



*Experience Nature's Bounty  
Revel in the beauty of lush gardens*

*Breathe in the fresh, crisp air  
Explore sprawling green spaces*



**HOT REAL ESTATE INVESTMENT DESTINATION @ TAMARAIPAKKAM**



# SAI SHREE NAGAR

PLAN SHOWING THE PROPOSED LAYOUT OF HOUSE SITE IN S.No.57/2A2 OF KADARVEDU VILLAGE, UTHUKOTTAI TALUK, THIRUVALLUR DISTRICT.



PLOT Nos	AREA IN Sq.ft
1	1059
2	880
3	880
4	880
5	880
6	880
7	880
8	880
9	880
10	868
11	1252
12	1381
13	1113
14	880
15	880
16	1055
17	930
18	880
19	880
20	1113
21	930
22	880
23	880
24	780
25	851
26	1071
27	1247
28	942
29	1067

### NOTE

No. OF PLOTS - 29  
 SPLAY 5' X 5'(1.5m X 1.5m)

DTCP NO. 212/2023





# WELCOME TO THIRUNINRAVUR A HAVEN OF SERENITY



ESCAPE THE HUSTLE AND BUSTLE OF THE CITY AND IMMERSE YOURSELF IN THE PEACEFUL OASIS OF THIRUNINRAVUR. NESTLED AMIDST NATURE'S EMBRACE, OUR SITE OFFERS A PERFECT BLEND OF TRANQUILITY AND MODERN AMENITIES. WHETHER YOU SEEK A SERENE RETREAT OR A VIBRANT COMMUNITY, THIRUNINRAVUR HAS SOMETHING FOR EVERYONE.

OUR HOUSING COMMUNITY IS DESIGNED TO PROVIDE COMFORTABLE, SECURE, AND AFFORDABLE HOMES FOR FAMILIES AND INDIVIDUALS SEEKING A PEACEFUL AND ENRICHING LIFESTYLE.

NESTLED IN THE HEART OF THIRUNINRAVUR, OUR COMMUNITY OFFERS A PERFECT BLEND OF MODERN AMENITIES AND SERENE SURROUNDINGS.

LOCATED IN THE VIBRANT CITY OF THIRUNINRAVUR, OUR HOUSING COMMUNITY ENJOYS CLOSE PROXIMITY TO ESSENTIAL AMENITIES SUCH AS SCHOOLS, COLLEGES, HOSPITALS, SHOPPING CENTERS, EMPLOYMENT AND TRANSPORTATION HUBS.

WITH EASY ACCESS TO MAJOR ROADS AND HIGHWAYS, RESIDENTS CAN CONVENIENTLY NAVIGATE THE CITY AND BEYOND.

## EDUCATIONAL & ENTERTAINMENT NEARBY

GT SCHOOL, AMRITA VISHWA VIDHYAPEETHAM,  
SREE SAI MATR. SCHOOL.

BALA GOKULAM MATR. SCHOOL.

MAGNA COLLEGE OF ARTS & SCIENCE,

NALLALAGU POLITECHNIC,

RMK , RMD ENGINEERING , VELTECH,

JAYA ARTS & SCIENCE COLEGE,

SAKTHI ENGINEERING COLLEGE,

REDHILLS SKLS GALAXY MALL,  
PVR CINEMAS,

REVATHI TEXTILES,

GRT JEWELLERS

RELA, GOVT HEALTHCARE FACILITIES

EMPLOYMENT SIPCOTS

1700 ACRE ARIVUSAR NAGARAM

PERIYAPALAYAM TEMPLE,

SIRUVAPURI MURUGAN TEMPLE.

## MAJOR ROADS WITHIN EASY REACHOUT

GNT ROAD, REDHILLS-TAMARAIKAM KOOT ROAD-THIRUVALLUR HIGHROAD NEARBY  
CHENNAI – TIRUPATHI EXPRESS HIGHWAY, MTH, ORR, NEARBY

132.87 KM CHENNAI PERIPHERAL RING ROAD (CPRR),

A 6 LANE EXPRESSWAY CONNECTING ENNORE PORT

MAHABALIPURAM. THIS NEW GREENFIELD EXPRESSWAY WITH 5 SECTIONS WILL BE CHENNAI'S

4TH RING ROAD. IT WILL CONNECT THE TOWNS OF SINGAPERUMALKOIL,

SRIPERUMBUDUR, TIRUVALLUR, TAMARAIPAKKAM, PERIYAPALAYAM, PUDUVOYAL AND

KATTUPALLI AT AN ESTIMATED COST OF RS 12,301 CRORE.

EASY ACCESS TO METRO - MADHAVARAM

EASY ACCESS TO BUS TERMINUS -MADHAVARAM, KOYAMBEDU & KILAMBAKKAM

EASY ACCESS TO ORR, BANGALORE EXPRESS HIGHWAY, GST, OMR, ECR & AIRPORT.

PAGALMEDU BUS STOP,DISTANCES:TAMARAKAPAKKAM KOOT ROAD – 4.5 KMS

THIRUNINRAVUR JUNCTION – 16 KMS THIRUVALLUR IKKADU – 8 KMS REVATHY TEXTILES – 16 KMS





## **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.

# 3D TOP VIEW DUPLEX VILLA



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

## PROJECT HIGHLIGHTS:



FULLY COMPOUND WALL



READY FOR CONSTRUCTION



SURROUNDED BY HOUSES & SHOPS



BUS STOPS & TERMINUS



RAILWAY STATION & METRO



22 FEET BLACK THAR ROADS



AVENUE TREES



CCTV & 24 SECURITY GUARD



STREET LIGHTS



VAASTHU COMPLAINT

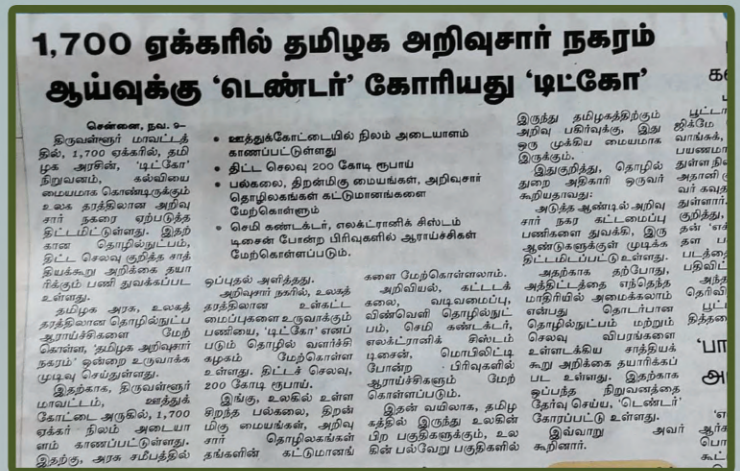
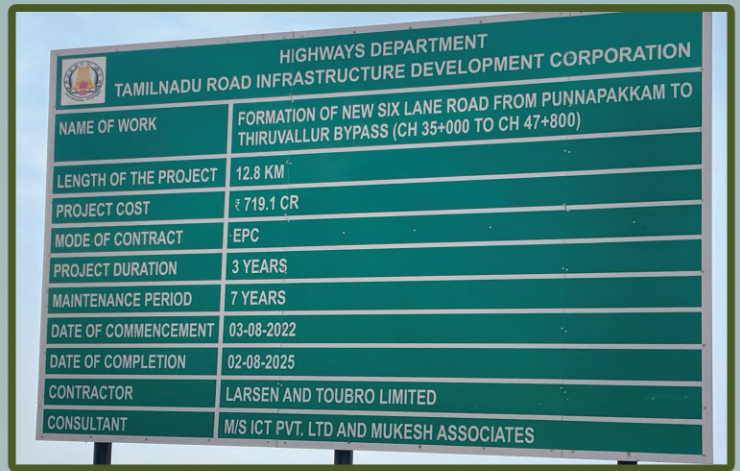
Housing Loan can be arranged Upto **80% or 90%**



# VILLA CONSTRUCTION PAYMENT SCHEDULE

S.NO	STAGE OF PAYMENT	PERCENTAGE
1	After Completion of Basement	45
2	Completion of Ground Floor Roof	35
3	Completion of Plastering	10
4	Completion of Tiling	5
5	At the time of Handing over	5

## UPCOMING DEVELOPMENTS NEARBY



- > YOUR DREAM HOME AWAITS UNMATCHED AMENITIES
- > LUXURY VILLAS SURROUNDED BY GREENERY
- > PREMIUM PLOTS FOR CUSTOM-BUILT HOMES
- > SERENE RETIREMENT LIVING OPTIONS

**MAKE YOUR MOVE TODAY!**

**RECENT PROJECTS**



**THIRUVALLUR, OMR, PADAPPAI, ORAGADAM AND ARAKKONAM**

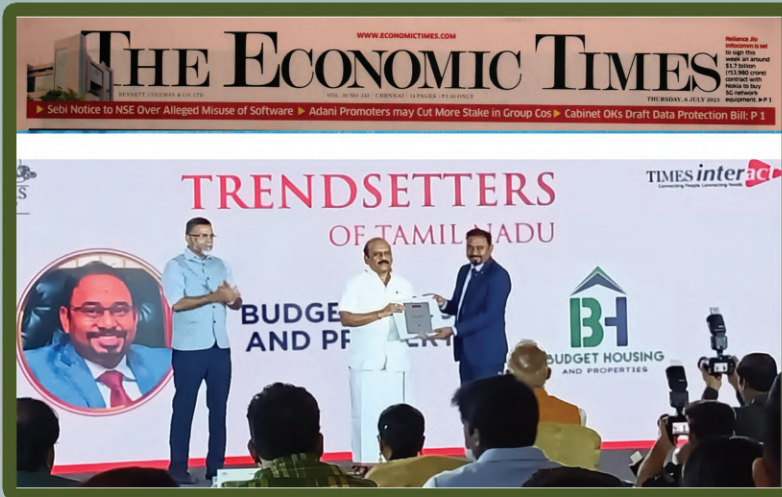
# ABOUT THE BUILDERS

**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



### 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.



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SCAN FOR SITE LOCATION