur, Ennore Port.
 Upcoming Airport, parandur nearby,
 Upcoming Medical Devices Park - Vaipur, Eraiyur Near by.
 Near by Sriperambudur, Irungattukottai, Pillaipakkam, Oragadam, Vallam Sipcots.



The Best in Class Construction Procedure

- Framed structure as per the Structural Design.
- Vaasthu Compliance and fully customized Independent Villas.
- Branded 2 x 2 vitrified Stain-free tiles flooring for Bedrooms and Living room.
- Anti-slippery Ceramic tiles flooring in Toilets, Balcony and Car parking.
- Granite Kitchen Platform with Stainless steel Sink, Provision for Chimney.
- Main Door Teak wood , Flushdoors for Bedrooms & PVC for Washrooms.
- Staircase railings SS/MS steel and with Anti-slippery Ultra tiles.
- Modern UPVC/wooden heat-resistant windows with MS safety grills.
- Provisions for PC, AC, Inverter, Home theatre, RO and Geyser.
- Provisions for TV, Lights, Fans and all Household Appliances.
- 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 will be provided for every villa.
- Water proofing will be done for the open terrace with Dr.Fixit Chemicals.
- Villa Handing-over within 5-9 months, from the date of Registration.
- Housing Loan will be arranged for eligible customers with leading banks.

Why Oragadam ?

Oragadam- Chennai's largest and the most developed industrial belt. With over 22 Fortune 500 companies the town is known for its various industries and workshops pertaining to the automobile sector. It is known as DETROIT of INDIA. 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 and thereby creating thousands of new employment opportunities.

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, GE Bayer, Flextronics, Silicons (India) Pvt, India Yamaha Motor, Motorola, Mindarika Private Limited, Nokia Siemens Networks, Nissan, Nokia SEZ, JCBL Ltd, Essar Steel, BPCL, Renault Nissan Automotive India, Royal Enfield, Komatsu, Sandhar Technologies Ltd, Stanfoss, TVS Electronics, and many.

Since then there has been a huge demand for affordable housing units in and around oragadam. Now, Oragadam has now become the top hotspot for Real estate Investment.

LOCATION ADVANTAGES

- MONTFORD International School – 5 minutes
- Little Flower School – 5 minutes
- PS Temple Green Vidhyashram (CBSE) – 10 min
- Parvathy Hospital – 10 minutes
- Jaya Hospital – 15 minutes
- Vallakkottai Murugan Temple – 10 minutes
- Rase college of Engg – 20 minutes
- Danish Ahmed College of Engg – 18 minutes
- Sri Krishna Engg. College – 15 minutes
- PSP Medical College and Hospital – 10 minutes
- SIPCOT Vallam Vadakkal – 5 minutes
- SIPCOT Sriperambudur – 10 minutes
- SIPCOT Oragadam – 15 minutes
- SIPCOT Irungattukottai – 10 minutes
- SIPCOT Pillaipakkam – 5 minutes
- Hudson Hotel and Resorts – 11 minutes
- Fairfield by Marriott – 10 minutes
- Sathyam Grand Resorts – 10 minutes
- Mercure Hotel – 10 minutes
- Bangalore Highway – 5 minutes
- Oragadam Junction – 10 minutes
- GST Road – 25 minutes
- 13 kms to Mayajaal – 25 minutes • 20 km drive



Budget Housing and Properties

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