



PREMIUM VILLA AND VILLA PLOTS



OMR

THIRUPORUR

Why OMR?

- Financial City – Sholinganallur (All Banks under One Roof)
- TCS – Siruseri Sipcot (Biggest Building in Asia for TCS)
- Sports City – Kalavakkam and Tiruporur (1500 acres)
- Railway Link – Taramani to Cuddalore via Tiruporur, Mamallapuram, Pondy
- New By Pass – Egatore (Siruseri) to Thaiyur (Beyond Kelambakkam Junction)
- Fly Over – 5 flyovers on major places (From Tidel Park to Siruseri)
- Japanese Township
- Thiruporur Bypass Road

Chennai has been expanding rapidly and residential property prices in Chennai have escalated the fastest among the cities in India, witnessing an appreciation of almost three times of what they were in 2007. Traditionally, buyers in Chennai have been hesitant to move to the suburbs, however in the recent times areas like Old Mahabalipuram Road (OMR) have become hot spots for real estate development in Chennai. OMR is the great Chennai dream. The real estate growth around this 20 km stretch from Madhya Kailash junction to Siruseri boasts of IT development and good infrastructure. The stretch developed as a designated IT/ITeS corridor over is the second highest exporter of information technology in India. The growth has fuelled real estate activity in the region and has made the region desirable.



YOU CAN'T AFFORD TO MISS IT!



**5 Minutes from Thiruporur
Murugan Temple**

**2 Minutes from Proposed
By Pass**

**2 Minutes from OMR-ECR
link road**

**1 Minute from Proposed
Rail link**

**20 Minutes from Siruseri IT
Park**

**15 Minutes from Japanese
Township**



PREMIUM VILLA AND VILLA PLOTS



PREMIUM VILLA ELEVATION



₹27
LAKHS
onwards



**MODERN LIVING
SMART INVESTMENT
CHEAPER THAN APARTMENT**

**PREMIUM VILLA
@27 LAKHS
ONWARDS**

730 sqft of Built up Area with 600 sqft of Land Area
Solid Brick Construction

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Blessings with Benefit at Divine **THIRUPORUR**

Thirupporur is a panchayat town in Kancheepuram district in the Indian state of Tamil Nadu. The Thirupporur Kandaswamy temple is situated in the center of the town. There is a large temple tank in the vicinity of the temple. Thirupporur is located on Old Mahabalipuram Road and is flanked by Kelambakkam on one side and Alathur Pharmaceutical Industrial Estate on the other side, both of which are also on Old Mahabalipuram Road.



Hall - 15'6"X11'0" | Bedroom - 11'1.5"X8'3" | Kitchen - 10'0"X6'0" | Bathroom - 4'0"X8'3"



Bedroom - 15'6"X9'3" | Bathroom - 4'0"X8'0"

TECHNICAL SPECIFICATIONS

- > VERTIFIED TILES
- > TEAK WOOD
- > JAGUR OR PARRYWARE FITTINGS
- > STYLISH ELEVATION
- > VIDEO DOOR PHONE
- > MOTION SENSOR LIGHTING
- > CORIAN TOP KITCHEN
- > E.B. LINE
- > STAINLESS STEEL HANDRAIL
- > COVERED CAR PARKING
- > CUSTOMISED CONSTRUCTION

GROUND FLOOR - AREA STATEMENT

Hall - 15'6"X11'0" | Bedroom - 11'1.5"X8'3" | Kitchen - 10'0"X6'0" | Bathroom - 4'0"X8'3"

FIRST FLOOR - AREA STATEMENT

Bedroom - 15'6"X9'3" | Bathroom - 4'0"X8'0"

BRICK CONSTRUCTION



LOCATION MAP





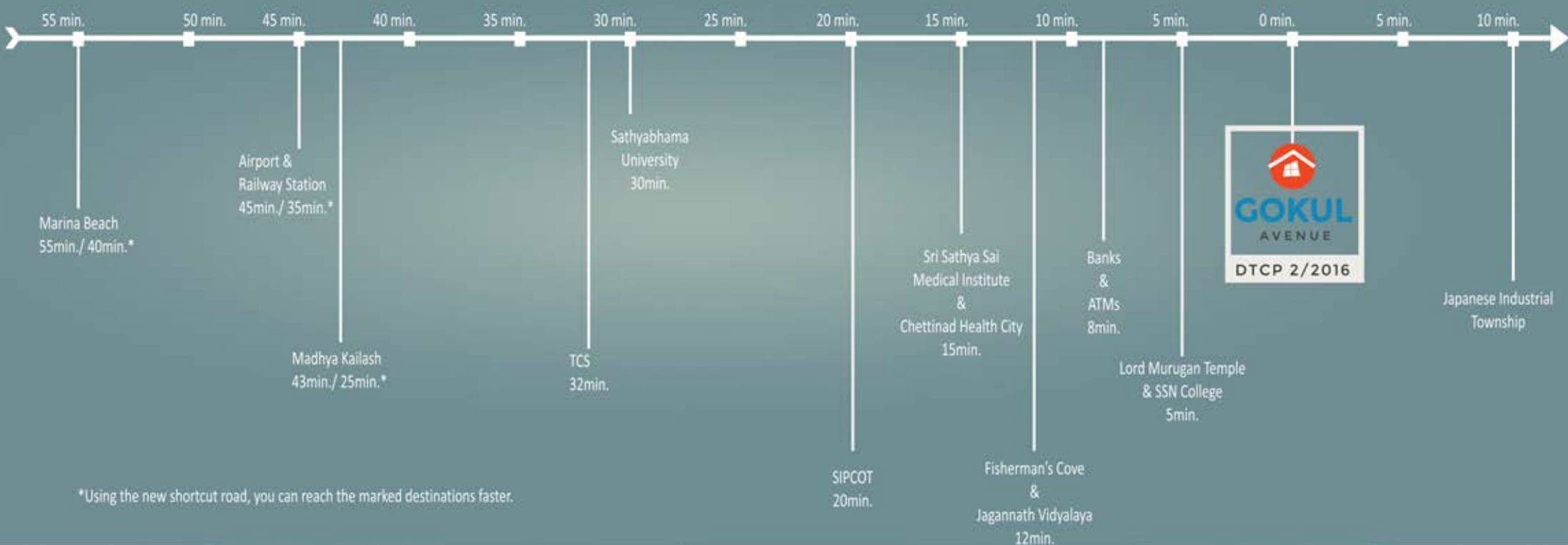
SURROUNDED BY
5000 FAMILIES



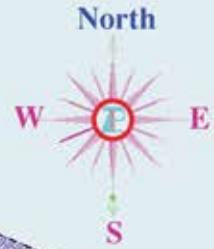
Loans approved by leading Banks.

GATED COMMUNITY | FULLY COMPOUNDED | PARK INSIDE THE COMPOUND | STREET LIGHTS
BLACK TOP ROAD WITHIN THE COMPOUND

HOSPITALS	EDUCATIONAL INSTITUTES	BANKS	ENTERTAINMENT	CORPORATES
Chettinadu Super Speciality Hospital Global Hospital Swaram Hospital Sri Sathya Sai Hospital Apollo Hospital	VIT University Jagannath Vidyalaya Sathyabama University SSN College of Engineering Sri Sathya Sai Medical Institute Anand Institute of Higher Technology	HDFC ICICI Axis Bank Federal Bank Syndicate Bank State Bank of Mysore	ECR Beaches Taj Fisherman's Cove MGM Theme Park Muthukadu Boat House Crocodile Park & Much more to Rejuvenating Spots upto 180 KMs....	TCS Siruseri IT Hub SIPCOT IT Park Pacifica Tech Park Japanese Township



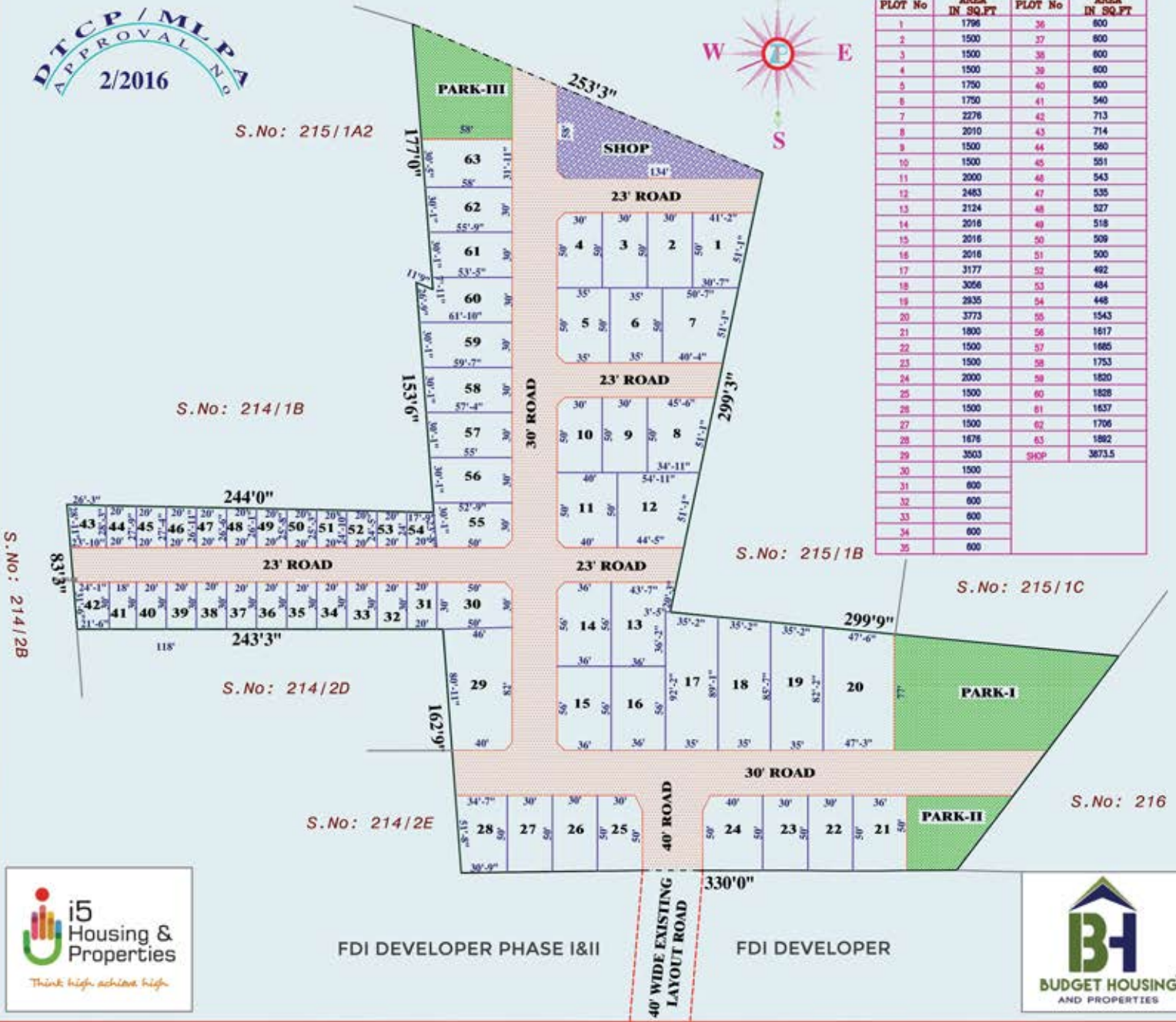
*Using the new shortcut road, you can reach the marked destinations faster.



AREA DETAILS			
PLOT No	AREA IN SQ.FT	PLOT No	AREA IN SQ.FT
1	1796	36	600
2	1500	37	600
3	1500	38	600
4	1500	39	600
5	1750	40	600
6	1750	41	540
7	2276	42	713
8	2010	43	714
9	1500	44	560
10	1500	45	551
11	2000	46	543
12	2483	47	535
13	2124	48	527
14	2016	49	518
15	2016	50	509
16	2016	51	500
17	3177	52	492
18	3056	53	484
19	2835	54	448
20	3773	55	1543
21	1800	56	1617
22	1500	57	1665
23	1900	58	1753
24	2000	59	1820
25	1500	60	1828
26	1500	61	1637
27	1500	62	1706
28	1676	63	1892
29	3503	SHOP	3673.5
30	1500		
31	600		
32	600		
33	600		
34	600		
35	600		



LAYOUT MAP OF SURVEY
NO : 215/1A1,2,3,4 & 214/2C
THIRUPORUR VILLAGE,
THIRUPORUR TALUK



FDI DEVELOPER PHASE I&II

FDI DEVELOPER



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ACTUAL IMAGES OF GOKUL AVENUE

Call : 7667500500, 9500099774

Developed by



ISO 9001:2015 CERTIFIED COMPANY

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