



ON-ROAD FLAGSHIP PROJECT

Hot Real Estate
Investment Destination



Upcoming Pattabiram IT park Nearby
Upgrading Chennai Tirupathi Highway Nearby





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

THE BEST IN CLASS CONSTRUCTION PROCEDURE :

- Branded 2 x 2 Vitrified Tiles flooring for Bedrooms and Living room.
- Granite Kitchen Platform with Stainless steel Sink.
- Main Door Teak wood and Flushdoors for Bedrooms.
- Staircase railings SS/MS steel and with Anti-slippery Ultra tiles.
- Anti-Slippery Tiles flooring in Restrooms, Balcony and Car parking.
- Anti-Slippery Tiles for the Safety of Elderly and Children.
- Modern UPVC heat-resistant windows with MS safety grills.
- Provisions for AC, Inverter, PC, 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, Motor, Septic tank, Sintex water tank for every villa.
- Separate 3 phase EB connection will be provided for every villa.
- Framed structure as per the Structural Design, earth-quake resistant.
- VaasthuCompliance and fully customized Independent Villas.
- GRAHAPRAVESAM Villa Handing-over within 5-9 months, from the date of Registration.
- Housing loan available from leading Banks and upto 80-90% of Total Project Cost.

FULLY CUSTOMISABLE FLOOR PLANS AND VAASTHU SHAstra COMPLAInCE

**SAI
JAILAKSHMI
GARDENS**

@Sevvapet



NO. OF SQFT	NO. OF AREA	BUILT-UP AREA	GROUND FLOOR & FIRST FLOOR	CUSTOMER SIGN	CLIENT DETAILS		BUDGET HOUSING AND PROPERTIES	COMPASS
NO. OF SQFT	NO. OF AREA	GROUND FLOOR - 459 Sq. FIRST FLOOR - 240 Sq. TOTAL = 699 Sq.						





SAI JAILAKSHMI GARDEN

PLAN SHOWING THE PROPOSED LAYOUT OF HOUSE SITE

IN S.No.215/1B & 215/2OF KILAMBAKKAM VILLAGE,
THIRUVALLUR TALUK, THIRUVALLUR DISTRICT.

DTCP No.2006-327/228



NOTE:
No. OF PLOTS - 71

PLOT Nos	AREA IN Sq.ft	PLOT Nos	AREA IN Sq.ft	PLOT Nos	AREA IN Sq.ft
1	1048	25	2913	49	1650
2	1526	26	3048	50	1650
3	1583	27	2856	51	1650
4	1275	28	1848	52	1686
5	1488	29	1860	53	1229
6	1778	30	1860	54	1650
7	1845	31	1860	55	1650
8	1901	32	1860	56	1650
9	1954	33	1860	57	1650
10	2572	34	1860	58	1650
11	1973	35	1963	59	1650
12	1913	36	1900	60	1638
13	2138	37	1650	61	762
14	2576	38	1650	62	1470
15	2569	39	1650	63	1485
16	2436	40	1650	64	1484
17	2293	41	1650	65	1742
18	2153	42	1650	66	1511
19	2021	43	1650	67	1508
20	1896	44	1638	68	1515
21	1772	45	1638	69	1518
22	1646	46	1650	70	1755
23	2801	47	1650	71	1826
24	2730	48	1650	SHOP	3185



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



Location Advantages

LOCATION ADVANTAGES : OCCUPATIONAL

Shops, Bus Stop – 200 metres
Sevvapet Railway Station – 2.5Kms 6 minutes
Sevvapet Bus Stop – 2Kms 5 minutes
CTH /MTH Road – 2Kms 5 minutes
Kakkalur Industrial Estate – 15 minutes
Pattabiram Tidal Park – 15 minutes
Ambattur Ambit IT Park – 25 minutes
Mappedu Logistics Park – 35 minutes
Ti Companies – 15-25 minutes
HVF, OCF, CVRDE – 35 Minutes
SIDCOS-Kakkalur, Avadi, Ambattur-10-30 minutes
SIDCOS-Korattur, Villivakkam – 35-50 minutes
SIPCOTS-Vallam, Sriperambudur,
Oragadam – 35-45 Minutes
Thamaraipakkam koot road - 20 minutes
Thiruvallur Redhills High Road - 10 minutes

LOCATION ADVANTAGES : RESIDENTIAL

Opposite to Bus stop, Shops- 2 minutes
Christ College of Arts and Science – 15 minutes
Ponnusamy Nagar College of Arts
and Science – 10 minutes
BhajrangEngg College – 15 minutes
JAYA College of Arts and Science – 20 minutes
DRBCC Hindu College – 25 minutes
Govt. High School – 3 minutes
KendriyaVidyalaya – 30 minutes
Various Schools, Hospitals,
Entertainment Avenues,
MAX, GRT, Reliance Trends, Vasanth& co.
and many branded showrooms nearby

EASY ACCESS TO SIPCOTS/SIDCOS

- 1) SIDCOs in Kakkalur, Avadi, Ambattur, Korattur, Villivakkam.
- 2) HVF, OCF, CVRDE, Wabco, TVS & Ti Companies
- 3) SIPCOTS-VallamVadakkal, Sriperambudur, Oragadam
- 4) SIPCOTS- Irungattukottai, Pillaipakkam, Thirumazhisai

HIGHWAYS

Chennai- Thiruvallur Highway nearby
Chennai-Tirupati Highway nearby
Thiruvallur-Redhills Highway nearby
Pattabiram IT park nearby

Project Highlights



Well developed layout
Gated Community



Ready
for Construction



On Road Project



Surrounded by
Houses and Shops



Street Lights, 3 phase EB,
Water facility



7 minutes to
Railway Station



Black thar Roads,
throughout the premise



Park & Play area



Avenue
Tree Plantation.



Opposite to
Bus Stop



5 minutes to
MTH Road



Ground Water



CCTV,24*7
Security Services,





Completed Projects



THIRUVALLUR, OMR, PADAPPAI, ORAGADAM AND ARAKKONAM

Why to Invest in Sevvapet

Chennai's latest hot investment destination.

The Next Best Option for the Chennaitees to Purchase their Dream Home and Villa plots at Affordable Rates.

Easily accessible to major Employment Hubs.

IT Graduates can easily travel to Ambattur IT Parks & Pattabiram Tidel Park (upcoming).

Engineering Graduates can travel easily to Ambattur, Avadi, Kakkalur, Korattur, Sriperambudur, Oragadam Industries.

Easy Connectivity to MTH/CTH Road and to major Employment Hubs, SIDCOs & SIPCOTs. Accessible via Road and Rail.

Easy transit throughout Chennai City and to its suburbs.

Nearby Industrial Zones: The Chennai – Thiruvallur belt has seen tremendous industrial growth for the past few decades. Korattur, Ambattur, Avadi and Kakkalur, is one of the largest and the most developed industrial belt known for its workshops pertaining to the automobile sector. Travelling to All these areas is easy by Road and Rail. Several manufacturing giants have set up their units in this industrial belt stretching from Villivakkam, Padi, Ambattur upto Kakkalur. Includes LUCAS-TVS, Brakes India Ltd, Wheels India Ltd, TATA Steels Tube Products of India, Wabco, Ambattur Clothing Ltd., and many.

Easy Access to Major SIPCOTs like Sriperambudur, Pillaipakkam, Oragadam, Thirumazhisai & Irungattukottai.

Nearby IT Parks: Ambattur Ambit IT Park, Cosmo One IT Park, Prince Info Park and upcoming Pattabiram Tidel Park.

MTH/CTH Road will also provide additional connectivity between Outer Ring Road Minjur-Vandalur road, Grand Southern Trunk Road (GST Road NH-45) and Grand Western Trunk Road Bangalore Highway (NH-4).

*Easy Reach to Chennai Meenambakkam Airport & Tambaram Perungalathur Areas

*Easy Reach to Chennai, Ennore, Minjur Sea Ports

*Easy Access to Tiruvallur-Redhills Road and it's Warehouses.

UPCOMING MEGA INFRASTRUCTURE DEVELOPMENTS:

1) Upcoming **Tidel Park in Pattabiram** will create employment to Thousands of IT Graduates. With all these upcoming infrastructure developments in this stretch, the most connective and the nearest housing destination identified is **Sevvapet**.

2) **Chennai-Tirupati** Highway to get wider. An NHAI official said, "Levelling of the NH has begun in a few places. The four-lane road will be ready in 18 months."

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The state highways department recently released Rs 152 crore to acquire land, officials said. Besides, the National Highways Authority of India (NHAI) commenced civil work to turn the 17-km Thiruninravur-Tiruvallur stretch of CTH into a four-lane road at a cost of Rs 340 crore.

3) **Outer Ring Road** stretch to get mega infrastructure facelift.

The Chennai Metropolitan Development Authority CMDA creating a masterplan to develop 770 acres of land along Outer Ring Road between Minjur-Vandalur Road. Lithium Battery industrial units will be housed in the stretch as a part of the industrial corridor. The Masterplan would include improvements to junctions, apart from creating urban squares, pedestrian footpaths, water front developments, accessible parks, theme-based parks and horticulture parks.

4) **Multi-modal Logistics Park in Mappedu** cater to the Automobile and Electronic manufacturing clusters of Oragadam, Pillaipakkam and Sriperambudur will create 10,000 jobs. It will have warehouses, cold storage facilities and Rail connectivity. Located close to Chennai Peripheral Road Project to connect with the Chennai Airport and Seaport, besides Ennore and Kattupalli ports.



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Budget Housing and Properties

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