

**SAI  
LAKSHMI  
NAGAR**

**BH**  
**BUDGET HOUSING®**  
AND PROPERTIES

**DTCP  
APPROVED  
LAYOUT**



**Dream  
Villas**  
**28\***  
**Lakhs**  
onwards

**50 Families  
Already Occupied**

**NEAR SCHOOLS, COLLEGES,  
INDUSTRIAL CORRIDOR**

**SRIPERMBUDUR - ORAGADAM**



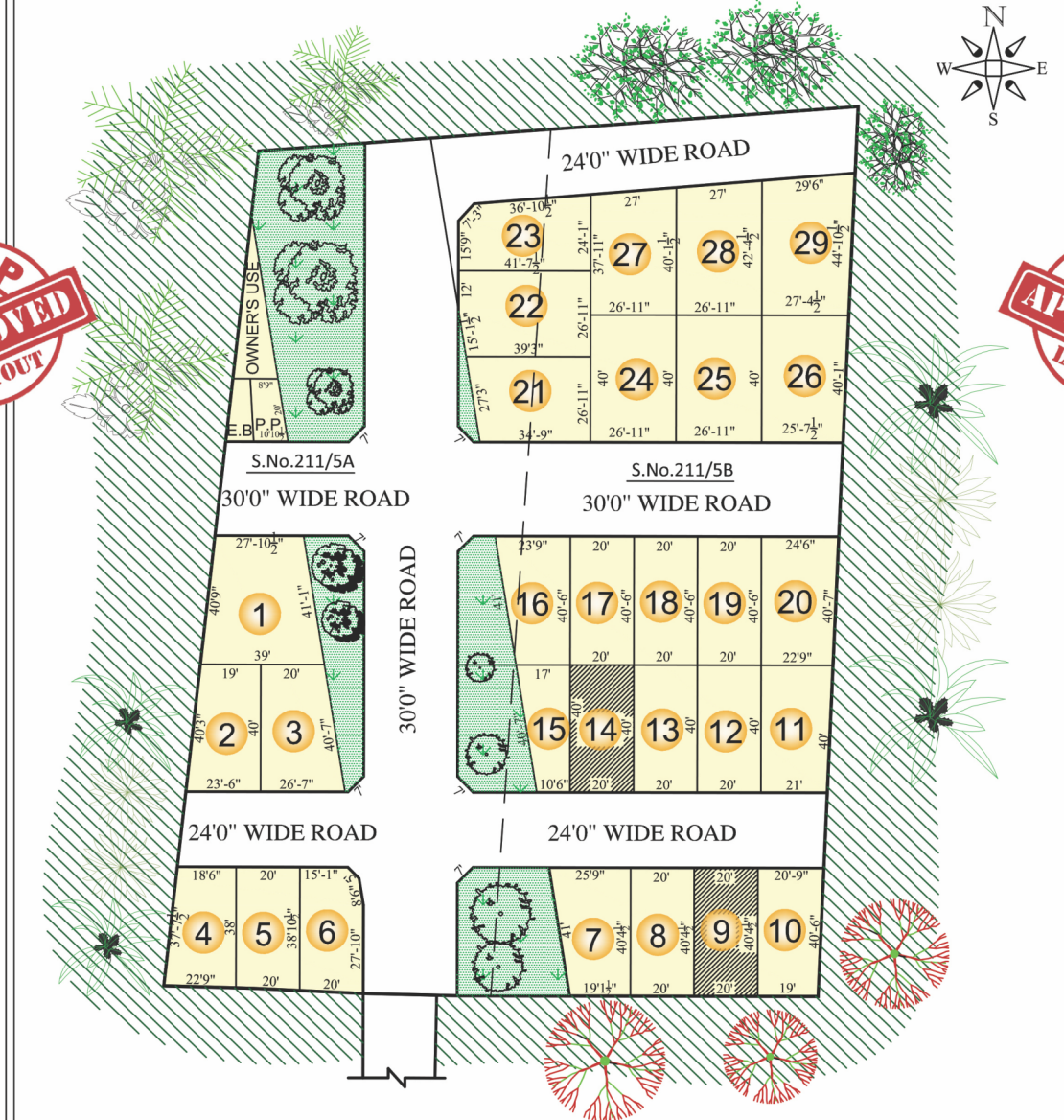
**BUILDING  
HOUSE**

**CREATING  
TRUST**



## SAI LAKSHMI NAGAR

PLAN SHOWING THE PROPOSED LAYOUT OF HOUSE SITE IN S.No.211/5A & 211/5B  
OF VENPAKKAM VILLAGE, KANCHEEPURAM TALUK, KANCHEEPURAM DISTRICT.



PLOT Nos	AREA IN Sq.ft	PLOT Nos	AREA IN Sq.ft	PLOT Nos	AREA IN Sq.ft	PLOT Nos	AREA IN Sq.ft	PLOT Nos	AREA IN Sq.ft	PLOT Nos	AREA IN Sq.ft
1	1355	6	770	11	875	16	825	21	996	26	1060
2	850	7	907	12	800	17	810	22	1103	27	1049
3	932	8	808	13	800	18	810	23	919	28	1110
4	778	9	808	14	800	19	810	24	1076	29	1236
5	768	10	802	15	550	20	957	25	1076		

### AREA STATEMENT

SITE EXTENT - 55017 Sq.ft (1.26 Acres)  
SALABLE AREA - 26440 Sq.ft (0.65 Acres)  
No. OF PLOTS - 29

**Latest Hot Real Estate Investment Destination**



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

## Project Details

- 🔑 Elite Clients' Society, already 50 Families Residing.
- 🔑 Gated Community, Ready to Build Villa plots.
- 🔑 Fully surrounded Compound wall, Paver block Roads.
- 🔑 Solar Street Lights & 3 Phase EB, CCTV Camera & 24/7 Security
- 🔑 Shop, Park and Play ground, Avenue Tree Plantation
- 🔑 DTCP approved Housing Project with Clear Title
- 🔑 Vaastu / Feng Shui compliance Housing plans
- 🔑 Villa Possession within 5-9 Months from the date of Registration
- 🔑 Low Down Payment, Flexible Payment Options
- 🔑 Housing Loan can be arranged for all eligible clients with leading banks
- 🔑 Housing Loan can be arranged upto 80-90% of Total Villa price.

## Location Advantage

### Employment Hubs

Royal Enfield, Komatsu, danfoss - 5 minutes  
 Apollo Tyres, Renault-Nissan – 5 minutes  
 Daimler Commercial Vehicles – 12 minutes  
 SIPCOT VallamVadakkal – 15 minutes  
 SIPCOT Sriperambudur - 10 minutes  
 SIPCOT Oragadam - 10 minutes  
 SIPCOT Irungattukottai - 15 minutes  
 SIPCOT Pillaipakkam – 15 minutes  
 NH 48 Chennai Bangalore Highway - 15 minutes  
 NH 45 Trichy Chennai Highway  
 GST Road – 15 minutes  
 Oragadam Junction - 5 minutes  
 GST Road - 25 minutes  
 Walajabad Railway Station – 20 minutes  
 Singaperumal Koil Railway Station – 15 minutes  
 Tambaram Railway Station – 35 minutes  
 Chennai International Airport – 45 minutes  
 Kancheepuram – 35 minutes  
 OMR – 45 minutes  
 Upcoming Aerospace Park Sirukalathur-15 minutes  
 Upcoming Medical Equipments SIDCO in  
 Vaipur and Eraiyur – 15 minutes  
 Upcoming Greenfield Airport &  
 METRO in Parandhur – 15 minutes  
 Upcoming Hiranandani Logistics Park – 10 minutes  
 Upcoming Transportation & Logistics Park  
 in Mappedu – 25 minutes

### Residential

PSP Medical College and Hospital - 5 minutes  
 ABN VidyamandirMt.Hr.Sec. School – 5 minutes  
 MONTFORD International School – 15 minutes  
 Govt Medical Center & Higher Secondary School  
 Panrutti – 5 minutes  
 Little Flower School – 15 minutes  
 PS Temple Green Vidhyashram (CBSE) - 10 minutes  
 Triveni Academy CBSE School – 15 Minutes  
 The Indian Public School – 15 Minutes  
 Alwin International Public School – 20 minutes  
 VelammalVidhyashram CBSE – 15 minutes  
 Rela Multi Super-speciality Hospital – 15 minutes  
 Parvathy Hospital – 15 minutes  
 Jaya Hospital – 12 minutes  
 Sayee Speciality Hospital – 15 minutes  
 Vallakkottai Murugan Temple - 10 minutes  
 Xavier Institute of Management &  
 Entrepreneurship – 5 Minutes  
 Rrase college of Engg - 18 minutes  
 Danish Ahmed College of Engg - 15 minutes  
 Sri Krishna Engg College - 15 minutes  
 Govt. ITI – 15 minutes  
 Hudson Hotel and Resorts - 11 minutes  
 Fairfield by Marriott - 10 minutes  
 Sathyam Grand Resorts - 10 minutes  
 Mercure Hotel – 10 minutes

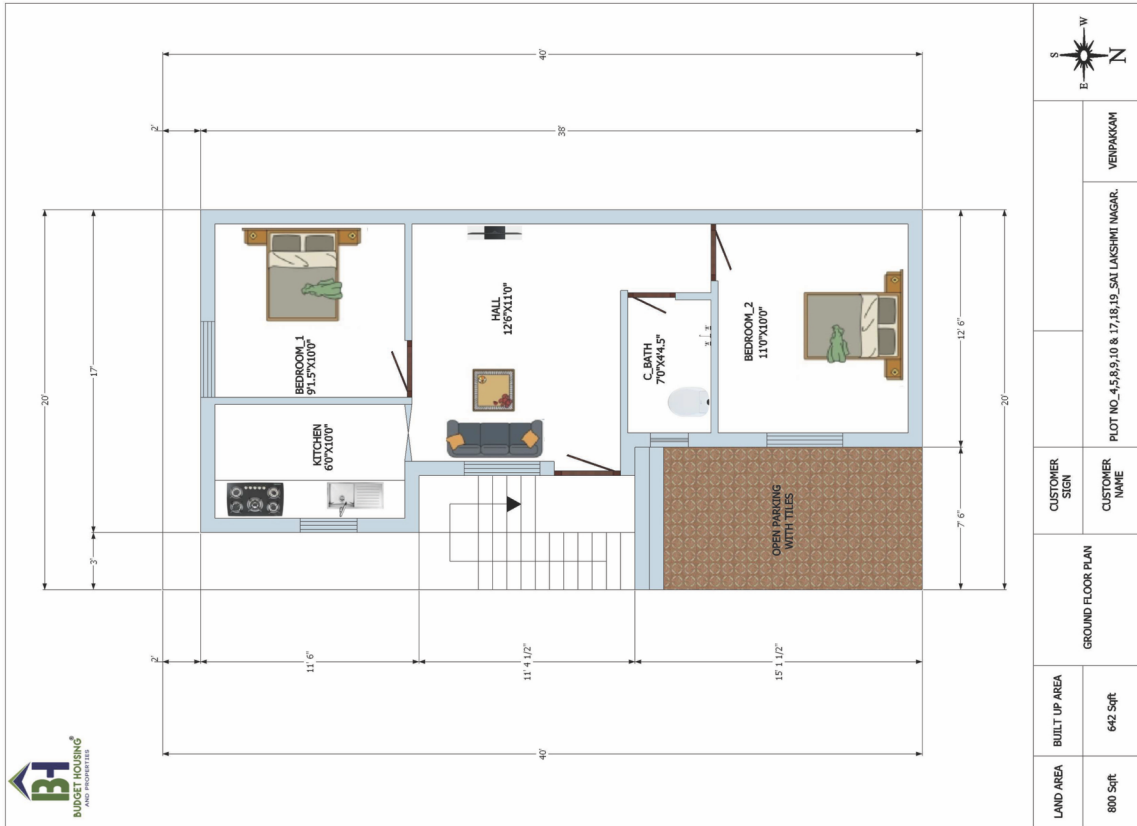


\* This floor plan and villa image is for illustrative purpose only and actual image may change

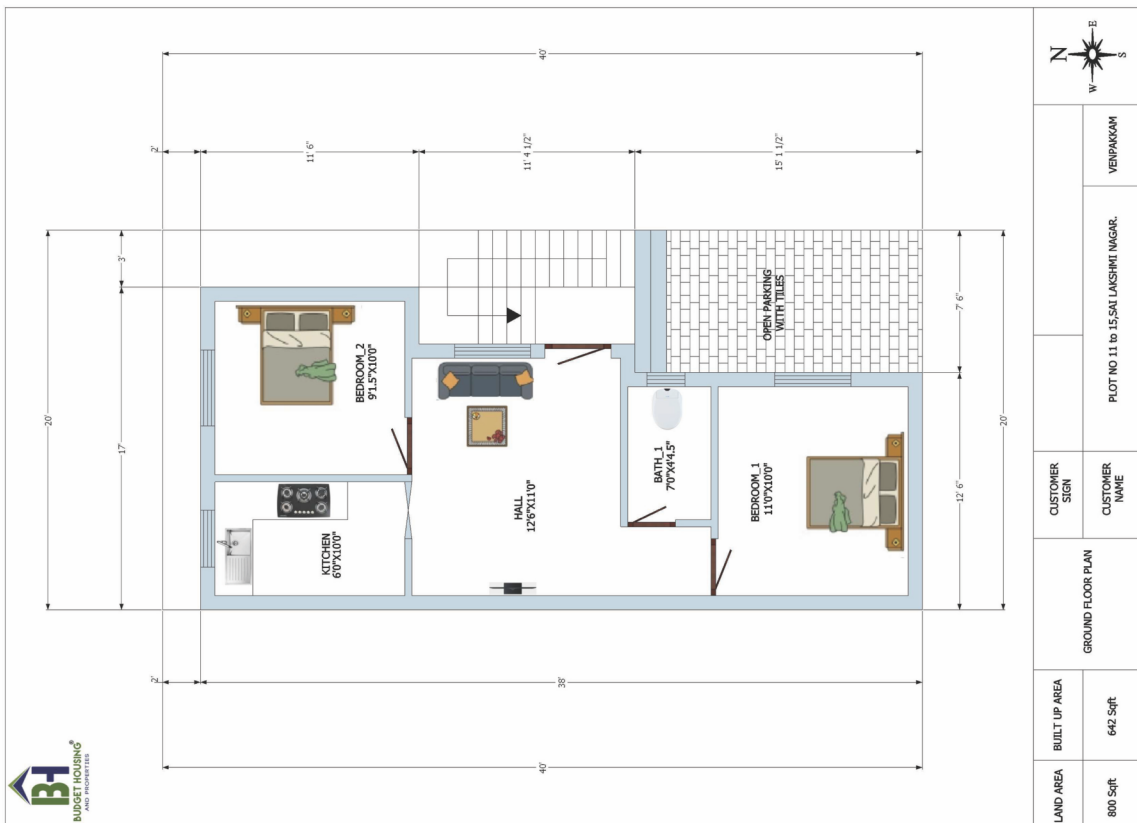
### The Best in Class Construction Procedure:

- Framed structure as per the Structural Design, and earth-quake resistant.
- VaasthuCompliance and fully customized Independent Villas.
- Branded 2 x 2 Vitrified Tiles Flooring for Living room, Bedrooms and Kitchen.
- Non-slippery Ceramic Tiles Flooring in Toilets, Balcony and Car parking.
- Granite Kitchen Platform with Stainless steel Sink.
- Main Door Teak wood and Flushdoors for Bedrooms.
- Staircase railings SS/MS steel and with Non-slippery Ultra tiles.
- Modern UPVC/wooden heat-resistant windows with MS safety grills.
- Provisions for AC, Inverter, Home theatre, RO, PC and Geysers.
- 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 with leading Banks for eligible clients.

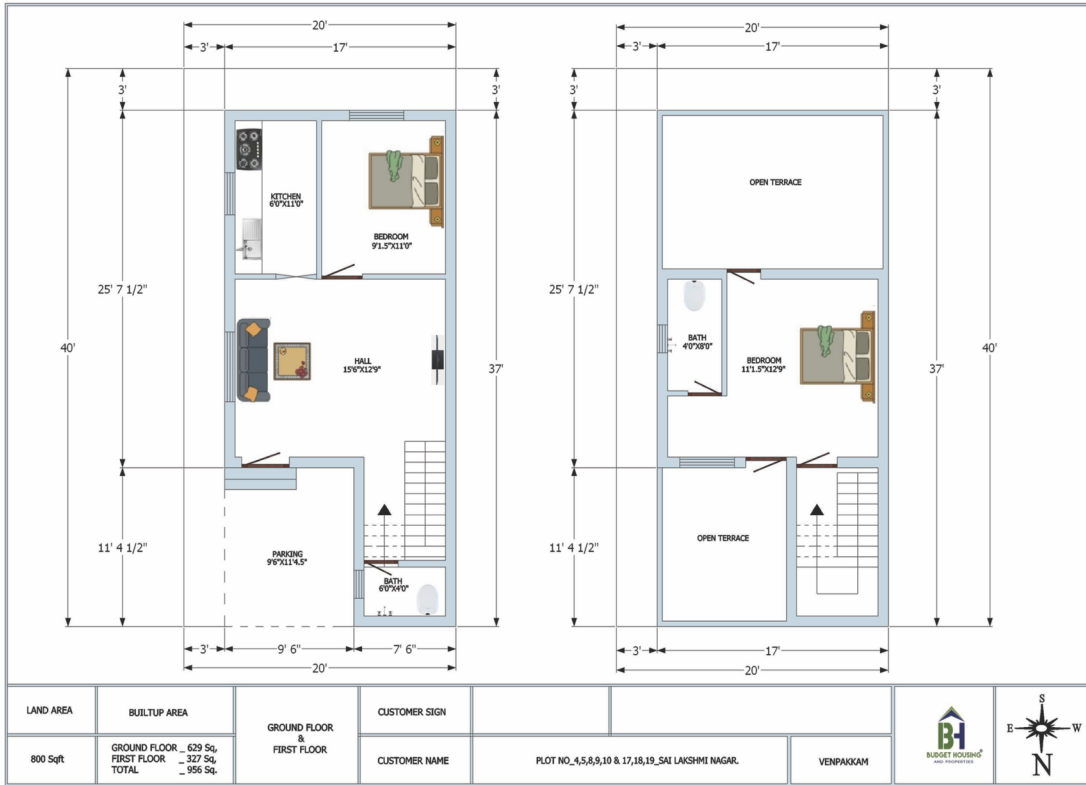
## Regular Villa North 2BHK



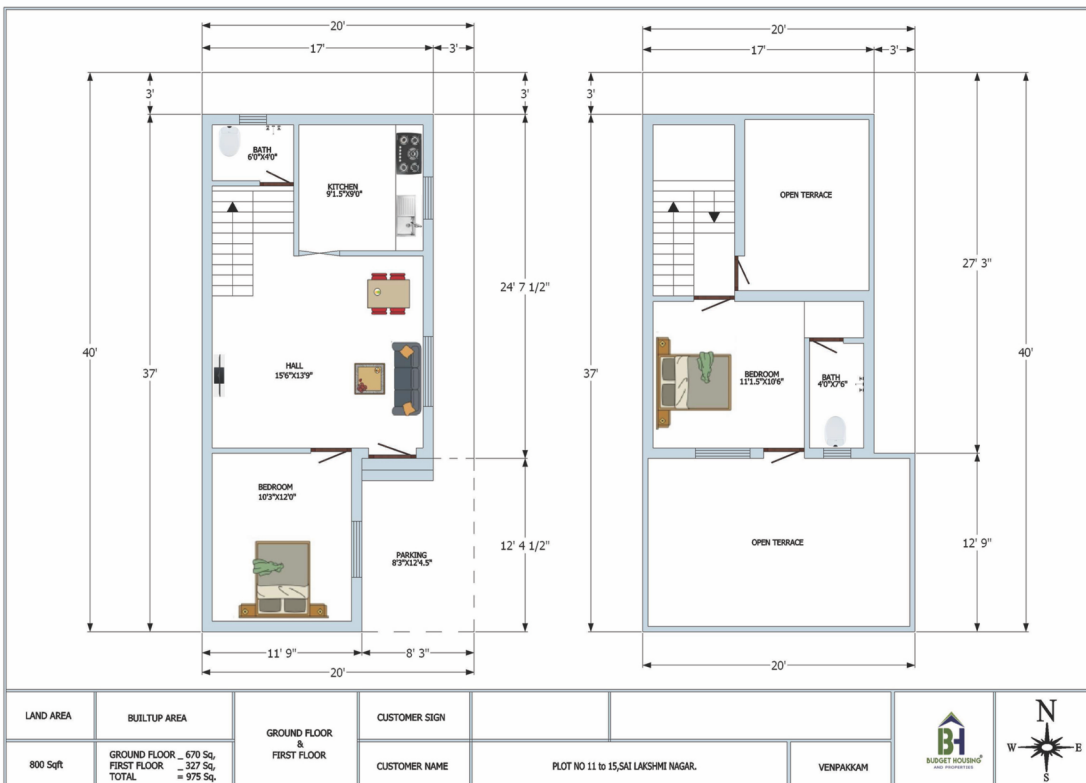
## Regular Villa South 2BHK



## Duplex Villa North 2BHK



## Duplex Villa South 2BHK



## Route Map

### ROUTE TO YOUR PERFECT INVESTMENT



### Best Connectivity to

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

## 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.

Several manufacturing giants have set up their units in this industrial belt stretching from Sriperumbudur to Oragadam., includes Apollo Tyres, Asian Paints, Bosch India, Daimler India Commercial vehicles, Delphi-TVS Diesel Systems, Nissan, Nokia SEZ, JCBLLtd, Essar Steel, BPCL, Renault Nissan Automotive India, Royal Enfield, Komatsu, Sandhar Technologies Ltd, Stanfoss, TVS Electronics, GE Bayer, Flextronics, Silicons (India) Pvt, India Yamaha Motor, Motorola, Mindarika Private Limited, Nokia Siemens Networks and many.

Oragadam will soon become one of the largest Automobile hubs in the world.

The Sriperumbudur–Oragadam belt has seen 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). The Tamil Nadu government is also building the Rs.300 crores Oragadam Industrial Corridor Road to further cater many new upcoming Industrial units of automobile sector, Medical Devices Park, Aerospace and Defence Park, Hiranandani Logistics Park. Thereby creating thousands of new employment opportunities for professionals from all over India and even many existing MNC's are in recruiting spree round the year. And these professionals keep looking for Residential projects to safely relocate their families in nearby localities.

So, there has been a huge demand for affordable housing units in and around Oragadam.

Now, Oragadam has become the top hotspot for Real estate Investment.

### MANY UPCOMING INFRASTRUCTURE DEVELOPMENTS NEARBY OUR SITE

1) Aerospace and Defence Park in Sirukalathur Oragadam with 250 acres 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 crore.

2) Medical Equipments Park at Vaipur-Iraiyur villages in Oragadam will attract investments to the tune of ₹3,500 crore and is expected to provide direct and indirect employment to about 10,000 people.

3) The Hiranandani group is investing a whopping Rs 1,200 crore to set up and develop a 115-acre Industrial and Logistics park has the potential to create 3,000 jobs.

4) Mappedu Logistics Park will be executed at a cost of Rs.1200 crore on 158 acres of land owned by Chennai Port Trust will generate nearly 10,000 Jobs.

5) 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.



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### Budget Housing and Properties

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