



**SHRIDI SREE
SAI NAGAR
@
SEVVAPET**

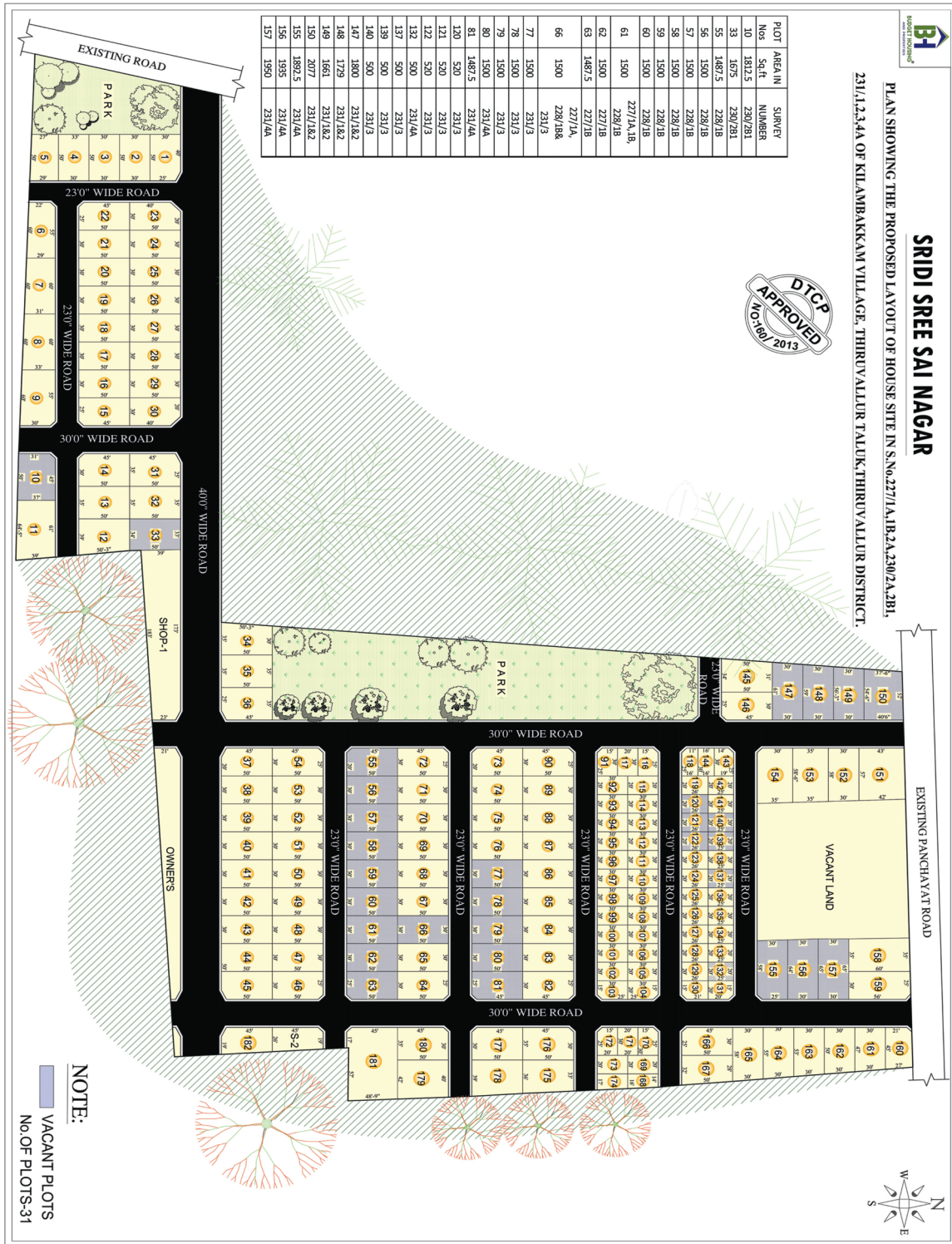


(2BHK Duplex)
**Villas
24*
Lakhs**
onwards



**PLOTS
Rs. 4 Lakhs**
Onwards (500 sqft)



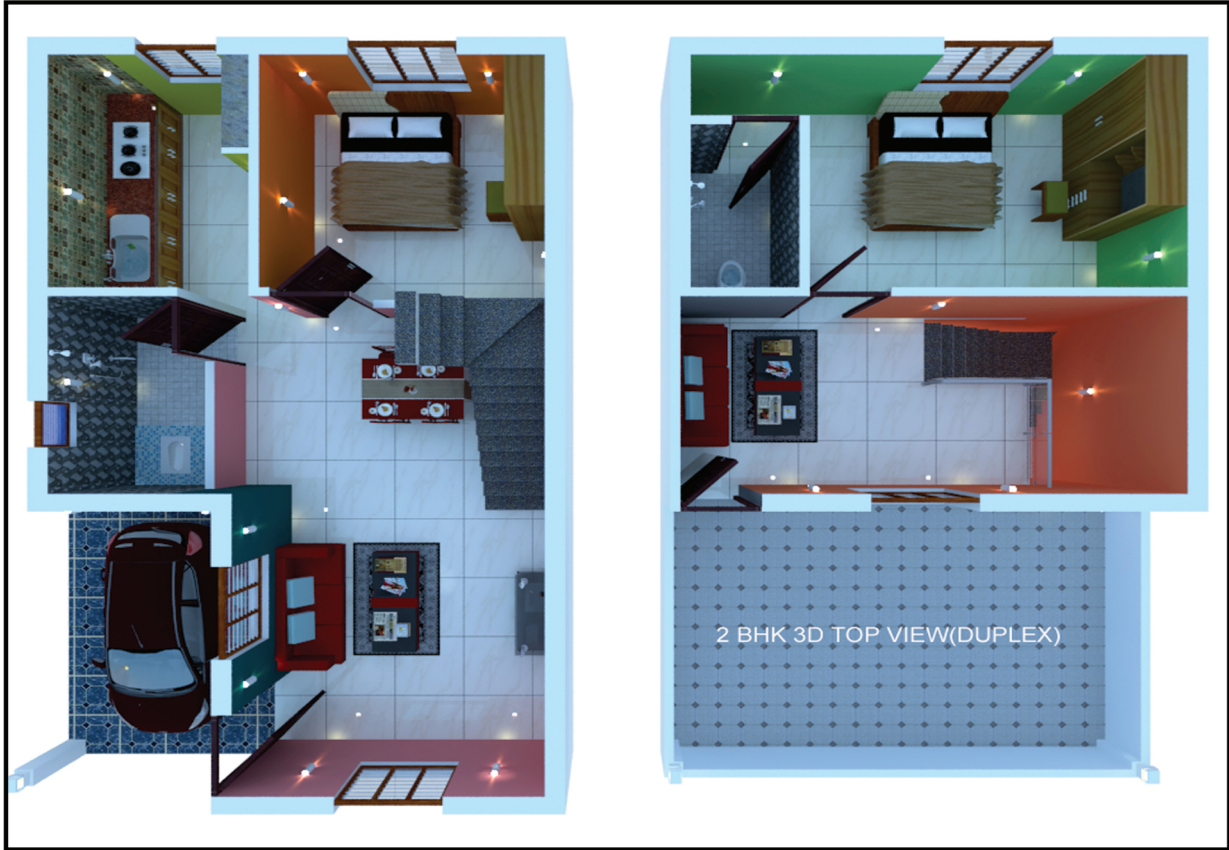


SEVVAPET – Latest Hot Real Estate Investment Destination



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

Products: Budget Villas and Villa Plots (Ready to Build)
Villa Models: Regular and Duplex Model,
Villa types: 2/3/4 BHK



Project Highlights

- On-Road Project, Gated Community, Ready to Construct.
- Black top Roads & Storm Water Drain.
- Street Lights & 3 Phase EB
- Shops, Park and Play ground, Avenue Tree Plantation
- DTCP approved Housing Project, RERA exempted.

Key Highlights

- Affordable Housing Project within Chennai limit.
- Within minutes Easy Access to Public Transport.
- Plot Sizes available: 500-2380 sqft, Vacant plots 31 only.
- Fully Clear Parent Documents and Titles.
- Fully fenced, Affordable, On-Road Housing Project.
- Flexible Payment Options for Villa Buyers. Vaasthu compliance.
- In-house support for Villa Design and Elevation, Vaasthu Shastra Compliance.
- One point solution for Housing Loan, Building Approval, EB and all related works.
- Housing Loan can be arranged for all eligible buyers with leading banks.
- GRAHAPRAVESAM - Villa Possession within 5-9 Months from the date of Registration.



Location Advantages

Sevvapet Railway Station – 2.6 Kms 6 minutes
Sevvapet Bus Stop – 2.4 Kms 5 minutes
CTH /MTH Road – 2.4 Kms 5 minutes
Pattabiram Tidal Park – 15 minutes
Ambattur Ambit IT Park – 25 minutes
Shops, Bus Stop – 200 metres
Various Schools, Hospitals, Entertainment
Avenues, MAX, GRT, Reliance Trends,
Vasanth & co and many branded showrooms
nearby.

The Best in Class Construction Procedure :

- Branded 2 x 2 vitrified Stain-free tiles flooring for Bed rooms and Living room.
- Anti-slippery Ceramic tiles flooring in Restrooms, 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 Anti-slippery Ultra tiles.
- Modern UPVC/wooden heat-resistant windows with MS safety grills..
- Provisions for PC, AC, Inverter, 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, 1hp 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.
- Vaasthu Compliance and fully customized Independent Villas.
- GRAHAPRAVESAM Villa Handing-over within 5-9 months, from the date of Registration.



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

Why to Invest in Sevvapet ?

Chennai's latest hot investment destination.

The Next Best Option for the Chennaitees to Purchase Dream Home and Villa plots at Affordable Rates and also easily accessible to major Employment hubs.

IT Tech Savvy can easily travel to Ambattur Ambit IT Park & Pattabiram Tidel Park (upcoming).

Engg Savvy can easily travel to Korattur, Ambattur, Avadi, Kakkalur, Sriperambudur Industries.

Easy Connectivity to CTH Road and many major Employment Hubs., By 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. All these areas can be easily reached by Via 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, Tube Products of India, Ambattur Clothing Ltd., and many.

Nearby IT Parks: Ambattur Ambit IT Park and upcoming Pattabiram Tidel Park.

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).

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.

With all these upcoming infrastructure developments in this stretch, the most connective and the nearest housing destination identified is Sevvapet.

Also, Affordable Housing has been a huge demand in Chennai for long. Due to its very competitive price, upcoming developments and connectivity, Sevvapet has now become the top hotspot for Real estate Investment.



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