

## LOCATION DETAILS

### DISTANCE

- 2.2km from Oragadam - Singaperumal Koil 200 feet Road.
- 4.2km from GST, Singaperumal Koil Railway Station.
- 13km from Oragadam Junction.
- 21km from Vandalur GST, Railway Station.
- 19km from Kilambakkam New Bus Stand.

### COMPANIES

- **9km from Oragadam** - India's No. 1 Auto Hub, Renault-Nissan; Daimler india Commercial Vehicles (BENZ Trucks).
- **14km from Sriperumbedur Sipcot Saint** - Gobain, Hyundai, Samsung, Flextronics (Provider of electronics manufacturing services), Foxconn (Computer and electronics manufacturer) and Dell.
- **6km from Mahindra World City Infosys**, BMW Branu, TTK Group, CapeGemini, Nestronics, Mindtree, Renault-Nissan, Tech Mahindra, Lincoln Electric, Wipro, Infosys, Timken, Cyber Vole and TVS group of companies.

### EDUCATIONAL INSITUION - SCHOOLS

- Velammal Vidhtashram CBS E School, Mahindra World City.
- Alwin International Public School, Padapai.

### NEIGHBOURHOOD

- **2km from Narmada - Arun Excello Compact Homes.** This project "Narmada" is located near Singaperumal koil, on the 6 lane Oragadam - The apartments in offer are 336 functional units. 2 BHK apartment starts from Rs.20.99 lakhs (all-inclusive price).
- **Before 2km Sare Homes**, Meadowville Township, off GST, Chennai, Integrated township with well-planned amenities 1000nos Shreyas Villas, Expandable Villa & Meadow Ville Plots.
- **3km from G Square** Pavillion Project.
- **3km from Happiest 112 Apartments** Launched by LIFESTYKE Housing & Infra.
- **5km from Metropolis Apartments** Developed by Askshaya 436 units, 17 Blocks, b+G+9 Floors, CRI SIL Star Ratings 3 Stars, Land Area 4,53,225 sq ft.
- **8km from HIRCO** - Hiranandani's integrated city is Phase 1 has 2000 luxury apartments under construction. When completed, the Chennai residential township will feature about 10,000 apartments housing an estimated 50,000 people.
- **6km from Maraimali Nagar** just 2km away from Singaperumal koil and its surrounding areas are referred to as "New Chennai" by the media, due to recent industrial development around this area. It is a Satellite town developed by CM DA in the Year 1980.



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Plot Starting Price

**₹16 LAKHS onwards**

FOR LAND

**₹2,000**  
Per Sq.Ft.

FOR INDEPENDENT HOUSE	House Bed Room	Land Area	Build Up	Land + Buildup + Additional Construction Amount
	1BHK	800	600	33.8 Lakhs
	2BHK	800	900	39.8 Lakhs
	3BHK	800	1100	44.3 Lakhs
	1BHK	1200	600	40.8 Lakhs
	2BHK	1200	900	47.7 Lakhs
	3BHK	1200	1100	52.2 Lakhs

Additional Cost Including EB , Sewage Tank , Bore Well With Sump etc  
Excluding Registration Cost

**\*Limited Period offer**

Extra Price for Corner & Main Road Plots

LOAN FACILITY  
AVAILABLE

## What makes Singaperumal Koil to Oragadam so special?

### Mahindra World City and Oragadam

These are major hubs for the IT and Automobile industries, offering vast opportunities for employment in both sectors.

### 1. Connectivity to National Highways

- NH45: Chennai to Trichy and Madurai
- NH4: Chennai to Bangalore
- These highways are well-connected through the State Highway (S.P. Koil - Oragadam - Sriperumbudur 200 ft. Road).

### 2. Chennai Peripheral Road

- The TNRDC is constructing a 6-lane, access-controlled 132.87 km expressway.
- It will connect Ennore Port to Poonjeri, with 79% of the work already completed.
- The final section (Singaperumal Koil to Mamallapuram - Section 5) is progressing rapidly and is expected to be completed by the end of 2025.
- Route: Minjur - Sriperumbudur - Singaperumal Koil - Mahabalipuram.

### 3. Entry Point at Sriperumbudur

- The Bengaluru-Chennai Expressway (NE-7) is a 258 km, four-lane (expandable to eight) access-controlled expressway, partially operational.
- It will significantly reduce travel time between the two major metro cities: Bengaluru (Karnataka) and Chennai (Tamil Nadu).

### 4. Parandur Airport

- The New Chennai Greenfield International Airport (Parandur Airport), Chennai's second airport, is under construction.
- It is expected to be operational by the end of 2028.

### 5. Convenient Accessibility

- Well-connected by Kilambakkam CMBT (bus terminal) Roadway and Vandalur railway station.

### 6. Reliable Water Resources

- The region has good groundwater levels, supported by the large forest area extending from Oragadam to Singaperumal Koil.

# SRI MATRU RESIDENCY

# 4 KMS

# From Singaperumal Koil



# Railway Station, GST Road

# PLOTS

# 16 LAKHS ONWARDS



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