

The Most Promising Real Estate Investment Destination



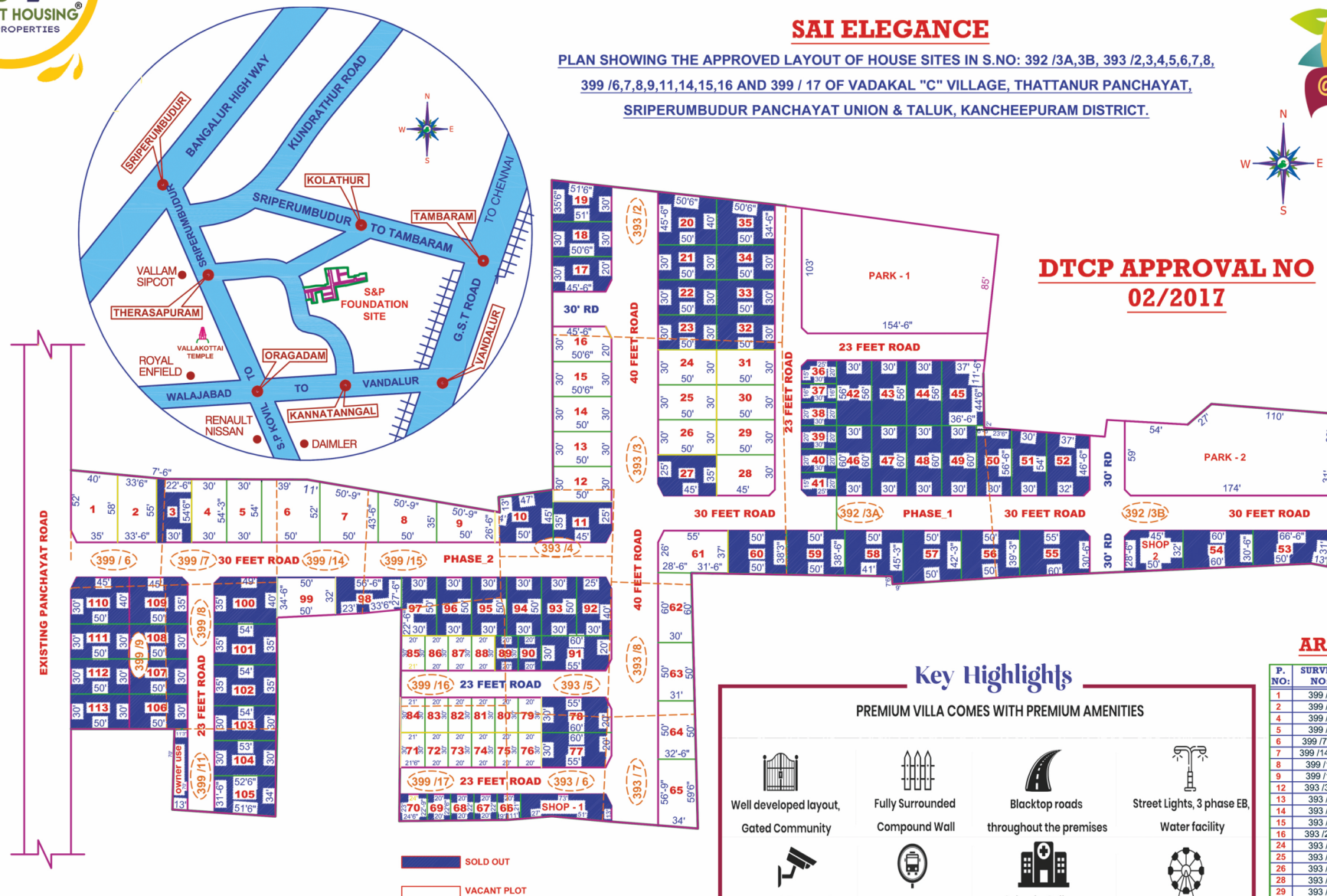
**SAI
ELEGANCE**
@ SRIPERUMBUDUR





SAI ELEGANCE

PLAN SHOWING THE APPROVED LAYOUT OF HOUSE SITES IN S.NO: 392 /3A,3B, 393 /2,3,4,5,6,7,8, 399 /6,7,8,9,11,14,15,16 AND 399 / 17 OF VADAKAL "C" VILLAGE, THATTANUR PANCHAYAT, SRIPERUMBUDUR PANCHAYAT UNION & TALUK, KANCHEEPURAM DISTRICT.



Key Highlights

PREMIUM VILLA COMES WITH PREMIUM AMENITIES



Well developed layout,
Gated Community



CCTV, 24*7 security
services, Avenue trees



Fully Surrounded Compound Wall



SIPCOT, Bus stop,
Supermarket nearby



Blacktop roads
throughout the premises



Schools, Colleges,
Hospitals, Markets nearby



Street Lights, 3 phase EB,
Water facility



Park & Play area

AREA STATEMENT

P. NO.	SURVEY NO.	AREA SQ. FT.	P. NO.	SURVEY NO.	AREA SQ. FT.
1	399 16	2375	65	393 7	1933
2	399 16	1893	71	399 17	638
4	399 17	1631	72	399 17	600
5	399 17	1624	73	399 17	600
6	399 17/4	2664	74	399 17	600
7	399 14,15	2388	75	393 6, 399/17	600
8	399 15	1963	76	393 6	600
9	399 15	1538	79	393 5,6	600
12	393 3/4	1500	80	393 5,6, 399 16, 17	600
13	393 3/3	1500	81	399 16, 17	600
14	393 3/3	1508	82	399 16, 17	600
15	393 3/3	1505	83	399 16, 17	600
16	393 2,3	1490	84	399 16, 17	630
24	393 3	1500	85	399 16	615
25	393 3	1500	86	399 16	600
26	393 3	1500	87	399 16	600
28	393 3	1738	88	399 16	600
29	393 3	1500	99	399 14	1663
30	393 3	1500			
31	393 3	1500			
61	393 3	2165			
62	393 3,8	1755			
63	393 8	1525			
64	393 7,8	1588			



*Actual Image may subject to change
with client's Prior Approval

Upgrade Your Lifestyle with Expandable Villas



THE BEST IN CLASS CONSTRUCTION PROCEDURE :

- Framed structure as per the Structural Design.
- Vaasthu Compliance floor plans and fully customized Independent Villas.
- Branded 2 x 2 vitrified tiles flooring for Bedrooms and Living room.
Granite flooring extra cost.
- Anti-Slippery Ultra tiles flooring in Washroom/Toilet, Balcony and Covered Car parking.
- Granite Kitchen Platform with Stainless steel Sink, washable ceramic tiles above kitchen platform.
- Main Door Teak wood and Flush doors for Bedrooms.
- Staircase railings SS/MS steel and with Anti-Slippery Ultra tiles.
- Modern UPVC heat-resistant windows with MS safety grills.
- Provisions for PC, AC, Inverter, Home theatre, RO and Geyser.
- Provisions for TV, Lights, Fans, Chandelier Lights 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 can be arranged Upto **80% or 90%**



2 BHK VILLAS - EXPANDABLE TO 3BHK VILLAS



20'X30' _3D TOP VIEW SOUTH FACING

Near by Schools, Colleges, Hospitals, Shops, Restuarants , SIPCOTS

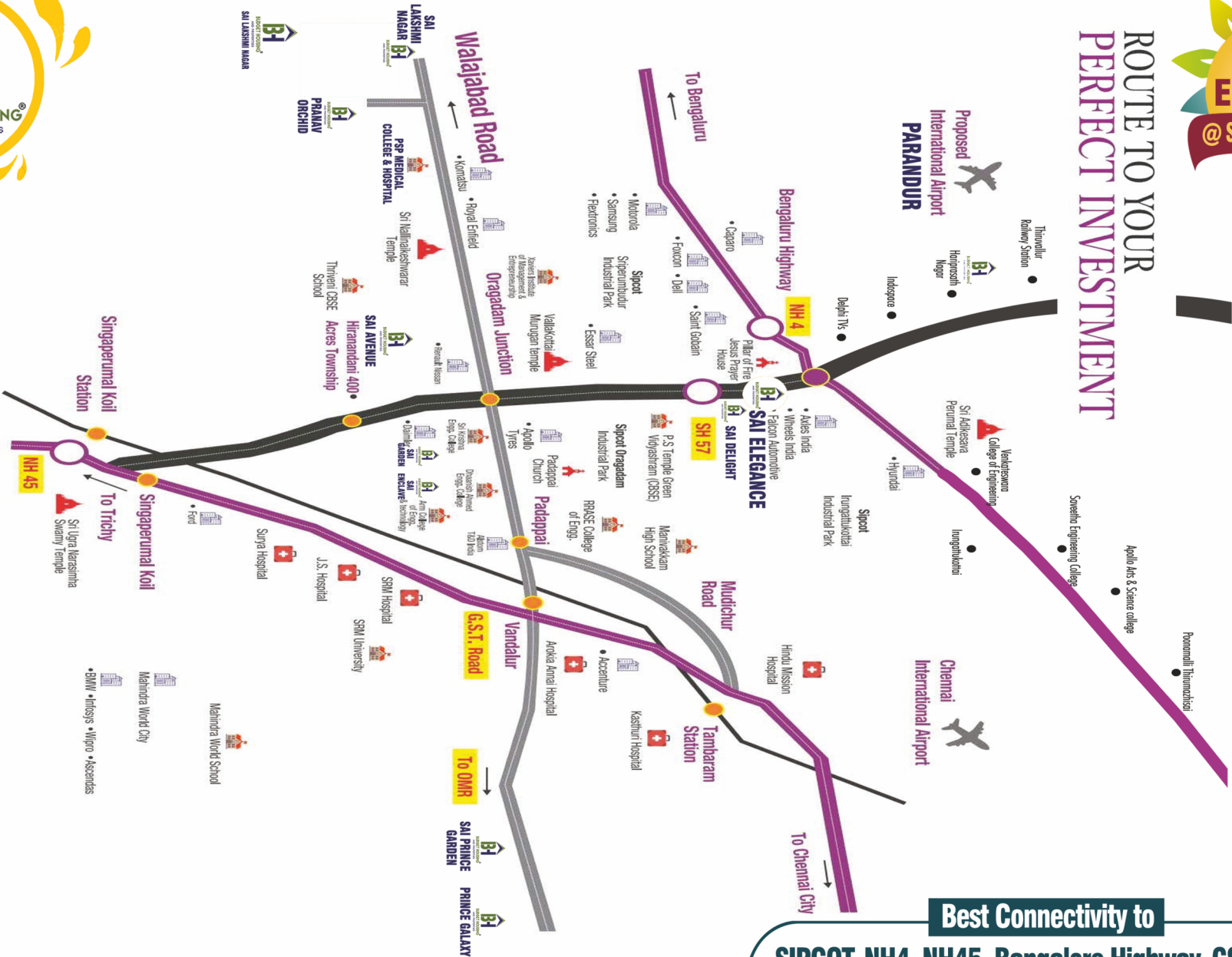
2 BHK VILLAS - EXPANDABLE TO 3BHK VILLAS



Near Reputed SIPCOTs, Schools, Hospitals and Colleges
Nearby many upcoming Govt. Projects



ROUTE TO YOUR PERFECT INVESTMENT



Best Connectivity to

SIPCOT, NH4, NH45, Bangalore Highway, GST Road, OMR, Airport, Thiruvallur, Chennai Port, Ennore Port.

Route Map



The perfect work - Life balance



Now your Dream home with Quick Acces to SIPCOTS

Location Advantages



Connectivity to Major Employment Hubs and Airports

SIPCOT Vallam Vadakkal - 3 minutes
SIPCOT Sriperambudur - 7 minutes
SIPCOT Oragadam - 10 minutes
SIPCOT Irungattukottai - 7 minutes
SIPCOT Pillaipakkam - 5 minutes
Wheels India, Axles India – 5 minutes
Saint Gobain Glass – 10 minutes
Delphi TVS, Indo Space Industrial Park – 15 minutes
Bangalore Highway NH4 - 5 minutes
Thiruvallur Railway Station – 20 minutes
Oragadam Junction - 8 minutes
GST Road - 25 minutes
Upcoming Airport & METRO in Parandhur - 15 minutes
Upcoming Aerospace Park Sirukulathur - 15 minutes
Upcoming Medical Devices SIDCO in Vaipur & Eraiur – 15 minutes
Upcoming Hiranandani Logistics Park – 10 minutes
Upcoming Govt. Logistics Park in Mappedu – 15 minutes
Chennai International Airport – 45 minutes

Residential

MONTFORD International CBSE School – 5 minutes
Little Flower School – 5 minutes
PS Temple Green Vidhyashram (CBSE) - 10 minutes
St.Joseph Residential School – 10 minutes
Parvathy Hospital – 10 minutes
Jaya Hospital – 12 minutes
Govt. Hospital – 5 minutes
Vallakkottai Murugan Temple - 12 minutes
Sri Venkateswara College of Engg – 15 minutes
Apollo Arts and Science College – 20 minutes
Rajalakshmi Engineering College – 20 minutes
Saveetha Engineering College – 20 minutes
Chennai Institute of Technology – 15 minutes
Rrase college of Engg - 15 minutes
Danish Ahmed College of Engg - 18 minutes
Sri Krishna Engg College - 15 minutes
PSP Medical College and Hospital - 10 minutes
Hudson Hotel and Resorts - 7 minutes
Mercure Hotel – 7 minutes
Fairfield by Marriott - 8 minutes
Sathyam Grand Resorts - 10 minutes

Why to Invest 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. Sriperambudur & Oragadam will soon become one of the largest Automobile hubs in the world.

Several manufacturing giants have set up their units in this industrial belt stretching from Sriperambudur to Oragadam., and in nearby SIPCOTs like Vallam vadakkal, Pillaipakkam, Thirumudivakkam, Irungattukottai, Sriperambudur and Oragadam.

The Sriperambudur–Oragadam belt has witnessed 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).

Companies likes Apollo Tyres, Asian Paints, Bosch India, Daimler India Commercial vehicles, Renault Nissan Automotive India, Royal Enfield, Komatsu, Delphi-TVS Diesel Systems, GE Bayer, Flextronics, Silicons (India) Pvt, India Yamaha Motor, Motorola, Mindarika Private Limited, Nokia Siemens Networks, Nokia SEZ, JCBL Ltd, Essar Steel, BPCL, , Sandhar Technologies Ltd, Stanfoss, TVS Electronics, and many.

The Tamil Nadu government is also building the Rs.300 crores Industrial Corridor Road to further cater many new upcoming Industrial Projects of Automobile sector, Medical Devices Park, Hiranandani Logistics Park, Defence and Aerospace Park, Mappedu Logistics Park and thereby creating thousands of new employment opportunities.

Since then, there has been a huge demand for affordable housing units in and around Sriperambudur. Now, Sriperambudur has become the Top Hotspot for Real estate Investments.

MANY UPCOMING INFRASTRUCTURE DEVELOPMENTS NEARBY OUR SITE

- 1) Upcoming Greenfield Airport at Parandur Village in Sriperambudur costs Rs.20,000 crore is Chennai's Second Airport to set up on 4700 acres will create thousands of Jobs direct and indirect. The upcoming new Chennai-Bengaluru motorway is planned to have the airport's entrance.
- 2) Aerospace and Defence Industrial Park in Sirukalathur in Oragadam with 250 acres, this project will be implemented in two phases. The first phase is being established with a built-up space of 5.54 lakh sq. ft. at an estimated cost of Rs.250 crores.
- 3) Medical Equipments Park at Oragadam will attract investments to the tune of ₹3,500 crore and is expected provide direct and indirect employment to about 10,000 people.
- 4) Mappedu Logistics Park will be executed at a cost of Rs.1200 crores on 158 acres of land owned by Chennai Port Trust will generate nearly 10,000 Jobs.
- 5) The Hiranandani group is investing a whopping Rs 1,200 crores to set up and develop a 115-acre Industrial & Logistics park, it has the potential to create 3,000 jobs.



Budget Housing and Properties

No: 212, B, First Floor,
AL Block, 14th Main Road, Suite - 1
Shanthi Colony, Anna nagar west,
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