

# PREMIUM VILLAS OF GUDUVANCHERY

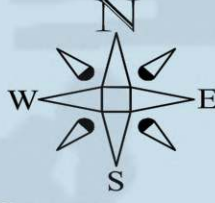
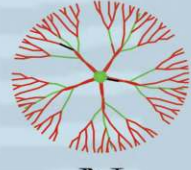
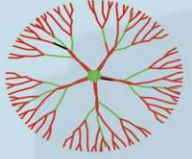
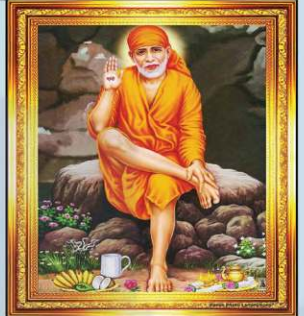


**HOT REAL ESTATE INVESTMENT DESTINATION**

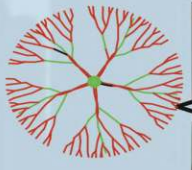


**SAI ENCLAVE**

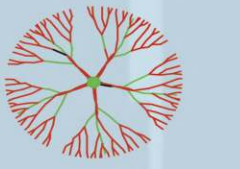
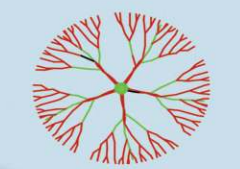
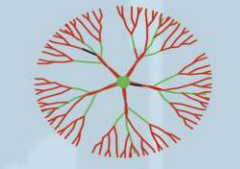
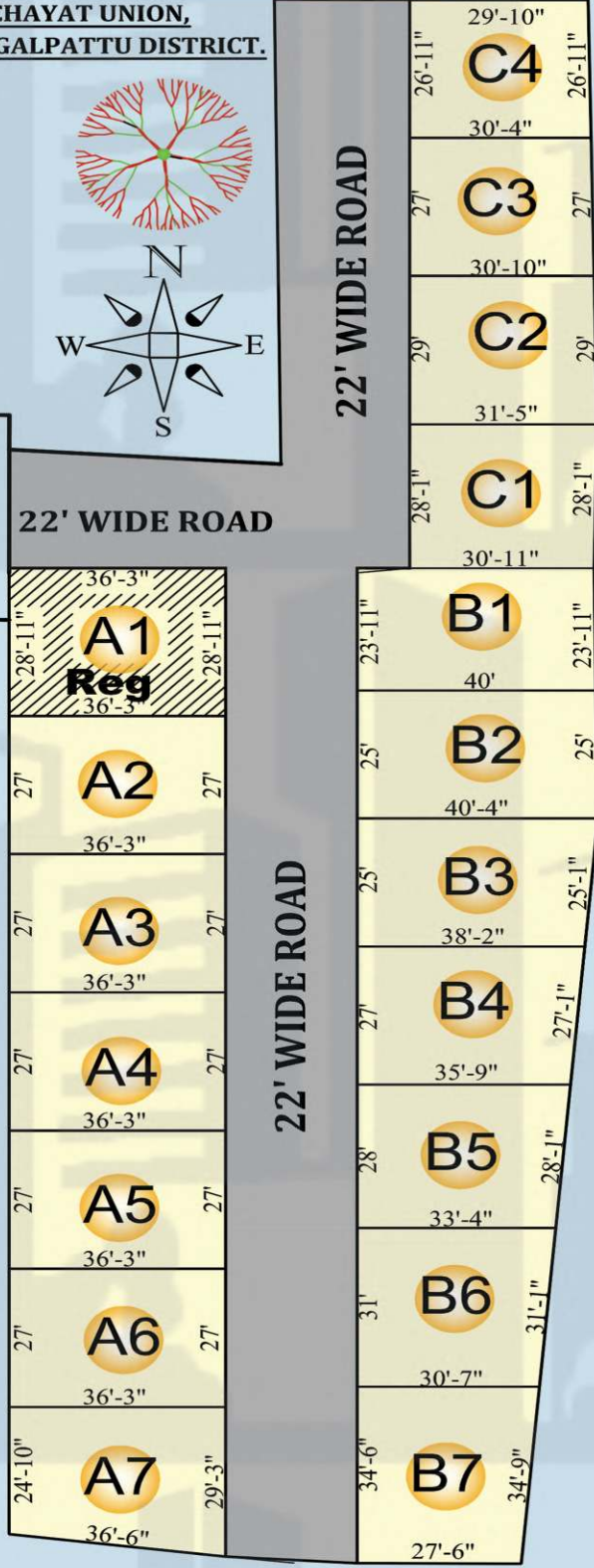
PLAN SHOWING THE LAYOUT IN S.NO.162/16B2 & 162/17B2,  
KANNIVAKKAM VILLAGE, PERUMATTUNALLUR PANCHAYAT,  
KATTANKOLATHUR PANCHAYAT UNION,  
VANDALUR TALUK, CHENGALPATTU DISTRICT.



**No. OF PLOTS - 18**



PLOT NO	SQ.FT.
A1	1047
A2	978
A3	978
A4	978
A5	978
A6	978
A7	981
B1	952
B2	1004
B3	982
B4	998
B5	967
B6	990
B7	1003
C1	876
C2	903
C3	827
C4	811



22 FEET BLACK THAR ROADS



AVENUE TREES



CCTV & 24 SECURITY GUARD



STREET LIGHTS



VAASTHU COMPLAINT

**LOCATION ADVANTAGES**

**SCHOOLS:**

VELAMMAL VIDHYASHRAM  
SRM PUBLIC SCHOOL  
ST.MARY'S MT. SCHOOL  
BHARTHIYAR MT. HR.SEC SCHOOL.  
EUROKIDS  
GOVT. SCHOOLS

**HOSPITALS:**

SRM HOSPITAL  
KR HOSPITAL  
BOSH HOSPITAL  
DHEEPAM HOSPITAL  
RKP MULTISPECIALITY HOSPITAL  
VELIICHAM HOSPITAL  
ANNAI ARUL HOSPITAL

**CONNECTIVITY:**

GST ROAD, KILAMBAKKAM BUS TERMINUS, OMR, ECR,  
GUDUVANCHERY RAILWAY STATION,ZOO.  
SHRIRAM IT GATEWAY, CHENNAI-BANGALORE EXPRESSWAY  
KOYAMBEDU BUS TERMINUS, CHENNAI AIRPORT,



**ENTERTAINMENTS & SUPERMARKETS:**

MORE. FOR YOU, MAX, PONNU, MARGIN FREE,  
A2B, ANJAPPAR, DOMINOS PIZZA, BANKS,  
ECR, MGM, VGP – THEME PARKS



**COLLEGES:**

SRM MEDICAL COLLEGE AND HOSPITAL  
BS ABDUR RAHMAN UNIVERSITY-CRESCENT  
VIT UNIVERSITY (CHENNAI CAMPUS)  
DHANALAKSHMI, TAGORE ENGG COLLEGES  
TAGORE MEDICAL COLLEGE  
MOHAMED SATHAK AJ COLLEGE OF ENGINEERING  
MOHAMED SATHAK AJ COLLEGE OF NURSING  
APOLLO ARTS AND SCIENCE COLLEGE  
VENKATESHWARA ENGG COLLEGE  
RRASE ENGINNERING COLLEGE  
HINDUSTAN UNIVERSITY  
SHRIRAM, DHALALAKSHMI ENGG COLLEGES  
DANISH, SRI KRISHNA ENGG COLLEGE

**EMPLOYMENT HUBS:**

SHRIRAM IT GATEWAY, OMR IT PARKS,  
SRIPERUMBUDUR, ORAGADAM SIPCOTS  
VALLAM & PILLAIPAKKAM SIPCOTS

- >SITUATED BETWEEN GST- OMR ROAD
- >BEST SCHOOLS, COLLEGES AND HOSPITALS NEARBY
- >FREQUENT BUSES AND TRAINS
- >UPCOMING METRO CONNECTIVITY





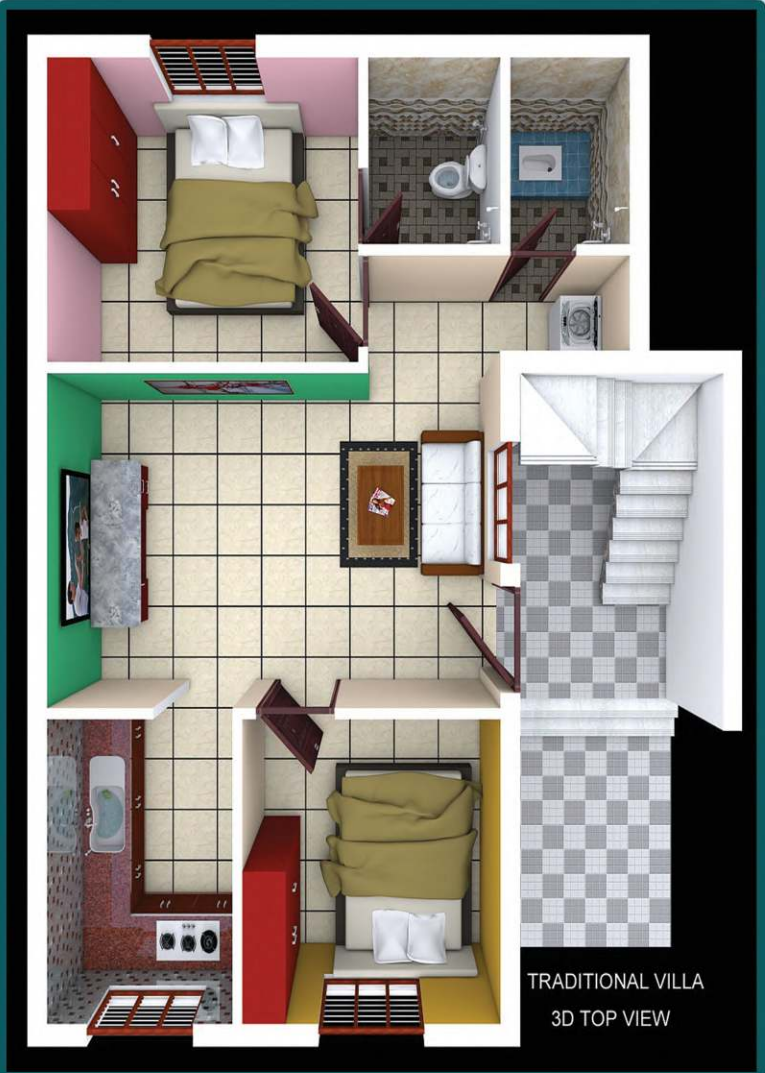
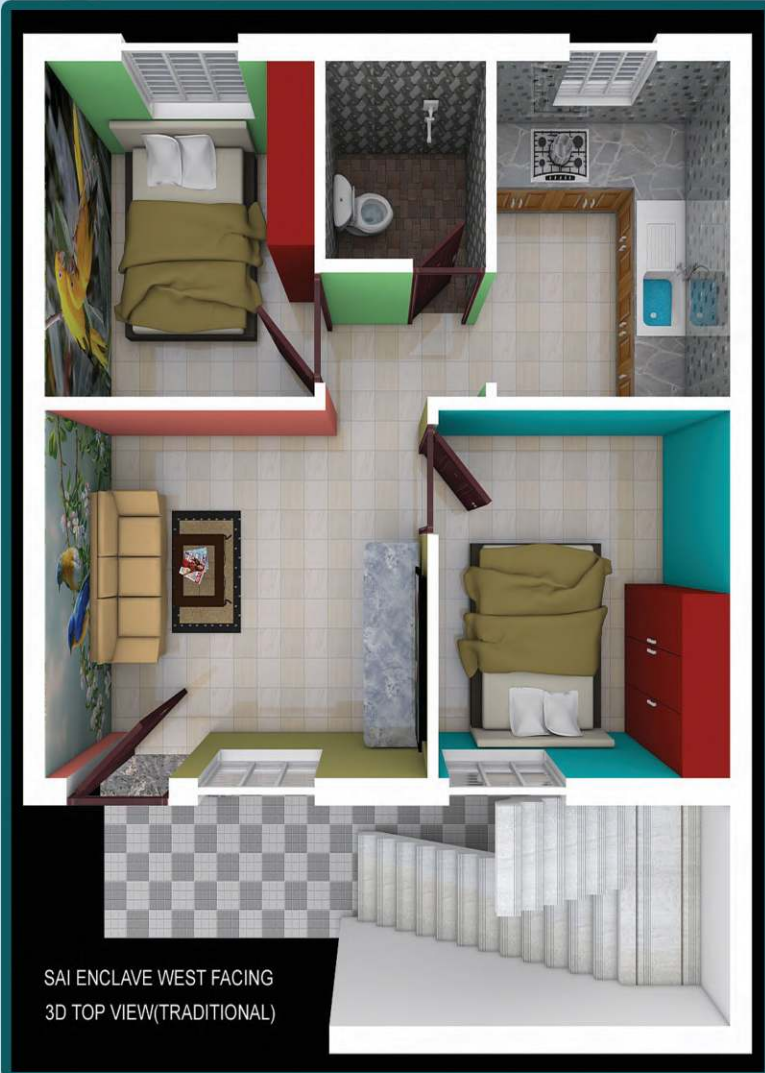
## THE BEST IN CLASS CONSTRUCTION PROCEDURE:

- FRAMED STRUCTURE AS PER STRUCTURAL DESIGN, EARTH-QUAKE RESISTANT.
- VAASTHU COMPLIANCE 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 MS/SS 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 & KITCHEN APPLIANCES.
- CONCEALED WIRING (ORBIT FIREPROOF/ EQUIVALENT BRANDS).
- CONCEALED PLUMBING (CPVC / EQUIVALENT BRANDS).
- HIGH-QUALITY BATHROOM FITTINGS JAQUAR / PARRYWARE (OR) EQUIVALENT BRANDS.
- HIGH-QUALITY SANITARY FITTINGS PARRYWARE (OR) EQUIVALENT BRANDS.
- SEPARATE BORE, 1HP MOTOR, SEPTIC TANK, SINTEX TYPE WATER TANK FOR EVERY VILLA.
- SEPARATE 3-PHASE EB CONNECTION, BUILDING APPROVAL WILL BE PROVIDED FOR EVERY VILLA.
- WATERPROOFING WILL BE DONE FOR THE OPEN TERRACE WITH DR.FIXIT CHEMICALS.
- VILLA HANDING-OVER WITHIN 5 TO 9 MONTHS, FROM THE DATE OF REGISTRATION.
- HOUSING LOANS WILL BE ARRANGED FOR ELIGIBLE CUSTOMERS WITH LEADING BANKS/FINANCIAL INSTITUTIONS.

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



## TRADITIONAL VILLA 3D TOP VIEW



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

### PROJECT HIGHLIGHTS:

CLEAR LEGAL & EASY APPROACH  
RESIDENTIAL HOUSING PROJECT  
DTCP & RERA APPROVED

CATEGORIZED AS SATELLITE CITY  
FULLY GATED COMMUNITY  
NEAR BY SCHOOLS & COLLEGES



FULLY COMPOUND WALL



READY FOR CONSTRUCTION



SORROUNDED BY HOUSES & SHOPS



BUS STOPS & TERMINUS



RAILWAY STATION & METRO

**WHY GUDUVANCHERY IS THE BEST RESIDENCE & INVESTMENT OPTION:**

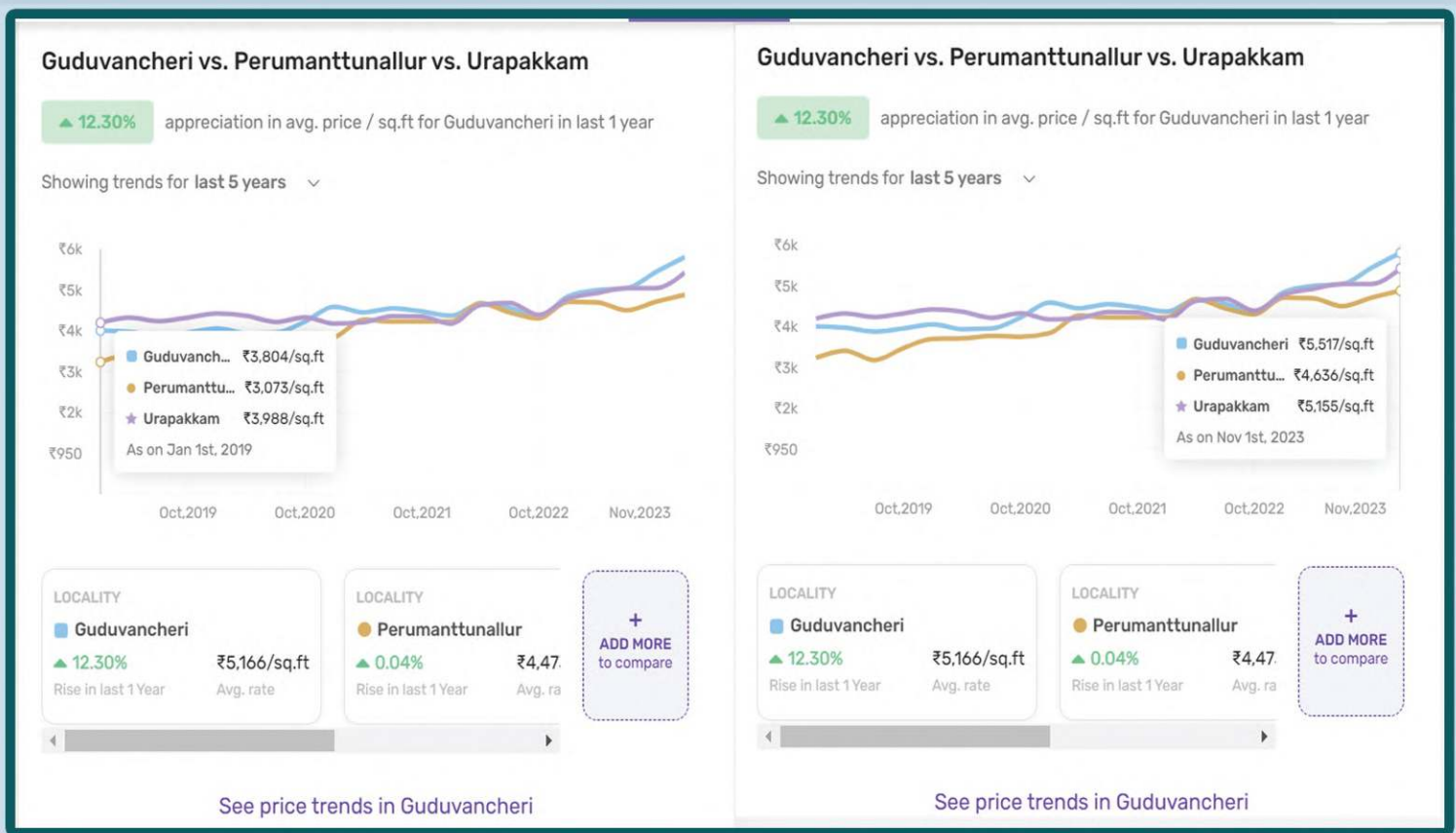
**GOOD SOCIAL INFRASTRUCTURE**

**GOOD EMPLOYMENT OPPORTUNITIES**

**EASY COMMUTE OPTIONS**

**HIGH APPRECIATION IN PROPERTY VALUE**

**LOW COST OF LIVING**



- > EASY ACCESS TO INDUSTRIAL, IT HUBS, LIFESTLYE AMENITIES AND ENTERTAINMENT ZONES.
- > GREAT CONNECTIVITY TO GST, OMR, ECR, KILAMBAKKAM BUS STAND, CHENNAI-BANGALORE EXPRESSWAY.
- > STEP-OUT FOR YOUR PROFESSIONAL ACHIEVEMENTS OR FOR RELAXATION, EVERYTHING AT EASY REACH.

**The Premium Villa Project of Guduvanchery**

COURTESY : HOUSING.COM

**RECENT PROJECTS**



**THIRUVALLUR, OMR, PADAPPAL, ORAGADAM AND ARAKKONAM**

# 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 "HOUSINGFOR 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. "TRENDSETTERS OF TAMILNADU 2023" FROM TIMES OF INDIA AND "MALAR MAGUDAM" AWARD BY DINAMALAR AND RECOGNISED AS "CHENNAIYIN SELVANGAL".

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.



**MOST AWARDED COMPANY**



WWW.BHAP.IN  
marketing@bhap.in

## BUDGET HOUSING AND PROPERTIES

No: 212, B, First Floor,  
AL Block, 14th Main Road, Suite - 1  
Shanthi Colony, Anna nagar west,  
Chennai - 600 040. TN ,INDIA.

044-42123344  
+917667 500 500



SCAN FOR SITE LOCATION